

Sengkang Central GLS

Briefing Session 2 Feb 2018



Overview

1. Context and Vision
2. Detailed Controls & Requirements
3. Concept & Price Tender
4. Question-and-Answer Session

Site Context

COMPASSVALE ANCILLIA PARK



PALM VIEW PRI SCHOOL



JEWEL@BUANGKOK



COMMERCIAL AMENITIES



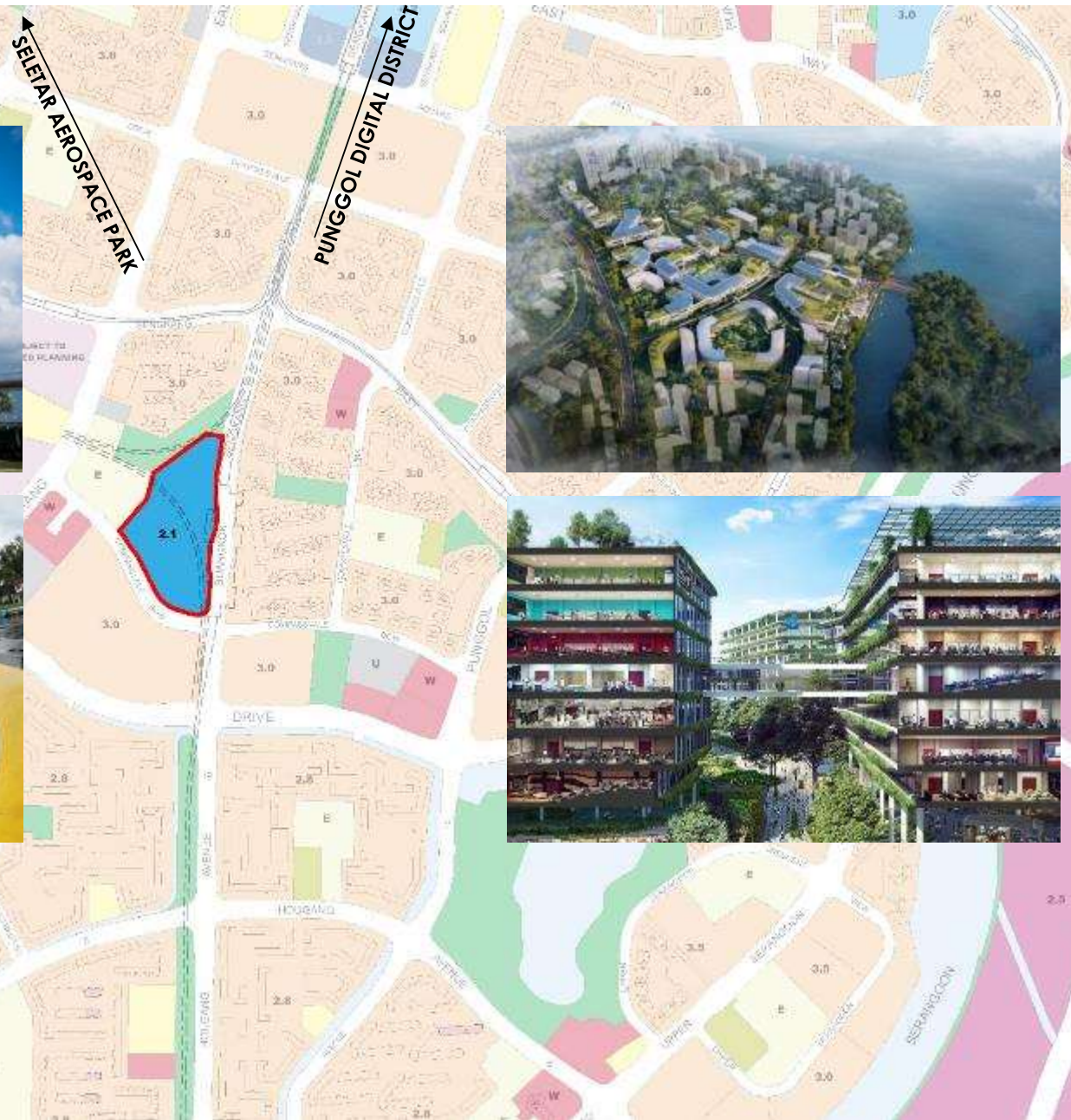
PUBLIC HOUSING DEVELOPMENTS



PUNGGOL PARK



Site Context



