

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the City Plan.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
Note – development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this City Plan.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities which do not fall within the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 which are not listed in column 1 do not form part of the definition.

Table SC1.1.1: Index of use definitions

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour 	<ul style="list-style-type: none"> • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation 	<ul style="list-style-type: none"> • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Sales office • Service industry • Service station • Shop • Short-term accommodation • Showroom • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Table SC1.1.2: Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: (a) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or (b) the sale or display of underwear or lingerie; or (c) the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: (a) the arrival and departure of aircraft; (b) the housing, servicing, refuelling, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers or goods on or from an aircraft; (d) any ancillary activities directly serving the needs of passengers and visitors to the use; (e) associated training and education facilities; (f) aviation facilities.	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: (a) a single lot, where neither dwelling is a secondary dwelling or (b) two lots sharing common property where one dwelling is located on each lot.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	"Shop-top" apartment	Caretaker's accommodation, dwelling house

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <p>(a) potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</p> <p>(b) potential for significant offsite impacts in the event of fire, explosion or toxic release;</p> <p>(c) generates high traffic flows in the context of the locality or the road network;</p> <p>(d) generates a significant demand on the local infrastructure network;</p> <p>(e) the use may involve night time and outdoor activities;</p> <p>(f) onsite controls are required for emissions and dangerous goods risks.</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot, medium impact industry, high impact industry, special industry, brothel, repairing and servicing motor vehicles
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon or the like with one wet berth per waterfront lot	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: (a) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; (b) minimal traffic generation and heavy-vehicle usage; (c) demands imposed upon the local infrastructure network consistent with surrounding uses; (d) the use generally operates during the day (e.g. 7am to 6pm); (e) offsite impacts from storage of dangerous goods are negligible; (f) the use is primarily undertaken indoors.	Repairing motor vehicles, fitting and turning workshop Note – additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; (b) potential for noticeable offsite impacts in the event of fire, explosion or toxic release; (c) generates high traffic flows in the context of the locality or the road network; (d) generates an elevated demand on the local infrastructure network; (e) onsite controls are required for emissions and dangerous goods risks; (f) the use is primarily undertaken indoors; (g) evening or night activities are undertaken indoors and not outdoors.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note – additional examples may be shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically: (a) maintain a nature based focus or product; (b) promote environmental awareness, education and conservation; (c) carry out sustainable practices.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following: (a) business or professional advice; (b) service of goods that are not physically on the premises; (c) office based administrative functions of an organisation.	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises		Function facility, Short-term accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	during that period. Note: For the purpose of this definition, the term 'regularly use' is defined by an administrative definition.		
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: (a) the arrival and departure of vessels; (b) the movement of passengers or goods on or off vessels; (c) any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.	Marina, ferry terminal, premises with more than one wet berth	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	nursing or personal care.		
Resort complex	<p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:</p> <ul style="list-style-type: none"> (a) restaurants and bars; (b) meeting and function facilities; (c) sporting and fitness facilities; (d) staff accommodation; (e) transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> (a) has a right to occupy one or more rooms (b) does not have a right to occupy the whole of the premises in which the rooms are situated (c) may be provided with separate facilities for private use (d) may share communal facilities or communal space, with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> (a) rooms not in the same building on site (b) provision of a food or other service (c) on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office
Service industry	<p>Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.</p>	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where</p>		Car wash

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: (a) a large area for handling, display or storage; (b) direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> (a) converting or transforming electrical energy from one voltage to another (b) regulating voltage in an electrical circuit (c) controlling electrical circuits (d) switching electrical current between circuits (e) a switchyard or (f) communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	tourist park and their visitors, and accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: (a) supply or treatment of water, hydraulic power or gas (b) sewerage, drainage or stormwater services (c) transport services including road, rail or water (d) waste management facilities or (e) network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

- (1) Defined uses listed in **Table SC1.1.2** are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in **Part 5**.
- (4) The activity groups listed here are the defined activity groups for the purpose of the City Plan.

