

APPENDIX 1 GLOSSARY OF TERMS

1.1 ABBREVIATIONS & ACRONYMS

Abbreviations and acronyms used in this DCP are identified as follows:

AS	Australian Standards
BCA	Building Code of Australia
DA	Development Application
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulations	Environmental Planning and Assessment Regulations 2021
GFA	Gross Floor Area
LEP	Local Environmental Plan
LGA	Local Government Area
NSDCP 2025	North Sydney Development Control Plan 2025
NSLEP 2013	North Sydney Local Environmental Plan 2013
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
WELS	Water Efficiency Labelling Scheme
WSUD	Water Sensitive Urban Design

1.2 DEFINITION OF TERMS

This DCP adopts all the definitions contained within the EP&A Act and NSLEP 2013. In addition to these definitions, the following terms used in this DCP are defined as follows:

adjoining land means land which abuts an application site or is separated from it only by a road, land, pathway, driveway, right of way or similar thoroughfare.

advertising display area means an area of an advertisement or advertising structure used for signage, and includes any borders of, or surrounds to, the advertisement or advertising structure, but does not include safety devices, platforms or lighting devices associated with advertisements or advertising structures.

apartment means a dwelling within a residential flat building or a dwelling comprising shop top housing within a mixed use development.

application site means the land to which an application for development consent relates and includes any easement or right of way relating to the site.

black-water means the leftover water from toilets and kitchen sinks. However, the left over water from the kitchen sink can be defined as grey-water, but only if it has been subject to appropriate treatment.

building work means any physical activity involved in the erection of a building.

building wrap advertisement means an advertisement that covers or wraps:

- (i) a building or land, or
- (ii) a building that is under construction, renovation, restoration or demolition,

but does not include a wall advertisement.



bushland means any land zoned *C2 Environmental Conservation* identified on the zoning maps to NSLEP 2013 or other public land that is managed by Council as bushland.

continuous accessible path of travel means an uninterrupted path of travel to or within a building providing access to all required facilities. For non-ambulatory people, this accessible path should not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment which would prevent it from being safely negotiated by people with disabilities.

Council means North Sydney Council and extends to include any Council officers who may make a decision on an application with delegated authority.

delegated authority means authority to make a decision as resolved by Council under s.377 of the [Local Government Act 1993](#) or as described in Council's Delegations Manual.

demolition means the complete or partial dismantling of a building or structure including damage, defacement or the relocation of a building or structure.

dominant skyline is the common or typical height of buildings, structures or trees in a locality rather than the average or mean height.

freestanding advertisement means an advertisement displayed on a structure mounted on the ground on one or more supports.

grey-water means the leftover water from baths, showers, hand basins and washing machines only. It may also include the left over water from the kitchen sink, but only if it has been subject to appropriate treatment.

gross building area means the total enclosed and unenclosed area of the building at all building floor levels measured between the outside face of any enclosing walls, balustrades and supports.

hedge means a line of two or more trees or shrubs planted close together for the purpose of forming a fence, a screen, or a boundary.

impulsive noise means having a high peak of short duration or a sequence of such peaks.

intermittent noise means the level suddenly drops to that of the background noise several times during the assessment period, with a noticeable change in noise level of at least 5 dB.

kerb ramp, in relation to Part B: Section 12 – Access, means an inclined access way with a length not greater than 1520mm and a gradient not steeper than 1 in 8, located within a kerb.

land includes any building or part of a building erected on the land.

landing, in relation to Part B: Section 17 - Access, means a flat or crowned surface with gradient not steeper than 1 in 40.

low-frequency noise means containing major components within the low frequency range (20 Hz–250 Hz) of the frequency spectrum.

multi-dwelling development means a development containing 3 or more dwellings on the same parcel of land regardless of whether other land uses are also proposed on the same land.

neighbouring land means any land, other than adjoining land, which may be adversely affected by the use of an application site or the erection of a building on an application site (includes properties in a neighbouring Local Council Area).

owner means the name and address of the proprietor of land as registered in Council's rating records.

product image means any words, letters, symbols or images that identify a product or corporate body, but does not include any object to which the words, letters, symbols or images are attached or appended.

Public Art Policy means a policy adopted by a consent authority, in a development control plan or otherwise, that establishes forms and locations for art works in the public domain.

rail corridor means land:

- (a) that is owned, leased, managed or controlled by a public authority for the purpose of a railway or rail infrastructure facilities, or

Appendix 1 – Glossary of Terms

- (b) that is zoned under an environmental planning instrument predominantly or solely for development for the purpose of a railway or rail infrastructure facilities, or
- (c) in respect of which the Minister has granted approval under Part 3A or (before its repeal) Division 4 of Part 5 of the Act for the carrying out of development (or for a concept plan for a project comprising or including development) for the purpose of a railway or rail infrastructure facilities.

Note Copies of the Minister's approvals are available on the website of the Department of Planning

residential zones means the R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential zone or C4 Environmental Living under NSLEP 2013.

roof or sky advertisement, in relation to Part E: Section 6 – *Advertising and Signage* means an advertisement displayed on or above the parapet or eaves of a building.

Special Area means land identified as a "Special Area" on the North Sydney Centre Map under NSLEP 2013.

special promotional advertisements means an advertisement for an activity or event of a civic or community nature but not including wall advertisement.

suitably qualified arborist means:

- (a) for the purpose of carrying out pruning work or certifying a tree as dead must hold minimum qualification Australian Qualification Framework (AQF) level 3 in Arboriculture and/or equivalent experience, knowledge and skills.
- (b) A Qualified Arborist for the purpose of providing written reports or tree hazard assessments must hold minimum qualification Australian Qualification Framework (AQF) level 5 in Arboriculture and/or equivalent experience, knowledge and skills.

tall building means a building 18 storeys in height or greater.

tonal noise means containing a prominent frequency and characterised by a definite pitch.

tower means a tall, vertical structure above the podium level of a building.

tree means a long-lived (more than 5 years), generally woody plant which may have a single or multiple stem which are self-supporting and at maturity will reach a height of more than 5m. For the purposes of this DCP, a tree also includes palms.

vegetation means any living plant, that does not fall under the definition of a tree and includes low growing ground covers, grasses and climbers through to woody shrubs.

wall advertisement, in relation to Part B: Section 9 – *Advertising and Signage* means an advertisement that is painted on or fixed flat to a wall of a building, but does not include a special promotional advertisement or building wrap advertisement.



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