Yarra Ranges Council

WARBURTON TOWNSHIP

URBAN DESIGN FRAMEWORK //
PLEASE NOTE THAT THIS CHAPTER FORMS PART OF THE WARBURTON UDF

7.0 GLOSSARY

This glossary is a guide to the interpretation of commonly used place making, urban design, and planning terms.

# #

20 minute neighbourhood

The concept of a 20-minute neighbourhood is about giving people the ability to 'live locally' – meeting most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.

A

Accessibility

The ease of reaching destinations. Highly accessible locations, enable a person, regardless of age, ability or income, to reach many activities or destinations quickly. People in places with low accessibility can reach fewer places in the same amount of time.

Active frontage

Street frontages that allow for interaction between people in the street and, people within the buildings. This quality is assisted when the main entrance to a building and large windows open towards the street.

Ground floors of buildings that offer uses such as cafes, shops or libraries provide the best active frontages.

Active transport

Transport requiring physical activity, typically walking and cycling.

Active use

Active uses generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, higher density residential and offices

Activity centre

Activity centres are a focus for services, shopping, employment and social interaction. They are where people meet, relax, work and often live. Usually well-served by public transport, they range in size and mix of uses from local strip shopping centres to traditional town centres and major regional centres.

Activity spine (see also 'main street')

Mixed used land development that is concentrated along streets. Buildings are oriented towards the street, and extend along the street's length.

Adaptability (or 'adaptive re-use')

The capacity of a building or space to respond to changing social, technological, and market conditions and accommodate new or changed uses.

Affordable housing

Housing that is appropriate for the needs of a range of low to moderate income households, and priced so these households are able to meet their other essential basic living costs.

Amenity

The pleasantness and good functioning of area. Basic amenity standards include impact from overlooking, overshadowing, solar access and noise.

Anchor

A larger building or tenant (such as a supermarket or department store) in an activity centre. Anchors are typically located on larger landholdings within centres, and attract a significant numbers of people to the activity centre.

Apartment

A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.

Awning

An overhead shade structure projecting from the facade of a shop over a footpath with no support posts that provides shelter from rain and direct sunlight.

B

Bookend

The use of 2 similar elements (e.g. landmark buildings or plazas) that are positioned at each end of a street or expanse of buildings to frame that space, per a set of bookends.

Building line

The actual or apparent line created by a building's front wall along a street. A consistent building line in a street can visually connect different building types and forms, and can assist new buildings to fit in with the surrounding context.

Building height

The vertical distance from natural ground level to the roof at any point.

Built form

The height, volume and overall shape of a building as well as its outside appearance.

C

Character (current)

The cumulative impact of every property, public place and piece of infrastructure in an area. To understand character is to describe how the features of an area come together to give that area its own particular feeling (positively or negatively).

Character (preferred)

A vision statement that captures how the positive characteristics of a place today, look and work, to establish the future preferred character of the area.

Communal open space

An area within a private site providing for informal recreation activities by building occupants and, in some cases, visitors. It is distinct from private open space and public open space.

Community facilities

Infrastructure accommodating a range of community support services, programs and activities. This includes (but is not limited to): education facilities; health and community services; community arts and culture; sport, recreation and leisure; and emergency services.

Community heart

A centrally located focal point for a township including public open spaces and key community facilities. This space is used for community gatherings, markets and other community events.

Concealment place

Often perceievd as unsafe, these spaces that are not easily visible and provide the opportunity to hide potential offenders, their victims, as well as illegitimate uses, antisocial activity or crimes.

Connectivity

The number of connecting routes within a particular area. An area may be measured for its 'connectivity' for different travel modes – vehicle, cyclist or pedestrian. An area with high connectivity has an open street network that provides multiple routes to and from destinations.

Consolidation

To encourage development within existing urbanised (suburban or township) areas rather than on non-urbanised (farmland or rural) land.

Crossover (vehicle crossover or driveway)

Part of a pedestrian path where motor vehicles cross to access a property. The pedestrian path section may be raised to path level to alert drivers to the crossing, or the path may be dropped to form a ramp for pedestrians.

