



ACT Planning &
Land Authority

Definitions

Table of Contents

Part A – Definitions of Development.....	1
Part B – Definitions of Terms.....	32

Part A – Definitions of Development

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Agriculture means broadacre animal farming, crop and pasture production, and <i>horticulture</i> for commercial wholesale production, but does not include <i>animal husbandry</i> or any cultivation or animal farming carried out primarily for the personal enjoyment of, or consumption by, the owner(s) or occupant(s) of land.</p>	<p>Horticulture means the use of land for intensive plant production such as fruit, vegetable or flower production (including berries and vines).</p>	<p>Horse agistment Livestock grazing</p>
	<p>Airport means the use of land for the landing or departure of aircraft; the term includes facilities provided at such premises for the housing, servicing, maintenance and repair of aircraft and for the assembly of passengers and goods prior to the transport of these passengers and goods either to or from an <i>airport</i>.</p>	<p>Helicopter landing facility means the use of land authorised by the Civil Aviation Authority for use by helicopters whether or not terminal facilities or hangar storage are included.</p>	<p>Air cargo facilities Air terminals General aviation facilities Landing fields Military aviation facilities</p>
	<p>Ancillary use means the use of land for a purpose that is ancillary to the primary use of the land.</p>	<p>Outbuilding means a shed, garage or similar structure that is <i>ancillary</i> to the permitted use of the land.</p>	
	<p>Animal care facility means the use of land for the purpose of caring, boarding, breeding or raising of predominantly domestic or household animals.</p>		<p>Catteries Kennels</p>
	<p>Animal husbandry means any form of animal production that either takes place within the confines of a building or buildings where livestock are reared in confined areas excluding any husbandry carried out mainly for the personal enjoyment of, or consumption by, the owner(s) or occupier(s) of the land.</p>		<p>Feedlots Fish farming Poultry establishments Shedded wool production</p>
	<p>Apartment see <i>Multi-unit housing</i></p>	<p>Serviced apartment</p>	<p>Flats Home units</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Aquatic recreation facility means the use of land for a sporting, exercise, pastime or leisure activity, whether or not operated for gain, which is based on the recreational use of an <i>adjacent</i> water feature, but does not include a swimming pool or an aquarium.		Boat landing facilities Boat sheds Marinas Swimming facilities Wharves
	Attached house see <i>Multi-unit housing</i>		Aged persons' unit (attached) Row house Semi-detached house Terrace house Townhouse Villa house
	Boarding house means the use of land to principally provide long term accommodation where meals, laundry or other services are provided only to those residents of the <i>boarding house</i> , and which is not licensed to sell liquor.		Lodging house Private hotel Serviced room
	Bulk landscape supplies means the use of land for the bulk sale of sand, soil, screenings and other such garden materials.		
	Bulky goods retailing see <i>SHOP</i>		Auction rooms Camping equipment sales Carpet sales Do-it-yourself home improvement centres Furniture and furnishing sales Hardware stores Showroom for bulky goods
	Business agency see <i>NON-RETAIL COMMERCIAL USE</i>		Computer service Health insurance agency Real estate agency Travel agency
	Car park means the use of land specifically allocated for the parking of motor vehicles.		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Caravan park/camping ground means the use of land for the placement of caravans or tents for the purpose of temporary accommodation and may include cabins for overnight and holiday accommodation, amenity <i>buildings</i>, recreational and entertainment facilities, manager's <i>office</i> and residence and <i>shops</i> which cater for the occupants of the <i>caravan park/camping ground</i>.</p>		Cabins
	<p>Caretaker's residence see <i>RESIDENTIAL USE</i></p>		
	<p>Cemetery means the use of land for the interment or the cremation of the dead including any <i>funeral parlour</i> or chapel erected on such land and used in connection with the cemetery.</p>		Burial ground Cemetery (public land reserve) Crematorium Graveyard
	<p>Chancellery see <i>Office</i></p>		
	<p>Child care centre see <i>COMMUNITY USE</i></p>		Adjunct care Creche Long day care Occasional care centre Playschool
	<p>Civic administration means the use of land for the purpose of carrying out the legislative and judicial functions of government.</p>		ACT Legislative Assembly Archive Civic centre Court of Law Tribunal
	<p>Club means the use of land as a meeting place for persons associated, or for a body incorporated, for a social, sporting, athletic, literary, political or other like purpose, and which is a licensed premise under the <u>Liquor Act 2010</u>.</p>		Ethnic clubs Football club Labor club Leagues club RSL club
	<p>Commercial accommodation unit see <i>COMMERCIAL ACCOMMODATION USE</i></p>	<p>Serviced apartment</p>	

