

Detailed Review

Detailed plan review for Master Plans involves translating approved concept Master Plans for all or part of a concept master plan area into detailed design regulations and guidelines. Detailed review applications must be complete and in accordance with the "General Submission Requirements for Development Review Applications". Incomplete or Incorrect submissions will not be accepted by the UPC. For further information regarding the content of the submission items, please refer to the UPC Website (<http://upc.gov.ae>) under Development Review- Forms. *(3 x A3 hard copies and 15 CD soft copies are required for submission)*

D1. Site Details

D1.1 Site Details: Plans and illustrations which indicate the development within the context of the surrounding area.

- D1.1.1) Affection Plan: Current Affection Plan of the development site including Geo-referenced coordinates.
- D1.1.2) Context Plan: Development site within the context of the local/neighborhood/district/regional area and master plan. The plan should include surrounding land uses, major transport and infrastructure, public realm elements (parks, pedestrian connections etc.) identifying the proposed linkages and integration between the site and the surrounding area.
- D1.1.3) Site Plan: Plan which shows in greater detail the development including showing streets, building footprints, parks and open spaces, grade level changes within the Master Plan area and the surrounding area.

D2. Development Design

D2.1 Development Design: Plans and supporting Illustrations that demonstrate the detailed design for the development and its compliance with regulatory controls.

- D2.1.1) Development Intent (2 Pages): Narrative demonstrating in greater detail the intent for the project.
- D2.1.2) Regulatory Compliance Table: Using the UPC template show the projects regulatory compliance with all relevant UPC plans and Policies and previously approved Master Plan Concept Approval requirements.
- D2.1.3) At Grade/Street Level Land Use Plan: Indicate in greater detail proposed activities at the pedestrian level including access by travel mode, and site landscaping.
- D2.1.4) Height and Massing Plan: Site plan showing building location, footprints and heights.
- D2.1.5) Building and Site sections: Sections indicating proposed development at grade level in the context of proposed and existing buildings within and external to the site. (Height levels to be shown)
- D2.1.6) Axonometric Drawings: Views from all four compass directions showing in greater detail the project massing and scale within the context of the surrounding development. Floor levels should be indicated.
- D2.1.7) Perspectives: Indicative streetscape perspectives at eye level showing in greater detail the development in context including existing buildings, impact on views and, if applicable, impact on adjacent landmarks.

D2.2 Land Use and Development Summary: Indicates in greater detail the land uses and development statistics for the Master Plan (including previously approved Concept Development Statistics information - noting any variances).

- D2.2.1) Land Use Plan: Plot-specific plan showing permitted land uses that is directly cross-referenced to the Development Statistics Summary in D2.2.2.
- D2.2.2) Development Statistics Summary: Using UPC Template provide development statistics for all land use types (cross-referenced to the Land Use Plan D2.2.1) including: site area, total gross floor area (GFA), floor area ratio (FAR), GFA by specific land use type, FAR by specific land use type, building heights, % site coverage and % landscaped area. (Note: land uses should be aligned with governing land use classifications and approved development statistics at Concept Stage)

D3. Development Delivery

D3.1 Development Integration: Indicate how the proposed development fits within the larger concept master plan(s).

- D3.1.1) Master Plan Integration Plan: Plan and flowchart illustrating how the detailed master plan fits within existing or future proposed master plans for the specific area and/or within the larger concept master plan area (eg. Projectwide Master Plan, Sub-Precinct Master Plan etc.)

D3.2 Development Phasing: Indicate in greater detail the phasing of the development across the site.

- D3.2.1) Development Phasing Plan: Site Plan which indicates the proposed phasing of the development including geo-referenced coordinates for each phase.
- D3.2.2) Detailed Development Phasing Summary: Using UPC template and cross referenced to the Development Phasing Plan (C3.2.1) indicate how the development will be delivered including land uses, gross floor areas, plots, infrastructure and community facilities (including public realm facilities and middle income housing if required) within each phase. Estimated start date (month and year) and completion date for each phase should be included.

