

SC1.3 Administrative Definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) The administrative definitions listed in **Table SC1.3** are definitions for the purpose of the planning scheme.

Table SC1.3 – Administrative Definitions

Administrative Definitions

access handle, for a rear lot, means the part of the lot providing for vehicular access from a road frontage.

acid sulfate soil means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual acid sulfate soil) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soil).

Note – The term acid sulfate soil generally includes both actual and potential acid sulfate soil. Actual and potential acid sulfate soil is often found in the same soil profile, with actual acid sulfate soil generally overlying potential acid sulfate soil horizons.

adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.

affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.

agricultural purposes means a land use that relies on the quality and resources of the land upon which it is located to produce crops or animals.

area of environmental significance means land mapped in any of the following mapped areas of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

- (a) *Declared Fish Habitat Area*; or
- (b) *High Ecological Significance Wetlands*; or
- (c) *Protected Areas (Estates)*; or
- (d) *Regulated Vegetation (Category B)*; or
- (e) *Regulated Vegetation (Category C)*; or
- (f) *Regulated Vegetation (Category R)*; or
- (g) *Regulated Vegetation (Essential Habitat)*; or
- (h) *Regulated Vegetation (Wetland)*; or
- (i) *Regulated Vegetation (Intersecting a Watercourse)*; or
- (j) *Wildlife Habitat*; or
- (k) *Very Significant Sea Turtle Nesting Area*; or
- (l) *Significant Sea Turtle Nesting Area*; or
- (m) *Turtle Sensitive Area*; or
- (n) *Matters of Local Environmental Significance*.

average width, of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.

base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.

Administrative Definitions

basement means a space—

- (a) between a floor level in a building and the floor level that is immediately below it; and
- (b) no part of which is more than one (1) metre above ground level.

boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—

- (a) an architectural or ornamental attachment; or
- (b) a rainwater fitting.

Examples—

1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.

2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.

building height, of a building, means—

- (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
- (b) the number of storeys in the building above ground level.

building restricted area means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-100** to **Map OM-101**:

- (a) the *Building Restricted Area – Zone A*; or
- (b) the *Building Restricted Area – Zone A/B*; or
- (c) the *Building Restricted Area – Area of Interest*.

bushfire hazard area means any of the following mapped areas of the Bushfire Hazard Overlay shown on **Map OM-300** to **Map OM-305**:

- (a) *Very High Potential Bushfire Intensity*; or
- (b) *High Potential Bushfire Intensity*; or
- (c) *Medium Potential Bushfire Intensity*; or
- (d) *Potential Impact Buffer (100 metres)*.

Administrative Definitions

coastal dependent development means development that in order to function must be located in tidal waters or be able to access tidal water and:

- (a) may include, but is not limited to:
 - (i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, Aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment;
 - (ii) tourism facilities for marine (boating) purposes;
 - (iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or
 - (iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards;
- (b) does not include:
 - (i) residential development, including canal development, as the primary use;
 - (ii) waste management facilities, such as landfills, sewage treatment plants; or
 - (iii) transport infrastructure, other than for access to the coast.

Note – Definition from the State Planning Policy (July 2017)

coastal hazard area means any of the following mapped areas of the Coastal Hazard Overlay as shown on **Map OM-401** to **Map OM-409b**:

- (a) the *storm-tide inundation area* (including both the *medium storm-tide inundation area* and the *high storm-tide inundation area*); or
- (b) the *erosion prone area*.

coastal landform means those areas built from sediments supplied to the coast or exposed to or shaped by coastal processes over time. The landforms built by coastal processes reflect the type of sediment supplied to the coast and the wave and wind energy conditions at the locality. Coastal landforms include but are not limited to bays, beaches, sand dunes, sea cliffs, rock platforms, offshore bars, sea stacks, sandy and rocky reefs, coral reefs, river deltas, lagoons, mudflats, mangrove plains, headlands and land adjacent to tidal waterways and estuaries, as well as offshore islands. Coastal landforms are often temporary as they are a store of sediment that may at some point in the future be eroded away and redeposited at another location.

commercial purposes means land uses that provide goods or services to customers or clients for commercial gain/profit in a business setting, however, does not include a business that involves industrial purposes (also defined in Schedule 1) or a business providing sporting or recreational activities.

Examples of commercial purposes are (but are not limited to) Food and Drink Outlet, Office and Shop.

Note – The above definition of the term commercial purposes does not apply to the extent it is used in the definition of Cropping in **Table SC1.1**.

community purposes means land uses that provide services to the community for their benefit at no or minimal cost.

