

Circular No : [URA/PB/2019/18-CUDG](#)
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 27 November 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers, building owners, architects and engineers

Effective Date

With immediate effect

UPDATED URBAN DESIGN GUIDELINES AND PLANS FOR URBAN DESIGN AREAS

1. As part of the Master Plan 2019 gazette, URA has updated the urban design guidelines and plans applicable to all Urban Design Areas as listed below:
 - a. [Downtown Core](#)
 - b. [Marina South](#)
 - c. [Museum](#)
 - d. [Newton](#)
 - e. [Orchard](#)
 - f. [Outram](#)
 - g. [River Valley](#)
 - h. [Singapore River](#)
 - i. [Jurong Gateway](#)
 - j. [Paya Lebar Central](#)
 - k. [Punggol Digital District](#)
 - l. [Woodlands Central](#)
2. Guidelines specific to each planning area have been merged into a single set of guidelines for easy reference. To improve the user-friendliness of our guidelines and plans, a map-based version of the urban design guide plans is now available on [URA SPACE](#) (Service Portal and Community e-Services).
3. All new developments, redevelopments and existing buildings undergoing major or minor refurbishment are required to comply with the updated guidelines.
4. The urban design guidelines provide an overview of the general requirements for developments in the respective Urban Design Areas. For specific sites, additional guidelines may be issued where necessary. The guidelines included herewith do not supersede the detailed guidelines issued, nor the approved plans for developments for specific sites.

5. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. You are advised to refer to the [Development Control Handbooks](#) and URA's website for updated guidelines instead of referring to past circulars.
6. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use [URA SPACE](#) (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries on this circular, please [email](#) us.

Thank you.

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URBAN DESIGN GUIDELINES (UDG) FOR PAYA LEBAR CENTRAL

About Paya Lebar Central

Paya Lebar Central is envisaged to be developed into a lively commercial centre with vibrant and attractive public spaces. Located at the fringe of the city centre, Paya Lebar Central will provide an attractive and accessible location for businesses that do not need to be within the CBD. Refer [Appendix 1: Boundary Plan](#).

This set of guidelines aims to guide the physical development of the area to ensure that individual buildings contribute to, and strengthen the planning vision for the area and create an attractive and pedestrian-friendly physical environment.

Gazetted monuments and conserved buildings are subject to specific conservation guidelines, which will take precedence over the guidelines below.

The planning parameters and urban design guidelines are:

