

Circular No : URA/PB/2019/03-CUDG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_19  
Date : 27 March 2019

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **REJUVENATION INCENTIVES FOR STRATEGIC AREAS: Strategic Development Incentive (SDI) Scheme**

#### **Who should know**

Developers, building owners, architects and engineers.

#### **Effective Date**

With effect from 27 March 2019

#### **Objectives**

1. The Strategic Development Incentive (SDI) Scheme is intended to encourage the redevelopment of older buildings in strategic areas into new, bold and innovative developments that will positively transform the surrounding urban environment.
2. This scheme provides a framework to evaluate and guide proposals that deviate from existing planning parameters for the site, but have a positive and transformational impact on the surrounding environment that will help rejuvenate the area.
3. The planning parameters for which deviations may be considered under SDI Scheme are:
  - a. Gross plot ratio (GPR) / gross floor area (GFA);
  - b. Land use and use quantum;
  - c. Building height.

#### **Eligibility**

4. The SDI Scheme is open to applications from building owners for developments in strategic areas across Singapore that meet the eligibility criteria.
5. In particular, applications to redevelop existing developments in Orchard Road, Central Business District (CBD) and Marina Centre areas are encouraged, in line with the broader planning intention to rejuvenate these areas.
6. Sites that fall within the designated areas for the CBD Incentive Scheme (Ref: URA/PB/2019/04-CUDG) will be guided by the CBD Incentive Scheme instead of being considered under the SDI Scheme.

7. Eligibility for consideration under the SDI Scheme is subject to the criteria as outlined in Table 1 below.

**Table 1: Eligibility Criteria**

<b>Age of Development</b>	At least 20 years old from date of last TOP
<b>Land Use</b>	Commercial or mixed-use developments with predominantly commercial uses.  Developments with predominantly residential uses will not be eligible.
<b>Transformational Impact</b>	The redevelopment proposal should include a minimum of two adjacent sites, such that the amalgamated redevelopment can have a strong transformational impact on the surrounding environment that will enhance and rejuvenate the area.

8. Exemptions from the eligibility criteria above can be considered where redevelopment have a positive impact beyond the confines of a single site, to contribute to the rejuvenation of the larger streetblock or precinct, for example:
- a. The redevelopment helps to plug critical gaps in the planned pedestrian networks for the precinct;
  - b. The redevelopment helps to open up a view corridor or physical access to a key public asset e.g. waterfront, park or public space; or
  - c. If the redevelopment of a single site is large enough on its own to achieve the desired transformational impact.

### **Evaluation Criteria**

9. Proposals will be evaluated based on the following criteria:

#### Urban Design and Architectural Design Concept

- a. The proposed project should be a quality development that defines the site as a distinctive destination through its architectural design, scale, presence and setting in relation to the surrounding developments, pedestrian network, and the public realm.

#### Environmental Improvement / Contribution to the Community

- b. The proposed project should enhance the public environment in a significant way and benefit the community at large, such as through:
  - i. Quality public spaces;
  - ii. Measures designed to encourage the use of public transport and to discourage private car use;

- iii. Enhanced pedestrian networks and promotion of active mobility;
- iv. Public or cultural facilities (e.g. event and performance art venues, childcare facilities, and community services etc.);
- v. Enhancement to public infrastructure;
- vi. Conservation and adaptive re-use of heritage buildings and structures, where applicable; and
- vii. Contribution to environmental sustainability.

### Use Mix

- c. The proposed project should provide an appropriate mix of uses that complements existing businesses and injects new uses to help revitalise the precinct. New, innovative uses and concepts that offer a differentiated user experience are encouraged.
10. Relevant technical agencies such as LTA and PUB will be consulted to ensure that any proposed intensification can be supported from an infrastructure planning perspective. URA will also guide the proposals to ensure that planning objectives are achieved.

### **Submission Process**

11. The proposal shall be submitted as an Outline Application to be evaluated under the SDI Scheme. Please download Form DC/SDI shown in **Appendix 1-1** and the Electronic Development Application form from the URA website. The completed forms, along with the requisite materials and information, are to be submitted to the Development Control Group in URA before they can be considered.
12. An Outline Application fee based on the rates specified in the prevailing URA Fees Schedule is payable for each application. If the proposal is supported, the applicant should follow up to make a formal development application. Should the proposal entail a change in the parameters set out in the URA Master Plan, it will also have to go through the statutory Master Plan amendment process for rezoning. The prevailing Master Plan amendment and development application fees will apply. All fees payable will be subject to the prevailing Goods and Services Tax (GST) rates.
13. The work flow for processing an application is shown in **Appendix 1-2**. If URA assesses that the application is suitable for consideration under the SDI Scheme, the applicant will be informed of the date to make a presentation to URA and relevant agencies. URA may request additional briefings and/or submissions before evaluating the proposal. URA may decide to support the proposal, with or without additional conditions.

### **Conditions**

14. The evaluation by URA under the SDI Scheme is proposal-specific. An application that has been approved by the URA shall not be used or taken as a precedent for any other proposals or development applications seeking similar deviations from the planning parameters.
15. Any additional incentive GFA or development intensity granted under the SDI Scheme is subject to the payment of Development Charge / Differential Premium where relevant.

16. Any increase in development intensity approved by URA under this scheme will not count towards the future development potential of the subject site.
17. Bonus GFA will not apply for requirements mandated as part of the SDI Scheme. For example, if a minimum Green Mark score is required, the prevailing Green Mark Bonus GFA will not apply. However, developments will still be eligible for Bonus GFA granted under other applicable schemes such as balcony or indoor recreational spaces, subject to the prevailing overall cap on Bonus GFA.
18. Lease renewals, where applicable, will be subject to the approval of SLA and assessed in line with the Government's prevailing lease renewal policy.

## **Implementation**

19. The SDI Scheme will be implemented from 27 March 2019, for a period of five years from the date of gazette for Master Plan 2019. URA will review the effectiveness and relevance of the scheme at the end of this period.
20. URA reserves the right to vary or change the specific requirements outlined in the scheme during this five-year period.
21. I would appreciate it if you could convey the contents of this circular to your members. You are advised to refer to the Development Control Handbooks and URA's website for updated guidelines instead of referring to past circulars. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries on this circular, please email us.

Thank you.

CHOU MEI (MS)  
GROUP DIRECTOR (CONSERVATION & URBAN DESIGN)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

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**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

<sup>#</sup> Please see the explanatory notes on the submission of outline application for URA's deliberation.  
<sup>\*</sup> 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.



**WORK FLOW FOR THE EVALUATION OF CASES SUBMITTED UNDER THE STRATEGIC DEVELOPMENTS INCENTIVE SCHEME**

