

SUMMARY OF DETAILED REQUIREMENTS OF THE 3-GATEWAY PROCESS FOR NEW REGULATORY APPROVAL OF BUILDING WORKS (RABW)

Agency	Design Gateway (DG)	Piling Gateway (PG) (optional)	Construction Gateway (CG)	Independent Submissions	Completion Gateway	
					TOP	CSC
URA	<p>Schematic details of key planning parameters (e.g. Masterplan (MP) land use/height/intensity) pertaining to the overall building form, site layout, how development relates to surroundings e.g. connectivity provisions.</p> <p>Note: Where there are deviations to MP zoning controls, applicants should submit an Outline ahead of DG, where rezoning (if supported) can be carried out prior.</p>	NIL	<p>Detailed layout and floor plan of development including:</p> <ul style="list-style-type: none"> • strata boundaries (for strata-titled developments) • elevation details • exact floor area quantum of various uses and facilities • GFA details e.g. proposed exemptions <p>Depending on the location and special schemes that may apply to the site, the model will have to cater to details relevant to urban design and/or conservation requirements</p>	<ul style="list-style-type: none"> • Night Lighting/Arts incentive schemes (if applicable) • Strata/Land Subdivision and Amalgamation (if applicable) 		<ul style="list-style-type: none"> • Declaration that completed works have been supervised and built-in accordance to approved plans • Inspections (where necessary)
NParks	<p>Greenery provision and tree conservation for developments, and the impact to existing, or provision of new, park/park connector. Provision of:</p> <ul style="list-style-type: none"> • details indicating spatial provision for greenery (i.e. width and depth of planting areas and green verges) • information of trees/ plants to be conserved (i.e. species, girth, height along roadside and/or within development boundary. • Entrance position(s), fire engine accessways, open air parking areas at street level and other structures (such as covered linkways and pedestrian overhead bridges) etc. <p>For provision of new park/park connector/promenade, conceptual design to be reviewed early</p>	<p>Applicable to sites requiring Environmental Monitoring and Management Plan (EMMP) / wildlife management plan prior to commencement of works:</p> <ul style="list-style-type: none"> • no-objection/ acceptance prior to site clearance 	<ul style="list-style-type: none"> • Dimensions of planting areas and green verges compliant with standard requirements. • Review of allowable structures within planting areas and possibly alternative configuration of planting areas • Detailed design of facilities and furniture for new Park/Park Connector/Promenade • Planting requirements/ specifications for covered linkways/pedestrian overhead bridges 	<ul style="list-style-type: none"> • Planting/Landscaping scheme of planting areas within development, including open air parking areas at street level, and of green verges along roadside (i.e. number and species of trees and plants to be planted) • Details of new tree planting and reinstatement works for green verge affected by entrance culvert 	NIL	<ul style="list-style-type: none"> • As-built plan • Site inspection (if applicable) – may involve soil check to ensure quality of planting mixture conforms to NParks' specifications for Approved Soil Mixture (ASM) <p>For handing over to PUB (if applicable):</p> <ul style="list-style-type: none"> • Taking over letter
LTA	<p>Compliance to traffic operations and safety requirements. Key evaluation areas include:-</p> <ul style="list-style-type: none"> • Location and provision of access points, pick-up/drop-off and loading/unloading area • Parking provision and layout • Extent of frontage improvement • Improvement needed to existing traffic scheme • Adequacy of connection to commuter facilities • Vesting of road reserve plot, if any. <p>For proposed new street, horizontal and vertical alignment, road typology and connection to existing road shall be established to determine the Road Reserve Line required.</p>	<p>Railway protection details (if applicable):</p> <ul style="list-style-type: none"> • plan for engineering works • engineering evaluation report • instrumentation proposal • method statement of work • emergency procedure • pre-condition survey report • certified survey plan, relevant forms etc.) 	<p>Detailed street plan showing:</p> <ul style="list-style-type: none"> • proposed street works • details of access points • street lightings • signposts • other street related facilities (if any) <p>For proposed new street and commuter facilities, to provide the following:</p> <ul style="list-style-type: none"> • Structural details of commuter facilities, retaining structures, flyovers • M&E provision and design • Traffic layout plan 	<p>Railway protection/ Road structure protection details for engineering work/ restricted activities apart from aspects cleared in PG/CG:</p> <ul style="list-style-type: none"> • plan for engineering works • engineering evaluation report • instrumentation proposal • method statement of work • emergency procedure 	NIL	<ul style="list-style-type: none"> • Declaration that completed works have been supervised and built according to the approved street plans • Site inspection (if necessary) • As-built topographic survey plans <p>Railway protection details:</p> <ul style="list-style-type: none"> • endorsed as-built plans for

