

Development Agreement, Development Control Plan 1
- Kawana Waters and Section 6.1.45A
(Development Control Plans under Repealed Act)
of the Integrated Planning Act 1997

**MASTER PLAN NO. 65
(SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009**

**Approved by Caloundra City Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan – Eastbank – Precinct 9) 2009
dated / / 2009**

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

TABLE OF CONTENTS	PAGE
LIST OF TABLES	4
1. PRELIMINARY	5
1.1 CITATION	5
1.2 TYPE OF MASTER PLAN	5
1.3 LEGAL REQUIREMENT FOR MASTER PLAN	5
1.4 LEGAL EFFECT OF THE MASTER PLAN	5
2 DESCRIPTION OF LAND	6
2.1 LOCATION AND DESCRIPTION	6
2.2 STRATEGIC PLAN DESCRIPTION	6
2.3 ZONING MAP DESCRIPTION	6
2.4 DCP DESCRIPTION	7
3 APPLICATION OF MASTER PLAN	7
3.1 RELATIONSHIP TO HIGHER ORDER MASTER PLANS	7
3.2 RELATIONSHIP TO OTHER MASTER PLANS	8
3.3 RELATIONSHIP TO DCP	8
3.4 RELATIONSHIP TO PLANNING SCHEME PROVISIONS	8
4 Implementation of Site Development Plan Design Parameters	9
4.1 REQUIREMENT FOR A SITE DEVELOPMENT PLAN	9
4.2 DEVELOPMENT WITHIN A SITE DEVELOPMENT PLAN	9
5 Structure of Master Plan	9
5.1 CONTENT OF SITE DEVELOPMENT PLAN	9
6 SUBDIVISION Layout	10
7 Defined Uses	11
7.1 DEFINED USES	11
7.2 DEVELOPMENT CRITERIA	11
8 Movement Networks	11
9 Building Layout	11

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

10 Open Space and Water Bodies	12
11 Access and Parking	12
12 Implementation of Urban Design Performance Criteria	12
12.1 GENERAL	12
13 Maps AND TABLES	13
13.1 THIS SITE DEVELOPMENT PLAN COMPRISES THE FOLLOWING:	13
14 Statement of Compliance	14
14.1 REQUIREMENTS.....	14
14.2 THE STRUCTURE PLAN	14
14.3 MASTER PLAN DETERMINATION NO. 1 (APPROVAL OF STRUCTURE PLAN) 1999	14
14.4 THE PLANNING SCHEME INCLUDING DCP 1	15
14.5 DEVELOPMENT AGREEMENT.....	15
14.6 DEVELOPMENT LEASE NO 2	15
14.7 MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001.....	16
14.8 RELAXATIONS	16
15 Interpretation Rules	16
16 Supporting Information	16

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

LIST OF TABLES

Table 1 – Supplementary Table of Development

LIST OF MAPS

Map 1 – Locality
Map 2 – Land Subject of Master Plan
Map 3 – Lot Layout & Dimensions Plan
Map 4 – Site Development Plan
Map 5 – Movement Network Plan
Map 6a – Concept Landscape Plan
Map 6b – Concept Landscape Sections
Map 6c – Concept Landscape Text
Map 7 – Building Design Elements

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

1. PRELIMINARY**1.1 Citation**

1.1.1 This document may be cited as Master Plan No. 65 (Site Development Plan – Eastbank - Precinct 9) 2009.

1.2 Type of Master Plan

1.2.1 This document contains a Site Development Plan for land included in Precinct 9 as identified in Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

1.3 Legal Requirement for Master Plan

1.3.1 A Site Development Plan is required to be prepared in respect of those parts of DPA1 identified on Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 as requiring a Site Development Plan, pursuant to Section 7.4.5.1 of DCP1.

1.4 Legal Effect of the Master Plan

1.4.1 The Site Development Plan comprises:

- a) This document which shows the subdivision layout with lot boundaries, the purpose for which each lot may be developed, the movement network including cycle and pedestrian linkages, building set backs, building layout criteria, open space provision and water bodies, access and parking;
- b) A supplementary table of development consistent with DCP1; and

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

- c) Maps 1 – 7, which show in more detail the elements to be identified as required by Section 7.4.5.4 of DCP1.

2 DESCRIPTION OF LAND**2.1 Location and Description**

- 2.1.1 The land the subject of this Site Development Plan is bounded by Sportsman Parade to the east, the Lake Kawana rowing course to the west, Precinct 8 to the south and Precinct 10 to the north.
- 2.1.2 Map 1 – Locality shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 – Land Subject of Master Plan shows the extent of the area covered by this Master Plan.
- 2.1.3 The land the subject of this Master Plan is described as part of Lot 804 on SP192244, Parish of Bribie and being leasehold land within Development Lease No. 2.
- 2.1.4 The area of the land the subject of this Site Development Plan is approximately 6,400 square metres.

2.2 Strategic Plan Description

- 2.2.1 The land the subject of the Site Development Plan is identified in the Strategic Plan of the Planning Scheme for Caloundra City as having a preferred dominant land use of Urban and being within the area of DCP1.

