



## URA Circular – Submission Guidelines for Development Applications for Sites With Urban Design Guidelines / Within Urban Design Areas

3 June 2022

**Dear Members,**

URA has reviewed and streamlined the Urban Design (UD) Checklist to make the requirements clearer.

The UD Checklist provides an overview of the key requirements that need to be met when submitting a development application for sites within UD Areas or those for which UD guidelines have been issued. Please refer to the attached circular (<https://www.ura.gov.sg/Corporate/Guidelines/Circulars/dc22-05>) for more details and [Appendix 1](#) for the updated checklist and list of UD areas and the guidelines.

URA strongly encourages members to make use of their Pre-Application Consultation Service (PACS) to consult them on any UD parameters within your proposal that deviate from the UD guidelines, before making a development application submission. This will reduce the need for resubmissions at the development application stage.

Please email to [https://www.ura.gov.sg/feedbackWeb/contactus\\_feedback.jsp](https://www.ura.gov.sg/feedbackWeb/contactus_feedback.jsp) if you have any enquiry.

Thank you  
With best regards  
Noelle Oh

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Circular No : URA/PB/2022/05-CUDG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_22  
Date : 01 Jun 2022

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Building owners, Developers, Qualified Persons

### **Effective date**

01 Jun 2022

## **SUBMISSION GUIDELINES FOR DEVELOPMENT APPLICATIONS FOR SITES WITH URBAN DESIGN GUIDELINES/ WITHIN URBAN DESIGN AREAS**

- 1 As part of our ongoing efforts to facilitate development application submissions, we have reviewed and streamlined the Urban Design (UD) Checklist to make the requirements clearer.
- 2 The UD Checklist provides an overview of the key requirements that need to be met when submitting a development application<sup>1</sup> for sites within UD Areas<sup>2</sup> or those for which UD guidelines have been issued<sup>3</sup>. Details of the updated checklist and list of UD areas and the guidelines can be found in Appendix 1.
- 3 It is mandatory to submit the UD Checklist in the first submission as part of the Development Control submission in CORENET to facilitate the evaluation of the proposal and expedite the approval process.
  - a) If the critical items under Section II.e and II.f in the Checklist are not in compliance or are not provided without proper justification, the UD of the entire submission will not be evaluated. It is also likely that Provisional Permission will not be granted.
  - b) If the requirements under Section II.g in the Checklist are not met either in part or in whole, we reserve the right not to evaluate related aspects of the proposal. For example, if key aspects of the 1st storey

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<sup>1</sup> Applicable to all new erections, reconstruction works, major A&A works. Not applicable for Outline Applications.

<sup>2</sup> A list of Urban Design Areas can be found at [www.ura.gov.sg/Corporate/Guidelines/Urban-Design](http://www.ura.gov.sg/Corporate/Guidelines/Urban-Design)

<sup>3</sup> UD Guidelines issued as part of Government Land Sales (GLS) conditions or Outline Planning Permission/ Advice issued in response to Outline Applications.

are not in order (covered walkway / mitigation of levels) we reserve the right not to evaluate the proposal for the 1st storey, and a resubmission will be required.

- c) If you are unable to fully comply with the relevant requirements, please make a declaration upfront and provide the necessary justifications in the respective tables provided in Appendix 1.
  - d) If false declarations are made, we reserve the right not to evaluate the UD of the entire submission. It is also likely that Provisional Permission will not be granted.
- 4 We strongly encourage you to make use of our [Pre-Application Consultation Service \(PACS\)](#)<sup>4</sup> to consult us on any UD parameters within your proposal that deviate from the UD guidelines, before making a development application submission. This will reduce the need for resubmissions at the development application stage.
  - 5 I would appreciate if you could convey the contents of this circular to the relevant members of your organization. You are advised to refer to the [Development Control Handbooks](#) and URA's website for updated guidelines instead of referring to past circulars.
  - 6 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 visualisations 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.

FUN SIEW LENG (MS)  
CHIEF URBAN DESIGNER COVERING FOR GROUP DIRECTOR  
(CONSERVATION AND URBAN DESIGN)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

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<sup>4</sup> PACS (URA/PB/2018/01-DCG) is a service which allows applicants to pre-consult URA on the application of development guidelines on development proposals for specific sites before detailed plans are finalised. Further details can be found at [www.ura.gov.sg/Corporate/Guidelines/Circulars/dc18-01](http://www.ura.gov.sg/Corporate/Guidelines/Circulars/dc18-01)