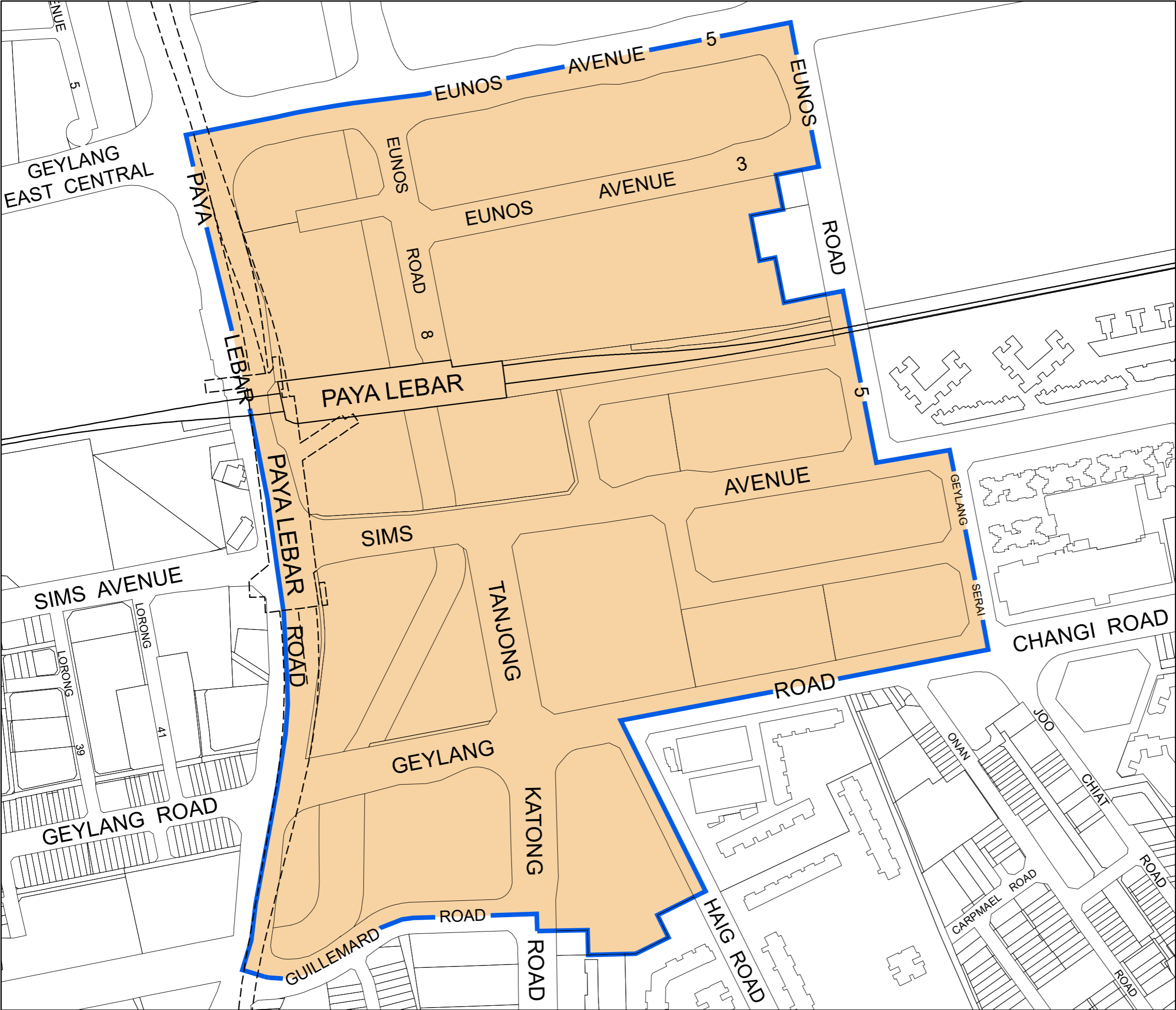
Parameters	Requirements
Building Form & Massing	<p><u>Building Form</u></p> <p>The overall building form and massing of individual buildings is to consider how the building will be viewed, as well as impact views from major approaches, key open spaces and the pedestrian mall.</p> <p>The design of the building form and massing, together with the architectural treatment, is to consider the scale, form and architectural expression of the surrounding buildings, and be designed to create engaging and varied public spaces along the pedestrian mall. Wall-like developments should be avoided.</p> <p><u>Building Facades</u></p> <p>The building façades of the development fronting all main roads and major public spaces are to be treated as main elevations.</p> <p>The building facades of the development are to be well-articulated with solid (walls) / void (fenestration) areas that draw upon a combination of different materials (e.g. concrete, brick, steel, glass, greenery, etc.).</p> <p>To create visual interest and to further break down the building mass, elements of tropical architecture such as sky terraces, balconies, sun-shading louvers, deep recesses, window ledges, roof terraces, communal planter boxes and vertical green walls are to be provided as part of the development and integrated with the overall building form and architectural treatment of the development.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none">• Sensitive Design and Development: An Industry Guide of Good Practices to minimize Wall-Like Development
Building Height	<p>Different building heights are specified to respond to the context and to reinforce the character of the district. In general, the overall building height gradually terraces towards the low-rise Geylang Serai Market.</p>

Parameters	Requirements
	Selected developments may be subject to site-specific building height controls, which will take precedence over technical height controls, whichever is lower.
Building Setback and Building Edge	<p>Developments shall comply with the setback requirements in accordance with the prevailing Development Control guidelines. Selected developments may also be subject to site-specific setback controls, which will take precedence over prevailing DC guidelines.</p> <p>To create a well-defined urban edge character for Paya Lebar Central, developments are to provide a minimum 2 or 4-storey high building edge abutting the building setback lines along the major arterial roads – Paya Lebar Road, Sims Avenue and Geylang Road.</p> <p>Up to 40% of the length of the building façade can be set back for articulation of the building form and skyrise greenery, or for the creation of open spaces.</p>
Roofscape and Screening	<p>The roof areas are to be considered as the “fifth” elevation and designed to complement the overall form, massing and architectural treatment of each development. The roofs can be designed to be usable outdoor spaces.</p> <p><u>Screening Requirements</u></p> <p>To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, all service areas, mechanical and electrical (M&E) equipment, water tanks, etc., are to be located within and fully integrated into the building envelope and be visually well-screened from the top and all sides of the development.</p> <p>The performance requirements for the screening of roof-top services are as follows:</p> <ol style="list-style-type: none"> To be screened from the top and on all sides; The spacing between the trellis or louver elements is to be equal to or less than their depth; The screening elements are to be orientated to cut off views from the street level and surrounding buildings.
Night Lighting	Good night lighting can enhance the nightscape and district character. The night lighting scheme should bring out the key architectural features of the building form, crown, facades, gardens and landscaped areas.
Signage	All developments shall comply with LTA’s signage and wayfinding requirements for Paya Lebar Central, and submit the signage layout and design to the relevant Authorities for detailed evaluation and approval before Temporary Occupation Permit (TOP) can be issued.