2.3 Zoning Map Description

- 2.3.1 The land the subject of the Site Development Plan is zoned Special Development under the Planning Scheme for Caloundra City.

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

2.4 DCP Description

- 2.4.1 The land the subject of the Site Development Plan is identified in DCP1 as having a preferred land use of Tourist / Residential.

3 APPLICATION OF MASTER PLAN**3.1 Relationship to Higher Order Master Plans**

- 3.1.1 The land the subject of the Site Development Plan is subject to the Structure Plan, and as such is:
- 3.1.1.1 Identified on Structure Plan Map 1 as being included in the Community / Commercial Recreation Node and subject to the Community / Commercial Recreation Node Development Criteria defined in Section 7 of the Structure Plan;
 - 3.1.1.2 Identified on Structure Plan Map 2 which shows the area as having Pedestrian / Cycle Links and Public Access Promenade;
 - 3.1.1.3 Identified on Structure Plan Map 3 as being wholly within Detailed Planning Area 1;
 - 3.1.1.4 Identified on Structure Plan Map 4 as having a Village/Neighbourhood relationship, being part of Neighbourhood 4 in Village 1; and
 - 3.1.1.5 Subject to approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001, which identifies the area on Map 3 - Land Use Precincts as being Precinct 9 of DPA1.

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

3.2 Relationship to Other Master Plans

- 3.2.1 This Site Development Plan should be read in conjunction with other approved Site Development Plans for Precincts 1-15 within Detailed Planning Area 1 as identified by Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

3.3 Relationship to DCP

- 3.3.1 The land the subject of the Site Development Plan is subject to DCP1 and is identified on DCP1, Map 1 as being part of Detailed Planning Area 1 with a preferred land use of Tourist / Residential;
- 3.3.2 DCP1, Map 2 identifies the subject area has having a Continuous Public Access Promenade;
- 3.3.3 DCP1, Map 3 identifies the subject area within Detailed Planning Area 1; and
- 3.3.4 DCP1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9,025 persons for the whole of the Precinct.

3.4 Relationship to Planning Scheme Provisions

- 3.4.1 The land the subject of the Site Development Plan is subject to:
- 3.4.1.1 Zoning Map No. 65, which identifies the land the subject of the Site Development Plan as being included in the Special Development Zone;
- 3.4.1.2 The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme for Caloundra City, which specifies the purposes for which the premises may be used in accordance with a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP1; and

MASTER PLAN NO. 65 (SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 9) 2009

- 3.4.1.3 Part 6 of the Planning Scheme for Caloundra City, which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

4 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

4.1 Requirement for a Site Development Plan

- 4.1.1 A Site Development Plan is required for all Precincts within Detailed Planning Area 1 pursuant to Section 9.1 of Master Plan No. 14 (Detailed Planning Area Plan Eastbank / Regatta North) 2001.

4.2 Development Within a Site Development Plan

- 4.2.1 The land the subject of the Site Development Plan will be developed in accordance with DCP1 Section 4.16.2 (b), the uses listed in Section 7.4 of the Structure Plan Development Criteria and Section 8 of Master Plan No.14 Detailed Planning Area Plan - (Eastbank / Regatta North) 2001.
- 4.2.2 Land uses within the Site Development Plan shall be restricted to those specified in Table 1 - Supplementary Table of Development and to the Development Criteria contained in Section 7.2 of this document.
- 4.2.3 All Development within the Site Development Plan shall be in accordance with Section 12, Implementation of Urban Design Performance Criteria, of this document.

5 STRUCTURE OF MASTER PLAN

5.1 Content of Site Development Plan

This Site Development Plan comprises:

- 5.1.1 Subdivision layout with lot dimensions as specified in Section 6 (Subdivision Layout) of this document;

-
- 5.1.2 Purposes for which each lot are to be developed as specified in Section 7 (Defined Uses) of this document;
 - 5.1.3 Pedestrian and cycle linkages for each lot as specified in Section 8 (Movement Networks) of this document;
 - 5.1.4 Building Layout Criteria as specified in Section 9 (Building Layout) of this document;
 - 5.1.5 Open Space Provision and Water Bodies as specified in Section 10 (Open Space and Water Bodies) of this Document;
 - 5.1.6 Access and Parking Provision as specified in Section 11 (Access and Parking) of this document;
 - 5.1.7 Implementation of Urban Design Performance Criteria as specified in Section 12 (Implementation of Urban Design Performance Criteria) of this document;
 - 5.1.8 Maps and Tables as specified in Section 13 (Maps and Tables) of this document;
 - 5.1.9 Statement of Compliance as specified in Section 14 (Statement of Compliance) of this document;
 - 5.1.10 Interpretation Rules as specified in Section 15 (Interpretation Rules) of this document; and
 - 5.1.11 Supporting Information as specified in Section 16 (Supporting Information) of this document.

6 SUBDIVISION LAYOUT

- 6.1.1 Lot boundaries and dimensions for land subject to the Site Development Plan are indicated on Map 3 – Lot Layout & Dimensions Plan of this document.

7 DEFINED USES

7.1 Defined Uses

7.1.1 The land the subject of this Site Development Plan shall be developed from the defined uses specified in Table 1 – Precinct 9 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 and in Table 1 – Supplementary Table of Development contained in this Document.

