HOUSING & DEVELOPMENT BOARD

Summary of Responses to Feedback on Environmental Impact Assessment and Heritage Impact Assessment for Gillman Barracks

I. Overview

The development plans for Gillman Barracks have generated significant public interest since the Environmental Impact Assessment (EIA) and Heritage Impact Assessment (HIA) reports were published on 10 July 2026. Beyond concerns on the environmental and heritage impacts of the proposed development, we also received feedback and questions on Singapore's approach to land use planning, housing demand, site selection, and how environmental and heritage considerations are incorporated into planning decisions. Given the strong public interest in these issues, this report first explains the broader planning context and rationale for the development before summarising the key findings and recommendations of the EIA and HIA, the feedback received through various engagements and feedback channels, and the revisions made to the original conceptual plan.

II. Housing Need

Singapore's housing demand remains strong. The current demand is driven by cohorts of Singaporeans born in the 1980s and 1990s reaching life stages where they are forming their own households, as well as a trend towards smaller household sizes as more young couples, singles and seniors choose to live independently. Many Singaporeans also wish to live near their families for mutual care and support.

To meet these needs, the Government plans for a good geographical mix of flats across Singapore. This ensures that Singaporeans can access housing options in different parts of the island to meet their varied needs and budgets. Therefore, the Government plans to provide more affordable housing options in the Central Region and new supporting amenities for existing and future residents.

III. Planning Approach

Singapore adopts a holistic and long-term approach to land use planning, to ensure that sufficient land is available to meet the needs of both current and future generations. Given our land constraints, this requires careful balancing of competing needs, including housing, jobs, transport infrastructure, community facilities, green spaces, climate resilience, national security and other uses.

The Long-Term Plan (LTP), which is reviewed every ten years, sets out Singapore's planning vision over the next 50 years and beyond. The LTP is then translated into the more detailed Master Plan, which is reviewed every five years. Both plans are developed through extensive public engagement and consultation.

Environmental considerations are addressed at both national and local levels. On the national level, the Urban Redevelopment Authority (URA) works closely with the National Parks Board (NParks) to integrate ecological considerations early in the land use planning process, supported by NParks' islandwide Ecological Profiling Exercise (EPE), which identifies key habitats and ecological connections across Singapore. Through the land use planning process, we also protect our Nature Reserves from development, and plan for parks and greenery to support a good quality living environment. Where possible, we plan for key habitats and connectors to be retained as part of our parks and greenery, and set aside identified nature areas to be kept undeveloped for as long as possible.

Heritage considerations are also addressed at both the islandwide and site levels. Through the Heritage and Identity Structure Plan, URA works closely with the National Heritage Board (NHB) and the community to identify, retain and enhance heritage sites, buildings, areas and corridors across Singapore, and maps out their potential to contribute to the many layered and rich stories of our island.

Part of the land use planning process also involves safeguarding land for potential future uses in advance. When a safeguarded site is considered for development, more detailed studies may be undertaken to better understand the site's characteristics and identify opportunities to avoid, reduce or mitigate potential environmental and heritage impacts. These findings, together with public feedback and broader planning considerations, help shape the final plans and inform how development can be carried out sensitively.

IV. Site Context

The site at Gillman Barracks is a former military compound built by the British colonial government in 1935. Over the years, it has been adapted for various uses, including institutional and recreational purposes.

In March 2024, the Ministry of National Development (MND) announced that the site was identified for redevelopment to help meet rising housing demand and better serve existing and future communities in Bukit Merah. The site was then rezoned for primarily residential use, subject to detailed planning, under Master Plan 2025.

Over the years, agencies have prioritised the development of housing projects at available brownfield sites within the area, including Telok Blangah Beacon (currently under construction), and more recently Redhill Peaks. We have also planned ahead to relocate

the port and logistics sites within the Greater Southern Waterfront, to provide housing supply in the longer term.

Demand for housing in this area in the near term remains strong. With no alternative sites suitable to meet housing needs within the required timeframe, we need to consider sites with greenery for redevelopment, including the Berlayar estate (progressively launched for housing from October 2025) and the Gillman Barracks site.

V. Environmental Impact Assessment (EIA) and Heritage Impact Assessment (HIA)

EIAs and HIAs are tools used to inform planning and development decisions for sites where proposed development plans may have significant environmental and heritage impacts. EIAs and HIAs (i) establish the ecological baseline and heritage significance of a site, respectively, (ii) assess the potential impacts of development, and (iii) recommend measures to avoid, reduce, and mitigate those impacts. The study findings inform the refinement of development plans and identify measures that should be incorporated into the future development.

For the Gillman Barracks site, an EIA and a HIA were commissioned in 2024 to better understand the ecological characteristics and heritage significance of the site, and the potential impacts arising from the proposed development. The two studies covered a total area of approximately 47 ha (edged in red in Figure 1), comprising a 40 ha development area, a 7 ha vegetated area within Telok Blangah Hill Park, and all 86 buildings on site.

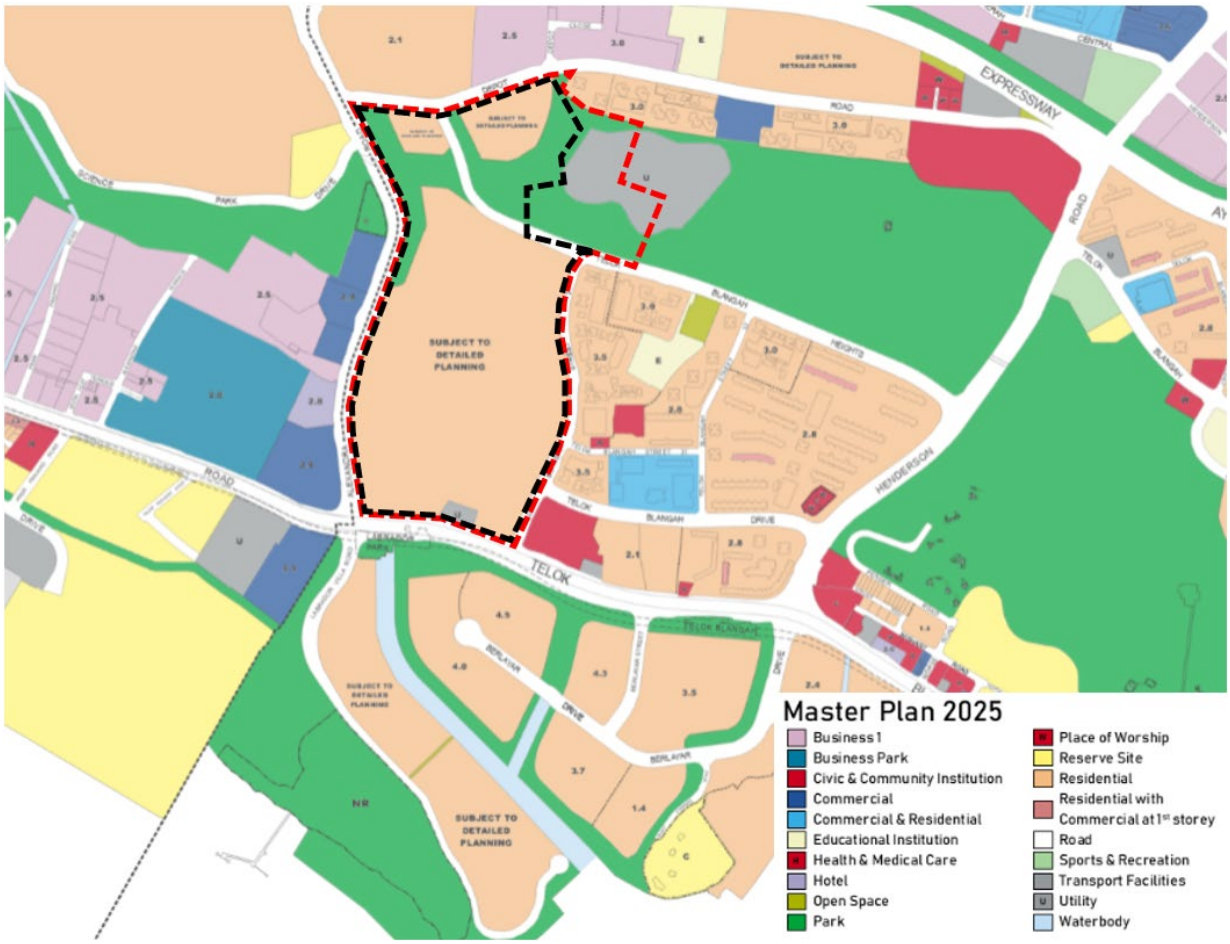


Figure 1: *Study area (in red) and indicative boundary of future development area (in black) for Gillman Barracks in the gazetted Master Plan 2025*

EIA

The EIA studied the existing ecology and biodiversity at Gillman Barracks, as well as potential impacts from future development on biodiversity, landform, hydrology, water quality and ambient noise. The key findings are summarised below, with the full report available on HDB InfoWEB.

1) **Habitats and vegetation distribution:** The study found a diverse range of habitats, including native-dominated secondary forest, exotic-dominated secondary forest, abandoned-land forest, scrubland/ grassland and freshwater habitats. Based on the flora and fauna survey findings, as well as habitat mapping, the native-dominated secondary forest and forest stream (see Figure 2) were identified as the most ecologically significant habitats.

2) **Biodiversity:** The study recorded 293 flora species and 178 fauna species, of which 22 flora species and 11 fauna species were of conservation significance.

3) **Ecological connections:** The site serves as an ecological corridor within the Labrador Nature Park Network, with habitat linkages that facilitate wildlife movement between Gillman Barracks and surrounding green spaces, including the Southern Ridges and Labrador Nature Reserve.

4) **Mitigation measures:** Given the findings, the consultants recommended a range of mitigation measures to maintain ecological connectivity and minimise impact on biodiversity, including avoiding impacts and restoring or re-creating habitats where feasible:

- Safeguarding ecological corridors with a minimum width of 30m, and up to about 200m, to support wildlife movement across and maintain connectivity between Telok Blangah Hill Park and HortPark in the west, and to Berlayar Creek and Labrador Nature Reserve in the south, keeping the site linked within the broader Labrador Nature Park Network.

- Retaining the forest stream and most of the native-dominated secondary forest. These habitats support keystone species such as *Ficus microcarpa and Ficus benjamina,* species of conservation significance such as *Geophila herbacea* and *Ficus sinuata*, and large Tembusu trees that provide refuge and habitat for a wide range of fauna.

- Implementation of an Environmental Management and Monitoring Plan (EMMP) for the vegetated areas to guide contractors and ensure that the environmental objectives are met. The EMMP includes a phased directional clearance plan, allowing animals to move to adjacent greenery such as Telok Blangah Hill Park before site works begin.

