

## Schedule 1 Definitions

### SC1.1 Use Definitions

- (1) The use definitions listed in **Table SC1.1** are the definitions used in this planning scheme.
- (2) Any use not listed in **Table SC1.1** is an undefined use.

Note – Development comprising a combination of defined uses is not considered to be an undefined use.

**Table SC1.1 – Use Definitions**

#### Use Definitions

**Adult Store** means the use of premises for the primary purpose of displaying or selling—

- (a) sexually explicit materials; or
- (b) products and devices that are associated with, or used in, a sexual practice or activity.

**Agricultural Supplies Store** means the use of premises for the sale of agricultural supplies and products.

Examples of agricultural supplies and products—

animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds

**Air Service** means the use of premises for—

- (a) the arrival or departure of aircraft; or
- (b) housing, servicing, refuelling, maintaining or repairing aircraft; or
- (c) the assembly and dispersal of passengers or goods on or from an aircraft; or
- (d) training and education facilities relating to aviation; or
- (e) aviation facilities; or
- (f) an activity that—
  - (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and
  - (ii) directly services the needs of aircraft passengers.

Examples of an air service—

airport, air strip, helipad

**Animal Husbandry** means the use of premises for—

- (a) producing animals or animal products on native or improved pastures or vegetation; or
- (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Examples of animal husbandry—

cattle stud, grazing of livestock, non-feedlot dairy

**Animal Keeping** means the use of premises for—

- (a) boarding, breeding or training animals; or
- (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Examples of animal keeping—

aviary, cattery, kennel, stables, wildlife refuge

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

**Aquaculture** means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.

**Bar** means the use of premises, with seating for 60 or less people, for—

- (a) selling liquor for consumption on the premises; or
- (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

**Brothel** see the *Prostitution Act 1999*, schedule 4.

**Bulk Landscape Supplies** means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.

**Caretaker's Accommodation** means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

**Car Wash** means the use of premises for the commercial cleaning of motor vehicles.

**Cemetery** means the use of premises for the interment of bodies or ashes after death.

**Childcare Centre** means the use of premises for the care, education and minding, but not residence, of children.

Examples of a childcare centre—

before or after school care, crèche, early childhood centre, kindergarten, vacation care

**Club** means the use of premises for—

- (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

**Community Care Centre—**

- (a) means the use of premises for—
  - (i) providing social support to members of the public; or
  - (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the use of premises for providing accommodation to members of the public.

Examples of a community care centre—

disability support service, drop-in centre, respite centre, Indigenous support centre

**Community Residence—**

- (a) means the use of premises for residential accommodation for—
  - (i) no more than
    - (A) 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act 1992*; or
    - (B) 6 persons who require assistance or support with daily living needs; and
  - (ii) no more than 1 support worker; and
- (b) includes a building or structure that is reasonably associated with the use in paragraph (a).

## Use Definitions

**Community Use** means the use of premises for—

- (a) providing artistic, social or cultural facilities or community services to the public; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Examples of a community use—

art gallery, community centre, community hall, library, museum

**Crematorium** means the use of premises for the cremation or aquamation of bodies.

**Cropping** means the use of premises for—

- (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or
- (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or
- (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).

Examples of cropping—

forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard

**Detention Facility** means the use of premises for the lawful detention of persons.

Example of a detention facility—

correctional facility

**Dual Occupancy**—

- (a) means a residential use of premises for two (2) households involving—
  - (i) two (2) dwellings (whether attached or detached) on a single lot or two (2) dwellings (whether attached or detached) on separate lots that share a common property; and
  - (ii) any domestic outbuilding associated with the dwellings; but
- (b) does not include a residential use of premises that involves a secondary dwelling.

**Dwelling House** means a residential use of premises involving—

- (a) one (1) dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b) one (1) dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

**Dwelling Unit** means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.

**Educational Establishment** means the use of premises for—

- (a) training and instruction to impart knowledge and develop skills; or
- (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

Examples of an educational establishment—

college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

**Emergency Services** means the use of premises by a government entity or community organisation to provide—

- (a) essential emergency services; or
- (b) disaster management services; or
- (c) management support facilities for the services.

Examples of emergency services—

ambulance station, evacuation centre, fire station, police station

**Environment Facility**—

- (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but
- (b) does not include the use of premises to provide accommodation for tourists and travellers.

**Extractive Industry** means the use of premises for—

- (a) extracting or processing extractive resources; and
- (b) any related activities, including, for example, transporting the resources to market.

**Food and Drink Outlet** means the use of premises for—

- (a) preparing and selling food and drink for consumption on or off the premises; or
- (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a food and drink outlet—

cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom

**Function Facility** means the use of premises for—

- (a) receptions or functions; or
- (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.

