




Plan Reference
**URA / DC PLAN
 RELEASE 17 / 2004E**



Legend

 Boundary of Control Area

**STREET BLOCK PLAN:
 AREA BOUNDARY BY
 JALAN KAYU
 [SEMBAWANG PLANNING AREA]**

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Kayu

Note:
 This streetblock plan is updated on 5 Apr 2004

| GUIDELINES | |
|------------------------------|---|
| Planning Parameter | Requirement |
| Land Use | Residential with Commercial at 1 st storey only |
| Height | Maximum 3 storeys |
| Building Form | Party-wall development with pitched roof fronting Jalan Kayu as per existing conditions |
| Minimum Setback Requirements | Front: To abut road reserve |
| | Side: To abut common boundary |
| | Rear: To abut boundary line for 1 st and provision of 3m (min) setback from 2 nd and 3 rd storey |
| Covered walkway | Provision of a continuous covered walkway fronting Jalan Kayu |
| Vehicular Access | Access to be taken from Jalan Kayu |
| Other Requirements | If basement is proposed, it shall be for car parking only. Subject to LTA's technical requirements at detailed design state. |