




Plan Reference
**URA / DC PLAN
 RELEASE 18 / 2004E**



Legend

 Boundary of Control Area

STREET BLOCK PLAN: AREA BOUNDARY BY

JALAN KAYU AND LORONG SAMAK
 [SEMBAWANG PLANNING AREA]

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Kayu and Lorong Samak

Note:
 This streetblock plan is updated on 5 Apr 2004

GUIDELINES	
Planning Parameter	Requirement
Land Use	Residential with Commercial at 1 st storey only
Height	Maximum 3 storeys
Building Form	Party-wall development with pitched roof fronting Jalan Kayu as per existing conditions
Minimum Setback Requirements	Front: To abut road reserve
	Side: To abut common boundary
	Rear: To abut rear service road
Covered walkway	Provision of a continuous covered walkway fronting Jalan Kayu
Vehicular Access	Access to be taken from rear service road
Other Requirements	If basement is proposed, it shall be for car parking only. Subject to LTA's technical requirements at detailed design state.