Vision



**Integrated Community
Development**



**Transit-Oriented and Pedestrian-
Friendly Development**

Planning Parameters

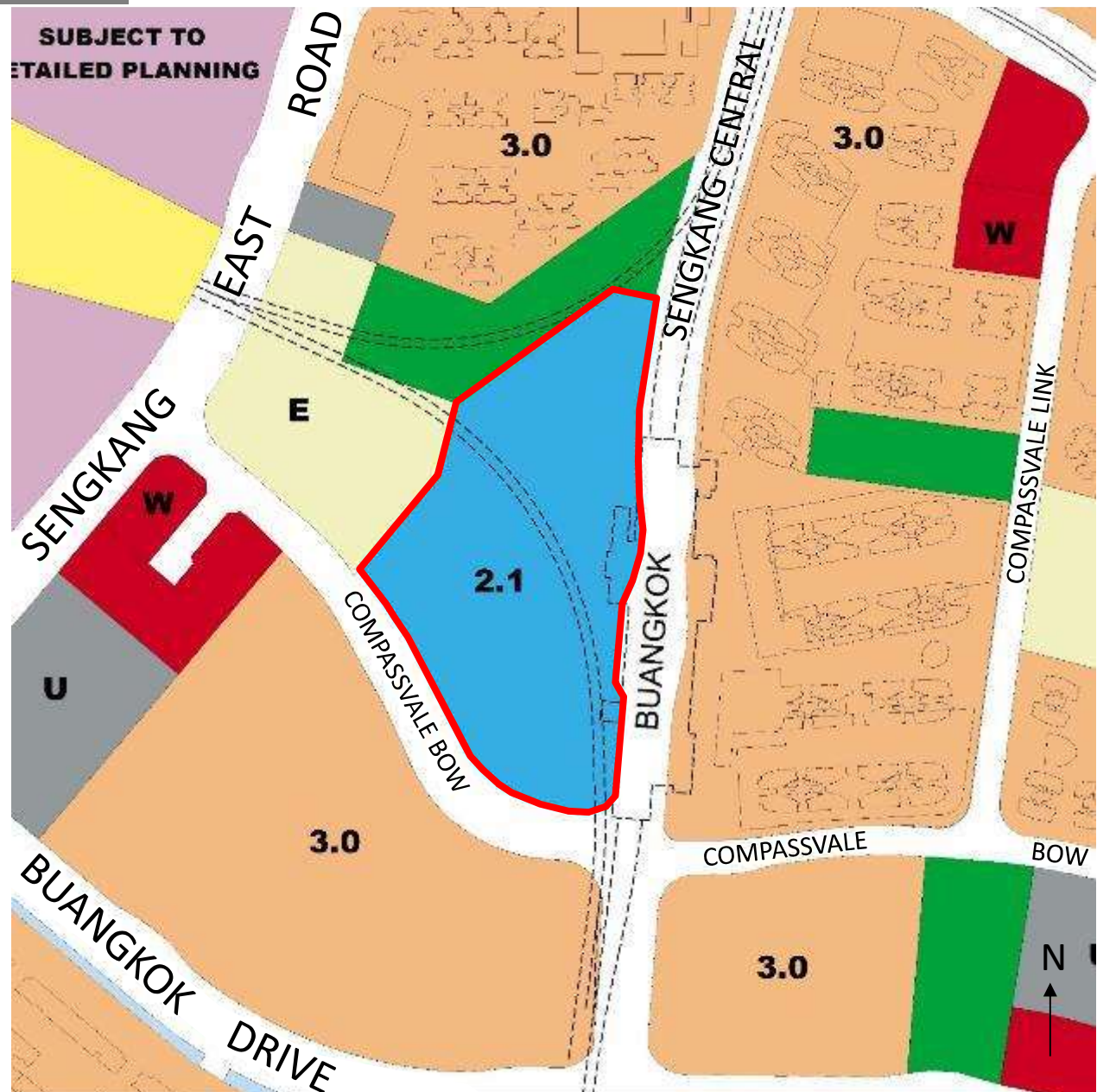
GFA Controls

- Maximum GFA: 78,299sqm
- Minimum GFA: 70,469sqm

Minimum Residential GFA

46,980sqm

(Serviced apartments **will not** be allowed)



Location & Planning Parameters

GFA Controls

Non-Residential GFA:

