

## 5. Definitions and Abbreviations

Note: any term defined in the dictionary of the *Inner West Local Environmental Plan 2022* has the same meaning when used in this Development Control Plan, including following terms:

- Aboriginal object
- Advertisement
- Affordable housing
- Archaeological site
- Attic
- Basement
- Building
- *Building height (or height of building)*
- *Building line or setback*
- Business identification sign
- Coastal hazard
- Curtilage
- Drainage
- Dwelling
- Dwelling house
- Earthworks
- Excavation
- Fill
- Heritage conservation area
- Heritage conservation management plan
- Heritage item
- Heritage significance
- Landscaped area
- Maintenance
- Market
- Mixed use development
- Parking space
- Potable water
- Public land
- Public reserve
- Rainwater tank
- Relics
- Road
- Semi-detached dwelling
- Signage
- Storey
- Swimming pool
- Temporary structure
- Watercourse
- Waterway
- Wetland
- Public land
- Public reserve
- Rainwater tank
- Relics
- Road
- Semi-detached dwelling
- Signage
- Storey
- Swimming pool
- Temporary structure
- Watercourse
- Waterway
- Wetland
- Public land
- Public reserve
- Rainwater tank

## 5.1 Definitions

<p><b>active frontage</b> means a street level frontage of a building that is designed to promote interaction between ground floor commercial tenancies and the street through elements such as extensive transparent glazing, entry points and openable windows</p>
<p><b>adaptable dwelling</b> means a dwelling designed and constructed in accordance with AS 4299 – Adaptable Housing, so that it can be easily modified in the future to provide access and facilities for people with disabilities or mobility impairments, without requiring significant structural changes.</p>
<p><b>affordable housing</b> means housing provided for very low income households, low income households, or moderate income households, as prescribed by the <i>Environmental Planning and Assessment Regulation</i> or specified in an environmental planning instrument, where the rent payable does not exceed 30% of the household's gross income</p>
<p><b>Annual Exceedance Probability (AEP)</b> means the chance of a flood of a given or larger size occurring in any one year, for example, a 1% AEP flood has a 1% or 1 in 100 chance of being reached or exceeded in any given year</p>
<p><b>articulation zone</b> means the part of a building's façade where sunshading hoods or vertical fins, balconies, awnings, privacy screens and the like provide depth and articulation to the external envelope.</p>
<p><b>Australian Height Datum</b> means the standard reference level from which elevations are measured in Australia, based on mean sea level having a value of 0m</p>
<p><b>Bandicoot Protection Area</b> means the area identified in Figure 2.7.1 of this DCP, identified for the protection of bandicoot habitat.</p>
<p><b>biodiversity sensitive urban design</b> means a design that creates positive onsite contributions to biodiversity by integrating the basic needs of selected native species into urban development.</p>
<p><b>car parking to meet any requirements of the consent authority</b> means car parking provided within a development that is less than or equal to the maximum number permitted by this DCP. Note: Parking provided over the maximum will be counted towards gross floor area in accordance with the Inner West LEP 2022 definition for gross floor area.</p>
<p><b>car share scheme</b> means a scheme in which any car share operator provides vehicles for shared use and hires those vehicles exclusively to members of the scheme for occasional use for short periods of time, on demand and on a pay-as-you go basis.</p>
<p><b>carport</b> means a roofed structure for the shelter of motor vehicles that has 2 or more sides and not less than one-third of its perimeter open</p>
<p><b>clearing vegetation</b> means to cut down, fell, uproot, kill, poison, ringbark, burn, or otherwise destroy the vegetation; or to lop or otherwise remove a substantial part of the vegetation</p>
<p><b>communal open space</b> means shared, usable outdoor space provided for the recreation and amenity of all residents within a residential development</p>
<p><b>Cooks River flooding</b> means the flood level affecting the property in the 1% AEP flood, factoring in a rise in sea level of 400mm to the year 2050, plus 500mm freeboard</p>
<p><b>contaminated land</b> has the same meaning as in the EPAA 1979</p>
<p><b>contributory building</b> means a building within an HCA that:</p>

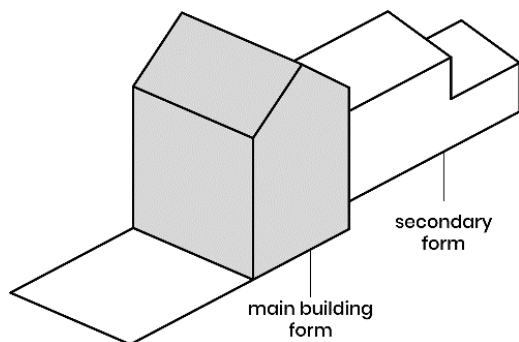
## Inner West Development Control Plan: Definitions and Abbreviations

