



**South Jerrabomberra
DCP 2015
Appendices 1 and 2
Glossary and
Master Plan Maps**

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Appendix 1 – Glossary of Terms

Adaptable Housing. Adaptable Housing is a dwelling that must be designed in accordance with AS4299 (Adaptable Housing) and may include accessibility standard AS1428.

Affordable Housing. Defined in the ACT Affordable Housing Action Plan and as indexed from time to time in accordance with Cordell Housing Index Price. In 2009 terms this defines affordable housing as housing prices at no more than \$323,409.

Attached Dwelling. Means a building containing 3 or more dwellings where:

- each dwelling is attached to another by a common wall, and
- each of the dwellings is on its own lot of land, and
- none of the dwellings is located above any part of another dwelling.

Articulation Zone is a zone consisting of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

- entry feature or portico, awning or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

Average Recurrence Interval. (ARI) The average period between the recurrence of a storm event of a given rainfall intensity. The ARI represents a statistical probability.

Asset Protection Zone. (APZ) An asset protection zone (APZ) is an area between a bush fire hazard and the building, which is managed to minimize fuel loads, inhibit a fire path and reduce the effects of heat, flame, ember and smoke attack. (Source: <http://www.rfs.nsw.gov.au/>)

Buffer means the area adjacent to the railway to the west boundary of South Jerrabomberra as shown on Structure Plan map at Appendix 2.

Communal Car Park. A car parking area that is shared by a number of different users

Core Riparian Corridor. (CRZ) A Core Riparian Corridor is the land contained within and adjacent to the channel. The width of the CRZ from the banks of the stream is determined by assessing the importance and riparian functionality of the watercourse, merits of the site and long-term use of the land.

AV1. Sub arterial road that links the commercial centres and South Tralee Development to the external network.

Dual Occupancy. A dual occupancy (attached) or a dual occupancy (detached).

Dual Occupancy (attached). 2 dwellings on one lot of land that are attached to each other.

Dual Occupancy (detached). 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Home Based Businesses. Includes the same meaning as home business, home industries and home occupation in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*.

Landscape area refers to permeable area of a lot that is capable of growing plants, grasses and trees.

Moderate Income Earners. Households on incomes between 80% and 120% of the gross median annual income for the region.

Multi Dwelling Housing. 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Neighbourhood Centre. Activity centre as identified in the South Tralee Master Plan and Neighbourhood structure plans (Section 3).

On Site Parking. Car parking that relates specifically to the site on which it is located and which services the parking needs generated by that site.

Overland Flow Path. Water that runs across the land after rainfall, either before it enters a watercourse, after it leaves a watercourse as floodwater, or after it rises to the surface naturally from underground. (Source: *National Water Commission's Water Dictionary* - http://dictionary.nwc.gov.au/water_dictionary/)

Potential Archaeological Deposit. (PAD)The potential for physical evidence of past human activity being present on an archaeological site (NSW Heritage Office, Archaeological Assessment Guidelines).

Primary Street. The primary street means the street to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face.

Principal Private Open Space. An area at ground level (existing) that is directly accessible from, and adjacent to, a habitable room, other than a bedroom.

Residential Flat Building. A building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Secondary Frontage means, in the case of a corner allotment, that has boundaries with adjacent roads, the road that is not the primary road.

Semi-detached Dwelling. A dwelling that is on its own land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling.

Seniors Housing. This dwelling type is defined as Seniors Housing in the South Tralee LEP.

Serviced Apartment. A building (or part of a building) providing for self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agent.

Shop Top Housing. One or more dwellings located above ground floor retail premises and business premises.

Single Dwelling. This dwelling type is defined as Dwelling House in the *QPRLEP 2022*.

Site Analysis. An analysis, using plans, photographs and other techniques, which illustrates the constraints and opportunities of the site.

Studio Apartments. This dwelling type is defined as Secondary Dwelling or a dual occupancy in the *QPRLEP 2022*. Studio apartments are fondly known as 'fonzi flats' and consist of a room or number of rooms which are located above a garage, car port or the like and capable of being occupied, as a separate domicile on the land.