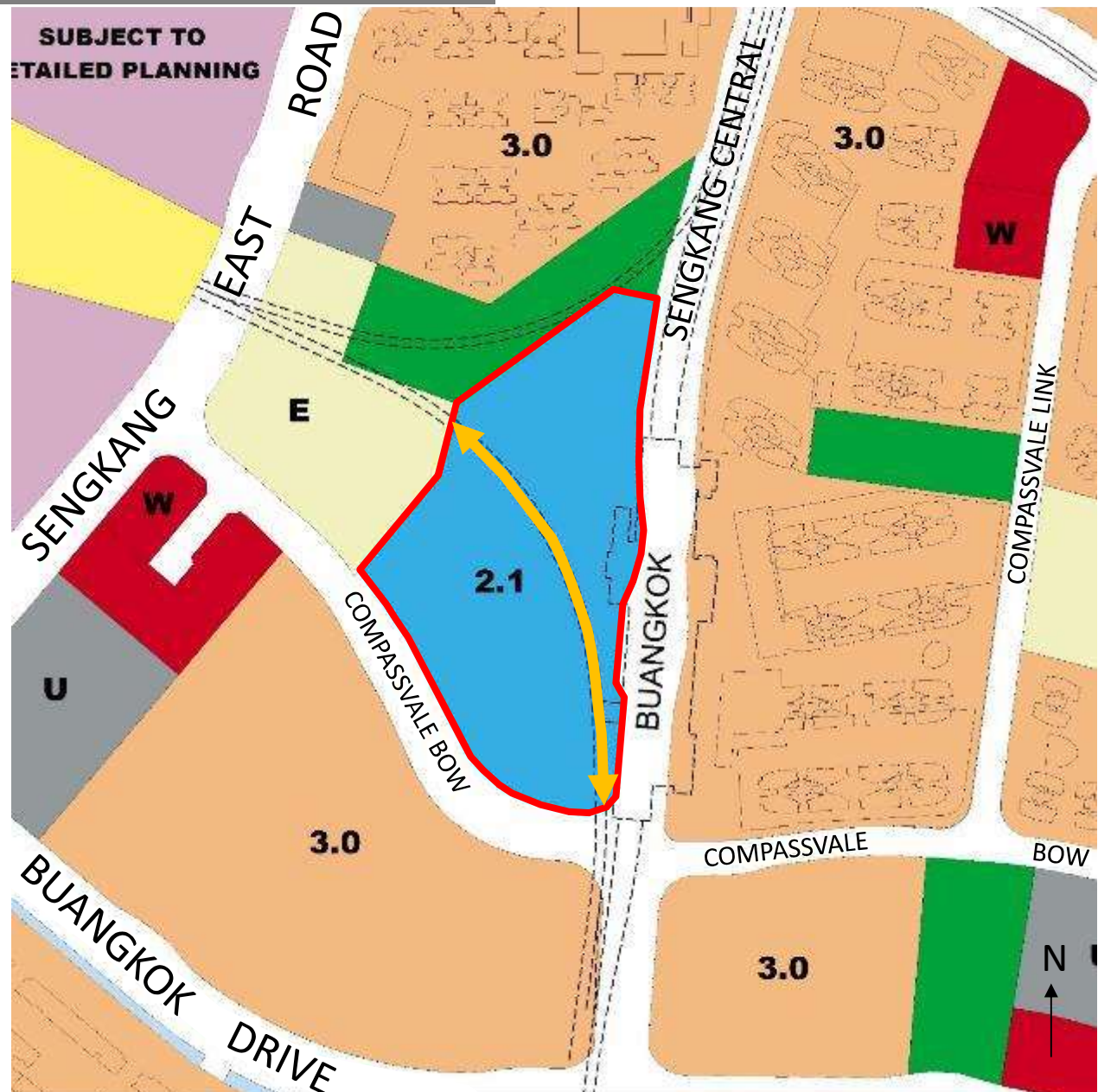
1. Minimum 6,000sqm shall be for Community Club;
2. Minimum 3,300sqm shall be for Hawker Centre;
3. Minimum 3,315sqm shall be for Bus Interchange (inclusive of a minimum 215sqm for Shop and Restaurant use);
4. Minimum 1,000sqm shall be for Child Care Centre