D3.3 Development Management: Describes how the development will be managed during and post-construction including the roles and responsibilities for the management of all assets. (if applicable)

- D3.3.1) Ownership Plan: Site plan and supporting narrative (as required) for the entire site indicating the breakdown between public private ownership of all land uses including Right-of-Ways (ROWs), Community Facilities, Utility plots and public openspace.
- D3.3.2) Development Management Table: Using UPC template with supporting narrative (as required) indicate responsibilities for management of each asset type including master vs sub-developer roles, approach to provision, management and maintenance for all community facilities and services, public realm and infrastructure (e.g. municipalities, private company, developer provision) as well as provide detailed breakdown of rates for any service fees anticipated and land use regulations and community use rules to be implemented.

D4. Development Control Regulations

D4.1 Master Plan Level Design Regulations & Guidelines: Describes the Master Plan area and precinct level character and themes as well as identifying areas of strategic importance.

- D4.1.1) Master Plan/Precinct Design Regulations and Guidelines: Narrative and illustrations to regulate, at a minimum, precinct and area themes including, landscaping, materials, shading, lighting, universal access and signage and wayfinding within the public realm in accordance with relevant codes, policies and guidelines.
- D4.1.2) Building Typology Plan: Illustrations showing building types (e.g. villas, townhouses, apartments) by location.
- D4.1.3) View Corridor Protection Regulations: Plan and illustrations showing all significant views to be protected and how building forms/siting will be managed to preserve important views.
- D4.1.4) Glossary of Terms: List of terms and definitions that are applicable for the Master Plan.

D4.2.1 Plot Summary

- D4.2.1.1) Narrative describing the plot development.
- D4.2.1.2) Location Map
- D4.2.1.3) Plot Boundary Plan: Plan showing plot boundaries with geo-referenced coordinates of the site (WGS 84)
- D4.2.1.4) Plot Development Summary Table: Table including plot area, gross floor area (GFA), height, land use, floor area ratio (FAR), parking, Middle income Rental Housing (if applicable). Reference shall also be provided to the Development Statistics Summary (DSS) for the overall Master Plan.
- D4.2.1.5) Assumptions: List of planning assumptions including any specific Master Plan assumptions.
- D4.2.1.6) Estidama Requirements (if identified by the Master Plan).
- D4.2.1.7) Safety and Security Requirements (if identified as part of the Master Plan).

D4.2.2 Plot Context

- D4.2.2.1) Narrative: including typology and character of the plot development in context (i.e. precinct, district, center, block, special character area, etc.)
- D4.2.2.2) Plan: layout showing the precinct, district, center, block, special character area and plot location.
- D4.2.2.3) View corridor protection strategy (if identified within the Master Plan)
- D4.2.2.4) 3D view showing the plot in context

D4.2.3 Plot and building Controls

- D4.2.3.1) Plot and Ground Floor Controls: Plan showing the required build-to-line, setbacks, pedestrian access, vehicular access, etc.
- D4.2.3.2) Building Controls: Plan showing building footprint, placement and massing
- D4.2.3.3) 3D view showing the building massing and main plot control parameters
- D4.2.3.4) Sections showing building height, massing, interface with the street and public realm areas
- D4.2.3.5) Guidelines - Narrative and list including Guidelines extracted from the master plan that are relevant to the plot (i.e. architectural design guidelines, public realm design guidelines, waterfront guidelines etc.). Reference can be made to D4.1.1 if applicable.
- D4.2.3.6) References: Including relevant sections from the master plan, applicable policies, regulations and guidelines, etc.
- D4.2.3.7) Definitions: Reference to any specific terms used (or reference to Master Plan level Glossary of Terms)

D5. Environment and Planning for Estidama

D5.1 Environmental Compliance: Ensures that the development complies with necessary environmental assessment requirements.

- D5.1.1) Environmental Summary: Narrative and supporting material as requested and approved by EAAD demonstrating how environmental studies have informed and been incorporated into the development.

D5.2 Planning for Estidama : Provides detailed information regarding how 'Planning for Estidama' will be incorporated into the development in preparation for applying for the Estidama Pearl Rating.

