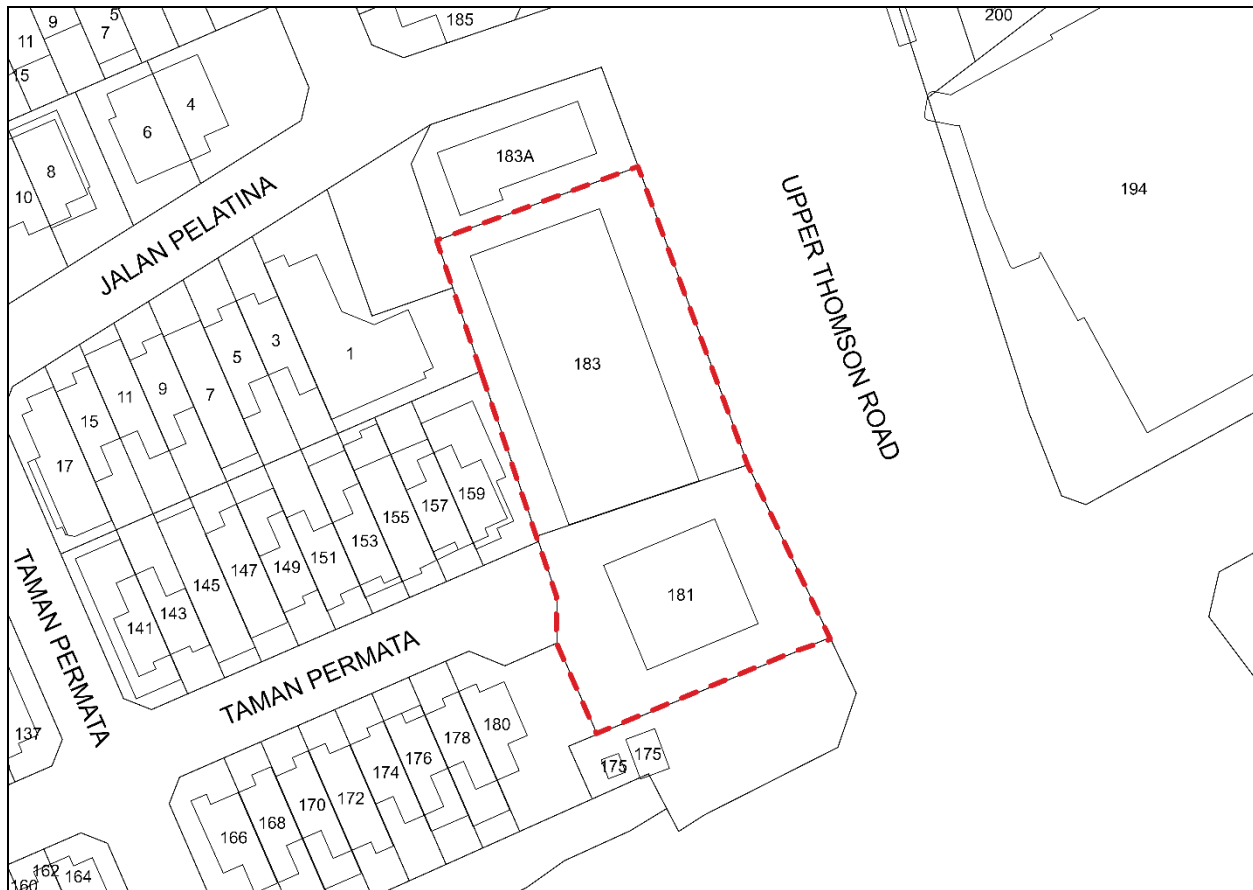


STREET BLOCK PLAN FOR AREA BOUNDED BY UPPER THOMSON ROAD (BISHAN PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the developments along Upper Thomson Road.

LOCATION



 Boundary of Control Area

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

PARAMETERS		REQUIREMENTS		
1	Land Use	Commercial/Residential (commercial quantum to be max. 40% of total gross floor area)		
2	Height	Maximum 4 storeys		
3	Building Form	Party-wall development. No openings shall be allowed along the common boundaries		
4	Setback Requirements		Road Buffer/Common Boundary	Green Buffer/Peripheral Planting Verge
		Front	7.6m (min) setback	3m setback from road reserve
		Side	4m (min) setback	2m from boundary
		Rear	4m (min) setback	2m from boundary
5	Covered Walkway	Provision of a continuous covered walkway with 3m (min) overall width, 2.4m (min) clear width, and soffit height of 3.6m		
6	Vehicular Access	An internal service road shall be provided along Upper Thomson Road and is to be owned and maintained by the respective developers/owners.		