



ACT Planning &  
Land Authority

# Definitions



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## Part A – Definitions of Development

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Agriculture</b> 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><b>Horticulture</b> 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><b>Airport</b> 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><b>Helicopter landing facility</b> 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><b>Ancillary use</b> means the use of land for a purpose that is ancillary to the primary use of the land.</p>	<p><b>Outbuilding</b> means a shed, garage or similar structure that is <i>ancillary</i> to the permitted use of the land.</p>	
	<p><b>Animal care facility</b> 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><b>Animal husbandry</b> 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 occupiers(s) of the land.</p>		<p>Feedlots Fish farming Poultry establishments Shedded wool production</p>
	<p><b>Apartment</b> see <i>Multi-unit housing</i></p>	<p><b>Serviced apartment</b></p>	<p>Flats Home units</p>

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	<p><b>Aquatic recreation facility</b> 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.</p>		<p>Boat landing facilities Boat sheds Marinas Swimming facilities Wharves</p>
	<p><b>Attached house</b> see <i>Multi-unit housing</i></p>		<p>Aged persons' unit (attached) Row house Semi-detached house Terrace house Townhouse Villa house</p>
	<p><b>Boarding house</b> 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.</p>		<p>Lodging house Private hotel Serviced room</p>
	<p><b>Bulk landscape supplies</b> means the use of land for the bulk sale of sand, soil, screenings and other such garden materials.</p>		
	<p><b>Bulky goods retailing</b> see <i>SHOP</i></p>		<p>Auction rooms Camping equipment sales Carpet sales Do-it-yourself home improvement centres Furniture and furnishing sales Hardware stores Showroom for bulky goods</p>
	<p><b>Business agency</b> see <i>NON-RETAIL COMMERCIAL USE</i></p>		<p>Computer service Health insurance agency Real estate agency Travel agency</p>
	<p><b>Car park</b> means the use of land specifically allocated for the parking of motor vehicles.</p>		

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	<p><b>Caravan park/camping ground</b> 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><b>Caretaker's residence</b> see <i>RESIDENTIAL USE</i></p>		
	<p><b>Cemetery</b> 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>	<p><b>Funeral parlour</b></p>	<p>Burial ground Cemetery (public land reserve) Crematorium Graveyard</p>
	<p><b>Chancellery</b> see <i>Office</i></p>		
	<p><b>Child care centre</b> see <i>COMMUNITY USE</i></p>		<p>Adjunct care Creche Long day care Occasional care centre Playschool</p>
	<p><b>Civic administration</b> means the use of land for the purpose of carrying out the legislative and judicial functions of government.</p>		<p>ACT Legislative Assembly Civic centre Court of Law Tribunal</p>
	<p><b>Club</b> 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 1975</u>.</p>		<p>Ethnic clubs Football club Labor club Leagues club RSL club</p>
	<p><b>Commercial accommodation unit</b> see <i>COMMERCIAL ACCOMMODATION USE</i></p>	<p><b>Serviced apartment</b></p>	

Umbrella Term	Development	Sub-categories	Some Common Terminology
<p><b>COMMERCIAL ACCOMODATION USE</b> does not include a <i>caravan park/camping ground</i> or a <i>group or organised camp</i>.</p>	<p><b>Commercial accommodation unit</b> 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><b>Guest house</b> means the use of land 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><b>Hotel</b> 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 1975</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>		



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	<p><b>Motel</b> 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 1975</u>.</p>		
<p><b>COMMERCIAL ACCOMODATION USE</b> does not include a <i>caravan park/camping ground or a group or organised camp</i>.</p>	<p><b>Serviced apartment</b> means an <i>apartment</i> that is used as a <i>commercial accommodation unit</i>.</p> <p><b>Tourist resort</b> 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 <u>Liquor Act 1975</u>.</p>		
	<p><b>Communications facility</b> 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>