<ul style="list-style-type: none"> <li>• Dates from, or before, the key period of significance</li> <li>• Contributes to the significance and character of the HCA</li> <li>• Retains significant fabric, overall height, form and materials</li> <li>• Has intact building form with the architectural style still recognisable (may contain minor, sympathetic, alterations and/or additions)</li> <li>• Is not a heritage item</li> </ul>
<p><b>dead tree</b> means a tree with no green cambium (tissue) and no green foliage; the tree is no longer capable of performing any living functions</p>
<p><b>deep soil zone/s</b> has the same meaning as in the <u><i>State Environmental Planning Policy (Housing) 2021</i></u></p>
<p><b>desired future character</b> means the environmental, social, economic and cultural character envisaged for a place, described in the objectives and controls prescribed to a <i>neighbourhood</i> to ensure that development outcomes support its realisation.</p>
<p><b>edge effects</b> are the changes to environmental conditions (e.g. light, temperature, foot traffic) that occur at the boundaries of natural areas and other land-uses. Edge effects reduce habitat quality and can negatively affect populations of native species.</p>
<p><b>end of trip facilities</b> means bicycle parking facilities and associated facilities for cyclists, including showers, change rooms and clothes lockers</p>
<p><b>endemic species</b> means plant species native to a particular area or geographic location</p>
<p><b>entertainment sound</b> means amplified or live sound associated with music, entertainment and performance, and from patrons while they are inside the development. It does not include other sound associated with the operation of a venue, such as mechanical ventilation, construction, or waste management.</p>
<p><b>entertainment venue</b> means land uses that are likely to host live entertainment, including <i>entertainment facilities, restaurants, cafes, small bars, pubs, artisan food and drink premises, creative industries, function centres, community facilities and registered clubs</i></p>
<p><b>finished floor level</b> means the designated elevation of the top surface of a floor in a building</p>
<p><b>flood behaviour</b> means movement of flood waters in response to the size and scale of the contributing rainfall, the shape and size of the catchment and receiving waterway, as well as vegetation and structures within the flow path</p>
<p><b>flood certificate</b> means certificate obtained from Council which provides flooding information for the area in the vicinity of a particular property including peak water levels and depths for the 1% AEP flood event and peak water levels for the Probable Maximum Flood event</p>
<p><b>flood function</b> means the flood related functions of floodways, flood storage, and flood fringe within the floodplain, also known as Hydraulic Categorisation</p>
<p><b>flood hazard</b> means the potential of a flood to cause harm or result in loss of life, injury and economic loss depending on flooding severity and flood behaviour.</p>
<p><b>Flood Impact and Risk Assessment</b> means a study to assess flood behaviour, constraints, and risk, understand offsite flood impacts on property and the community resulting from the development, and flood risk to the development and its users</p>

## Inner West Development Control Plan: Definitions and Abbreviations

<p><b>Flood Liable Land</b> means land susceptible to flooding in any flood event up to and including the Probable Maximum Flood event</p>
<p><b>floodplain</b> means the total area of land susceptible to flooding in a flood event up to and including the Probable Maximum Flood</p>
<p><b>flood planning area</b> has the same meaning as in the Department of Planning and Environment's Flood Risk Management Manual</p>
<p><b>Flood Planning Level</b> means the design planning level determined from the combination of the flood level affecting the site plus an appropriate freeboard</p>
<p><b>Flood Proofing</b> means a combination of measures incorporated in the design, construction and alteration of individual buildings or structures subject to flooding, to reduce or eliminate flood damage</p>
<p><b>Flood Risk</b> means the potential danger to personal safety and potential damage to property resulting from flooding</p>
<p><b>Foreshore Planning Level</b> means the design level determined through the combined assessment of the tidal and wave levels generated during the designated storm event, including climate change and freeboard</p>
<p><b>Foreshore Risk Management Report</b> means a report detailing the foreshore risks associated with a particular property or area, along with recommendations on measures to address those risks</p>
<p><b>freeboard</b> means a factor of safety used in relation to the setting of floor levels and is included in the Flood Planning levels and Estuarine Planning levels. Freeboard tends to compensate for factors such as wave action, localised hydraulic effects, as well as sensitivity of flood modelling data</p>
<p><b>garage</b> means a building, or part of a building, for housing vehicles which is enclosed on all sides</p>
<p><b>habitable room</b> has the same meaning as in the <i>National Construction Code</i></p>
<p><b>key Worker</b> means a person employed in a role that provides services essential to the day-to-day functioning and wellbeing of the community, where the work is generally required to be carried out in person.</p> <p>Note: Key workers may include, but are not limited to, people employed in the following sectors:</p> <ul style="list-style-type: none"><li>• Health and social care, such as doctors, nurses, midwives, allied health professionals, aged care workers and disability support workers</li><li>• Education and childcare, including teachers, teaching assistants and childcare workers</li><li>• Public safety and emergency services, such as police, firefighters, corrective services staff and emergency responders</li><li>• Transport and logistics, including public transport workers, aviation staff and delivery drivers</li><li>• Utilities and communications, such as electricity, gas, water, telecommunications and postal workers</li><li>• Food production and essential retail, including food manufacturing, supermarkets and supply chain roles</li><li>• Government and other critical services, including justice system staff and certain public sector roles</li></ul>