Table SC1.1.1.1: Index of defined activity groups

<ul style="list-style-type: none"> • Business activities • Community activities • Industrial activities 	<ul style="list-style-type: none"> • Recreation and environmental activities • Residential activities • Rural activities 	<ul style="list-style-type: none"> • Transport and infrastructure activities • Tourism and entertainment activities
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Table SC1.1.1.2: Defined activity groups

Column 1 Activity group	Column 2 Uses
Business activities	<ul style="list-style-type: none"> • Adult store • Carwash • Child care centre • Food and drink outlet • Garden centre • Hardware and trade supplies • Health care services • Market • Office • Outdoor sales • Sales offices • Service station • Shop • Showroom • Veterinary services
Community activities	<ul style="list-style-type: none"> • Cemetery • Community care centre • Community use • Crematorium • Educational establishment • Emergency services • Funeral parlour • Hospital • Place of worship
Industrial activities	<ul style="list-style-type: none"> • Aquaculture • Brothel • Bulk landscape supplies • Extractive industry • High impact industry • Low impact industry • Marine industry • Medium impact industry • Renewable energy facility • Research and technology industry • Service industry • Warehouse
Recreation and environmental activities	<ul style="list-style-type: none"> • Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Residential activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation
Rural activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Animal keeping • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Wholesale nursery • Winery

Column 1 Activity group	Column 2 Uses	
Tourism and entertainment activities	<ul style="list-style-type: none"> • Bar • Club • Function facility • Hotel • Nature-based tourism • Nightclub entertainment facility • Party house • Resort complex 	<ul style="list-style-type: none"> • Short-term accommodation • Theatre • Tourist attraction • Tourist park
Transport and infrastructure activities	<ul style="list-style-type: none"> • Air services • Landing • Major electricity infrastructure • Parking station • Port services 	<ul style="list-style-type: none"> • Substation • Telecommunication facility • Transport depot • Utility installation

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SC1.1.2 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in **Table SC1.1.2 – low impact industry, medium impact industry and high impact industry**.

Table SC1.1.2.1: Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Assembling or fabricating products from sheet metal or welding steel, if <ul style="list-style-type: none"> (a) producing less than 10 tonnes per annum; and (b) not including metal finishing, spray painting or foundry activities. (2) Assembling wood products, if not involving: <ul style="list-style-type: none"> (a) machinery for cutting, routing, or sanding; (b) spray painting or spray gluing. (3) Chemical manufacturing of soap greater than 1 tonne but less than 200 tonnes per annum. (4) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components. (5) Fitting and turning workshop. (6) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting. (7) Repairing and servicing lawn mowers and outboard engines.
Medium impact industry	<ul style="list-style-type: none"> (1) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (2) Anodising or electroplating workshop where tank area is less than 400 square metres. (3) Battery recycling or reprocessing workshop. (4) Boat repairing or maintaining works not in a Marine Industry. (5) Boiler making or engineering works other than metal foundry or casting, if producing less than 10 000 tonnes of metal product per annum. (6) Chemical manufacturing of soap 200 tonnes or greater per annum. (7) Chemical manufacturing of water based paints greater than 1m³ but less than 200m³ per annum. (8) Clay or ceramic products including bricks, tiles, pipes and pottery goods manufacturing, if producing less than 200 tonnes per annum. (9) Crushing, grinding, milling or screening less than 5000 tonne per annum. (10) Enamelling workshop using less than 15 000 litres of enamel per annum. (11) Facility, goods yard or warehouse for the storage and/or distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i>. (12) Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or plastic products manufacturing, less than 5 tonnes per annum. (13) Food, beverages or pet food processing, smoking, drying, curing, milling, bottling, or canning works, if producing less than 200 tonnes per annum. (14) Galvanising works using less than 100 tonnes of zinc per annum. (15) Glass fibre manufacture less than 200 tonnes per annum. (16) Glass or glass product manufacturing, where not glass fibre, less than 200 tonnes per annum. (17) Manufacturing substrate for mushroom growing. (18) Medium density fibreboard, chipboard, particle board, laminated board and wood veneer product manufacturing, producing less than 250 tonnes per annum. (19) Metal forming including pressing, forging, extending, extruding or rolling metal, forming metal into plate, wire or rods and fabricating metal into sheets. (20) Metal foundry producing less than 10 tonnes of metal casting per annum. (21) Plaster manufacturing, if processing less than 5000 tonnes per annum.