Umbrella Term	Development	Sub-categories	Some Common Terminology
<p>COMMERCIAL ACCOMMODATION USE does not include a <i>caravan park/camping ground</i> or a <i>group or organised camp</i>.</p>	<p>Commercial accommodation unit means a room or suite of rooms that is made available on a commercial basis for short-term accommodation. A commercial accommodation unit may comprise a <i>dwelling</i> but not a room or suite of rooms within a <i>dwelling</i>. It does not include any associated facility such as a <i>restaurant</i>, bar or functions room, which may be used by the occupants of the premises but, which is also available for use by non occupant members of the public.</p> <p>Guest house means the use of land for one or more <i>commercial accommodation units</i> and where common or shared facilities are provided for the provision of services such as meals and laundry to occupants of the premises but not to non occupant members of the public.</p> <p>Hotel means the use of land for one or more <i>commercial accommodation units</i> and where the premise is licensed under the <u>Liquor Act 2010</u>. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public.</p> <p>Motel means the use of land for one or more <i>commercial accommodation units</i> and where the units are provided with convenient space for parking of motor vehicles. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A motel may be licensed under the <u>Liquor Act 2010</u>.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
<p>COMMERCIAL ACCOMMODATION USE does not include a <i>caravan park/camping ground</i> or a <i>group or organised camp</i>.</p>	<p>Serviced apartment means an <i>apartment</i> that is used as a <i>commercial accommodation unit</i>.</p> <p>Tourist resort means the use of land for one or more <i>commercial accommodation units</i> together with a wide range of recreational and/or cultural facilities in a resort style setting. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A tourist resort may be licensed under the Liquor Act 2010.</p>		
	<p>Communications facility means the use of land for the provision of facilities for postal, telecommunications and other communication purposes including facilities used for receiving and transmitting radiated signals using radio masts, towers, and antennae systems but does not include cabling or ducting used for the carrying of electromagnetic signals.</p>		<p>Mobile phone antenna Satellite or microwave dish Radar equipment Aviation navigation communication Space tracking facility Telecommunication facility, depot Television/radio broadcasting facility Australia Post exchange Australia Post facility, Depot Telephone exchange</p>
	<p>Community activity centre see <i>COMMUNITY USE</i></p>		<p>Child minding Community centre Community hall Meeting rooms Men's Shed Neighbourhood centre Public health, welfare or information services Scout and/or Guide hall Space for community groups</p>
	<p>Community theatre see <i>COMMUNITY USE</i></p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
COMMUNITY USE	<p>Child care centre means the use of land for the purpose of educating, supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the <i>Children and Young People Act 2008</i> or authorised pursuant to the <i>Education and Care Services National Law (ACT) Act 2011</i> and which does not include residential care.</p>		
	<p>Community activity centre means the use of land by a public authority or a body of persons associated for the purpose of providing for the social well being of the community.</p>		
	<p>Community theatre means the use of land for a theatre, cinema, concert hall, auditorium or theatrette run by non-profit organisations.</p>		
	<p>Cultural facility means the use of land for the purpose of cultural activities to which the public normally has access, but does not include a <i>shop</i> for art, craft or sculpture dealer.</p>		
	<p>Educational establishment means the use of land for the purpose of tuition, training or research directed towards the discovery or application of knowledge, whether or not for the purposes of gain, and may include associated residential accommodation.</p>		
	<p>Health facility means the use of land for providing health care services (including diagnosis, preventative care or counselling) or medical or surgical treatment to out-patients only.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
COMMUNITY USE	<p>Hospital means the use of land for the medical care (including diagnosis, preventative care and counselling) of in-patients, whether or not out-patients are also provided with care or treatment, and may include associated residential accommodation.</p>		
	<p>Place of worship means the use of land for the primary purposes of religious worship and associated activities by a congregation, religious group or members of the public whether or not the premises are also used for religious instruction, tuition, meetings, training and other community activities.</p>		
	<p>Religious associated use means the use of land for the activities conducted by religious organisations other than for worship or for <i>offices</i> and may include residential accommodation by ministers of religion.</p>		
	<p>Consolidation has the same meaning as in the <u>Planning and Development Act 2007</u>.</p>		
	<p>Corrections facility means the use of land for the confinement or safe custody of persons so confined as the result of legal process and includes attendance centres established for persons sentenced to serve periods of community service.</p>		<p>Corrections centre Prison Remand centre Youth remand centre</p>
	<p>Craft workshop means the use of land for the manufacture, primarily by manual methods, of craft articles such as leatherwork, pottery, woodwork, hand woven goods and the like.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Cultural facility <i>see</i> COMMUNITY USE		Art gallery Library Museum
	Defence installation means the use of land operated by the Department of Defence or the armed forces of Australia and includes Department of Defence <i>offices</i> , offices associated with national security and defence <i>communications facilities</i> , but does not include facilities associated with military aviation.		
	Department store <i>see</i> SHOP		
	Detached house <i>see</i> <i>Single dwelling housing</i>		Aged persons' unit (detached) Cottage house Courtyard house Standard house
	Diplomatic residence <i>see</i> RESIDENTIAL USE		
	Distribution reservoir <i>see</i> MAJOR UTILITY INSTALLATION		
	Drink establishment means the use of land for the sale of alcoholic beverages and spirits to members of the public primarily for consumption on the premises, and which is a licensed premise under the <u>Liquor Act 2010</u> .		Bar Tavern
	Drive-in cinema means the use of land as an open air cinema that makes provision for the audience or spectators to view that entertainment while seated in motor vehicles.		
	Dual occupancy housing <i>see</i> <i>Multi-unit housing</i>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Educational establishment <i>see</i> <i>COMMUNITY USE</i>		Adult education centre College of Advanced Education High School Kindergarten Other specialist college Pre-school Primary school Road safety education centre Secondary college Sheltered workshop Sports institute Teachers' college Technical and further education (TAFE) University
	Emergency services facility means the use of land for the purpose of providing emergency services and protection for the community.		Ambulance station Civil defence Fire station Police station
	Farm tourism means operating a craft workshop, shop, guesthouse, outdoor recreation facility, overnight camping area or other activity for tourists that is secondary to the use of the land for the primary purpose authorised by the lease.		
	Financial establishment <i>see</i> <i>NON-RETAIL COMMERCIAL USE</i>		Bank Co-operative society Credit union Finance companies
	Freight transport facility means the use of land for the principal purpose of bulk handling and storage of goods or materials whether or not facilities are included for the parking, servicing and repair of vehicles used to transport the goods or materials on <i>site</i> , but does not include any retail sales or wholesaling from the <i>site</i> .		Motor freight forwarding service Motor freight packing, crating service Motor freight terminals and depots

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Funeral parlour means the use of land by an undertaker in the carrying out of that profession. The term includes all <i>ancillary</i> uses such as a funeral chapel and <i>office</i>.</p>		
	<p>General industry means an <i>industry</i>, not being a <i>light, hazardous, offensive or mining industry</i>, in which the processes carried on, the transportation involved or the machinery or materials used have the potential to interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.</p>		
	<p>Group or organised camp means the use of land for the purpose of providing short term share accommodation and recreation facilities by a body of persons associated together for the physical, cultural, spiritual or intellectual welfare of the community.</p>		<p>Church camp Outward Bound camp Religious retreat School camp Scout, Guide camp YMCA camp Youth camp</p>
	<p>Guest house <i>see COMMERCIAL ACCOMMODATION USE</i></p>		<p>Chalet Farmstead accommodation Tourist lodge Youth hostel</p>
	<p>Hazardous industry means an <i>industry</i>, not being a <i>general, light, offensive or mining industry</i>, which by reason of the process involved, or the method of manufacture of the materials used or produced represents a significant source of hazard to human health or life or property, for any reason.</p>		<p>Chemical factory Gas works Liquid fuel depot Petroleum refining</p>
	<p>Hazardous waste facility means the use of land for the collection, storage, treatment or disposal of hazardous waste.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Health facility <i>see COMMUNITY USE</i>		Baby health clinic Consulting room Dental clinic Dental surgery Doctor's surgery Family planning clinic First aid station Health centre Medical centre/clinic Optician Veterinary day clinic X-Ray centre
	Helicopter landing facility <i>see Airport</i>		
	Home business means the use of a residential lease for carrying on a profession, trade, occupation or calling on the land.		
	Horticulture <i>see Agriculture</i>		Hydroponics Market garden Orchard Plant nursery (excluding <i>retail plant nursery</i>)
	Hospital <i>see COMMUNITY USE</i>		
	Hotel <i>see COMMERCIAL ACCOMMODATION USE</i>		
	Hydro-electric power generation means the regulation and diversion of streamflow for the purpose of generating electric power.		
	Incineration facility means the use of land for the disposal of waste by burning.		
	Indoor entertainment facility means the use of land for entertainment where such use is primarily indoors.		Amusement arcade Casino Cinema Commercial theatre Concert hall Dance hall Discotheque Music hall Night club