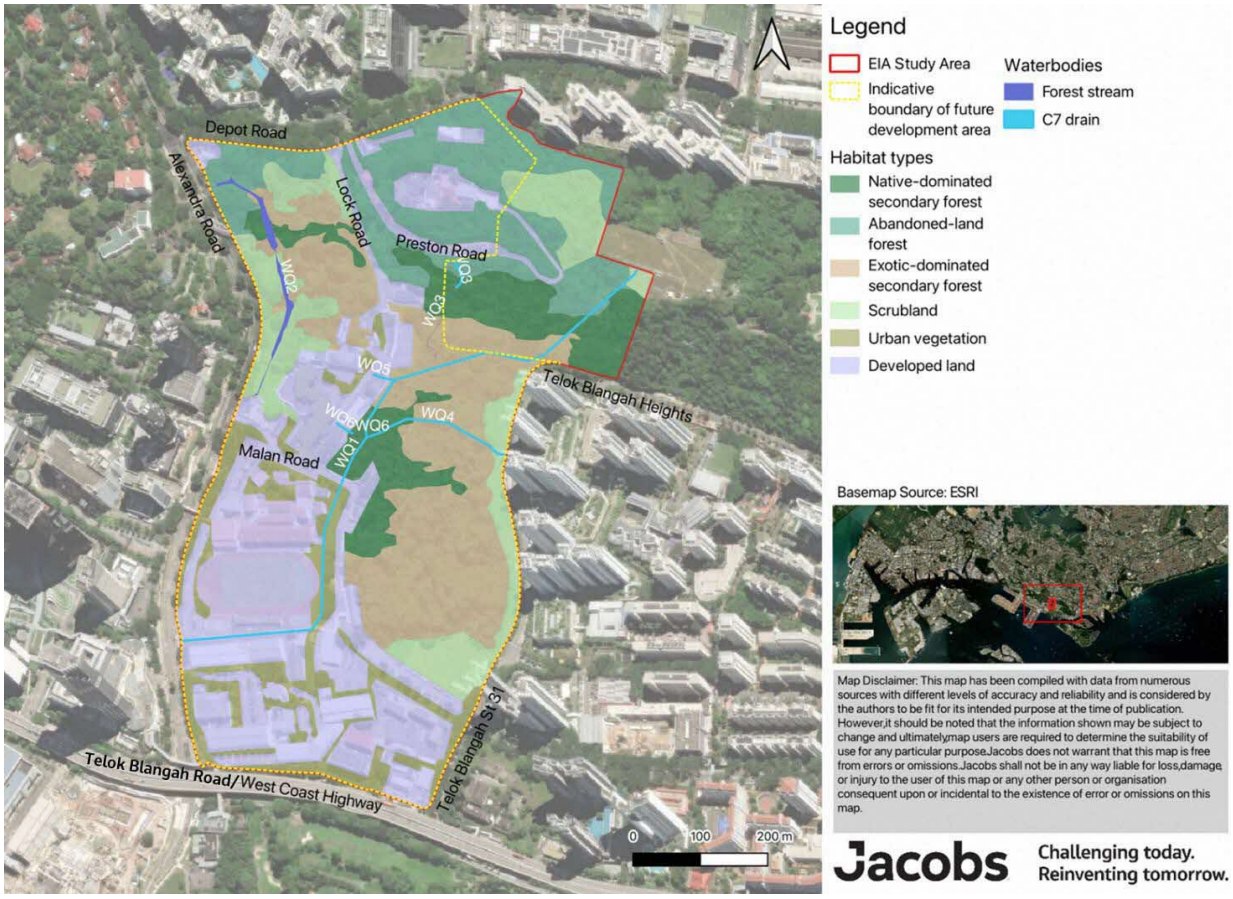


Figure 2: *Habitat and vegetation map of the EIA Study Area*

HIA

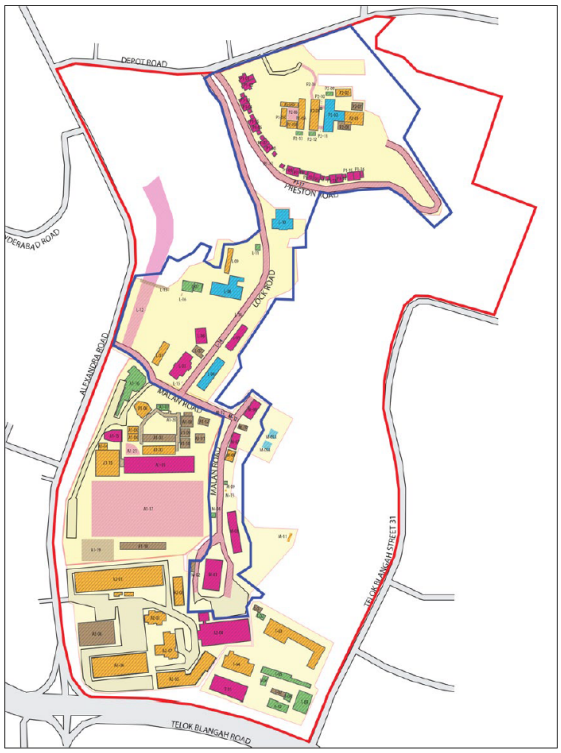
The HIA studied the heritage significance of Gillman Barracks, including all 86 buildings, the landscape and other elements, and assessed the potential impacts of future development on the site's character and identity (see Figure 3). The key HIA findings are summarised below, with the full report available on HDB InfoWEB.

1) **Site context:** The study found the Gillman Barracks site to have heritage significance as a former colonial military compound and evolving cultural landscape, with its heritage significance derived from its buildings, landscape, spatial organisation and their relationships within the site.

2) **Buildings:** 86 buildings across seven clusters were identified and assessed for their historical, architectural and technological, social and communal, and contextual values. The study identified four buildings of 'Exceptional' significance, 27 buildings of 'High' significance, 24 buildings of 'Moderate' significance, 16 buildings of 'Low' significance, and 15 buildings of 'Neutral/ Intrusive' significance.

3) **Mitigation measures:** Mitigation measures were recommended to retain the heritage character and legibility of significant parts of the site, including managing building

setbacks and circulation networks to maintain key spatial relationships, and sensitively integrating new roads and circulation routes. Mitigation measures were also recommended to minimise potential heritage impacts during redevelopment, and to protect and monitor retained heritage structures during construction.



Cluster Name	I.D.	Evaluation of Significance					Total quantity of buildings	Landscape features or spaces excluded from calculation of buildings
		Exceptional	High	Moderate	Low	Neutral/ Intrusive		
Malan Road	M-	0	4	1	2	2	9	• Middlesex and Loyal Regiment Insignia *(Exceptional)* • Malan Road *(High)* • Fire Hydrant *(Moderate)*
Lock Road	L-	3	3	2	2	1	11	• Ravine *(High)* • Bridge *(Neutral/Intrusive)* • Lock Road *(High)* • Lock Road Sign *(High)* • Brick Gateway Arch *(Neutral/Intrusive)*
Preston Road Houses	P1-	0	16	0	0	0	16	• Preston Road *(High)*
Preston Road School	P2-	1	0	7	4	2	14	• Open Courtyard *(High)* • Entrance Steps *(High)* • External Staircase (pair) *(High)*
(Former) St. Andrew's Junior College	A1-	0	2	6	2	7	17	• Track Field *(High)* • Central Plaza *(High)* • Basketball and Netball Courts *(Neutral/Intrusive)* • Sheltered walkway *(Neutral/Intrusive)*
(Former) Pasir Panjang Vocational Institute	A2-	0	1	6	0	1	8	None
Telok Blangah Public Utilities	T-	0	1	2	6	2	11	None
Subtotal per Significance Ranking		4	27	24	16	15		
Total approx. quantity of buildings and elements in Gillman Barracks Study Area							**86**	N/A

LEGEND

Study Area
Core Study Area (Non-building)
Exceptional Significance
High Significance
Moderate Significance
Low Significance
Neutral/ Intrusive

[LEFT] Fig. 1 Overview of Study Area with indication of Neutral/Intrusive, Low, Moderate, High, and Exceptional Significance assessment of extant structures and landscape features. Source: Studio Lapis

Table 1. Tabulation of buildings and elements by cluster and significance banding in Gillman Barracks Study Area. Source: Studio Lapis

Figure 3: *Summary of heritage significance of buildings and elements at the Gillman Barracks site*

VI. Engagement with Stakeholders and Feedback Period

Public and stakeholder engagement takes place at various stages of the planning process, as we recognise the importance of hearing and understanding different views as plans are developed. At the national level, longer-term land use plans are developed and refined through public consultation exercises such as during the Long-Term Plan Review and Draft Master Plan Review. At the site level, where an EIA and/or HIA are commissioned, relevant stakeholders are consulted in the development of the reports. The reports are subsequently published for the public to review the findings and provide feedback.

<u>Engagement with Nature Groups and Heritage Stakeholders</u>

In planning for the future development of Gillman Barracks, HDB, together with URA, NParks and NHB, engaged a range of stakeholders. Since 2023, we have been working closely with representatives from nature groups and heritage stakeholders to scope the EIA and HIA, share the study findings and recommendations, and incorporate their views

and perspectives on how to integrate the important environmental and heritage elements into the future development plans.

Public Consultation

The findings from the studies, together with views gathered from the nature groups and heritage stakeholders, informed the original conceptual plan which was published alongside the EIA and HIA reports for public feedback on 10 July 2026.

Broadly, the original conceptual plan proposed to set aside about 8 ha of greenery, equivalent to about 40% of existing greenery on site (of about 20 ha) (see Figure 4). This retains most of the existing native-dominated secondary forest and forest stream which were assessed to be ecologically significant, and provides additional Areas of Habitat Creation (AHC) to safeguard ecological corridors for fauna movement east-west between Telok Blangah Hill Park and HortPark, and north-south towards Berlayar Creek and Labrador Nature Reserve.

The original conceptual plan also proposed to retain all 4 buildings of 'Exceptional' heritage significance and 21 out of 27 buildings of 'High' heritage significance (see Figure 4), to retain the site's unique setting and sense of place, and to provide opportunities to integrate the site's character into future redevelopment. We will explore the adaptive reuse of retained buildings and heritage interpretation to convey Gillman Barracks' layered histories while documenting and communicating significant heritage that cannot be retained.

