



Glossary

Glossary

The following definitions are in addition to those contained in Georges River Local Environmental Plan, current Council policies and current legislation (refer to the [NSW Legislation Website](#) for the current definitions).

Active frontage means street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. Frequent building entries that face and open towards the street, transparent street frontages, quality materials and refined details, and mixed landuses will make streets more diverse and attractive for pedestrians and increase the perception of safety and encourage higher levels of pedestrian activity.

Active transport refers to walking, cycling or using public transport. Active transport is an alternative to car travel and can provide benefits, such as increasing daily physical activity and reducing greenhouse gas emissions. Ancillary benefits can also include an increase in the sense of community and improved mental health.

Amenity means 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.

ANEF means the Australian Noise Exposure Forecast within the meaning of AS2021.

Articulation zone means the area of three-dimensional modelling at the periphery of the building, including any changes in facade alignment, balconies, bay windows and sun shading devices.

Asset Protection Zone (APZ) is a fuel reduced area surrounding a built asset or structure. This can include any residential building or major building such as farm and machinery sheds, or industrial, commercial or heritage buildings. (RFS standards)

Average Recurrence Interval (ARI) is the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.

Building articulation refers to the three-dimensional design of a building and its surfaces. Building articulation can enrich the building's street address and character; and should respond to its orientation. Building articulation also includes modelling of the upper level and roof level of a building.

Building envelope means the area within which a building can be built, usually represented in plan and section.

Built environment means the structures and places in which we live, work and play, including land uses, transportation systems and design features.

Ceiling height means the horizontal distance between finished floor level and the underside of the ceiling.

Communal Open Space is a useable community open space for the recreation and relaxation of residents which is under the control of a body corporate.

Connectivity is the degree to which networks, such as streets, railways, walking and cycling routes, services and infrastructure, interconnect. A highly-connected place will have many public spaces or routes linked to it.

Conservation management plan (CMP) is defined in Jim Kerr's *The Conservation Plan* as "a document which sets out what is significant about a place and consequently what policies are appropriate which enable that significance to be retained in its future use and development. For most places it deals with the management of change." (Kerr, J.S. 2013, *Conservation Plan*, 7th edn)

Core means the vertical circulation (e.g. lift, stairs).

Deep Soil is an area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas (ADG).

Ecologically Sustainable Development (ESD) is 'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased' (in accordance with the National Strategy for Ecologically Sustainable Development).

Facade means the external face of a building.

Fine grain means a small scale, generally lower cost spaces providing for a diverse range of activities and users. The fine grain spaces include small retail tenancies with street access including basement and first floor levels, as well as offices, studio spaces or other activities with access inside arcades, underground connections, through office foyers or other buildings.

Ground means the existing ground level at the time of the development application.

Habitable room means a room used for normal domestic activities other than a bathroom, toilet, pantry, walk-in wardrobe, corridor lobby, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods of time.

Interface is a transition zone between two areas. These areas may include but are not limited to the following:

- residential and non-residential uses
- public and private domain
- sensitive and non-sensitive land uses
- higher and lower density areas

Key components to consider when designing the interface include bulk and scale, entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.

Legibility means the extent to which people can understand the layout and find their way, including cues from built forms. In short, an environment which is easily understood by people.

Lightwell means a shaft for air or light, enclosed on all sides or which has the potential to be enclosed by future adjoining development, and either open to the sky or glazed.

Mechanical parking installations means mechanical car stackers, car lifts and turntables.

Non-habitable room means spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, and clothes drying rooms.

On-grade means on ground level (not on a building structure).

Parapet means a horizontal low wall or barrier at the edge of a balcony or roof. It is often taken to refer to the decorative element which establishes the street wall height of heritage buildings.

Penthouse means a separate dwelling located on the roof area of a residential flat building or shop top housing.

Permeability (in an urban design context) means the degree of physical and visual accessibility; more specifically, maximising connections with surrounding streets and activities and making their role clear to potential users.

Podium or street wall is the base of a building upon which taller (tower) elements are positioned.

Private open space means an area of land or of a build (such as a balcony or uncovered roof terrace) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants.

Public domain means places or buildings within an area which are available for public use and access, including streets, public spaces, open space and public buildings.

Sensitive land uses include Correctional centres, Early education and child care facilities, Educational establishments, Group homes, Health services facilities, Respite day care centres, Seniors housing, Liquid fuel depots, Offensive storage establishments, Public utility undertakings, Respite day care centres, Telecommunication facilities, Waste disposal facilities, or any other place regularly frequented by children.

Stacked parking means sharing a parking space vertically through use of mechanical car stacker.

Storey means 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.

Street wall buildings means buildings built to a consistent alignment to define a street edge, generally with zero side setbacks at the street frontage.

Tandem parking means two or more vehicles sharing a parking space at the same level configured nose to tail.

Terrace (outdoor area) means an unroofed and usually paved area connected to an apartment and accessible from at least one room. May be on-grade or on a structure (podium).

Through-site links provide an important function in the form of pedestrian links and bike links to improve pedestrian permeability; and help break up large street blocks and increase the potential for direct and clear connections between buildings.

Tree Protection Zone is a specific area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree is to be retained where the tree is potentially subject to damage by development. It is calculated as 12 x trunk diameter (DBH) when measured at 1.4 metres from ground level.

Walkability is the measure of the overall walking conditions in an area. A place is walkable when it has characteristics that invite people to walk.