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Indoor recreation facility means the use of land for sporting activities where such use is primarily indoors.</p>		<p>Fitness centre Gymnasium Indoor sports stadium Indoor swimming pool Squash court</p>
	<p>Industrial trades means the use of land for the selling, hiring, inspection or servicing of goods or materials for industrial, agricultural, construction, transport or like purposes where:</p> <ul style="list-style-type: none"> a) A large area for handling, storage or display is required; and/or b) The activity carried out has the potential to have an impact similar to <i>industry</i> in terms of traffic and parking generation, noise and air pollution, and visual impact. 		<p>Agricultural supplier Agricultural machinery sales and service Builders' supplies Display of building materials Industrial machinery sales and service Timber yard Vehicle repair and maintenance</p>
	<p>Industry means the use of land for the principal purpose of manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, winning of minerals, dismantling, processing, or adapting of any goods or any articles.</p>		
	<p>Landfill site means the use of land for the permanent depositing of waste within the ground.</p>		
	<p>Land management facility means the use of land for land management or the storage of any plant, machinery or materials used in the course of land management, whether or not facilities are included for the parking, servicing and repair of plant or machinery.</p>		<p>Bushfire fighting facility Forest depot Land management depot Ranger station Visitor information centre</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Light industry means an <i>industry</i>, not being a <i>general, offensive, hazardous or mining industry</i>, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise. The use includes a <i>craft workshop</i>.</p>		
	<p>Liquid fuel depot means the use of land for the bulk storage or wholesale distribution of petrol, oil, petroleum products or other inflammable liquids or the retail distribution of drums containing petrol, oil, petroleum products or other inflammable liquids.</p>		
	<p>Major electrical sub-station see <i>MAJOR UTILITY INSTALLATION</i></p>		
	<p>Major gross pollutant trap see <i>MAJOR UTILITY INSTALLATION</i></p>		
	<p>Major pump station see <i>MAJOR UTILITY INSTALLATION</i></p>		
	<p>Major road means a road that is an arterial road, parkway, highway, or the like and any road identified within the transport services zone.</p>		<p>Arterial road Distributor road Freeway Highway Parkway</p>
	<p>Major service conduits see <i>MAJOR UTILITY INSTALLATION</i></p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
MAJOR UTILITY INSTALLATION	Distribution reservoir means a storage tank associated with the maintenance of pressure and supply in the reticulated water supply system.		
	Major electrical sub-station means switching and transformer equipment handling voltages greater than 66kV.		
	Major gross pollutant trap means an open trap constructed on main drains to intercept <i>sediment</i> and trash transported in stormwater.		
	Major pump station means a pump station having a capacity greater than 500 litres per second in the case of water supply; 50 litres per second in the case of sewage; or a natural gas compression station operating at greater than 1000 kPa pressure		
	Major service conduits means the major bulk water supply and reticulation mains having a diameter equal to or greater than 675mm, trunk sewers having a diameter equal to or greater than 750mm, stormwater main drains having a diameter equal to or greater than 900mm or comprising open drains or <i>waterways</i> , transmission lines having a voltage greater than 66kV, gas mains having a diameter greater than 100mm, and major telecommunication cable ducts having a width equal to or greater than 1000mm, coaxial cables, and optical fibre cables.		

Umbrella Term	Development	Sub-categories	Some Common Terminology
MAJOR UTILITY INSTALLATION	Power generation station means equipment and associated buildings constructed for the generation of electricity utilising gas, coal, renewable energy technology or other fuel sources.		
	Treatment plant means a facility constructed for the purposes of physical, chemical or biological treatment of water supply, sewage or stormwater.		
	Tunnel means an underground conduit constructed by tunnelling methods for the purposes of transporting water supply, sewage or other services.		
	Urban lake, pond and/or retardation basin means a dam constructed for the impoundment of urban and rural runoff for the purposes of landscape, recreation, pollution control, or retardation of peak stormflows.		
	Water storage dam means a dam constructed for the purposes of impounding water for water supply purposes.		
	Mental health facility has the same meaning as in the <u>Mental Health (Treatment and Care) Act 1994</u> and this definition is only to be used for the Symonston site as defined in MT4 of the Symonston Precinct Map.		Secure mental health facility Secure mental health unit
	Mining industry means an <i>industry</i> , not being a <i>light, general, hazardous or offensive industry</i> , which extracts minerals, coal, oil, gas or construction materials by such processes as underground or open-cut mining, quarrying, dredging, the operation of wells or evaporation pans, or by recovery from ore dumps or tailings, and includes primary processing operations carried out at or near mine <i>sites</i> as an integral part of the		Quarry