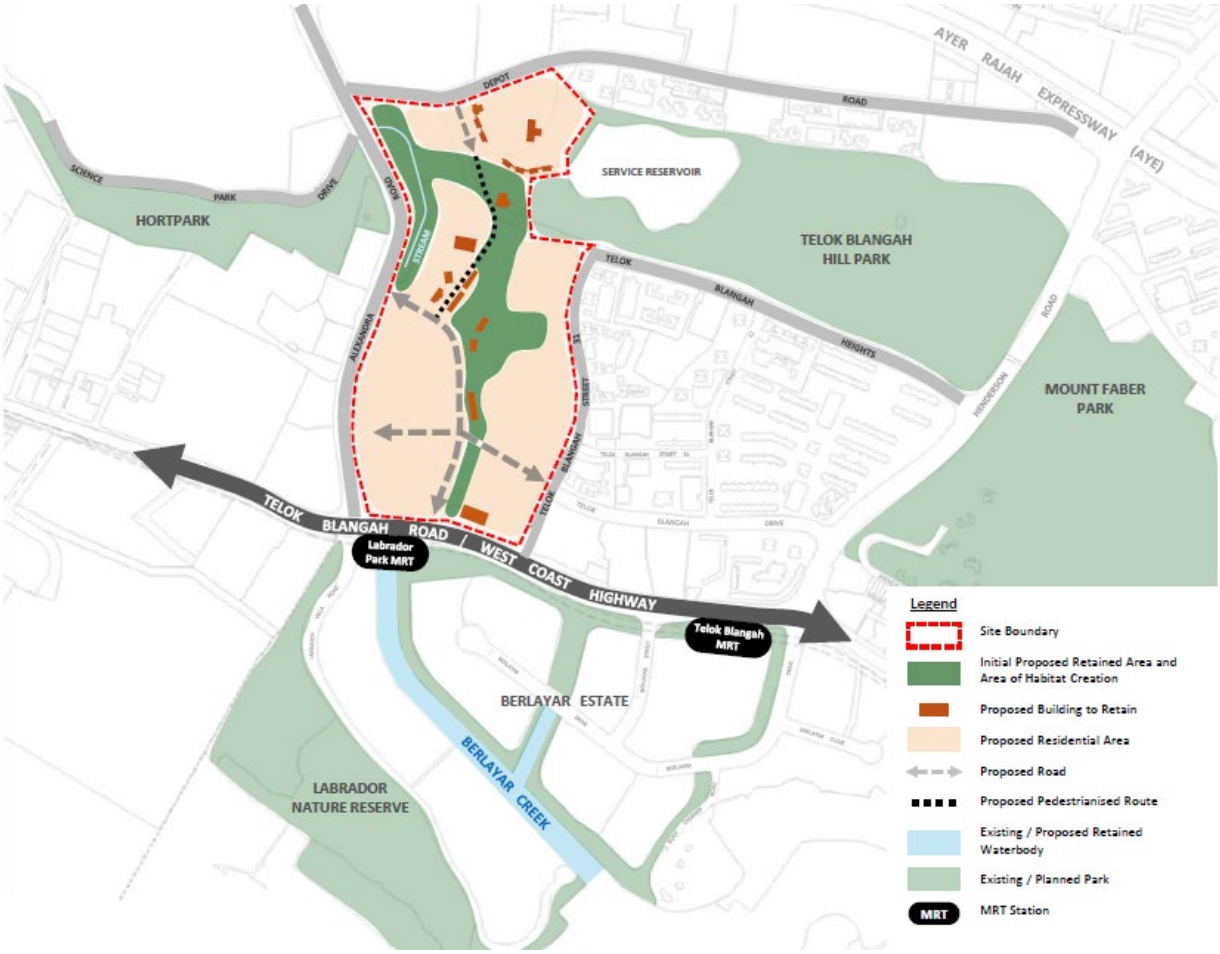


Figure 4: *Original conceptual plan showing the initial Proposed Retained Area and Area of Habitat Creation (in green) and the proposed buildings to retain (in brown)*

During the feedback period from 10 July to 6 August 2026, HDB received about 2,300 feedback and suggestions through various channels, including feedback sent to HDB's and other agencies' communication channels, Political Office Holders and Grassroots Advisers.

After the formal public feedback period ended on 6 August 2026, agencies continued to engage widely with different groups of stakeholders to hear their views directly and understand their concerns and suggestions. These engagements included town hall sessions, in-person meetings and door-to-door house visits led by the GRA with residents living in and around Telok Blangah area, as well as dialogues and focus group discussions organised by agencies with the wider community including nature enthusiasts, youths, academics and built environment professionals. These provided opportunities for stakeholders to provide their views and suggestions, and for us to share more about the EIA and HIA reports, as well as the trade-offs involved in adjusting the development plans.

VII. Feedback Received

The feedback received covered a broad range of issues and perspectives. A significant portion of feedback was on the ecological value of the site. Concerns included the loss of forests and its wider ecosystem functions such as climate resilience, cooling benefits and stormwater retention. Some respondents suggested for the existing forested area to be left untouched, with others asking for greater forest retention, the implementation of stronger mitigation measures and longer-term monitoring to minimise the impacts of development.

Respondents asked if the site had to be developed and provided suggestions to consider alternative sites or development approaches, including other brownfield sites, intensification of existing developed areas and a smaller development footprint involving previously developed areas within Gillman Barracks only. Some residents also shared alternative proposals, such as "*A Better Plan for Gillman*". Other respondents sought clarity on how the demand for public housing was derived.

Stakeholders highlighted the heritage, cultural and community value of Gillman Barracks, citing its historic buildings and landscape, established arts and cultural uses, and role as a place for recreation and respite. Some suggested retaining more of the integrated heritage landscape and continuing the adaptive reuse of existing buildings.

There was also feedback on the public consultation and the planning process, including the timing of engagements, accessibility of the reports and how feedback would inform subsequent plans. Some asked how the proposed development aligns with Singapore's national sustainability objectives and international environmental commitments.

At the same time, some respondents felt that introducing new housing is helpful to inject vibrancy into the area, and provide new amenities for surrounding residents. There were also ideas and proposals put together by the community, including suggestions for facilities and amenities, such as museums, hotels and public recreational facilities, in the future estate.

VIII. Responses to Feedback

We value the feedback from our partners, stakeholders and members of the public, and have considered the diverse range of views and suggestions received. Our responses to four key areas are outlined below, with more details in the Annex.

1. Alternative Development Sites

We will first seek to develop brownfield sites or redevelop lower-density developments. This has been Singapore's planning and development approach. Golf courses, racecourses, and port terminals near the city are being redeveloped for housing purposes.

For example, we are in the process of redeveloping the Bukit Timah Turf City for residential use and have also launched public housing in the new Berlayar estate, which was the former Keppel Golf Course. We will also be relocating Paya Lebar Air Base from the 2030s and redeveloping the site into a new residential town thereafter.

Within the vicinity of Gillman Barracks, some of the alternative sites suggested are already planned and staged for housing, while others are required to meet other national needs and can only be available for housing in the future, beyond the timeframe to meet shorter-to-medium term housing demand in the area. For example, the Depot Lane Industrial Estate already forms part of the future housing supply with preparations for redevelopment underway, while the broader Greater Southern Waterfront can only be redeveloped for housing after extensive infrastructure works such as reclamation are completed, which will take at least 10 years. Alexandra Park also forms part of the future housing supply but is not available within the required timeframe. Given its heritage significance and undulating terrain, requisite studies will also need to be carried out. Other sites, such as the former Central Manpower Base (CMPB) site continue to be required for defence and other uses, while the former Pasir Panjang Distripark is required for LTA's bus depot and an extension of Harbour Drive (road).

Redevelopment of existing low-rise HDB blocks or landed housing estates will not be sufficient on its own to meet the bulk of public housing supply. Such redevelopment will require extensive acquisition of existing properties which can be disruptive to their current occupants, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.

2. Scope and Methodology of Studies

The EIA provides a systematic framework to identify and assess the potential environmental impacts of a proposed development, and to recommend appropriate mitigation and monitoring measures. The study has been undertaken with reference to NParks' Biodiversity Impact Assessment (BIA) Guidelines, which set out recognised approaches for baseline surveys, impact assessment and the development of mitigation and monitoring measures. The study considers a range of environmental aspects, including biodiversity, surface water quality and hydrology, noise, illumination, waste management and pollution. A "Major Negative" impact rating indicates that the potential impact for a particular environmental aspect is significant and requires careful consideration and mitigation. We will therefore carefully consider this implication alongside the assessed impact across all environmental aspects, the proposed mitigation measures and broader planning considerations in refining the development plans.

Similarly, the HIA was undertaken with URA and NHB to identify and assess the heritage significance of the site and potential impacts on its heritage values, character and identity. The study considers the significance of buildings, landscape and other elements, as well

as their relationships and collective value within the site, and recommends appropriate measures to avoid, minimise and mitigate potential heritage impacts. The assessment also considers the wider setting and spatial relationships within the site, with recommendations including the retention and sensitive integration of significant heritage assets, adaptive reuse where appropriate, and documentation and interpretation of heritage buildings and elements that cannot be retained.

3. Environment and Ecology

The site contains ecologically significant habitats and we want to minimise the loss of biodiversity. This is why an environmental study was undertaken to understand the nature and significance of potential environmental impacts and identify mitigation measures to minimise development impact, such as retaining areas of higher ecological significance, and maintaining ecological corridors. We considered these findings alongside feedback from nature groups and stakeholders, as well as broader planning considerations, to refine the plans.

At the ecosystem level, we recognise that existing forests provide natural cooling benefits and contribute to thermal comfort. Thermal comfort is influenced by a range of factors beyond vegetation, including humidity, solar exposure, wind conditions, and the surrounding built environment. In designing the future development, we will seek to mitigate urban heat through environmental modelling, incorporation of greenery, using cool paint and materials that reduce heat absorption, optimising wind flow and orientating housing blocks to minimise direct sun exposure.

The Ministry of Sustainability and the Environment (MSE) is developing Singapore's first National Adaptation Plan (NAP), to be released in 2027, to serve as a long-term, living strategy for Singapore to continue thriving in the face of climate change. The NAP takes a comprehensive approach across multiple domains including heat resilience, coastal and flood resilience, water and food resilience, as well as biodiversity and greenery.

Singapore will continue to invest in restoring nature into our urban environment as part of efforts under our City in Nature vision. This includes the Forest Restoration Action Plan (FRAP) to regenerate secondary forests in buffer parks and disturbed patches within nature reserves, as well as urban greening programmes like URA's Landscaping for Urban Spaces and High-Rises (LUSH) scheme.

At the national level, our choices need not be binary: develop and lose nature, or conserve nature and do not develop. Nature can regenerate and ecological connections can be strengthened. Development itself can sometimes create the conditions for new ecological value to emerge. Singapore is both a thriving global city and one of the greenest high-density cities in the world. Where development is necessary, we undertake detailed

studies, consider mitigation measures, seek to minimise environmental impacts, and consult experts and the public to shape our plans.

4. Heritage, Culture and Community

We recognise the importance of retaining Gillman Barracks' heritage and sense of place as the site is redeveloped. We will seek to retain and sensitively integrate significant heritage buildings in key clusters (i.e. at Preston, Malan and Lock Road) together with their associated roads, landscape and setting to retain the unique sense of place. We will also explore appropriate heritage interpretation and documentation measures to record and communicate the site's layered histories and significance, including for buildings and other features that are not proposed for retention. Where appropriate, adaptive reuse of retained heritage buildings will also be studied, taking into account planning, technical and operational considerations.

In addition, we will explore opportunities to draw on Gillman Barracks' past use and identity as a creative arts and lifestyle precinct in the future development, including through public art or other creative elements within the housing estate and public spaces, where appropriate.

IX. Revised Conceptual Plan

We have reviewed the feedback from the public and stakeholder engagements, alongside the findings and recommendations of the EIA and HIA reports, and broader planning considerations such as Singapore's housing needs and the availability of alternative sites. We assess that it is still necessary to develop Gillman Barracks to meet housing needs in the area. At the same time, feedback from stakeholders helped identify opportunities to retain more greenery and further strengthen ecological outcomes. We have adjusted our plans to incorporate these feedback, while meeting housing needs.

a) [New] Increasing the extent of greenery from about 8 ha to about 12 ha

The revised conceptual plan will set aside about 12 ha of greenery space, which is approximately 60% of the site's existing greenery, up from about 8 ha (or 40%) in the original conceptual plan. See Figure 5. Key refinements to the overall greenery are:

i. Around the hillock facing Telok Blangah Street 31, the Proposed Retained Area (PRA) will be expanded to include almost all of the existing native-dominated secondary forest and a portion of the exotic-dominated secondary forest. This allows the latter to serve as a buffer for the native-dominated secondary forest and for more conservation significant species such as the *Symplocos adenophylla* to be kept. The PRA will also be incorporated into the upcoming Alexandra Nature Park, thus expanding the Labrador Nature Park Network.

ii. Along Lock Road and Malan Road, a wider continuous green area ranging from 80m to 250m wide will be provided, including retention of more exotic-dominated secondary forest and creation of new habitats. This will widen the green corridor to facilitate fauna movement and strengthen north-south ecological connectivity.

b) Enhancing ecological connectivity through the site

Today, the forested area in Gillman Barracks and the planned green corridors in Berlayar estate are separated by existing developments. A minimum 30m-wide north-south green corridor was proposed in the earlier conceptual plan to connect these areas and facilitate fauna movement towards Berlayar Creek and Labrador Nature Reserve, alongside a corridor in the east-west direction between Telok Blangah Hill Park and HortPark. This matches the width of most green corridors at the Berlayar estate. In the revised conceptual plan, we will continue to provide for this corridor.

