

Part 6 only

4.1.2 Street setback – Part 6 of R-Codes

(Clause 6.1.3 of the R-Codes)

Provide articulation of the building on the primary and secondary streets

Building articulation refers to the three-dimensional detailing of the external **walls** of the building. Building articulation can be achieved through a variety of measures such as variation in construction materials, detailing, colour, window size, entry features, projections, roof design and, where appropriate, setting back the top level of taller buildings. Building articulation can include vertical and horizontal articulation, for example, buildings with discernible base, middle and top. (Refer to figures 6, 7 and 8).

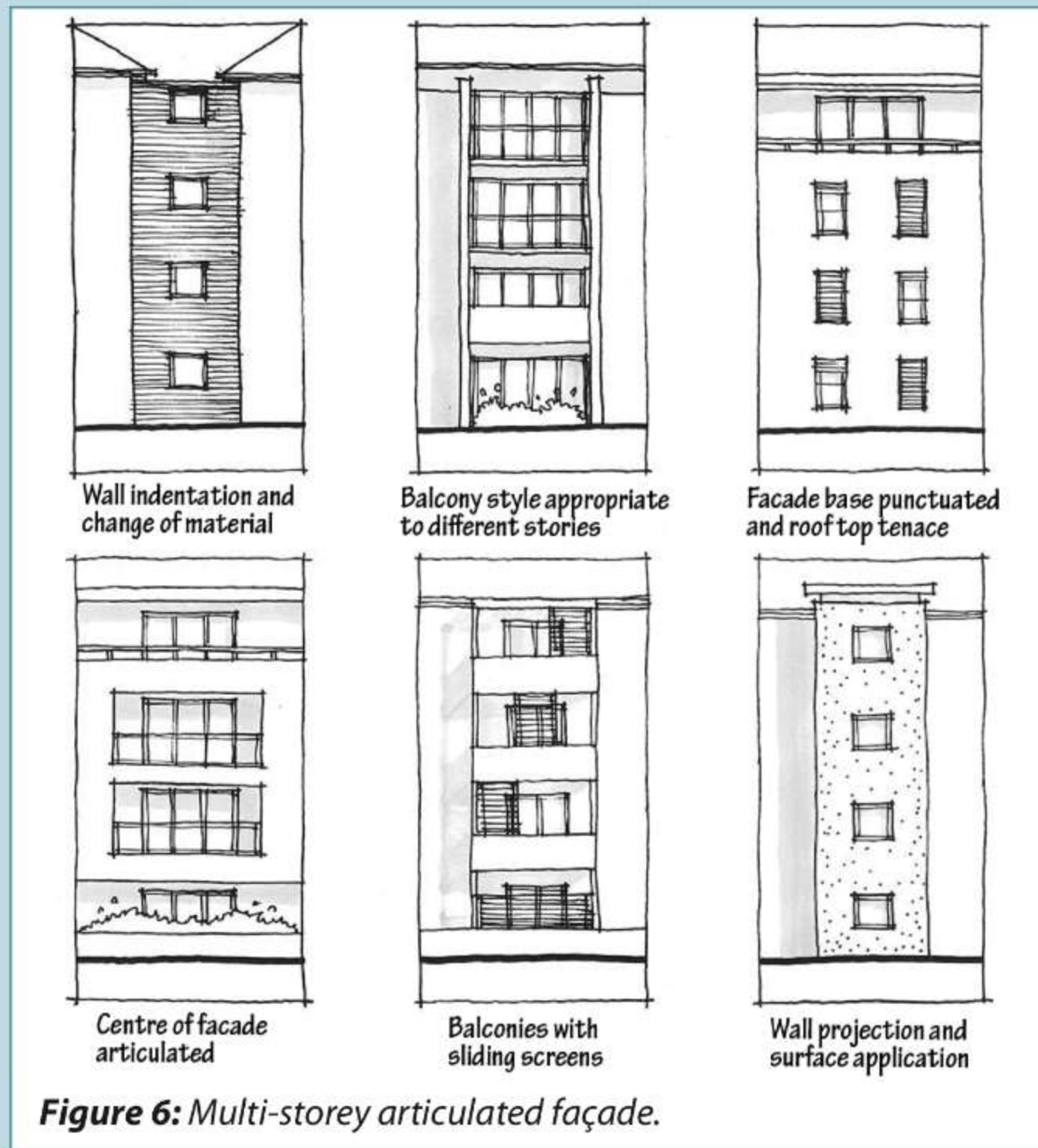


Figure 6: Multi-storey articulated façade.



Figure 7: Building articulation variation in materials, colours and windows.



Landmark feature continues to dominate the streetscape.

Notwithstanding that the new building has different modulation to the existing building, the new building successfully integrates into the streetscape through complementary height and building setbacks.

Materials and colour selection complements the detailing in the existing building without attempting to replicate it.

Figure 8: Reflect existing setbacks, façade treatment and height.