Umbrella Term	Development	Sub-categories	Some Common Terminology
	mining operation and works to rehabilitate the site.		
	Minor road means a road other than a major road.		
	Minor service reticulation means the water supply, sewerage, stormwater and gas pipe reticulation, electricity lines and telecommunication cables which are normally located in road <i>easements</i> or <i>easements</i> within <i>leases</i> .		
	Minor use means the use of land for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; minor service reticulation; other utility services that do not exclude other uses from the land; street furniture and the like.		
	Mobile home means a <i>dwelling</i> capable of being transferred and re-erected from place to place (whether on wheels or not).		
	Mobile home park means the use of land to accommodate <i>mobile homes</i> or caravans, whether temporary or permanent, and includes amenity <i>buildings</i> used for the personal comfort or convenience of or enjoyment of leisure by persons using a <i>mobile home</i> or caravan for residential accommodation in the <i>mobile home park</i> , and may include a <i>caravan park/camping ground</i> .		
	Motel see COMMERCIAL ACCOMMODATION USE		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Multi-unit housing <i>see RESIDENTIAL USE</i>	<p>Apartment means a <i>dwelling</i> located within a <i>building</i> containing two or more <i>dwellings</i> and which is not an attached house.</p> <p>Attached house means a <i>dwelling</i> within a <i>building</i> containing two or more <i>dwellings</i> where each <i>dwelling</i> has within its curtilage open space at ground level and private access for the exclusive use of the occupants of the dwelling.</p> <p>Dual occupancy housing means the use of land that was originally used or leased for the purposes of <i>single dwelling housing</i> for two <i>dwellings</i>.</p>	<p><i>Apartments</i> Cluster housing Multi-dwelling development Multi-unit development</p>
	Municipal depot means the use of land for the storage of any plant, machinery, vehicles, light rail vehicles or materials used in the course of a municipal undertaking, whether or not facilities are included for the parking, servicing and repair of plant, machinery or vehicles.		<p>Bus depot Light rail depot Parks maintenance depot Street cleaning depot Works depot</p>
	Nature conservation area means an area set apart for the purpose of the conservation or preservation of natural and/or cultural values.		
NON RETAIL COMMERCIAL USE	<p>Business agency means the use of land for the purpose of providing a commercial service directly and regularly to the public.</p> <p>Financial establishment means the use of land for the primary purpose of providing finance, investing money, and providing services to lenders, borrowers and investors on a direct and regular basis.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
NON RETAIL COMMERCIAL USE	<p>Office means the use of land for the purpose of administration, clerical, technical, professional or like business activities, including a government <i>office</i>, which does not include dealing with members of the public on a direct and regular basis except where this is <i>ancillary</i> to the main purpose of the <i>office</i>.</p> <p>Public agency means the use of land for the purpose of providing a public service directly and regularly to the public and includes a government agency, which provides a commercial service to the public.</p>		
	<p>Offensive industry means an <i>industry</i>, not being a <i>general, hazardous, light or mining industry</i>, which by reason of the process involved or the method of manufacture or the nature of the materials or goods used, produced or stored requires to be isolated from other <i>buildings</i>, when all measures to reduce or minimise impact have been employed.</p>		<p>Abattoir Saw mill</p>
	<p>Office see NON-RETAIL COMMERCIAL USE</p>	<p>Chancellery means an <i>office</i> attached to an embassy, high commission, consulate, legation or <i>diplomatic residence</i> which is specifically for diplomatic use.</p>	<p>Chancellery Departmental offices Private sector offices Professional suite Statutory authority offices</p>
	<p>Outdoor education establishment means the use of land for an education centre for children or adults where the primary focus is on the natural and/or cultural resources of the area. It may include a residence where this is necessary for the protection or management of the primary facility.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Outdoor recreation facility means the use of land for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors.</p>		<p>Archery Bowling green BMX track Community garden Croquet green Enclosed oval Equestrian facility Golf course Grass, Snow ski run Model aviation/aero modelling Motor bike, Mini-Bike track Motor racing track Netball court Racecourse, Trotting track Showground Skate board arena Sporting rifle range Sportsground Stadium, arena Swimming pool (outdoor) Tennis court Velodrome</p>
	<p>Outbuilding <i>see Ancillary use</i></p>		
	<p>Overnight camping area means the use of land for holiday and recreational purposes which involves primarily the setting up and use of tents for overnight accommodation which is open to public use.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Parkland means the use of land for recreation, conservation or amenity purposes and includes facilities for the enjoyment and convenience of the public, such as kiosks, <i>car parks</i>, shelters, pavilions, public toilets and the like. The term also includes the use of the land for the management of stormwater drainage, for <i>community paths</i> and landscape buffers, and for other <i>minor utility</i> purposes where such uses can be integrated into the open space system. It has unrestricted public access.</p>		<p>Botanic gardens and public arboretum Hilltop reserve Lake, rivershore reserve Picnic area Playground Public park Public lookout Recreational reserve Regional park Town park</p>
	<p>Pedestrian plaza means an open or sheltered area other than part of a <i>building</i>, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited.</p>		
	<p>Personal service see <i>SHOP</i></p>		<p>Dry cleaner Hairdresser Massage parlour Photographer Shoe repairer Skin care</p>
	<p>Place of assembly means the use of land for gatherings of people to attend functions, whether or not for the purposes of gain.</p>		<p>Auditorium Convention centre Exhibition hall Reception rooms Trade fair</p>
	<p>Place of worship see COMMUNITY USE</p>		<p>Chapel Church Mosque Shrine Synagogue Temple</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Plant and equipment hire establishment means the use of land where plant and equipment are stored, displayed and hired out or leased to persons for intermittent use, but does not include premises used for the purposes of hiring home entertainment equipment, such as stereo sound systems, televisions, video cassette recorders, video tapes and the like.</p>		
	<p>Plantation forestry means the growing of trees in plantation form for the production of fibres, pulp, timber and logs, and including roads, tracks and break construction, cultivation, planting, fertilising, tending, harvesting and regeneration and associated facilities such as depots for storage of equipment, plants, materials and fuel, vehicle workshops and garaging, fire fighting facilities and accommodation for administration and support staff.</p>		<p>Hardwood plantation forestry Pine plantation</p>
	<p>Playing field means the use of land for the conduct of sports, athletics and games and includes facilities with such land for the enjoyment or convenience of the public such as kiosks, car parks, changing facilities, pavilions and the like. It has unrestricted public access.</p>		<p>Unfenced oval</p>
	<p>Power generation station see MAJOR UTILITY INSTALLATION</p>	<p>Hydro-electric power generation means the regulation and diversion of streamflow for the purpose of generating electric power.</p>	