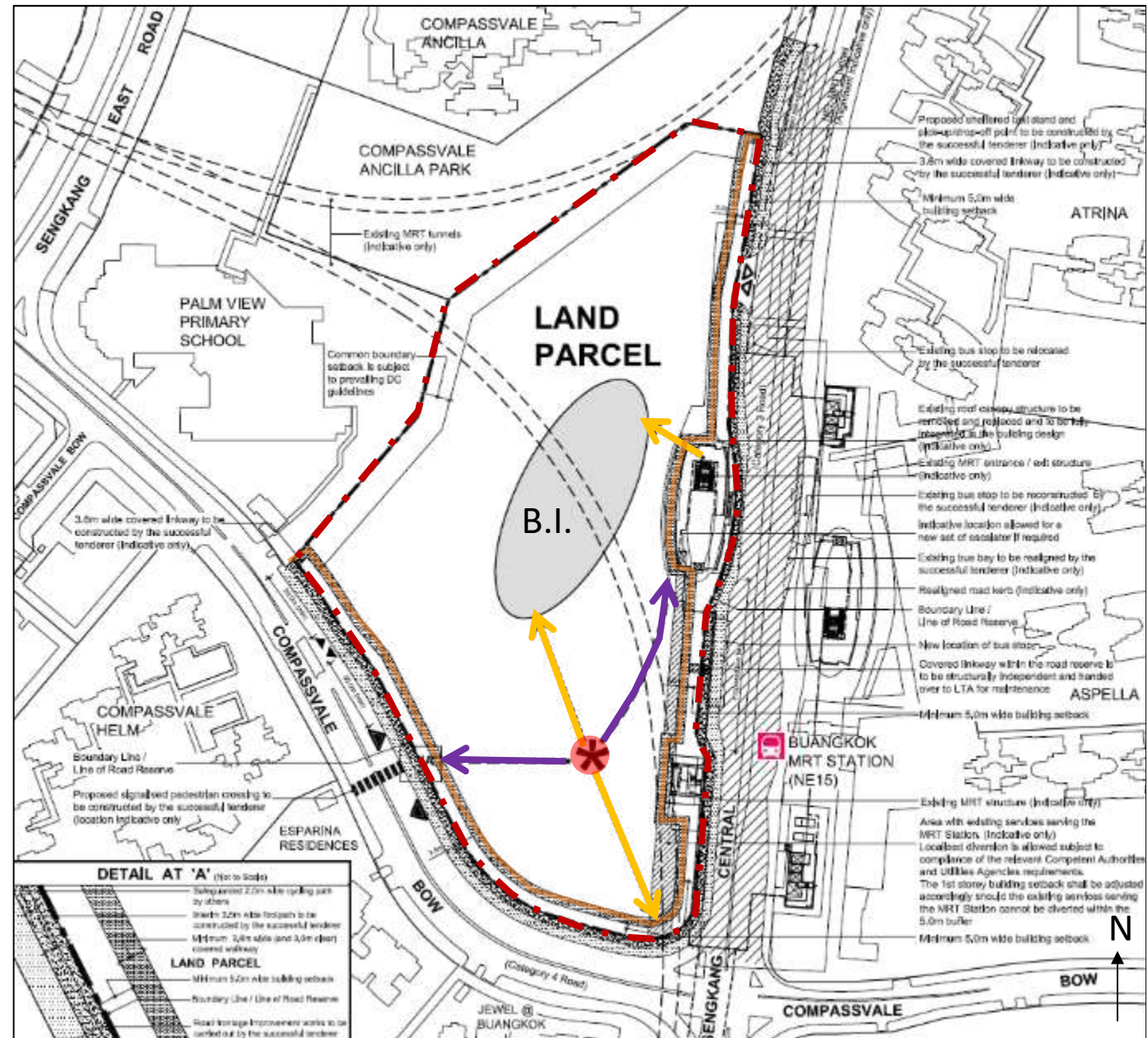
Maximum Retail GFA

(including bus interchange, Hawker Centre and ORAs)

12,000sqm

Remaining GFA may be for commercial use.