[New] We have also reviewed additional strategies to enhance greenery and accessibility to green spaces. NParks will enhance the Round Island Route (RIR) along Alexandra Road to improve the north-south connectivity between the Rail Corridor, Southern Ridges and Labrador Nature Reserve. Nature Ways will also be enhanced along Alexandra Road and Telok Blangah Road, with a new Nature Way along Telok Blangah Street 31, incorporating multi-tiered greenery to facilitate movement of animals such as butterflies and birds through the area. These measures will intensify greenery along the edges of the Gillman Barracks site, strengthening ecological connectivity, improving accessibility, and providing additional shade for pedestrians and cyclists.

c) [New] Complementary planting

A multi-layered planting scheme will be adopted to complement the adjacent green corridors and extend the existing forest landscape with a more naturalistic, forest-like character.

d) Commemorating the heritage of the site

The revised plan will continue to retain all four buildings of 'Exceptional' heritage significance and 21 out of 27 buildings of 'High' heritage significance identified under the initial conceptual plan. These buildings will be retained in clusters, including along Preston Road, Lock Road and Malan Road, with their immediate terrain and landscape to retain the setting of the place. These buildings can be repurposed for commercial uses and amenities that will serve existing and future residents.

[New] Nevertheless, the redevelopment of Gillman Barracks will result in changes to some existing buildings, their uses and the wider spatial landscape. To mitigate these impacts, we will explore the retention and sensitive integration of other significant

heritage elements, including the Middlesex and Loyal Regiment insignias, old Lock Road signage and the old fire hydrant along Malan Road. We will also explore adaptive reuse, documentation, interpretation and commemoration to reflect the site's multiple layers of history and communities. Together, these will help preserve important references to the site's history and character.

e) Enhancing accessibility of existing and new green spaces

We received feedback highlighting the value of the site's green spaces as places for recreation, respite and wellness, and the benefits of making these spaces more accessible to existing residents and the wider public. Suggestions from residents and members of the public, including nature trails and sensory boardwalks, will be introduced at suitable locations to enhance accessibility amidst greenery. We will work with NParks to continue exploring opportunities to improve access to the retained and enhanced green spaces, where technically and environmentally feasible.

f) Biophilic design of future developments

Guided by the HDB Biophilic Town Framework which aims to better integrate nature and the urban environment, greenery will be woven throughout the future development. We are also studying recommendations and suggestions to reduce the impact of buildings through innovative building design strategies. Examples include wind flow simulations to improve natural ventilation and mitigate urban heat, and lush, native landscaping to support butterflies and urban bird species. Where feasible, green spaces will also incorporate walking trails connecting the future residential areas to Labrador Park MRT station, providing convenient access to public transport within a green and natural setting.

g) Planning with supporting amenities and adaptive reuse of retained buildings

We have received suggestions on amenities and supporting uses for the future estate, including sports and recreational facilities, arts and cultural spaces, nature-based amenities and other community-oriented uses. We will explore the suitability of these and other suggestions as plans are further developed.

For the retained heritage buildings and clusters, we will take into consideration the HIA recommendations and suggestions received on the adaptive reuse of retained heritage buildings and clusters. Potential uses will be further studied taking into consideration the condition and structural feasibility of the buildings, technical constraints and financial viability. These considerations will support the holistic integration of retained heritage buildings with housing, amenities and other complementary uses in the future estate.

h) Implementation of an Environmental Management and Monitoring Plan (EMMP)

An EMMP will be implemented to guide the land preparation works and construction of the site, to manage, mitigate, and monitor impact throughout the construction phase. This is to ensure that environmental objectives are met. The EMMP will include details on mitigation measures such as phased clearance of the site to facilitate fauna movement to adjacent greenery, including pre-felling inspections, salvaging of flora species of conservation significance where feasible, and other related mitigation measures such as to reduce the likelihood of human-wildlife conflict.

Apart from the EMMP, further technical studies will be undertaken as part of the planning and development process. These may include, where relevant, traffic impact, hydrology and drainage, geotechnical, and other engineering studies to support the detailed planning and design of the development. The findings from these studies will also inform the detailed design and appropriate mitigation measures. Development proposals will be required to comply with the relevant regulatory requirements and standards administered by the respective agencies. We will continue to take these considerations into account as we develop the planning and design for the area.



Figure 5: *Revised conceptual plan for Gillman Barracks*

X. Conclusion

In developing the conceptual plan for Gillman Barracks, we have sought a balanced approach to housing, greenery and heritage while considering the specificities of the site. The revised conceptual plan builds on the recommendations of the EIA and HIA and takes into account feedback received, including the expansion of green areas, enhancement of the site's ecological connectivity, retention and sensitive integration of significant heritage assets, improved accessibility and connectivity, and exploration of suitable future uses for the site and retained buildings. Together, these measures seek to support a well-integrated future estate while retaining and recalling the distinctive environmental and heritage character of Gillman Barracks.

As responsible stewards of our limited land resources, we will continue to take a considered approach towards managing the trade-offs between different land uses, guided by science and environmental and heritage studies, and shaped by the feedback received from nature groups, heritage stakeholders and the public. These are not always easy choices, nor will there always be consensus on where the balance should be struck. Nevertheless, our commitment remains to plan thoughtfully for housing, heritage and nature, recognising that they are not mutually exclusive objectives. Through careful planning, science-informed decision-making and continued engagement with stakeholders, we will continue to strengthen ecological networks and weave nature into our urban environment, so that Singapore can continue to thrive as both a liveable city and a City in Nature for generations to come.

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ANNEX A

1. Environment and Ecology

The majority of the feedback centred on the environmental and ecological impacts of the proposed development. Key concerns included the loss of biodiversity, forests, habitats, and effects on ecological connectivity; cumulative impacts of developments; as well as broader effects on climate, ecosystems, and the physical environment.

No.	Feedback received	Response
1	**<u>Biodiversity, Forest and Habitat Loss</u>** Concerns were raised over the loss of existing forests and habitats, and the impact on biodiversity, including species of conservation significance such as the Straw-headed Bulbul. Respondents highlighted that forests are complex ecosystems that cannot be readily replaced through replanting or habitat creation, and that their removal would further fragment habitats.	The site contains ecologically significant habitats and we want to minimise the potential impacts arising from the development. Hence, an EIA was undertaken to understand the nature and significance of these potential environmental impacts and identify opportunities to minimise them. Guided by the findings of the EIA, the PRA seeks to reduce these impacts by retaining important habitats while balancing development needs. We have reviewed and enlarged the PRA and refined associated mitigation measures to further reduce potential impacts on ecological connectivity and flora mortality. The AHC complements the PRA by strengthening ecological connectivity and providing a more continuous corridor for fauna movement within the site and to surrounding green spaces. As part of the EIA engagements, nature groups advocated for the creation of habitats between the PRA at Gillman Barracks and the proposed green corridors in Berlayar, to facilitate volant fauna to move between these otherwise disconnected green spaces. Given the merits of the proposal in strengthening ecological connectivity, we have worked with the consultants to incorporate these ideas into the EIA.

No.	Feedback received	Response
		Following feedback received, we expanded the PRA, increased the extent of the AHC, and reduced the development footprint. These refinements will allow for the retention of additional areas of natural habitat and species of conservation significance, including the endangered *Symplocos adenophylla*, the only recorded specimen on site, and enhance ecological connectivity. The expanded PRA also increases the natural buffer around the native-dominated secondary forest, helping to reduce edge effects and better protect the remaining forest habitat.
2	**<u>Ecological Connectivity</u>** Respondents highlighted the site's role as an ecological corridor connecting surrounding green areas. With ongoing developments at Berlayar estate, concerns were raised that further forest loss would fragment habitats further and affect ecological connectivity of the area.	We recognise the site's role as an ecological corridor within the Labrador Nature Park Network, with habitat linkages that facilitate wildlife movement between Gillman Barracks and surrounding green spaces, including the Southern Ridges and Labrador Nature Reserve. As such, a minimum 30m-wide green corridor was proposed in the earlier conceptual plan to facilitate fauna movement in the east-west direction between Telok Blangah Hill Park and HortPark, and in the north-south direction towards Berlayar Creek and Labrador Nature Reserve. In the revised conceptual plan, a wider continuous green area ranging from 80m to 250m wide will be provided along Lock Road and Malan Road to strengthen north-south connectivity. All corridors will be at a minimum of 30m-wide, which matches the width of majority of the green corridors at the Berlayar estate.

No.	Feedback received	Response
		Majority of the native-dominated secondary forest within the EIA Study Area is also proposed to be retained, reducing impacts on ecological connectivity and fauna habitats. In addition, portions of the exotic-dominated secondary forest will be retained to provide an additional buffer around the native-dominated secondary forest. To address edge effects, we will implement dense landscaping and infill planting along new forest edges by deliberately tiering forest edges with shrubs, followed by tree species of different mature heights, to produce a graded canopy line that is shape-optimised to buffer against wind and rain and reduce tree failure at forest edges.
3	**Climate Regulation, Heat Resilience and Ecosystem Services** Respondents highlighted the broader environmental functions of the forest including its role in cooling, carbon storage and stormwater retention. Concerns were raised over potential impacts on urban heat, rainwater runoff, hydrology, flood risk and slope stability.	Heat resilience is an important issue for Singapore, and is addressed as part of our long-term planning, including measures to manage higher temperatures. To address the long-term impacts of rising temperatures, the Government adopts a science-based and proactive heat resilience strategy, which includes implementing national-level cooling strategies to benefit all segments of society, deepening our scientific understanding of the impact of rising temperatures, and strengthening the community's resilience to adapt to heat. Greening Singapore remains a key pillar of our national-level cooling strategies, as it provides shade and reduces ambient temperatures of our surroundings. For example, we leverage on greening measures within our urban environment, including increasing skyrise greenery and greenery on building facades, such as through the URA's Landscaping for Urban Spaces and High-Rises (LUSH) scheme. We also seek to provide and retain more green spaces, and are on track to build

No.	Feedback received	Response
		more than 25 new parks and 50 kilometres of park connectors, as well as to develop 300 km of Nature Ways by 2030. Beyond this, we also explore design interventions such as optimising wind flow, and using materials that reduce heat absorption. We also apply environmental modelling in the planning of new estates to optimise the placement and orientation of blocks to improve thermal comfort. HDB will similarly apply these considerations when developing the detailed plans for Sunset Way. Nevertheless, as a land-scarce nation, development inevitably involves difficult trade-offs. While our priority is to always develop brownfield sites where feasible, there are instances where developing vegetated sites becomes necessary to meet pressing national needs. As part of the detailed planning and development process, further technical studies, such as hydrology and drainage, will be carried out to inform the development plans and new drainage with sufficient capacity will be constructed within the new development.
4	**<u>Avoiding Forest Clearance as Baseline</u>** Respondents called for the planning baseline to be reviewed to reflect the forests' ecological irreplaceability, particularly given in the context their role in addressing climate change, mitigating urban heat, improving air	In land-scarce Singapore, we have to balance the many competing needs of current and future generations – homes, jobs, transport, energy, climate resilience and national security. As a city-state with no hinterland, these pressures are especially intense. Where possible, we prioritise redeveloping brownfield sites. Where development of sensitive greenfield sites is necessary, we proceed carefully. If developments may have significant environmental impact, studies are undertaken to understand the ecological value, assess potential

No.	Feedback received	Response
	quality, and supporting mental health, wellness and liveability, with some expressing the view that there should be no further deforestation.	impacts, and develop mitigation measures. We also work closely with stakeholders to minimise ecological impact and incorporate nature wherever possible. Through long-term planning, the Government will continue to conserve and restore important habitats, strengthen ecological connectivity across the island, and expand Singapore's network of parks, nature areas, waterways and green corridors. We will also continue to integrate nature into our urban environment, so that our city remains both liveable and green for current and future generations. This is how we will continue to realise our City in Nature vision: by building a city for both people and nature.
5	**<u>Cumulative Impacts of Developments</u>** Respondents also called for the cumulative ecological impacts of developments and vegetation loss across the wider landscape to be considered collectively.	Cumulative impacts of developments are considered in the context of the wider landscape in relation to the two ecological connectivity pathways within the broader Labrador Nature Park Network: the east-west connection along the Southern Ridges; and the north-south connection between the Southern Ridges, Gillman Barracks, Berlayar Creek and Labrador Nature Reserve. The EIA identified fauna that use these corridors, drawing on both field survey observations and literature reviews of species likely to occur within and around the study area. It also assessed the impacts of both proposed and ongoing developments on selected species, including the Straw-headed Bulbul, Swinhoe's White-eye and Spotted Wood Owl. With the proposed mitigation measures, including the PRA and AHC, the impact on ecological connectivity for these species is expected to be reduced. Compared to the unmitigated scenario,

No.	Feedback received	Response
		the assessed impact has improved, ranging from Moderate Negative to No Change for some species.

