

Definitions

Holroyd Development
Control Plan 2013

Definitions

A

AADT means annual average daily traffic.

Access ramp for the disabled means an inclined platform designed to allow wheelchair access and access for people with impaired mobility, by connecting different height levels.

Accredited certifier in relation to matters of a particular kind, means a person who is accredited under section 109T [of the Environmental Planning & Assessment Act] in relation to those matters.

Activity means

- the erection of a building,
- the carrying out of work in, on, over or under land,
- the use of land or of a building or work and
- the subdivision of land,

and includes any act, matter or thing for which provision may be made under section 26 of the Environmental Planning & Assessment Act, 1979 and which is prescribed for the purpose of this definition, but does not include:

- any act, matter or thing for which development consent under part 4 of the Environmental Planning & Assessment Act, 1979 is required or has been obtained; or
- any act, matter or thing that is prohibited under any environmental planning instrument.

Adjoining land means land that abuts an application site or is separated from it only by a pathway, driveway or similar thoroughfare.

Advertisement means a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

Advertised development means development, other than designated development, that is identified as advertised development by the regulations, an environmental planning instrument or a development control plan.

Advertising structure means a structure used, or to be used, principally for the display of an advertisement.

Aerial means an antenna supported by insulators above the ground and directly exposed to the weather.

Adaptation means the modification of a heritage item to suit a proposed compatible use.

Air conditioning unit for a dwelling means a mechanical unit specifically designed to alter the temperature of the air within a dwelling or a significant part of a dwelling.

Aesthetic significance means an item that has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Aisle means, in relation to car parks and the like, an area of pavement used by vehicles to gain access to parking spaces.

Amenity means qualities of usefulness, comfort and pleasure in items and areas of the environment.

Amusement Centre means a building or place (not being part of a pub or registered club) used principally for playing:

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- billiards, pool or other like games, or
- electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

Amusement Device means a electronic or mechanical machine or device used or played for amusement or recreation, whether paid or unpaid, and includes pinball machines, computer or video games and the like.

Ancillary development means an access ramp, awning, blind or canopy, balcony, deck, patio, pergola, terrace or verandah that is attached to a dwelling house, carport that is attached to a dwelling house, driveway, pathway or paving, fence or screen, garage that is attached to a dwelling house, outbuilding, rainwater tank that is attached to a dwelling house, retaining wall, swimming pool or spa pool and child-resistant barrier.

Annual Exceedance Probability (AEP) is the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage, e.g. if a peak flood discharge of 10m³/s has an AEP of 5%, it means there is a 5% chance (that is one-in-20 chance) of a 10m³/s or larger event occurring in any one year (see ARI).

Average Recurrence Interval (ARI) means the long-term average number of years between the occurrence of a flood as large as, or larger than, the selected event, e.g. floods with a discharge as great as, or greater than, the 100 year ARI design flood will occur on average once every 100 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

Antenna means a television, radio or other aerial designed to receive radiated electromagnetic radiation.

Any building containing one or more dwellings means any building which may contain one or more dwellings, but is not specified in the Holroyd Local Environmental Plan 1991, and includes buildings commonly known as apartments, units, flats and the like.

Any innominate use containing one or more dwellings means any use which may contain one or more dwellings, but is not specified in the Holroyd Local Environmental Plan 1991, and includes buildings commonly known as apartments, units, flats and the like.

Approval means consent or authorisation given by an appropriate authority.

Archaeological assessment means a study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological significance means a category of significance referring to scientific value or research potential, that is, the ability to provide information through investigation.

Archaeological site means an area of land:

- shown on the Heritage Map as an archaeological site, and
- the location and nature of which is described in Schedule 5, and
- that contains one or more relics.

Arch means a structure, usually curved and constructed of wedge shaped blocks, forming the head of an opening and supporting the wall above.

Architrave means the decorative moulded trim around the frame of a window or door.

Attic means any habitable space, but not a separate dwelling, contained wholly within a roof above

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the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

Attached dual occupancy means a dwelling or dwelling house attached to another dwelling or dwelling house by a single common wall.

Australian Height Datum (AHD) is a common national surface level datum approximately corresponding to mean sea level.

Australian Heritage Commission is an independent statutory authority that is responsible to the Commonwealth Minister for the Environment. It administers the Australian Heritage Commission Act and maintains the Register of the National Estate.

Available Floor Space means that floor space which is not required for or used in connection with the use of any part of the premises for any purpose other than the use of Amusement Devices.