Examples of community purposes are (but are not limited to) Community Use, Health Care Service and Hospital.

defined flood event means the 1% Annual Exceedence Probability (AEP) flood event.

defined flood level means the flood level in the defined flood event.

defined storm tide inundation level means 2.2 metres AHD.

Administrative Definitions

demand unit means a unit of measurement for measuring the level of demand for infrastructure.

development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—

- (a) buildings or structures, measured to their outermost projection; or
- (b) landscaping or open space; or
- (c) facilities relating to the development; or
- (d) on-site stormwater drainage or wastewater treatment; or
- (e) a car park, road, access track or area used for vehicle movement; or
- (f) another area of disturbance.

domestic outbuilding means a non-habitable class 10a building that is—

- (a) a shed, garage or carport; and
- (b) ancillary to a residential use carried out on the premises where the building is.

dwelling means all or part of a building that—

- (a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
 - (i) food preparation facilities; and
 - (ii) a bath or shower; and
 - (iii) a toilet; and
 - (iv) a wash basin; and
 - (v) facilities for washing clothes.

essential building services, for a building, means any infrastructure, installation, connection or component that is required for the continued operation of the building as intended, including maintained access to water, sewer, stormwater, electricity, telecommunications and, where applicable, ventilation, air conditioning and elevator operations.

firebreak means an area clear of vegetation separating a building, structure or other built infrastructure from vegetation.

forestry for wood production means the use of land for Cropping, where involving the planting, maintaining and harvesting of trees or plants for the production of wood and timber based products.

front boundary means any boundary of a lot that adjoins a road.

Note – Reference should also be made to the definitions of primary frontage and secondary frontage in this schedule.

gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or
- (d) a mall; or
- (e) parking, loading or manoeuvring vehicles; or
- (f) unenclosed private balconies, whether roofed or not.

Administrative Definitions

ground disturbance means any work that involves the alteration, in any way, of the natural condition of land and may include (but is not limited to) excavation, filling, vegetation clearing, demolition (where involving the removal of work touching the ground) and building work (where involving new work touching the ground).

Note – For the purposes of the definition of ground disturbance, consideration must be given to any works to be undertaken as a consequence of development (which may or may not be subject to further approvals). For example Reconfiguring a Lot which necessitates new service connections, filling and excavation or the construction of a new road (as examples only) will necessitate ground disturbance.

ground level means—

- (a) the level of the natural ground; or
- (b) if the level of the natural ground has changed, the level as lawfully changed.

ground level, for the purposes of a building, means the first level on or above ground level.

habitable room, means a room used for normal domestic activities, and—

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- (b) 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.

Note – Definition from the National Construction Code

hard to evacuate uses means any of the following uses:

- (a) Childcare Centre; or
- (b) Community Care Centre; or
- (c) Community Residence; or
- (d) Detention Facility; or
- (e) Educational Establishment; or
- (f) Hospital; or
- (g) Hotel, if including Short Term Accommodation; or
- (h) Nature-Based Tourism; or
- (i) Relocatable Home Park; or
- (j) Residential Care Facility; or
- (k) Resort Complex; or
- (l) Retirement Facility; or
- (m) Short-Term Accommodation; or
- (n) Tourist Park.

hazardous vegetation means vegetation located in a bushfire hazard area shown on **Map OM-300** to **Map OM-305** that is capable of ignition.

household means one or more individuals who—

- (a) live in a dwelling with the intent of living together on a long-term basis; and
- (b) make common provision for food and other essentials for living.

ignition source means, for bushfire hazard, any process or event that generates a flame or fire with the potential to ignite the natural environment and result in a bushfire event.

Note – Ignition sources may result from human activity or natural circumstances.

Administrative Definitions

industrial purposes means land uses that provide for the production, maintenance, treatment, refinement, processing, storage, distribution or other form of handling of products of an industrial nature with the intent of commercial gain/profit.

Examples of industrial purposes include (but are not limited to) Low Impact Industry, Service Industry and Warehouse.

interim use means the use of land in a manner that is impermanent and anticipates its eventual replacement with a permanent land use, that may be of the same or a different land use.

light restriction zone means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-100** to **Map OM-101**:

- (a) the *Light Restriction Zone – Zone A*; or
- (b) the *Light Restriction Zone – Zone B*; or
- (c) the *Light Restriction Zone – Zone C*; or
- (d) the *Light Restriction Zone – Zone D*.

lowest order road means, for a site with frontage to more than one road, the road that provides the least significant function within the road network. The lowest order road is commonly the road which provides for the greatest access to it and/or caters for the lowest vehicular volumes when compared with another road. A state-controlled road is not the lowest order road.

mapped area, for an overlay, means an area of land shown within any category on an overlay map.