Detailed Controls & Requirements

Urban Design Guidelines

Building Height

- Max. 64m AMSL

Building Form & Massing

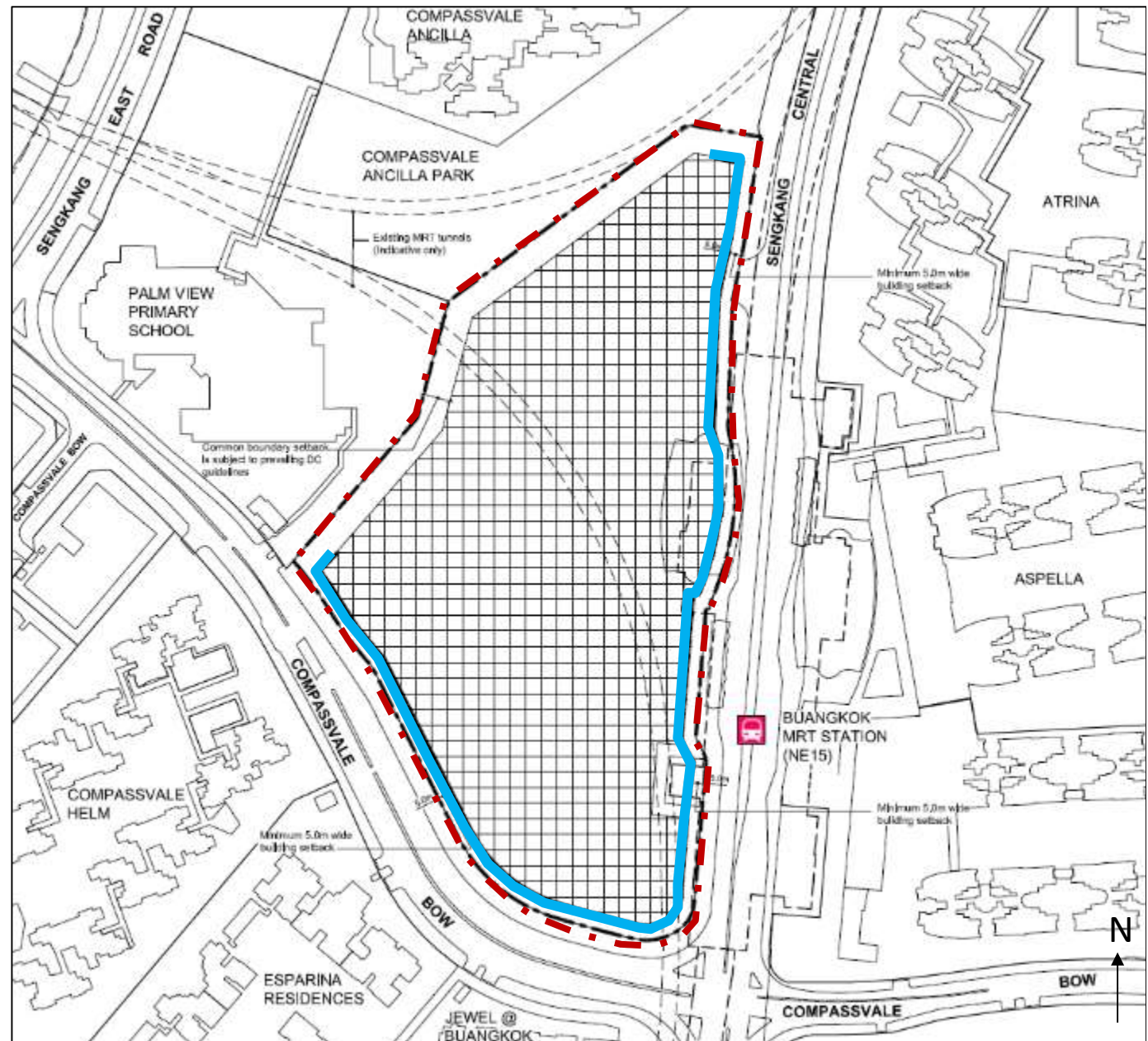
- Human-scale and street-based pedestrian mall experience.
- Overall building form to avoid wall-like effect.

Building Edge

- Min. 2-sty high building edge along Sengkang Central and Compassvale Bow.
- Along common boundary with the adjacent park shall be tiered with planters/ vertical greenery.

