



# Chapter G

## Definitions

Definitions	
<b>A person</b>	A resident that is a property owner or their legal representative, or an owner, employee or Director of a company that owns the property, or a resident, contractor, consultant, or member of the public, corporation and a body corporate or politic.
<b>Accessible</b>	Complying with the provisions of Australian Standard 1428 Parts 1 and 4 "Design for Access & Mobility" so that most people with disabilities can enter and use the premises and their facilities.
<b>Active street frontages</b>	Active frontage uses are defined as one of a combination of the following at street level: <ul style="list-style-type: none"> <li>• Entrance to shops and commercial premises</li> <li>• Shop front,</li> <li>• Clear glazed entries to commercial and residential lobbies,</li> <li>• Café or restaurant if directly accessed from the street,</li> <li>• Active office uses, such as reception areas, if visible from the street,</li> <li>• Public building or community facilities if directly accessed from the street.</li> </ul>
<b>Adaption</b>	Modifying a place to suit proposed compatible uses.
<b>Adaptable housing</b>	Works, which is in addition to that required under "Universal Accessible Design", in order to be able to bring a dwelling to a condition which suits the specific needs of a person with disabilities, being the occupant, and which fully complies with the relevant Australian Standard 4229-1995.
<b>Adaptable housing construction stage</b>	The point where a dwelling contains all fixtures and apartment layouts which meets the relevant Australian Standard, and which suits the specific needs of the occupant, who is a person with disabilities.
<b>Aesthetics</b>	Those considerations pertaining to the senses, particularly to visual qualities including beauty, attractiveness with regard to building.
<b>Alter and Alteration</b>	Means the making of structural changes to the outside of the building or work or the making of non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work not including the maintenance of the existing detail, fabric, finish or appearance of the outside of the building or work.
<b>Australian standard (as)</b>	The minimum standard for work in industry developed and written using industry peer review, to produce best practice standards for that industry or profession, by the organisation Standards Australian Pty Ltd
<b>Arborist</b>	A person with a minimum training in the Australian Qualification framework (AQF) level 3 in Arboriculture that qualifies the person to carry out tree work
<b>Architectural cues</b>	The composition of a building façade displaying an architectural dialogue with another building, such as having particular building parts aligning or being in proportion or in sympathy with parts of another building.
<b>Architectural townscape</b>	The existing appearance of buildings within the Town Centre which face the Main Street and their general compositional elements,
<b>Attic room</b>	A room contained above a "maximum ceiling height" but within the roof plane
<b>Clear finished dimensions</b>	An uninterrupted route to or within premises or buildings and providing access to all services and facilities. It should not contain any step, stairway, turnstile, revolving door, escalator, hazard or other impediment which would prevent it being safely negotiated by people with disabilities.
<b>Climbing spikes</b>	Spurs or crampons that are attached to boots that are used by pushing the attached sharpened spur into the cambium of a tree (often resulting in damage and the spread of pests and diseases) for traction, in order to climb it.
<b>Coastal foreshore</b>	Means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.
<b>Common areas</b>	Public areas such as access walkways, communal gardens, car parking areas, clothes drying areas.
<b>Compatible use</b>	Means a use which involves no change to the culturally significant fabric, or changes which are



	substantially reversible, or which will have minimal impact.
<b>Conservation</b>	Means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption in any one place and will be commonly a combination of more than one of these
<b>Continuous accessible path of travel</b>	Means an uninterrupted route to or within premises or buildings and providing access to all services and facilities. It should not contain any step, stairway, turnstile, revolving door, escalator, hazard or other impediment which would prevent it being safely negotiated by people with disabilities.
<b>Corporation</b>	A body, created by law or under authority of law, having continuous existence irrespective of that of its members, and powers and liabilities distinct from those of its members.
<b>Damage</b>	The deliberate injury of a tree
<b>Dead tree</b>	A tree with no living (vascular) tissue
<b>Deadwood</b>	A branch, root or part of a tree with no living (vascular) tissue
<b>Deep soil planting area</b>	An area "capable of deep planting", which contains soil, is water permeable and there is no structure below within 3 metres of the natural ground surface, and which is capable of supporting large tree growth.
<b>Demolition</b>	In relation to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the building or work in whole or in part.
<b>Destroy</b>	Any activity leading to the death, disfigurement or mutilation of a tree.
<b>Distinctive qualities</b>	An explanation of the key historical elements or qualities of a Heritage Conservation Area.
<b>Draft heritage item</b>	Has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
<b>Drainage</b>	Means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.
<b>Fabric</b>	Means all the physical material of the place.
<b>Ground level dwelling</b>	A dwelling located within 1.5 metres height from the street footpath.
<b>High compositional standard</b>	<p>A building design which uses any "abstract" or "modern/contemporary" architectural language, and employs different building components and building materials as credible compositional elements, whose credibility is demonstrated by visually appearing to relate to the "whole building" and giving the building a "unity" and "complexity".</p> <p>Note. A high compositional standard is not considered one that uses repetitive or bland or minimalist forms intended to facilitate easier building construction methods or which simply expresses structural elements.</p>
<b>High standard of architectural composition</b>	A composition that exhibits a fundamental requirement for "architectural grammar" and has a high degree of organization of the parts of the building composition. "Architectural grammar" means the visual composition of the elements of a building, eg, the size, bulk, length, breadth, height and volume, element and detailing of a building and the demonstration that they compositionally relate to the building as a whole.
<b>House top addition</b>	Additions made above the habitable ground floor of a dwelling house
<b>Injury</b>	Means any act by a person including a corporation and a body corporation or politic to a tree resulting in a wound or loss of tree health that includes; all pruning not in accordance with AS 4373 2007 "Pruning of Amenity Trees" and the general physical wounding of a tree that includes; topping or lopping, poisoning (either deliberate or accidental, by direct application or spillage or escape of vapours), the cutting, snapping, breaking off or tearing of branches and roots resulting in damage, ring barking or scarring the bark, using a tree as a supporting structure for signage, cables, or beams,