Aviary means an enclosure, usually of wire mesh construction, for the keeping of birds, other than poultry and pigeons, for domestic purposes.

Awning means a fixed or retractable covering to shelter persons or protect parts of a building from the effects of sun and rain, usually erected above a window, door, balcony or deck.

Awning sign (under awning) means a sign attached to the underside of an awning (other than the fascia or return end), which: -

- is a maximum of 2.5 metres in length, 0.5 metres in depth and 0.08 metres in width;
- is erected at a horizontal angle no less than 2.6m to the ground;
- is erected at a right angle to the building to which it is attached; and
- does not project beyond the edge of the awning.

Definitions

B

Balcony means a balustraded platform with access from a floor level.

Baluster means one of a row of short pillars supporting a rail or coping.

Balustrade means a rail or coping and the row of balusters beneath it.

Barbecue means an outdoor facility for domestic cooking over a flame fuelled by gas, wood or coals.

Bargeboard means a sloping board at the end of a gable that covers the roof construction.

Base means the lower portion of a structure or feature.

Basic rainwater tank means a tank which is connected to outdoor taps only (other than one emergency tap near the water meter) for garden watering and car washing.

Bay window means a curved or faceted window projecting from a building.

Bearing wall means a wall giving vertical support to loads applied from above, such as a roof.

Bed and Breakfast means tourist and visitor accommodation comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and

- meals are provided for guests only, and
- cooking facilities for the preparation of meals are not provided within guests' rooms, and
- dormitory-style accommodation is not provided.

Blind aisle means an aisle closed off at one end.

Boarding-house means a building –

- that is wholly or partly let in lodgings, and
- that provides lodgers with a principal place of residence for 3 months or more, and
- that may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- that has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.

Brick means a unit of walling material usually made in the shape of a small square of fired clay.

Brothel has the same meaning as in the Environmental Planning and Assessment Act, 1979 .

Building has the same meaning as in the Environmental Planning and Assessment Act, 1979.

Building works include part of a building and any structure or a part of a structure.

Bus shelter means a structure, usually consisting of a roof and seating, located at or near a bus stop, for the convenience and shelter of persons waiting for buses

Bypass of a pump means having the mains water supply connect into a tank water supply using a solenoid device to detect an absence of power to the pump and switch to the mains supply.

Definitions

C

Cabana means a covered pool side shelter and/or change room

Canopy means an ornamental roof-like covering or projection, either suspended or supported on brackets, corbels or columns, over a door, window, niche or balcony.

Capacity means a total number of marked parking spaces provided within a car park.

Capping means a building element that caps or rests on top of another.

Carport means a roofed, open or semi-enclosed structure for the shelter of motor vehicles, attached to, adjacent to or near a dwelling.

Car space means an area of pavement of suitable dimensions which is designed and marked for the parking of a car with adequate clearance for access to and from the car.

Cavity wall means a brick wall laid in two separate skins close together and connected by ties.

Certifying authority means a person who is authorised by or under section 85A [of the Environmental Planning & Assessment Act] to issue complying development certificates and may be the council or an accredited certifier.

Child care centre means a building or place used for supervision and care of children that:

- provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

- a building or place used for home-based child care, or
- an out-of-home care service provided by an agency or organisation accredited by the NSW Office of the Children's Guardian, or
- a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
- a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
- a service that is concerned primarily with the provision of:
 - i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
 - ii) private tutoring, or
- a school, or
- a service provided at exempt premises (within the meaning of Chapter 12 of the Children and Young Persons (Care and Protection) Act 1998), such as hospitals, but

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only if the service is established, registered or licensed as part of the institution operating on those premises.

Cladding means the outer non-load bearing covering of the external walls or roof of a framed building or structure, applied for weather-proofing and/or decorative purposes.

Class means the classification of a building as determined by the Building Code of Australia.

Collection area means the location where garbage, compostable material or recyclable materials are transferred from a building's storage containers to a collection vehicle for removal from the site.

Collection point means the usual (or agreed) point on the footpath/roadway, or onsite, where garbage and recyclables are loaded onto vehicles.

Common property has the meaning ascribed to it by the Strata Titles Act, 1973.

Complying development is development for which provision is made as referred to in section 76A (5) of the Environmental Planning & Assessment Act.

