

Guidelines at a Glance: Transport

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 Other Transport Facilities		
Parameter	Guideline	
Gross Plot Ratio	As stipulated in the prevailing Master Plan	
Building Height	Subject to technical height controls imposed by other authorities such as CAAS and DSTA or where there are conservation or urban design requirements	
Floor-to-Floor Height	Not applicable	
Road Buffer	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (3m 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. 	

<p>Special and Detailed Control Plans</p>	<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>
<p>Street Block Plans</p>	<p>Refer to section on <i>Street Block Plans</i></p>	
<p>Developments involving Waterbodies</p>	<p>Refer to section on <i>Developments involving Waterbodies</i></p>	
<p>Ancillary Structures</p>	<p>Refer to section on <i>Ancillary Structures</i> for detailed setback requirements based on the type of ancillary structure</p>	
<p>Parking</p>	<p>Parking standards and requirements are prescribed by the Land Transport Authority (LTA)</p>	
<p>Diesel and Petrol Pump Points</p>	<p>Transport facilities may set up pump points for own use subject to the following:</p> <ol style="list-style-type: none"> a. The site on which the pump points may be installed is zoned Transport Facilities in the Master Plan. b. The pump points shall be ancillary to the predominant use such as vehicle depots, transport bases etc. c. There shall be no retail of diesel and petrol to the general public unless it is a designated and approved petrol kiosk or petrol station. d. Except for CNG tanks, other fuel storage tanks shall generally be placed underground so that it is not visually obtrusive. e. Relevant clearances for the pump points shall be obtained from NEA and SCDF (FSSD). 	
<p>RC Flat Roofs</p>	<p>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 shall comply with the following guidelines.</p> <p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> ● Site is subject to urban design guidelines or located within Conservation Areas; ● Spaces under solar panels are enclosed or put to commercial use. 	

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.

Petrol Station Developments

PARAMETER	GUIDELINE
Gross Plot Ratio	Maximum 0.5
Road Buffer	Minimum 7.5m (3m green buffer, 4.5m physical) for all road categories
Building Setback from Boundary	Minimum 4.5m (including 2m planting strip) along common boundaries with other developments
Building Height	Subject to technical height controls imposed by other authorities such as CAAS and DSTA or where there are conservation or urban design requirements
Storey Height	Maximum 1 storey
Floor-to-Floor Height	Not applicable
Site Coverage	Maximum 50%
Use Quantum	<ul style="list-style-type: none">Commercial spaces shall not exceed 15% of the total proposed GFA or 150sqm, whichever is lower.Ancillary offices, stores, and compressor rooms shall not exceed 10% of the total proposed GFA.
Strata Subdivision	Not allowed
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;

	<ul style="list-style-type: none"> • 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
<p>Basements</p>	<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.