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	<p><b>Community activity centre</b> <i>see</i> <i>COMMUNITY USE</i></p>		<p>Child minding Community centre Community hall Meeting rooms Neighbourhood centre Public health, welfare or information services Scout and/or Guide hall Space for community groups</p>
<p><b>COMMUNITY USE</b></p>	<p><b>Community theatre</b> <i>see</i> <i>COMMUNITY USE</i></p> <p><b>Child care centre</b> means the use of land for the purpose of supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the <u>Children and Young People Act 1999</u> and which does not include residential care.</p> <p><b>Community activity centre</b> 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><b>Community theatre</b> means the use of land for a theatre, cinema, concert hall, auditorium or theatrette run by non-profit organisations.</p> <p><b>Cultural facility</b> 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><b>Educational establishment</b> 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>		

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<b>COMMUNITY USE</b>	<p><b>Health facility</b> 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>		
	<p><b>Hospital</b> 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><b>Place of worship</b> 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><b>Religious associated use</b> 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><b>Corrections facility</b> 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><b>Craft workshop</b> 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>		
	<p><b>Cultural facility</b> <i>see COMMUNITY USE</i></p>		<p>Art gallery</p>

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			Library Museum
	<b>Defence installation</b> 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.		
	<b>Department store</b> <i>see SHOP</i>		
	<b>Detached house</b> <i>see Single dwelling housing</i>		Aged persons' unit (detached) Cottage house Courtyard house Standard house
	<b>Diplomatic residence</b> <i>see RESIDENTIAL USE</i>		
	<b>Distribution reservoir</b> <i>see MAJOR UTILITY INSTALLATION</i>		
	<b>Drink establishment</b> 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 1975</u> .		Bar Tavern
	<b>Drive-in cinema</b> 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.		
	<b>Dual occupancy housing</b> <i>see Multi-unit housing</i>		
	<b>Educational establishment</b> <i>see COMMUNITY USE</i>		Adult education centre College of Advanced Education High School Kindergarten Other specialist college Pre-school Primary school

Umbrella Term	Development	Sub-categories	Some Common Terminology
			Road safety education centre Secondary college Sheltered workshop Sports institute Teachers' college Technical and further education (TAFE) University
	<b>Emergency services facility</b> 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
	<b>Farm tourism</b> 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.		
	<b>Financial establishment</b> <i>see NON-RETAIL COMMERCIAL USE</i>		Bank Co-operative society Credit union Finance companies
	<b>Freight transport facility</b> means the use of land used 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
	<b>Funeral parlour</b> 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> .		
	<b>General industry</b> means an <i>industry</i> , not being a <i>light, hazardous, offensive or mining industry</i> , in which the processes carried on,		

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	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.		
	<b>Group or organised camp</b> 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.		Church camp Outward Bound camp Religious retreat School camp Scout, Guide camp YMCA camp Youth camp
	<b>Guest house</b> <i>see COMMERCIAL ACCOMMODATION USE</i>		Chalet Farmstead accommodation Tourist lodge Youth hostel
	<b>Habitable suite</b> <i>see Single dwelling housing</i>		Granny Flat
	<b>Hazardous industry</b> means an <i>industry</i> , not being a <i>general, light, offensive</i> or <i>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.		Chemical factory Gas works Liquid fuel depot Petroleum refining
	<b>Hazardous waste facility</b> means the use of land for the collection, storage, treatment or disposal of hazardous waste.		
	<b>Health facility</b> <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

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			Medical centre/clinic Optician Veterinary surgeon X-Ray centre
	<b>Helicopter landing facility</b> <i>see Airport</i>		
	<b>Home business</b> <i>see RESIDENTIAL USE</i>		
	<b>Horticulture</b> <i>see Agriculture</i>		Hydroponics Market garden Orchard Plant nursery (excluding <i>retail plant nursery</i> )
	<b>Hospital</b> <i>see COMMUNITY USE</i>		
	<b>Hotel</b> <i>see COMMERCIAL ACCOMMODATION USE</i>		
	<b>Hydro-electric power generation</b> means the regulation and diversion of streamflow for the purpose of generating electric power.		
	<b>Incineration facility</b> means the use of land for the disposal of waste by burning.		
	<b>Indoor entertainment facility</b> 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
	<b>Indoor recreation facility</b> means the use of land for sporting activities where such use is primarily indoors.		Fitness centre Gymnasium Indoor sports stadium Indoor swimming pool Squash court
	<b>Industrial trades</b> means the use of land for the selling, hiring or servicing of goods or materials for industrial, agricultural,		Agricultural supplier Agricultural machinery sales and service Builders' supplies