[Note: - In this regard complying development is routine development, which may be certified in its entirety as complying with predetermined standards and policies that will ensure minimum environmental impact. That is to say, the traditional approval of Council will not be required and proponents will be able to obtain a complying development certificate either from Council or an independent accredited certifier in order to proceed with development.]

Complying development certificate (CDC) means a complying development certificate referred to in section 85 of the Environmental Planning & Assessment Act.

Component means the whole or part of a building.

Compost means vegetative material capable of being converted to humus by a biological decay process.

Conservation Management Plan (CMP) means a document prepared in accordance with the requirements of the Department of Planning that sets out the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management strategies that are appropriate to enable that significance to be retained.

Cooking means the process of converting food from a raw state to an acceptable, edible state by the application of energy in the form of heat (and in certain cases other forms of energy) and, without limitation, includes roasting, grilling, barbecuing, frying and the like and includes the reheating of precooked foods.

Coping means a brick or stone covering on top of a wall, usually sloping or pitched, to carry off water.

Cornice means a projecting (protruding) decorative feature along the top of an external or internal wall.

Course means a continuous layer of bricks or stones of the same height in the wall of a building, or a row of slates, tiles or shingles.

Council means Holroyd City Council.

Council activity includes any activity on land owned by or on behalf of Council outlined in [Part A](#) Erosion & Sediment Control.

Cove means having a concave curve at the junction of two surfaces - the radius of the curve is to

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be not less than 25mm.

Cubby house means a small-scale building structure, usually of simple construction, which is used primarily by children for the purpose of play.

Curtilage means, in relation to a heritage item or conservation area, the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

Definitions

D

Dampcourse means a protective barrier in a wall, intended to prevent the movement of moisture from the ground into the wall.

Daytime means, for the purposes of acoustic studies, between 7.00am and 10.00pm.

DCP means Development Control Plan.

Dead tree means a tree which exhibits no foliage cover and/or new growth for two successive years.

Deck means a horizontal platform or floor, usually at or slightly above ground level and of timber construction, attached to, or forming part of a building

Deep soil zone means an area of soil of sufficient depth to sustain the proposed trees.

Demolition means the complete or partial dismantling and removal of a building or structure, by pre-planned and controlled methods or procedures.

Demolish means, in relation to a heritage item, or a building, work, relic or tree within a heritage conservation area, wholly or partly destroy, dismantle or deface the heritage item or the building, work, relic or tree.

Design floor level means the level specified in this DCP which applies to the relevant land use type within the relevant Flood Risk Precinct.

Designated development means development that is declared to be designated development by Schedule 3 of the Environmental Planning and Assessment Regulation, 2000.

Detached dual occupancy means a dwelling or dwelling house not attached to another dwelling or dwelling house by a common wall or ceiling or floor or breezeway or carport or any other common structure.

Development has the meaning ascribed to it in section 4 of the Environmental Planning and Assessment Act, 1979.

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

Development approval means approval by the consent authority to carry out work on an item or place, usually subject to certain conditions.

Dormer means a projecting (protruding) vertical window in the sloping roof of a house.

Dormer style development means a two storey dwelling in which the roof cavity space is used to contain the second storey.

Dressed means timber or stone which has been machined or cut to a smooth finished surface.

Driveway means a crossing by which vehicles move between the public road carriageway and the car parking facility and vice versa.

Dual feed to a toilet involves running both the tank water supply and the mains water supply to a toilet cistern such that both may be separately turned off or on via a tap.

Dual occupancy means 2 dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme), but does not include a secondary

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dwelling.

Dwelling means a room or suite or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Dwelling-house means a building containing one dwelling.

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E

Eaves mean the projecting edges of a roof which overhang the walls.

Ecologically Sustainable Development (ESD) has the same meaning as in the Environmental Planning and Assessment Act 1979.

Effective warning time means the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.

Elevation means the external face of a building, or a drawing made in projection to show any one face of a building.

Employee means any person or staff engaged in the undertaking of activities relating to the application.

Environmental Planning and Assessment Act 1979 (EP&A Act) is the statutory framework within which the State Government and local government guide and control land use and development.

Erosion means the removal and/or transport of soil or materials from a given area, by the processes of wind, water and or/ gravity.

Erosion & Sediment Control Plan (ESCP) means a plan showing how potential erosion & sedimentation occurring on a given site, as a result of building, development or an activity, will be minimised.

