

# STREET BLOCK PLAN FOR AREA BOUNDED BY SELETAR ROAD / JALAN LEBAT DAUN / JALAN JORAN (SERANGOON PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the residential development along Seletar Road / Jalan Lebat Daun / Jalan Joran.

## LOCATION



 Boundary of Control Area

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

| PARAMETERS |                      | REQUIREMENTS                                                                                                         |                             |              |
|------------|----------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|
| 1          | Land Use             | Residential                                                                                                          |                             |              |
| 2          | Height               | Maximum 2-storey building envelope<br><br>Parcel shaded in red (1 Seletar Close): Maximum 3-storey building envelope |                             |              |
| 3          | Building Form        | Mixed landed housing                                                                                                 |                             |              |
| 4          | Setback Requirements |                                                                                                                      | Road Buffer/Common Boundary | Green Buffer |
|            |                      | Front                                                                                                                | 5m (min) from Seletar Road  | 3m           |