

Guidelines at a Glance: Educational Institution

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

All EI Developments		
Parameter	Guideline	
Gross Plot Ratio	Location	GPR
	Within landed and low-density housing areas with GPR less than or equal to 1.4	Up to 1.0
	At the fringe of landed and low-density housing areas with GPR less than or equal to 1.4	
	Within HDB estates and in areas with GPR more than 1.4	Up to 1.4
	Within or at the fringe of industrial estates	
Within Central Area and within other commercial centres, including party-wall developments such as in Geylang area	Subject to evaluation and localised urban design guidelines	
Bonus GFA	Applicable Bonus GFA scheme: <ul style="list-style-type: none"> ORAs within Privately-Owned Public Spaces 	
Building Height	Location	Storey Height
	Within landed and low-density housing areas with GPR less than or equal to 1.4	Up to 2 or 3 storeys based on the storey height control of the landed housing estate
	At the fringe of landed and low-density housing areas with GPR less than or equal to 1.4	Up to 3 storeys

All EI Developments

Parameter	Guideline	
	Within HDB estates and in areas with GPR more than 1.4	Up to 4 storeys
	Within or at the fringe of industrial estates	
	Within Central Area and within other commercial centres, including party-wall developments such as in Geylang area	Subject to evaluation and localised urban design guidelines
Floor-to-Floor Height	Maximum 5.0m	
Road Buffer	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (5m green buffer)
	Category 3 – Major Arterial B	5m (3m green buffer)
	Category 4 & 5 – Other Major Roads, Minor Roads & Slip Roads	5m (3m green buffer)
Building Setback from Boundary	Minimum 4.5m (including 2m planting strip) along common boundaries with other developments	
Basements	<p>Basements with protrusions of up to 1.0m:</p> <ul style="list-style-type: none"> • shall comply with the road buffer and building setback. • any basement protrusions of more than 1.0m above the ground level are treated as a storey. <p>Sunken basements may be built up to the road reserve line and lot boundary provided:</p> <ul style="list-style-type: none"> • the portion underneath the green buffer is submerged at least 2m or more below the ground level. • there are no technical requirements. • it does not cause any adverse impact to the adjoining property. 	

All EI Developments

Parameter	Guideline
Special and Detailed Control Plans	<p>Special and Detailed Control Plans Special Control Area 1 Special Control Area 2</p> <p>Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)</p>
Street Block Plans	Refer to section on <i>Street Block Plans</i>
Urban Design Requirements	<p>Urban Design Requirements including activity generating uses may apply to developments within the Central Area and Key Growth areas (such as Jurong Gateway, Paya Lebar Central, Punggol Digital District and Woodlands Central).</p> <p>Refer to URA's Urban Design Website.</p>
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>
Ancillary Structures	Refer to section on <i>Ancillary Structures</i> for detailed setback requirements based on the type of ancillary structure
Parking	Parking standards and requirements are prescribed by the Land Transport Authority (LTA).
School Field & Indoor Sports Hall (ISH)	<p>Primary/Secondary Schools shall share their school fields and ISHs with the wider community. The fields and ISHs shall meet the following requirements:</p> <ul style="list-style-type: none"> • Separate and independent pedestrian access to the school field and ISHs shall be provided. • Fields shall be clearly demarcated from the main school buildings so that the field could be fenced up and opened to the community outside of school hours. • The field and the ISH shall both be maintained by the school. <p>The design and location of fields and ISHs shall minimise dis-amenity arising from activities to the surrounding environment.</p>
Commercial Quantum	For institutions of higher learning (universities, polytechnics), the maximum (upper bound) allowable commercial use is 5% of the total proposed GFA or 30,000sqm, whichever is lower.

All EI Developments

Parameter

Guideline

RC Flat Roofs

RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.

Communal Pavilions

Communal pavilions shall be accessed from common areas only.

They shall be computed as GFA unless they meet the following criteria:

- Maximum 50sqm or 50% of roof coverage, whichever is lower;
- For developments with storey height control, pavilions shall be open-sided;
- For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed;
- Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings;
- Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop.

Solar Panels

Planning permission is not required except in the following locations and contexts:

- Site is subject to urban design guidelines or located within Conservation Areas;
- Elevated¹ solar panels;
- Spaces under solar panels are enclosed or put to commercial use.

¹ A solar panel is deemed to be elevated if it is raised more than 1m from the roof level for landed housing developments or 1.8m from the roof level for other developments.

All EI Developments

Parameter	Guideline								
Greenery	Refer to section on <i>Greenery</i>								
Walking and Cycling Plan	Walking and Cycling Plan submission is generally required for the following EI developments. Refer to section on <i>Walking and Cycling Plan</i> .								
	<table border="1"> <thead> <tr> <th>Type of School</th> <th>Enrolment Size</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>≥ 1,500 students (single-session) or ≥ 2,000 students (double-session)</td> </tr> <tr> <td>Secondary, International & Junior College</td> <td>≥ 2,000 students</td> </tr> <tr> <td>ITE Campus, Polytechnic, University</td> <td>TIA Required</td> </tr> </tbody> </table>	Type of School	Enrolment Size	Primary	≥ 1,500 students (single-session) or ≥ 2,000 students (double-session)	Secondary, International & Junior College	≥ 2,000 students	ITE Campus, Polytechnic, University	TIA Required
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	Primary	≥ 1,500 students (single-session) or ≥ 2,000 students (double-session)							
Secondary, International & Junior College	≥ 2,000 students								
ITE Campus, Polytechnic, University	TIA Required								
Earthworks	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB. 								
Retaining and Boundary Walls	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation; • the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m. 								

Special Education Schools

Parameter	Guideline	
Location	Purpose-built special education schools are allowed on land zoned “Educational Institution”.	
Conversions	Subject to evaluation depending on merits	
GPR	Minimum 0.5	
Storey Height	Ambulatory Schools	Maximum 4 storeys
	Non-ambulatory Schools	Maximum 2 storeys
Floor-to-Floor Height	Maximum 5.0m	

Students' Hostels

Parameter	Guideline
Location	<ul style="list-style-type: none">• May be allowed on sites zoned Educational Institution, Commercial/Residential, and Residential with 1st Storey Commercial• May either be ancillary to the educational institution development, for eg as a separate dormitory building that serves students/staff of the school or independent developments• May be allowed on land zoned Residential provided:<ul style="list-style-type: none">- The site shall not be located in estates safeguarded for landed housing only (eg Good Class Bungalow Areas);- The site shall be located at the fringe of non-landed residential estates and in street blocks which already have non-residential uses;- The site shall be fronting a category 2 or 3 road; and- The amenity of the surrounding areas shall not adversely affected.
Conversions	<ul style="list-style-type: none">• May be allowed on an en-bloc or 'per-floor' basis• Conversions on a per-floor basis:<ul style="list-style-type: none">- May be considered only under a single Temporary Permission (TP)- Shall be located below existing residential floors• All owners shall sign a Letter of Undertaking (LOU), indicating that the hostel will be run by a single operator.