	attaching wire, nails or staples, inflicting a blaze on a tree as a marker point, under scrubbing unless it is carried out by hand tools, changing soil levels by excavation (cutting & filling), topsoil stripping, soil stockpiling, compaction, paving, or changes to the water table within a trees drip line, or the use of climbing spikes to climb a live tree
<b>Key sites map</b>	Means the Inner West LEP 2022 Key Sites Map.
<b>Maximum ceiling height</b>	The greatest vertical distance from the natural ground level surface of the site to the ceiling of the topmost floor of the building.
<b>Non-conforming Building</b>	Is a building that has replaced a building which was constructed in accordance with Stanton's original covenants.
<b>NSW coastal policy</b>	Means the publication titled NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast, published by the Government.
<b>Principal private area</b>	Means an area of private open space which is directly accessible from the main living areas of the dwelling it serves, with an average slope no greater than 1 in 5.
<b>Rear infill development</b>	An alteration or addition to the rear part of an existing building, such as a building which is a Heritage Item or within a Heritage Conservation Area.
<b>Stormwater flood level</b>	The level required above natural ground level so as to make the ground floor clear from stormwater flooding.
<b>Street wall zone</b>	Achieve a strong and consistent definition of the public domain, establish the desired spatial proportions of the street and define the street edge taking into account the maximum building heights specified in the Building Height Map forming part of Ashfield LEP 2013
<b>Streetscape</b>	The aesthetic values of groups of buildings, their contexts and their relationships as evident in the spaces between and around them, their scale, forms, styles, textures, modelling, light and shade colour, as perceived from the public domain. It also includes elements beyond the boundaries of a property including footpaths, nature strips, kerbs and channels, street trees and street furniture. Streetscape may also be affected by topography and by street curves and alignment, which generally add interest to the scene.
<b>Structural alteration</b>	Works that require alteration to load bearing components of a building.
<b>Structural walls</b>	Walls which are load bearing and cannot be removed or altered.
<b>Sympathetic</b>	Visual relationships that are appropriate, sensitive, benign and aesthetically pleasing, implying concordance with the context of a building or element, and where the character of the context remains predominant, clear and uncompromised.
<b>Townscape</b>	The appearance within a town centre of relationships of buildings and places along the main street, and including general compositional building design elements, such as: <ul style="list-style-type: none"> <li>• Height and scale and modulation</li> <li>• Proportion of masonry to glazed areas</li> <li>• Design, proportion, symmetry and organisation</li> <li>• Design with small vocabulary of architecture such as mouldings and entablature</li> </ul>
<b>Traditional architectural composition</b>	An architectural composition using long standing traditional architectural canons including: <ul style="list-style-type: none"> <li>• Basic tripartite arrangements to facades, employing symmetry and proportion</li> <li>• "punctuated" extremities, which "signal" the "boundaries" of the building.</li> <li>• Solid walls, which have "punched" openings for balconies and windows, and have vertically emphasized proportions.</li> <li>• Expression of architectural detailing, such as expression of datum lines and string courses, and a colour palette of materials of medium to dark monotone face brickwork and rendered coloured surfaces.</li> </ul> <p>With the above further developed into an organised and complex composition.</p>



**Universal accessible design**

A design that is usable by all people (especially people with disability and frail older people) by meeting the seven performance criteria of universal housing design, generally based on the Australian Network for Universal Housing Design, which are:

- There is a clearly discernible accessible path of travel from the front boundary or car park and throughout the entry level of the dwelling.
- The entry level has a living and food preparation area, bathroom, WC (toilet) and bedroom, which have room areas large enough so that they can be used by a person in a wheelchair.
- All rooms, when furnished or fitted out, allow for adequate circulation space for a person using a wheelchair.
- All doorways and corridors are wide enough to allow a person using a wheelchair to manoeuvre into and out of rooms.
- Door furniture, switches, controls and outlets are within reach of and can be used by all.
- There is potential for future adaptation to a dwelling with two or more levels for vertical access by a person using a wheelchair, such as having wider stairways that are capable of having a stair lift.
- Walls and ceilings are reinforced where assistive devices may be attached where access is required to another habitable level.

**Visual height**

The height of the building as it appears from the street, but does not mean the number of storeys contained within a building.

**Winter garden balcony**

A term used commonly used to describe a balcony located off a living room area whose function includes that it acts as a noise reduction spatial device. For example, the open part of the balcony can have glazing, which can also be louvred, and so this can be used and adjusted to produce some noise reduction including for the adjacent living areas, but also allows some ventilation by manually adjusting the glazing components. This also assists in winter where the balcony glazing can heat the balcony area and radiate warm air to adjacent living areas – hence the term -“winter garden”.





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