



SECTION 7

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7.1 Definitions

Architectural character refers to the style, design, and general arrangement of the exterior of a building and includes articulation, composition of building elements such as, but not limited to, fenestration, material use and details, building entrances, balconies, balustrades, awnings, planters, pergolas, boundary walls and fences.

Annual Exceedance Probability (AEP): The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500m³/s has an AEP of 5%, it means that there is a 5% chance (that is a one-in- twenty chance) of a 500m³/s or larger event occurring in any one year.

Articulation zone applies to a tall building and means that within the street frontage length of a podium, a 1 m deep articulation zone is provided to allow architectural form to develop. Balconies for amenity and surveillance of the street can form part of this articulation zone.

Building envelope means the space that is defined by the maximum building height, gross floor area, street, side and rear setbacks and upper storey setbacks.

Dynamic content sign means a small format sign that has a digital, LCD, LED, plasma or other electronic display area capable of displaying animated, variable or multimedia content and requires a continual power supply for the display area to show content.

EV Distribution Board is a distribution board dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off- peak periods, to ensure impacts of maximum demand are minimised, and that increases to electrical feed sizes are not required. To deliver this, the distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard. The distribution board must provide adequate space for the future installation (post construction) of compact meters in or adjacent to the distribution board, to enable the body corporate to measure individual EV usage in the future.

EV Ready Connection is a spare dedicated 32A circuit included in the EV Distribution Board to facilitate seamless future installation of cabling from an EV charger to the board, along with a circuit break-er to supply power to the circuit.

EV Load Management System is to be capable of:

- Reading real time current and energy from the electric vehicle chargers under management.
- Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged.
- Scale to include additional chargers as they are added to the site over time.

Fine Grain is architectural character and includes massing, articulation, composition of building elements including material use and details. These include building entrances, seating, fenestration, signage, balconies, seating, balustrades, awnings and planters at street and lane level.

Garden apartments are located on the ground level of apartment buildings and feature private balconies and terraces that offer usable outdoor space with direct access to the public domain, including streets, parks, pedestrian links, shared lanes and communal spaces. They feature well designed landscaping with diverse plant species, deep soil and tree canopies, creating a high quality interface that enhances amenity, urban greening, privacy and passive surveillance while fostering an engaging connection with the public domain.

Green roofs (including green awnings) are roof surfaces that are partially or fully covered with vegetation are known as green roofs (or green awnings). They have a series of layers including a vegetated layer, a growing medium, and a waterproof membrane.

Isolated site is a site that has limitations on its future potential development because of its size and shape, proximity to other development and its ability to be consolidated with other properties for development purposes.

Large developments are developments with a minimum frontage of 45m or greater.

Large food waste generating businesses are premises that produce ≥660L/ week of red bin capacity.

Major drainage systems: "Overland" drainage routes, which can include roads and recreational are-as. Minor drainage systems refer to all gutters, pipes, culverts, open channels, natural creeks and other storm water infrastructure.



Maximum External Solar Reflectance is the maximum allowable percentage of solar reflectance for the external face of a Reflective Surface. The percentage of solar reflectance is to be measured at a normal angle of incidence.

Non-reflective surfaces are those surfaces that diffusely reflect light and heat and for this DCP are defined as those surfaces that have a specular normal reflection of less than 5%.

Normal operations refers to all building energy requirements other than the provision of standby power generations.

Pedestrian links are non-trafficable by vehicles and are for pedestrians only. These links are a minimum of 4 metres wide and are predominantly open to the sky but may in part be covered by awnings or building overhangs.

Podium means the base of a taller building that is built close to or along the site boundary or boundaries.

Probable maximum flood (PMF): The largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the extent of flood prone land, that is, the floodplain.

The public domain or public space are the streets, parks, open space, squares and plazas that are the shared cultural and social domain that make up the organising framework of a city, a centre, suburb or place. Private development plays an important role in defining an attractive and culturally diverse public domain.

Publicly accessible space is located on private land and can be accessed by the public.

Reflective Surface Ratio (RSR) is the ratio of reflective to non-reflective external surface on any given façade.

Reflective surfaces are those surfaces that directly reflect light and heat and for this DCP are defined as those surfaces that have a specular normal reflection of greater than 5% and includes glazing, glass-faced spandrel panel, some metal finishes and high gloss finishes.

Reinforced corner is where the building corner must address both street frontages and define and reinforce the street edge using massing and façade orientation that ties together the different street frontages and podiums.

Reinforced corners may exceed the maximum podium height of connected street frontages.

Service lanes prioritise vehicles over pedestrians and cyclists between 8pm-7am. At other times during the day these lanes are shared by pedestrians and cyclists.

Shared EV Connection provides a minimum Level 2 40A fast charger and power supply to a designated car parking space, which is connected to an EV Distribution Board.

Shared lanes give pedestrians and cyclists priority over vehicles at all times and have footpaths that are level with the lane.

Solar heat reflectance is the measure of a material's ability to reflect solar radiation. A 0% solar heat reflectance means no solar heat radiation is reflected and 100% solar heat reflectance means that all of the incident solar heat radiation is reflected. In general, lighter coloured surfaces and reflective surfaces such as metals will have typically higher solar heat reflectance, with dark coloured surfaces or dull surfaces will typically have lower solar heat reflectance. External solar heat reflectance measured at the surface normal (90 degrees) is used in these controls.

