

**Circular No** : URA/PB/2016/09-PCUDG  
**Our Ref** : DC/ADMIN/CIRCULAR/PB\_16  
**Date** : 03 May 2016

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who Should Know**

Building owners, developers and architects

### **Effective Date**

With immediate effect

### **URA/PCUD PLAN RELEASE 3/2016E REVISED STREET BLOCK PLAN FOR NO. 110 TO 132 (EVEN-NUMBERED ONLY) KILLINEY ROAD AND NO. 6 TO 20 (EVEN-NUMBERED ONLY) DEVONSHIRE ROAD [RIVER VALLEY PLANNING AREA]**

### **Details**

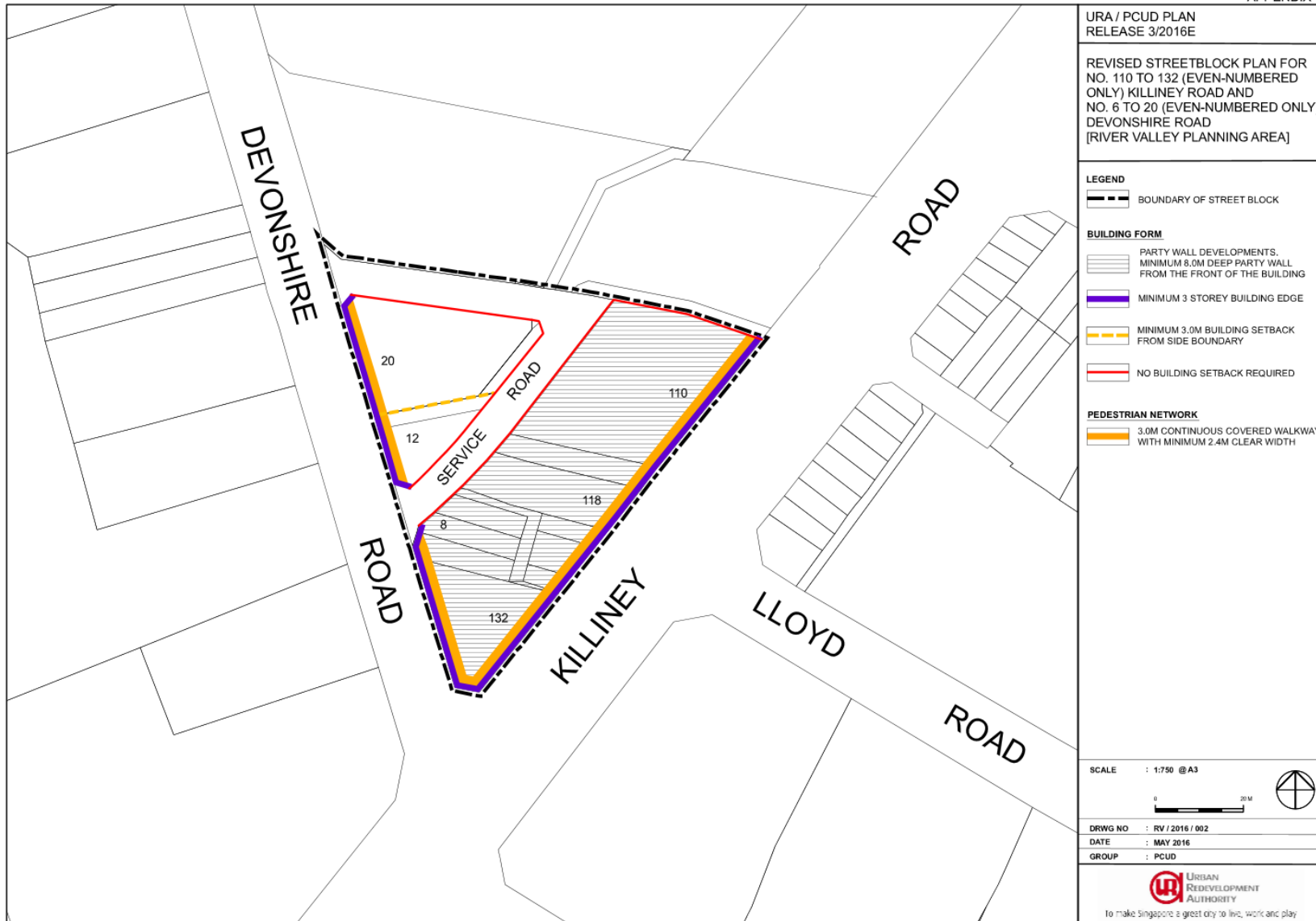
1. URA has revised the street block plan for No. 110 to 132 (even-numbered only) Killiney Road and No. 6 to 20 (even-numbered only) Devonshire Road as shown in Appendix 1.
2. The street block plan will be used to guide developments (for redevelopment or addition & alteration proposals) within the street block.