7.2 Development Criteria

7.2.1 The land the subject of this Site Development Plan shall be subject to the controls specified in the Supplementary Table of Development, being part of this document and Table 1 – Precinct 9 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001;

7.2.2 The land the subject of this Site Development Plan shall be subject to the Development Criteria specified in Section 6.2 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

8 MOVEMENT NETWORKS

8.1.1 Movement networks including cycle and pedestrian linkages are indicated on Map 5 - Movement Network Plan of this document.

9 BUILDING LAYOUT

9.1.1 Building layout is not defined on the Site Development Plan and should be provided as part of a development application/s for Material Change of Use. Implementation of urban design performance criteria contained in Section 12 of this document provides controls on building setbacks, building envelopes, vehicle parking requirements and landscaping which will dictate to a great extent the layout and design of buildings.

9.1.2 Building design elements are detailed on Map 7 – Building Design Elements.

10 **OPEN SPACE AND WATER BODIES**

10.1.1 Open Space areas and Water Bodies are indicated on Map 4 – Site Development Plan of this document.

10.1.2 Landscape concepts for the Public Open Space are detailed on Map 6 – Landscape Concept Plans, Map 6b – Landscape Concept Sections and Map 6c – Landscape Concept Text.

11 **ACCESS AND PARKING**

11.1.1 Vehicular access to Precinct 9 will be restricted to the locations indicated on Map 4 - Site Development Plan of this document, with no vehicular access permitted from Sportsmans Parade.

11.1.2 Provision for parking is controlled through Section 7.0 Urban Design Performance Criteria in Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 and Section 12 – Implementation of Urban Design Performance Criteria in this document.

12 **IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA**

12.1 **General**

12.1.1 The Urban Design Performance Criteria defined in Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 will be implemented on land within Precinct 9 ~~and~~ (the subject of this Site Development Plan).

12.1.2 A development application/s for Material Change of Use and/or Reconfiguration of a Lot, for any development arising from Column 2 and 3 uses of Table 1 – Supplementary Table of Development, of this document, must demonstrate compliance with ~~– A Material Change of Use and/or Reconfiguration of a Lot~~

~~Application should demonstrate compliance implementation of~~ the Urban Design Performance Criteria under section 7.0 (Urban Design Performance Criteria) and section 8.0 (Site Development Plan Design Parameters) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

- 12.1.3 Assessment of urban design for any development arising from Column 1 uses of Table 1 - Supplementary Table of Development of this document, while a permitted use, will also reflect compliance with the requirements relative to a Material Change of Use as referred to in section 12.1.2.

13 MAPS AND TABLES

13.1 This Site Development Plan Comprises the Following:

13.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3 – Lot Layout & Dimensions Plan
- d) Map 4 – Site Development Plan
- e) Map 5 – Movement Network Plan
- f) Map 6a – Concept Landscape Plan
- g) Map 6b – Concept Landscape Sections
- h) Map 6c – Concept Landscape Text
- i) Map 7 – Building Design Elements

13.1.2 Tables

- a) Table 1 – Supplementary Table of Development

14 STATEMENT OF COMPLIANCE

14.1 Requirements

14.1.1 The Site Development Plan must comply with:

- a) the Structure Plan Maps;
- b) approval of the Structure Plan;
- c) the Planning Scheme including DCP1;
- d) the Development Agreement;
- e) Development Lease No. 2; and
- f) Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

14.2 The Structure Plan

14.2.1 The Site Development Plan complies with the Structure Plan Maps.

14.3 Master Plan Determination No. 1 (Approval of Structure Plan) 1999

14.3.1 The Site Development Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:

- 14.3.1.1 it is consistent with the intent of the Community Commercial Recreation Node as specified in Section 7.3 (Intent of the Community Commercial Recreation Node Development Criteria) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- 14.3.1.2 it complies with the structure of the Community Commercial Recreation Node as specified in section 7.4 (Structure of the Community Commercial Recreation Node) of the Structure Plan

Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999 as it applies to DPA 1; and

- 14.3.1.3 it does not contain a development other than a public purpose, public utility or community use or ancillary activity provided for in Section 7.4, Structure of the Community Commercial Recreation Node, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

14.4 The Planning Scheme Including DCP 1

- 14.4.1 The Site Development Plan complies with the Planning Scheme requirements including DCP1 in that it complies with the provisions of section 7.4.5 of DCP1.

14.5 Development Agreement

- 14.5.1 The Site Development Plan complies with the requirements of the Development Agreement in that it complies with the provisions of section 6 of the Development Agreement.

14.6 Development Lease No 2

- 14.6.1 The Site Development Plan complies with the requirements of Development Lease No 2 in that:
 - 14.6.1.1 no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and
 - 14.6.1.2 the Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of DCP1.

14.7 Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001

14.7.1 The Site Development Plan is consistent with the requirements of the Site Development Plan Design Parameters as specified in Section 8 and Urban Design Performance Criteria as Specified in Section 7 of Approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 unless otherwise stated.

14.8 Relaxations

No relaxation are sought as part of this Site Development Plan.