Solar Reflectance Index (SRI) is a composite measure of a materials ability to reflect solar radiation (solar reflectance) and emit heat which has been absorbed by the material. For example, standard black paint has an SRI value of 5 and a standard white paint has an SRI value of 100. The lower the SRI value of a material, the more heat is absorbed and the hotter it will get.

Solar transmittance is the percentage of solar radiation which can pass through a material. Opaque surfaces such as concrete will have 0% solar transmittance, dark or reflective glass may have less than 10%, whilst transparent surfaces such as clear glass may allow 80 to 90% solar transmittance.

Street frontage length is the length of a podium or street wall before a lane, link, entry lobby or similar is provided.

Street setback means a setback from a street boundary.

Street wall storey height is the storey height or the height of a street wall of a building. This can be a building facade on the street but for tower is usually a podium. It is what defines streets, spaces and lanes.



Tall buildings are buildings that are over 50m in height or are distinctly taller within the prevailing context.

Upper storey setback means the setback from a site boundary for the part of the building located above the street wall or podium. The upper storey setback controls can be applied as an 'average' across the building frontage, to enable variability in appearance.

Water Sensitive Urban Design (WSUD) refers to any alternative to the traditional conveyance approach to storm water management that aims to mitigate environmental impacts on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD techniques include, but are not limited to, street planter bio-retention systems, rain garden bio-retention systems, bio-retention swale systems and gross pollutant traps.



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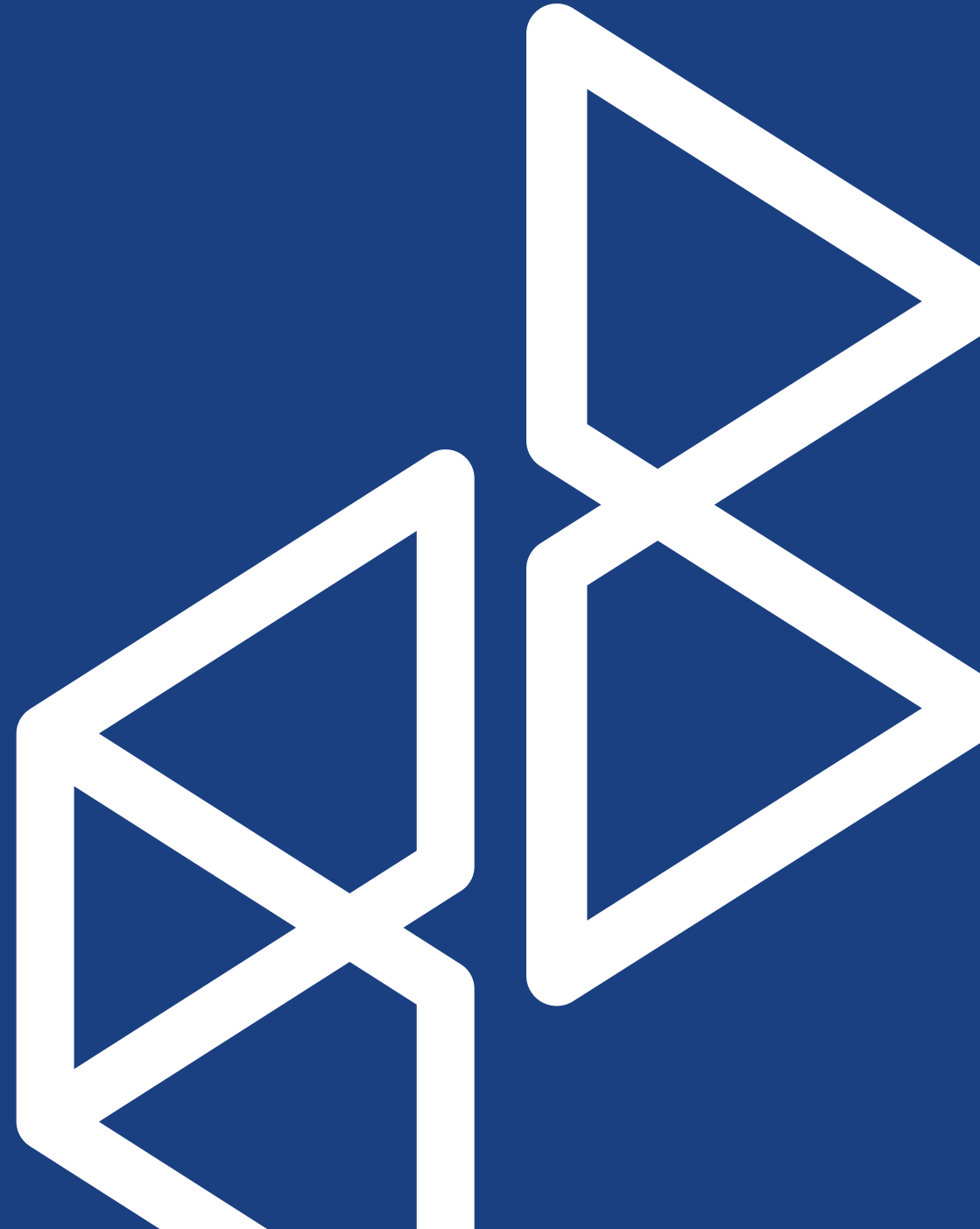
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