

Circular No : URA/PB/2019/09-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 5 July 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Please note that the validity of this circular has been extended until 5 July 2025.

Who should know

Architects, developers, engineers

Effective date

With effect from 5th July 2019 and to remain valid until 5th July 2025

REVISION TO THE LANDSCAPE DECK GUIDELINES – REMOVAL OF EARTH BERMING REQUIREMENT

1. Landscape decks are raised carpark decks that are partially concealed with greenery and earth berm to mitigate its visual impact on the streetscape. The landscape deck guidelines were introduced in 2004 for residential non-landed developments to provide an alternative to basement carparks or multi-storey carparks. The guidelines have now been revised to allow the removal of the earth berm if vertical greenery are provided along the edge of the landscape deck to minimise its visual impact.
2. The revision is in response to industry feedback that the earth berm requirement adds substantial construction cost and limits design options for the landscape deck. Under the revised guidelines, the space previously used for the earth berm can be freed up for other uses such as communal facilities, landscaping or circulation spaces ([Appendix 1](#)).

Details of the Revision

3. To sufficiently screen and to mitigate the visual impact of the landscape deck, at least 50% of the exposed wall of the deck at each facade must be screened with vertical greening¹. Elevation plans showing the screened wall with respective coverage area in square metres should be provided² ([Appendix 2](#)).
4. A detailed landscaping plan should also be submitted, including the proposed schedule and layout of the plant species ([Appendix 3](#)). For vertical greenery systems, plans should show the details of the system via section cuts, accompanied by perspectives of the elevation.
5. The landscaping and screening proposal will be subject to evaluation at the Development Application stage to ensure that the greenery proposed is sufficiently lush and layered (i.e. a mix of bushes, shrubs, and trees) to mitigate the visual impact. The overall treatment of the vertical wall with greening should be well designed.

¹ 50% of exposed wall on every elevation plan will have to be screened with vertical greening. Lush planting around the raised deck in addition to the vertical greening is highly encouraged for screening purposes. Vertical greenery and lush planting may qualify as

Landscape Replacement Area if they fulfil the requirements under the LUSH 3.0 guidelines introduced in November 2017 (Circular No. URA/PB/2017/06-DCG).

² Photos of as-built condition or site inspections will be required at later stages, e.g. before the point of obtaining TOP/CSC clearance, to ensure compliance with the revised guidelines.

6. The other existing guidelines for the landscape deck will remain e.g. locational criteria, envelope, height cap. A summary of the revised guidelines can be found in [Appendix 4](#).
7. Developers and architects will still have the option to propose earth berms to mitigate the visual impact of the landscape deck. A combination of earth berms and vertical greenery can also be proposed, provided that at least 50% of the exposed wall of the deck at each façade are screened. The corresponding elevation plans and coverage area computation should be provided.
8. Where there are site-specific urban design guidelines issued for a development, the site-specific guidelines will take precedence over the revised landscape deck guidelines.

