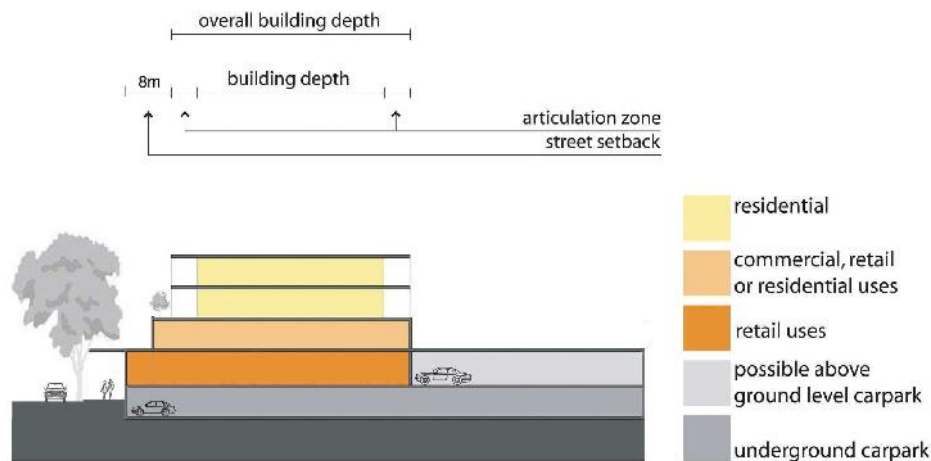


DEFINITIONS

Articulation Zone

Articulation zone is the area of three-dimensional modelling at the face of the building, including any changes in facade alignment, balconies, bay windows and sun shading devices. Vertical articulation can reduce the perception of a building length and can reflect the original subdivision pattern and existing street character that is especially important to amalgamated sites.

Horizontal articulation can reduce the bulk and mass of the building by defining a base, middle and top. The use of entry lobbies, entry porches, and balconies, strengthen the relationship between the building and the street.



Building line or setback

The horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- a building wall, or
- the outside face of any balcony, deck or the like, or
- the supporting posts of a carport or verandah roof, whichever distance is the shortest.

(Setbacks can also be expressed as a range and differ relative to the storeys above the ground storey. For example zero at ground level (or street level), 3m at first floor level and 8m at subsequent levels).

Floor space ratio (FSR)

The FSR of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area, expressed as the ratio of total built floor area to site area.

Height of building

The vertical distance between ground level (existing) at any point, to the highset point of the building, including plant rooms and lift over-runs, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimney, flues and the like.

(Where ground level (natural) cannot be reasonably determined due to insufficient topographical information, ground level (mean) is to be used).

Site area

The area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but not include the area of any land on which development is not permitted to be carried out under the appropriate Local Environmental Plan.

Site plot area or site coverage

The proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement, (where the basement is sub-grade and is immediately below the footprint of the main building above);
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary;
- any eaves,
- unenclosed balconies, decks, pergolas and the like.

Storey

A space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- a space that contains only a lift shaft, stairway or meter room, or
- a mezzanine, or
- an attic.

Streetscape

Streetscape is the relationship the building frontages, both individually and in concert with their adjoining neighbours, shares with the public domain. It describes both the physical and visual amenity that building frontages contribute to the functionality and useability of the space that the building fronts onto. Streetscape can be as simple as the provision of an all-weather

awning above the public pathway or as complex as the visual and physical interaction that the public experiences as they pass active retail spaces.

GLOSSARY

Amenity

The liveability or quality of a place, which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in both the public and private domain and includes the enjoyment of sunlight, views, privacy and quiet.

Articulation

The three dimensional space on the periphery of a building, including changes in the façade alignment, balconies, sun shading and vertical relief elements. The depth of the articulation zone can vary but generally will coincide with the useable depth of balconies.

Discretionary heights

The difference between the stated built height applicable for a building within the precinct and a higher level that can be achieved dependent upon the building design meeting the stated criteria enabling the additional height to be considered.

Façade

The external face (elevation), of a building and the applied treatment, including architectural elements.

Fenestration

The architectural positioning of penetrations, i.e. windows and openings, within the elevation or façade of a building.

Fine-grained

Streetscapes consisting of smaller single entity businesses housed predominantly, in purposes built buildings for retail/commercial activities.

Flood planning level

The finished floor level applicable to a site based upon the adopted flood level plus freeboard. For floor levels based on the 5% Annual Exceedance Probability (AEP) (1 in 20 year) the flood planning level will be 300mm above the 5% AEP.

For floor levels based on the 1% AEP (1 in 100 year) the flood planning level will be 500mm above the 1% AEP.

Gross floor area

The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1,4m above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or attic, and
- any shop, auditoria, cinema, and the like, in a basement or attic,

but excludes:

- any area for common vertical circulation, such as lifts and stairs;
- any basement, including storage, vehicular access, loading areas, garbage and services;
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting;

- car parking to meet any requirements of the consent authority;
- any space used for the loading or unloading of goods, including access to such space;
- terraces and balconies with outer walls less than 1.4m high; and
- voids above a floor at the level of a storey or storey above.

In-development [parking]

A space included within the development and preferably surrounded by the development, such that the space is not readily visible from the public domain.

In-development parking should be provided for within the development envelope such that active frontages address the street.

Mezzanine

An intermediate floor within a room.

Mixed use

A combination of two or more uses within one building, i.e. a mix of residential and commercial, retail or community uses.

Natural ground level

Is the natural or existing level of a site at any point on that site prior to any disturbance, filling or removal of soil or commencement of construction.

On-grade

Located at natural ground level (where such level is not part of a building structure).

Private open space

An area external to a building (including an area of land, terrace, balcony or

deck), that is used for private outdoor purposes ancillary to the use of the building.

Residential accommodation

Dwelling areas within a building, suitable for permanent occupation.

Sub-grade

Any part of a structure or building, located wholly or partly below natural ground level.

Tourist accommodation

A building(s) or part of a building used for the provision of temporary (short-term) accommodation for tourists.

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