Parameters	Requirements
<p>Public Space</p> <p><i>Appendix 2: Urban Design Plan – 1st Storey Pedestrian Network & Activity Generating Uses</i></p>	<p>It is important to provide public spaces within private developments for users to enjoy.</p> <p>Selected developments are required to provide public spaces within the development site. These may be well-landscaped open spaces, or covered public spaces that provide a high degree of visual and physical porosity through the building.</p> <p>Public spaces are to be publicly accessible at all times. They are to be connected to the key pedestrian routes at the 1st storey (such as open and covered walkways, through-block links, pedestrian malls and promenades), and, where applicable, designed to be well-integrated and easily accessible from the underground and elevated pedestrian networks within the development.</p> <p>The design of these public spaces shall comply with the Design Guidelines for Privately Owned Public Spaces (POPS).</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • Design Guidelines and Good Practice Guide for Privately Owned Public Spaces (POPS)
<p>Uses at the 1st and 2nd Storey Levels</p> <p><i>Appendix 2: Urban Design Plan – 1st Storey Pedestrian Network & Activity Generating Uses</i></p>	<p>To create vibrant precincts, as well as attractive and pedestrian-friendly streets, activity-generating uses (AGU) such as retail, food & beverage, and other active uses are to be provided at the following locations:</p> <ul style="list-style-type: none"> • The 1st storey of developments fronting pedestrian malls, key streets and public spaces. <p>For more information on AGUs, please refer to the Development Control Handbook.</p>
<p>Outdoor Refreshment Areas</p>	<p>Where allowed, Outdoor Refreshment Areas (ORA), i.e. outdoor dining areas, can be considered within the public areas or open spaces within private development sites. The scale and design of the ORA and its structures (if any) are to complement the adjacent building. They can only be considered as an extension of an adjoining indoor F&B unit and are for seating only.</p> <p>If provided, the Gross Floor Area (GFA) for the ORAs are to be computed as part of the maximum permissible GFA for the development and subject to the prevailing Development Control Guidelines under the Planning Act.</p> <p>Developers are encouraged to incorporate spaces for ORAs at the design stage. The ORAs are to be clearly defined to prevent encroachment onto the adjacent pedestrian thoroughfares e.g. through the use of different floor finishes or planters, etc.</p>

Parameters	Requirements
Pedestrian Network <i>Appendix 2: Urban Design Plan – 1st Storey Pedestrian Network & Activity Generating Uses</i>	<p>Paya Lebar Central is planned as a pedestrian-friendly area with a comprehensive sheltered network of pedestrian malls, covered walkways, 2nd storey links, and through-block links. This network provides convenient, comfortable, and seamless connections between developments, transport facilities, key spaces and attractions, and ensures all-weather comfort.</p> <p><u>At-Grade Pedestrian Network</u></p> <p>The at-grade pedestrian network is augmented by covered walkways that provide all-weather protected pedestrian routes. All developments are required to provide covered walkways at the 1st storey along the site boundaries / lines of Road Reserves or the designated setback lines. The covered walkways function as public amenities. They are to be kept free of obstruction at all times. In exchange, the area is exempted from GFA computation.</p> <p>To maintain a distinct precinct character, all covered and open walkways are to be predominantly finished with a warm (yellowish-beige) colour tone, natural stone looking paving material, unless otherwise specified.</p> <p><u>Through-Block Links</u></p> <p>Selected developments are required to provide through-block links to break down the scale and improve permeability of the streetblock.</p> <p>Covered walkways and linkways, as well as through-block links may be exempted from GFA computation if they form part of the larger pedestrian network. Specific design requirements have been imposed on some key sites, depending on the locations of these through-block links.</p> <p><i>Appendix 3: UD Guide Plan – Elevated Pedestrian Network</i></p> <p><u>Elevated Pedestrian Network (EPN)</u></p> <p>The EPN, also known as Serai Link, complements the at-grade pedestrian network to provide seamless connectivity between developments and the existing Paya Lebar MRT interchange station. Building owners and developers are required to provide elevated links to connect between buildings.</p> <p>Vertical pedestrian circulation points are to be provided within the building envelope to link the EPN to the covered walkways at the 1st storey. Unless otherwise specified, each vertical circulation point is to include a pair of two- way escalators, staircases, and two passenger lifts. Unless otherwise specified, the entire EPN and the associated vertical circulation points are to remain open at all times and be visible from the at-grade and elevated pedestrian network.</p> <p><u>General Conditions</u></p> <p>The pedestrian network on all levels is to be designed for universal access. GFA exemption is applicable for public spaces, covered walkways, through-block links and elevated walkways, subject to the prevailing Development Control Guidelines.</p>