15 INTERPRETATION RULES

15.1 Terms used in this Site Development Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Planning Scheme for Caloundra City unless otherwise defined in this Site Development Plan.

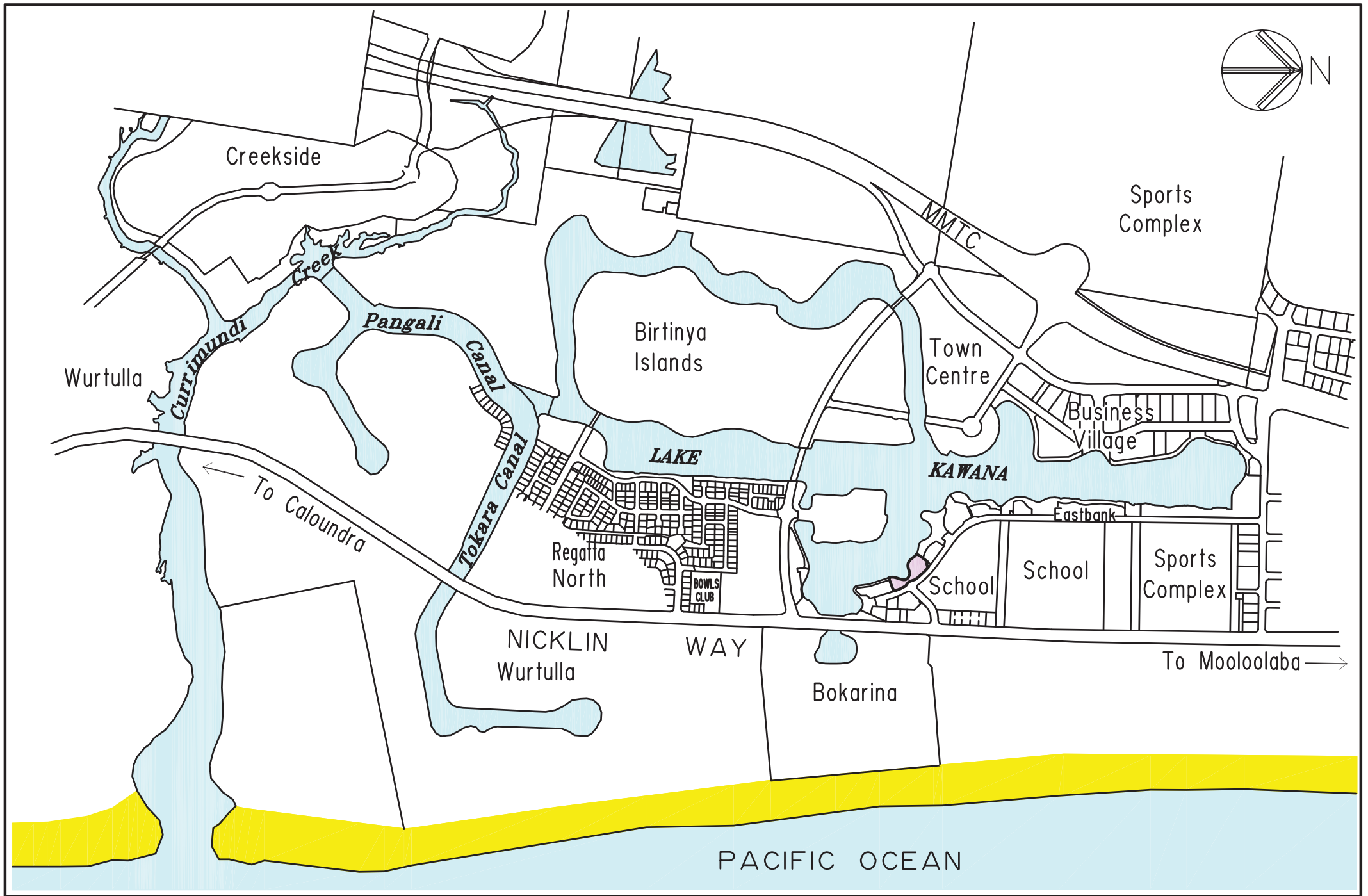
15.2 Interpretation of words on terms used in this Site Development Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the Planning Scheme for Caloundra City unless the context otherwise indicates or requires.