Green Replacement

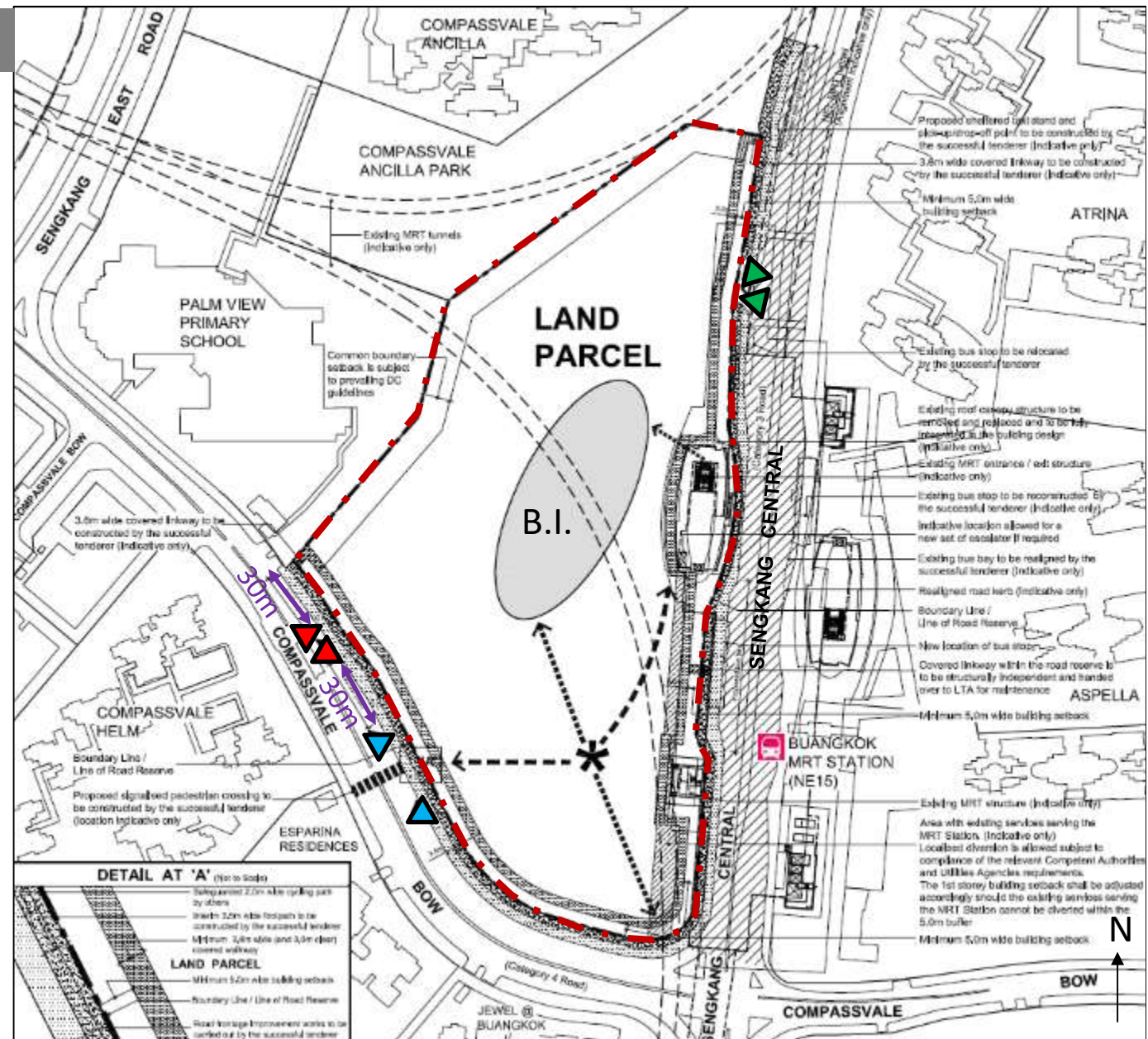
- Subject to prevailing guidelines.



Detailed Controls & Requirements

Vehicular Access & Parking

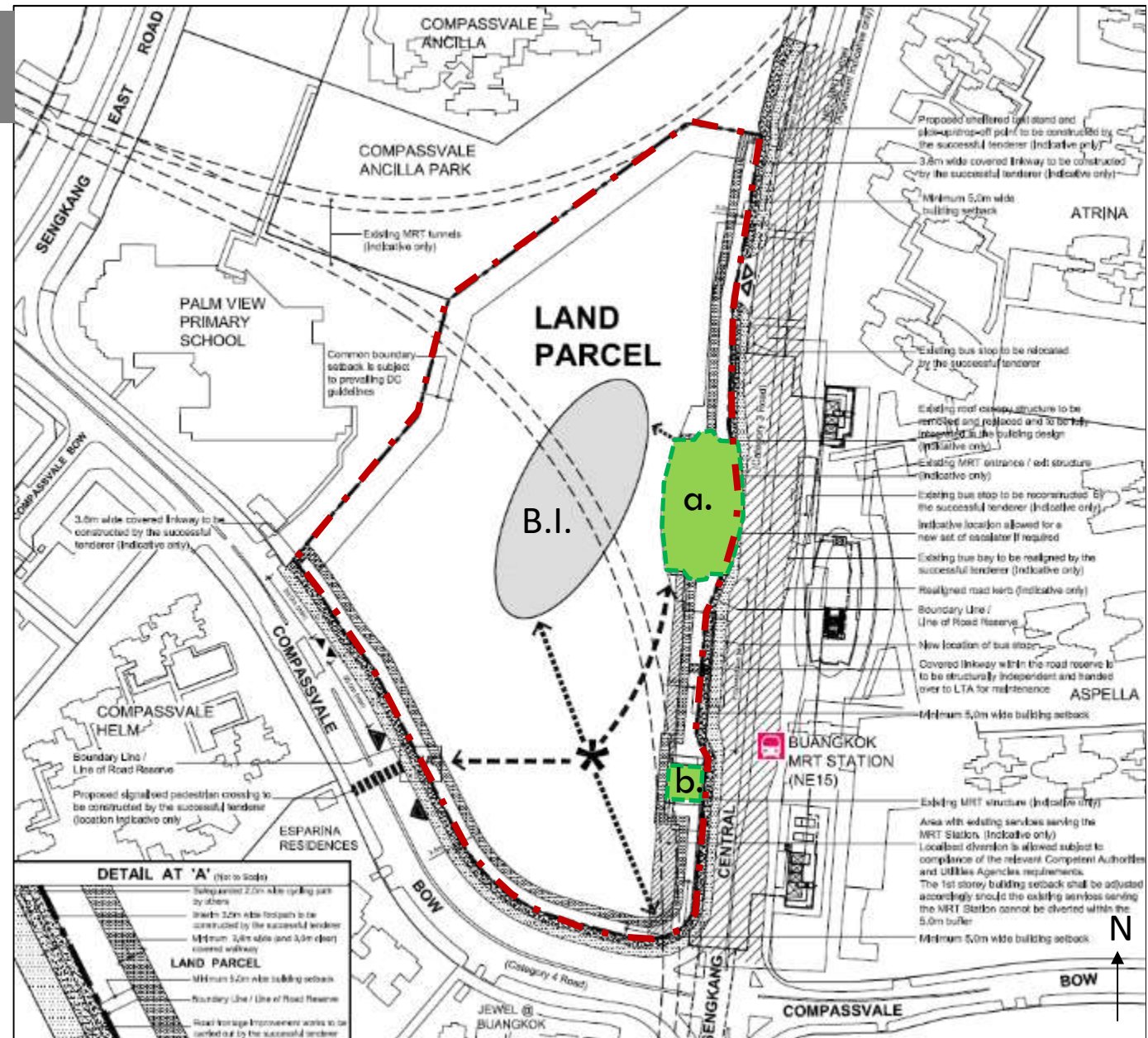
- Residential & Commercial vehicular access points from Compassvale Bow.
- Bus Interchange vehicular access from Sengkang Central.
- Facades of at-grade or above-grade vehicle parking shall be well screened.
- Bicycle parking:
 - 1 lot per 6 DUs
 - 1 lot per 300sqm for first 15,000sqm of com. GFA
 - 1 lot per 1000sqm for subsequent com. GFA
 - To incorporate 150 lots over and above standard bicycle parking requirement