Exempt development means development for which provision is made as referred to in section 76 (2) of the Environmental Planning & Assessment Act 1979

(Note: - In this regard exempt development is minor development where there will be no need to seek any approval from Council, provided that certain preset standards are met.)

Exposed means, in relation to food display, not protected against any likely contamination from customers where related to food display. In relation to construction materials means visible where related to construction material.

Extreme flood means an estimate of the probable maximum flood, which is the largest flood likely to ever occur.

Definitions

F

Fabric means all the physical material of an item, including the external and internal materials, surroundings, fixtures, contents and objects related to the place which contribute to its heritage significance.

Façade noise level means the sound pressure level experienced from measurements taken within 1 metre of the façade of the building or free field measurements adjusted by a correction of +2.5dB(A) to account for façade reflections.

Face brickwork means brickwork of good quality, with uniform bricks.

Fascia sign means a sign attached to the fascia or return of the awning, which -

- does not project above, below, or extend from, the fascia or return end of the awning; and
- has a maximum area of three (3) square metres.

Family support accommodation means a flat not greater than 50m² in area attached to a detached dwelling-house with internal access between the two on a single lot with shared access and site facilities, primarily for the use of dependent family members including the aged or people with disabilities.

Finial means a carved or moulded ornament, usually spiky, crowning a gable or similar feature.

Finished floor level means, in relation to a building, the level of the top of the floor relative to a known datum expressed in metres.

First flush device means a device that causes the initial run-off of any rain to by-pass the rainwater tank to reduce pollutants entering the tank.

Food preparation area means any room, compartment or place used for the purpose of preparing and serving food for sale for human consumption, and, without limitation, includes preparation and servery areas of coffee lounges, drink bars, delicatessens, provision stores and the like.

Flood means a relatively high stream flow, which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage (refer Section C6 of FDM) before entering a watercourse.

Flood awareness means an appreciation of the likely effects of flooding and knowledge of the relevant flood warning and evacuation procedures.

Flood compatible building components (flood proofing) means a combination of measures incorporated in the design and/or construction and alteration of individual buildings or structures subject to flooding, and the use of flood compatible materials for the reduction or elimination of flood damage.

Flood compatible material means a material used in building which is resistant to damage when inundated. A list of flood compatible materials is located in Part A.

Flood evacuation strategy means the proposed strategy for the evacuation of areas within effective warning time during periods of flood as specified within the relevant State Emergency Service Operational Plan, the relevant FRMP, by advice's received from the State Emergency Services (SES) or as determined in the assessment of individual proposals.

Flood liable land (being synonymous with flood prone land and floodplain) means the area of land

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which is subject to inundation by floods up to and including an extreme flood such as a probable maximum flood (PMF) and indicated on the flood maps held by the Council.

Floodplain means an area of land which is subject to inundation by floods up to and including the probable maximum flood event, that is, flood prone land.

Floodplain Development Manual (FDM) means the document dated 6 May 2005, published by the New South Wales Government and entitled “Floodplain Development Manual: the management of flood liable land”.

Floodplain Risk Management Plan (FRMP) means a plan prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor.

Floodplain Risk Management Study (FRMS) means a study prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor.

Flood Planning Level (FPL) means the combination of flood level (1% AEP flood) and freeboard (150 or 500mm) selected for planning purposes.

Flood prone land means land susceptible to flooding by the PMF and is synonymous with flood liable land.

Flood risk precinct provides a means of categorising flood prone land, subject to the different levels of potential flood risk. The three categories are defined as low, medium or high flood risk.

Footpath means:

- that part of a road and the airspace above it that is set aside or formed as a path or way for pedestrian traffic, or
- any area such as a town square, plaza, park or other space owned, operated or managed by Council and used for pedestrian movement or recreation by the community, and the airspace above it,

but does not include roadways or other thoroughfares intended predominantly for vehicular traffic or privately owned arcades or plazas.

Frame means a group of structural members or parts in a building, or a group of elements in joinery such as those comprising a door or a window.

Freeboard means a factor of safety expressed as the height above the flood used to determine the design floor level or ground level, to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as “greenhouse” and climate change.

Frontage means the width of allotment measured at the street alignment.

Fully connected rainwater tank means a tank connected to all outdoor taps, other than one emergency tap near the water meter, all new toilets and a washing machine outlet in all new laundries.

Definitions

G

Gable means the triangular part of a wall at the end of a pitched roof.

Garden shed means a small building, usually of metal or timber construction, used for the storage of garden implements and the like.

