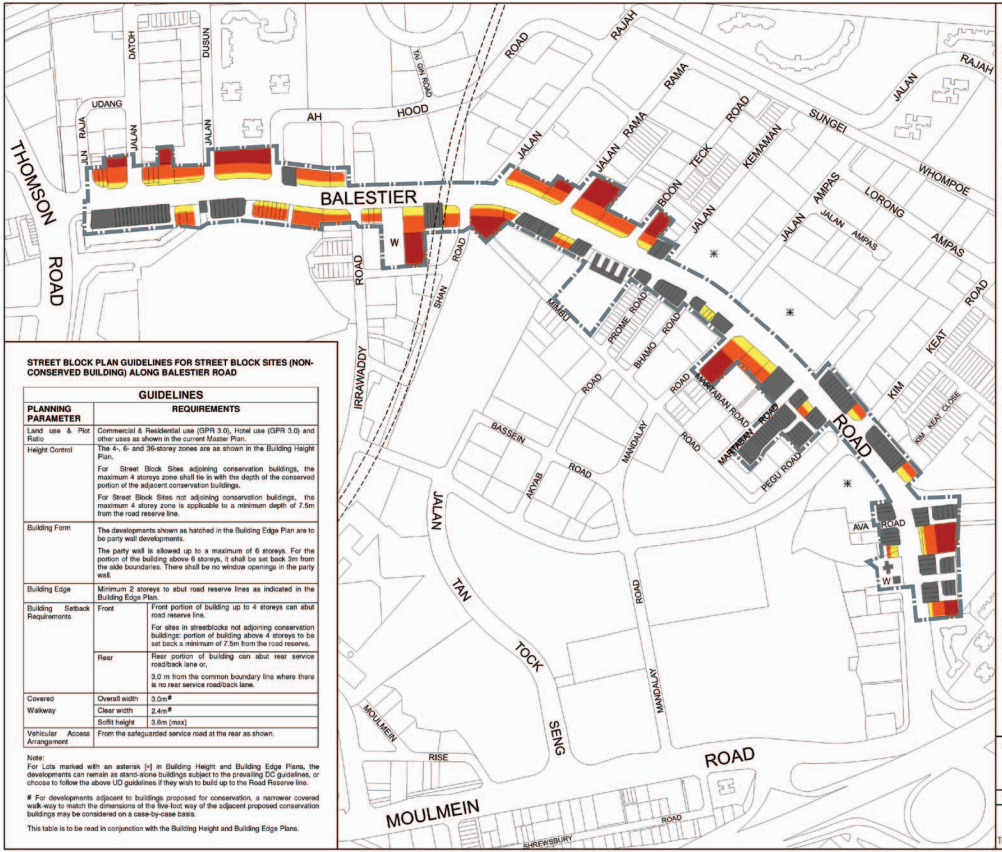


STREET BLOCK PLAN GUIDELINES FOR STREET BLOCK SITES (NON-CONSERVED BUILDING) ALONG BALESTIER ROAD

GUIDELINES		
PLANNING PARAMETER	**REQUIREMENTS**	
Land use & Plot Ratio	Commercial & Residential use (GPR 3.0), Hotel use (GPR 3.0) and other uses as shown in the current Master Plan.	
Height Control	The 4-, 6- and 36-storey zones are as shown in the Building Height Plan. For Street Block Sites adjoining conservation buildings, the maximum 4 storeys zone shall tie in with the depth of the conserved portion of the adjacent conservation buildings. For Street Block Sites not adjoining conservation buildings, the maximum 4 storey zone is applicable to a minimum depth of 7.5m from the road reserve line.	
Building Form	The developments shown as hatched in the Building Edge Plan are to be party wall developments. The party wall is allowed up to a maximum of 6 storeys. For the portion of the building above 6 storeys, it shall be set back 3m from the side boundaries. There shall be no window openings in the party wall.	
Building Edge	Minimum 2 storeys to abut road reserve lines as indicated in the Building Edge Plan.	
Building Setback Requirements	Front	Front portion of building up to 4 storeys can abut road reserve line. For sites in streetblocks not adjoining conservation buildings: portion of building above 4 storeys to be set back a minimum of 7.5m from the road reserve.
	Rear	Rear portion of building can abut rear service road/back lane or, 3.0 m from the common boundary line where there is no rear service road/back lane.
Covered Walkway	Overall width	3.0m#
	Clear width	2.4m#
	Soffit height	3.6m (max)
Vehicular Access Arrangement	From the safeguarded service road at the rear as shown.	

Note:
For Lots marked with an asterisk [*] in Building Height and Building Edge Plans, the developments can remain as stand-alone buildings subject to the prevailing DC guidelines, or choose to follow the above UD guidelines if they wish to build up to the Road Reserve line.

For developments adjacent to buildings proposed for conservation, a narrower covered walk-way to match the dimensions of the five-foot way of the adjacent proposed conservation buildings may be considered on a case-by-case basis.

This table is to be read in conjunction with the Building Height and Building Edge Plans.