Sustainable Development. Is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

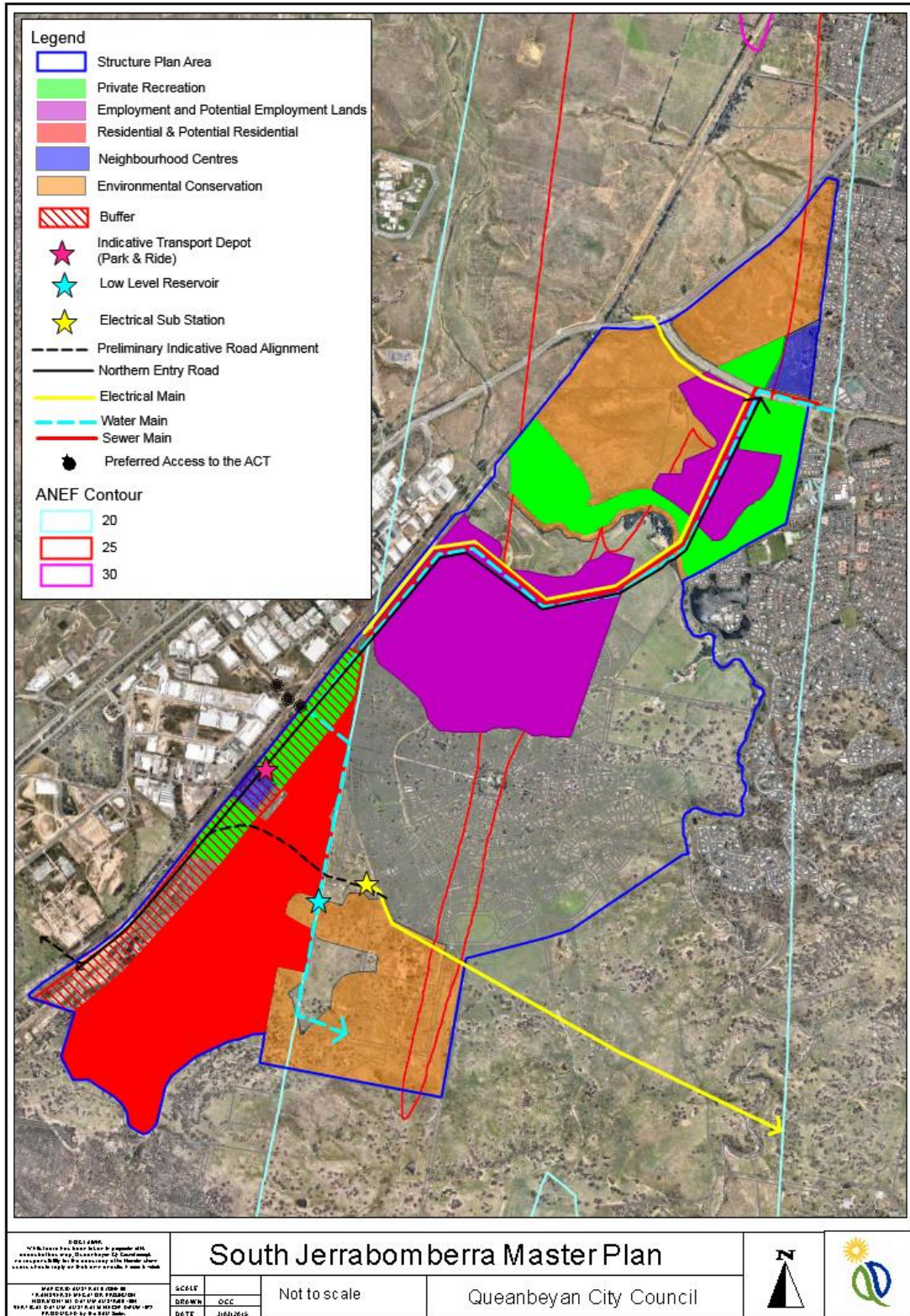
Transect of Density. A conceptual transition from low density 'edges' to higher 'density' urban centres.

Water Sensitive Urban Design. Means the integration of water cycle management into urban planning and design.

Zero Lot line. A boundary wall of a structure that is built right on the property line.

Appendix 2 – Master Plan Maps

Map 1 South Jerrabomberra Master Plan



Map 2: South Jerrabomberra Staging Plan