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p>construction, transport or like purposes where:</p> <ul style="list-style-type: none"> <li>a) a large area for handling, storage or display is required; and/or</li> <li>b) the activity carried out has the potential to have an environmental impact similar to <i>industry</i> in terms of traffic and parking generation, noise and air pollution, and visual impact.</li> </ul>		<p>Display of building materials Industrial machinery sales and service Timber yard Vehicle repair and maintenance</p>
	<p><b>Industry</b> 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><b>Landfill site</b> means the use of land for the permanent depositing of waste within the ground.</p>		
	<p><b>Land management facility</b> 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>
	<p><b>Light industry</b> 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><b>Liquid fuel depot</b> means the use of land for the bulk storage or wholesale distribution of petrol, oil, petroleum products or other</p>		



Umbrella Term	Development	Sub-categories	Some Common Terminology
	inflammable liquids or the retail distribution of drums containing petrol, oil, petroleum products or other inflammable liquids.		
	<b>Major electrical sub-station</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Major gross pollutant trap</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Major pump station</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Major road</b> see <i>MAJOR UTILITY INSTALLATION</i>		Arterial road Distributor road Freeway Highway Parkway
	<b>Major service conduits</b> see <i>MAJOR UTILITY INSTALLATION</i>		
<b>MAJOR UTILITY INSTALLATION</b>	<b>Distribution reservoir</b> means a storage tank associated with the maintenance of pressure and supply in the reticulated water supply system.		
	<b>Major electrical sub-station</b> means switching and transformer equipment handling voltages greater than 66kV.		
	<b>Major gross pollutant trap</b> means an open trap constructed on main drains to intercept <i>sediment</i> and trash transported in stormwater.		
	<b>Major pump station</b> 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		
	<b>Major road</b> means a <i>road</i> identified within the Transport Services Zone as shown on the Territory Plan Map.		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Major service conduits</b> 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.</p>		
<p><b>MAJOR UTILITY INSTALLATION</b></p>	<p><b>Power generation station</b> means equipment and associated <i>buildings</i> constructed for the generation of electricity utilising gas, coal or other fuel sources.</p>		
	<p><b>Transport depot</b> means the use of land for the parking or storage of motor vehicles used in connection with a commercial or industrial transport undertaking.</p>		
	<p><b>Treatment plant</b> means a facility constructed for the purposes of physical, chemical or biological treatment of water supply, sewage or stormwater.</p>		
	<p><b>Tunnel</b> means an underground conduit constructed by tunnelling methods for the purposes of transporting water supply, sewage or other services.</p>		
	<p><b>Urban lake, pond and/or retardation basin</b> 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.</p>		

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	<p><b>Water storage dam</b> means a dam constructed for the purposes of impounding water for water supply purposes.</p>		
	<p><b>Mining industry</b> 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 mining operation.</p>		Quarry
	<p><b>Minor service reticulation</b> 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>.</p>		
	<p><b>Minor Use</b> means the use of unleased 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; utility services; public roads; street furniture and the like.</p>		
	<p><b>Mobile home</b> means a <i>dwelling</i> capable of being transferred and re-erected from place to place (whether on wheels or not).</p>		

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	<p><b>Mobile home park</b> 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>.</p>		
	<p><b>Motel</b> see <i>COMMERCIAL ACCOMMODATION USE</i></p>		
	<p><b>Multi-unit housing</b> see <i>RESIDENTIAL USE</i></p>	<p><b>Apartment</b> 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><b>Attached house</b> 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><b>Dual occupancy housing</b> 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><b>Triple occupancy housing</b> means the use of land that was originally used or leased for the purposes of <i>single dwelling housing</i> or <i>dual occupancy housing</i> for three <i>dwellings</i>.</p>	<p><i>apartments</i> cluster housing multi-dwelling development multi-unit development</p>
	<p><b>Municipal depot</b> means the use of land for the storage of any plant, machinery or materials used in the course of a municipal undertaking, whether or not facilities are included for the parking, servicing and repair of plant or machinery.</p>		<p>Bus depot Parks maintenance depot Street cleaning depot Works depot</p>
	<p><b>Nature conservation area</b> means an area</p>		

