



CUMBERLAND  
CITY COUNCIL

# Definitions

# 1. Definitions

**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.

**Advertised development** - development, other than designated development, that is identified as advertised development by the regulations, an environmental planning instrument or a development control plan.

**AEP** - Average Exceedance Probability.

**Aesthetic significance** - an item that has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

**AHD** - Australian Height Datum.

**Air conditioning unit** - for a dwelling means a mechanical unit specifically designed to alter the temperature of the air within a dwelling or a significant part of a dwelling.

**Amenity** - qualities of usefulness, comfort and pleasure in items and areas of the environment.

**Approval** - consent or authorisation given by an appropriate authority.

**AS** - Australian Standards.

**At-grade** - any form of parking provided either on the ground level of a building or at ground level outside a building.

**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).

**Awning** - a fixed or retractable covering to shelter persons or protect parts of a building from the effects of sun and rain, usually erected above a window, door, balcony or deck.

**Awning sign** - (under awning) means a sign attached to the underside of an awning (other than the fascia or return end), which: -

- is a maximum of 2.5 metres in length, 0.5 metres in depth and 0.08 metres in width;
- is erected at a horizontal angle no less than 2.6m to the ground;
- is erected at a right angle to the building to which it is attached; and
- does not project beyond the edge of the awning.

**Balcony** - includes any porch, patio, covered deck or verandah.

**Balustrade** - a rail or coping and the row of balusters beneath it.

**Base** - the lower portion of a structure or feature.

**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.

**Bin-carting route** - travel route for transferring bins from bin storage area to nominated collection point.

**Bin storage area** - area which stores all allocated bins for the development. This can be a nominated individual or communal bin storage area.

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

**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 or the like).

**Bulk bins** - large bins which have four swivel wheels so can be moved in any direction.

**Bulky waste** - large household items such as furniture, white goods and mattresses.

**Cabana** - a covered pool side shelter and/or change room.

**Canopy** - an ornamental roof-like covering or projection, either suspended or supported on brackets, corbels or columns, over a door, window, niche or balcony.

**Carport** - a roofed, open or semi-enclosed structure for the shelter of motor vehicles, attached to, adjacent to or near a dwelling.

**Catchment** - the entire area of land drained by a river and its tributaries bounded by a defined ridge line.

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

**Chute service room** - the room in which the chute terminates, and garbage drops from the chute into a bin. Included the volume handling equipment where required. No resident access to this room for safety reasons.

**Cladding** - the outer non-load bearing covering of the external walls or roof of a framed building or structure, applied for weather-proofing and/or decorative purposes.

**Co-location** - the siting of a number of telecommunication facilities, often owned by different carriers, in one location.

**Collection point / area** - the nominated point where waste and recycling is collected from by the service vehicle.

**Communal bin storage area** - bin storage area which stores all allocated bins for the entire development and can be accessed by all residents and occupants. Residents can access bins to

dispose of items too big to go down the chute. Cleaners can access the area to move bins from chute service area to this area and to collection areas.

**Communal open space** - outdoor space located within the site at ground level or on structure that is within common ownership and for the recreational use of residence of the development. Communal open space may be accessible to residents only or to the public.

**Component** - the whole or part of a building.

**Context** - the broader setting of a place, the extent of which is influenced by the scale of development and the nature of surrounding land uses and patterns.

**Cumulative impact** - the impact of radiation from various sources or over time.

**dBA** - decibels of the "A-scale"- a set frequency weighted scale of noise which allows for lack of sensitivity to the ear to sound at very high and very low frequencies.

**Deep soil zone** - a specified area of the development site, not covered by an impervious surface, that allows water on the site to infiltrate naturally to the groundwater and allows for the future provision of mature vegetation.

**Design floor level** - the minimum floor level that applies to the development. If the development is concessional, this level is determined based on what land use category would apply if it was not categorised as concessional development. The floor level standards specified for the relevant land use category (excluding concessional development) in the low flood risk precinct are to be applied.

**Designated overhead line** – that is suspended above the surface of:

- land (other than submerged land); or
- a river, lake, tidal inlet, bay, estuary, harbour or other body of water; and
- the maximum external cross section of any part of which exceeds:
  - 13 mm; or
  - if another distance is specified in the regulations - that other distance.