16 SUPPORTING INFORMATION

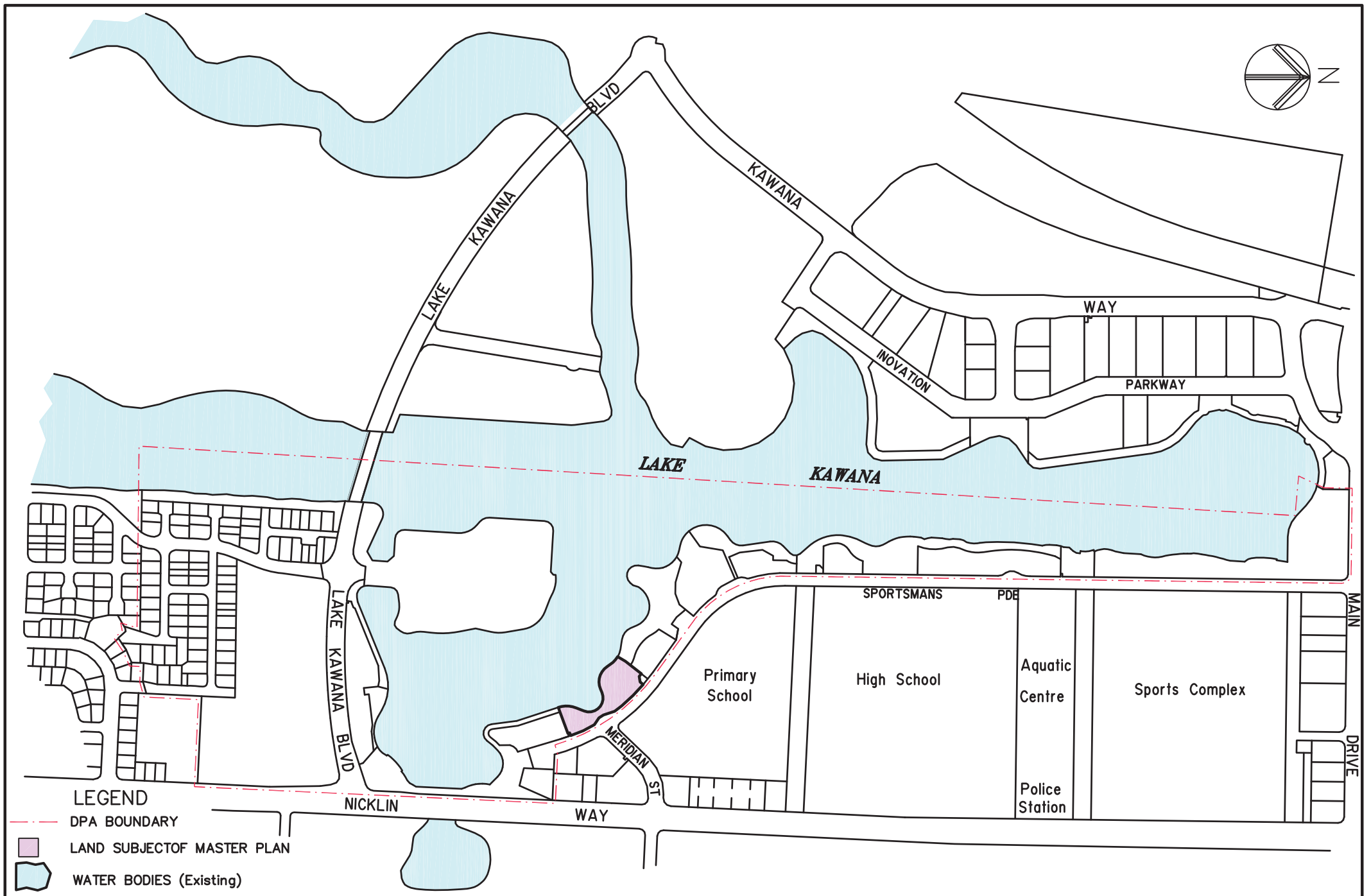
16.1 No additional Supporting Information is required for the application beyond what has been provided as part of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT – PRECINCT 9

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 9	Park Public Purpose Public Utility (excluding telecommunications facility)	Landing		Uses not listed in Column 1, 2 or 3.