**Funeral Parlour**—

- (a) means the use of premises for—
  - (i) arranging and conducting funerals, memorials and other similar events; or
  - (ii) a mortuary; or
  - (iii) storing and preparing bodies for burial or cremation; but
- (b) does not include the use of premises for the burial or cremation of bodies.

**Garden Centre** means the use of premises for—

- (a) selling plants; or
- (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or
- (c) a food and drink outlet that is ancillary to the use in paragraph (a).

**Hardware and Trade Supplies** means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.



## Use Definitions

**Health Care Service** means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Examples of a health care service—  
dental clinic, medical centre, physiotherapy clinic

**High Impact Industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a high impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for High Impact Industry.

**Home-Based Business** means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.

**Hospital** means the use of premises for—

- (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- (b) providing accommodation for patients; or
- (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).

**Hotel—**

- (a) means the use of premises for—
  - (i) selling liquor for consumption on the premises; or
  - (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include a bar.

**Indoor Sport and Recreation** means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

Examples of indoor sport and recreation—  
amusement parlour, bowling alley, gymnasium, squash court

**Intensive Animal Industry—**

- (a) means the use of premises for—
  - (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or
  - (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the cultivation of aquatic animals.

Examples of intensive animal industry—  
feedlot, piggery, poultry and egg production

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

### Intensive Horticulture—

- (a) means the use of premises for—
  - (i) the intensive production of plants or plant material carried out indoors on imported media; or
  - (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or
  - (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but
- (b) does not include the cultivation of aquatic plants.

Examples of intensive horticulture—  
greenhouse, hydroponic farm, mushroom farm

### Landing means the use of premises for a structure—

- (a) for mooring, launching, storing and retrieving vessels; and
- (b) from which passengers embark and disembark.

### Low Impact Industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a low impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Low Impact Industry.

### Major Electricity Infrastructure—

- (a) means the use of premises for—
  - (i) a transmission grid or supply network; or
  - (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—
  - (i) a new zone substation or bulk supply substation; or
  - (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

**Major Sport, Recreation and Entertainment Facility** means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.

Examples of a major sport, recreation and entertainment facility—  
convention centre, exhibition centre, horse racing facility, sports stadium

### Marine Industry means the use of waterfront premises for—

- (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or
- (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).

Examples of marine industry—  
boat building, boat storage, dry dock

### Use Definitions

**Market** means the use of premises on a regular basis for—

- (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or
- (b) providing entertainment, if the use is ancillary to the use in paragraph (a).

**Medium Impact Industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a medium impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Medium Impact Industry.

**Motor Sport Facility** means the use of premises for—

- (a) organised or recreational motor sports; or
- (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).

Examples of a motor sport facility—

car race track, go-kart track, trail bike park, 4WD park

**Multiple Dwelling** means a residential use of premises involving three (3) or more dwellings, whether attached or detached, for separate households.

**Nature-Based Tourism** means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—

- (a) an area of environmental, cultural or heritage value; or
- (b) a local ecosystem; or
- (c) the natural environment.

Examples of nature-based tourism—

environmentally responsible accommodation facilities including cabins, huts, lodges and tents

**Nightclub Entertainment Facility** means the use of premises for—

- (a) providing entertainment that is cabaret, dancing or music; or
- (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).

**Non-Resident Workforce Accommodation** means the use of premises for—

- (a) accommodation for non-resident workers; or
- (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

### Office—

- (a) means the use of premises for—
  - (i) providing an administrative, financial, management or secretarial service or function; or
  - (ii) the practice of a profession; or
  - (iii) providing business or professional advice or services; but
- (b) does not include the use of premises for making, selling or hiring goods.

Examples of an office—  
bank, real estate agency

### Outdoor Sales means the use of premises for—

- (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or
- (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).

### Outdoor Sport and Recreation means the use of premises for—

- (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).

Examples of outdoor sport and recreation—  
cricket oval, driving range, golf course, swimming pool, tennis court

### Outstation means the use of premises for—

- (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or
- (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).

**Park** means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

**Parking Station** means the use of premises for parking vehicles, other than parking that is ancillary to another use.

**Party House** means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—

- (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and
- (b) the accommodation or facilities are provided for a period of less than 10 days; and
- (c) the owner of the premises does not occupy the premises during that period.

**Permanent Plantation** means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.

### Place of Worship means the use of premises for—

- (a) organised worship and other religious activities; or
- (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).



## Use Definitions

**Port Service** means the use of premises for—

- (a) the arrival and departure of vessels; or
- (b) the movement of passengers or goods on or off vessels; or
- (c) storing, servicing, maintaining or repairing vessels; or
- (d) ancillary uses that directly service the needs of passengers of the vessels.

