

Guide to Amendment Plan Submission on CORENET X

1. Overview

Design changes often occur during the design and construction phases. Depending on the extent of changes, amendment submissions may be required at the appropriate Gateways.

Design Gateway, being the first gateway, is intended to clear the key planning parameters and guide the subsequent design. Therefore, unless there are major changes, there is no need to re-clear Design Gateway. Minor deviation or changes to the approved DG can be incorporated in the subsequent Gateways (i.e. Piling Gateway and Construction Gateway).

For amendment to Piling Gateway and Construction Gateway, amendment is only required where there are material changes. If the deviations consist of only immaterial changes, it can be submitted to agencies as record plan / as-built plan or be incorporated the next time the project makes an amendment plan submission.

The following sections will provide details on when amendment plan is required and how amendment plan could be submitted on the CORENET X portal. The examples cited are not exhaustive, and project teams can consult regulatory agencies if in doubt.

- [Design Gateway](#)
- [Piling Gateway and Construction Gateway](#)
- [Making an Amendment Plan Submission on the CORENET X Submission Portal](#)

2. Design Gateway (DG)

The Design Gateway is an upstream gateway for key planning and design parameters. Minor adjustments to the DG submission can be incorporated in the subsequent Construction Gateway submission. Amendment submissions to the Design Gateway involving substantial changes will not be accepted. Major deviations from the approved DG proposal entails a re-evaluation for which a fresh DG submission will have to be made, along with payment of any applicable processing fees. Project teams should take note of this and firm up key planning and design parameters before making submissions.

Table 1: Changes at Design Gateway

Gateway	Extent of changes	Requirements
Design Gateway (DG)	<p>Major changes to key planning / design parameters that will require a fresh assessment to be carried out. Examples include:</p> <ul style="list-style-type: none"> a. Changes to building typology (e.g. strata-landed revised to flats) b. Changes to development boundary (except amalgamation of remnant State lands or to exclude lands that are to be vested to the State) c. Changes that require Master Plan amendments 	Fresh DG submission
	<p>Minor changes to approved DG plan / model <i>Minor changes are those that should not affect key parameters such as those indicated as major changes at DG.</i></p>	Minor changes can be captured at CG submission stage

3. Piling Gateway (PG) and Construction Gateway (CG)

Amendment applications are required when there are material changes to the earlier approval.

Material changes refer to changes to the earlier approved plan that are likely to affect the earlier approval issued by an agency, unless defined otherwise. Where such material changes also result in major changes to the key planning and design parameters (see above in Part 2), there will also be a need for a fresh submission starting at DG.

Immaterial changes refer to changes to the earlier approved plan that are unlikely to affect the earlier approval issued by an agency, unless defined otherwise. In such cases, incorporating the changes in the subsequent amendment plan submission to the same Gateway (if any), or in the record plan / as-built plan at the Completion Gateway, whichever is earlier, will suffice.

Tables 2 to 5 indicate the processes for different types of changes that can be considered material changes for each agency at the Piling and Construction Gateways.

Table 2: Changes at Piling Gateway

Gateway	Extent of changes	Requirements
Piling Gateway (PG)	<p>Material changes to approved PG plan / model that affect earlier PG approval Please refer to the following diagram for the corresponding workflows based on the status of your CG submission.</p> <p>Status of CG submission</p> <p>Legend</p> <ul style="list-style-type: none"> Status of CG submission (Light Blue) Status of amendment plan application (Grey) Qualified Persons responsible for sections affected by amendment plan submission (Light Orange) Decision nodes (White) 	<p>Amendment submission to PG</p>
	<p>Immaterial changes to approved PG plan / model that does not affect approval issued</p>	<p>Capture the immaterial changes in subsequent amendment submission to PG, if any, or in record plan (as-built plans) if there is no further amendment submission to PG</p>

Table 3: Typical Examples for Piling Gateway

Agency	Material changes	Immaterial changes
BCA	1. ST Submissions <ul style="list-style-type: none"> a. Industry may refer to the following circulars and Building Control Regulation for details on material and immaterial changes for requirements under BCA. <ul style="list-style-type: none"> i. For piling works, industry shall refer to BCA’s circular on “Guideline on Submission of Amendment and Record Piling Plans” dated 11 Jun 2009 (link) ii. For other structural elements, industry shall follow the definition of “material change” and “immaterial change” in the Building Control Regulation# <p><i># In general, deviations that involve key structural elements and require a re-design of key structural elements are considered to be material changes.</i></p> 	
LTA	1. Changes in the piling locations (i.e. amendments include piles coming closer to 1 st reserve / within 1 st reserve) 2. Changes in the method statement of carrying out the works within the railway protection zone 3. Changes in the impact assessment due to additional information available (e.g. soil investigation boreholes and etc)	Changes that do not fall under material changes.