**Dormer** - a projecting (protruding) vertical window in the sloping roof of a house.

**Eaves** - the projecting edges of a roof which overhang the walls.

**Effective warning time** - the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.

**Electromagnetic radiation (EMR)** - the radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

**Elevation** - the external face of a building, or a drawing made in projection to show any one face of a building.

**Erosion** - the removal and/or transport of soil or materials from a given area, by the processes of wind, water and or/ gravity.

**Erosion & Sediment Control Plan (ESCP)** - a plan showing how potential erosion and sedimentation occurring on a given site, as a result of building, development or an activity, will be minimised.

**Fabric** - all the physical material of an item, including the external and internal materials, surroundings, fixtures, contents and objects related to the place which contribute to its heritage significance.

**Façade** - the major portion of the building that addresses the principal street frontage on the site upon which the building is located.

**Face brickwork** - brickwork of good quality, with uniform bricks.

**Finished floor level** - the finished level of the upper surface of the floor inclusive of all services, ducting and the like.

**Flood** - a relatively high stream flow, which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage before entering a watercourse.

**Floodplain Development Manual (FDM)** - the document published by the New South Wales Government and entitled "Floodplain Development Manual: the management of flood liable land".

**Flood prone land** - being synonymous with 'flood liable land' and 'floodplain' is the area of land which is subject to inundation by floods up to and including an extreme flood such as a probable maximum flood (PMF).

**Footpath** - that part of a road and the airspace above it:

- that is set aside or formed as a path or way for pedestrian traffic, or
- any area such as a town square, plaza, park or other space owned, operated or managed by Council and used for pedestrian movement or recreation by the community, and the airspace above it,
- but does not include roadways or other thoroughfares intended predominantly for vehicular traffic or privately owned arcades or plazas.

**Freeboard** - a factor of safety expressed as the height above the flood used to determine the design floor level or ground level, to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as "greenhouse" and climate change.

**FRMP - Flood risk management plan or study** - the catchment wide flood study prepared under the direction of the NSW Government Floodplain Development Manual or previous versions, for the sustainable management of the floodplain including the management of existing flood risk, future flood risk and continuing flood risk.

**FRP** - Flood Risk Precinct.

**Frontage** - the width of allotment measured at the street alignment.

**Garbage** - refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.

**Garbage and recycling room** - a room where garbage and recycling receptacles are stored, awaiting reuse or removal from the premises.

**Gazebo** - a small lookout tower, structure or summerhouse in a garden, that is usually roofed, and used for outdoor activities or entertainment.

**Green infrastructure** - an inter-connected network of open, green spaces with both natural and designed infrastructure that provide a range of ecosystem services.

**Green roofs** - a green roof is defined as a roof of a building that is partially or completely covered with vegetation and a growing medium.

**Groundwater** - all water that occurs below the land surface in aquifers.

**Habitable room** - a room used for normal domestic activities and:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom;
- excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

**Hazard** - a source of potential harm or a situation with a potential to cause loss and, in relation to flooding, means flooding which has the potential to cause damage to the community.

**Illuminated sign** - a sign which is internally or externally lit by artificial lighting whether that lighting is integral or separate from the sign, including signs that have flashing or sequenced lighting, spotlighting, directional, projected or laser lighting.

**Indemnity** - a party providing services to a particular property will not be held responsible for any loss or damage to such property as a result of the routine provision of the service.

**Indigenous species** - a plant or animal species that occurs at a place within its historically known natural range and that forms part of the natural biological diversity of a place.

**Isolated site** - 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.

**Kerbside collection** - all allocated bins are presented kerbside for collection by Council's waste collection staff.

**LAeq** - the value of A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval has the same square sound pressure level as a sound under consideration.

**LGA** – Local Government Area.

**Landlocked** - a property that has no direct access to a public street, so the only way on or off the property is to cross land owned by someone else. Usually, a landlocked property gains street access through a legal permission called an easement.

**Legibility** - the extent to which people can understand the layout of a place and find their way, including cues from three dimensional forms and patterns in the landscape.

**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.

**Low Rise Housing Diversity Design Guide** – means the Low Rise Housing Diversity Design Guide published by the Department of Planning, Industry and Environment on the day on which State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Housing Diversity Code) 2020 commences.

