



URA / PCUD PLAN
RELEASE 2/2016E

STREET BLOCK PLAN BOUNDED
BY RACE COURSE ROAD /
BIRCH ROAD / SERANGOON
ROAD / CHANDER ROAD
[ROCHOR PLANNING AREA]

- LEGEND**
- BOUNDARY OF STREET BLOCK
 - BOUNDARY OF GAZETTED CONSERVATION AREA
 - EXTENT OF CONSERVED MAIN BUILDING (Indicative only)
 - SUBJECT TO DETAILED PLANNING / CONSERVATION REQUIREMENTS
 - FUTURE REALIGNMENT OF STREET RESERVE LINE ALONG ROBERTS LANE
 - FOR FUTURE REDEVELOPMENTS OF NO. 38, 35, 28, 18 ROBERTS LANE AND PARCEL TS18-99262P (NEXT TO NO. 10) ALONG ROBERTS LANE, THE REAR EXTENSION CAN BE ALLOWED TO START FROM THE ROOF RIDGE OF THE ADJACENT CONSERVED BUILDING
 - FOR FUTURE REDEVELOPMENT OF NO. 35 AND 37 BIRCH ROAD, THE FULL EXTENT OF UP TO 6 STOREYS IS ALLOWED TO BE DEVELOPED UP TO THE STREET RESERVE LINE

- BUILDING HEIGHT**
- MAXIMUM 6 STOREY
- BUILDING FORM**
- FULL HEIGHT BUILDING EDGE
 - FULL HEIGHT PARTY WALL
 - MINIMUM 3.6M BUILDING SETBACK
 - NO BUILDING SETBACK REQUIRED

- PEDESTRIAN NETWORK**
- COVERED WALKWAY

CONFIDENTIAL

SCALE : 1:1,250 @A3

0.016 HA

0

30 M

DRWG NO : RC/2021/030
DATE : 6 APR 2021
GROUP : UDCAE / CUDG