

Annex A

STREETBLOCK PLAN FOR MOUNT SOPHIA, ADIS ROAD, SOPHIA ROAD, WILKIE TERRACE, WILKIE ROAD AND UPPER WILKIE ROAD (ROCHOR PLANNING AREA)

The purpose of the Streetblock Plan is to guide addition & alteration works and redevelopment proposal within the Mount Sophia, Adis Road, Sophia Road, Wilkie Terrace, Wilkie Road and Upper Wilkie Road area.

The prescribed planning parameters and urban design guidelines for the Streetblock Plan are set out below.

PARAMETERS		REQUIREMENTS
1	Land Use *	Residential use
2	Gross Plot Ratio	Maximum 2.1
3	Building Height	Maximum 24.0m, 30.0m and 36.0m AMSL (absolute), as shown in Appendix 1 . The building height of all permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are not to exceed the absolute building height control.
4	Building Form	Flat / Party Wall development where applicable. Where required, developments are to be built up to the common boundaries with as a party wall to the full height of the development. Any party wall that is exposed as an external wall must not have any openings.
5	Building Setback / Building Edge [#]	Minimum front Building Setback / Building Edge to comply with the requirements as shown in Appendix 2 . Rear and Side Building Setbacks to comply with the prevailing Development Control Guidelines for residential developments. All new developments and major addition & alteration works are required to be set back to the safeguarded line of Road Reserve at the front, side and rear.
6	Roofscape	Roof areas are to be well-designed and attractive when viewed from the surrounding developments.
7	Service Area	All service areas, mechanical and electrical (M&E equipment), water tanks, car parking lots, etc., are to be located within, and be fully integrated into, the building envelope and/or visually

PARAMETERS		REQUIREMENTS
		<p>well-screened from top and on all sides.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • <u>Screening of Mechanical and Electrical Services and Car Parks</u> • <u>Guidelines To Encourage More Innovation and Better Design of Rooftop (Part A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers)</u>
8	Car Parking	Sufficient car parking spaces are to be provided within the site boundary of the development to meet the needs of the proposed uses. The provision of car parking spaces is to comply with LTA's requirements.
9	Vehicular Access	All vehicular access is to be taken from the front of the developments along the main roads.

Updated on 26 February 2026

* Please refer to the prevailing Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.

URA / CUD PLAN
RELEASE 5/2008E

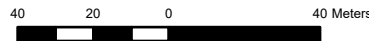
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WILKIE ROAD
(ROCHOR PLANNING AREA)

SITE PLAN / BUILDING
HEIGHT PLAN

LEGEND

-  Boundary for Streetblock Plan
-  Line of Road Reserve
-  Maximum Building Height
24.0m SHD (Absolute)
-  Maximum Building Height
30.0m SHD (Absolute)
-  Maximum Building Height
36.0m SHD (Absolute)
-  House Nos.