**Mobile garbage bins** - small bins which have two wheels so can only be moved forwards and backwards (not sideways).

**Natural channel design (NCD)** - maintain the hydraulic conveyance requirements of engineered or affected channels while improving environmental values. NCD combines the disciplines of hydraulic engineering, fluvial geomorphology, in-stream and riparian ecology and community requirements. NCD involves the creation of channels with attributes of natural channels, including a meandering plan, pool and riffle zones, use of natural materials and riparian/floodplain vegetation.

**Natural ground level** - the ground level of a site before any site works have been undertaken to alter the naturally occurring height and/or contours of the land.

**On-site collection** - collection occurs within the development site's boundary in a nominated loading area.

**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.

**Opposite land** - land that is directly opposite an application site and is separated only by a road, but does not include land separated by an arterial road (eg. Great Western Highway, M4 Motorway and Cumberland Highway).

**Outbuilding** - any of the following

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house;
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse;
- carport that is detached from a dwelling house;
- garage that is detached from a dwelling house;
- rainwater tank (above ground) that is detached from a dwelling house;
- shade structure that is detached from a dwelling house; or
- shed.

**Outdoor dining** - activities which involve the placement of tables, chairs and other ancillary items, such as planter boxes, bollards, umbrellas and barriers, for outdoor dining or socialising purposes.

**Parapet** - a wall built up higher than the eaves line of a roof.

**Parent lot**, in relation to subdivision, means the lot that is being subdivided.

**Pergola** - an open-roofed framework or trellis, usually of timber construction, supported on brackets, posts, or columns above a path, terrace, patio or deck, and sometimes covered by plant growth.

**Pitch** - the slope of a roof. This is measured either in degrees above the horizontal, or as a ratio to the vertical rise of the roof to its span.

**Principal Street** - that street to which the property is rated, or the street which provides the sole and/or principal means of access to the site, whichever is determined by Council.

**Probable Maximum Flood (PMF)** - the largest flood that could conceivably occur at a particular location.

**Pruning** - has the same meaning as in Australian Standard AS 4373-1996 Pruning of Amenity Trees and includes to ringbark, cut down, top or lop parts of a tree, and the severing of roots greater than 30mm in diameter.

**Public domain** - comprises the shared urban area and spaces, the structures that relate to those spaces and the infrastructure that supports and serves them (e.g. railway corridors, streetscapes, public car parks, parks and reserves, waterways and river systems).

**Public notice** - a notice for public information displayed by a public authority giving information or direction about services provided.

**Recyclable** - capable of being reprocessed into useable material and includes any item collected by Council's recycling service.

**Recycling cupboard** - the cupboard on each residential level that houses the necessary number of recycling bins adjacent to the waste chute hopper.

**Reliable access** - means, during a flood, the ability for people to safely evacuate an area subject to imminent flooding within effective warning time and without a need to travel through areas where water depths increase.

**Render** - a coating of mortar or stucco (plaster) applied to the surface of a masonry wall.

**Residential component** - the whole or part of the development that contains one or more dwellings.

**Residential level** - every level on which there is a dwelling.

**Resulting lot** means a lot that is created through the subdivision of a parent lot.

**Ridge** - a horizontal line in which the tops of the rafters of a roof meet.

**Risk** - the chance of something happening that will have an impact and is measured in terms of consequences and probability (i.e. likelihood). In the context of this plan, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

**Road widening** - an increase in the width of the road reserve and/or carriageway by the use and dedication of adjoining lands having frontage to the street.

**Roof** - the top, weatherproof construction of a building.

**Route of travel** - the travel path for the waste collection vehicle when entering the site to access the nominated collection point.

**Section** - a drawing representing a building as it would appear if cut through in a plane (section) at right angles to the line of sight.

**Sediment** - material of varying size, both mineral and organic, that is being, or has been, moved from its site of origin by the process of wind, water and or/ gravity, and comes to rest on the earth's surface either above or below sea level. Fine sediment is a fraction of sediment consisting of silt (particles 0.002 – 0.02mm in diameter) and clay (particles < 0.002mm in diameter).

**Shade structure** - a device which partially or completely covers or shades an area used for the purpose of outdoor dining and includes outdoor umbrellas and sails.