**Relocatable Home Park** means the use of premises for—

- (a) relocatable dwellings for long-term residential accommodation; or
- (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).

**Renewable Energy Facility**—

- (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but
- (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.

**Research and Technology Industry** means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.

Examples of research and technology industries—

aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories

**Residential Care Facility** means the use of premises for supervised accommodation, and medical and other support services, for persons who—

- (a) can not live independently; and
- (b) require regular nursing or personal care.

Examples of a residential care facility—

convalescent home, nursing home

**Resort Complex** means the use of premises for—

- (a) tourist and visitor accommodation that includes integrated leisure facilities; or

Examples of integrated leisure facilities—

bars, meeting and function facilities, restaurants, sporting and fitness facilities

- (b) staff accommodation that is ancillary to the use in paragraph (a); or
- (c) transport facilities for the premises, including, for example, a ferry terminal or air service.

**Retirement Facility** means a residential use of premises for—

- (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or
- (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).

**Roadside Stall** means the use of premises for the roadside display and sale of goods in a rural area.

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

**Rooming Accommodation** means the use of premises for—

- (a) residential accommodation, if each resident—
  - (i) has a right to occupy 1 or more rooms on the premises; and
  - (ii) does not have a right to occupy the whole of the premises; and
  - (iii) does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and
  - (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or
- (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

Examples of rooming accommodation—

boarding house, hostel, monastery, off-site student accommodation

**Rural Industry** means the use of premises for—

- (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or
- (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).

**Rural Workers' Accommodation** means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—

- (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and
- (b) the employees are not non-resident workers.

**Sales Office** means the use of premises for the temporary display of land parcels or buildings that—

- (a) are for sale or proposed to be sold; or
- (b) can be won as a prize in a competition.

**Service Industry** means the use of premises for an industrial activity that—

- (a) does not result in off-site air, noise or odour emissions; and
- (b) is suitable for location with other non-industrial uses.

Examples of service industries—

audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor

**Service Station** means the use of premises for—

- (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or
- (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).

**Shop** means the use of premises for—

- (a) displaying, selling or hiring goods; or
- (b) providing personal services or betting to the public.

Examples of a shop—

betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket

## Use Definitions

**Shopping Centre** means the use of premises for an integrated shopping complex consisting mainly of shops.

### Short-Term Accommodation—

- (a) means the use of premises for—
  - (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
  - (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include a Hotel, Nature-Based Tourism, Resort Complex or Tourist Park.

**Showroom** means the use of premises for the sale of goods that are of—

- (a) a related product line; and
- (b) a size, shape or weight that requires—
  - (i) a large area for handling, display or storage; and
  - (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

Examples of a showroom—

bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom

**Special Industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a special industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Special Industry.

**Substation** means the use of premises—

- (a) as part of a transmission grid or supply network to—
  - (i) convert or transform electrical energy from one voltage to another; or
  - (ii) regulate voltage in an electrical circuit; or
  - (iii) control electrical circuits; or
  - (iv) switch electrical current between circuits; or
- (b) for a telecommunications facility for—
  - (i) works as defined under the Electricity Act, section 12(1); or
  - (ii) workforce operational and safety communications.

**Telecommunications Facility** means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

FOR RECONSULTATION (APRIL 2021)

## Use Definitions

**Theatre** means the use of premises for—

- (a) presenting movies, live entertainment or music to the public; or
- (b) the production of film or music; or
- (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—
  - (i) preparing and selling food and drink for consumption on the premises;
  - (ii) facilities for editing and post-production;
  - (iii) facilities for wardrobe, laundry and make-up;
  - (iv) set construction workshops;
  - (v) sound stages.

Example of a theatre—

cinema, concert hall, film studio, music recording studio

**Tourist Attraction** means the use of premises for—

- (a) providing entertainment to, or a recreation facility for, the general public; or
- (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a tourist attraction—

theme park, zoo

**Tourist Park** means the use of premises for—

- (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or
- (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

**Transport Depot** means the use of premises for—

- (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or
- (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

Examples of a transport depot—

using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery

**Utility Installation** means the use of premises for—

- (a) a service for supplying or treating water, hydraulic power or gas; or
- (b) a sewerage, drainage or stormwater service; or
- (c) a transport service; or
- (d) a waste management service; or
- (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

**Veterinary Service** means the use of premises for—

- (a) the medical or surgical treatment of animals; or
- (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).



## Use Definitions

**Warehouse** means the use of premises for—

- (a) storing or distributing goods, whether or not carried out in a building; or
- (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).