SCALE : 1:2000



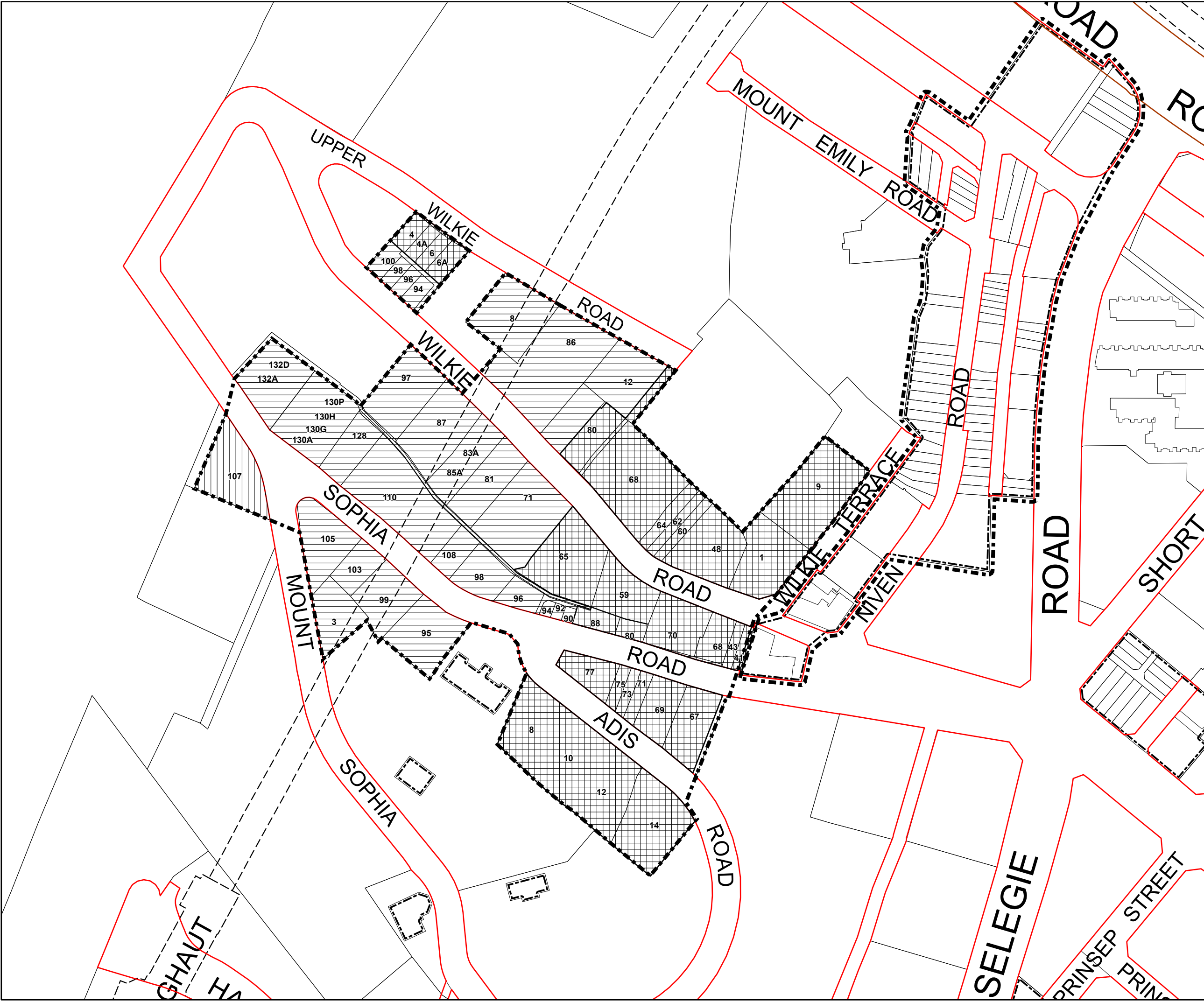
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URBAN DESIGN PLAN

LEGEND

-  Boundary for Streetblock Plan
-  Line of Road Reserve

BUILDING SETBACK / BUILDING EDGE

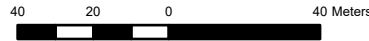
-  Minimum 7.5m Building Setback from the line of Road Reserve. Rear and Side Building Setback to comply with the prevailing Development Control Guidelines for residential developments
-  Minimum 4.5m Building Setback from the line of Road Reserve. Side / Common Building Setback to comply with the prevailing Development Control Guidelines for residential developments
-  Minimum 3.0m Front Building Setback from the line of Road Reserve. Side/ Common Building Setback to comply with the prevailing Development Control Guidelines for residential developments.
-  For house no. 94 - 98, minimum 1.36m Rear Building Setback from the Drainage Reserve Line. For house no. 100, minimum 3.66m Rear Building Setback from common boundary line. Side/ Common Building Setback to comply with the prevailing Development Control Guidelines for residential developments.

-  Development to be built up to the line of Road Reserve to the full height of the development and the common boundaries with a party wall

-  Party wall development

-  House Nos.

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