

**Development Control Group  
Urban Redevelopment Authority  
45 Maxwell Road #11-00  
Singapore 069118  
Tel: 6223 4811**



**PROPOSAL FOR CONSIDERATION UNDER THE STRATEGIC DEVELOPMENT INCENTIVE (SDI) SCHEME**

Please specify the planning parameter(s)<sup>#</sup> to be considered:

.....  
.....  
.....  
.....

**PART I PARTICULARS OF DEVELOPMENT**

1 Description of proposal

# Please see the explanatory notes on the submission of outline application for URA's deliberation.  
\* To delete where not appropriate.

**PART II GROUNDS FOR REQUEST FOR DEVIATION FROM PLANNING PARAMETER(S)**

*A separate detailed write-up is to be provided for every request. Please see Para 4 of the explanatory note for guidelines on preparing the grounds for request.*

**PART III DECLARATION BY THE APPLICANT(S)**

I/We certify that the particulars given above are true and correct.

\_\_\_\_\_  
Name of Applicant(s)

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

**CHECKLIST OF ITEMS SUBMITTED**

S/N	Item	Yes	No
1	Form DC/SDI duly completed and signed by the applicant(s).		
2	1 set of plans in 'A" series ( <i>See Para 3 of the explanatory notes</i> )		
3	a) A massing model ( <i>See Para 3 of the explanatory notes</i> )		
	b) The massing model shows the proposed building in relation to the surrounding developments.		
	c) The massing model of the subject development is detachable from the base of the model. (This is to facilitate evaluation of the subject development relative to its surrounding)		
	d) A 3D digital textured model of the subject development, in any of the following formats: .max, .3ds, .skp, or .fbx.		
4	Minimum 6 hardcopies of the Proposal Report ( <i>See Para 3 of the explanatory notes</i> )		
5	Other supporting documents, materials and/or relevant information ( <i>See Para 3 of the explanatory notes</i> )		
6	Detailed write-up outlining grounds of request for deviation from planning parameter(s) ( <i>See Para 4 of the explanatory notes</i> )		

**Notes:**

1. Please tick every item in the appropriate column and do not leave any columns blank.
2. If URA deems that the materials / information provided are incomplete or if it requires additional information / materials, the proposal may be returned. If so, evaluation of the request will proceed only upon receipt of the requisite materials / information.

## EXPLANATORY NOTES TO FORM DC/SDI

### 1 What May be Considered under the SDI Scheme

The following planning parameters can be considered:

- a) Gross plot ratio/ gross floor area
- b) Land use and use quantum
- c) Building Height

### 2 When to Submit a Proposal

A submission shall be made as an application for Outline Permission.

### 3 How to Submit a Proposal

- a) Your application must be made on the prescribed form. The forms are available for download from the URA website.
- b) The form must be accompanied by a separate detailed write-up on the planning principles, objectives and grounds for the proposed deviation from planning parameter(s). Failure to provide all the requisite materials / information will render your application incomplete and therefore will not be accepted for consideration. Please refer to Para 4 for guidelines on preparing the grounds for request for deviation from planning parameter(s).
- c) The submission must be accompanied by a set of plans that include the following:
  - i) Site plan, floor plans, sections and elevations;
  - ii) 1st storey plan (including such information as platform & levels, landscaping, pedestrian and road network) of the subject development in the context of the immediate adjacent developments;
  - iii) Architectural perspectives; and
  - iv) Details and finishes of key building elements.

Additional sets of plans may be required.

- d) The key information used to support the proposal should be summarised into a proposal report. A minimum of six hardcopies of the proposal report shall be submitted. The report may include (but is not limited to) the following information: site analysis, sketches, photographs, diagrams, key drawings, and reference projects. Other materials, comprising materials, documents or information, e.g. detailed models, survey plans, sketches, photographs, special studies done by consultants etc. that you deem will help illustrate and support your case, may also be provided. The report shall not exceed 50 printed pages, inclusive of appendices, attached drawings and plans.
- e) A 1:1000 scale massing model and a 3D digital textured model are also required. The digital model is to be accurately geo-referenced (to SVY21) and the files for the model should be in any of the following formats - .max, .3ds, .skp, .dwg, .dxf, .fbx or BIM format. In addition, URA may require, at its discretion, the applicant to provide additional materials such as larger scaled models, or material sample boards, if these are necessary for its evaluation of the proposal.
- f) The submission of the massing model, together with six hardcopies of the proposal report, shall be made within 2 days from the date of the EDA submission. URA will liaise with the applicant on the necessary arrangements for the submission of the model and proposal reports. All other requisite materials and information shall be submitted as part of the EDA submission.

#### **4 Guidelines On Preparing The Grounds For Request For Deviation from Planning Parameter(s)**

Your detailed write-up should include information on the following:

##### **a) Background & issue**

The background of the case and the specific deviations from the planning parameter(s) and guidelines.

##### **b) Description of site, proposed development & surrounding sites**

- i) The existing/ proposed land use, GPR, GFA, building height etc.
- ii) The context of the subject development vis-à-vis the surrounding developments
- iii) Any site constraints/ peculiarities relevant to the subject site

##### **c) Planning principles, objectives & grounds for request for deviation from planning parameter(s)**

The write-up should address the reasons why deviation from the current planning parameter(s) should be considered for the proposal and include information on the following:

###### *Urban Design and Architectural Design Concept*

- i Description of the key urban design and architectural concepts, and how this helps to define the site as a distinctive destination in relation to the surrounding developments, pedestrian network, and the public realm.

###### *Environmental Improvement/ Community Contribution*

- ii Description of the quality of proposed public spaces;
- iii Description of the measures to encourage the use of public transport and to discourage private car use, including supporting data and information;
- iv Enhancement of pedestrian networks and promotion of active mobility;
- v Description of public and/or cultural facilities (e.g. events and performance art venues, childcare facilities, and community services, etc.);
- vi Description of proposed adaptive re-use of heritage buildings and structures, where applicable;
- vii Enhancement to public infrastructure;
- viii Outline contributions to environmental sustainability;

###### *Use Mix*

- ix Description and breakdown of mix of uses;
- x Description of product concepts and experience offered to end-users;
- xi Projected patronage distributed by local and foreign visitor targets (if applicable);
- xii Creation of new job opportunities (if applicable).

##### **d) Conclusion**

Please summarise the key issues for URA's consideration.