

EXAMPLES OF GUIDELINES THAT CAN BE DISCUSSED UNDER PRE-APPLICATION CONSULTATION SERVICE (PACS)

(A) Conservation Guidelines

1. Roof
2. Forecourt
3. Front façade
4. Side facades / end gable wall
5. Five-foot way
6. Rear façade of main building and rear service block
7. Rear court and rear boundary wall
8. Airwell
9. Floors
10. Roof mezzanine
11. Staircase
12. Party wall
13. New extension / outhouse setback and interface
14. Mechanical & electrical services

(B) Urban Design Guidelines

1. Pedestrian network
 - Underground
 - At grade, including through block link
 - Elevated
 - Activity generating uses
2. Streetscape
 - Party wall
 - Setback
 - Building edge
 - Façade articulation / urban verandah (Orchard Road only)
3. Storey height interpretation e.g. whether sky terrace height relaxation is applicable
4. Public space
5. Roofscape and screening
6. Vehicular access / car parking
7. Night lighting
8. Outdoor kiosks / outdoor refreshment area/ outdoor display area
9. Landscape replacement area for strategic sites, i.e. 100% requirement
10. External works, e.g. paving guidelines

(C) Other Development Control Guidelines

1. Building setback and road buffer requirements
2. Floor-to-floor height
3. Attic
4. Site coverage
5. Basement
6. Earthworks and retaining / boundary walls

7. Balconies
8. Private enclosed space (PES) / private roof terraces
9. Covered walkway
10. Landed housing plot size & width
11. Landed housing vehicular access points
12. Strata-landed housing communal open space

ITEMS NOT WITHIN THE SCOPE OF PACS

Issues related to deviations from Master Plan planning parameters

1. Land use
2. Permissible intensity (gross plot ratio)
3. Building height (Storey and technical height control)

Proposals and / or issues that involve the following¹

4. National monuments
5. Design Advisory Panel (DAP) applications
6. Interpretation of Gross Floor Area (GFA) guidelines
7. Development charge or development baseline computation / payment
8. Waiver requests
9. Technical requirements by other agencies

¹ This is not an exhaustive list and serves as a guide. URA has the discretion to determine whether or not an issue is appropriate to be discussed as part of PACS upon application.