Garbage means refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.

Garbage chute means a duct in which deposited material descends from one level to another within the building, due to gravity.

Garbage and recycling room means a room where garbage and recycling receptacles are stored, awaiting reuse or removal from the premises.

Gazebo means a small lookout tower, structure or summerhouse in a garden, that is usually roofed, and used for outdoor activities or entertainment.

Greenhouse means a building, usually constructed chiefly of glass or other transparent material, for the cultivation or protection of plants that would not survive in outdoor conditions.

Green waste means garden refuse.

Gross Floor Area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- any area for common vertical circulation, such as lifts and stairs, and
- any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

Gross Leasable Floor Area (GLFA) means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, and other public areas but including stock storage area.

H

Habitable room means a room used for normal domestic activities and:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom;
- excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Habitable floor area means, for the purpose of flood risk management:

- in a residential situation: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom;
- in an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Hazard means a source of potential harm or a situation with a potential to cause loss and, in relation to flooding, means flooding which has the potential to cause damage to the community.

Hazardous industry means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality:

- to human health, life or property, or
- to the biophysical environment.

Hazardous storage establishment means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on the other land in the locality), would pose a significant risk in relation to the locality:

- to human health, life or property, or
- to the biophysical environment .

Health care professional means any person registered under an Act for the purpose of providing health care.

Height means, in relation to a building, the distance measured vertically from the top most storey or the ridge/peak of roof of the building to the natural ground level immediately below that point.

Heritage Act 1977 is the statutory framework for the identification and conservation of state heritage within NSW. The Act also describes the composition and powers of the Heritage Council.

Heritage conservation area means an area of land:

- shown on the Heritage Map as a heritage conservation area or as a place of Aboriginal heritage significance, and
- the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

Heritage Impact Statement means a document consisting of:

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- a statement demonstrating the heritage significance of a heritage item, archaeological site, place of Aboriginal heritage significance or other heritage conservation area, and
- an assessment of the impact that proposed development will have on that significance, and
- proposals for measures to minimise that impact.

Heritage item means a building, work, archaeological site, tree, place or Aboriginal object:

- shown on the Heritage Map as a heritage item, and
- the location and nature of which is described in Schedule 5, and
- specified in an inventory of heritage items that is available at the office of the Council.

Heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Home industry sign means an advertisement displayed upon the building in which a home industry is undertaken with the consent of Council; or a residence associated with such industry and which:

- has maximum dimensions of 0.5m x 0.5m; and
- serves only to identify the name and occupation of the resident.

Home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- the employment of persons other than those residents, or
- interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- the exhibition of any notice, advertisement or sign, or
- the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

Home occupation sign means an advertisement displayed upon a dwelling house in which a home occupation is undertaken in accordance with the definition of “home occupation” contained in the Environmental Planning and Assessment Model Provisions and which: -

- has maximum dimensions of 0.5m x 0.5m; and
- serves only to identify the name and occupation of the resident.

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I, J, K & L

Identification sign means a sign or an advertisement that serves only to identify the premises or land, on which the sign is situated, the name of the occupier, the activity carried out thereon and directions to access the site.

Illuminated street sign means a sign situated in the street reserve displaying the name of a street, a community message and general advertising panel the size, dimension, height, location and design of which are in accordance with a prior written agreement between Council and the applicant.

Impervious means impermeable to water, moisture or grease.

Injure (a tree) means to damage a tree by ringbarking, cutting down, lopping, topping, pruning, pollarding, removing, injuring or willfully destroying a tree. Injury to a tree also includes poisoning, severing of roots greater than 30mm in diameter, drilling or boring into a part of the tree other than for the purpose of pest treatment or hazard assessment by a qualified professional or by the building up or changing of the soil levels around the tree's root zone area.

Joist means any of the parallel lengths of timber, steel etc used for supporting floors, ceilings etc.

Kitchen means any room, compartment or place used for the purpose of cooking and heating food for human consumption and, without limitation, includes cooking areas of clubs, shops, factories and the like. The minimum area of a kitchen, including food preparation area shall be 20% of the dining room area or 7.5 square metres, whichever is the greater.

LAeq means the value of A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval has the same square sound pressure level as a sound under consideration.

Landscape 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.

Landuse has the same meaning as activity.

Lintel means a beam across an opening, which supports the wall above.

Local development means development that is not State Significant development and may only be carried out with development consent.