D

Design response

A response to the site and the area immediately surrounding it that feeds into a proposed building development or public space design.

Design standard

A statement of function and performance criteria for the production of an object or place, often as agreed by a professional, technical or representative body.

Desire-line (or 'pedestrian desire-line')

The desire-line path usually represents the preferred route and the shortest or most easily navigated route between an origin and destination (e.g. home and school). Desire-lines can often be seen as alternative shortcut tracks in places.

Dwelling

A building that is designed for residential use by a person(s). Dwellings include a range of facilities to support residential living (including kitchen, bathroom and bedroom). Houses, units and apartments are all types of dwellings.

E

Edge condition

The transition or interface of a public space with its adjacent land uses and structures. An edge may be 'active', with a building's doors and windows addressing the space, or it may be 'inactive', with blank walls.

Enclosure (or 'sense of enclosure')

Where the building frontage, height, street width and street tree canopy creates a contained feeling when within the streetscape.

Escape route

An alternative and safe means of exit from an area. Clear escape routes are required in times of extreme events such as bushfires or floods.

F

Facade (or 'building facade')

The main wall of a building that usually faces the street and is easily visible. It is the face of the building and helps inform passers-by about the building and the activities within.

Fine-grain

An urban development style with mixed uses (shops and housing), relatively narrow street frontages and zero setback, commonly found along the main street of townships.

Frontage (or 'front lot line')

The property boundary that abuts the street. If a property abuts two or more streets, it is the boundary the building or proposed building faces.

G

Gateway

A gateway is an entrance, which acts as a transition between different spaces for the people who live, work, or visit these places (such as an entry to a public plaza or the moment your arrive into a town).

H

Heritage Place

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, or other place of natural or cultural significance and its associated land.

Human scale

The proportional relationship of the physical environment (such as buildings, trees, roads) to a typical human height of 1.75 metres. Maintaining a human scale means that structures are not perceived as overwhelming at ground level and urban environments are highly walkable.

I

Integrated water management (see also 'Water-sensitive urban design')

A design approach that incorporates the water cycle to provide environmental, economic and social benefits. It can include: sewage management, water supply, stormwater management and water treatment.

Interface

The transition point or boundary between two different land uses.

Interface (Active)

A continuous interface that provides physical and visual connection between two different land uses. For example the use of opening doors and windows onto the street from a building facade or shop front provides an active transition between building and street.

Interface (Inactive)

An interface that does not provide any visual or physical connection between two different land uses. For example a wall which has few or no windows or doors, and has no decoration or visual interest when viewed from the street.

K

Key development site

Prominent or strategic land parcels within cities and towns suitable for new development or redevelopment. They may be located in activity centres or are accessible to transport connections, services and jobs.

Key public space

Easily recognisable spaces may be located in parks, plazas, or streets. They are generally public places of significance, with high levels of amenity.

L

Landmark

An object or feature of a landscape or town that is easily seen and recognised from a distance, especially one that enables someone to establish their location.

Land use

The purpose for which the land has been or is being or may be developed. The activity on the land.

Laneway

A vehicular way or pedestrian access way, often narrower than a street, located to the rear or side of lots providing access to the service areas, parking and outbuildings.

Legibility

The ease with which a person is able to see, understand and find their way around an area, building or development. A 'legible' layout is one that people find easy to navigate and move through.

Lighting

Lighting systems can be large-scale or small. They may be overhead lamps, bollards, up-lights, wall or veranda lighting, feature and facade lighting. Good lighting supports way-finding, and safe movement at night, and also provides decorative effect for building facades, landmarks and paths.

Liveability

A measure of a residents' quality of life. It includes socioeconomic, environmental, transport and recreational measures.

Local park

Public spaces up to about one hectare in size and may include trees, grass, gardens and playgrounds and are located within easy reach of users. Some local parks also include water features, cafes or sports facilities.

M

Main street (see also 'activity spine')

The principal retail and small business street in an area (such as a town centre), and accommodates higher volumes of pedestrians and traffic.