Table 4: Changes at Construction Gateway

Gateway	Extent of changes	Requirements
Construction Gateway (CG)	Material changes to approved CG plan / model that affect earlier CG approval	Amendment submission to CG clearance
	Immaterial changes to approved CG plan / model that does not affect approval issued	Capture the immaterial changes in subsequent amendment submission to CG, if any, or in record plan (as-built plans) if there is no further amendment submission to CG

Table 5: Typical Examples for Construction Gateway

Agency	Material changes	Immaterial changes
BCA	<ol style="list-style-type: none"> 1. Buildability Score <ol style="list-style-type: none"> a. Changes to pre-requisite items as listed in COP on Buildability that affect the project meeting the requirements b. Changes that affect the project meeting the minimum B-Score requirements c. Changes that affect the project meeting the productivity conditions stipulated in (a) GLS / IGLS land tender documents or (b) incentive schemes 	Updates to any building systems, productive technologies, standardisation of design parameters / dimensions of components etc. that do not affect compliance to the minimum legislative or productivity requirements.
	<ol style="list-style-type: none"> 2. Green Mark <ol style="list-style-type: none"> a. Increase of residential or non-residential GFA from less than 2000m² to more than 2000m² or decrease of residential or non-residential GFA from more than 2000m² to less than 2000m² b. Increase of air-conditioning areas from less than 500m² to more than 500m² or decrease of air-conditioning areas from more than 500m² to less than 500m² c. Increase of GFA from less than 5000m² to more than 5000m² or decrease of GFA from more than 5000m² to less than 5000m². d. Change of base requirements' status from "Not Applicable" to "Applicable" and vice versa. 	<ol style="list-style-type: none"> 1. Update(s) to inputs for base requirements and continue to fulfil BC(ES) Regulation requirements applicable to the project. 2. Update(s) to inputs for Carbon Reduction Measures and continue to fulfil BC(ES) Regulation requirements applicable to the project. 3. Update(s) to GFA and/or air-conditioning areas that does not affect compliance items under BC(ES) Regulation applicable to the project.

Agency	Material changes	Immaterial changes
	<p>3. BP and ST Submissions</p> <p>a. Industry may refer to the following circulars and Building Control Regulation for details on material and immaterial changes for requirements under BCA.</p> <p>i. “Submission of Amendment / Record Plan(s) for Changes in Building Works that Deviate from Approved Building Plans” issued on 1 June 2021 (link)</p> <p>ii. For piling works, industry shall refer to BCA’s circular on “Guideline on Submission of Amendment and Record Piling Plans” dated 11 Jun 2009 (link)</p> <p>iii. For other structural elements, industry shall follow the definition of “material change” and “immaterial change” in the Building Control Regulation.[#]</p> <p><i># In general, deviations that involve key structural elements and require a re-design of key structural elements are considered to be material changes.</i></p>	
LTA	<p>1. Street Works</p> <p>a. Major changes to high-level planning parameters (e.g. land use, increase in plot ratio, development boundary / land parcellation, proposed access to be relocated significantly further from approved location or proposed to be located on another road)</p> <p>b. Major changes to the road level and alignment that affect development access and layout</p> <p>c. Changes to the maintenance scope / boundary of proposed works (e.g. the developer changes his mind and requests LTA to take over the proposed retaining wall, linkway / bus shelter with non-standard design, etc.)</p>	Changes to proposed works within the road reserve that do not affect development access and layout.
	<p>2. Railway Protection Works</p> <p>a. Changes to the interfacing details for Rapid Transit Systems (RTS) integrated development</p> <p>b. Design changes involving foundation, or any new element added within the 1st reserve</p> <p>c. Changes in ERSS, structural design or impact assessment due to additional information available (e.g. soil investigation boreholes, etc.)</p>	Changes that do not fall under material changes.
	<p>3. Parking</p> <p>a. Changes to the parking provision (i.e. developer intends to provide more or less than approved number of lots)</p>	Changes that do not fall under material changes.

