CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know
Building owners, developers, architects, engineers and traffic consultants

Effective date
01 July 2016

SUBMISSION OF WALKING AND CYCLING PLAN FOR SELECTED COMMERCIAL, RETAIL, BUSINESS PARK AND SCHOOL DEVELOPMENTS

1. As part of the Walk Cycle Ride SG vision, we aim to make walking, cycling, and riding public transport the way of life for Singaporeans and a means of enhancing liveability in Singapore. To help realise this vision, developers will be required to submit a Walking and Cycling Plan (WCP) as part of the Development Applications for commercial, retail, business park and school developments that reach a specific development quantum. These are developments with expected high pedestrian and cyclist traffic.

2. The WCP has to be submitted to the Land Transport Authority (LTA) and the Urban Redevelopment Authority (URA) for evaluation and approval. As part of the WCP, developers will need to consider the safety, convenience and accessibility for pedestrians and cyclists in the design of the development. Requiring the WCP at an early stage will also reduce the need for plans to be adjusted later in the development process to accommodate such needs.

Walking and Cycling Plan

3. The WCP should consider carefully pedestrians and cyclists’ needs, and incorporate the following elements:

   a. Facilitate convenient and direct pedestrian and cyclist access from nearby public transport facilities and adjacent developments, by providing covered
paths and crossings (be they at-grade, underground, or elevated)\(^1\) where appropriate. These should also take into consideration existing or upcoming cycling paths in the area;

b. Minimise conflict between pedestrians, cyclists and motor vehicles at locations such as vehicular ingress/egress, car park entrances, and drop-off points and taxi stands. Suitable measures such as signages or traffic calming features should also be considered;

c. Provide sufficient and conveniently located bicycle parking spaces and supporting amenities for cyclists such as shower rooms and lockers;

d. Provide easy-to-understand wayfinding signage giving directions to key public transport facilities, pedestrian and cycling facilities as well as key amenities nearby; and

e. Design accesses and routes that are barrier-free and thoughtful for safe and comfortable passage for children, elderly and the mobility-challenged group.

**Implementation**

4. The WCP leverages on the existing Traffic Impact Assessment (TIA) process. Before submitting the Development Application to URA, the appointed traffic consultant and the Qualified Personnel (Architect) of the project should work together in preparing the WCP as part of the TIA scoping process, and submit the WCP to LTA. LTA and URA will jointly scrutinise the WCP together with the QP to ensure that the intentions of the plan are achieved. The QP should then revise the WCP based on LTA’s and URA’s comments, and incorporate the revised WCP in the Development Application to URA. This pre-submission consultation approach to the WCP will ensure that the processing timeline for Development Applications is not adversely affected. Please refer to **Annex A** for the WCP submission flowchart.

5. Commercial developments, retail developments, business park developments and schools as identified in **Table 1** below, will be required to submit the WCP. The WCP requirement may be extended to other development types in the future.

---

\(^1\) This should include providing interim linkages during the construction phase of the development, e.g. where existing footpaths / linkways are to be removed upon hoarding of the site.
Table 1: Development Types that require WCP as part of TIA

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail developments (i.e. Shopping centres)</td>
<td>&gt;= 10,000m2 GFA</td>
</tr>
<tr>
<td>Commercial developments (i.e. Offices)</td>
<td>&gt;= 20,000m2 GFA</td>
</tr>
<tr>
<td>Business Parks</td>
<td>&gt;= 40,000m2 GFA</td>
</tr>
<tr>
<td>Schools</td>
<td></td>
</tr>
<tr>
<td>- Primary</td>
<td>&gt;=1,500 students (single-session),</td>
</tr>
<tr>
<td>- Secondary, International &amp; Junior College</td>
<td>&gt;=2,000 students (double-session)</td>
</tr>
<tr>
<td>- ITE campus, Polytechnic, University</td>
<td>Required</td>
</tr>
</tbody>
</table>

6. The WCP requirement will take effect on 1 July 2016. Developers submitting new applications (i.e. applications for a new erection or major additions and alterations) on or after this date, for the development types listed in Table 1, will be required to submit a WCP. The WCP will not be required for development applications that have been granted Provisional Permission or which have obtained LTA’s clearance for the TIA by 1 July 2016.