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	<p>For proposed/relocation of commuter facilities, architectural layout to be evaluated to establish alignment, headroom and column positions, along with declarations to non-compliance with LTA's standards and requirements (if any)</p> <p>Railway protection details should be provided to facilitate the review of the QP's assessment of the overall impact of the development with respect to the RTS, including:</p> <ul style="list-style-type: none"> • plan for development works • engineering evaluation report • certified survey plans etc. 		<p>Railway protection details for the review of overall impact to development with respect to RTS</p> <ul style="list-style-type: none"> • plan for building works • engineering evaluation report, etc 	<ul style="list-style-type: none"> • pre-condition survey report • certified survey plan 		<p>foundation, structural, M&E (where applicable)</p> <ul style="list-style-type: none"> • building plans/details • certificates of supervision • final condition survey with reports <p>For handing over:</p> <ul style="list-style-type: none"> • Road data form • Asset Master Input Form • Road test reports • Declaration plan • As-built M&E plans • O&M
PUB	<p>Broad planning parameters of drainage, sewerage and sanitary works (e.g. Minimum Platform Level, maximum allowable peak runoff, sewer setback, connection to public sewer etc.)</p> <p>Key evaluation areas include:</p> <ul style="list-style-type: none"> • storm water drainage works, erection or placement of any structures or object in, above or across any drain or drainage reserve • temporary structure/works/services over, across or adjacent to any drain or storm water drainage system • proposed realignment of Drainage Reserve or Drainage Reserve to be set aside and vested to State; • works which could affect any public sewers/sewerage system or public drains including common drains directly or indirectly; • buildings or structures to be erected over, across or adjacent to any public sewerage system; and • Proposed connection of the development/premises to the public sewers/sewerage system 	<p>To apply separately for relevant works where applicable prior to commencement of works:</p> <ul style="list-style-type: none"> • specified activities near water and sewer pipes • temporary works affect drainage/within drainage reserve etc. 	<p>Detailed plans of proposed drainage/ sewerage/ sanitary/ drainage works including:</p> <ul style="list-style-type: none"> • Works affecting Sanitary (e.g. sanitary drainage and plumbing work including last IC connection to public sewer) • Works affecting Sanitary M&E (used water pumping system, sewerage ejector) • Works affecting Sewer (e.g. proposed sewers/manhole, pump sumps/pumping main, abandon sewers/manhole) • RC Trench for housing the public sewer • Works affecting Drainage (e.g. common drain, basement pump drainage system, detention tank, entrance culvert/roadside drain, flood protection measures, slab over drain for meter compartment) 	<ul style="list-style-type: none"> • Application for specified activities near Water and Sewer pipes • Earth Control Measures (ECM) • Temporary works affecting drainage/within drainage reserve (e.g. drain diversion, soil investigation works) • Notification and completion of minor sewer/sanitary works • Notification and CSC of Water Service Installation works • Notification and CSC of Water Service Installation Works involves pumping equipment or water tank (site plans, water reticulation schematic/layout drawing of WSI design works, water requirements, SP Water Utilities Account Number) 	<ul style="list-style-type: none"> • Declaration that completed works have been supervised and built according to approved plans • Application for Compliance Certificate for Sanitary/Sewerage and TOP clearance for Drainage • Site inspections (if necessary) <p>To provide the following:</p> <ul style="list-style-type: none"> • As-built plans/survey plans/schematic sanitary drawing • Form B1 clearance • Relevant reports where applicable (hydrostatic test reports for sewer/sanitary, RC Trench reports, Pre DLP CCTV /Post-construction sewer CCTV survey report, air test report for sanitary plumbing) 	<p>For handing over of drainage or sewerage works for PUB's maintenance, works to be satisfactorily completed and taken over by PUB prior to clearance:</p> <ul style="list-style-type: none"> • Taking over letter <p>To provide the following:</p> <ul style="list-style-type: none"> • As-built plans/survey plans/schematic sanitary drawing • Form B1 clearance • PE endorsed handing over form for completed public drains