Implementation

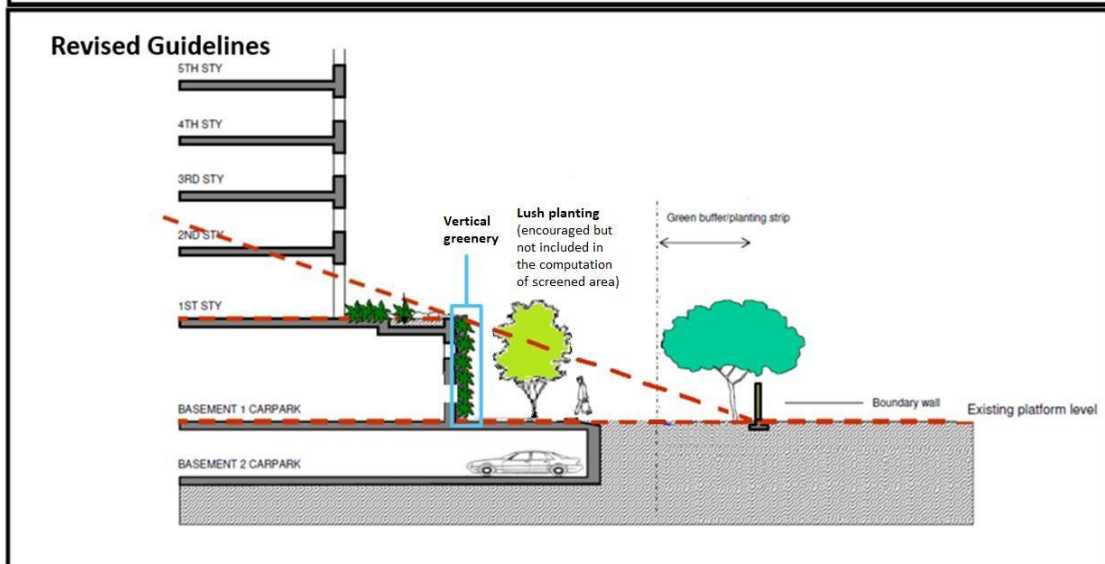
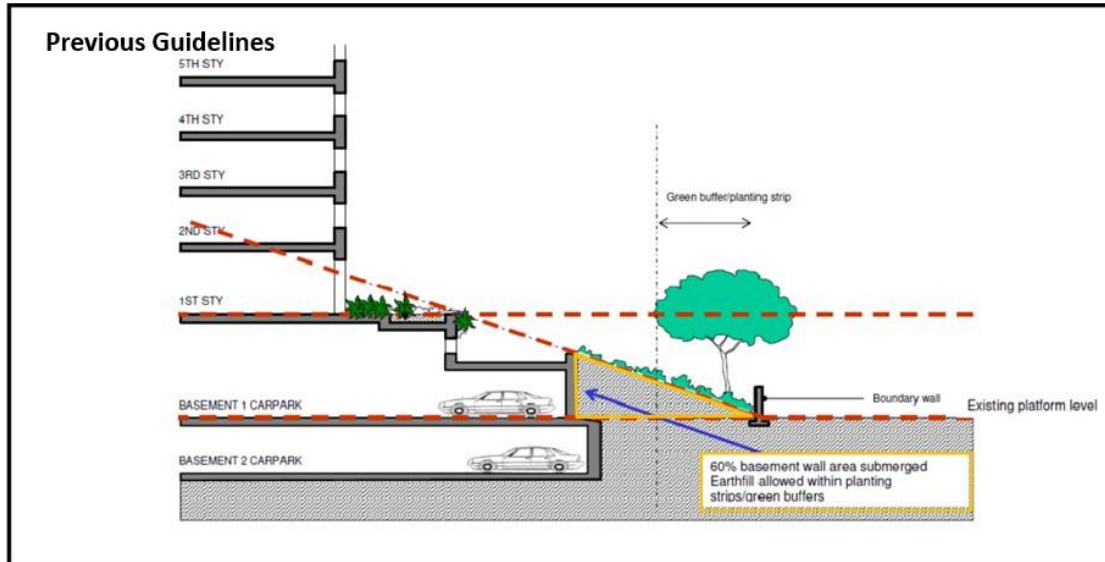
9. The revised landscape deck guidelines will take immediate effect. This circular will supersede Circular No. URA/PB/2004/09-DCD and URA/PB/2009/11-DCG, and will remain valid until 5 July 2025.
10. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. We have updated the same in the [Development Control Handbooks](#). You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars.
11. 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, please [email](#) us.

Thank you.