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	set apart for the purpose of the conservation or preservation of natural and/or cultural values.		
<b>NON RETAIL COMMERCIAL USE</b>	<p><b>Business agency</b> means the use of land for the purpose of providing a commercial service directly and regularly to the public.</p> <p><b>Financial establishment</b> 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>		
<b>NON RETAIL COMMERCIAL USE</b>	<p><b>Office</b> means the use of land used 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><b>Public agency</b> 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>		
	<b>Offensive industry</b> 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.		Abattoir Saw mill

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	<b>Office</b> see NON-RETAIL COMMERCIAL USE	<b>Chancellery</b> means an <i>office</i> attached to an embassy, high commission, consulate, legation or <i>diplomatic residence</i> which is specifically for diplomatic use.	Chancellery Departmental offices Private sector offices Professional suite Statutory authority offices
	<b>Outdoor recreation facility</b> means the use of land for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors.		Archery Bowling green BMX track 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
	<b>Outbuilding</b> see <i>Ancillary use</i>		
	<b>Overnight camping area</b> means the use of land which is open to public use for holiday and recreational purposes which involves primarily the setting up and use of tents for overnight accommodation.		

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	<p><b>Parkland</b> means the use of land which is unrestricted to public access and which is 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.</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><b>Pedestrian plaza</b> 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><b>Personal service</b> see <i>SHOP</i></p>		<p>Dry cleaner Hairdresser Massage parlour Photographer Shoe repairer Skin care</p>
	<p><b>Place of assembly</b> 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><b>Place of worship</b> see COMMUNITY USE</p>		<p>Chapel Church Mosque Shrine Synagogue Temple</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Plant and equipment hire establishment</b> 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><b>Plantation forestry</b> 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><b>Playing field</b> means the use of land which is unrestricted to public access and which is used 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.</p>		<p>Unfenced oval</p>
	<p><b>Power generation station</b> see MAJOR UTILITY INSTALLATION</p>	<p><b>Hydro-electric power generation</b> means the regulation and diversion of streamflow for the purpose of generating electric power.</p>	



Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Produce market</b> 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>		<p>Fruit and vegetable stall</p>
	<p><b>Public agency</b> see NON-RETAIL COMMERCIAL USE</p>		<p>CES office Community and Health Services Departmental shopfront Legal Aid office Motor registry Post office Totalisator Agency Board (TAB)</p>
	<p><b>Public transport facility</b> 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 excludes any facilities required for the parking, and manoeuvring of any public transport vehicle.</p>		<p>Bus interchange Bus terminal (interstate) Driver rest facility Inter-town public transport route Transport ticket services</p>
	<p><b>Railway use</b> means any of the following uses:</p> <ul style="list-style-type: none"> <li>a) a railway line for passenger and/or freight movement;</li> <li>b) a railway station;</li> <li>c) a railway freight terminal; and/or</li> <li>d) a railway equipment maintenance depot;</li> </ul> <p>and includes land and reservations of land set aside for railway purposes.</p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Recyclable materials collection</b> 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><b>Recycling facility</b> 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><b>Religious associated use</b> see  <i>COMMUNITY USE</i></p>		<p>Church meeting hall  Convent  Monastery  Presbytery, Manse, Rectory  Priory</p>
	<p><b>Relocatable unit</b> see <i>Single dwelling housing</i></p>		<p>Granny Flat  Transportable Home</p>
	<p><b>Residential Care Accommodation</b> see  <i>RESIDENTIAL USE</i></p>		<p>nursing home,  hospice,  supported dwelling,  Special dwelling,  convalescent home,  Retirement Complex</p>