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (22) Plastic manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum. (23) Printing advertising material, magazines, newspapers, packaging and stationery. (24) Powder coating workshop using less than 500 tonnes of coating per annum. (25) Reconditioning metal or plastic drums. (26) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (27) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (28) Spray painting workshop including spray painting vehicles, heavy machinery, signs, equipment or boats if using less than 20 000 litres of paint per annum. (29) Tyre recycling or reprocessing including retreading. (30) Vegetable oil, edible oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum. (31) Wooden product manufacturing, including cabinet making, joinery, or making timber frames or roof trusses, if producing less than 500 tonnes per annum. (32) Waste transfer station, except where otherwise defined as Utility Installation.
<p>High impact industry</p>	<ul style="list-style-type: none"> (1) Abattoir, if not involving rendering. (2) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum. (3) Anodising or electroplating workshop where tank area is 400 square metres or greater. (4) Asphalt manufacturing. (5) Battery manufacturing. (6) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum. (7) Chemical manufacturing of coating, food additives, industrial polish, sealant, synthetic dye, pigment, ink, adhesives or paint 200 m³ or greater per annum. (8) Clay or ceramic product manufacturing including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum. (9) Concrete batching and producing concrete products. (10) Crushing, grinding, milling or screening 5000 tonnes or greater per annum. (11) Enamelling workshop using 15 000 litres or greater of enamel per annum. (12) Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic product manufacturing, if producing 5 tonnes or greater per annum. (13) Food, beverage or pet food processing, smoking, drying, curing, milling, bottling or canning works, if producing 200 tonnes or greater per annum. (14) Galvanising works using 100 tonnes or greater of zinc per annum. (15) Glass fibre manufacture producing 200 tonnes or greater per annum. (16) Glass or glass products manufacturing, if producing 200 tonnes or greater per annum. (17) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes. (18) Manufacturing tyres, cement, mineral wool or ceramic fibre. (19) Medium density fibreboard, chipboard, particle board, laminated board and wood veneer product manufacturing, if producing 250 tonnes or greater per annum. (20) Metal foundry producing 10 tonnes or greater of metal castings per annum. (21) Plaster manufacturing, if processing 5000 tonnes or greater per annum. (22) Plastic manufacturing for PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum. (23) Powder coating workshop using 500 tonnes or greater of coating per annum. (24) Recycling chemicals, oils or solvents. (25) Recycling, storing or reprocessing regulated waste, except where otherwise defined as Utility Installation.

Column 1 Use	Column 2 Additional examples include
	<p>(26) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum.</p> <p>(27) Scrap metal yard including a fragmentiser.</p> <p>(28) Spray painting workshop including spray painting vehicles, heavy machinery, signs, equipment or boats if using 20 000 litres or more of paint per annum.</p> <p>(29) Soil conditioner manufacturing by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste.</p> <p>(30) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote.</p> <p>(31) Vegetable oil, edible oil or oilseed processing in works with a design production capacity of 1,000 tonnes or greater per annum.</p> <p>(32) Waste disposal facility (other than waste incinerator), except where otherwise defined as Utility Installation.</p> <p>(33) Wooden product manufacturing including cabinet making, joinery, or making timber frames or roof trusses, if producing 500 tonnes or more per annum.</p>

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SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the City Plan but do not have a specific land use meaning.
- (2) A term listed in **Table SC1.2.2** column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the City Plan.

