

Local Context

A plan which clearly demonstrates the local context of the development must be provided as part of the master plan submission to DDA as illustrated in Figure 1.5.

The local context must cover an area of influence as described in Figure 1.3.

Items covered on the plan must include, the following (both existing and planned), as a minimum:

- Connecting roads;
- Public transport and active transport nodes such as airports, ports, marinas, rail, metro, tram, bus and water transport stations and cycling paths and facilities;
- Surrounding predominant land uses and subdivisions of adjacent developments;
- Surrounding building heights;
- Community facilities such as masjids, healthcare, education and civil centers including adjacent community facilities if available;
- Public open spaces such as parks, playgrounds and promenades;
- Major visible landmarks and view corridors;
- Prominent natural and topographical features;
- Direction of prevailing winds; and
- Sun paths.



Figure 1.5: Local context plan