Umbrella Term	Development	Sub-categories	Some Common Terminology
RESIDENTIAL USE	<p><b>Caretaker's residence</b> 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><b>Diplomatic residence</b> 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><b>Special dwelling</b> 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><b>Home business</b> means the use of a residential lease for carrying on a profession, trade, occupation or calling on the land.</p>		
	<p><b>Multi-unit housing</b> means the use of land for more than one <i>dwelling</i> and includes but is not limited to <i>dual occupancy housing</i> and <i>triple occupancy housing</i>.</p>		
	<p><b>Single dwelling housing</b> means the use of land for residential purposes for a single <i>dwelling</i> only.</p>		
	<p><b>Residential Care Accommodation</b> 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>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
RESIDENTIAL USE	<p><b>Retirement complex</b> means the use of land for permanent residential accommodation for persons aged 55 years or over and which consists of a grouping of self-care units as well as a hostel and/or nursing home accommodation together with <i>ancillary</i> facilities provided for the use of residents. <i>Ancillary</i> facilities may include chapels, medical consulting rooms, meeting rooms, recreational facilities, therapy rooms, kiosk facilities and the like.</p>		
	<p><b>Supportive Housing</b> 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 dwellings.</p>		
	<p><b>Restaurant</b> 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 1975</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><b>Retail plant nursery</b> see <i>SHOP</i></p>		
	<p><b>Retirement complex</b> see <i>RESIDENTIAL USE</i></p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Road</b> 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, <i>community paths</i>, bus lay-bys and turning areas, or traffic controls.</p>		
	<p><b>Sand and gravel extraction</b> 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><b>Scientific research establishment</b> 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><b>Serviced apartment</b> see <i>COMMERCIAL ACCOMMODATION USE</i></p>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Service station</b> 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"> <li>a) the sale by retail of spare parts and accessories for motor vehicles;</li> <li>b) washing and greasing of motor vehicles;</li> <li>c) installation of accessories;</li> <li>d) the retail sale of other goods, within an <i>ancillary</i> retail area not greater than 150m<sup>2</sup> in area;</li> <li>e) providing toilet facilities, amenities and service for motorists;</li> <li>f) repairing of motor vehicles (other than body building, panel beating or spray painting); and</li> <li>g) the hiring of trailers.</li> </ul>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
<p><b>SHOP</b> 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><b>Bulky goods retailing</b> 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"> <li>a) a large area for handling, storage or display; and/or</li> <li>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.</li> </ul>		<p>Antique dealer Art, craft or sculpture dealer Auction room Butcher Camping supplies store Chemist Delicatessen Florist Gift shop Greengrocer Grocer Household appliances Liquor store Newsagent Pet shop Photographic store Sound centre Sportsgoods Toy store Video hire</p>
	<p><b>Department store</b> 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><b>Personal service</b> 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>		

Umbrella Term	Development	Sub-categories	Some Common Terminology
<b>SHOP</b> means the use of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services	<b>Retail plant nursery</b> means a <i>shop</i> used for the propagation and sale of plants, shrubs, trees and garden supplies.		
	<b>Supermarket</b> means a <i>large shop</i> selling food and other household items where the selection of goods is organised on a self-service basis. <b>Take-away food shop</b> means a <i>shop</i> , which is predominantly for the preparation of food and refreshments for consumption elsewhere.		
	<b>Sign</b> 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> .		
	<b>Single dwelling housing</b> see <i>RESIDENTIAL USE</i>	<b>Detached house</b> 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> . <b>Habitable suite</b> means a room or suite of rooms which is capable of being occupied as a separate domicile within a dwelling but easily reverted to being rooms forming part of that dwelling.	
	<b>Single dwelling housing</b> see <i>RESIDENTIAL USE</i>	<b>Relocatable unit</b> means a room or suite of rooms capable of being occupied as a separate domicile which is designed and constructed in a manner which enables it to be easily transferred to and/or re-erected on another site.	
	<b>Special dwelling</b> see <i>RESIDENTIAL USE</i>		Half-way house Refuge Residential treatment unit