Parameters	Requirements
Servicing, Vehicular Access & Car Parks	<p>All driveways and vehicular accesses are to be located away from public spaces or main pedestrian routes. This is to create a seamless and pedestrian-friendly network that is uninterrupted by vehicles.</p> <p>To maintain an attractive streetscape, any above-grade car park and service areas, including refuse bin centre(s), loading / unloading bays and vehicle ingress/ egress, storage lane(s), and vehicular drop-offs/ lay-bys, etc. are to be fully integrated within the overall building form, and visually well-screened from above and on all sides. Electrical substation(s), where required, can be located at-grade but are not to front onto the main roads, pedestrian malls, or public spaces.</p> <p>Sufficient holding bays for the vehicular access points to the car parks and service areas are to be provided within the development to ensure the smooth flow of vehicles along adjacent roads.</p>
Greenery Replacement and Landscaping	<p>To create a green and sustainable city, all new developments will be required to incorporate landscaping in the form of sky terraces and roof gardens according to the Landscape Replacement Area (LRA) requirements. For more information, please refer to the Development Control Handbook.</p>
Works within the Road Reserves	<p><u>Open Walkway</u></p> <p>As a guide, the open walkway within the Road Reserve is safeguarded for pedestrian use. Any proposed new paving within the Road Reserve is to be finished with a warm (yellowish-beige) colour tone, natural stone looking paving material to achieve a consistent district character. The detailed design, paving pattern and choice of materials will be subject to the requirements of all relevant technical agencies.</p> <p><u>Tree and Shrub Planting Specifications</u></p> <p>Any new tree or shrub planting specifications for the planting verge within the adjacent Road Reserves will be subject to URA and NParks' requirements and approval.</p> <p><u>Connection to Commuter Facilities</u></p> <p>For developments with commuter facilities (e.g. bus stops and taxi stands) located in front of their buildings, sheltered linkways are to be provided between the covered walkways at the 1st storey to these facilities to provide direct continuous sheltered connections.</p> <p><u>Dedicated Cycling Routes</u></p> <p>Certain key roads within Paya Lebar Central will be earmarked as dedicated cycling routes (please refer to the <i>Special Detailed Control Plan: Connectivity Plan</i>). The alignment, width and design of the cycling routes and associated street furniture are to be coordinated with URA and LTA.</p>



URBAN DESIGN GUIDELINES
FOR PAYA LEBAR CENTRAL
(GEYLANG PLANNING AREA)