**main building form** means the original front building section under the main roof



**natural areas** mean pockets of bushland, wetland, watercourses, riparian corridors, or escarpments that are managed by Council to provide native habitat, maintain ecosystem services, and protect biodiversity values for Inner West residents.

**neighbourhood** means an area with a distinct character defined by the dominant or unique topography, estate and street pattern, land uses, environmental quality, heritage significance and built form

**night-time economy** means economic activities that take place between 6pm and 6am. This comprises a broad range of industries including 'core businesses' such as restaurants, cafes, pubs, bars, theatres, festivals, markets, live music and 'non-core' or supporting businesses, including transport, retail, education, community, recreational and service industries

**non-contributory building** means a building that:

- has been significantly and detrimentally altered from its original in a way that is not readily reversible, or
- is intrusive and detracts from the significance of the HCA and the aesthetics of the streetscape because of inappropriate scale, bulk, setback/s, setting, design, detailing and/ or materials, or
- post-dates the key period of significance of the HCA.

**notional root zone** means an estimated area of root growth critical for a tree's health and structural stability, often used before a formal tree protection zone (TPZ) is established.

**offensive noise** means the same as in the *Protection of the Environment Operations Act 1997* being noise that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

- a) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
- b) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted.

**On-site detention** means the process of capturing and temporarily holding stormwater runoff on a site to reduce peak flows into public drainage

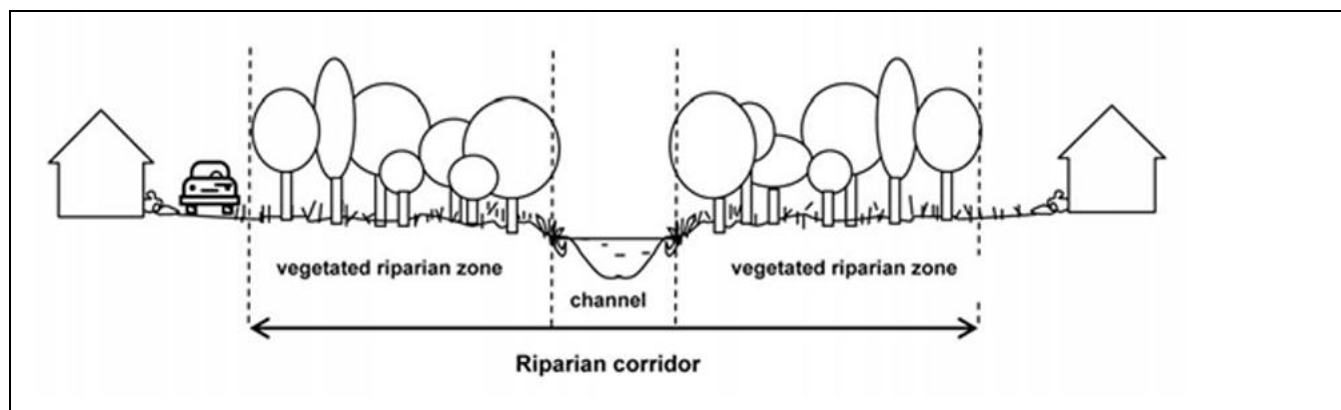
**On-site retention** means the process of capturing and holding stormwater runoff on a site to reduce peak flows into public drainage, and ensures water is reused onsite