2. Heritage, Culture and Community

Respondents provided suggestions relating to heritage, culture and community, covering the historical, architectural and cultural significance of Gillman Barracks, its role as an arts and cultural precinct, and the future of existing tenants and uses on site. Respondents also highlighted the site's social and community value as a place for recreation and respite, and its contribution to collective memory, identity and sense of place.

No.	Feedback received	Response
1	**<u>Built Heritage, History and Heritage Landscape</u>** There were calls to retain all, or substantially more, of the heritage buildings at Gillman Barracks rather than only a selected set, and to avoid the irreversible loss of built history, noting that the buildings on site are the last surviving few that used to be part of a much larger military complex. Housing needs should be met without sacrificing historic fabric, while preserving the distinctive charm and intangible qualities that contribute to the unique character and identity of Gillman Barracks. At the same time, some respondents did not consider the retention of all heritage buildings to be necessary, and supported greater flexibility in determining which buildings should be retained.	The buildings proposed for retention were guided by the heritage study findings on the significance of individual buildings and clusters. This was considered alongside the need to safeguard ecological connectivity to surrounding nature areas, as well as how the area could be optimally planned to serve future developments. In redeveloping Gillman Barracks, we have sought to balance the need for housing with the site's environmental and heritage values. While it is not possible to retain all buildings, priority has been given to the most historically and architecturally significant clusters that can be meaningfully integrated into the future neighbourhood. The conceptual plan proposes the retention of all 4 buildings assessed to be of 'Exceptional' significance and 21 out of 27 buildings assessed to be of 'High' significance. Six of the 'High' significance buildings are proposed to be redeveloped for housing and infrastructure. New developments will be sensitively designed around these retained heritage clusters to maintain their historic setting and character. This will be guided through appropriate building setbacks and heights, sensitive landscaping, and the retention of key roads, approaches and circulation routes where feasible, so as to preserve the clusters' spatial relationships, views and overall sense of place.

No.	Feedback received	Response
		Where buildings or specific elements cannot be retained, heritage interpretation measures such as documentation and on-site storyboards and publicly accessible documentation can help commemorate and celebrate the site's multi-layered history. We will take public feedback (e.g. elements that people most appreciate about Gillman Barracks) into consideration as plans are further developed.
2	**<u>Coherent Cultural Landscape</u>** Respondents suggested that the heritage precinct should be preserved as a coherent cultural landscape rather than merely as a collection of individual buildings, retaining the relationships among buildings, roads, topography, open spaces, greenery and views. This includes maintaining the low-rise, green character and legibility of the former military-camp setting, while avoiding the fragmentation of historic building clusters and their spatial relationships.	As part of the heritage study, building clusters were evaluated for their historical, architectural and technological, contextual, and social values. The following key clusters proposed for retention are the most significant and will be integrated with the future developments to serve residents and connected by a green spine: • **Preston Road**: 15 former military housing and school buildings, the hilly terrain, and part of the original Preston Road are proposed to be integrated with the new residential development. • **Lock Road**: Six former military administrative and recreational buildings, the pedestrianised Lock Road, and the historic ravine are proposed to be retained together as a coherent cluster with opportunities to introduce new public spaces and community uses. • **Malan Road**: Three former military operational and utility buildings are proposed to be retained and integrated with the north-south green spine, connecting them to the other retained clusters.

No.	Feedback received	Response
		Urban design strategies, such as safeguarding the lines of sight to the retained heritage buildings, will help preserve the clusters' historic setting, approaches and spatial relationships, and maintain the overall sense of place and legibility. Agencies will also explore how the site's unique history and uses can be reflected through heritage interpretation strategies, connectivity between clusters, retaining existing road and place names, and minimising changes to existing topography.
3	**Retention of Specific Heritage Elements and Artefacts** It was suggested that significant elements, including military artefacts and landscape remnants, should be retained in-situ where possible, with documentation or salvaging considered only where in-situ retention is infeasible.	Apart from the 25 buildings, two existing regimental insignias of the Middlesex and Loyal Regiments have been assessed to be of 'Exceptional' heritage significance. These insignias are a critical physical link to Gillman's regimental heritage and bear testament to the site's military past. We are studying the retention of these insignias and other artefacts, including the old Lock Road sign and the old fire hydrant along Malan Road, and how they may be integrated sensitively with the new developments, so that they can be appreciated by residents and the wider public.
4	**Existing Role of Gillman Barracks as an Arts and Cultural Precinct** Gillman Barracks' identity as an arts and lifestyle precinct was raised, highlighting its role in supporting galleries, artists, creative	The State properties along Lock Road and Malan Road have been tenanted for interim uses since the 1990s, and have supported a range of arts, food and beverages (F&B) and lifestyle uses over the years. This is part of the Singapore Land Authority's (SLA) efforts to optimise vacant State properties for productive interim uses that meet community needs while longer-term development plans are being finalised.

No.	Feedback received	Response
	studios, cultural institutions and other existing tenants. Concerns were raised that redevelopment or displacement could disrupt an arts ecosystem that had developed over time and erode the distinctive environment that contributes to Gillman Barracks' identity as a cultural destination. There were queries on the continuation and future use of arts, cultural and lifestyle spaces within the precinct, considering prior efforts and investments to rejuvenate Gillman Barracks as an arts and lifestyle precinct.	The existing arts, F&B and lifestyle uses can continue to operate until the end of their respective tenancies. For arts tenants, the National Arts Council (NAC) will work with relevant agencies to support them where possible, such as keeping them informed of available spaces for relocation, or helping interested arts tenants connect with suitable opportunities within the arts ecosystem. Tenants are encouraged to plan ahead of their tenancy expiries.
5	**<u>Existing Tenants, Businesses and Users</u>** The future of existing tenants and businesses was raised as concerns, including tenancy and lease arrangements as well as support for affected occupants and users. These include the commercial businesses and residential tenants at Preston Road, and the heavy vehicle park (HVP) among others.	There is no change to existing tenancy agreements at Gillman Barracks lifestyle cluster. Tenancy agreements are on an interim basis, and tenants were aware of the terms of their tenancies when they entered into these agreements. Existing tenants can continue operating at their current locations until the end of their respective tenancies, subject to terms and conditions of their tenancy agreements. Existing tenants have been kept informed about the environmental and heritage studies and the upcoming development works since 2023. We will continue to engage relevant stakeholders, including existing tenants, as the future plans for the site are developed.

No.	Feedback received	Response
		We understand that business transitions can be challenging. Tenants are encouraged to plan ahead of their tenancy expiries. The State properties at 1–16 Preston Road are currently let out for residential use on an interim basis, with tenancies expiring on varying dates in 2027. Their existing tenancy agreements remain valid. The HVP located within the site will be relocated out of Gillman Barracks as the site will be developed into a mostly residential area. Drivers will be notified ahead of the closure of the HVP, and more details will be released when ready.

No.	Feedback received	Response
6	**<u>Green, Heritage and Recreational Connectivity and Sense of Place</u>** Suggestions were made to better connect Gillman Barracks with the wider network of green, heritage and recreational destinations in the surrounding area, including through a proposed "Ridge-to-Coast Heritage & Wellness Trail" linking various heritage landmarks such as Reflections at Bukit Chandu and Alkaff Mansion, with green networks such as the Southern Ridges. It was also highlighted that Gillman Barracks and its surrounding greenery contribute to the community's identity and sense of place, with calls for these qualities to be retained as part of the future development.	We recognise the importance of keeping Gillman Barracks as a distinctive heritage and nature destination, and the value of strengthening its connectivity with surrounding green and heritage assets. We will review the suggestions received as we work on the detailed development plans, to assess how to build on the sense of place given the retained greenery and heritage clusters, and enhance the connectivity of Gillman Barracks to the rest of the Southern Ridges.

3. EIA and HIA Study Scope and Methodology

Some respondents sought clarification on the scope, methodology and findings of the EIA and the HIA, including how the studies were conducted and how their findings informed the proposed plans. Questions covered the assessment of environmental and heritage impacts, the adequacy and coverage of the studies, and the basis and methodology used for specific aspects of the assessments.

No.	Feedback received	Response
1	**<u>Residual Impact and Adequacy of Mitigation Measures</u>** Some respondents questioned whether the proposed mitigation measures would adequately address the residual impacts identified in the EIA, including habitat loss, loss of food sources, and mortality of *Symplocos adenophylla*, which remain assessed as Major Negative after mitigation. Related questions were raised about why development would proceed despite these findings. Some respondents questioned whether the proposed mitigation measures would adequately address the residual impacts identified in the EIA, including habitat loss, loss of food sources, and mortality of Symplocos adenophylla, which remain assessed as Major Negative after mitigation. Related questions were raised about why	The EIA serves as an assessment and planning tool that helps agencies understand the nature and significance of potential environmental impacts and identify opportunities to minimise them. The identification of a significant impact does not in itself determine whether development should proceed. Planning decisions are made after considering a range of factors, including environmental considerations, development needs, potential alternatives, mitigation measures and broader public interests. Where development is unavoidable, following the mitigation hierarchy, impacts are minimised and restoration will also be included to ensure the retained areas remain viable for their intended ecological function. The original conceptual plan had strived to minimise the impacts on biodiversity, while meeting the housing needs for this site. With the refined Proposed Retained Area (PRA), the *Symplocos adenophylla* will be retained, and the previously identified flora mortality impact on this species will no longer apply. In addition, approximately 98% of the native-dominated secondary forest on site have been proposed for retention. Together with the retained exotic-dominated secondary forest and AHC proposed along Lock Road and Malan Road, there will be a continuous green area ranging from 80m to 250m in width that can provide

No.	Feedback received	Response
	development would proceed despite these findings. Respondents highlighted concerns that the 30m-wide corridor cannot fully replicate existing forest ecosystems and suggested that wider ecological linkages may be needed to better buffer edge effects and maintain forest microclimate conditions. Questions were also raised on whether cumulative impacts from other developments had been taken into account in the assessment.	habitat for shelter and foraging as well as facilitate faunal movement. In addition, a green corridor with a minimum of 30m in width will be introduced at the southern portion of the site to facilitate faunal movement towards Berlayar Creek and Labrador Nature Reserve. The AHC will focus on establishing a continuous, multilayered native forest structure, incorporating edge infill planting using species already recorded on site alongside additional bird- and butterfly-attracting native species, with the aim of enhancing ecological connectivity and habitat quality over time. Complementing this, the future developments will adopt a biophilic design approach with a curated native planting palette, ensuring that greening efforts within the developments also serve as food sources for volant fauna found around the area. Apart from the biodiversity components in the EIA findings, most of the other environmental aspects which include surface water quality, surface hydrology, airborne noise, illumination, and waste management and pollution are classified as Slight Negative, Minor Negative, and Slight Negative to Minor Negative in their impact classification following mitigation.