Local overland flooding means inundation by local run-off rather than overbank discharge from a stream, river, estuary, lake or dam.

M, N, O

Maintenance means, in relation to a heritage item or a building, work, archaeological site, tree or place within a heritage conservation area, ongoing protective care but does not include the removal or disturbance of existing fabric, alterations, such as carrying out extensions or additions, or the introduction of new materials or technology.

Major addition to a detached dwelling, or a dwelling within a dual occupancy development, means where the amount of new floor area is greater than the existing floor area to be maintained.

Merit approach means, with regard to development on flood prone land, an approach, the principles of which are embodied in the Flood Management Manual which weighs social, economic, ecological and cultural impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, and environmental protection and well being of the State's rivers and floodplains.

Minimum circulation width means the minimum width of pavement which is unobstructed by any item such as litter bins, telegraph poles, street furniture, tables or chairs so as to permit ease of passage by footpath users.

Mixed use development means a building or place comprising 2 or more different land uses.

Moderate addition to a detached dwelling, or a dwelling within a dual occupancy development, means where the amount of new roof area is greater than 40m², but is not a major addition.

Mortar means the material, typically consisting of various mixtures of sand, lime, cement and water, which bonds the units of a masonry wall.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme) each with access at ground level, but does not include a residential flat building.

National Parks and Wildlife Act 1974 provides the statutory framework for the care, control and management of natural areas and Aboriginal relics and sites in NSW.

National Parks and Wildlife Service means the organisation which administers the National Parks and Wildlife Act 1974, which acquires and manages National Parks in NSW.

National Trust of Australia means the community organisation that maintains a register of heritage items and provides advice on heritage issues, which also owns and manages heritage properties throughout the state.

Natural ground level means the ground level of a site before any site works have been undertaken to alter the naturally occurring height and/or contours of the land.

Night time means, for the purposes of acoustic studies, between 10.00pm and 7.00am.

Non-potable use means any use of water for other than drinking, bathing or washing of eating utensils.

Notification means the giving of notice of a development or other application, draft LEP, draft DCP, draft Section 94 Contributions Plan, draft LES or other Council policy by Council. Such notice may be given by:

Definitions

- a letter with or without plan information to owners and/or occupiers of adjoining and/or opposite land or land which, in Council's opinion may be affected by a proposal;
- a notice erected on the land to which a proposal relates;
- a notice published in a local newspaper; and/or
- public exhibition of the proposal.

Offensive industry means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.

Offensive storage establishment means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.

Opposite land means land that is directly opposite an application site and is separated only by a road, but does not include land separated by an arterial road, i.e., Great Western Highway, M4 Motorway and Cumberland Highway.

Outbuilding means any of the following:

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house;
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse;
- carport that is detached from a dwelling house;
- garage that is detached from a dwelling house;
- rainwater tank (above ground) that is detached from a dwelling house;
- shade structure that is detached from a dwelling house; or
- shed.

Outdoor dining means activities which involve the placement of tables, chairs and other ancillary items, such as planter boxes, bollards, umbrellas and barriers, for outdoor dining or socialising purposes.

Definitions

P, Q

Parapet means a wall built up higher than the eaves line of a roof.

Pergola means an open-roofed framework or trellis, usually of timber construction, supported on brackets, posts, or columns above a path, terrace, patio or deck, and sometimes covered by plant growth.

Pitch means the slope of a roof. This is measured either in degrees above the horizontal, or as a ratio to the vertical rise of the roof to its span.

Place of Aboriginal heritage significance means an area of land shown on the Heritage Map to Holroyd Local Environmental Plan 2013 that is :

- a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It can (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves; or
- a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.
- Pointed means masonry joints which have been filled with mortar, applied with a trowel or pointing tool.

Pole sign means a sign erected on a pole or pylon independent of any building or structure.

Potentially hazardous industry means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- to human health, life or property, or
- to the biophysical environment,
- and includes a hazardous industry and a hazardous storage establishment.

Potentially offensive industry means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.

Preparation, Prepare and Preparing all mean, with regard to food, the manufacture, processing and treatment of foods for human consumption.

Principle Certifying Authority (PCA) has the same meaning as in Section 81A and Part 4A of the Environmental Planning and Assessment Act 1979.

Principal street means that street to which the property is rated, or the street which provides the sole and/or principal means of access to the site, whichever is determined by Council.

