

Definitions & Terms

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Access driveway

A roadway extending from the edge of the frontage roadway to the property boundary to connect with the first ramp, circulation roadway, parking aisle or domestic driveway encountered, and carrying one - or two-way traffic.

Active street frontage

Are human scaled, interesting to look at, and rich in detail. Active street frontages consist of many windows and doors which enable direct physical and visual access between the street and the building interior, and typically comprise 10-20 units per 100m.

Adaptable housing

An adaptable housing unit is designed and built to meet various performance requirements and features. It can be modified easily in the future as people's housing needs change, to become accessible to both occupants and visitors with a disability or progressive frailties.

AEP

Average exceedance probability

AHD

Australian height datum

API

Antecedent precipitation index

AS

Australian Standards

Average recurrence interval (ARI)

A statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average and not a period between events (e.g. 10-year ARI indicates 10 events over 100 years).

BCA

Building Code of Australia

Boundary adjustments

A boundary adjustment means a re-alignment of a lot boundary.

Building articulation

Building articulation is how a building contributes to the consistency of the existing character of its streetscape through design, composition and detailing of various architectural building elements. These building elements include windows, mouldings, window sills, doors, balconies, entrances/porches and columns. Therefore, a building is articulated by:

- Modulating the façade by stepping back or extending forward a portion of the façade forward of main building;
- Repeating the window patterns at an interval that equals the articulation interval;
- Providing a porch, patio, deck or covered entry for each interval;
- Providing a balcony or bay window for each interval;
- Changing the roofline by alternating stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval; and
- Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

Building envelope

Building envelope means the three-dimensional space within which a building is to be confined.

Building line

The line formed by the main external face of the building, excluding any balcony or bay window projections.

Built upon area

Built upon area means that area of a site containing any built structure (whether covered or uncovered), any building, carport, terrace, pergola, driveway, parking area and pathways or any like structure, but excludes swimming pools (water area only and not coping, decking etc.).

Ceiling height

Ceiling height means the greatest distance measured vertically from the finished floor level to the finished ceiling level.

Communal open space

Open space within a residential development that is not public and not allocated to an individual dwelling but is shared for the recreation and relaxation of all residents.

DCP

Development control plan

DDA 1992

Disability Discrimination Act 1992

Deep soil zone

Soft landscaping above unimpeded deep soil, not including permeable paving.

EP&A Act

Environmental Planning and Assessment Act 1979

EP&A Regulation

Environmental Planning and Assessment Regulation 2000

Finished Ceiling Level

The finished level of the lowest surface of a ceiling inclusive of all services, ducting and the like.

Finished Floor Level

The finished level of the upper surface of the floor inclusive of all services, ducting and the like.

Freeboard

Freeboard provides reasonable certainty that the risk exposure selected in deciding on a particular flood chosen as the basis for the flood planning level is actually provided. It is a factor of safety typically used in relation to the setting of floor levels, levee crest levels etc.

FRMP

Floodplain risk management plan

FRP

Flood Risk Precinct

Frontage

The width of an allotment at the street boundary.

Habitable room

Any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room.

Head height of windows

Head height of windows means the greatest distance measured vertically from the finished floor level to the top of the window, allowing for 40mm for the window frame.

LEC

Land and Environment Court of New South Wales

LEP

Local environmental plan

LGA

Local government area

Living room

Living room means a room that is constructed or adapted for domestic living such as a lounge room, living room, rumpus room, play room or sun room.

On-site stormwater detention (OSD) storage

Restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage with an outflow control device.

REP

Regional environmental plan

SEPP

State environmental planning policy

Setback

Side setbacks are measured from the side site boundary to the outside face of the building.

Street setbacks are parallel to the street boundary and are measured to the outside face of the front of the building.

Significant tree

Means any tree of historical or horticultural value. This also includes any bushland or remnant tree.

Solar amenity

Solar amenity means the improved amenity brought about by a dwelling's or site's direct access to sunlight.

SOP

Sydney Olympic Park

SOPA

Sydney Olympic Park Authority

Stacked parking

Car parking which may require the removal of other vehicles in order to gain access.