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Produce market means the use of land for the sale from market buildings or stalls of fruit and vegetables and other primary produce and may include the sale of other products, which complement this primary purpose.</p>		Fruit and vegetable stall
	<p>Public agency see NON-RETAIL COMMERCIAL USE</p>		CES office Community and Health Services Departmental shopfront Legal Aid office Motor registry Post office Totalisator Agency Board (TAB)
	<p>Public transport facility means the use of land for the assembly, transport or dispersal of passengers travelling by any form of public transport, whether or not such public transport is provided by a public or private agency, and include facilities for the manoeuvring and temporary layover of public transport vehicles and driver amenities.</p>	<p>Light rail means a system for the provision of light rail public transport services, including tracks, catenaries, supports for tracks and catenaries, stops, access to stops, signalling and other control facilities and other facilities and equipment associated with the provision of those services.</p> <p>The term excludes light rail depot and electrical substation facilities.</p>	Bus interchange Bus layover Bus terminal (interstate) Driver rest facility Inter-town public transport route Transport ticket services
	<p>Railway use means any of the following uses:</p> <ul style="list-style-type: none"> a) a railway line for passenger and/or freight movement; b) a railway station; c) a railway freight terminal; and/or d) a railway equipment maintenance depot; <p>and includes land and reservations of land set aside for railway purposes.</p> <p>The term excludes light rail</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Recyclable materials collection means the use of land for depositing and temporarily storing discarded materials that are suitable for recycling, such as paper, glass, clothing, garden waste and plastics, which are to be transported elsewhere for recycling.</p>		
	<p>Recycling facility means the use of land for depositing, storing, separating, dismantling, salvaging, treating, renovating or redistributing discarded materials and scrap goods for use as recycled materials, such as paper, glass, plastics, timber, garden and food waste, metals, manufacturing off-cuts, household goods and oils.</p>		<p>Composting facility Motor vehicle wrecker's yard Scrap metal dealer Second-hand building materials yard</p>
	<p>Religious associated use see <i>COMMUNITY USE</i></p>		<p>Church meeting hall Convent Monastery Presbytery, Manse, Rectory Priory</p>
	<p>Residential Care Accommodation see <i>RESIDENTIAL USE</i></p>		<p>Nursing home Hospice Supported dwelling Convalescent home</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
RESIDENTIAL USE	<p>Caretaker's residence means any <i>dwelling</i> used for the residence of a caretaker, in connection with another land use, including <i>industry</i> and commercial activity.</p>	<p>Diplomatic residence means a <i>dwelling</i> specifically for the residential use of diplomatic staff of an embassy, a high commission, a legation or a consulate.</p> <p>Special dwelling means a <i>dwelling</i> used or to be used by a government agency or community organisation receiving government funding or housing assistance, to provide shelter and support for persons with special accommodation needs.</p>	
	<p>Multi-unit housing means the use of land for more than one <i>dwelling</i> and includes but is not limited to <i>dual occupancy housing</i>.</p>		
	<p>Residential Care Accommodation means the use of land by an agency or organisation that exists for the purposes of providing accommodation and services such as the provision of meals, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and preparation may be carried out on site or elsewhere.</p>		
	<p>Retirement Village means premises where older members of the community or retired people live, or will live, in independent living units or serviced units, under a retirement village scheme.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
RESIDENTIAL USE	<p>Retirement village scheme, for a retirement village, means a scheme under which a person may –</p> <ul style="list-style-type: none"> a) enter into a residence contract with the scheme operator for the retirement village; and b) on payment of an ingoing contribution, acquire personally or for someone else a right to live in the retirement village, however the right accrues; and c) on payment of the relevant charge, acquires personally or for someone else a right to receive one (1) or more services in relation to the retirement village. 		
	<p>Secondary residence means a second <i>dwelling</i> on a <i>block</i>.</p>		
	<p>Single dwelling housing means the use of land for residential purposes for a single <i>dwelling</i> only.</p>		
	<p>Supportive housing means the use of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained <i>dwellings</i>. The term does not include a <i>retirement village</i> or student accommodation.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Restaurant means the use of land for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the <u>Liquor Act 2010</u> and whether or not entertainment is provided.</p>		<p>Common Terminology for 'Restaurant' was removed on 16 October 2006 under Variation Number 256</p>
	<p>Retail plant nursery <i>see SHOP</i></p>		
	<p>Retirement village <i>see RESIDENTIAL USE</i></p>		
	<p>Sand and gravel extraction means the extraction of sand and gravel deposited in the bed of a stream or flood plain, or of deposits associated with deposition in a previous geological period.</p>		
	<p>Scientific research establishment means the use of land for the purpose of scientific research including the development of electronic technology, biotechnology or other scientific disciplines for application to commerce, <i>industry</i>, or government.</p>		<p>Agricultural research facility CSIRO facility Meteorological use Observatory Plant and animal quarantine facilities Rural research field stations Scientific laboratory</p>
	<p>Serviced apartment <i>see COMMERCIAL ACCOMMODATION USE</i></p>		
	<p>Service station means the use of land for the fuelling and/or servicing of motor vehicles, whether or not the land is also used for any one or more of the following purposes:</p> <ul style="list-style-type: none"> a) the sale by retail of spare parts and accessories for motor vehicles; b) washing and greasing of motor vehicles; c) installation of accessories; d) the retail sale of other goods, within an <i>ancillary</i> retail area not greater than 150m² in area; e) providing toilet facilities, amenities and service for motorists; 		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	f) repairing of motor vehicles (other than body building, panel beating or spray painting); and g) the hiring of trailers.		
SHOP means the use of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services	<p>Bulky goods retailing means a <i>shop</i> which includes a loading dock within the building, and where the goods or materials sold or displayed are of such a size, shape or weight as to require:</p> <ul style="list-style-type: none"> a) a large area for handling, storage or display; and/or b) direct vehicular access to the <i>site</i> by members of the public, for the purpose of loading goods or materials into their vehicles after purchase, but does not include any <i>shop</i> used primarily for the sale of food or clothing. <p>Department store means a <i>shop</i> in which goods are sold by separate departments within the <i>shop</i> and from which a significant amount or proportion of retail sales occur from at least four of the following types of goods: furniture and floor coverings; fabrics and household textiles; clothing; footwear; household appliances; china, glassware and domestic hardware.</p> <p>Personal service means a <i>shop</i> used primarily for selling services and in which the sale of goods is <i>ancillary</i> to the service provided.</p> <p>Retail plant nursery means a <i>shop</i> used for the propagation and sale of plants, shrubs, trees and garden supplies.</p>		Antique dealer Art, craft or sculpture dealer Auction room Boutique Butcher Camping supplies store Chemist Convenience store Delicatessen Florist Gift shop Greengrocer Grocer Household appliances Liquor store Newsagent Pet shop Photographic store Sound centre Sportsgoods Toy store Video hire

