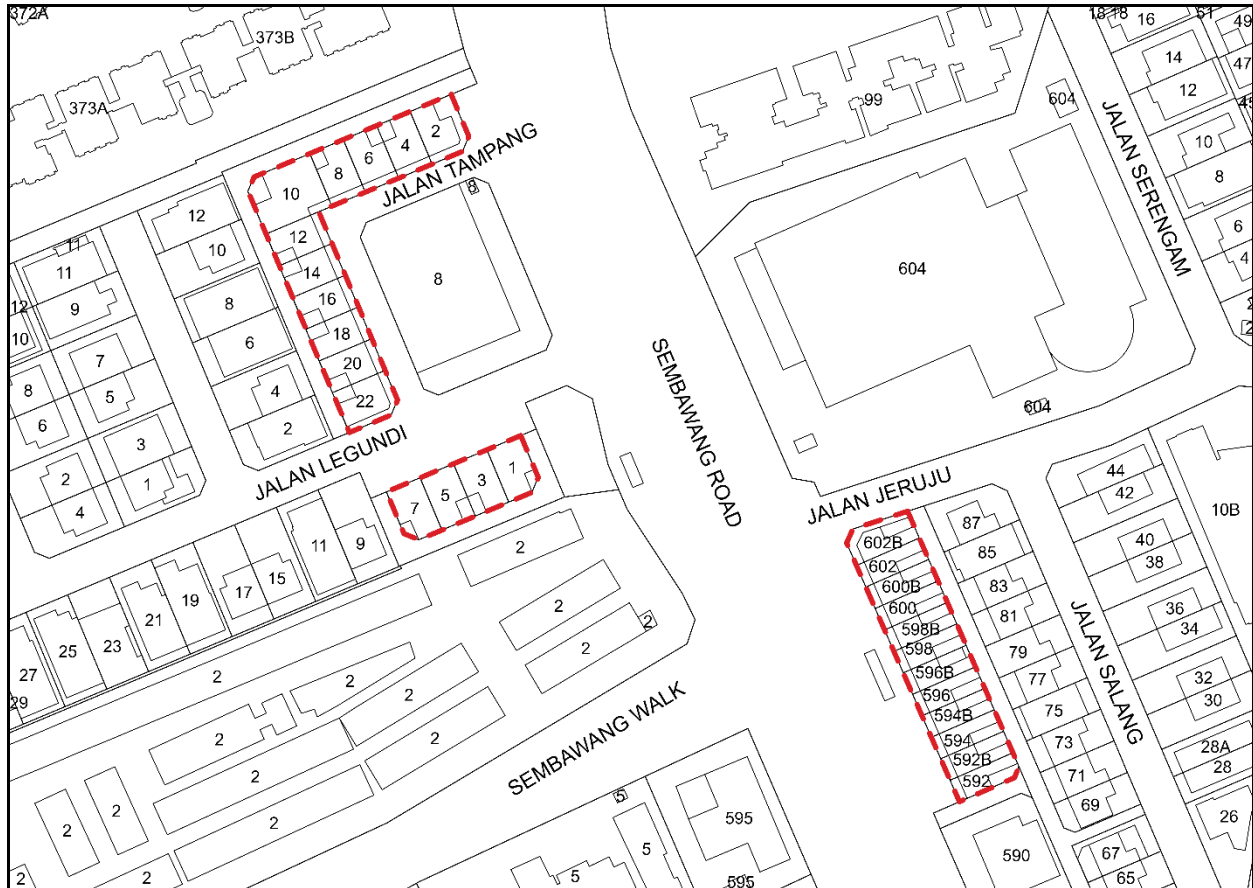


STREET BLOCK PLAN FOR AREA BOUNDED BY JALAN LEGUNDI / JALAN TAMPANG / SEMBAWANG ROAD (SEMBAWANG PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Legundi / Jalan Tampang / Sembawang Road.

LOCATION



 Boundary of Control Area

The prescribed planning parameters for the street block plan are set out below.

PARAMETERS		REQUIREMENTS		
1	Land Use	Residential with Commercial at 1 st storey		
2	Height	Maximum 3 storeys		
3	Building Form	Party-wall development with pitched roof fronting Sembawang Road, Jalan Legundi and Jalan Tampang as per existing conditions		
4	Setback Requirements		Road Buffer/Common Boundary	Green Buffer
		Front	To abut road reserve	NIL
		Side	To abut common boundary	NIL
		Rear	To abut boundary line	NIL
5	Covered Walkway	Provision of a continuous covered walkway to match the level and width as per existing covered walkway		
6	Vehicular Access	Access to be taken from front service road		
7	Other Requirements	If basement is proposed, it shall be for car parking only and will be subject to LTA's technical requirements at detailed design stage		