Umbrella Term	Development	Sub-categories	Some Common Terminology
	<b>Stock/sale yard</b> means the use of land for the purpose of a market for the sale of animals and the holding of livestock pending their sale.		
	<b>Stock water supply</b> <i>see Water storage dam</i>		
	<b>Store</b> means the use of land for the storage, whether permanent or temporary, of goods (not including motor vehicles or obsolete machinery) within or upon which no trade (whether retail or wholesale) or <i>industry</i> is carried on.		Minor industrial area Self storage
	<b>Subdivision</b> has the same meaning as in the Planning and Development Act 2007.		
	<b>Supportive Housing</b> <i>see RESIDENTIAL USE</i>		aged persons units, community housing, older persons units, rooming house, university college
	<b>Supermarket</b> <i>see SHOP</i>		
	<b>Take-away food shop</b> <i>see SHOP</i>		
	<b>Temporary Use</b> 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.		
	<b>Tourist facility</b> 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
	<b>Tourist resort</b> see <i>COMMERCIAL ACCOMMODATION USE</i>		
	<b>Transport depot</b> means the use of land for the parking or storage of motor vehicles used in connection with a commercial or industrial transport undertaking.		
	<b>Treatment plant</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Tunnel</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Urban lake, pond and/or retardation basin</b> see <i>MAJOR UTILITY INSTALLATION</i>		
	<b>Vehicle sales</b> 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
	<b>Veterinary hospital</b> means the use of land for diagnosis, surgical or medical treatment of animals, and where the animals may be kept on the premises for the purposes of treatment.		

Umbrella Term	Development	Sub-categories	Some Common Terminology
	<p><b>Warehouse</b> 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.</p>		<p>Cold storage Food storage</p>
	<p><b>Waste transfer station</b> 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><b>Water storage dam</b> <i>see MAJOR UTILITY INSTALLATION</i></p>	<p><b>Distribution reservoir</b> <b>Stock water supply</b></p>	
	<p><b>Woodlot</b> means disaggregated plots and clumps of trees grown for production and/or landcare shelter belt and landscape purposes.</p>		
	<p><b>Zoological facility</b> 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

<b>Adjacent</b> 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.
<b>Adjunct</b> means associated with but not necessarily part of.
<b>Advertisement</b> 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.
<b>AEP (Annual Exceedance Probability)</b> means the probability in any one year of a storm event exceeding a specified stream flow level.
<b>AHD</b> means Australian Height Datum.
<b>Ancillary</b> means associated with and directly related to, but incidental and subordinate to the predominant use.
<b>Application</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Approval</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Aquatic habitat</b> means the lake, river and stream margins, banks and beds, which sustain diverse populations of plants and animals.
<b>Aquatic migration corridor</b> means river corridors and associated streams and wetlands upon which a number of animals are dependent for their movement and survival in the region.
<b>Articulation Zone</b> 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.
<b>Attic</b> 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.
<b>Authority</b> means the Planning and Land Authority established by section 7 of the Planning and Land Act 2002
<b>Backlighting</b> 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.
<b>Balcony</b> 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.
<b>Basement</b> means a space within a <i>building</i> where the floor level of the space is predominantly below <i>natural 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>natural ground level</i> .
<b>Blank wall</b> means any wall, which has no openings such as windows or doors.
<b>Block</b> means a parcel of land, whether or not the subject of a <i>lease</i> .
<b>Building</b> includes: <ul style="list-style-type: none"> <li>a) an addition to a <i>building</i>;</li> <li>b) a <i>structure</i> attached to a <i>building</i>; and</li> <li>c) a part of a <i>building</i>.</li> </ul>
<b>Building envelope plan</b> means a plan relating to <i>blocks</i> in an estate specifying envelopes within which <i>buildings</i> will be required to be constructed along with any other specific block development controls and which is linked to and approved along with the <i>Estate Development Plan</i> .
<b>Building line</b> 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> .
<b>Carport</b> means a car shelter wholly or partly enclosed on not more than two sides.
<b>Communal open space</b> means common outdoor open space for recreation and relaxation of residents of a housing development.
<b>Community path system</b> 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.
<b>Consolidation</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Controlled activity</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .