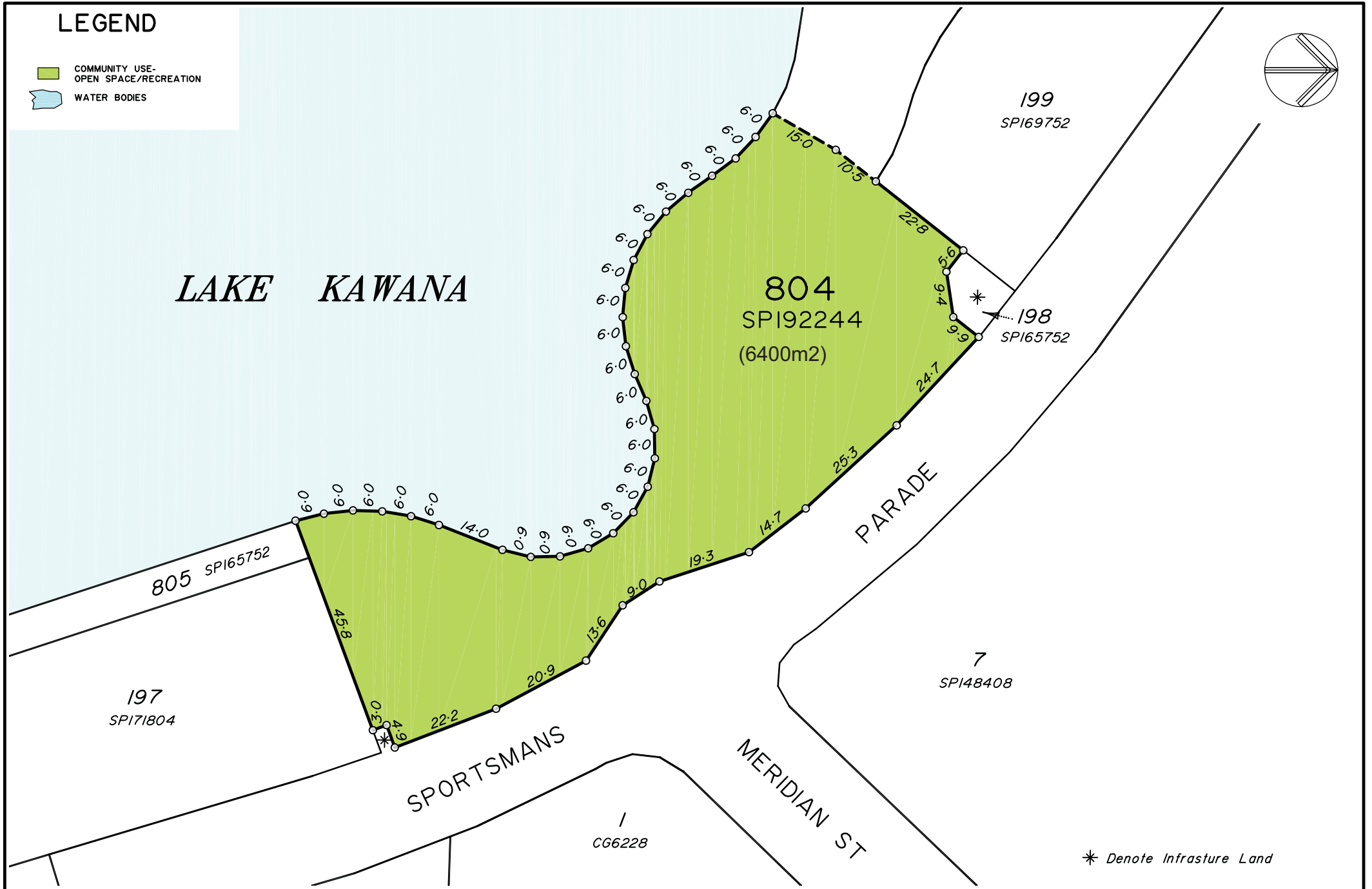
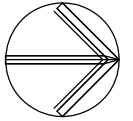
MAP 1 - LOCALITY PLAN



MAP 2 - LAND SUBJECT OF MASTER PLAN

LEGEND

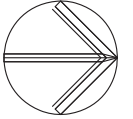
- COMMUNITY USE-
OPEN SPACE/RECREATION
- WATER BODIES



MAP 3 - LOT LAYOUT & DIMENSION PLAN

LEGEND

- COMMUNITY USE-
OPEN SPACE/RECREATION
- PUBLIC ACCESS PROMENADE/
PEDESTRIAN PATH
- PEDESTRIAN AND CYCLE WAY
- NO VEHICULAR ACCESS
- WATER BODIES



LAKE KAWANA














PARADE

SPORTSMANS

MERIDIAN ST

MAP 4 - SITE DEVELOPMENT PLAN

LEGEND

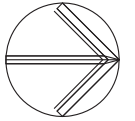
-  COMMUNITY USE-
OPEN SPACE/RECREATION
-  WATER BODIES
-  ACCESS POINTS TO LAKE VIA
SOFT EDGE TREATMENT
-  PUBLIC ACCESS PROMENADE/
PEDESTRIAN PATH
-  PEDESTRIAN AND CYCLE WAY
-  PEDESTRIAN CROSSING
-  PREFERRED JETTY LOCATION
FOR LAUNCHING WATER CRAFT
-  MAJOR ARTERIAL TRAFFIC
& BUS ROUTE
-  MAJOR TRAFFIC & BUS ROUTE
-  COLLECTOR STREET/BUS ROUTE
-  MAJOR NEIGHBOURHOOD ENTRY
CONTIGUOUS ENTRY TO
MAJOR SITES
-  MINOR ENTRIES
-  DPA BOUNDARY

