GENERAL REQUIREMENTS TO BE COMPLIED WITH AT DEVELOPMENT CONTROL & BUILDING PLAN STAGE:

SUBMISSIONS & CLEARANCES

1. Development Control (DC) and Building Plan (BP) Submissions & Clearances

1.1 The Qualified Persons (QPs)/Developers are required to obtain National Environment Agency’s (NEA) DC clearance for the development prior to commencement of construction work on site or prior to the application for URA’s provisional permission, whichever is earlier. QPs/Developers shall also obtain NEA’s DC clearance prior to the submission of building plan to NEA for clearance/registration.

2 Industrial Allocation (IA) Clearances

2.1 For industrial development, QPs/developers/owners shall obtain the Industrial Allocation (IA) clearance from NEA prior to DC submission. The applicant can submit the application form online via the Industrial Allocation System (IAS). The website address for the IAS is https://e-services.nea.gov.sg/IAS/PublicApplicant/Homepage.aspx

3 Workers Dormitory Clearances

3.1 For Workers' Dormitory, QPs/developers/owners shall obtain the workers dormitory no objection letter from NEA prior to DC submission. The applicant can submit through (e-mail) the below information to osman_kutty@nea.gov.sg and lim_jia_fang@nea.gov.sg

a) Workers' Dormitory Application Form, which can be downloaded at the following URL: http://www.nea.gov.sg/anti-pollution-radiation-protection/central-building-planning/application-for-workers'-dormitory

b) Any supporting documents (eg. authorization letter, location plan, etc) required as indicated in the application form.

ENVIRONMENTAL HEALTH

4 Roof Gutters (for Anti-Mosquito Breeding)

4.1 Roof gutters (including rainwater downpipe and outlets, and roof scupper drains) are banned in all new developments. Where it is technically not feasible to avoid erection of roof gutters, the QP shall apply for waiver and obtain NEA’s approval in writing to erect roof gutters. The ban does not apply to A/A and reconstruction development projects where there are existing roof gutters installed.

5 Refuse Storage and Collection System

5.1 The refuse storage and collection system shall be mechanised where possible and designed such that there will be minimum nuisance to occupants and neighbouring premises, and no pollution to the environment. All facilities provided shall be adequate in size to meet the anticipated refuse output. (Refer to the Code of Practice on Environmental Health (COPEH) for building plan requirements)

6 Public Toilets
6.1 Public toilets shall be designed to withstand heavy usage. Ventilation is therefore important. The design shall also take into consideration ease of maintenance and should facilitate proper toilet use and personal toilet hygiene. There shall be adequate provision of sanitary facilities for premises provided with public toilet. (Refer to the Code of Practice on Environmental Health (COPEH) for building plan requirements)

7 Control of Legionella Bacteria in Cooling Towers

7.1 To minimise the occurrence and risk of outbreaks of Legionnaires’ disease, prevention and control of legionella bacteria in cooling towers is important. The cooling tower shall be located at least 5 metres away (measured from the base of the cooling tower) from air circulating and ventilating inlets, open windows and occupied areas, pedestrian thoroughfares, trafficable areas, areas of public access, exhaust discharges from kitchens, air handling system or other areas where nutrients conveyed from these systems could assist in the growth of legionella. When locating a cooling tower, the influence of adjacent buildings and of prevailing wind direction and the wind distribution over these buildings shall be taken into account. It shall be located away from the downwind of air intakes for the building. Please refer to the Environmental Public Health (Cooling Towers and Water Fountains) Regulations and the Code of Practice for the Control of Legionella Bacteria in Cooling Towers for more information, such as the regulatory limits, maintenance and design of cooling towers.

POLLUTION CONTROL

8 Nuisance Buffer

8.1 The following nuisance buffer between residential housing / old age home / live-in facilities and Industries shall be complied with, where applicable:

   a) Clean Industry – 0m buffer
   b) Light Industry – 50m buffer.
   c) General Industry – 100m buffer.
   d) Special Industry – To consult NEA prior to Development Control (DC) submission.

      (Refer to the Singapore Standard (SS) 593: 2013 Code of Practice on Pollution Control for classification of Industry)

9 Control of Land Pollution and Remediation of Contaminated Sites

9.1 When a site that is used for pollutive activities (as stipulated in Annex S of the SS 593: 2013 Code of Practice on Pollution Control) is to be re-developed, re-zoned or re-used for a non-pollutive activity, a site assessment study shall be carried out to assess the extent of land contamination. If the study confirms that the site is contaminated, the contaminated site shall be cleaned up to the acceptable standards as stipulated at in Annex T of the SS 593: 2013 Code of Practice on Pollution Control. The QP shall submit the site assessment study report together with the recommended measures to clean up the contaminated site to NEA for clearance prior to commencement of work on site or prior to the application for URA’s provisional permission, whichever is earlier.