Agency	Material changes	Immaterial changes
NEA	<ol style="list-style-type: none"> 1. Changes to the following parameters: <ol style="list-style-type: none"> a. GFA and its use, b. Site area of building, c. Building height, d. Special underground facilities, e. Storage quantity of chemical / oil / fuel storage, f. Total daily refuse output, refuse storage facilities, refuse truck access road (for refuse collection), and swept path analysis, g. Cooling towers, chiller plants, air handling units, air conditioning condensers, fresh air intake, exhaust outlets (ventilation shaft), etc. 2. New, replacement or add-on chimney or industrial equipment (e.g. fuel burning equipment, pollution control equipment, cooling tower, boiler, chemical storage, etc.) 3. Changes to existing activities, expansion of existing activities or proposed new activity carried out on the proposed development or premises 4. In general, any changes to the proposal that involve Pollution Control and Environmental Health requirements 	Changes that do not fall under material changes.
NParks	<ol style="list-style-type: none"> 1. Changes that require additional tree cutting / conservation of trees within or along site / road reserve / Parks / Park Connectors 	<ol style="list-style-type: none"> 1. Minor deviations to CG plan / model that do not affect approval granted and can be allowed to be submitted as As-built (subject to review of severity by NParks at Occupation Permit / Statutory Completion Gateway). Some examples are listed below (non-exhaustive and subject to change):

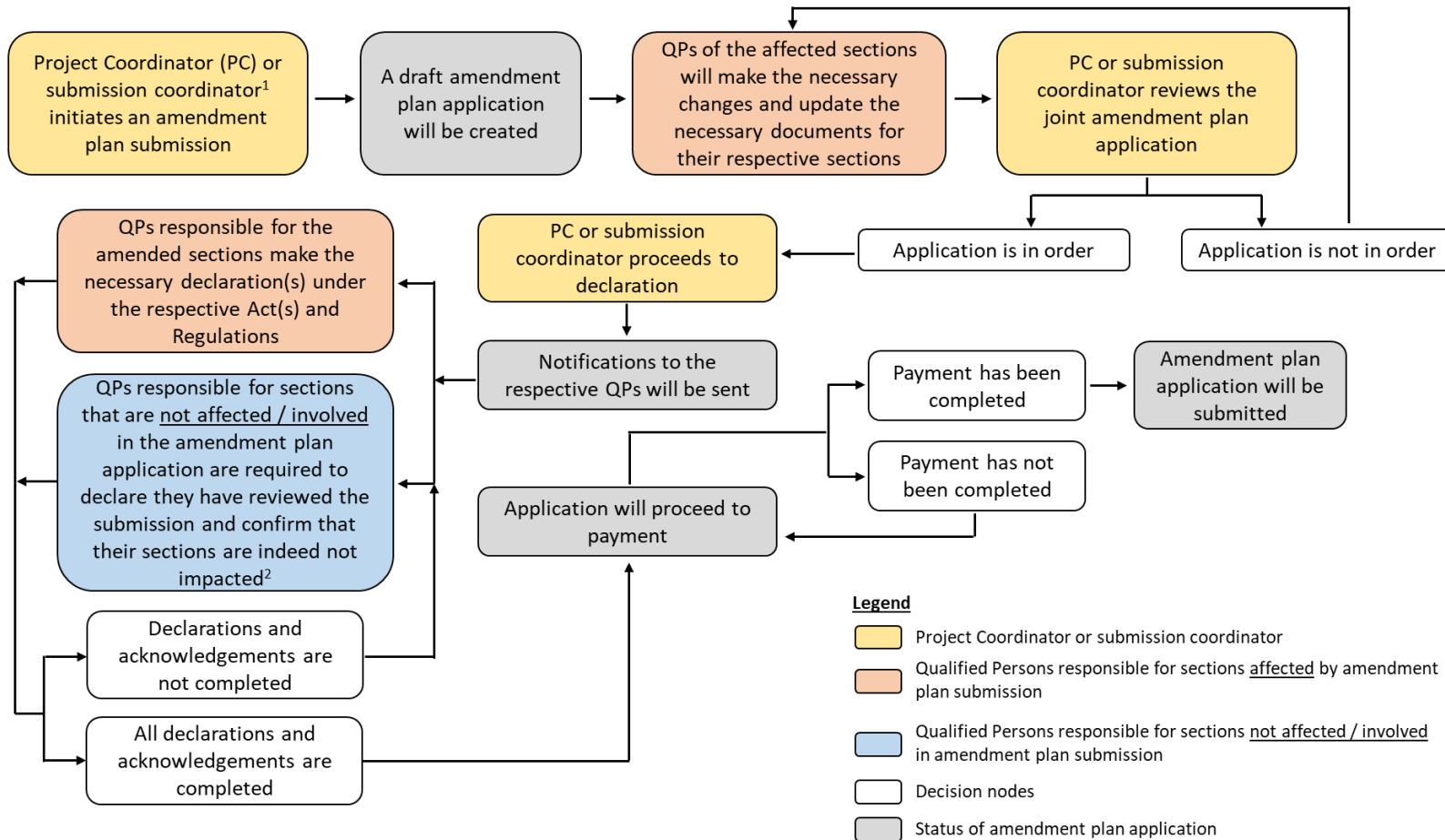
Agency	Material changes	Immaterial changes
	<p>2. Changes to planting area provisions within development site due to encroachment <i>(Note: The changes must not result in non-provision of planting areas. QP can propose compensation of affected planting areas elsewhere within the development boundary based on guidelines from NParks' Handbook.)</i></p> <p>3. Changes to proposed works within road reserve that affect provision of green verges and/or tree planting <i>(Note: The changes must not result in non-provision of green verges or hindrance to roadside tree planting.)</i></p> <p>4. Changes to the design of open space (e.g. design of a footpath, material use of playground and fitness equipment / park lighting / park furniture / signboard etc.)</p>	<p>a. <u>Internal Greenery</u></p> <ul style="list-style-type: none"> i. Planting areas: minor shortfall in provision or additional allowable structures while meeting NParks' guidelines ii. Proposed trees: Different species but of similar characteristics of approved tree replacement; or small number of trees that are added, as compared to approved CG plan / model <p>b. <u>External Greenery</u></p> <ul style="list-style-type: none"> i. Green verges: minor shortfall in provision, paving of narrow planting strip ii. Proposed trees: small number of trees that are added, as compared to approved CG plan / model (must comply with clearance distance) iii. Additional roadside elements: If they do not affect existing trees or NParks' requirements, and if they comply with clearance distance stated in the guidelines under NParks' Handbook
PUB	<p>1. Drainage</p> <ul style="list-style-type: none"> a. Architectural plans (e.g. additional structures, basements, extension of building footprint) b. Minimum Platform Level / Crest Level c. Flood protection measures / Basement pumped drainage system d. Details of features to control peak runoff discharged from the affected development sites greater or equal to 0.2ha in size e. Discharge point to public drain in a different catchment f. Amendment to approved external storm water drainage works, proposed erection / placement of any structures / objects in, above or across storm water drainage system g. Amendment to approved temporary structure / works / services over, across, or adjacent to storm water drainage system (e.g. Drainage Reserve, roadside drain, common drain) 	<p>1. Drainage</p> <ul style="list-style-type: none"> a. Revision to internal drainage system (alignment) without any changes of discharge point to public drain