Detailed Controls & Requirements

Rapid Transit System (RTS) Structures

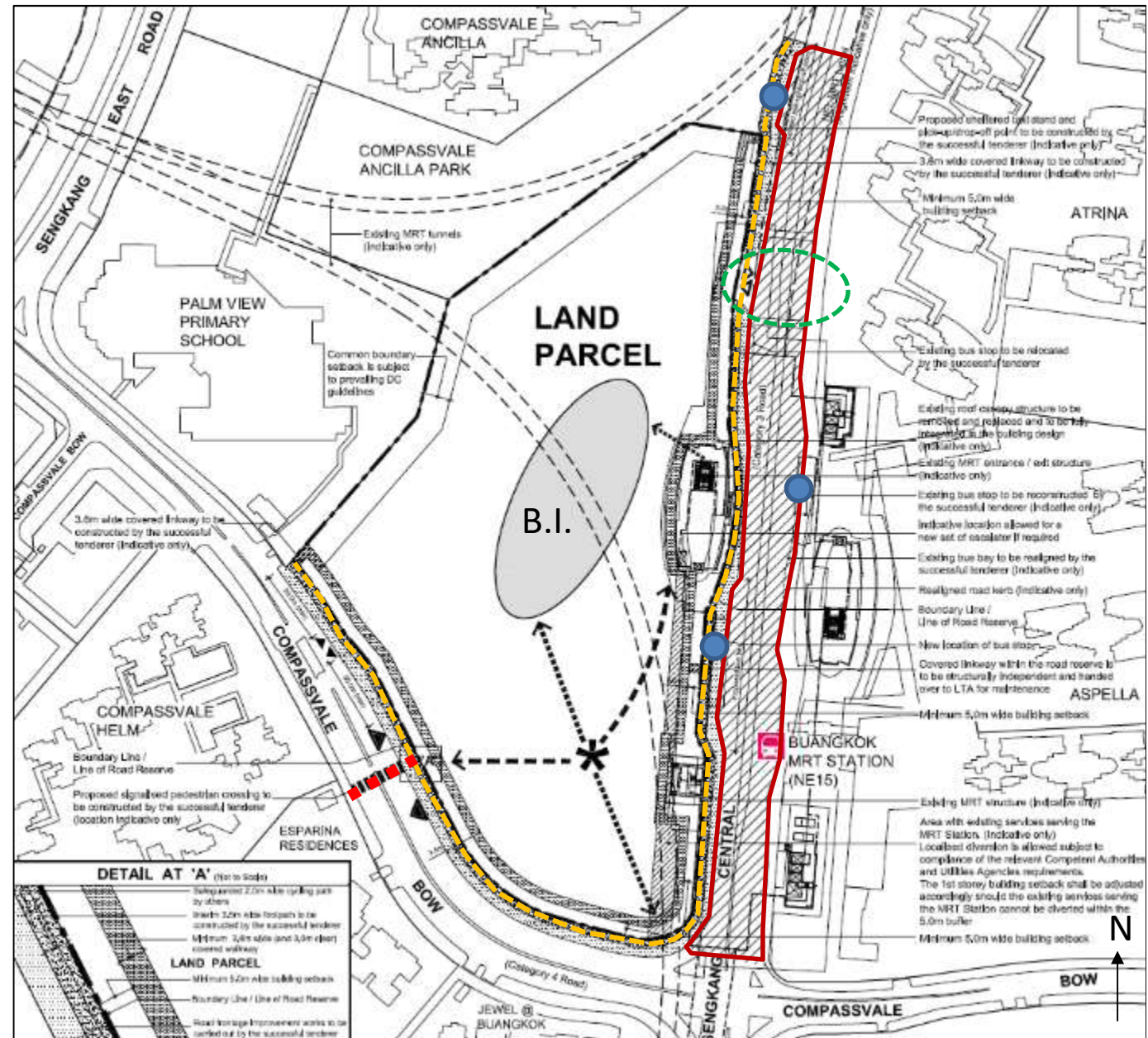
- The existing at-grade RTS-related structures shall be well integrated with the proposed development these include the following:
 - The existing main entrance / exit roof canopy structures;
 - The existing firemen and emergency access structure.