Note – The term will generally be used in association with a reference to a specific map or series of overlay maps

matter of environmental significance means any of the following:

- (a) *Matters of Local Environmental Significance*;
- (b) *Matters of State Environmental Significance*; or
- (c) matters of national environmental significance.

Matter of Local Environmental Significance means land mapped in the *Area of Significance* of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

Matter of State Environmental Significance means as defined by the State Planning Policy.

mechanical services, for a building, means any infrastructure, installation, connection or component that is mechanically or electrically driven and provides for the delivery of a service.

Examples of mechanical services include (but are not limited to) lift motors, air conditioning units and hot water systems.

minor building work means building work that:

- (a) does not increase the gross floor area of a building; or
- (b) increases the gross floor area of a building by no more than the lesser of the following—
 - (i) an area equal to 5% of the gross floor area of the building; or
 - (ii) 50m²; or
- (c) is associated with, or relates to, a Dwelling House.

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minor electricity infrastructure means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—

- (a) a new zone substation or bulk supply substation; or
- (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

minor ground disturbance, for the purposes of the Heritage Overlay, means ground disturbance in an area previously subject to ground disturbance and:

- (a) the activity will impact only on the area subject to the previous disturbance; or
- (b) the impact of the current or proposed activity is unlikely to cause any additional harm to Aboriginal cultural heritage than that which has already occurred.

Note – Regard should be had to the 'Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines' in making this assessment.

minor ground disturbance, for the purposes of the Slope Stability Overlay, means ground disturbance that does not involve any of the following—

- (a) work exceeding a depth of 0.3 metres; or
- (b) work affecting more than 25m² of land; or
- (c) work involving more than 10m³ of material.

mixed use development means a development that contains more than one land use.

Note – Reference should be made to the land use definitions in **Table SC1.1**.

net developable area, for premises, means the area of the premises that—

- (a) is able to be developed; and
- (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.

non-habitable room, for a building, means a room that is not a habitable room (as elsewhere defined).

non-resident child, for a Home-Based Business, means an child cared for as part of the use who is not a resident of the dwelling to which the Home-Based Business relates.

non-resident employee, for a Home-Based Business, means an employee who is not a resident of the dwelling to which the Home-Based Business relates.

non-resident worker means a person who—

- (a) performs work as part of—
 - (i) a resource extraction project; or
 - (ii) a project identified in a planning scheme as a major industry or infrastructure project; or
 - (iii) a rural use; and
- (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.

Example of a non-resident worker—

a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements

non-residential use means a land use that does not involve the accommodation of people either on a short-term or permanent basis. A defined land use may include both residential uses and non-residential uses (an example of this is a Hotel).

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outdoor use area means the area of land used by a land use for substantive activities associated with the use. The area does not include car parking, access or landscaping or any area of the use located within a building.

outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—

- (a) a retractable blind; or
- (b) a fixed screen; or
- (c) a rainwater fitting; or
- (d) an ornamental attachment.

overall height, means—

- (a) for a building, building height; or
- (b) for a structure, the vertical distance, measured in metres, between the ground level of the structure and the highest point of the structure.

planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.

plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.

primary frontage, for a lot, means the front boundary that the lot, and any uses located upon the lot, address. The primary frontage may be determined having regard to the size and shape of the lot, the historical use of the lot, the official address of the land or its relationship to adjoining lots.

Note – A lot can only have one primary frontage. Refer also to the definitions of front boundary and secondary frontage.

projection area means a part of the local government area for which the local government has carried out demand growth projection.

rear boundary, for a lot, means a boundary shared with another lot (not a road) that is not a side boundary and does not adjoin a front boundary.

rear lot, means a lot that is provided with a narrow road frontage for the purposes of access with the substantive portion of the lot having no road frontage and being located behind another, or other, lots.

regulated vegetation means land mapped in any of the following mapped areas of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

- (a) *Regulated Vegetation (Category B)*; or
- (b) *Regulated Vegetation (Category C)*; or
- (c) *Regulated Vegetation (Category R)*; or
- (d) *Regulated Vegetation (Essential Habitat)*; or
- (e) *Regulated Vegetation (Wetland)*; or
- (f) *Regulated Vegetation (Intersecting a Watercourse)*.

residential purposes means a land use that involves the provision of overnight accommodation on either a short-term or permanent basis.