10 Fuel Burning Equipment

10.1 The emission of flue gases from fuel burning equipment such as boilers and emergency generators could cause adverse impact to surrounding developments. To minimise adverse impacts, the type of fuel used should be specified at the DC stage.
and a chimney of an approved height shall be provided to ensure that the flue gases are dispersed safely into the atmosphere. In general, the chimney height required shall be at least 3m above the roof level of the proposed development and not lower than surrounding buildings (within 100m of the proposed chimney location). The required chimney height will be specified at the DC stage taking into consideration the fuel type and quantity, and the heights of surrounding buildings.

11 Petrol Station

11.1 Petrol station in close proximity to residential premises could cause nuisance impacts due to vapour fumes, odour and noise to the residents. The developer of any petrol station to be sited within 50m of existing residential premises is required to conduct an Environmental Impact Study (EIS) to assess the nuisance impact to the surrounding residential developments and recommend mitigation measures to minimise the potential nuisance impacts. Mitigation measures may include installation of vapour recovery system for the underground storage tank and fuel pump dispensers. The operator is also required to carry out continuous monitoring of the benzene concentration at the petrol station site boundary for a minimum duration of 3 months from the commissioning date. The EIS report shall be submitted to NEA for clearance prior to DC plan submission.

11.2 For new residential developments, no residential blocks shall be sited within 50m of existing petrol station. Other buildings/structures such as carpark, driveway, electrical sub-station and bin centre are allowed to be sited within 50m of existing petrol station.

12 Noise from Equipment i.e. Air-conditioning, Mechanical Ventilation Systems and Cooling Towers


12.2 Prior to TOP application, QP shall pre-consult CBPD via e-Corenet on the locations where the noise measurements will be carried out and submit the noise report to confirm compliance with the noise limits stipulated in the abovementioned guidelines using the Nosie Assessment Form. The QP shall implement all necessary noise abatement measures to ensure compliance of the noise emissions with the limits. The air-conditioning units and mechanical equipment shall not be concentrated together. Screens shall be provided to screen off the air-conditioning and mechanical ventilation equipment from neighbouring residential premises/public view.

13 Expressways/Major Arterial Roads

13.1 Adequate setback shall be maintained between the new residential buildings/noise sensitive premises and the existing expressways/major roads in order to minimise the...
impact of traffic noise, fumes and dust on the residents. The noise limits for the new residential buildings/noise sensitive premises fronting expressways/major arterial roads shall not exceed 67 dBA (Leq 1hr) at the façade of the buildings and 57 dBA (Leq 1hr) indoor under natural ventilated conditions (with windows and sliding doors opened). Noise Impact Assessment (NIA) shall be carried out to assess the impacts due to noise and to recommend appropriate mitigation measures. The QP/developer may site non-noise sensitive buildings/structures such as carpark, driveway, electrical sub-station, bin centre, etc between the new residential buildings and the expressways/major arterial roads so as to shield the traffic noise. The same noise limits shall be applied to new road infrastructures, including expansion of existing road infrastructures, which are in proximity to existing residential buildings/noise sensitive premises.

14 **MRT**

14.1 Residential building(s)/Noise-sensitive premises (such as Old Age Home(s) / schools etc.) shall be setback by at least 35m (if front-facing) or 25m (if end-wall facing) from the MRT track. Noise Impact Assessment shall be carried out to assess the MRT train noise and recommend appropriate mitigation measures to meet the noise limit of 67 dBA (Leq 1hr) at the façade of the buildings and 57 dBA (Leq 1hr) indoor under natural ventilated conditions (with windows and sliding doors opened). The same noise limits shall be applied to new MRT infrastructures, including expansion of existing MRT infrastructures, which are in proximity to existing residential buildings/noise-sensitive premises.

15 **Places of Worship**

15.1 There are possibilities of residents in the nearby residential building being affected by the activities carried out at the places of worship. New places of worship sited close to residential buildings shall put in mitigation measures in the design of the temple building to ensure that the temple activities would not affect the surrounding residential developments.

15.2 Similarly, for new residential developments sited close to existing places of worship, the developer/QP is advised to design their development to prevent the potential residents being affected by the activities from the existing places of worship.