LAKE KAWANA

SPORTSMANS
PARADE

MERIDIAN
STREET

Primary
School

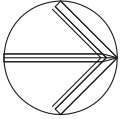


MAP 5 - MOVEMENT NETWORK PLAN

LEGEND

COMMUNITY USE-
OPEN SPACE/RECREATION
WATER BODIES

Informal Sand 'Beach' Lake Edge Treatment
Formal Boardwalk Edge



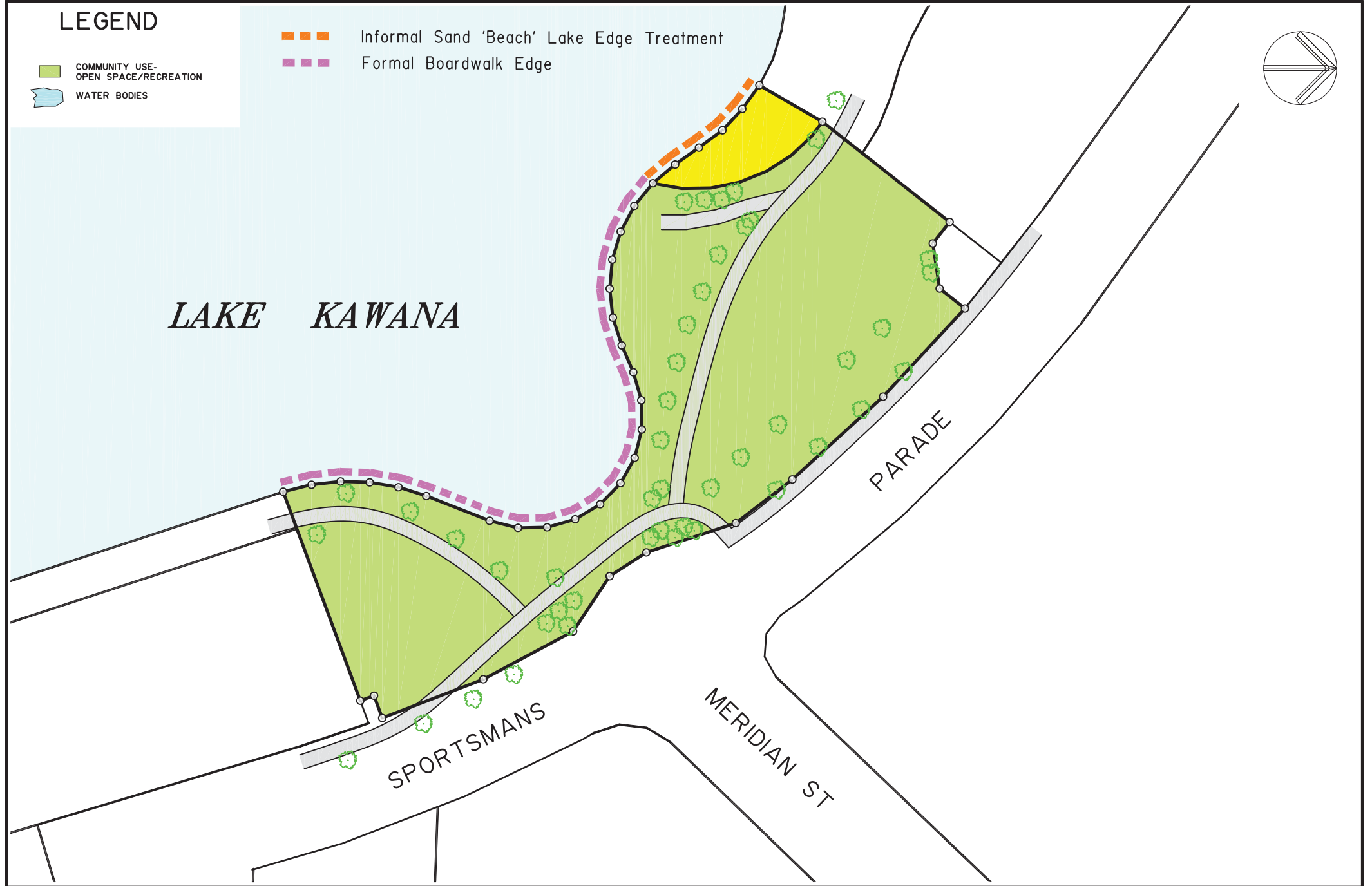
LAKE KAWANA

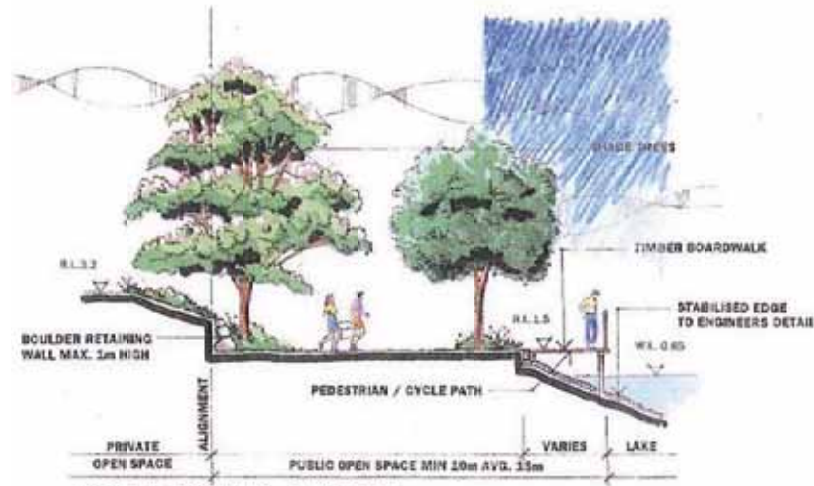
PARADE

SPORTSMANS

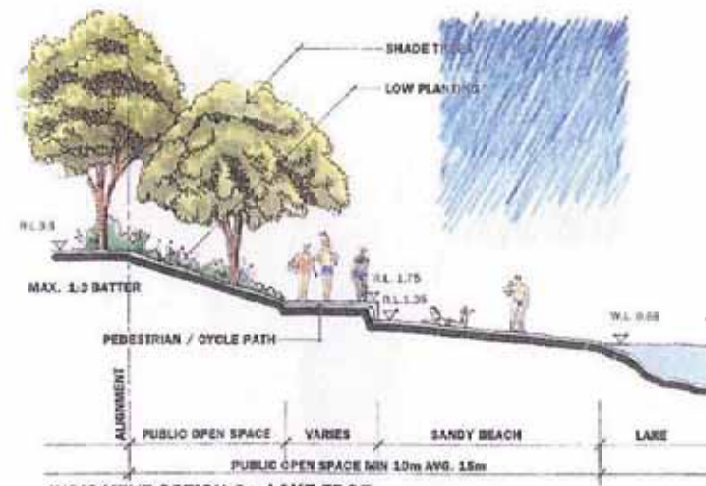
MERIDIAN ST

MAP 6a - CONCEPT LANDSCAPE PLAN

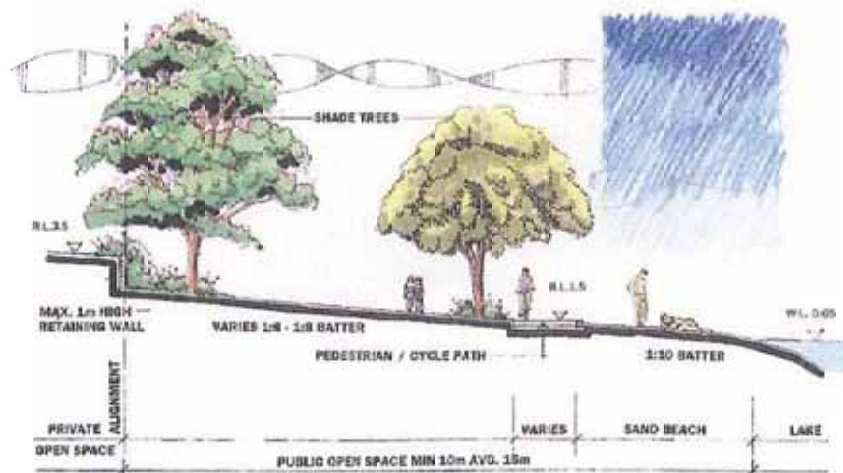




**INDICATIVE OPTION 3 - LAKE EDGE
FORMAL BOARDWALK EDGE**



**INDICATIVE OPTION 6 - LAKE EDGE
INFORMAL SAND 'BEACH'**



**INDICATIVE OPTION 4 - LAKE EDGE
INFORMAL SAND 'BEACH'**

NOTE: ESPLANADE PARK VARIES MIN 10m AVG. 15m

MAP 6b - LANDSCAPE CONCEPT SECTIONS

PEDESTRIAN AND CYCLE NETWORK

The Pedestrian/Cycle assess along the edge of Lake Kawana is an important component of the pedestrian/cycle network for Kawana Waters generally. Direct and continuous access to the lake edge within Precinct 9.

PAVING MATERIALS

Paving materials within Precinct 9 will be predominantly broom finished concrete with specialized detailing at intersections and key focal points.

Area	Finish
Main footpath	Broom finished concrete.
Feature intersections	A combination of coloured concrete and/or other impervious surfaces
Pedestrian/Cycleways	Broom finished concrete combined with coloured concrete and/or other impervious surfaces
Street verges	Turfing planting and Concrete Pavement where appropriate.

PAVEMENT WIDTHS

Pedestrian only pathways	1200mm wide min
Shared pedestrian/cycleways and pathways which facilitate maintenance vehicle access	2500mm wide min

PUBLIC OPEN SPACE

The design of Public Open Space will focus on providing parkland areas which allow for a multitude of uses. Opportunities will be available for a range of activities such as jogging, cycling and passive uses such as quiet seating and places of reflection, with an emphasis on meeting and interaction with other uses and the