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				Separate submission may be made for Rainwater Collection System in developments for non-potable water use	system, design calculations etc.)	
NEA	<p>Compliance with pollution control and environmental health requirements, including:</p> <ul style="list-style-type: none"> • Refuse and recyclables collection, storage and removal • Analysis of how surrounding developments/amenities affect subject site • Proposed orientation and location of emission (noise, air and odour) sources and ventilation/discharge systems within and around subject site • Location for storage for materials such as chemical, oil, fuel, etc. • Industrial processes or production activities, or changes to existing activities • Building Height Constraint (BHC) and Minimum Chimney Height (MCH) requirements as stated in SS593 • Energy Efficiency Opportunities Assessment (EEOA) declaration for industrial development <p>Reports for Pollution Control Study/Air Dispersion Model Study, Quantitative Risk Assessment, Noise Impact Assessment, Environmental Site Assessment etc. may be submitted separately</p>	NIL	<p>Building plans of the development and related building services to be developed in greater detail to comply with requirements for Pollution control and environmental health. These include further development of the DG elements, as well as:</p> <ul style="list-style-type: none"> • Sanitary facilities • Ventilation, Ducting and Kitchen Exhaust Systems for Food Shop • Cooling Tower • Aquatic Facilities • Anti-Mosquito Breeding • Technical Guidelines for Air Conditioning and Mechanical Ventilation system • SS593: COPPC 	<ul style="list-style-type: none"> • Temporary Sanitary Facilities at Construction site • Detailed Plan on Pollution Control Equipment, Pollution Control Study (PCS) • Noise Impact Assessment (NIA) 	<ul style="list-style-type: none"> • Photo evidence to demonstrate compliance in Design and Construction Gateway • Reports of completed works • Site inspection for selected projects and noise assessment report (ACMV) / Noise Impact assessment <p>For handing over to PUB (if applicable):</p> <ul style="list-style-type: none"> • Taking over letter 	
BCA	<p>NIL</p> <p>Note: If building design involves complex structures, consultation with BCA to be held before PG</p>	<p>Structural design of foundation and piling works with:</p> <ul style="list-style-type: none"> • Design calculations • soil investigation report • architectural reference plans • Accredited checker design calculations (if applicable) <p>To apply separately prior to commencement of works: Permit and temporary/ localised works e.g. ERSS, demolition</p>	<p>Detailed layout and design of development, consisting of:</p> <ol style="list-style-type: none"> 1. Structural design and permit application for superstructure with design calculations 2. Accredited checker design calculations (if applicable) 3. Building design with provision and design of: <ul style="list-style-type: none"> • headroom and ceiling height • accessible route and facilities • staircases and barriers for safety • household/storey shelter • natural lighting • ventilation scheme • Location of fixed installation (eg: lift, escalator) • Lightning protection system 	<p>Structural design of localised works with design calculations of ancillary structures e.g. cladding, barrier</p> <p>BCA will issue Notices of Approval (NOA) for structural works</p> <p>Building design details of specialised works such as</p> <ul style="list-style-type: none"> • Material (use of glass at height, daylight reflectance) • Details of lift equipment and escalators 	<ul style="list-style-type: none"> • As-built plans • As-built calculations • Certificates of Supervision • Notice of Completion • Test records (if applicable) • household/ storey shelter commissioning • Site inspection (if applicable) • Technical agencies' clearance 	Technical agencies' clearances

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			<ul style="list-style-type: none"> energy efficiency, environmental sustainability and buildable design calculations 	<ul style="list-style-type: none"> Buildability Design Implementation Plan Green Mark Detailed Requirements 		
SCDF	Note: Location of fire engine accessway and hard standing area to be included	NIL	<u>Building Plan (BP)</u> Detailed layout and floor plan of the development and building showing: <ul style="list-style-type: none"> fire safety provisions means of escape structural precautions building's setback distances (with detailed calculations) fire engine accessibility rising mains & hydrants type of fire protection systems type of smoke control systems emergency voice communication system 	Fire Protection (FP) and Mechanical Ventilation (MV) Plans <ul style="list-style-type: none"> Detailed layout and floor plan showing Fire Protection and Mechanical Ventilation system of development Automatic Fire Alarm System Automatic Fire Extinguishing system Emergency Voice Communication System Smoke Control System Schematic diagram for the proposed system Calculations and reports (where applicable) 	Temporary Fire Permit (TFP) application	Fire Safety Certificate (FSC) application