- D5.2.1) PCRS Credit Confirmation Checklist (1 page): Updated statement confirming compliance with each required credit, including the hiring of appropriate professionals (as applicable). Signed and dated by PQP
- D5.2.2) IDP Process Chart (2 pages): Updated chart of team members, and updated schedule of integrated multidisciplinary workshops and hand-off to future consultants. Signed and dated by PQP
- D5.2.3) Commitment to Commissioning (1 page): Letter of commitment from the owner to engage an independent commissioning agent to review design documents, in accordance with PCRS IDP-R3. (Template can be used.)
- D5.2.4) Natural Systems Assessment and Protection (1 page): Narrative confirmation that site assessments in accordance with PCRS NS-R1 have been completed. Where significant natural assets are present, this must be conducted by an approved Environmental Professional and must reference EAAD Approval.
- D5.2.5) Natural Systems Assessment and Protection (1 page): Site Plan identifying areas to be protected in accordance with the requirements of PCRS NS-R2.
- D5.2.6) Water Approach (1 page): Narrative with draft Water Calculator detailing output of community water balance to meet requirements of PCRS PW-R1. To be coordinated and cross referenced with Public Realm Design Manual requirements.
- D5.2.7) Energy Concept: Narrative (1 page) : Narrative describing strategy for energy efficiency, including the relationship between prevailing winds and the sun pathway with the street orientation, building orientation, massing and layout. (If applicable) schematic diagrams of district energy and renewable energy systems to meet requirements of PCRS RE-R1.
- D5.2.8) Stewarding Materials Strategy (1 Page): Site plan identifying location of transfer stations and truck routes to meet requirements of PCRS SM-R3.

D6. Public Realm

D6.1 Public Realm Design: Describes and illustrates in detail how the public realm concept will be delivered.

- D6.1.1) Public Realm Summary: Narrative with supporting illustrations describing in detail how the public realm concept will be delivered and managed and demonstrating compliance with the Public Realm Design Manual.
- D6.1.2) Landscape Site Plan(s): Plan(s) showing hard and softscape palettes and planting proposed within and immediately surrounding the site.

- D6.1.3) Street Furniture, Lighting and Signage Plan: Plan(s) with supporting illustrations showing the design and location of all street furniture, lighting and signage in the development and immediately surrounding the site.
- D6.1.4) Universal Access Plan: Plan(s) with supporting illustrations demonstrating how universal access (including ramps, disabled access foot paths, elevators and access points) will be incorporated within and immediately surrounding the site.
- D6.1.5) Shading Plan: Plan showing shading strategy with supporting narrative to demonstrate expected percentages achieved for the entire public realm.

D7. Community Facilities

D7.1 Community Facilities Analysis: Indicates in detail how community facilities will be affected and provided throughout the development.

- D7.1.1) Community Facilities Detailed Analysis: Narrative demonstrating how the development will deliver community facilities in line with the UPC Community Facility Standards including providing detailed composition of the a) residents; b) employees; and c) visitors upon completion.
- D7.1.2) Community Facilities Plan: Plan showing the location of any existing Community Facilities within the catchment area together with new Community Facilities to be delivered as part of the development. The plan should be cross referenced to the Development Statistics Summary (D2.2.2).
- D7.1.3) Community Facilities Users Plan: Plan with supporting narrative explaining the types of access to all community facilities within and immediately surrounding the site using the following categories:
 - a) free facilities
 - b) user pay
 - c) limited/controlled access
- D7.1.4) Community Facility Provision, Management and Implementation Strategy: Narrative describing the responsibility for constructing, owning, operating and maintaining all community facilities. It should also be explained when Community Facilities are to be delivered in relation to the phasing of the overall development.
- D7.1.5) Mosque: In accordance with the Abu Dhabi Mosque Regulations, prepare a plan illustrating plot distribution, accessibility, land use considerations for proposed mosques.

D8. Middle Income Housing*

D8.1 Middle Income Rental Housing: Ensuring that developments with multi-unit residential land uses are providing appropriate middle income rental housing in accordance with the Middle Income Rental Housing policy.

- D8.1.1) Middle Income Rental Housing Detailed Assessment: Plan for each plot with supporting UPC template to show -
 - 1) the specific unit numbers and size
 - 2) the proposed unit type and rent

D9. Transportation and Utilities

D9.1 Transportation Summary: Describes in greater detail how the transportation aspects of the development will be developed including all roads, pedestrian and cycle paths and water based access and transit.