environment. In addition open spaces should facilitate major events on Lake Kawana. As such, open grass areas should be provided to accommodate spectators. Every opportunity to provide water views and view corridors in prominent locations will be taken. Public Open Space will take advantage of the proximity to the lake by allowing continuous access to the lake frontage.

STREETSCAPE

Street tree planting along Sportsmans Parade will be designed to optimise shade opportunities for both pedestrians and parked vehicles. Pedestrian trees or tree groups at key locations will be used to define entry/feature points. Trees will be planted in formal avenues as well as in groups to create a variety of settings. All plant species will be selected from the "City Plan's Preferred Plant Species List (for Coastal Areas)" and will specifically include Araucaria heterophylla, Cupaniopsis sp and Pandanus sp.

LIGHTING

Pole top lighting will be well integrated within the open space and along Sportsmans Parade. It will be designed to promote and highlight prominent features as well as to promote general security.

REVETMENT EDGE

The revetment edge to Lake Kawana is to be a constructed mixture of soft and hard materials. This combination is to be of concrete, boulder, sand or gravel. A variety of treatments are to be used in order to create a variety of opportunities and experiences, prevent erosion and allow access to the water at designated locations.



PROJECTING BUILDING ENTRY CANOPIES

Points of entry should be easily identifiable and integrated with the built form



PROJECTING PLANES OF THE FAÇADE

Create variation in the plane of the façade through recessing and projecting areas or elements



STEPPED FAÇADE PROFILE

Create variation and interest in the plane of the facade



MAP 7 – BUILDING DESIGN