Detailed Controls & Requirements

Required Infrastructure Works

- Carriageway improvement works
- New 3.5m widened footpath (with 2 under ground PVC pipes) cum drain abutting the development.
- Existing bus stop with bay, taxi and pick-up/drop-off point with shelter shall be relocated and expanded.
- New signalised junction for B.I.
- New signalised pedestrian crossing along Compassvale Bow.
- Any affected green/ planting verge shall be reinstated/reconstructed



Concept & Price Tender

1. Tenders will be evaluated based on concept proposal and tendered sale price
2. A Concept Evaluation Committee (CEC) will evaluate the design proposal first
 - Only concept proposals in line with planning and urban design intention and substantially satisfy the evaluation criteria will be short-listed for 2nd stage
3. At 2nd stage, the price envelopes of the short-listed tenders will be opened by Tender Evaluation Committee (TEC)
 - Tender with highest tendered sale price among all short-listed tenders will be considered for award
4. After tender award, the development will still be required to be reviewed by a Design Advisory Panel as part of the formal development control submission process

Concept & Price Tender

Tender Evaluation Criteria

Concept proposal should demonstrate how proposed developments address the evaluation criteria and the planning & urban design intentions

Quality of Design Concept (40%)

Overall Design Concept

- Attractive one-stop centre that anchors and creates an identity for Buangkok neighbourhood.
- Well-integrated development so as to encourage community gatherings and programming of social events.

Layout of Building Form and Massing

- Appropriate form and scale to provide a good relationship to its neighbouring developments.
- Human-scale and street-based pedestrian experience.
- Active frontages that allow the indoor activities to be visible from the streets.

Placement of Uses

- Creates synergy to promote social interaction and a sense of community.
- Relates to the surrounding developments.

Response to Tropical Climate

- Building facades to respond appropriately to Singapore's tropical climate.

Quality of Public Realm (30%)

Good Connectivity

- Provide a direct, porous and legible pedestrian network to facilitate convenient pedestrian movement
- To be well-sized and well-located to cater to expected crowds

Attractiveness of Public Spaces

- Provides a delightful and pedestrian-friendly Creates a good sense of arrival and orientation
- Accommodates activities, ranging from organised community events to informal gatherings
- Accessible by all users at all times.

Track Record (30%)

- Relevant experience in developing similar mixed use developments.
- Design team may provide relevant awards to substantiate their track record.
- Good workmanship quality for completed developments (QM, CONQUAS, international construction awards)

Concept & Price Tender

Tender Submission Requirements

1. Concept proposal should include
 - drawings (max 12 A0 sheets mounted on foam core)
 - design report (6 sets in A3 or A4 format)
 - physical model of proposed development (1:400 scale)
 - digital 3D scale model of the proposed development
 - soft copies of drawings and design reports
2. Tender closing on **21 June 2018 (Thur), 12:00 pm**
3. Tenderers to present proposals (including 3D digital model) to Concept Evaluation Committee on **23 and 27 July 2018**

Q&A Session