**Sill** - the lower horizontal part of a window or door opening.

**Site amalgamation** - the amalgamation of two or more contiguous/adjoining allotments into a single allotment.

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

**Solar collector** – a device which can include devices to absorb energy to heat water or generate electricity.

**Solar Reflectance Index (SRI)** - is a composite measure of a material's reflectance and emittance. It is calculated in accordance with ASTM E1980-11. To calculate the SRI, the material or product's emittance values and total solar reflectance must be known. Material suppliers often provide the SRI data for products. There are a number of online calculators following ASTM standard E1980-11 that can be used. An initial SRI refers to the SRI of a new product. Over time, the SRI of a product or surface will be reduced due to the material's exposure to elements. The rate of degradation over time from such exposure is measured by the SRI of the product at three years.

**Source separation** - separating waste into like materials for recycling, reuse or collection.

**Splay corner** - an increase in the road reserve and/or carriageway at the intersection of two streets by the dedication of land 3m by 3m at a 45 degree angle to the corner.



**Stacked parking** - car parking which may require the removal of other vehicles in order to gain access.

**Streetscape** - the composition of elements in a street which create the urban form and includes elements such as building forms and styles, landscaping, street furniture and pavements.

**Stormwater** - run-off from land during and after rain. Stormwater removes accumulated material including litter, soil, nutrient, pathogens, chemicals, pesticides, oils and grease.

**Temporary bin holding area** - area where bins are transferred to be stored for collection. Bins are required to be transferred back to the bin storage area as soon as possible after collection occurs. This bin transfer is undertaken by a caretaker.

**Temporary signs** - an advertisement of a temporary nature which: -

- announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and
- does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s).

Note: - Advertisements, such as bill posters, which are not removed by the advertiser within 48 hours after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, and posters.

**Terracotta** - unglazed pottery produced from a fine clay, usually of a red colour, and used to make decorative devices, chimney pots and roofing tiles.

**Town centre** – land within a core area zoned primarily for business and commercial uses in B2 and B4 zones.

**Trade waste** - refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste or recyclable waste.

**Tree** - any woody and soft wooded perennial plant.

**Tree Management Plan (TMP)** - a plan, as described above, which protects nominated trees on a site during building construction.

**Tree Protection Zone (TPZ)** - an area to be protected from construction disturbance, being a combination of the root area and the crown area, which also incorporates the Structural Root Zone (SRZ).

**Unshaded hardscape** - hardscape that is not shaded by vegetation or roof structures and includes roads, plazas, paths and open unshaded car parks and sports fields. Hard-scaping excludes roof areas.

**Vegetation** - landscaped area, parkland, green space and trees, whether new or pre-existing on site. Shading from newly planted trees is measured based on predicted spread at five years after planting.

**Verandah** - an open area attached to a building with a roof supported by the building on one side and posts or columns on the other.

**Volume handling equipment** - equipment to automatically change the bin under the chute when it is full. The chute service room must be of adequate size to accommodate this equipment. Resident access to this equipment must be excluded. The bins on the volume handling equipment will not be serviced and are in addition to the total bin calculations on generation rates.

**Wall height** - the vertical distance between the top of the eaves at the wall line (excluding dormer windows), parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level immediately below that point.

**Wall sign** - either –

a painted wall sign - a sign painted on a wall or a flush wall sign - a sign attached to the wall of a building (other than the transom of a doorway or display window), which:

- does not extend laterally beyond the wall of the building to which it is attached; and
- does not project above the top of the wall to which it is attached.

**Waste cupboard** - a storage area within each dwelling, usually in the kitchen, of a size sufficient to enable source separation of a single days waste into garbage recyclables and compostable material.

**Waste chute system** - ventilated, vertical pipes passing through each floor of a multi-storey building with access on each floor. Chutes discharge into bins at the lowest point in the waste room.

**Water bodies and water courses** - water bodies and other permanent (non-ephemeral) watercourses are to be measured to the highest natural level of the water body or watercourse.

**Waters** - any river, stream, lake, lagoon, swamp, wetlands, unconfined surface water, natural or artificial watercourse, dam or tidal waters (including the sea), or part thereof, and includes water stored artificial works, water mains, water pipes, and water channels, and any underground or artesian water, or any part thereof.

**Water Sensitive Urban Design (WSUD)** - WSUD offers an alternative to the traditional conveyance approach to stormwater management. WSUD is a philosophy which aims to mitigate environmental impacts particularly on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD incorporates holistic management measures that take into account urban planning and design, social and environmental amenity of the urban landscape and stormwater management, which are integrated with stormwater conveyance by reducing peak flows, protection of natural systems and water quality, stormwater reuse and water conserving landscaping.