Definitions

Prostitution means the offering by a person of his or her body to a person of the same of different sex for sexual gratification in return for payment and includes:-

- sexual intercourse as defined in Section 61H of the Crimes Act 1900; and
- masturbation by one person on another.

Pruning has the same meaning as in Australian Standard AS 4373-1996 Pruning of Amenity Trees and includes to ringbark, cut down, top or lop parts of a tree, and the severing of roots greater than 30mm in diameter.

Public exhibition means where a development or other application, draft LEP, draft DCP, draft Section 94 Contributions Plan, draft LES, Precinct Plan or Council policy is made available for inspection, by any person, at the office of Council, and such other places to be determined by Council, for a period specified in any notification, in accordance with the Environmental Planning and Assessment Act, 1979.

Public notice means a notice for public information displayed by a public authority giving information or direction about services provided.

Queuing area means the area of an entrance or exit driveway between the property boundary and the service point or access to parking facilities, available for the storage of vehicles.

Definitions

R

Rafter means one of the beams which gives slope and form to a roof and which supports its outer covering.

Rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

Real Estate sign means an advertisement in respect of a place or premises to which it is affixed and which contains only a notice that the place or premises is or are for sale or letting, together with particulars of the sale and letting.

Recess means a part of a building that is set back.

Reconstruction means returning a place to a known earlier state and is to be distinguished from restoration by the introduction of new material into the fabric.

Recyclable means capable of being reprocessed into useable material and includes any item collected by Council's Recycling Service.

Reliable access means, during a flood, the ability for people to safely evacuate an area subject to imminent flooding within effective warning time and without a need to travel through areas where water depths increase.

Relic means any deposit, object or other material evidence of human habitation:

- that relates to the settlement of the area of Holroyd City, not being Aboriginal settlement, and
- that is more than 50 years old, and
- that is a fixture or is wholly or partly within the ground.

Render means a coating of mortar or stucco (plaster) applied to the surface of a masonry wall.

Residential component means the whole or part of the development that contains one or more dwellings.

Residential Flat Building (RFB) means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Restaurant means a building or place the principal purpose of which is the provision of food or beverages to people for consumption on the premises, whether or not takeaway meals and beverages or entertainment are also provided.

Restoration means returning the existing fabric of a place to a known earlier state by removing or reassembling components without the introduction of new material.

Ridge means a horizontal line in which the tops of the rafters of a roof meet.

Risk means the chance of something happening that will have an impact and is measured in terms of consequences and probability (i.e. likelihood). In the context of this plan, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

Road closure means the partial or full closure of a road carriageway, so that no vehicular traffic can pass through that part of the street.

Road widening means an increase in the width of the road reserve and/or carriageway by the use and dedication of adjoining lands having frontage to the street.

Roof means the top, weatherproof construction of a building.

Definitions

S

Section means a drawing representing a building as it would appear if cut through in a plane (section) at right angles to the line of sight.

Sediment means material of varying size, both mineral and organic, that is being, or has been, moved from its site of origin by the process of wind, water and or/ gravity, and comes to rest on the earth's surface either above or below sea level. Fine sediment is a fraction of sediment consisting of silt (particles 0.002 – 0.02mm in diameter) and clay (particles < 0.002mm in diameter).

Sedimentation means the deposition of eroded soil, sediment or other material.

Serviced apartment means a building or part of a building providing self-contained tourist and visitor accommodation 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 agents.

Sex services means sexual acts or sexual services in exchange for payment.

Sex services premises means a brothel, but does not include home occupation (sex services).

Shade structure means a device which partially or completely covers or shades an area used for the purpose of outdoor dining and includes outdoor umbrellas and sails.

Shingle means a thin, rectangular piece of wood, terracotta or other material, used for covering roofs or walls.

Sign means an advertisement and, unless the context indicates otherwise, includes any advertising structure of which the advertisement is part.

Sill means the lower horizontal part of a window or door opening.

Site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement;
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary;
- any eaves;
- unenclosed balconies, decks, pergolas and the like.

Note: For battle-axe lots, Council will exclude the area of the access handle when calculating site coverage.

Site Emergency Response Flood Plan means a management plan prepared and approved by Council which demonstrates the means to minimise the likelihood of flood damage, including demonstrated ability to move goods above flood level within the likely available flood warning time and a requirement for flood drills for larger commercial/industrial premises. This could be in the form of an individual Flood Plan.

Social significance means an item that has a social, spiritual or cultural association with a recognisable contemporary community.