Umbrella Term	Development	Sub-categories	Some Common Terminology
<p>SHOP means the use of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services</p>	<p>Supermarket means a <i>large shop</i> selling food and other household items where the selection of goods is organised on a self-service basis.</p> <p>Take-away food shop means a <i>shop</i>, which is predominantly for the preparation of food and refreshments for consumption elsewhere.</p>		
	<p>Sign means any device or representation openly visible to the general public for the purpose of direction or control or information, or displaying an <i>advertisement</i>.</p>		
	<p>Single dwelling housing see <i>RESIDENTIAL USE</i></p>	<p>Detached house means a <i>building</i> comprising a single <i>dwelling</i> which is not attached to any other <i>building</i> where the <i>dwelling</i> has within its curtilage open space at ground level and private access for the exclusive use of the occupants of the <i>dwelling</i> and may include a free standing <i>dwelling</i> in a <i>multi-unit development</i>.</p>	
	<p>Special dwelling see <i>RESIDENTIAL USE</i></p>		<p>Half-way house Refuge Residential treatment unit</p>
	<p>Stock/sale yard means the use of land for the purpose of a market for the sale of animals and the holding of livestock pending their sale.</p>		
	<p>Stock water supply see <i>Water storage dam</i></p>		
	<p>Store means the use of land for the storage, whether permanent or temporary, of goods (not including obsolete motor vehicles or obsolete machinery) within or upon which no trade (whether retail or wholesale) or <i>industry</i> is carried on.</p>		<p>Minor industrial area Self storage</p>
	<p>Subdivision has the same meaning as in Section 7 of the Planning and Development Act 2007.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Supportive Housing <i>see RESIDENTIAL USE</i>		Aged persons units Community housing Older persons units Rooming house Social housing University college
	Supermarket <i>see SHOP</i>		
	Take-away food shop <i>see SHOP</i>		
	Temporary Use means the use of unleased land for a purpose that is temporary in nature and for which a licence may be issued for a maximum term of three years and which may be renewed.		
	Tourist facility means the use of land for providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public and may include a <i>restaurant, cafe, bar, service station, tourist accommodation</i> and the retail sale of arts and crafts, souvenirs, antiques and the like.		Amusement park Theme park

Umbrella Term	Development	Sub-categories	Some Common Terminology
	Tourist resort see <i>COMMERCIAL ACCOMMODATION USE</i>		
	Transport depot means the use of land for the parking or storage of motor vehicles used in connection with a commercial or industrial transport undertaking.		
	Treatment plant see <i>MAJOR UTILITY INSTALLATION</i>		
	Tunnel see <i>MAJOR UTILITY INSTALLATION</i> Urban lake, pond and/or retardation basin see <i>MAJOR UTILITY INSTALLATION</i>		
	Vehicle sales means the use of land for the sale, hire, display or offering for sale or hire of new or used motor vehicles, caravans, motor cycles, boats, trailers or other vehicles. The term includes the <i>ancillary</i> use of such premises for the sale of spare parts or accessories and the storage, cleaning and maintenance of such vehicles, but does not include a <i>service station</i> .		Boat, caravan dealer Car, truck dealer Motor cycle dealer
	Veterinary hospital means the use of land for diagnosis, surgical or medical treatment of animals, and where the animals may be kept on the premises overnight for the purposes of treatment.		
	Warehouse means the use of land for the purposes of the bulk sale of goods to be retailed by others or the bulk storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade but does not include premises used for the purpose of bulk storage of calcium carbide, flammable liquid, solid fuel, gas, hide, skins, tallow, bones, or motor vehicles for recovery of spare parts or accessories.		Cold storage Food storage

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>Waste transfer station means the use of land for the collection of waste into bulk containers for the further transport to a <i>landfill site, recycling facility</i> or other waste disposal facility.</p>		
	<p>Water storage dam <i>see MAJOR UTILITY INSTALLATION</i></p>	<p>Distribution reservoir Stock water supply</p>	
	<p>Woodlot means disaggregated plots and clumps of trees grown for production and/or landcare shelter belt and landscape purposes.</p>		
	<p>Zoological facility means the use of land for the containment of animals for viewing by members of the public.</p>		<p>Aquarium Oceanarium Wildlife sanctuary Zoo</p>

Part B – Definitions of Terms

Adjacent means either being contiguous with the subject location; or, if separated only by a <i>road</i> , where the <i>front boundary</i> faces the section of the road which separates it from the subject location.
Adjunct means associated with but not necessarily part of.
Advertisement means any device or representation visible to the general public which is for the purpose of directly or indirectly promoting sales or drawing attention to an enterprise or undertaking, and includes any hoarding or similar <i>structure</i> , any bunting, flag or streamer, or any balloon used or adapted for use for the display of <i>advertisements</i> or attracting attention.
AEP (Annual Exceedance Probability) means the probability in any one year of a storm event exceeding a specified stream flow level.
AHD means Australian Height Datum.
Ancillary means associated with and directly related to, but incidental and subordinate to the predominant use.
Application has the same meaning as in the <i>Planning and Development Act 2007</i> .
Approval has the same meaning as in the <i>Planning and Development Act 2007</i> .
Aquatic habitat means the lake, river and stream margins, banks and beds, which sustain diverse populations of plants and animals.
Aquatic migration corridor means river corridors and associated streams and wetlands upon which a number of animals are dependent for their movement and survival in the region.
Articulation Zone means a specified area on a block within which the design of the façade of buildings is required to be articulated in order to provide visual interest to the streetscape. Forms of articulation may include architectural elements and detailing to be incorporated into the building façade and variations to building alignment particularly in response to existing landscape features.
Attic means any habitable space contained wholly within a roof pitched at not more than 36 degrees above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.
Authority means the Planning and Land Authority established by section 10 of the <i>Planning and Development Act 2007</i> .
Backlighting means, in relation to a <i>sign</i> , the internal illumination of a <i>sign</i> box and the internal illumination of individual letters or characters comprising a <i>sign</i> , provided that the <i>sign</i> box, letter or character is constructed of translucent and not transparent materials.
Balcony means a small outdoor area, raised above the ground, directly accessible from within the <i>building</i> and open except for a balustrade on at least one side.
Basement means a space within a <i>building</i> where the floor level of the space is predominantly below <i>datum ground level</i> and where the <i>finished floor level</i> of the level immediately above the space is less than 1.0 metre above <i>datum ground level</i> .
Blank wall means any wall, which has no openings such as windows or doors.
Block means a parcel of land, whether or not the subject of a <i>lease</i> .
Building includes: <ul style="list-style-type: none"> a) an addition to a <i>building</i>; b) a <i>structure</i> attached to a <i>building</i>; and c) a part of a <i>building</i>.
Building line means a line drawn parallel to any <i>front boundary</i> along the front face of the <i>building</i> or through the point on a <i>building</i> closest to the <i>front boundary</i> . Where a terrace, landing, porch, <i>balcony</i> or verandah is more than 1.5 metres above the adjoining <i>finished ground level</i> or is covered by a roof, it shall be deemed to be part of the <i>building</i> .
Carport means a car shelter wholly or partly enclosed on not more than two sides.
Communal open space means common outdoor open space for recreation and relaxation of residents of a housing development.
Community garden means the use of land for the cultivation of produce primarily for personal use by those people undertaking the gardening, including demonstration gardening or other environmental activities which encourage the involvement of schools, youth groups and citizens in gardening activities.
Community path system means a route constructed or under reserve which includes a path (cycle path) open to the public for the use of non-motorised traffic, such as bicycles, pedestrians and joggers, and for motorised wheel chairs.
Compact block means a <i>block</i> with an area of 250m ² or less.