7. LTA has updated the Code of Practice (COP) to guide submission requirements for the WCP. Please refer to http://www.lta.gov.sg/content/dam/ltaweb/corp/Industry/files/COP-Appendices/RT-COP-V1.2.pdf to download the latest COP. Please submit the WCP as part of the TIA pre-scoping consultation with LTA (via lta-dbc_registry@lta.gov.sg) before submitting a development application to URA. See Annex A for submission flowchart.

8. We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please email us at lta-dbc_registry@lta.gov.sg and Email (or call the URA Development Control Group Enquiry Line at Tel: 6223 4811).

Thank you.

LINA LIM
GROUP DIRECTOR (POLICY & PLANNING)
for CHIEF EXECUTIVE
LAND TRANSPORT AUTHORITY

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY
ANNEX A: Walking & Cycling Plan Submission Flowchart

1. Submit Preliminary Walking & Cycling Plan (WCP) to LTA at Traffic Impact Assessment (TIA) pre-scooping stage
2. Attend TIA (& WCP) Scooping Meeting
3. Revise WCP based on LTA & URA comments
   - Submit TIA report & Revised WCP* to LTA
   - Submit Revised WCP as part of Development Application to URA
4. TIA follows existing TIA review process

* The WCP shall be submitted as a separate sub-report from the main TIA report to facilitate processing & acceptance while the other aspects of the TIA are reviewed.
Distribution list:

President
Singapore Institute of Architects
79/79A/79B Neil Road
Singapore 088904

President
Association of Consulting Engineers
Singapore
70 Palmer Road
#04-06 Palmer House
Singapore 079427

President
Institution of Engineers, Singapore
70 Bukit Tinggi Road
Singapore 289758

President
Singapore Real Estate Developers Association
190 Clemenceau Avenue
#07-01 Singapore Shopping Centre
Singapore 239924

President
Singapore Contractors Association Ltd
1 Bukit Merah Lane 2
Construction House
Singapore 159760

President
Board of Architects, Singapore
5 Maxwell Road #01-03
Tower Block, MND Complex
Singapore 069110

President
Professional Engineers Board
5 Maxwell Road, 1st storey
Tower Block MND Complex
Singapore 069110
Group Director
Development Control
Urban Redevelopment Authority
45 Maxwell Road
The URA Centre
Singapore 069118

Director
Planning & Design Development Division
National Parks Board
Singapore Botanic Gardens
1 Cluny Road
Singapore 259569

Director
Land and Planning Group
JTC Corporation
8 Jurong Town Hall Road
The JTC Summit
Singapore 609431

Head
Infrastructure and Agency Unit
Development and Procurement Department
Housing and Development Board
HDB Hub
480 Lorong 6 Toa Payoh
Singapore 310480

Director
Building Plan & Management Division
Building and Construction Authority
52 Jurong Gateway Road
#06-01 Singapore 608550
URA/PCUD Plan Release 3/2016E
Revised Street Block Plan for No. 110 To 132 (Even-Numbered Only) Killiney Road and No. 6 To 20 (Even-Numbered Only) Devonshire Road [River Valley Planning Area]

Circular No: URA/PB/2016/09-PCUDG
Our Ref: DC/ADMIN/CIRCULAR/PB_16
Date: 03 May 2016

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know
Building owners, developers and architects

Effective date
With immediate effect

URA/PCUD Plan Release 3/2016E
Revised Street Block Plan for No. 110 To 132 (Even-Numbered Only) Killiney Road and No. 6 To 20 (Even-Numbered Only) Devonshire Road [River Valley Planning Area]

Details
1. URA has revised the street block plan for No. 110 to 132 (even-numbered only) Killiney Road and No. 6 to 20 (even-numbered only) Devonshire Road as shown in Appendix 1.
2. The street block plan will be used to guide developments (for redevelopment or addition & alteration proposals) within the street block.

Guidelines
3. The planning parameters and urban design guidelines for this street block plan include the type of land use, building height, form of development, setback requirements and vehicular access. The prescribed guidelines are tabulated and shown in Appendix 2.
4. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please email our Conservation & Urban Design Department at ura_upd_da_team@ura.gov.sg. You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or Email. For your information, past circulars and guidelines are available at our website http://www.ura.gov.sg.

Thank you.

CHOU MEI (MS)
ACTING GROUP DIRECTOR (CONSERVATION & URBAN DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY