

Definitions

KEY TERMS





Definitions

Australian Rainfall & Runoff (AR&R) means a technical publication from the Institution of Engineers Australia providing guidance on current drainage design practice.

Average Recurrence Interval (ARI) means a statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average, and not a period between events (e.g. 10 years ARI indicates 10 events over 100 years).

Boundary Adjustment means the realignment of an existing Torrens lot boundary. While not creating an additional number of lots, it is considered subdivision for the purposes of assessment where a development application is required.

Building Envelope Depth means the horizontal cross-section dimension of a building which generally includes the articulation zone (balconies, bay windows, shading devices, roof elements) measured from the outside extremity of any applicable element on one side of a building to the outside extremity of any applicable element on the other side of the building. In the commercial centres it is generally measured from street front to the back. Where buildings or parts of buildings are oriented differently, the depth will be measured on that orientation. Where buildings or parts of building are a tower type, with windows on multiple sides, the building envelope depth will be measured on the shorter axis.

Build To Line (BTL) means a vertical plane at the street frontage of a property where a building can be constructed to. BTL controls are described as a percentage of the building street frontage that is constructed to this vertical plane, apart from private open space and windows located behind street frontage framing walls. For example a 100% BTL requires the building to be completely built to the street frontage vertical plane. An 80% BTL requires 80% of the building to be built to the street frontage vertical plane (e.g. 4 out of 5 levels or 2 bays 8m wide between a 4m recessed panel). A 50% BTL requires half of the building to be built to the street frontage vertical plane (e.g. In the case of a two-storey building, the ground floor could be built to the street alignment and the upper level set back from the street).

Communal Open Space means usable community open space for the recreation and relaxation of residents which is under the control of a body corporate.

Contemporary Buildings mean those that are generally (but not exclusively) post 1950 dwellings or infill development and may comprise buildings so altered over time that they are not characteristic of any particular building period.

Development Application (DA) means an application made under the Environmental Planning and Assessment Act 1979 for consent or permission to carry out development.



Engineer means a qualified civil or hydraulic engineer who is listed under the Institution of Engineers, Australia “National Professional Engineers Register” (NPER).

Hydrology & Hydraulic hydrology is the estimation of the runoff and flow rates of rainfall once on the ground. The term hydraulic refers to calculating the capacity or characteristics of flow control devices and conduits (pipes).

Internal Plan Depth means the horizontal cross-section dimension of a building or part of a building measured from the glass line on one side of a building to the glass line on the other side of a building. In the commercial centres it is generally measured from street front to the back. Where buildings or parts of buildings are oriented differently, the depth will be measured on that orientation. Where buildings or parts of building are a tower type, with windows on multiple sides, the internal plan depth will be measured on the shorter axis.

Landscaped Area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

On-site Detention (OSD) means restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage detention system with an outflow control device.

Period Building is not a contemporary building and is a building which represents a historical period which is either substantially intact or with reversible alterations.

Principal Living Area means rooms with a high use including a lounge room, living room, dining room, kitchen, but not including bedrooms and non-habitable rooms such as laundries and bathrooms.

Principal Open Space Area means that portion of level open space utilised by, or most likely to be utilised by, occupants for rest and recreation. NB For the assessment of overshadowing impacts, if this area is not readily identifiable, an area adjacent to the dwelling with a minimum width of 3 metres, will be used for assessment purposes.

Private Domain refers to areas of the LGA which are owned and/or controlled by a private body, where public access and use may not be available. Public domain includes residential, commercial, industrial, private recreation and cultural buildings and areas, as well as through-site-links (e.g. private lanes and arcades). While access may be made open to the public, it can be denied to public.

Probable Maximum Flood (PMF) is calculated to be the maximum flood likely to occur.

Public Domain refers to areas of the LGA which are available for any member of the public. Public domain typically includes parks, public reserves, plazas, footpaths, streets, lanes and public right-of-ways. Public domain areas are typically owned and/or controlled by Marrickville Council, but can include private owned land with legal rights of access for the public.



Stormwater Drainage Concept Plan (SDCP) means a site plan of a development demonstrating the feasibility of the proposed drainage systems within the site and connection to Council's system. The plan must include existing and proposed ground and floor levels, show surface flow path treatment, any easements required, on-site detention storages as well as details and sizes of internal piped systems. All levels shown on the plan must be to Australian Height Datum (AHD).

Streetscape means street attributes being the combination of elements within a street which create the urban form of that street. It includes building forms and styles, landscaping, street furniture, street trees, pavements and fencing; and properties adjoining and adjacent on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances it is appropriate to consider up to ten allotments on either side of the subject site. In effect, properties located in the immediate vicinity of the subject site form part of the streetscape context.

Tree means a perennial plant not less than 1 metre high with at least one self-supporting woody stem which is a plant of a species, variety or cultivar, any of the members of which, if permitted to grow to maturity, would generally have a height in excess of 3 metres.

Window includes a roof skylight, glass panel, glass brick, glass louvre, glazed sash, glazed door, translucent sheeting or other device which transmits natural light directly from outside a building to the room concerned.