

Circular No : URA/PB/95/21 - DCD

Our Ref : DC 602/11-6

Fax : 321 6501

Date of Issue : 19 OCT 1995

CIRCULARS TO PROFESSIONAL INSTITUTES

URA/DC PLAN RELEASE 8/95E - STREETBLOCK PLAN FOR PAYA LEBAR GARDENS

1. The URA has completed a plan to guide development in Paya Lebar Gardens estate as shown in the [attached plan](#) (URA/DC Plan Release 8/95E).
2. The standard requirement of 7.5m front boundary setback in this estate is now relaxed to 5.0m. We are able to relax this because most of the plots in the estate have short plot depths. These plots are also smaller than the minimum plot size of 150m² and 200m² required for terrace and corner-terrace houses respectively.
3. The carporch, terrace and patio area are allowed to abut the front site boundary. Columns, however, are required to be setback 2.4m. At the rear, the building setback on the first storey is allowed to abut the Drainage Rights Reserve (DRR). The second storey has to be setback 3.0m from the rear site boundary. For corner-terrace houses, the side building setback remains unchanged at 2.0m. The complete setback requirements tabulated in [Annex 1](#) is enclosed for your easy reference.
4. Streetblock plans are continuously prepared to guide the form, layout or plot size of infill development for certain areas. These are areas with a special character or where the property subdivision or building layout is such that some guidelines are required to rationalise the development pattern.
5. I would appreciate it if you could convey the contents of this circular to relevant members of your organisation.
6. If you or your members have any queries about this circular, please do not hesitate to call Planner Ms Rosemary Pang at Tel: 321-8089. Our DCD Customer Service Hotline (Toll-free) at Tel: 1800-223 4811 would also be pleased to answer queries on this, and any other development control matter.
7. Thank you.

LAM KWOK WENG
DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF PLANNER
URBAN REDEVELOPMENT AUTHORITY

Annex 1

URA/DC PLAN RELEASE 8/95E

Streetblock Plan for Paya Lebar Gardens

The purpose of this release is to inform the public of an approved plan for regulating development in the area.

The form of development allowed within the area is mixed landed housing development not exceeding 2 storeys*.

The following prescribed guidelines will apply:

Landuse	Residential
Building form	Mixed Landed housing
Setback control	Carporch & terrace Front : Roof eaves - Zero Columns - 2.4m Main building Front : 5.0m Side : 1st & 2nd storeys - 2.0m Roof eaves - 1.0m Rear : 1st storey including roof eaves - May abut Drainage Rights Reserve 2nd storey - 3.0m Roof eaves - May abut Drainage Rights Reserve
Height control	Up to 2-storey

Footnote:

* The floor to floor height control for residential development is 4.5m for the 1st storey and 3.6m for the upper storeys.