Examples of residential purposes include (but are not limited to) Caretaker's Accommodation, Dwelling House, Hotel (limited to the extent providing accommodation), Multiple Dwelling and Short-Term Accommodation.

residential street means a road that is predominately fronted by land that:

- (a) is included in the Low-Density Residential Zone, *Low-Medium Density Residential Zone* or Rural Residential; or
- (b) is improved with residential purposes.

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room means, for a land use that involves multiple households (for permanent accommodation) or unrelated groups of people (for short-term accommodation), an area of a building provided for the exclusive use of a single household/related group.

Note – The use of the term “related” in this definition does not necessarily, although can, mean related by blood or marriage.

screen fence means a fence that comprises butt jointed palings (where applicable) and is wholly non-transparent.

secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a Dwelling House on the same lot.

secondary frontage, for a lot, means a front boundary that is not the primary frontage.

sensitive land use means—

- (a) Caretaker’s Accommodation; or
- (b) a Childcare Centre; or
- (c) a Community Care Centre; or
- (d) a Community Residence; or
- (e) a Detention Facility; or
- (f) a Dual Occupancy; or
- (g) a Dwelling House; or
- (h) a Dwelling Unit; or
- (i) an Educational Establishment; or
- (j) a Health Care Service; or
- (k) a Hospital; or
- (l) a Hotel, to the extent the Hotel provides accommodation for tourists or travellers; or
- (m) a Multiple Dwelling; or
- (n) Non-Resident Workforce Accommodation; or
- (o) a Relocatable Home Park; or
- (p) a Residential Care Facility; or
- (q) a Resort Complex; or
- (r) a Retirement Facility; or
- (s) Rooming Accommodation; or
- (t) Rural Workers’ Accommodation; or
- (u) Short-Term Accommodation; or
- (v) a Tourist Park.

service catchment means an area serviced by an infrastructure network.

setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

shoreline means the outermost point of any land mass (at ground level), including an island, where vegetation exists.

Note – The shoreline may vary significantly depending on the location of vegetation.

Note – The canopy, overhang or other similar feature of vegetation is not to be considered in the determination of the shoreline, with only features at ground level to be considered.

side boundary, for a lot, means a boundary shared with another lot (not a road) that adjoins a front boundary. For a rear lot, a side boundary is also a boundary that, if the substantive portion of the lot were to have road frontage (from the road to which the access handle has frontage), the boundary would be a side boundary.

Administrative Definitions

site, of development, means the land that the development is to be carried out on.

Examples—

- 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.
- 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.

site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—

- (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- (b) a basement that is completely below ground level and used for car parking; or
- (c) the eaves of a building; or
- (d) a sun shade.

soft landscaping means trees, plants, shrubs, groundcovers or grass.

storey—

- (a) means a space within a building between two (2) floor levels, or a floor level and a ceiling or roof, other than—
 - (i) a space containing only a lift shaft, stairway or meter room; or
 - (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
 - (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or
 - (iv) a basement with a ceiling that is not more than one (1) metre above ground level; and
- (b) includes—
 - (i) a mezzanine; and
 - (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

suitably qualified person means a person with qualifications and relevant experience in an area of technical field who has sufficient capability and knowledge to prepare a management plan or technical report with regard to a matter/s considered with their respective technical field.

Note – For engineering fields, a Registered Professional Engineer of Queensland (RPEQ) is considered a suitably qualified person in their field of qualifications and relevant experience.

suite means, for residential purposes involving the provision of accommodation on a short-term basis, an area of a building separated from other areas provided for the exclusive use of a guest or group of guests.

traffic control device means a device included in the *Manual of Uniform Traffic Control Devices*.

Note – The Manual of Uniform Traffic Control Devices is available from the Department of Transport and Main Roads.

ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.

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vital community infrastructure means any of the following uses:

- (a) Air Service; or
- (b) Community Use, if for the storage of records or items of cultural or historic significance including facilities for the storage of Public records under the *Public Records Act 2002*; or
- (c) Emergency Services; or
- (d) Health Care Service, if supporting a Hospital; or
- (e) Hospital; or
- (f) Major Electricity Infrastructure; or
- (g) Renewable Energy Facility; or
- (h) Substation, if supporting other vital community infrastructure; or
- (i) Telecommunications Facility; or
- (j) Transport Depot, if required for disaster response; or
- (k) Utility Installation; or
- (l) Warehouse, if supporting Emergency Services or disaster response activities.

wildlife hazard buffer zone means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-200** to **Map OM-202**:

- (a) the *Wildlife Hazard Buffer Zone – 3 kilometres*; or
- (b) the *Wildlife Hazard Buffer Zone – 8 kilometres*; or
- (c) the *Wildlife Hazard Buffer Zone – 13 kilometres*.