### **Guidelines**

3. The planning parameters and urban design guidelines for this street block plan include the type of land use, building height, form of development, setback requirements and vehicular access. The prescribed guidelines are tabulated and shown in Appendix 2.
4. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please email our Conservation & Urban Design Department at [ura\\_upd\\_da\\_team@ura.gov.sg](mailto:ura_upd_da_team@ura.gov.sg). You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or Email. For your information, past circulars and guidelines are available at our website <http://www.ura.gov.sg>.

Thank you.

CHOU MEI (MS)  
ACTING GROUP DIRECTOR (CONSERVATION AND URBAN DESIGN)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY



URA / PCUD PLAN  
RELEASE 3/2016E

REVISED STREETBLOCK PLAN FOR  
NO. 110 TO 132 (EVEN-NUMBERED  
ONLY) KILLINEY ROAD AND  
NO. 6 TO 20 (EVEN-NUMBERED ONLY)  
DEVONSHIRE ROAD  
[RIVER VALLEY PLANNING AREA]

- LEGEND**
- BOUNDARY OF STREET BLOCK
- BUILDING FORM**
- PARTY WALL DEVELOPMENTS.  
MINIMUM 8.0M DEEP PARTY WALL  
FROM THE FRONT OF THE BUILDING
  - MINIMUM 3 STOREY BUILDING EDGE
  - MINIMUM 3.0M BUILDING SETBACK  
FROM SIDE BOUNDARY
  - NO BUILDING SETBACK REQUIRED
- PEDESTRIAN NETWORK**
- 3.0M CONTINUOUS COVERED WALKWAY  
WITH MINIMUM 2.4M CLEAR WIDTH

SCALE : 1:750 @A3

DRWG NO : RV / 2016 / 002  
DATE : MAY 2016  
GROUP : PCUD



## APPENDIX 2

### PLANNING PARAMETERS AND URBAN DESIGN GUIDELINES FOR NO. 110 TO 132 (EVEN-NUMBERED ONLY) KILLINEY ROAD AND NO. 6 TO 20 (EVEN-NUMBERED ONLY) DEVONSHIRE ROAD [RIVER VALLEY PLANNING AREA]

The planning parameters and urban design guidelines are as follows:

Parameters	Requirements
<b>Land Use</b>  <u>Master Plan</u>	Residential with Commercial at 1 <sup>st</sup> Storey
<b>Gross Plot Ratio</b>	Maximum 2.8
<b>Building Height</b>  <u>Appendix 1</u>	Maximum 6 storeys
<b>Building Edge</b>  <u>Appendix 1</u>	Developments along Killiney and Devonshire Roads are to be built up to the lines of Road Reserve with a minimum height of 3 storeys to provide a well-defined streetscape.
<b>Building Setback</b>  <u>Appendix 1</u>	<p>Development at 20 Devonshire Road is to be setback 3.0m from its side boundary.</p> <p>No building setback is required for other developments covered under this plan.</p>
<b>Party-Wall Developments</b>  <u>Appendix 1</u>	Developments within the street block along Killiney Road (comprising No. 6 to 10 Devonshire Road and No. 110 to 132 Killiney Road, even-numbered only) are to be party wall developments, built up to the common boundaries with a minimum 8.0m deep party wall from the front of the building. Window openings are not permitted along the party walls.
<b>Covered Walkway</b>  <u>Appendix 1</u>	<p>Covered walkways are to abut the line of Road Reserve along Killiney and Devonshire Roads.</p> <p>The covered walkways must be at least 3.0m wide, with a minimum clear width of 2.4m for colonnaded walkways.</p> <p>To provide adequate weather protection for pedestrians, the maximum external soffit height of the covered walkway is 3.6m.</p>

Parameters	Requirements
<b>Service Areas</b>	<p>All service areas, mechanical and electrical (M&amp;E) equipment, water tanks, car parking lots, etc, are to be located within, and be fully integrated into the building envelope and/or visually well-screened <u>from the top and on all sides</u>.</p> <p><b>Relevant Guideline:</b>  <u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical &amp; Electrical Services And Car Parks, On Roofs And Building Façades Within The Central Area</u></p>
<b>Vehicular Access</b>	<p>All vehicular access must be taken from the rear service roads.</p>

\* Please refer to the updated Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

# The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.