

## 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.

<p><b>Covered Walkway</b></p> <p><u>Appendix 1</u></p>	<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>
<p><b>Parameters</b></p>	<p><b>Requirements</b></p>
<p><b>Service Areas</b></p>	<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>Relevant Circulars:</p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Screening of Mechanical and Electrical Services and Car Parks</u></a></li> <li>• <a href="#"><u>Guidelines To Encourage More Innovative and Better Design of Rooftop (Part A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers)</u></a></li> </ul>
<p><b>Vehicular Access</b></p>	<p>All vehicular access must be taken from the rear service roads.</p>

Updated on 26 February 2026

\* 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.