**Overland Flooding** means the flood level affecting a property from the 1% AEP flood plus 500mm freeboard

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<p><b>Overland Flow Path</b> means the path that stormwater or flood flows takes across the natural land surface of a property</p>
<p><b>permitted site discharge</b> means the maximum rate at which stormwater is allowed to discharge from a site into the public drainage system</p>
<p><b>Plan of Management (PoM)</b> means a practical document that explains how a business, premises or place will be operated and managed in a way that works well for everyone. It sets out who is responsible for day-to-day management, how the premises will be used, and the measures in place to ensure it operates safely, efficiently and considerately. A Plan of Management also describes how issues or concerns raised by neighbours, customers or other stakeholders will be recorded and addressed, supporting a well-managed environment and positive relationships with the surrounding community.</p>
<p><b>pool structure</b> means the pool and any adjacent associated decking, paving, or associated equipment including pool pumps</p>
<p><b>prescribed tree</b> means</p> <ol style="list-style-type: none"><li>a) any tree with a height equal to or greater than 4 metres above ground level (existing); or</li><li>b) any tree that is under 4 metres in height that has a trunk diameter of more than 150mm at Diameter at Breast Height (DBH at 1.4m); or</li><li>c) any tree with a canopy spread equal to or greater than 2 metres or any palm tree or tree fern with a clean stem length equal to or greater than 4 metres above ground level (existing)</li></ol>
<p><b>private open space</b> means an outdoor area servicing a single dwelling. It can be a yard, terrace, balcony, or deck and is for private outdoor use by residents of the dwelling.</p> <p>Note 1: Pool structures are not private open space.</p> <p>Note 2: Terraces, balconies, paving and decks count as private open space.</p> <p>Note 3: On lots 150 m<sup>2</sup> or smaller, paved areas that can also be used for car parking may count as private open space if:</p> <ul style="list-style-type: none"><li>• They are usable for outdoor activities when not used for parking.</li><li>• They are not fully enclosed by structures.</li><li>• They meet minimum size requirements.</li></ul>
<p><b>Probable Maximum Flood</b> means the largest flood that could conceivably occur at a particular location</p>
<p><b>Probable Maximum Flood Level</b> means the water level affecting a property in the Probable Maximum Flood registered drainage easement</p>
<p><b>public domain</b> means the spaces and places of the built environment that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces and places can include streets, laneways, parks, plazas, blue-green grid links, walking trails and other rights of way on public or private land.</p>
<p><b>riparian land</b> means the land which comprises the bed and banks of a watercourse and any adjacent vegetated land.</p>

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**sensitive receivers** means land uses that could be adversely impacted by entertainment venue sound, including *residential accommodation, tourist and visitor accommodation, places of public worship, information and education facilities and health services facilities.*

**shared zone** means an area where pedestrians, cyclists and motorised traffic share the same road space with a speed limit of 10kph

**Sound Category Areas** means classifications of land in and around a Special Entertainment Precinct with an assigned maximum sound level

**Special Entertainment Precinct map** means the Inner West Local Environmental Plan 2022 Special Entertainment Precinct Map

**total suspended solids** means the key water quality metric measuring solid particles suspended in stormwater runoff

**total phosphorus (TP)** means the key water quality metric measuring phosphorus in stormwater runoff

**total nitrogen (TN)** means the key water quality metric measuring nitrogen in stormwater runoff

**Tree Protection Zone (TPZ)** means the area around a tree required to protect a tree's crown and roots during the construction process. The tree protection zone must be calculated in accordance with AS4970—*Protection of trees on development sites*

**unbundled parking** means car parking spaces that are on a separate title from dwellings and commercial premises within a development, enabling their transfer to any owner within the development

**unique environmental features** mean natural elements within a landform and comprise of rock faces, rocky outcrops, cliff faces, steep slopes, and escarpments

**urban forest** means all trees and vegetation (both naturally occurring and planted) within the Inner West

**waterfront land** means land that is within 40 metres either side of the bed of any river, lake or estuary, including the bed itself

**water sensitive urban design (WSUD)** means integration of urban planning with the management, protection and conservation of the urban water cycle, that ensures that urban water management is sensitive to natural hydrological and ecological processes

**wildlife corridor** means vegetation features that connect areas of habitat and facilitate movement of animals. They support natural processes and provide 'ecosystem services' – such as temperature regulation, air purification, noise reduction, and recreational spaces – that contribute

to a healthy and liveable Inner West. They may include single trees, native plantings, weed thickets, Council parks, verge gardens and private gardens.

## 5.2 Abbreviations

Abbreviation	Meaning
ADG	Apartment Design Guide
ANEF	Australian Noise Exposure Forecast
AS/NZS	Australian Standard / New Zealand Standard
BASIX	Building Sustainability Index
CDC	Complying Development Certificate
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DA Guide	Inner West Council's Development Application Guide
DCP	Development Control Plan
DDA	Disability Discrimination Act
DPHI	Department of Planning, Housing and Infrastructure
ESD	Ecologically Sustainable Development
EPAA 1979	Environmental Planning and Assessment Act 1979
EV	Electric Vehicle
FSR	Floor Space Ratio
GFA	Gross Floor Area
HCA	Heritage Conservation Area
LEP	Local Environment Plan
LGA	Local Government Act
NCC	National Construction Code
NIA	Noise Impact Assessment
NSW EPA	NSW Environment Protection Authority
SEPP	State Environmental Planning Policy
TfNSW	Transport for NSW
VPA	Voluntary Planning Agreement
WMP	Waste Management Plan