Master plan

A plan that is more detailed than a structure plan or urban design framework. It outlines how design concepts will be delivered and is supported by key background work (including but not limited to): traffic movements, drainage, planting types, building and facility layouts, and the final size and shape of open space areas.

Mixed-use development

A range of complementary uses within the same building, site or precinct. The different uses may be arranged floor by floor, or side by side. The uses may be residential, commercial, retail or community.

Movement network

The connected system of streets, roads and paths that accommodates pedestrians and cyclists, on-road public transport, emergency and private vehicles. The movement network connects people and places.

Municipal Planning Strategy (MPS)

The Municipal Planning Strategy is located at Clause 02 of all Planning Schemes and is the foundation for all planning decisions. The MPS succinctly explains the context for a municipality and provide the overarching strategies for the major land use and development matters that affect it.

N

Native vegetation

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Natural hazard

A natural event that has potential to cause harm to people, property or the environment, including climate change, bushfire, flooding and sea level rise.

Neighbourhood activity centres

Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community.

Nodes

Are key places or points where activity such as land uses, number or people present and traffic movement is concentrated. They may be (but are not limited to): street intersections, transport stations, parks, or buildings.

O

Objects in the public realm (see also 'public realm')

Include street furniture, trees and planting, barriers and fencing, lighting, signs, drinking fountains, café furniture, bicycle parking hoops, post boxes, parking meters, payphone cabinets and other small public buildings and structures.

Off-road public transport

Public transport that runs on a network largely independent of streets and arterial roads. It includes light rail, metropolitan and regional rail. It does not include on-road public transport such as the metropolitan bus and tram network.

On-road public transport

Public transport reliant on the existing road and street network such as buses and trams.

Open space

Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity.

Outlook

A place from which a view is possible; a vantage point.

P

Passive surveillance

Observation, from the street or from adjacent buildings, provided by the general public as they go about their daily activities. This kind of observation can deter criminal activity or anti-social behaviour and make places feel safer.

Pathway

A pedestrian path, bicycle path or other area for use by people but not by motor vehicles. Paths may be located on local streets and major roads, in public spaces such as parks and reserves, or through semi-public spaces such as car parking lots, and forecourts. Paths may be solely for pedestrians, cyclists, or shared paths for both pedestrians and cyclists.

Pedestrian and bicycle crossings

Are points for pedestrians and cyclists to safely and conveniently cross roads and streets, or other barriers such as motorways, railway lines or waterways.

Pedestrian priority street

Streets that prioritise walking, cycling and facilitating social contact, while allowing for low-speed motor vehicle traffic (under 40km per hour). These streets are found usually in town centres, at education facilities and public transport interchanges. Pedestrian priority streets may also restrict vehicle types or access at times.

Permeability

The extent to which the township or suburban street layout permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.

Planning & Environment Act 1987

The legal State document that controls planning decision making throughout Victoria.

Planning scheme

Controls land use and development within a municipal district in accordance with the *Planning & Environment Act 1987*. It contains state and local planning policies, zones and overlays and other provisions that affect how land can be used and developed.

Planning scheme amendment

Changes to the planning scheme are called amendments and the process is set out in the *Planning and Environment Act 1987*. An amendment may involve a change to a planning scheme map (for example: a rezoning), a change to the written part of the scheme, or both.

Plaza

A public open space connected to the street network. A plaza may be a wide mid-block pedestrian link, bordered by buildings or attached to a public building such as a town hall, school, sports facility.

Precinct

The designated area of a town highlighted due to similar land uses or defined by major edges including roads, rivers, or land uses.

Primary use

Uses that bring people to spend time in the area, such as workplaces, residences, supermarkets or services like libraries. Also see 'Secondary uses'.

Principal Public Transport Network (PPTN)

The PPTN reflects the network of current and future public transport services around Victoria.

Private land

Land that is owned by a private person or group and kept for their exclusive use. Some privately held land is available for the public to access and use, but the land owner may control aspects of access and use – see 'Public space'.