URBAN DESIGN PLAN
- BOUNDARY

LEGEND

- AREA WITH URBAN DESIGN GUIDELINES AND PLANS
- URBAN DESIGN AREA

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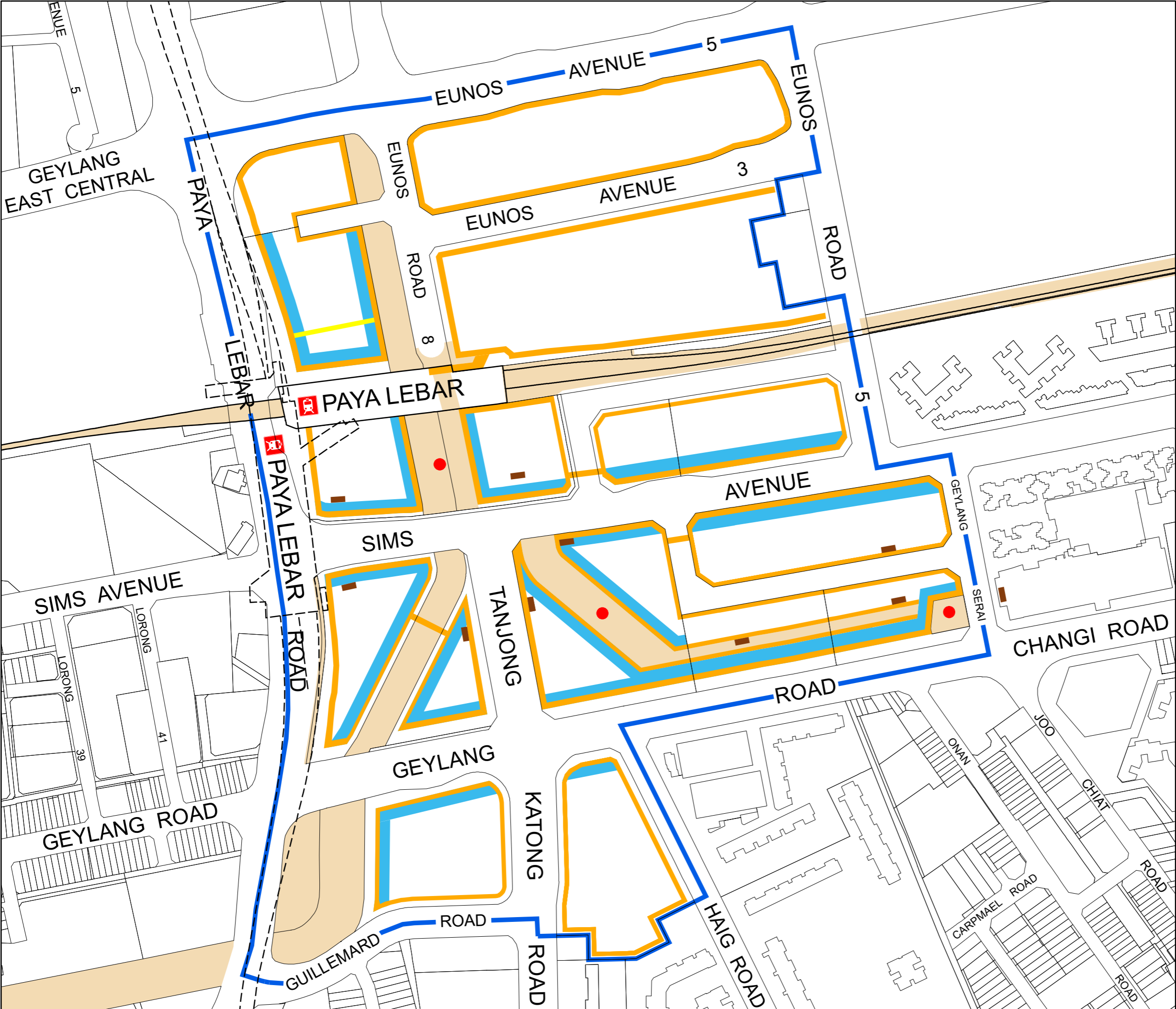
DRWG NO : UDE/2019/010

DATE : OCT 2019

GROUP : AUDG



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



URBAN DESIGN GUIDELINES
FOR PAYA LEBAR CENTRAL
(GEYLANG PLANNING AREA)