Consolidation has the same meaning as in the <i>Planning and Development Act 2007</i> .
Controlled activity has the same meaning as in the <i>Planning and Development Act 2007</i> .
Datum ground level means the level of the surface of the ground as defined in a field survey and authorised by a qualified surveyor at the time of operational acceptance for greenfield development or prior to any new earthworks having occurred after that time.
Defined land has the same meaning as in the <i>Planning and Development Act 2007</i>
Desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting <i>streetscape</i> that is consistent with the relevant zone objectives, and any statement of desired character in a relevant precinct code.
Development has the same meaning as in the <i>Planning and Development Act 2007</i> .
Development condition means any condition subject to the <i>Planning and Development Act 2007</i> , contained in a lease or an agreement collateral to a lease, or in a lease or an agreement collateral to the lease that was made prior to the commencement of the <i>Planning and Development Act 2007</i> .
Discharge - stormwater means the discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment.
Discharge - wastewater means liquid waste discharged from domestic, agricultural (feed lots) or industrial sources, or from associated treatment facilities.
Domestic water supply means the water stored, diverted, treated and reticulated for the primary purpose of domestic use.
Domestic water supply - fully treated means the provision of flocculation and sedimentation, filtration and disinfection.
Domestic water supply - partially treated means the provision of direct filtration and disinfection (dependent on raw water having limited suspended solids levels).
Domestic water supply - disinfected means the provision of disinfection only (dependent on raw water substantially free of suspended solids).
Dwelling has the same meaning as in the Planning and Development Regulation 2008.
Environment includes biological, physical, social, cultural and economic aspects.
Environment values mean the value of the resource for extractive and instream uses by the community, and intrinsic values such as the maintenance of natural ecosystems.
Environmental assessment has the same meaning as in the <i>Planning and Development Act 2007</i>
Erosion means the mobilisation of soil as a result of loss of vegetative cover, scouring by runoff, or associated with slope instability.
Estate Development Plan means a plan setting out the proposed pattern of subdivision and infrastructure works for an estate and which is required to be approved prior to the undertaking of the works and the granting of leases for the subdivided blocks.
External wall means an external wall that may also incorporate any of the following <ul style="list-style-type: none"> a) windows with sill heights at or above 1.7m from the floor b) screened decks c) fixed pane windows with obscure glass d) awning sashes with obscure glass and with an opening of not more than 30cm to the horizontal e) obscure glass bricks.
Fin wall means an external wall built on the <i>block</i> boundary side of a <i>lateral opening</i> , to screen that opening to and from an adjoining <i>block</i> .
Finished floor level (FFL) means the level of the upper surface of the relevant floor.
Finished ground level (FGL) means the ground level after completion of all excavation and earthworks.
Fishing means the use of bait, lures or other devices for the purpose of catching fish, for recreational or commercial purposes.
Floodplain means that area of stream or drainage corridor which is inundated by the 1 in 100 Annual Exceedance Probability (AEP) event.
Front boundary means any boundary of a <i>block adjacent</i> to a public <i>road</i> , public reserve or public pedestrian way.
Front loading block means a block where vehicular access is not obtained from a rear lane.
Front Zone means the area of a block between the <i>front boundary</i> and the <i>building line</i> or at the minimum front setback of the lower floor level for the block whichever is greater. (Note: for the purpose of this definition, the <i>front zone</i> shall not be more than 10m from the <i>front boundary</i>).

Garage means a car shelter wholly or partly enclosed on more than two sides and includes an outbuilding as defined in the Building Code of Australia.
Gross floor area (GFA) means the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the centre lines of walls separating the building from any other building, excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking.
Groundwater means an underground zone of porous or fractured rock within which water may be stored.
Groundwater abstraction means abstraction by pumping, for the purpose of offstream use of water.
Habitable room means any room within a dwelling used or adapted to be used for the purpose of living, sleeping, or the eating or cooking of food and includes lounge rooms, family rooms, dining rooms, rumpus rooms, bedrooms, kitchens, but does not include bathrooms, laundries, <i>garages</i> , or garden sheds.
Height of building means the vertical distance between <i>datum ground level</i> to the highest point or points of the <i>building</i> .
Height of wall means the vertical distance between the <i>datum ground level</i> directly beneath the outside face of any external wall and the top of the wall or roof at the wall line, parapet or balustrade (whichever is the higher). In the case of a gable or skillion end, the maximum height of wall shall be measured to a level midway between the ridge line and the top of the eaves or fascia.
Heritage Register has the same meaning as in the <i>Heritage Act 2004</i>
Inquiry has the same meaning as in the <i>Planning and Development Act 2007</i> .
Integrated housing development means development where the developer: <ul style="list-style-type: none"> a) is responsible for the planning, design and building of all the housing and associated facilities; or b) undertakes the site planning and development of infrastructure as well as establishing general requirements for building design without actually constructing the dwellings.
Integrated housing development parcel means a parcel of land intended to be <ul style="list-style-type: none"> a) subdivided into two or more single dwelling blocks, and b) used for an integrated housing development.
Integrated housing development plan means one or more drawings describing a proposed <i>integrated housing development</i> .
Irrigation water supply means water abstracted, stored, treated and reticulated for use for the irrigation of landscape or crops.
Land includes water.
Land capability means use of land according to its capacity to sustain such use, without long term degradation.
Large block means a <i>block</i> with an area greater than 500m ² .
Lateral opening means a window or door, which is approximately at right angles to a <i>block</i> boundary.
Lease has the same meaning as in the <i>Planning and Development Act 2007</i> .
Lessee has the same meaning as in the <i>Planning and Development Act 2007</i> .
Lower floor level (LFL) means a <i>finished floor level</i> which is 1.8 metres or less above <i>datum ground level</i> at any point.
Mid sized block means a <i>block</i> with an area greater than 250m ² but less than or equal to 500m ² .
Natural ground level means the ground level at the date of grant of the lease of the <i>block</i> .
Northern boundary means a boundary of a <i>block</i> where a line drawn perpendicular to the boundary outwards is oriented between 45° west of north and 45° east of north.
Objection has the same meaning as in the <i>Planning and Development Act 2007</i> .
Planting area means an area of land within a block that is not covered by buildings, vehicle parking and manoeuvring areas or any other form of impermeable surface and that is available for landscape planting.
Plot ratio means the <i>gross floor area</i> in a <i>building</i> divided by the area of the <i>site</i> .
Primary building zone means the area between the <i>front zone</i> and a line projected 12m distant.
Primary window means the main window of a habitable room.
Principal private open space means private open space that is directly accessible from a habitable room other than a bedroom.
Private open space means an outdoor area within a block useable for outdoor living activities, and may include balconies, terraces or decks but does not include any area required to be provided for the parking of motor vehicles and any common driveways and common vehicle manoeuvring areas. Up to 25 per cent of any part of private open space may be roofed over, except that a balcony may be entirely roofed over.
Rear loading block means a block where vehicular access is obtained from a rear lane.
Rear zone means the area of a block behind the <i>primary building zone</i> .