STREET BLOCK PLAN FOR BALESTIER ROAD BETWEEN THOMSON ROAD AND MOULMEIN ROAD

LEGEND

- BOUNDARY OF STREET BLOCK
- UP TO 36 STOREYS, DIMENSIONS AS SHOWN
- UP TO 6 STOREYS, DIMENSIONS AS SHOWN
- MAXIMUM 4 STOREYS FRONTING BALESTIER ROAD

* FOR SITE ADJOINING CONSERVATION BUILDINGS, THE DEPTH OF THE 4-STOREY ZONE SHALL TIE-IN WITH THE DEPTH OF THE ADJACENT BUILDING TO BE CONSERVED

* FOR SITE NOT ADJOINING CONSERVATION BUILDINGS, THE 4-STOREY ZONE SHALL BE APPLICABLE TO A MINIMUM DEPTH OF 7.5m FROM ROAD RESERVE

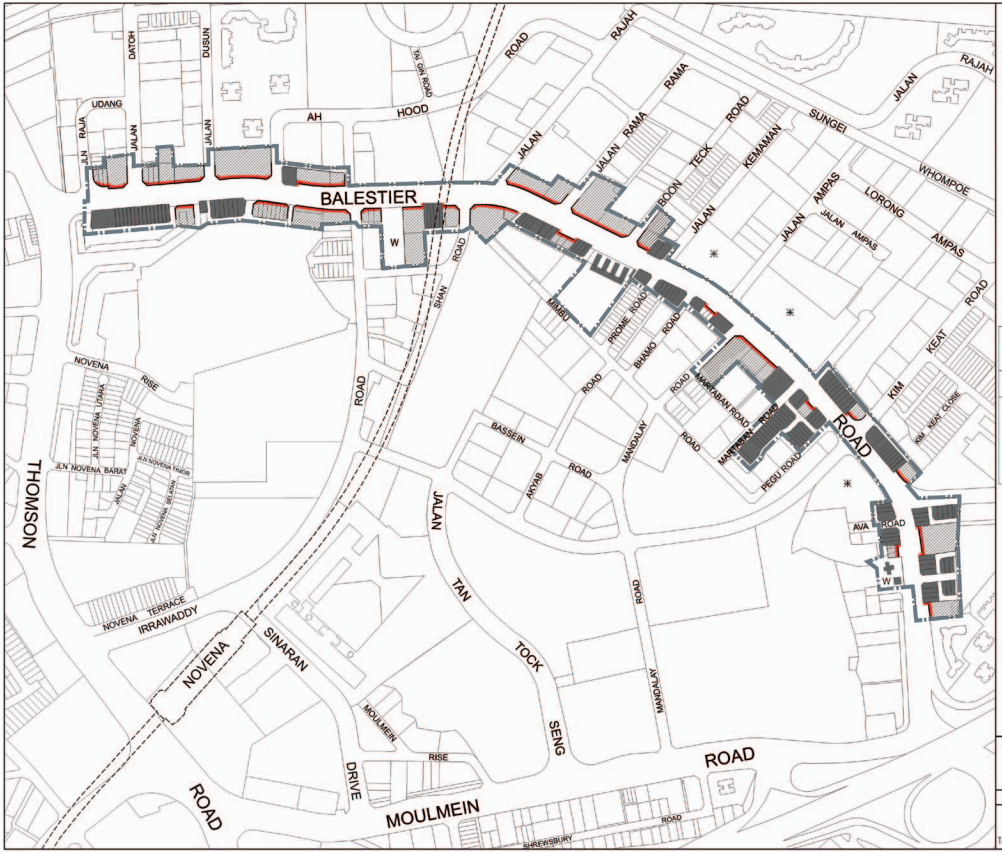
- CONSERVATION BUILDING → MAIN BUILDING TO BE RETAINED, REAR ALLOWED TO BUILD UP TO 6 STOREYS
- W — SUBMIT FOR DETAILED EVALUATION
- ✳ — INDEPENDENT DEVELOPMENTS THAT CAN CHOOSE TO FOLLOW STANDARD DC GUIDELINES OR ADOPT BALESTIER GUIDELINES

BUILDING HEIGHT PLAN
(TO BE READ TOGETHER WITH THE BUILDING EDGE PLAN)

SCALE 0 60 M

DATE : DECEMBER 2008

URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play in



STREET BLOCK PLAN FOR BALESTIER ROAD BETWEEN THOMSON ROAD AND MOULMEIN ROAD

LEGEND

- BOUNDARY OF STREET BLOCK
- BUILDINGS TO BE BUILT FROM PARTY-WALL TO PARTY-WALL (party-wall up to a max. of 6-sty)
- MIN. 2-STOREY BUILDING EDGE TO ABUT ROAD RESERVE
- 3.0M WIDE COVERED WALKWAY TO BE PROVIDED
- CONSERVATION BUILDING
- W — SUBMIT FOR DETAILED EVALUATION

THE FOLLOWING SETBACKS SHALL APPLY FOR THE PORTION ABOVE 4 STOREYS

FRONT	ALL FRONT SETBACKS FOR PORTION ABOVE 4 STOREY SHALL FOLLOW THE BUILDING HEIGHT PLAN
SIDE	TOWERS SHALL BE SET BACK MINIMUM 3.0M FROM COMMON BOUNDARIES
REAR	UP TO 6 STOREYS WITH SERVICE ROAD / BACK LANE CAN ABUT ROAD RESERVE WITHOUT SERVICE ROAD / BACK LANE 3.0 M FROM COMMON BOUNDARIES (this will apply regardless of height or uses)

* INDEPENDENT DEVELOPMENTS THAT CAN CHOOSE TO FOLLOW STANDARD DC GUIDELINES OR ADOPT BALESTIER GUIDELINES

BUILDING EDGE PLAN
(TO BE READ TOGETHER WITH THE BUILDING HEIGHT PLAN)

SCALE 0 60 M

DATE : DECEMBER 2008

URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play in