Agency	Material changes	Immaterial changes
	<ul style="list-style-type: none"> h. Amendment to approved works (e.g. utilities, services, road works etc.) which could affect the storm water drainage system i. Amendment to width / alignment / dimension of approved storm water drainage system <p>2. Sewerage / Sanitary</p> <ul style="list-style-type: none"> a. Amendment to proposed sewerage system (e.g. sewer alignment, gradient, size, drain-line connection to public sewer, temporary over-pumping) b. Amendment to approved works which could affect public sewers / sewerage system (e.g. works within sewer setback / RC Trench / Ejector System) c. Amendment to buildings or structures to be erected over, across or adjacent to public sewers / sewerage system d. Amendment to approved connection of the development/premises to public sewers / sewerage system e. Increase in used water discharge volume f. Amendment to approved Inspection Chamber design (e.g. location, top level, invert level) g. Amendment to approved sanitary drainage system design (e.g. drain-line gradient, pipe material, size, location of sanitary fittings, location of inter-connections or connections between discharge pipe to main drain-line / discharge stack to IC etc.) h. Amendment to approved used water pumping system serving sanitary drainage / plumbing system 	<p>2. Sewerage / Sanitary</p> <ul style="list-style-type: none"> a. Changes to type of sanitary appliances b. Using a different sewer pipe material listed under the approved pipe materials in PUB's Code of Practice for Sewer and Sanitary Works
SCDF	<p>1. Any amendment involving fire safety works is considered a material change and requires an amendment plan submission. (e.g. changes to layout, changing door's location, increasing windows / openings at façade, shifting of fire safety equipment such as hose reels, changes to location of fire engine access, hydrants etc.)</p>	<p>Changes that do not involve fire safety works.</p>

Agency	Material changes	Immaterial changes
URA	Material changes that are not included in the Planning Exemption list will require amendment plan submissions.	Changes that are specifically stated in the Planning Exemption list .

4. Making an Amendment Plan Submission on the CORENET X Submission Portal

The following diagram illustrates the workflow for making an amendment plan submission on the CORENET X submission portal. The project team will receive the relevant email notification(s) at every stage of the application process.



¹ QPs involved in the original submission but who are not the PC will be allowed to apply for an amendment plan submission as long as they are involved in the original submission. These QPs will be referred to as the “submission coordinator”. For a joint submission such as for Direct Submission Process, Piling Gateway and Construction Gateway, the PC or submission coordinator is responsible for coordinating the amendment plan application across the various QPs involved.

² QPs responsible for sections that are not involved in the amendment plan application are required to acknowledge that they are aware of the amendment plan application and that the scope of this application does not affect their respective sections.