No.	Feedback received	Response
2	**<u>Coverage of Ecological Surveys</u>** Respondents sought clarification on whether the ecological surveys undertaken were sufficiently comprehensive to characterise the site's biodiversity and support the EIA's conclusions. Concerns included the spatial extent and coverage of ecological surveys and whether the survey effort was sufficient to capture the range of flora and fauna present across the wider site.	The study was sufficiently comprehensive to characterise the site's biodiversity and support the EIA's conclusions, and was undertaken with reference to NParks' established Biodiversity Impact Assessment (BIA) Guidelines, which set out recognised approaches for baseline surveys, impact assessment and the development of mitigation and monitoring measures. For instance, the characterisation of the site's biodiversity was established through field surveys and augmented with desktop research. Desktop research drew upon existing biodiversity records, published literature, citizen science data, and consultations with taxonomic experts, including data from prior studies covering the surrounding area. Any notable species observed outside of formal survey periods were also recorded as probable species to occur within the study area to maximise data collection. The adequacy of survey effort was assessed through taxon sampling curves, which showed sampling coverage exceeding 80% for most taxa across both terrestrial and aquatic surveys. These curves plot the cumulative number of species recorded against survey effort and are a widely accepted method for evaluating whether additional sampling is likely to yield substantially more detections. The plateau observed in the curves for most taxa provides confidence that the species inventory is representative of the site's biodiversity. The impact assessment was subsequently applied to the species detected and likely to occur at the site. Mitigation measures were recommended for each species based on the type and magnitude of potential impacts, ranging from

		habitat retention and buffer zones to construction timing restrictions to avoid sensitive periods such as breeding seasons.
3	**<u>Assessment of Heritage Significance and Development Impacts</u>** The assessment of heritage significance and development impacts was raised in relation to how the significance of individual buildings, heritage features and the wider setting was determined, and how these findings informed the proposed plans. Questions were also raised about how the HIA assessed the collective heritage value of the building clusters and their surrounding setting, whether the cumulative effects on the wider heritage landscape were adequately considered, and how these considerations informed the proposed mitigation measures. Other questions focused on how different heritage values were weighted, and the site's archaeological potential.	As part of the heritage study, individual buildings and building clusters were assessed for their heritage significance, including their historical, architectural and technological, social and communal and contextual value. The heritage consultants also conducted a series of oral history interviews with individuals connected to Gillman Barracks across various periods of its development including its more recent history as a creative lifestyle enclave, which helped enrich the understanding of the site's social significance and relevance to the community. We had also engaged URA's Heritage and Identity Partnership members, who offered views on the heritage significance of the site and its buildings and provided some suggestions on their future uses. In assessing heritage significance, Architectural and Technological value was given a higher weightage (40%) to reflect the HIA's emphasis on the tangible, physical heritage of the buildings being studied for retention. Architectural and Technological value is also a broad criterion covering not just architectural design, but construction technology, materiality, craftsmanship, climatic adaptation and the intactness of character-defining features. It was therefore given greater weight in determining the overall significance of each building. Nonetheless, other heritage values including Historical, Social & Communal, and Contextual values are also important factors which collectively account for 60% of the heritage significance score. The heritage study recognises that the development proposal will result in the loss of some existing buildings, changes to the context and changes in the use of

		buildings. However, such trade-offs are required to balance against greenery and housing needs. Priority was given to retaining building clusters of the highest heritage significance and incorporating them into future plans. A total of 25 buildings and the key heritage clusters of Preston Road, Lock Road and Malan Road are proposed for retention with their unique setting and sense of place. For buildings not proposed for retention, documentation and heritage interpretation strategies will be undertaken to share the history of the area. Given that the Gillman Barracks site has had a layered history, agencies will be commissioning an archaeological study to identify and assess areas of archaeological interest. The selection of areas for further investigation will also take into account the site's ecological sensitivities, where appropriate. If artefacts are uncovered, they will be assessed and, where necessary, excavated and documented prior to development works.

4. Mitigation and Management Measures

Some respondents sought clarity on the proposed mitigation and management measures to address potential environmental and heritage impacts from future redevelopment. Suggestions were also made to strengthen the protection of existing natural and heritage assets, enhance ecological and heritage safeguards, and introduce additional measures to better manage potential impacts arising from development and construction.

No.	Feedback received	Response
1	**<u>Strengthening of Mitigation Measures</u>** Respondents emphasised the need for strong safeguards during construction to minimise impacts on wildlife and retained habitats. Suggestions included adopting lower-impact construction methods, phasing works, implementing wildlife protection measures, ensuring that retained habitats are adequately protected from construction-related impacts, and longer-term biodiversity and environmental monitoring, supported by clear mechanisms to identify and address impacts that exceed those anticipated in the EIA.	The EIA proposes several measures to minimise impacts on wildlife and retained habitats during construction, including bird-friendly building design and road calming measures, where feasible. To facilitate wildlife movement and provide additional habitat for fauna, ecological corridors ranging between 30m and 250m in width will be provided. To ensure these measures are effectively implemented, contractors will be required to comply with an EMMP for the vegetated areas. Regular site inspections will be carried out to monitor compliance with pollution control requirements, fauna protection measures such as directional site clearance, and restrictions on night works. Where night works are unavoidable, a light management plan will be implemented to minimise disturbance to nocturnal wildlife. Contractors will also be required to provide biodiversity awareness training for site personnel to reduce the risk of accidental harm to wildlife and human-wildlife conflicts.

No.	Feedback received	Response
2	**<u>Human-Wildlife Interactions</u>** Respondents raised concerns that habitat loss, together with the introduction of residential uses next to retained forested areas, could increase the interactions between wildlife and residents.	We will carry out a range of measures to reduce human-wildlife encounters, including reducing human food sources, enforcement against wildlife feeding, as well as community outreach for residents and the general public on managing wildlife encounters. Residents living near nature areas will also be informed of measures to minimise wildlife entering their homes.
3	**<u>Heritage-sensitive Integration of the New Development</u>** Respondents highlighted the importance of integrating the new developments sensitively with the heritage context, while retaining and reflecting the site's character and sense of place where feasible. They suggested for the retained heritage structures to be adaptively reused for arts, cultural, community and tourism-related uses, including museums, F&B and visitor-oriented uses. Some suggestions, including those in the "A Better Plan for Gillman" proposal also called for the former barrack buildings to be used for purposes such as a forest-themed childcare, arts and craft	The future residential developments will be sensitively designed to be integrated with the surrounding context, including retained heritage buildings and elements, nearby nature areas, existing residential developments, and existing terrain. We will study strategies to safeguard important views, landscaping, buffers and connectivity between heritage clusters to mitigate the impact of the new developments on the site's historic setting. We are also exploring suitable uses that allow the key clusters of buildings, such as the old barracks buildings at Lock Road and Malan Road, to remain accessible to members of public so that they can continue to be used and enjoyed by the community, breathing new life into the buildings while retaining their original fabric and character.

No.	Feedback received	Response
	studios, retail, cafes and other community-oriented activities. Other suggestions include requesting agencies to carefully consider the scale, height, layout and visual relationships of the new developments, including the retention of key views and sightlines.	
4	**<u>Heritage Documentation, Interpretation and Management</u>** Additional measures were suggested to enhance the documentation, interpretation and management of existing heritage assets, and to meaningfully record and communicate the site's history for future generations. Suggestions included the provision of heritage trails, appropriate wayfinding signage, museums and other interpretive features. There were also suggestions to document aspects of the site that may be lost through redevelopment, so that its history, including former buildings and landscapes, can continue to be understood.	We will consider the heritage interpretation plan and strategies proposed by the heritage consultant in the HIA report holistically, alongside broader planning, operational and technical considerations when developing the detailed plans. Suggestions from the public will be taken into consideration as part of the process. For buildings not proposed for retention, we will explore appropriate documentation and heritage interpretation measures to record and communicate their history and significance. These could include storyboards and other interpretive features that capture the history and development of the site. Together with the retention and sensitive integration of significant heritage buildings and clusters, these measures will help retain a sense of Gillman Barracks' historic setting and reflect its distinctive heritage in the future development.

5. Site-specific Concerns on Development

Some respondents raised concerns about site-specific development impacts, including temporary impacts from construction works and the longer-term effects of the proposed development on transport, local infrastructure and amenities, and the surrounding estate.

No.	Feedback received	Response
1	**<u>Construction Impact on Residents</u>** Construction impacts on nearby residents were raised as concerns. This includes the duration and phasing of works, noise, dust, air pollution, vibration, and heavy vehicle movements, as well as the cumulative effects of overlapping construction activities in the vicinity.	We understand the concerns regarding potential disamenities during site preparation and construction works. The contractor will be required to implement mitigation measures throughout the duration of the construction works. **Construction Hours:** Construction works will be carried out in accordance with the allowable working hours and noise limits stipulated by the National Environment Agency (NEA) under the Environmental Protection and Management Act (EPMA). Generally, construction works are not permitted on Sundays and public holidays, unless otherwise approved by NEA. **Construction Noise:** Works will be carried out within the allowable hours stipulated by the NEA, and noise-generating activities will be scheduled to minimise disturbance to residents. Noise barriers or hoarding will be erected to reduce the impact on surrounding areas. Should there be any need for works to be carried out outside of the stipulated hours — for instance, due to operational or safety requirements — the necessary approvals will be sought from the relevant authorities, and advance notice will be provided to affected residents. **Dust Control & Air Quality:** The contractors will be required to implement dust suppression measures, including the regular watering of exposed ground, covering of material stockpiles, and the installation of wheel wash facilities at site exits to prevent tracking of debris onto public roads.