Private open space

An open area or place that is privately owned and exclusively occupied. Private open space is usually attached to a private dwelling. See also 'communal open space'.

Public open space

A place for public leisure or recreation. A public open space may be provided as a plaza, park, square or sports field. See also 'public space', 'public realm'.

Public realm (see also 'Objects in the public realm')

The public realm comprises of spaces and places that are open and freely accessible to everyone. These spaces can include streets, laneways and roads, parks, public plazas, waterways and foreshores.

Public space

An area in the public realm that is open to public access, provides a public use or recreation function, and that is owned and maintained by councils or other government agencies.

Public transport interchange

Places where people can access or transfer between public transport modes and routes. For example, between train, tram or bus mode, or a multi-route bus or train station.

R

Recreation (Active)

Recreational activities undertaken in a more structured way. These activities are often physical and require equipment and facilities at prescribed places such as hardcourts, fields or ovals.

Recreation (Passive)

Recreational activities that are commonly unorganised and noncompetitive, including, but not limited to, picnicking, bicycling, and walking. Amenities for such activities include, but are not limited to, playgrounds, picnic tables, open play areas, pathways, benches, and pedestrian bridges.

Resilience

The capacity of individuals, communities, businesses, systems and infrastructure to survive, adapt and grow, in response to challenges.

Responsible authority

The decision maker on planning permit applications – usually the relevant municipal Council but in some situations, could be the Victorian Planning Authority.

S

Safer design

Design actions that focus on improving safety in places by increasing informal surveillance and community usage of public spaces, reducing opportunities for crime and antisocial behaviour, and creating connected and integrated streets and public places.

Scale

The size of a building in relation to its surroundings, or the size of parts or details of the building, particularly in relation to the scale of a person. Scale refers to the apparent size, not the actual size.

Secondary use

Are those that capitalise on opportunities to serve people who are already in the area for other reasons, such as their work place, residence, or visiting a supermarket. Secondary uses may be convenience shops, or cafes. See also 'Primary uses'.

Setback

The distance of a building wall from any lot boundary. A building front setback can add to the perceived width of the street, provide additional public or private space, and allow space for landscaping.

Shared path (see also 'Pathway')

A path that is shared by both pedestrians and cyclists, but does not accommodate motor vehicles. On a shared path, cyclists must give way to pedestrians.

Shared zone (see also 'Pedestrian priority street')

A street where pedestrians, cyclists and vehicles share the roadway, and pedestrians outnumber motor vehicles. A shared zone has no cross motor traffic.

Sightline (also known as 'viewline')

Lines of clear, uninterrupted sight from a viewer's location to other locations and distances.

Sign (see also 'Way-finding')

Signs give information about way-finding, directions, place and street names, cultural identity, buildings, uses, or for advertising.

They can also act as a landmark. Signs may vary in scale and appearance, and may use maps, text, images or symbols to convey information.

Site analysis

Detailed description and examination of the features of a site, to determine how these features will affect and contribute to the design of a proposed development. A site analysis directly informs the design response.

Site coverage

The proportion of a site covered by buildings.

Small public buildings and structures

Include shelters, toilets, bicycle storage cages and utility buildings, such as electrical substations, often located in public spaces. Some small public buildings and structures may be temporary or relocatable to allow for the flexible use of public spaces.

Social housing

Non-profit housing owned and managed for the purpose of providing affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by housing associations and community housing.

Social infrastructure

Encompasses all the facilities, services and networks that help families, groups and communities to meet their social, health, education, cultural and community needs.

Solar access

Ability of a property, street or open space to receive sunlight.

Street edge

The interface between building frontage or private property boundary and the street. The way a building, space or wall meets the street affects the character of the street.

How a street space appears to people from the combination of street width, paving, street furniture, plantings and the surrounding buildings. The people and activities in the street also contribute to the streetscape.

Structure plan

A land use planning framework for an identified area, guiding decisions about change for a period of years into the future. The plan can use policies, plans and diagrams to guide infrastructure, built form and land-use change.