URBAN DESIGN PLAN
- 1ST STOREY PEDESTRIAN NETWORK
& ACTIVITY GENERATION USES

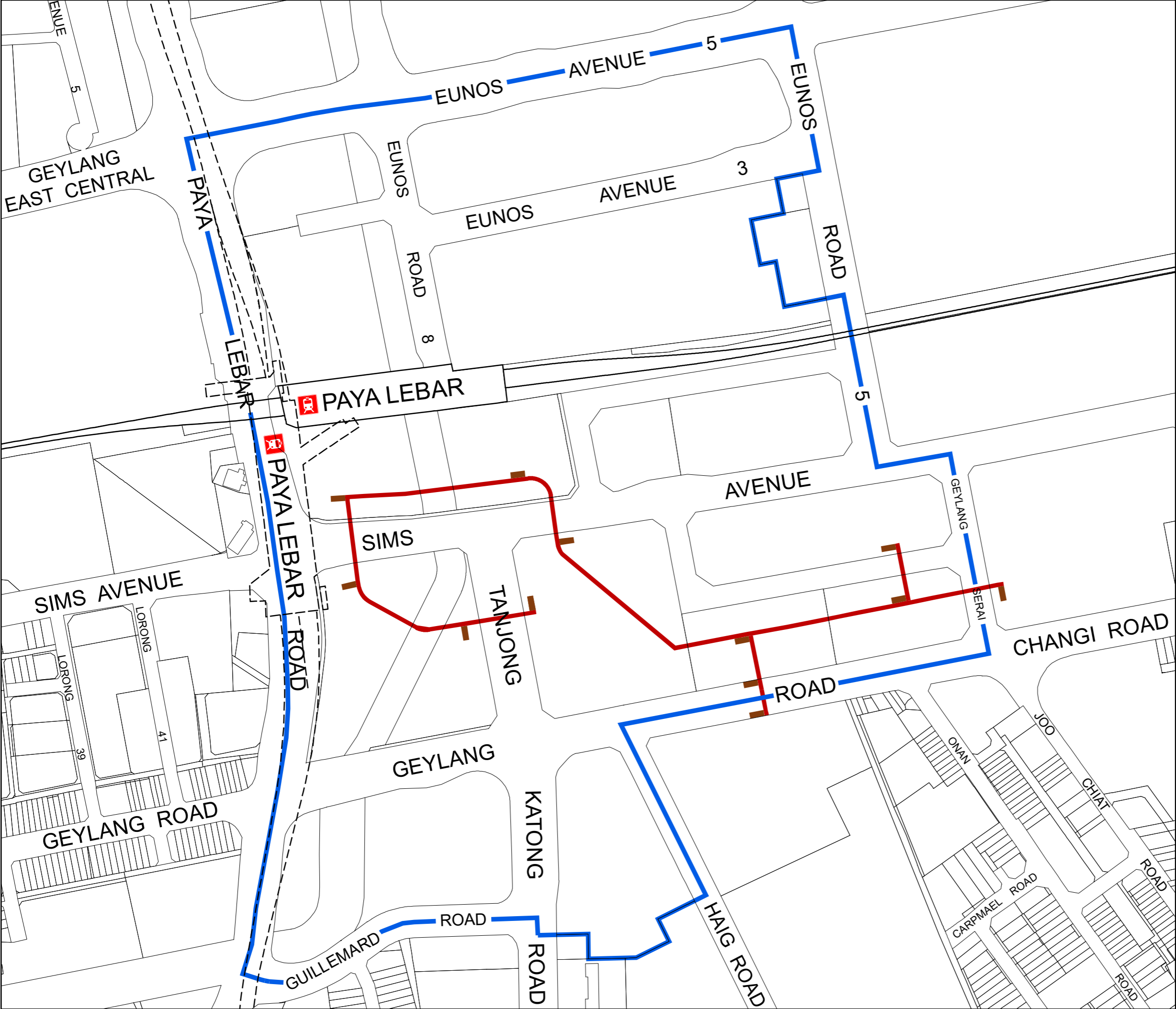
- LEGEND**
- AREA WITH URBAN DESIGN GUIDELINES AND PLANS
 - COVERED WALKWAY / LINKWAY
 - THROUGH BLOCK LINK
 - PEDESTRIAN MALL / PROMENADE / PARKS
 - ACTIVITY GENERATING USES
 - VERTICAL PEDESTRIAN CIRCULATION
 - PUBLIC SPACE

NOTE:
WHEN THERE IS NO INDICATION, ALL SHALL BE
SUBJECTED TO PREVAILING GUIDELINES

SCALE	: 1:3000 @A3
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URBAN DESIGN GUIDELINES
FOR PAYA LEBAR CENTRAL
(GEYLANG PLANNING AREA)

URBAN DESIGN PLAN
- ELEVATED PEDESTRIAN NETWORK

LEGEND

- AREA WITH URBAN DESIGN GUIDELINES AND PLANS
- ELEVATED PEDESTRIAN LINK
- VERTICAL PEDESTRIAN CIRCULATION

SCALE : 1:3000 @A3

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