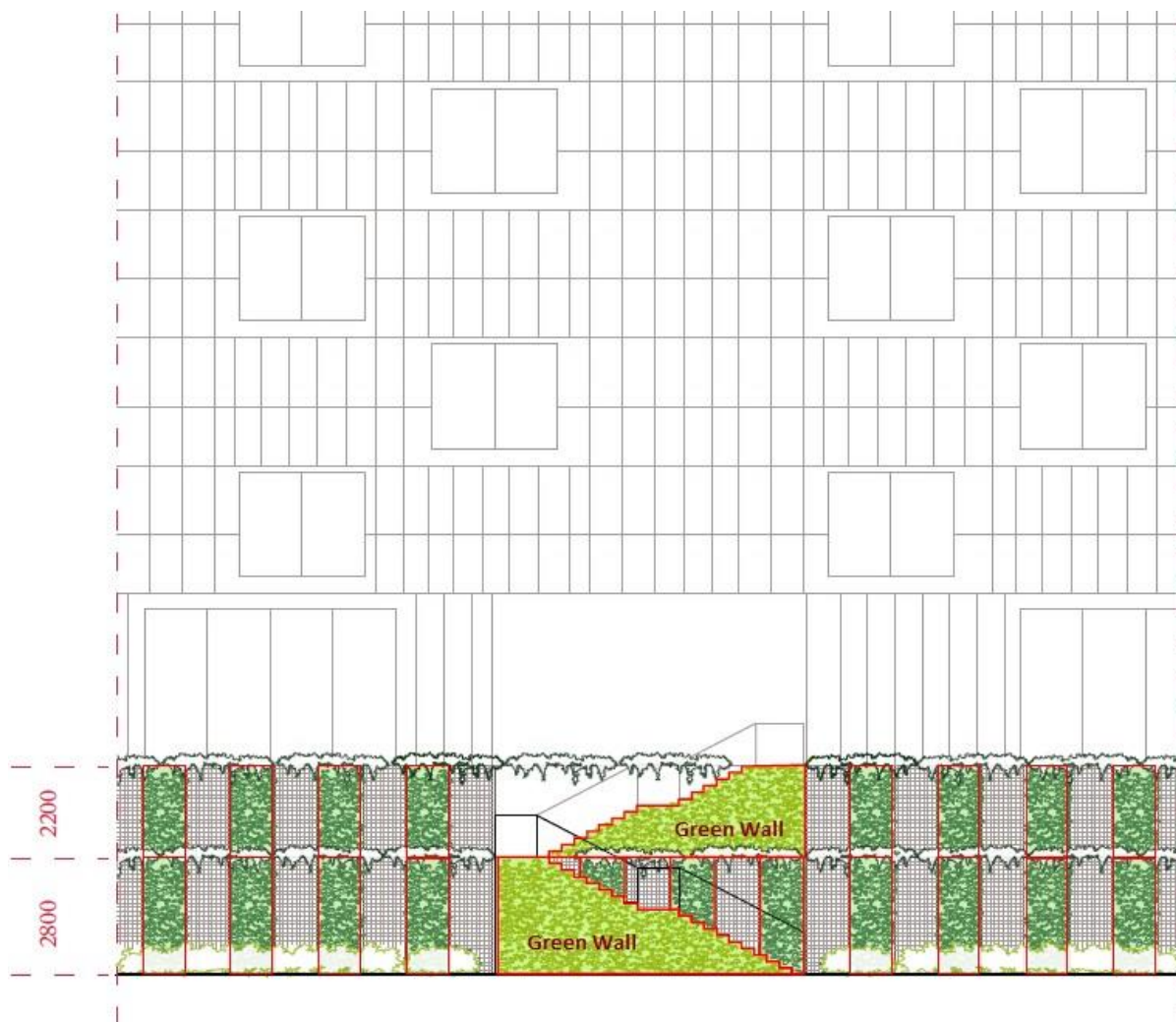
GOH CHIN CHIN (MS)
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Join URA's mailing list to get the latest updates on current and future plans and developments around Singapore. Click [here](#) to subscribe.

Appendix 1



Appendix 2 – Illustration of computation



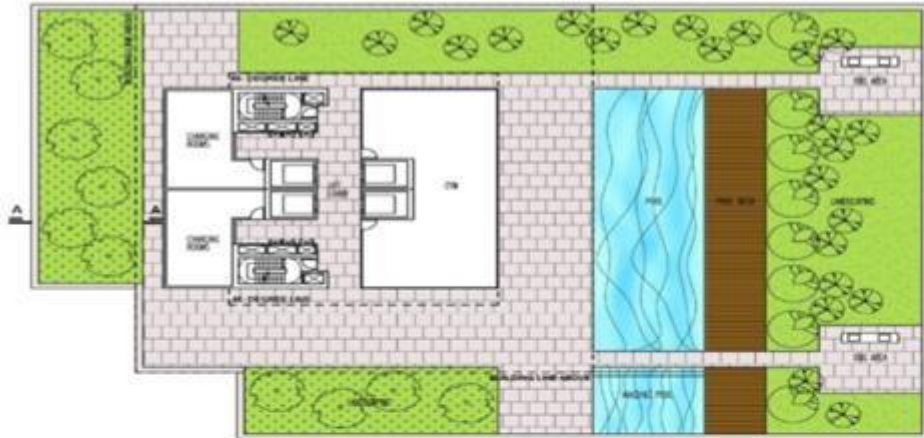
Total area of landscape deck façade = 127 sqm

Total area to be screened (verged in red)
= 127×0.5
= 63.5 sqm [ie minimum 50% of the deck façade]