No.	Feedback received	Response
		Vibration: The contractors will be required to install vibration monitoring instrumentation where necessary, in accordance with the Building and Construction Authority's (BCA) requirements and relevant standards with appropriate limits set to protect nearby buildings and residents. If the limits are exceeded, mitigation measures such as adjusting the construction method, equipment or work sequence will be implemented promptly. **Mosquitoes/Dengue:** The contractors will be required to conduct regular inspections of the site to eliminate potential mosquito breeding habitats, in accordance with the NEA guidelines. Stagnant water will be promptly cleared, and vector control measures will be maintained throughout the construction period. **Traffic:** A Traffic Management Plan will be submitted for relevant authorities' approval prior to the commencement of works. This plan will establish designated heavy vehicle routes and deployment of traffic controllers at key access points to manage construction traffic and minimise congestion. The approved routes and requirements will be clearly communicated to all contractors and their drivers before works begin.
2	**Construction Safety, Slope Stability, Drainage and Flooding** Potential impacts on existing site conditions were raised, including construction-related safety. Concerns included slope stability,	We are committed to ensuring construction safety. To ensure slope stability, we will be carrying out detailed soil investigation works to obtain geotechnical information on the ground condition to guide engineering studies. To manage landslide and slope failure risks, slope stabilisation works will be designed based on the outcomes of the geotechnical investigations and

No.	Feedback received	Response
	soil erosion, landslides, drainage and flood risks, and how these risks would be managed during and after construction.	stability analyses. Stabilisation measures may include the installation of soil nails, retaining walls, or reinforced earth structures, as well as slope re-grading to achieve safe and stable gradients. Surface protection measures such as vegetation cover, or erosion-resistant materials will be applied to mitigate surface erosion. An instrumentation and monitoring programme, including inclinometers and piezometers, will be established to track ground movement and groundwater levels during and after construction, enabling early detection of any signs of slope instability and allowing timely intervention if required. The drainage infrastructure for the site will be studied, and adequate drainage to serve the upcoming developments will be constructed. Source control measures will also be implemented within the new development to detain and slow down surface runoff so as to reduce the peak flow of stormwater entering the public drainage system. To minimise sediment runoff from construction activities and prevent silty discharge from entering the public drainage system, waterways and reservoirs, PUB has established Earth Control Measures (ECM) requirements for new developments. Before construction works commence, developers and contractors are required to put appropriate erosion and sediment control measures in place. A detailed ECM plan, prepared and endorsed by a Qualified Erosion Control Professional (QECP), must be submitted to PUB for approval. The plan includes measures such as perimeter cut-off drains, silt fences and traps, holding ponds, and silty water

No.	Feedback received	Response
		treatment systems to capture, contain and treat silty water before it is discharged from the construction site. During construction, these measures are required to be properly implemented and maintained in accordance with the approved ECM plan. PUB carries out regular inspections of construction sites to check on the implementation and maintenance of the required measures. Discharges from large construction sites are also monitored on a 24/7 basis through the Silt Imagery Detection System (SIDS), facilitating the early detection of silty discharges, and prompt follow-ups.
3	**Post-Development Traffic Impact** Traffic and transport impacts were highlighted, including potential congestion on surrounding roads, additional construction and resident traffic, road safety, accessibility and the capacity of public transport to accommodate additional demand. Respondents also raised cumulative traffic impacts from future developments in the vicinity, including Berlayar and the Greater Southern Waterfront.	The site is close to Labrador Park and Telok Blangah MRT stations, and bus stops along Telok Blangah Road and Alexandra Road. To encourage public transport use, agencies will explore pedestrian/ commuter connectivity improvements, such as links to existing overhead bridges and between buildings for a seamless and sheltered walking experience to the stations and the nearby bus stops. Active mobility networks for pedestrians and cyclists will also be planned to provide easy access to nearby public transport nodes and amenities. For road traffic, we will assess the existing traffic conditions and ascertain the improvement works required to support the new developments, such as the implementation of new roads. To facilitate this, a Traffic Impact Assessment (TIA) will be conducted as part of the development process.
4	**Development Intensity, Local Infrastructure and Amenities**	The future residential development will be sensitively designed and integrated with the surrounding greenery and heritage character of Gillman Barracks. The

No.	Feedback received	Response
	The increase in development intensity and population could affect existing residents and liveability in the estate. Concerns raised include pressure on local infrastructure and amenities, changes to neighbourhood character and views, and the relationship between new developments and existing residences. Suggestions such as those put forward in the 'A Better Plan for Gillman' proposal were also made for amenities within the new development, including community and sports facilities, F&B pedestrian zone, hawker centre, music pavilion, childcare and arts-related uses, as well as nature-based recreational features such as trails, a sensory boardwalk, exercise areas and playgrounds. These were proposed to be sensitively integrated with the site's forest, heritage buildings and landscape, including through adaptive reuse where appropriate.	planning and design of the future estate will take into consideration the site's distinctive setting and its surrounding context including existing developments. Significant heritage buildings and clusters proposed for retention will also be sensitively integrated within the retained green areas and with the new developments. Suggestions received on potential ways to incorporate heritage and nature elements into the future development will be considered as we further study their feasibility. As plans are further developed, we will also study the infrastructure, facilities and amenities needed to support existing and future residents. These could include retail shops, childcare centres, recreational trails, F&B options and playgrounds, with the eventual provision and mix of amenities to be determined based on the needs of the community and relevant planning considerations. We will work with NParks to continue exploring opportunities to improve access to the retained and enhanced green spaces, where technically and environmentally feasible. Suggestions from residents and members of the public, including nature trails and sensory boardwalks, will be introduced at suitable locations to enhance accessibility amidst greenery. This includes evaluating the engineering and construction requirements of the proposed features and assessing the potential impact on the surrounding forest and wildlife. More details will be shared when plans are ready.

6. Housing Need, Demand and Development Rationale

There were some questions raised about housing need and demand, including the longer-term outlook for housing in light of demographic and population trends. Respondents also questioned the rationale and timing for developing housing at Gillman Barracks, particularly in view of other planned housing supply in the area, as well as alternative ways of meeting housing needs through redevelopment, intensification and more efficient use of existing developed land.

No.	Feedback received	Response
1	**<u>Housing Demand</u>** Questions were raised about the need for additional housing, including the basis and evidence for housing demand. Respondents queried whether indicators such as Build-To-Order (BTO) application and oversubscription rates accurately reflect underlying housing need. They also asked about the adequacy of existing and planned housing supply, including ongoing and upcoming developments and the potential supply from existing housing stock. There were further questions on how demographic and population trends, including declining birth rates, an ageing population, changing household sizes and population growth, are taken into account in projecting future housing demand.	Singapore adopts a holistic and long-term approach to land use planning to ensure that sufficient land is available to meet the needs of both current and future generations. Given our land constraints, this requires careful balancing of competing needs, including housing, jobs, transport infrastructure, community facilities, green spaces, climate resilience, national security and other uses. The Long-Term Plan (LTP), which is reviewed every ten years, sets out Singapore's planning vision over the next 50 years and beyond. The LTP is then translated into the more detailed Master Plan, which is reviewed every five years. Both plans are developed through extensive public engagement and consultation. Within this broader planning framework, sufficient land must be safeguarded to meet Singapore's long-term housing needs. Housing demand is influenced by a range of demographic and socio-economic trends and is expected to remain strong over the next decade. The current TFR reflects the smaller number of babies born in recent years. But Singaporeans who are buying HDB homes now and in the near future were born decades ago, particularly in the late 1980s to 1990s, when Singapore's birth rates were higher. There were about 50,000 births in 1990, greater than last year when

No.	Feedback received	Response
		there were less than 30,000 births. Today, there are more than 20,000 citizen marriages per annum, and more singles in these cohorts reaching the eligibility age to buy flats. More young married couples and singles also prefer a home of their own to living with their parents or extended families. At the same time, people are living longer; life expectancy has progressively increased from 72 years in 1980 to 84 years in 2025. More seniors are choosing to age in their own homes, but still near to their families. As a result, average household sizes in public housing have been getting smaller, decreasing from 3.45 in 2010 to 2.98 in 2025. This means that even if the number of Singaporeans remained the same, more homes would be needed to house an increased number of households. In planning new flat supply, we take these factors into account, alongside prevailing market conditions and the availability of resale flats, to ensure that housing supply remains responsive to current and future needs.
2	**<u>Rationale for Housing Development at Gillman Barracks</u>** Questions were raised about the rationale for developing Gillman Barracks for housing, including why the site was identified for residential development in view of existing and planned housing supply in the vicinity, including at Berlayar and the Greater Southern Waterfront.	We need homes across Singapore to meet diverse housing needs, including enabling families to live near one another for mutual care and support. Demand in Bukit Merah remains strong, with the recent BTO launch at Berlayar Rise oversubscribed by more than four times. In identifying sites for housing, we first explored alternative brownfield sites in the area. However, these were either unsuitable or already set aside for housing in the future (further details in section 7, s/n 1). While the Greater Southern Waterfront will provide more housing in the area, it will only be available for development in the longer term due to the time needed for reclamation and extensive

No.	Feedback received	Response
	Respondents also asked how the site's environmental and heritage values were weighed against the need for housing. Questions were also raised on the expected housing yield and the benefits and trade-offs of developing the site, why development remains contemplated in light of the findings from the EIA and HIA, and whether alternative sites had been considered.	infrastructure works. Gillman Barracks is therefore needed to provide nearer-term housing supply, alongside Berlayar estate. At the same time, planning for future housing must be balanced with the need to safeguard our natural and built heritage. Retaining significant greenery and heritage features where possible can contribute to the character, identity and liveability of future developments, and benefit both existing and future residents. To inform this balance, independent consultants were engaged to carry out the EIA and HIA. These studies assessed the environmental and heritage features on the site, evaluated the potential impacts of development, and recommended measures to avoid, minimise, and mitigate these impacts. We subsequently consulted stakeholders and the public, and the study findings and feedback received were used to refine the plans. This enabled us to carefully balance housing needs with environmental and heritage considerations where possible.

7. Land Use and Development Alternatives

Respondents focused on alternative land-use and development approaches to meet housing needs while reducing the need to develop greenfield and other environmentally or heritage-sensitive sites. These included consideration of alternative sites, redevelopment and intensification of existing urban areas, and broader development and housing approaches or policies to make more efficient use of available land and existing housing stock.

No.	Feedback received	Response
1	**<u>Use of Brownfield Sites</u>** Respondents asked if other development sites such as the Greater Southern Waterfront or other brownfield sites have been considered for development first, and whether development can be concentrated/ intensified on already developed footprint. Questions were also raised on how alternative sites were assessed and why they were not considered suitable for meeting the same housing needs.	The Government's priority is to tap on vacant land and brownfield sites and optimise our land use. This means building taller, co-locating different uses, going underground, making better use of under-utilised spaces, and redeveloping previously developed land where possible. Examples include the redevelopment of golf courses such as the former Keppel Club, Orchid Country Club, Warren Golf and Country Club, as well as the former Bukit Timah Turf City and Kranji Racecourse for housing as leases expire. Other examples include the longer-term redevelopment of land freed up through the relocation of Paya Lebar Air Base as well as the Tanjong Pagar, Keppel and Pasir Panjang Terminals to Tuas. In assessing alternative sites, we therefore consider whether they can meet housing needs in the right location, at the required scale and within the required timeframe, while providing a good geographical spread of housing options. In the vicinity of Gillman Barracks, we have considered vacant and brownfield sites, including all alternative sites suggested in public feedback. They are already being developed for housing, are needed for other purposes, or cannot be

No.	Feedback received	Response
		redeveloped yet. Some examples are listed below. These sites therefore cannot be fully substituted for the housing planned at Gillman Barracks. **<u>Site planned for/ being developed for residential use</u>** • Depot Lane Industrial Estate • Outram Hill **<u>Currently occupied but safeguarded for residential use</u>** • Keppel Terminal, Keppel Distripark, Tanjong Pagar Terminal (part of Greater Southern Waterfront) • Delta Circus Fringe Carpark and adjacent State land • Alexandra Park **<u>Still required/ safeguarded for existing or other uses</u>** • Former Central Manpower Base site • Pasir Panjang Distripark & surrounding parcels • Alexandra Village Industrial Estate • Shelton College International • Developed areas along Mount Faber Foothills (including Seah Im Food Centre) • Henderson Industrial Park

2	**<u>Use of Low-intensity and Other Private Residential Sites</u>** Respondents questioned the amount of land allocated to lower-intensity uses, including private landed housing such as bungalow areas, as well as golf courses and country clubs. Questions were raised about whether such land could be redeveloped or intensified to meet housing needs as an alternative to developing greenfield or environmentally sensitive sites. Clarification was also sought on the perceived imbalance in land allocation between low-density private housing and other housing needs.	Since the first comprehensive review of golf course leases in 2014, golf course land has been progressively returned to the State for redevelopment. In 2014, we announced the phasing out of three sites, Keppel Club, Marina Bay Golf Course and Orchid Country Club. In 2025, we announced a further three sites to be phased out – Mandai Executive Golf Course, Warren Golf and Country Club as well as Tanah Merah Country Club's Garden Course. By 2030, more than 400 ha of golf-course land would have been recovered for redevelopment, predominantly for residential use. The former Keppel Golf Course site will form part of the Greater Southern Waterfront while the Orchid Country Club and Warren Golf and Country Club sites have been rezoned to 'Residential' use in the Master Plan 2025. The Government also regularly reviews the redevelopment potential of individual sites. Where feasible, colonial bungalows have been redeveloped, or earmarked for future redevelopment. For example, a cluster of bungalows in Seletar Camp was demolished to make way for an industrial park. In the coming years, plans to redevelop the bungalows at Medway Park as part of the Dover-Medway housing estate will also be studied. However, it is not practical to assume that we can meet the bulk of public housing supply simply through redevelopment of landed residential areas as this will require extensive acquisition of existing landed properties, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.