Subdivision

The act of subdivision means the division of a land parcel into two or more parts. It is also a term used for the resulting pattern of blocks and lots, and streets.

Sustainable development

An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable transport

Transport by modes other than single-occupancy cars. Includes walking, cycling, bus, tram, train and carpooling.

T

Topography

The arrangement of the ground resulting from natural features (such as waterways) or man-made features (such as sports fields). Topography can be described from being steep to flat.

Transit-oriented development

Compact, walkable, mixed-use communities centred on high-quality public transport systems that greatly reduce the need for driving.

Traffic calming

Devices, such as speed humps, installed in streets to slow or reduce vehicle traffic and improve safety for pedestrians and cyclists. These measures can slow cars speed to between 15 and 40km per hour.

U

Universal Access

Providing infrastructure and services that allow access to all areas (public and private) and places equally regardless of age and ability.

Urban context (or 'context')

The broader setting of an identified area. It includes the physical surroundings of topography, movement patterns and infrastructure, built form and uses, and the cultural, social and economic environment.

Urban context analysis

Similar to a site analysis, context analysis provides a review of the wider area around a site, to determine how these aspects will affect and contribute to the design of a proposed building development or public space design.

Urban design framework (UDF)

Documents that set out an overarching design vision for the desired future development of places. Using words and graphics UDFs outline the intentions, principles and actions to guide and manage changes from small scale (the public realm) to large scale (town centres) places.

Urban growth boundary (UGB)

Manages outward development around the edge of Metropolitan Melbourne into farmland and open space by directing new development to areas with existing infrastructure and services.

Urban renewal

Refers to the large scale restoration and/or redevelopment of under-utilised urban areas.

Urban structure

The overall topography and land division pattern of an urban area including street layout, the shapes and sizes of blocks and lots. It also includes the location and types of activity centres, public transport corridors, public space, community facilities, and infrastructure.

V

Viewlines (or 'sightlines')

Lines of clear, uninterrupted sight from a viewer's location to other locations and distances.

W

Walkability

Walking environments that best balance safety, connection, accessibility and enjoyment.

Walkable catchment

The area within a specified walking distance of a destination. Often a 400m walking distance is defined as walkable, (a five minute walk for most people). More important destinations, such as train stations or major centres, may serve a wider walkable catchment.

Walkable neighbourhood

A neighbourhood where travel on foot, and also by bicycle, is made easy, direct and safe as possible. This includes all members of the community including children, people with prams or shopping carts and those using mobility aids.

Water-sensitive urban design (see also ' Integrated water management')

Integrating and managing the water cycle in an area through collection, treatment and reuse technologies, to improve an areas appearance.

Way-finding (see also 'sign')

The act of finding one's way around an area. Wayfinding can be aided by space design and key elements along paths and at destinations. Signs can aid way-finding.

Weather protection

The protection of an area adversely affected by moisture, wind and cold, by covering, enclosing and/or heating.

Z

Zero setback

A building facade built along the front property boundary that has no street setback. A building with zero front setback can directly address the street, provide an active interface, and direct access between the building at the footpath.

Zones

A planning scheme uses zones to designate land for particular uses, such as residential, industrial or business. A zone will have its own purpose and set of requirements. It will identify if a planning permit is required and the matters that must be considered before deciding to grant a permit.

Sources

- *Urban Design Guidelines for Victoria Glossary* [2022]

  State Government of Victoria (Department of Planning, Environment, Land & Water) [Internet].

  Available from: https://www.urban-design-guidelines.planning.vic.gov.au/toolbox/glossary

  [Accessed December 2022]

- *Victorian Planning Authority Glossary* [2022]

  State Government of Victoria (Victorian Planning Authority) [Internet].

  Available from: https://vpa.vic.gov.au/glossary/

  [Accessed December 2022]

- *Plan Melbourne 2017-2050* [2017]. "20 Minute Nighbourhoods"

  State Government of Victoria (Department of Planning, Environment, Land & Water) [Internet].

  Available from: https://www.planmelbourne.vic.gov.au/current-projects/20-minuteneighbourhoods

  [Accessed December 2022]