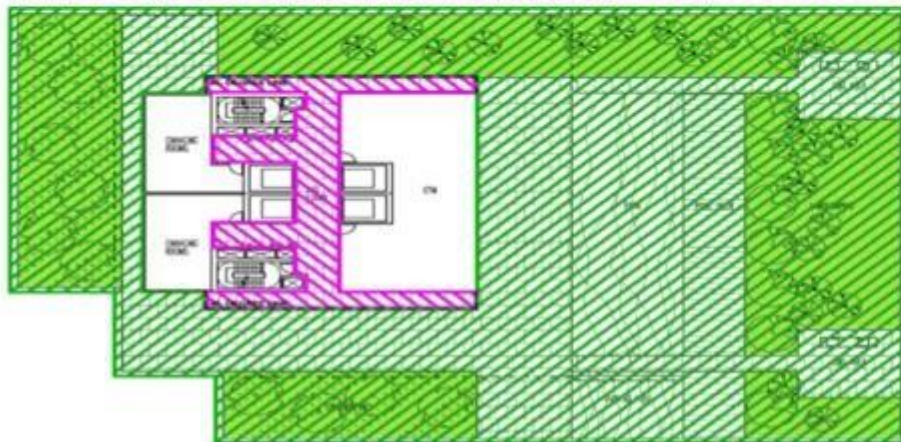
APPENDIX 3

EXAMPLE OF LANDSCAPE PLAN AND INFORMATION REQUIRED

LANDSCAPE PLAN (To Indicate Scale)



[To show areas computed as Landscape Replacement Area and Softscape Area] (To indicate scale)



SCHEDULE OF PROPOSED PLANTING SPECIES AND PAVING MATERIALS

LEGEND	DESCRIPTION	PHOTOGRAPH	SUB-CATEGORY	LEAF AREA INDEX (LAI)	QUANTITY (Number or plantlet size in m)	PLANTING DISTANCE (m)	HEIGHT (m) (If applicable)
	Tree - (Name of Proposed Tree Species)						
	Shrub - (Name of Proposed Shrub Species)						
	Palm - (Name of Proposed Palm Species)						
	Grass - (Name of Proposed Grass Species)						
	Soil Cover/Cover - (Name of Proposed Soil Cover/Cover Species)						
	Description of paving materials						
	Description of paving materials						

EXAMPLE OF A SECTION THROUGH A PLANTING BED (SECTION A-A) (To Indicate Scale)



MAINTENANCE & IRRIGATION PROPOSAL FOR THE PERMANENT PLANTING (Insert short statement here)

DECLARATION OF LANDSCAPE REPLACEMENT AREA AND SOFTSCAPE AREA

DECLARATION OF LANDSCAPE REPLACEMENT & SOFTSCAPE AREA FOR SITE STORY		AREA (M ²)
Landscaping Replacement Area (Green to the left or white to the right line)	Soil area used and providing the same pattern or additional related to be computed in landscape replacement	
Softscape Area		

DECLARATION OF OVERALL LANDSCAPE REPLACEMENT AREAS & SOFTSCAPE AREAS (To be shown on site plan)

CALCULATION OF TOTAL LANDSCAPE REPLACEMENT AREA & SOFTSCAPE AREA FOR ENTIRE DEVELOPMENT (this table is to be shown on site plan)	Area (m ²)
Total Landscape Replacement Areas (Softscape + Hardscape area)	≥ Devt. Site area
Total Softscape Area	≥ 40% of Devt. Site Area
Green Plot Ratio	≥ 4

APPENDIX 4

SUMMARY OF UPDATED LANDSCAPE DECK GUIDELINES

- i) Locational criteria: Flats and condominiums zoned with a GPR of more than 1.4 in the Master Plan with a minimum 0.4 hectare site area, and not located within or abutting existing safeguarded landed housing areas
- ii) Envelope: Deck structures should start outside the planting strip/green buffer, while fully contained within a 1:2.5 gradient envelope
- iii) Height cap: The height of the landscape deck is to be kept within 5m, as measured from the existing platform level
- iv) Greenery provision: A minimum 30% of deck surface is to be greened, with a minimum 500mm of soil for planting purposes
- v) Site coverage: Landscape decks are not counted as site coverage as long as the deck structure are fully within the 1:2.5 gradient. The residential blocks on top of the deck would still be subject to the prevailing site coverage control
- vi) Boundary fence: The boundary fence should be kept porous
- vii) Earth berms and/or vertical greening (*new*):
 - a) At least 50% of the basement wall area is to be covered by means of earthberms/earthfills and/or vertical greening to screen and to mitigate the visual impact of the landscape deck. Any earth-berms/earthfills proposed are to be contained within the 1:2.5 envelope.
 - b) Openings (basement access points/ventilation openings) and/or hard surfaces of the basement wall (untreated with vertical green) cannot exceed 50% (max) of the basement wall area.
 - c) Elevation plans showing the treatment of the basement walls is to be provided, with the computation of the areas (in square metres) covered by earth-berm or landscaping in relation to the extent of the basement walls proposed.
 - d) A detailed landscaping plan is to be submitted, including the proposed schedule and layout of the plant species. For vertical greenery systems, please provide details of the system via section cuts, accompanied by perspectives of the elevation.
 - e) Earthfills are allowed within the planting strips/green buffers. However, excessive earthfill to raise the landscape deck height (as measured from the existing platform level) to beyond 5m is not allowed.