<b>Defined land</b> has the same meaning as in the <i>Planning and Development Act 2007</i>
<b>Development</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Development condition</b> 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> .
<b>Discharge - stormwater</b> means the discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment.
<b>Discharge - wastewater</b> means liquid waste discharged from domestic, agricultural (feed lots) or industrial sources, or from associated treatment facilities.
<b>Domestic water supply</b> means the water stored, diverted, treated and reticulated for the primary purpose of domestic use.
<b>Domestic water supply - fully treated</b> means the provision of flocculation and sedimentation, filtration and disinfection.
<b>Domestic water supply - partially treated</b> means the provision of direct filtration and disinfection (dependent on raw water having limited suspended solids levels).
<b>Domestic water supply - disinfected</b> means the provision of disinfection only (dependent on raw water substantially free of suspended solids).
<b>Dwelling</b> means a building or part of a building used as a self contained residence which must include: <ul style="list-style-type: none"> <li>• food preparation facilities;</li> <li>• a bath or shower; and</li> <li>• a closet pan and wash basin.</li> </ul> <p>It includes <i>outbuildings</i> and works normal to a dwelling.</p>
<b>Environment</b> includes biological, physical, social, cultural and economic aspects.
<b>Environment values</b> mean the value of the resource for extractive and instream uses by the community, and intrinsic values such as the maintenance of natural ecosystems.
<b>Environmental assessment</b> has the same meaning as in the <i>Planning and Development Act 2007</i>
<b>Erosion</b> means the mobilisation of soil as a result of loss of vegetative cover, scouring by runoff, or associated with slope instability.
<b>Estate Development Plan</b> 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 and may include a <i>Streetscape Concept Plan</i> and/or <i>Building Envelope Plan</i> .
<b>Fin wall</b> 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> .
<b>Finished floor level (FFL)</b> means the level of the upper surface of the relevant floor.
<b>Finished ground level (FGL)</b> means the ground level after completion of all excavation and earthworks.
<b>Fishing</b> means the use of bait, lures or other devices for the purpose of catching fish, for recreational or commercial purposes.
<b>Floodplain</b> means that area of stream or drainage corridor which is inundated by the 1 in 100 Average Exceedance Probability (AEP) event.
<b>Front boundary</b> means any boundary of a <i>block adjacent</i> to a public <i>road</i> , public reserve or public pedestrian way.
<b>Front loading block</b> means a block where vehicular access is obtained from the front of the block.
<b>Front Zone</b> means the area of a block between the <i>front boundary</i> and the <i>building line</i> or at the minimum front setback 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> ).
<b>Garage</b> 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.
<b>Gross floor area (GFA)</b> 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.
<b>Groundwater</b> means an underground zone of porous or fractured rock within which water may be stored.
<b>Groundwater abstraction</b> means abstraction by pumping, for the purpose of offstream use of water.
<b>Habitable room</b> 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 <i>garden sheds</i> .
<b>Height of building</b> means the vertical distance between <i>natural ground level</i> to the highest point or points of the <i>building</i> .
<b>Height of wall</b> means the vertical distance between the <i>natural 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.
<b>Heritage Register</b> has the same meaning as in the <i>Heritage Act 2004</i>
<b>Inquiry</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Integrated housing development</b> means development where the developer: <ul style="list-style-type: none"> <li>a) is responsible for the planning, design and building of all the housing and associated facilities; or</li> <li>b) undertakes the site planning and development of infrastructure as well as establishing general requirements for building design without actually constructing the dwellings.</li> </ul>
<b>Irrigation water supply</b> means water abstracted, stored, treated and reticulated for use for the irrigation of landscape or crops.
<b>Land</b> includes water.
<b>Land capability</b> means use of land according to its capacity to sustain such use, without long term degradation.
<b>Lateral opening</b> means a window or door, which is approximately at right angles to a <i>block</i> boundary.
<b>Lease</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Lessee</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Lower floor level</b> (LFL) means a <i>finished floor level</i> which is 1.8 metres or less above <i>natural ground level</i> at any point.
<b>Natural ground level</b> means the ground level at the date of grant of the lease of the <i>block</i> .
<b>North facing boundary</b> means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between north 20 degrees west and north 30 degrees east.
<b>Objection</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Planting area</b> 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.
<b>Plot ratio</b> means the <i>gross floor area</i> in a <i>building</i> divided by the area of the <i>site</i> .
<b>Primary building zone</b> means the area between the <i>front zone</i> and a line projected 12m distant.
<b>Primary window</b> means the main window of a habitable room.
<b>Private open space</b> 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.
<b>Rear loading block</b> means a block where vehicular access is obtained from the rear of the block.
<b>Rear zone</b> means the area of a block behind the <i>primary building zone</i> .
<b>Relevant authority</b> has the same meaning as in the <i>Planning and Development Act 2007</i> .
<b>Remnant native vegetation</b> means the structural and/or floristic characteristics of the vegetation as it would have been prior to European settlement.
<b>RL (Reduced Level)</b> means the vertical height in metres above Australian Height Datum (AHD).
<b>Residential redevelopment</b> means development that involves: <ul style="list-style-type: none"> <li>a) substantial or total demolition of an existing dwelling on land previously used for residential purposes and replacement with one or more new dwellings;</li> <li>b) establishment of one or more new dwellings on land previously used for residential purposes in addition to an existing dwelling; or</li> <li>c) substantial alterations to an existing dwelling that would result in a significant change to the scale and/ or character of the dwelling.</li> </ul>
<b>Screen wall</b> means a wall at least 1.8 metres high and visually opaque.
<b>Secondary window</b> 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.
<b>Section</b> means an area of land comprising of a logical grouping of individual blocks identified as a Section pursuant to the Districts Act 1966.
<b>Section Master Plan</b> 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.

