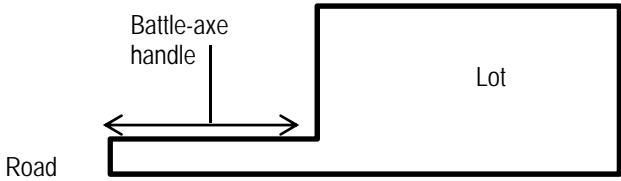


GLOSSARY OF TERMS

This Glossary of Terms should be read in conjunction with the terms and definitions contained within the *Dictionary of the Inverell Local Environmental Plan 2012* (ILEP). Terms, land use zones and development types, within the *Inverell Development Control Plan 2013* (IDCP) have been referenced from the ILEP. Where there is a conflict between a term within the IDCP and one in an Environmental Planning Instrument (namely the ILEP or a State Environmental Planning Policy (SEPP)), the provisions of the ILEP or SEPP will prevail to the extent of that inconsistency.

Active street frontage	Street frontage that enables direct visual and physical contact between the street and the interior of the building.
Ancillary structures	A structure (e.g. shed, carport, etc.) that is secondary to the main use (e.g. dwelling) on the site.
Articulation	The incorporation of elements (eg windows, doors, awnings, architectural features) to make a building visually interesting or pleasing when viewed from a public place.
Australian Height Datum (AHD)	The original height for all levels as fixed by the Surveyor General. <i>Note: It is a system of control points for height based on a network of levelling measurements which covered the whole of Australia and which was fitted to a mean sea level, as measured at tide gauges distributed around the Australian coast, over the period 1968-1970.</i>
Battle-axe lot	A lot that has access to a road by an access handle see below.  <p>The diagram shows a rectangular lot labeled 'Lot' on the right. A narrow rectangular strip, labeled 'Battle-axe handle', connects the lot to a horizontal line on the left labeled 'Road'. A double-headed arrow is positioned on the road line, indicating access to the lot.</p>
Battle-axe handle	Refer to Battle-axe Lot.
Building Code of Australia (BCA)	The Building Code of Australia is a set of rules and provisions relating to the design and construction of buildings throughout Australia.
Building envelope	A diagram drawn on a lot of a subdivision defining the limits for the siting of any dwelling and/or outbuilding/s.
Building height	The distance measured vertically from the topmost of the roof to the natural ground level or the finished ground level of the completed building, which ever is the lower.
Building line	Refer to Setback.
Community Title Subdivision	Similar to 'Strata Subdivision', but utilised for larger and more complicated types of residential development.
Contributory buildings	Buildings that contribute to the collective historic significance of a heritage item(s) or a heritage conservation area. Their retention is essential for the character of an area to be retained.
Domestic wind turbine	Wind turbine professionally designed and intended for the generation of electricity for domestic and private purposes being no greater than 10kW in size.
Easement	A restriction on the use of land. The width and location of an easement is shown on the Deposited Plan and its purpose is defined under an accompanying 88(b) instrument.
Flood height	The height (expressed in metres AHD) of the relevant flood above sea level which can be compared to ground and floor levels above sea level.
Floodway	Areas where a significant volume of water flows during the flood. They are often aligned with obvious naturally defined channels. Floodways even if only partially blocked, would cause a significant redistribution of flood flow,



