


Plan Reference  
**URA / DC PLAN  
 RELEASE 16 / 2004E**



**Legend**

 Boundary of Control Area

## STREET BLOCK PLAN:

### AREA BOUNDARY BY

JALAN LEGUNDI / SEMBAWANG ROAD  
 [SEMBAWANG PLANNING AREA]

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Legundi / Sembawang Road

Note:  
 This streetblock plan is updated on 5 Apr 2004

<b>GUIDELINES</b>	
<b>Planning Parameter</b>	<b>Requirement</b>
Land Use	Residential with Commercial at 1 <sup>st</sup> storey only
Building Height	Maximum 3 storeys
Building Form	Party-wall development with pitched roof fronting Sembawang Road, Jalan Legundi and Jalan Tampang for Parcel A, B & C respectively as per existing conditions
Minimum Setback Requirements	Front: To abut road reserve
	Side: To abut common boundary
	Rear: To abut boundary line
Covered walkway	Provision of a continuous covered walkway to match the level and width as per existing covered walkway
Vehicular Access	Access to be taken from front 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.