Relevant authority has the same meaning as in the <i>Planning and Development Act 2007</i> .
Remnant native vegetation means the structural and/or floristic characteristics of the vegetation as it would have been prior to European settlement.
RL (Reduced Level) means the vertical height in metres above Australian Height Datum (AHD).
Residential block means a <i>block</i> that has at least one of the following characteristics – a) zoned residential b) affected by a lease which authorises residential use. but does not include one or more of the following any land intended to remain as unleased Territory land or public open space.
Residential redevelopment means development that involves: a) substantial or total demolition of an existing dwelling on land previously used for residential purposes and replacement with one or more new dwellings; b) establishment of one or more new dwellings on land previously used for residential purposes in addition to an existing dwelling; or c) substantial alterations to an existing dwelling that would result in a significant change to the scale and/ or character of the dwelling.
Road means any way or street (so called), whether in existence or under reserve, open to the public which is provided and maintained for the passage of vehicles, persons and animals and which may include footpaths, community paths, bus lay-bys, light rail tracks, turning areas, or traffic controls.
Screening device means a permanent structure that comprise one or more of the following a) opaque or translucent glazing b) solid panels c) perforated panels or trellises with a maximum 25% openings.
Screen wall means a wall at least 1.8 metres high and visually opaque.
Secondary street frontage means the frontage of a corner <i>block</i> nominated in a precinct code or, if not so nominated, nominated by the applicant.
Secondary window means a window to a non habitable room, a window with a sill height at least 1.7 m above <i>finished floor level</i> , or a window with fixed obscure glazing.
Section means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
Section Master Plan means a plan of a section and surrounds indicating a development context for individual development proposals and providing guidance on how sites in the section may logically be developed.
Sediment means the coarse particles (such as sand, silt and gravel) and organic particulates transported by storm runoff and streamflow.
Setback means the minimum horizontal distance between a <i>building</i> wall or the outside face of a <i>balcony</i> , deck or supporting posts of a <i>carport</i> or verandah roof and the relevant <i>block</i> boundary.
Sewer vent means a vent connected to a trunk sewer to evacuate foul air from sewers.
Sewerage storm tank means an earth or concrete storage tank provided to contain sewage storm overflow in excess of sewer or pump capacity.
Side boundary means a <i>block</i> boundary extending from a street frontage and <i>adjacent</i> to one other <i>block</i> only.
Sill height means the vertical height of a window sill above the <i>finished floor level</i> which it serves.
Single dwelling block means a <i>block</i> with one of the following characteristics - a) originally leased or used for the purpose of single dwelling housing b) created by a consolidation of blocks, at least one of which was originally leased or used for the purpose of single dwelling housing.
Site means a <i>block</i> , <i>lease</i> or other lawful occupation of land, or adjoining <i>blocks</i> , <i>leases</i> or lawful occupancies in the event of these being used for a single undertaking or operation, but excludes the area of any access driveway or right-of-way
Site coverage the proportion of the actual <i>site</i> covered by <i>dwellings</i> and all other <i>buildings</i>
Storey means a space within a <i>building</i> that is situated between one floor level and the floor level next above, or if there is no floor level above, the ceiling or roof above but does not include an <i>attic</i> or a <i>basement</i> .
Streamflow diversion means the impoundment and diversion of streamflow to pipes or channels, for the purpose of offstream use of water.
Streamflow regulation means the retention of portion of streamflow in a pond or reservoir for some period of time, for subsequent release downstream.

Streetscape includes the visible components within a street (or part of a street) including the private land between facing <i>buildings</i> , including the form of <i>buildings</i> , treatment of <i>setbacks</i> , fencing, existing trees, landscaping, driveway and street layout and surfaces, utility services and street furniture such as lighting, <i>signs</i> , barriers and bus shelters.
Street facade means the facing wall of a <i>building</i> fronting a street, other than courtyard walls or <i>carports</i> and <i>garages</i> .
Structure includes a fence, mast, antenna, aerial road, footpath, driveway, carpark, culvert or service conduit or cable.
Surface area of a sign means the entire area within a single continuous perimeter enclosing the extreme limit of writing, representation, emblem or any figure or similar character, together with any material or colour forming an integral part of the display or used to differentiate such a <i>sign</i> from the background against which it is placed, and only includes one side of a double faced <i>sign</i> when the sides are back-to-back or the sides are divergent but display identical writing or other representation but facing substantially different directions, but does not include the means by which a <i>sign</i> is supported.
Territory has the same meaning as in the <i>ACT (Self Government) Act 1988</i> .
Undercroft Parking means that portion of a building set aside for carparking.
Unscreened deck, balcony or roof terrace excludes staircase landings having a floor area of up to 5 square metres.
Unscreened element means unscreened windows, decks, balconies and external stairs.
Upper floor level (UFL) means a <i>finished floor level</i> , which is greater than 1.8 metres above <i>datum ground level</i> at any point.
Water based recreation means those recreational activities which depend directly (swimming, boating, <i>fishing</i>) or indirectly (landscape) on water bodies (ponds, lakes, streams) for their enjoyment.
Water storage means the retention of portion of streamflow in a pond, lake or reservoir for some period of time.
Water uses means the utilisation of water (instream or off-stream) for a range of beneficial purposes (swimming, <i>fishing</i> , landscape, consumption, irrigation, manufacture, cleaning, etc)
Waterscape means water features (either natural or impounded by <i>structures</i>) whose primary purpose is visual or aesthetic enhancement of the area.
Waterway means the drainage corridors, comprising natural streams, open drains and floodways, dedicated for the primary purpose of drainage of urban areas.