Table SC1.2.1: Index of administrative definitions

<ul style="list-style-type: none"> • Access strip • Acid sulfate soils (ASS) • Active transport • Adjoining premises • Advertising device • Afflux • Affordable housing • Ancillary • Ancillary office • Agreed delivery arrangement • Annual exceedance probability (AEP) • Approved building • Area of environmental significance • Articulation • Assessable koala feed and shelter tree • Assessable vegetation • Australian height datum (AHD) • Average recurrence interval (ARI) • Average width • Aviation facilities • Background noise level • Base date • Basement • Biodiversity • Boundary clearance • Brownfield areas • Buffer • Building • Building envelope • Building format plan of survey • Building height • Building height for aviation purposes • Burra Charter • Bushfire hazard • Bushfire Management Plan • Bushfire Radiation Zone • Car sharing • Carriageway 	<ul style="list-style-type: none"> • Ecological restoration • Ecological sustainability • Environmental nuisance • Environmental values • Environmentally relevant activity (ERA) • Erosion prone area • Expansion area • Facility • Farm stay • Filling or excavation • Fire management plan • Fire trail • Flood prone land • Flood risk • Flood storage • Floor plate • Floor space ratio • Form • Freeboard • Frontage • Gross floor area • Gross leasable area • Ground level • Habitable room • Habitat • Habitat tree • Habitat values • Hazardous chemical • Heavy vehicle • Heritage place • High building height • High frequency public transport • High frequency public transport stop • High order road • High rise building height • Highest astronomical tide • Household • Infill development • Key resource area (KRA) • Koala feed and shelter tree 	<ul style="list-style-type: none"> • Permeable surface • Pick up/set down area • Planning assumptions • Premises • Preservation • Primary street frontage • Private open space • Probable maximum flood (PMF) • Projection area(s) • Protect in situ • Public land • Public open space • Public realm • Rear lane access • Rear lot • Recyclable waste • Regularly use • Remnant vegetation • Removal • Repair • Residential density • Restoration • Riparian vegetation • Risk • Risk assessment • Road • Road hierarchy • Scale • Secondary dwelling • Sensitive land use • Separation area • Service catchment • Setback • Side and rear boundary clearance • Significant residual impact • Significant species • Site • Site cover • Small lot • Soho housing • Solid waste
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Comment [MU3 - CP10]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [PauseN-2]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU3 - CP3]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3 - CP11]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP4]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP5]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP12]: Theme: Height and density – creating a sustainable city shape;
Item 3 – New Low-medium residential zone

<ul style="list-style-type: none"> City Plan Commercial waste Committed development Communal space 	<ul style="list-style-type: none"> Landscape Work Lawful point of discharge Legibility Lot 	<ul style="list-style-type: none"> Standard format plan of survey State-controlled road State significant aquatic systems Storey
<ul style="list-style-type: none"> Community management statement Community titles scheme Conservation estate Consolidation area Conveyance Corner lot Council Crime prevention through environmental design (CPTED) Cultural heritage significance Damage (flood) Damage (vegetation) Dedicated fire-fighting water storage Dedicated road Degraded areas Demand unit Demolition work Design floor level Designated flood Designated flood level Development Development footprint Discharge District or regional level community facilities Disturbed, cleared or modified areas Domestic addition Domestic outbuilding Domestic waste Driveway Dual frontage Dwelling Ecological connectivity Ecological corridor Ecological features Ecological function 	<ul style="list-style-type: none"> Low-rise building height Low building height Low-medium building height Manoeuvring area Manufacturer's shop Market stall Mass Matter of environmental significance Matter of local environmental significance Matter of national environmental significance Matter of state environmental significance Mean high water spring tide Medium-rise building height Medium building height Medium-high building height Mezzanine Minor building work Minor landscape work Minor local utility Minor electricity infrastructure Mixed use building/s Movement network Native under-storey Nature-based recreation n.e.i Neighbourhood centre Neighbourhood store Net developable area Net hectare Netserv plan Net site area Non-residential premises Non-resident workers Notice of election Offset delivery plan Outer bank Outdoor lighting Outermost projection Overland flow path Partial third storey Pedestrian lighting Permeability 	<ul style="list-style-type: none"> Stormwater Streetscape Structure Structure height Suitably qualified person Supertall building height Tall building height Tandem car parking Temporary use Terrace housing development Threatening processes TUA (Total use area) Tourist shop Tower base Traffic impact assessment Transit oriented development Travel demand measures Ultimate development Unbundled parking Undercroft Urban footprint Urban purposes Use Vegetation Vegetation management offset Vehicular-Vehicle crossing Verge Volumetric format plan of survey Walkability Walking catchment Walking distance Wastewater Water catchment Waterway Wetland Zone for sensitive land uses