Definitions

Solid construction means construction from brick, concrete, concrete blocks, structural fibrous cement or other similar homogeneous material.

Sound Exposure Level (SEL or L_{AE}) means the time integral (amount of acoustic energy over time) of a noise event compressed or normalised to a one (1) second period and expressed in dB(A).

Source separation means separating waste into like materials for recycling, reuse or collection.

Special Waste means any waste that requires special disposal arrangements as it represents a significant hazard to human health, life, property or the bio-physical environment, including, but is not limited to, explosives, poisons, clinical wastes, radio active substances, declared chemical wastes and quarantine wastes.

Splay corner means an increase in the road reserve and/or carriageway at the intersection of two streets by the dedication of land 3m by 3m at a 45 degree angle to the corner.

Statement of Environmental Effects (SEE) means a series of statements looking at the impact of a particular development proposal will have on a variety of environmental issues. A SEE usually accompanies a development application.

String course means a moulding or projecting band running horizontally across a facade (elevation of a building facing the street).

Storey means any floor containing any habitable room or rooms other than –

- a floor used principally for storage, or
- a floor used wholly or partly for parking;

and includes mezzanines/double-height spaces and habitable rooms in the roof.

Storm blinds means a blind affixed to the outside of a window or other opening for security and/or protection against extreme weather conditions.

Structural root zone (SRZ) means the area surrounding such tree roots as a required to maintain tree stability.

Stud means an upright supporting member of a timber wall frame to which wall coverings and linings are also fixed.

Subdivision means dividing land into parts.

Survey Plan is a plan prepared by a registered surveyor which shows the information required for the assessment of an application in accordance with the provisions of this Policy.

Symmetry means the balance of all parts of a design, on each side of a centre line.

Definitions

T

Temporary means non-permanent furniture or shade structures that do not involve permanent or cemented in structures and that can be quickly and easily removed during extreme weather conditions or emergencies.

Temporary sign means an advertisement of a temporary nature which: -

- announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and
- does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s).

(Note: - Advertisements, such as bill posters, which are not removed by the advertiser within forty eight (48) hour after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, posters etc.)

Terracotta means unglazed pottery produced from a fine clay, usually of a red colour, and used to make decorative devices, chimney pots and roofing tiles.

The Act means the Environmental Planning and Assessment Act 1979.

Top hamper sign means a sign attached to the transom of a doorway or display window of a building, which: -

- does not extend beyond the building line, or the window above which it is attached;
- is not more than 3.7 metres above the ground; and
- has a maximum height of 600 millimetres and a maximum area of five (5) square metres.

Trade waste means refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste or recyclable waste.

Tree means any woody and soft wooded perennial plant .

Tree Management Plan (TMP) means a plan, as described above, which protects nominated trees on a site during building construction.

Tree Protection Zone (TPZ) means an area to be protected from construction disturbance, being a combination of the root area and the crown area, which also incorporates the structural root zone (SRZ).

Trickle top-up means the slow filling of a rainwater tank from the reticulated drinking water supply to maintain a certain level of water in the tank during times when the rainwater is not sufficient, to minimise effects on the reticulated system and allow for a reasonable re-supply into the tank over a period of several hours.

Definitions

V, W

Verandah means an open area attached to a building with a roof supported by the building on one side and posts or columns on the other.

Wall sign means either –

- a painted wall sign - a sign painted on a wall or
- a flush wall sign - a sign attached to the wall of a building (other than the transom of a doorway or display window),

which:

- does not extend laterally beyond the wall of the building to which it is attached; and
- does not project above the top of the wall to which it is attached.

Waters means any river, stream, lake, lagoon, swamp, wetlands, unconfined surface water, natural or artificial watercourse, dam or tidal waters (including the sea), or part thereof, and includes water stored artificial works, water mains, water pipes, and water channels, and any underground or artesian water, or any part thereof.

Waste cupboard means a storage area within each dwelling, usually in the kitchen, of a size sufficient to enable source separation of a single days waste into garbage recyclables and compostable material.

Waste storage and recycling area means a designated area or a combination of designated areas upon the site of a building for the housing of approved containers to store all waste material, including recyclable material, likely to be generated by the building's occupants.

Weatherboard means a long, thin board fixed horizontally or vertically, with overlapping edges, as an external wall covering.

Wing means an appendage (addition) to a building.

Wrought iron means malleable (i.e. able to be shaped) iron containing carbon and slag.