No.	Feedback received	Response
		Some colonial bungalows also have heritage significance – we have either gazetted them as conserved properties or retained them to evaluate their heritage significance.
3	**<u>Redevelopment of Existing Housing Areas</u>** Redevelopment and intensification of existing housing areas were raised as alternative approaches to meeting housing needs while reducing the need to develop greenfield or other environmentally or heritage-sensitive sites. Suggestions included redevelopment of older and lower-density estates, increasing housing densities or building heights at suitable sites. Questions were also raised on whether the long-run capacity of existing built-up areas and towns had been fully considered before committing greenfield sites for development.	The Government takes a long-term approach to planning to meet the housing needs of both current and future generations of Singaporeans. The Government's priority is to tap on vacant land and brownfield sites and optimise our land use. This means building taller, co-locating different uses, going underground, making better use of under-utilised spaces, and redeveloping previously developed land where possible. Redevelopment of existing low-rise HDB blocks or landed housing estates will not be sufficient on its own to meet the bulk of public housing supply. Such redevelopment will require extensive acquisition of existing properties which can be disruptive to their current occupants, as well as significant upgrading of transport and other essential infrastructure to support higher housing densities.

No.	Feedback received	Response
4	**<u>Distributing Development Across Multiple Smaller Sites</u>** Suggestions were made such as in the "A Better Plan for Gillman" proposal to distribute the housing provision across multiple smaller sites of varying sizes and scales, including through the intensification of several sites, as an alternative to concentrating development at Gillman Barracks.	When planning for housing, a certain critical mass is required for provision of supporting amenities. We consider factors such as location, size, accessibility, infrastructural readiness, site suitability, potential environmental impacts and the ability to create a liveable neighbourhood with supporting amenities and public spaces. While distributing development across multiple smaller sites may reduce the impact at a particular location, it could also result in the impact being spread across a larger number of sites. Lower density sites may not always be able to support the infrastructure, amenities, public spaces and transport connections needed for well-connected communities. We therefore need to assess each site holistically and balance housing needs with environmental, heritage and liveability considerations.

8. Public Consultation and Planning Processes

Some respondents raised concerns about the public consultation and planning process, including the timing and effectiveness of engagement, how feedback would inform the development plans, and alignment with broader national and international environmental commitments.

No.	Feedback received	Response
1	**<u>Public Consultation and Engagement</u>** Feedback on public consultation includes concerns that plans to redevelop the forests were made prior to public consultation, and that the consultation was perfunctory since the decision to develop was already decided. Respondents called for earlier and more meaningful consultation, including direct dialogue with affected residents. There were also requests for residents, tenants and stakeholder groups to be more fully represented. In addition, respondents asked to show how public feedback has been adopted into the plans through the publication of substantive revisions, to explain clearly how and why certain feedback cannot be considered, and to clarify what aspects of the plans remain open for feedback.	We recognise the importance of public engagement and consultations with relevant stakeholders such as nature groups, residents and members of the public at different stages of the planning process. As part of the Long-Term Plan Review, URA consults members of the public, nature and heritage groups, industry professionals and academics when setting out the planning vision for Singapore over the next 50 years and beyond. The long-term planning vision is then translated into the Master Plan to guide implementation over the next 10 to 15 years. We seek public feedback on the Master Plan through public exhibitions, and in-depth focus group discussions with a wide range of stakeholders. At the site level, proposed developments with potentially significant environmental and heritage impacts are required to conduct EIA or HIA to assess the magnitude of the impact and propose appropriate mitigation measures. Nature and heritage groups are consulted and public feedback is sought through the publication of EIA and HIA reports. These studies and feedback can and do change plans, and the Government does not assume that every site identified for possible development must be fully developed.

No.	Feedback received	Response
	Respondents also called for clearer explanations on how public views influence planning outcomes, what aspects of the plans remain open for consideration, and how trade-offs are assessed.	Following the announcement of plans to study Gillman Barracks for housing, detailed environmental and heritage studies were carried out to better understand the site's ecological and heritage significance and to find ways to minimise the impact of any development. As part of these studies, we engaged a range of stakeholders, including nature groups such as Nature Society Singapore and Singapore Youth Voices for Biodiversity and heritage stakeholders such as URA's Heritage and Identity Partnership members, existing tenants and residents, to inform the proposed conceptual plan and mitigation measures. The publication of the EIA and HIA reports provides further opportunity for the public to review the findings and provide feedback before detailed plans are finalised. Agencies have carefully considered feedback received and have thus adjusted our plans to retain additional greenery.
2	**EIA Process** Respondents called for EIA to be conducted at an earlier stage of planning to avoid development in areas of ecological value, before mitigation measures are considered. They also questioned why development was proceeding despite major impacts identified in the studies, and felt that EIAs should include a no-development option.	Environmental considerations are incorporated at multiple stages of planning. At an islandwide level, NParks identifies important biodiversity areas and ecological connections. URA's Long-Term Plan and Master Plan in turn takes this into consideration when planning for Singapore's future needs, to cater for an islandwide network of parks, nature areas, waterways and ecological links, providing a long-term vision for where nature will be conserved, restored and expanded as Singapore develops. At the site level, developments that may have significant environmental impacts are subject to detailed EIAs to establish baseline conditions, assess potential impacts and recommend relevant mitigation measures to refine development

No.	Feedback received	Response
	On public disclosure, respondents felt that the four-week feedback period was too short and should be extended, and that the report materials should be made easier to review.	plans. The findings of the EIA will then inform the identification of proposed areas to retain, ecological corridors, habitat creation areas and other mitigation measures. The EIA serves as an assessment and planning tool that helps agencies understand the nature and significance of potential environmental impacts and identify opportunities to minimise these impacts. The identification of a significant impact does not in itself determine whether development should proceed. Planning decisions are made after considering a range of factors, including environmental considerations, development needs, potential alternatives, mitigation measures and broader public interests. To aid the public in understanding the key findings and conclusions of the EIA report, executive summaries outlining key findings of the report are published alongside the full EIA report. Public engagement is not confined to the 4-week feedback period. Beyond this period, agencies may continue to engage relevant stakeholders, such as nature groups, residents, youths, professionals and academics, to better understand the concerns and consider their inputs as plans are further refined.
3	**<u>Role of Agencies</u>** Respondents sought greater clarity on how responsibilities are shared and coordinated across agencies in balancing development, biodiversity and sustainability	Major planning decisions and national commitments are not made by any single agency in isolation. Agencies work together to assess the various environmental, heritage, social, and infrastructure considerations relevant to each site, ensuring that different perspectives and policy objectives are considered in a coordinated way when balancing development needs, environmental stewardship, heritage conservation, and community interests.

No.	Feedback received	Response
	considerations, including the respective roles of HDB, URA, NParks, MND and MSE, and how accountability is maintained across the decision-making process.	Land use planning involves the collective expertise of multiple agencies with different but complementary responsibilities. URA develops long-term plans and the Master Plan collaboratively with agencies, taking into account Singapore's social, economic, environmental and infrastructure needs. HDB plans and develops public housing and associated amenities to meet housing needs and create liveable communities. NParks provides expertise on biodiversity and nature conservation matters, including environmental studies, ecological planning and mitigation measures. MND oversees land use, housing and nature-related policy matters, while MSE oversees broader sustainability and environmental policies, including climate resilience and environmental protection.
4	**<u>Alignment with Broader National Policies</u>** Respondents questioned whether the proposed development was consistent with Singapore's national sustainability and biodiversity objectives and international environmental commitments. This included the Singapore Green Plan 2030, City in Nature vision and OneMillionTrees movement, as well as Singapore's endorsement of the Glasgow Leaders' Declaration on Forests and Land	The Government is committed to sustainable development and biodiversity. Singapore's endorsement of the Glasgow Leaders' Declaration on Forests and Land Use in 2021 – a voluntary, non-binding commitment – affirms our commitment to sustainable urban development and protection of our natural heritage. We have taken many measures to make Singapore one of the world's greenest high-density cities. As part of our City in Nature vision, we actively conserve and protect core biodiversity areas, enhance natural habitats, integrate greenery more intensively into our urban environment, and strengthen our ecological connectivity.

No.	Feedback received	Response
	Use, with its commitment to halt and reverse forest loss by 2030. Feedback also cited Singapore's status as a signatory to the Convention on Biological Diversity and Target 4 of the Kunming-Montreal Global Biodiversity Framework on halting species extinction, as well as the Paris Agreement and Singapore's emissions-reduction commitments, questioning how forest clearance aligns with broader climate objectives. Some also questioned whether these broader policy commitments were consistent with the environmental and heritage trade-offs arising from development.	We are on track to restoring and enhancing 80 ha of forest, marine and coastal habitats; establishing 300 km of Nature Ways; and planting one million trees from 2020 with the community by 2030. NParks has carried out an Ecological Profiling Exercise to better understand the role of specific sites in providing refugia and ecological connectivity, helping us identify key ecological corridors and guide the planning of our green spaces. At the same time, Singapore is a small, land-scarce city-state with many competing needs. Where there is a need for development to meet our land use needs, we prioritise the redevelopment of brownfield sites, and build taller or build underground where possible. We also activate underutilised spaces and co-locate compatible uses where possible. After exploring these options, some vegetated sites will need to be developed. Such decisions are made carefully, after rigorous study of the trade-offs and alternatives, and assessment of the site's ecological and biodiversity value. We draw on expert studies, stakeholder engagement, and public feedback to refine our plans and minimise ecological impacts as far as possible. There are no easy trade-offs, and we remain committed to making them thoughtfully – so that Singapore can continue to have a green and liveable home for all, even as we navigate our tightening land constraints.

No.	Feedback received	Response
5	**<u>Human and Social Impacts</u>** Respondents asked if human and social impacts have been assessed. They noted that forests support the mental wellness and health of residents, and that removing heritage sites would also mean losing community spaces that bring people together. “A Better Plan for Gillman” proposal also suggested enhancing access to nature through sensory boardwalks, therapeutic trails, playgrounds, forest tracks etc.	We recognise that green and heritage spaces can contribute to mental well-being, recreation, community identity and social interaction, and provide places of respite where people can connect with nature. As part of the development plans, we will seek to retain key ecological areas and significant heritage buildings so that these spaces can continue to serve existing and future communities. At the same time, new housing developments provide the opportunity to bring broader social benefits through new amenities, improved connectivity, and creation of new communal spaces that encourage social interaction and contribute to a better quality of life. Agencies will also continue to explore opportunities to improve access to retained green and heritage spaces, where technically and environmentally feasible. This includes incorporating suitable suggestions from residents including those put forward in the “A Better Plan for Gillman” proposal and members of the public, such as nature trails, sensory boardwalks and heritage trails, to enable more people to enjoy, appreciate and learn about the site's natural and heritage assets.

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