- D9.1.1) DOT Confirmation: Copy of the Transportation Impact Study (TIS) approval or statement of progress.
- D9.1.2) Site Circulation and Access Plan: Plan(s) showing in greater detail the location and dimensions of site access routes for the proposed pedestrian and cyclist network; access to the transit network (including: proposed transit provision to serve the development, show 350 metre radii from transit stops/stations), and vehicle network plan (proposed access and thoroughfares to serve the development, including service vehicles, e.g. delivery trucks, emergency services, refuse and recycling collection).
- D9.1.3) Typical Right of Way and Utility Corridor Cross Sections: Cross Sections showing in greater detail all proposed circulation and thoroughfares. Sections shall show building-to-building and include utility corridors and designed according to the Abu Dhabi Urban Street Design Manual and Utility Corridor Design Manual. All typical cross-sections should be identified on the relevant Site Circulation and Access Plans (D9.1.2) and Utility Corridor Plan (D9.2.3).
- D9.1.4) Typical intersections layouts: Plans indicating the typical intersection layouts for all street types including traffic calming measures designed in accordance with the Urban Street Design Manual (USDM).

- D9.1.5) Land and Water Access Plan: Plan for all waterfront sites (where applicable) showing in greater detail public and restricted foreshore access including pedestrian/cyclist linkage into adjoining waterfront sites, waterfront building setbacks and public promenade (widths), public water transport terminal locations, private water taxi stops, locations and types of maritime uses/development for motorized and non-motorised vessels including marinas (no. of wet berths), dry boat storage (no. of vessels), public and private wharves, boat launching ramps, marine refueling, beaches, Highest Astronomical Tide and Lowest Astronomical Tide (if relevant), key vistas to water, shoreline treatment (hard, soft, any shoreline modification) non or navigable canals, swimming and bridges (air drafts).

D9.2 Utilities Summary: Demonstrates in greater detail the developments' demand for utilities including anticipated distribution networks.

- D9.2.1) Detailed Utility Demand Calculations (1 Page): Updated UPC template estimating proposal's demand on utility infrastructure. Must also show water balance between wastewater production and Treated Sewage Effluent (TSE) required for irrigation and cooling make-up.
- D9.2.2) Utility Plan(s) (1 Page): Detailed layout plans showing proposed utility lines and approximate diameter, location of proposed utility plots and and tie-in points to existing utility network. Separate plan provided for each utility:
 - Potable Water & Fire Fighting
 - High/Medium/Low Voltage Electrical
 - Sewer Utility Plans
 - Stormwater
 - Irrigation
 - District Cooling (if Applicable)
 - Telecommunications (layout only)
- D9.2.3) Utility Plot Plans (1 Page): Showing size, dimensions, geo-referenced coordinates and proposed ownership for each utility plot.
- D9.2.4) Utility Corridor Plans (1 Page): Detailed site layout plan showing location of new utility service corridors. Reference Utility Cross-Section locations (Typical ROW and Utility Corridor Cross Sections D9.1.3). Must meet Utility Corridor Design Manual (UCDM) Standards.
- D9.2.5) NOC's (Pages as needed): Confirmation from all relevant utility agencies that existing utilities can supply the development demand or take expected discharge. Approvals from each agency should state:
 - Approved demand and/or discharge capacity
 - Approved utility locations and tie-in points
 - Approved utility plot sizes and locations
 - If deviations from UCDM are required.

D10. Safety and Security

D10.1- Safety and Security Summary: Ensure that all projects are planned and designed in an appropriate manner with regard to the Abu Dhabi Safety & Security Planning Manual (SSPM)

- D10.1.1) If a development is Low Priority: there are no specific deliverables for Safety & Security. The planning submission shall demonstrate compliance with the Abu Dhabi Safety & Security Planning & Design Principles
- D10.1.2) If a development is High Priority: there are specific safety & security deliverables for inclusion in the planning submission. Please refer to the SSPM (Chapter 3) for further details. These deliverables shall be prepared by safety & security specialists.

D11. Other

D11.1 Comments and Issues Tracking: Ensure that the recommendations and comments made during meetings and workshops with the UPC are being suitably tracked and managed and incorporated into submissions.

- D11.1.1) Comments and Issues Tracking Sheet: Using the UPC template indicate a) Summary of all requirements (including outcomes from workshops) and any other recommendations or issues raised to date by the UPC and other review agencies, b) the applicant's corresponding response or action and c) next steps and further actions (where applicable).

* Middle Income Rental Policy applicable in Abu Dhabi Municipality only- for projects proposing Multi-unit residential above 75,000sqm GFA (Refer to Middle Income Rental Housing Policy)

Note: Other specific items/further information may be requested by the UPC where additional supporting details are required.