

Circular No : URA/PB/2015/13-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_15
Date : 31 Dec 2015

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Building owners, developers and architects

Effective date

With immediate effect

URA/CUD PLAN RELEASE 2/2015E UPDATED STREET BLOCK PLAN FOR NO. 68 TO 148 (EVEN-NUMBERED ONLY) MACKENZIE ROAD TO INCLUDE NO. 73 TO 99 BUKIT TIMAH ROAD [ROCHOR PLANNING AREA]

Details

- 1 We have updated the street block for No. 68 to 148 (even-numbered only) along Mackenzie Road to include the street block plan for No. 73 to 99 Bukit Timah Road 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 Urban Planning & Design Department at ura_upd_da_team@ura.gov.sg. You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or email us at ura_dcd@ura.gov.sg. For your information, our past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

FUN SIEW LENG (MS)
GROUP DIRECTOR (URBAN PLANNING & DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY



URA / CUD PLAN
RELEASE 2/2015E

STREET BLOCK PLAN FOR
NO. 68 TO 148 (EVEN-NUMBERED
ONLY) ALONG MACKENZIE ROAD TO
INCLUDE NO. 73 TO 99 BUKIT TIMAH
ROAD
(ROCHOR PLANNING AREA)

- LEGEND**
- BOUNDARY OF STREET BLOCK
 - BUILDING HEIGHT**
 - MAXIMUM 24.0 AMSL
 - MAXIMUM 30.0 AMSL
 - MAXIMUM 36.0 AMSL
 - BUILDING FORM**
 - FULL HEIGHT BUILDING EDGE
 - FULL HEIGHT PARTY WALL
 - MINIMUM 2.0M BUILDING SETBACK
 - MINIMUM 7.5M BUILDING SETBACK
 - NO BUILDING SETBACK REQUIRED
 - PEDESTRIAN NETWORK**
 - COVERED WALKWAY



DRWG NO : RC / 2015 / 037
DATE : DEC 2015
GROUP : CUDG/UPD



To make Singapore a great city to live, work and play

APPENDIX 2

PLANNING & URBAN DESIGN GUIDELINES FOR NO. 68 TO 148 (EVEN-NUMBERED ONLY) MACKENZIE ROAD AND NO. 73 TO 99 BUKIT TIMAH ROAD (ROCHOR PLANNING AREA)

Parameters	Requirements	
Location	Mackenzie Road	Bukit Timah Road
Land Use <i>Master Plan</i>	Residential	Commercial
Gross Plot Ratio	2.1	4.2
Building Height <i>Appendix 1</i>	Up to a maximum 24.0m AMSL / 36.0m AMSL as shown in <u>Appendix 1</u> .	Up to a maximum 24.0m AMSL / 30.0m AMSL as shown in <u>Appendix 1</u>
	The building height of all permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms are not to exceed the maximum allowable height.	
Building Edge <i>Appendix 1</i>	Not Applicable	Developments along Bukit Timah Road are to be built up to the line of Road Reserve up to their full height.
Building Setback <i>Appendix 1</i>	2.0m / 7.5m setback from the line of Road Reserve of Mackenzie Road, as shown in Appendix 1.	2.0m setback from the line of Road Reserve of Mackenzie Road, as shown in Appendix 1.
	No building setback required for the rear.	
Party-Wall Developments <i>Appendix 1</i>	Developments are to be built up to the full height of the development. Window openings are not permitted along the party wall.	
Covered Walkway <i>Appendix 1</i>	Not Applicable	Covered walkways are to abut the line of Road Reserve as shown in Appendix 1. The covered walkways must be at least 3.6m wide along Bukit Timah Road and 3.0m wide along Mackenzie Road. Where colonnades are provided, the internal clear width of the covered walkways must be at least 3.0m / 2.4m wide respectively.

Parameters	Requirements
	To provide adequate weather protection for pedestrians, the external soffit heights must minimally match the width of the covered walkway.
Service Areas	<p>All service areas, mechanical and electrical (M&E) equipment, water tanks, car parking lots, etc, are to be located within the building envelope, be fully integrated with the main building and visually screened <u>from the top and on all sides</u>.</p> <p>Relevant Guideline: <u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical & Electrical Services And Car Parks, On Roofs And Building Façades Within The Central Area</u></p>
Vehicular Access	All vehicular access is to be taken from the service road at the rear.

- * 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.