

4.0 BUILDING TYPES

Two standard plot development types have been identified, to assist investors and their consultants. The types consist of the following:

- Identification of typical building lines, setbacks and build-to lines
- Identification of the typical building height for each type of land use that is covered by the type (in some Mixed Use areas there may be a different building profile as a result of different combinations of permitted land uses).
- Identification of special elements of the type, such as ground floor arcades and retail frontages, podium arrangements, etc.

The following design sheets describe each of the standard types, and provide sample illustration impressions of how these could be translated into building designs. It must be noted that the images are samples only, and that the investor is encouraged to explore further options within the parameters of the profile of the type and its location.

In addition to the two standard types there are a number of Special Cases that require exceptional treatment. These are identified on the types plan (Figure 4.1), and separate design sheets will be provided to investors as required.

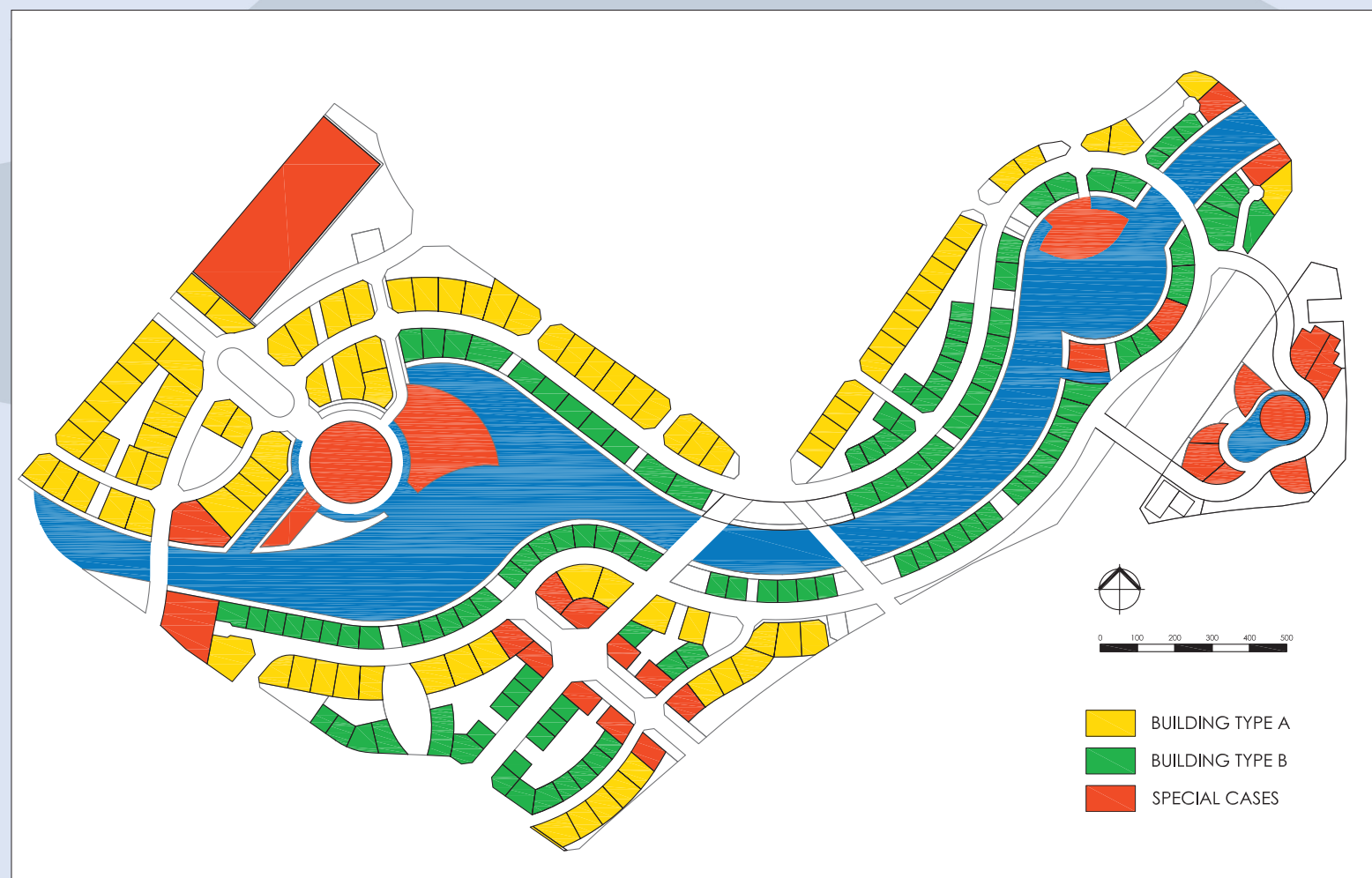


Figure 4.1 - Building Types Plan