Examples of a warehouse—  
self-storage facility, storage yard

**Wholesale Nursery** means the use of premises for—

- (a) the wholesale of plants grown on or next to the premises; or
- (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).

**Winery** means the use of premises for—

- (a) making wine; or
- (b) selling wine that is made on the premises.

FOR RECONSULTATION (APRIL 2021)

## SC1.2 Industry Thresholds

**Table SC1.2** identifies the thresholds applicable to Low Impact Industry, Medium Impact Industry, High Impact Industry and Special Industry.

**Table SC1.2 – Industry Thresholds**

Use	Industry Thresholds
<b><u>Low Impact Industry</u></b>	<ol style="list-style-type: none"> <li>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting</li> <li>(2) Repairing and servicing lawn mowers and outboard engines</li> <li>(3) Fitting and turning workshop</li> <li>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</li> <li>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</li> <li>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</li> </ol>
<b><u>Medium Impact Industry</u></b>	<ol style="list-style-type: none"> <li>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</li> <li>(2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum</li> <li>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i></li> <li>(4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum</li> <li>(5) Enamelling workshop using less than 15,000 litres of enamel per annum</li> <li>(6) Galvanising works using less than 100 tonnes of zinc per annum</li> <li>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</li> <li>(8) Powder-coating workshop using less than 500 tonnes of coating per annum</li> <li>(9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum</li> <li>(10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</li> <li>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</li> <li>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</li> <li>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</li> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</li> <li>(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</li> <li>(16) Sawmilling, wood chipping and kiln-drying timber and logs, producing</li> </ol>

Use	Industry Thresholds
	less than 500 tonnes per annum
	(17) Recycling and reprocessing batteries
	(18) Repairing or maintaining boats
	(19) Manufacturing substrate for mushroom growing
	(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum
	(21) Recycling or reprocessing tyres including retreading
	(22) Printing advertising material, magazines, newspapers, packaging and stationery
	(23) Transport depot, distribution centre, contractors depot and storage yard
	(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)
	(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum
	(26) Reconditioning metal or plastic drums
	(27) Glass-fibre manufacture less than 200 tonnes per annum
	(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
<b>High Impact Industry</b>	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</p> <p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) Scrap-metal yard including a fragmentiser</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</p> <p>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(9) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</p> <p>(10) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(15) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(16) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p>

FOR RECONSULTATION (APRIL 2021)

Use	Industry Thresholds
	<ul style="list-style-type: none"> <li>(17) Concrete batching and producing concrete products</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</li> <li>(20) Manufacturing fibreglass pools, tanks and boats</li> <li>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</li> <li>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</li> <li>(24) Abattoir</li> <li>(25) Recycling chemicals, oils or solvents</li> <li>(26) Waste-disposal facility (other than waste incinerator)</li> <li>(27) Recycling, storing or reprocessing regulated waste</li> <li>(28) Manufacturing batteries</li> <li>(29) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</li> <li>(30) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</li> <li>(31) Crematoria</li> <li>(32) Glass-fibre manufacture producing 200 tonnes or greater per annum</li> <li>(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
<b><u>Special Industry</u></b>	<ul style="list-style-type: none"> <li>(1) Oil refining or processing</li> <li>(2) Producing, refining or processing gas or fuel gas</li> <li>(3) Distilling alcohol in works producing greater than 2500 litres per annum</li> <li>(4) Power station</li> <li>(5) Producing, quenching, cutting, crushing or grading coke</li> <li>(6) Waste incinerator</li> <li>(7) Sugar milling or refining</li> <li>(8) Pulp or paper manufacturing</li> <li>(9) Tobacco processing</li> <li>(10) Tannery or works for curing animal skins, hides or finishing leather</li> <li>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</li> <li>(12) Rendering plant</li> <li>(13) Manufacturing chemicals, poisons and explosives</li> <li>(14) Manufacturing fertilisers involving ammonia</li> <li>(15) Manufacturing polyvinyl chloride plastic.</li> </ul>



## 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.

FOR RECONSULTATION (APRIL 2021)

## 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.

FOR RECONSULTATION (APRIL 2021)

## 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.

FOR RECONSULTATION (APRIL 2021)

## 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) 50m<sup>2</sup>.

### Administrative Definitions

**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 25m<sup>2</sup> of land; or
- (c) work involving more than 10m<sup>3</sup> 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).

FOR RECONSULTATION (APRIL 2021)

## Administrative Definitions

**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.



### Administrative Definitions

**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.

FOR RECONSULTATION (APRIL 2021)

## 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.

### Administrative Definitions

**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*.

FOR RECONSULTATION (APRIL 2021)