<b>Sediment</b> means the coarse particles (such as sand, silt and gravel) and organic particulates transported by storm runoff and streamflow.
<b>Setback</b> 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.
<b>Sewer vent</b> means a vent connected to a trunk sewer to evacuate foul air from sewers.
<b>Sewerage storm tank</b> means an earth or concrete storage tank provided to contain sewage storm overflow in excess of sewer or pump capacity.
<b>Side boundary</b> means a <i>block</i> boundary extending from a street frontage and <i>adjacent</i> to one other <i>block</i> only.
<b>Sill height</b> means the vertical height of a window sill above the <i>finished floor level</i> which it serves.
<b>Site</b> 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
<b>Site coverage</b> the proportion of the actual <i>site</i> covered by <i>dwelling</i> s and all other <i>buildings</i>
<b>Standard block</b> means a block with an area greater than 500 m <sup>2</sup> that was originally leased or used for the purpose of <i>single dwelling housing</i> .
<b>Storey</b> 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> .
<b>Streamflow diversion</b> means the impoundment and diversion of streamflow to pipes or channels, for the purpose of offstream use of water.
<b>Streamflow regulation</b> means the retention of portion of streamflow in a pond or reservoir for some period of time, for subsequent release downstream.
<b>Streetscape</b> 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.
<b>Streetscape Concept Plan</b> means a plan of the proposed streetscape, which is linked to and approved along with the <i>Estate Development Plan</i> for the area.
<b>Street facade</b> means the facing wall of a <i>building</i> fronting a street, other than courtyard walls or <i>carports</i> and <i>garages</i> .
<b>Structure</b> includes a fence, mast, antenna, aerial road, footpath, driveway, carpark, culvert or service conduit or cable.
<b>Surface area of a sign</b> 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.
<b>Territory</b> has the same meaning as in the <i>ACT (Self Government) Act 1988</i> .
<b>Undercroft Parking</b> means that portion of a building set aside for carparking.
<b>Unscreened deck, balcony or roof terrace</b> excludes staircase landings having a floor area of up to 5 square metres.
<b>Upper floor level</b> (UFL) means a <i>finished floor level</i> , which is greater than 1.8 metres above <i>natural ground level</i> at any point.
<b>Water based recreation</b> means those recreational activities which depend directly (swimming, boating, <i>fishing</i> ) or indirectly (landscape) on water bodies (ponds, lakes, streams) for their enjoyment.
<b>Water storage</b> means the retention of portion of streamflow in a pond, lake or reservoir for some period of time.
<b>Water uses</b> 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)
<b>Waterscape</b> means water features (either natural or impounded by <i>structures</i> ) whose primary purpose is visual or aesthetic enhancement of the area.
<b>Waterway</b> means the drainage corridors, comprising natural streams, open drains and floodways, dedicated for the primary purpose of drainage of urban areas.