	which may in turn adversely affect other areas. They are often, but not necessarily, the areas of deeper flow or the areas where higher velocities occur.
Flood fringe	The remaining area of land affected by flooding, after floodway and flood storage areas have been defined.
Flood prone land	The land which was inundated by the 1991 flood (Inverell) or the highest known flood (other areas such as Ashford and Yetman).
Flood storage	Parts of a floodplain which are important for the temporary storage of floodwaters during a flood.
Frontage	A boundary of a lot that abuts a public road.
Gross floor area	<p>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 outer face of the external closing walls as measured at a height of 1400 millimetres above each floor level excluding:</p> <ul style="list-style-type: none"> ▪ Columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external walls; ▪ Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts; ▪ Car parking needed to meet the requirements of Council and any internal access thereto; and ▪ Space for loading and unloading of goods.
Gross leasable area	The total amount of floor area within a building which could be rented.
Habitable floor level	The height of the habitable room (expressed in metres AHD) above seal level compared to flood height.
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> ▪ Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom and sunroom; but ▪ Excludes a bathroom, laundry, water closet, food-storage 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.
Highest known flood	The highest flood water level from all historic events for which Council has reliable records.
Infill development	Development that takes place on vacant or underutilised parcels of land within an area that is already defined by urban development and maintains access to urban services.
Internal living area	The communal areas of the dwelling including living room, lounge room, kitchen, dining room and family room.
ILEP	Inverell Local Environmental Plan 2012 (gazetted on 7 December 2012).
Laneway	For the purpose of this plan a laneway is a narrow public access (usually 6 – 10m wide), commonly located at the rear of lots between two streets and not suitable as a principle access for new development. Laneways are usually of a lesser standard than streets and are quite often un-sealed and/or do not have kerb and gutter. In some cases laneways provide secondary access to properties particularly, where vehicle storage areas are located at the rear of a property.
Laneway frontage	The frontage of a lot to a laneway.
Lot	A parcel of land or space described in a land title.
Minimum Lot Size (MLS)	The area required for the construction of a new dwelling or the area of a new lot created via subdivision for the purpose of constructing a dwelling. Minimum lot size is expressed on the Lot Size Maps in the ILEP.
New residential area	Undeveloped land zoned for residential development on the fringe of Inverell (refer to figures 2.1.& 2.2 of the IDCP).



Non-contributory buildings	Buildings which (as considered by Council) do not contribute to the collective historic significance of a heritage item(s) or a heritage conservation area.
On-site stormwater detention	A stormwater management practice that limits the rate of discharge from a site using outlet restriction devices. Stormwater flows in excess of the capacity of the outflow control device are temporarily stored in either tanks or surface depressions until the storm event recedes, and then released at a controlled rate. On-site stormwater detentions systems should be designed so that the rate of site discharge is similar to that which would have existed under 'pre-development' conditions.
Primary frontage	The frontage of a lot to the major road, which is usually the shorter frontage of a corner lot.
Private open space	Outdoor space adjoining a dwelling (that is not visible at ground level from a public place or adjoining property) exclusive of clothes lines, water tanks, etc.
Public Road	For the purpose of this plan, a public road is a road controlled by a public authority.
Secondary frontage	The side street frontage of a lot, which is generally taken to be the longer frontage of a corner lot, often being the terminating road.
Setback	The distance between the external wall of a building and boundary that provides an unbuilt open space between that boundary and the building within the property. The setback is measured at 90 degrees to the road or reserve boundary.
Site Analysis Plan	A plan that demonstrates the appreciation of a site and its context to identify opportunities and constraints on site layout and design.
Site Coverage	The proportion of the lot/site covered by buildings and/or structures including carports, garages, driveways, pathways or other impervious surfaces.
Solar access	The ability to receive sunlight to an area.
Strata Title Subdivision	The subdivision under the <i>Strata Titles Act 1973</i> .
Streetscape	The appearance or view of a street relating to built and natural form.
Structure plan	A plan that provides a comprehensive planning approach to the subdivision of land where the road network, open space network, services, environmental issues pedestrian/cycle links, mix of land uses and appropriate density yields, among other attributes are identified.
Torrens Title Subdivision	Torrens title land division is the division of land into at least two lots, which are held independently of one another. There are generally no shared facilities or infrastructure.
Utility Services	One of four essential services: <ul style="list-style-type: none"> ▪ Water supply; ▪ Sewage disposal; ▪ Electricity supply; and ▪ Telecommunications.
Wind farm	Wind turbine(s) to be used for the commercial generation of electricity and its associated facilities.
Wind power generation development	Development involving a wind turbine.
Wind turbine	Device used for the conversion of wind power to electricity.