Comment [MU2 - CP1]: Theme: Built form and design – the importance of a well-designed city;
Item 10 – Changes to communal and private open space

Comment [MU2 - CP6]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP7]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP13]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP8]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP14]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP15]: Theme: Height and density – creating a sustainable city shape;
Item 3 – New Low-medium residential zone

Comment [MU3 - CP16]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP9]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP17]: Theme: Built form and urban design – the importance of a well-designed city;
Item 14 – Driveways and vehicle crossing

Table SC1.2.2: Administrative definitions

Column 1 Term	Column 2 Definition
Access strip	That part of a site which is used for providing access to a road.
Acid sulfate soils (ASS)	As defined in the <i>State Planning Policy</i> .
Active transport	Non-motorised travel such as walking and cycling.
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Afflux	The increase in water level upstream of a natural or artificial feature that obstructs the free flow of water (such as a bridge or a natural construction in the flood plain).
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Ancillary	Necessarily associated with a particular development, but incidental to that development.
Ancillary office	Office for administration in connection with and on the same land as the primary industry activity operation, provided it does not exceed 20% of the total use area for the following uses: (a) Low impact industry; (b) Medium impact industry; and (c) High impact industry
Agreed delivery arrangement	As defined in the <i>Environmental Offsets Act 2014</i> .
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage.
Approved building	A building that requires, and has received, building approval under the <i>Queensland Building Act 1975</i> .
Area of environmental significance	As defined by the <i>Telecommunications (Low impact facilities) Determination 1997</i> , an area is an area of environmental significance if it is: (a) identified property for section 3A of the <i>World Heritage Properties Conservation Act 1983</i> ; (b) an identified property (within the meaning of section 3A of the <i>World Heritage Properties Conservation Act 1983</i>); (c) a place that Australia is required to protect by terms of a listed international agreement; (d) under a law of the Commonwealth, a State or a Territory: (i) it is designed as a reserve for nature conservation purposes; and (ii) the principle purpose of the designed reserve is for nature conservation. (e) an area that, under a law of the Commonwealth, or State or Territory is protected from significant environmental disturbance; (f) entered in the Register of the National Estate of the Interim List for that Register; (g) under a law of the Commonwealth, a State or Territory, it consists of a place, building or thing that is entered in a register relating to heritage conservation; or (h) under a law of the Commonwealth, a State or Territory, it is: (i) entered in a register; or (ii) otherwise identified; (iii) as being of significance to Aboriginal persons or Torres Strait Islanders, in accordance with their traditions.
Articulation	Designing a building, or the façade of a building, with clearly distinguishable parts. Vertical and horizontal architectural modulation (including design elements such as floor plate variations, recesses and protrusions as well as materials, colours and

Column 1 Term	Column 2 Definition
	finishes) that create clearly distinguishable parts of the built form.
Assessable koala feed and shelter tree	A koala feed and shelter tree that has: <ul style="list-style-type: none"> (a) a height of more than four metres; or (b) a trunk with a circumference of more than 40 centimetres at 1.4 metres above the ground.
Assessable vegetation	Vegetation throughout the city that is: <ul style="list-style-type: none"> (a) greater than 4 metres in height; or (b) equal to, or in excess of 40 centimetres in girth (circumference) measured at 1.4 metres above ground level; or (c) remnant vegetation and its native under-storey as identified on the Vegetation Management Overlay Map; or (d) (4) disturbed/re-growth/wetland vegetation and its native under-storey as identified on the Vegetation Management Overlay Map.
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average recurrence interval (ARI)	The average or expected value of the periods between exceedances of given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation facilities	As defined in the <i>State Planning Policy</i> .
Background noise level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Biodiversity	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia – the outside face of the fascia; or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Brownfield areas	Generally speaking previously developed land that is or was occupied by a permanent structure or use, including the curtilage of the developed land and any associated fixed surface infrastructure.
Buffer	An area of land, or waterway, required for maintaining separation, for example: <ul style="list-style-type: none"> (a) between different land uses; (b) from a major noise source; (c) from a conservation estate or a public recreation area; (d) from a wetland, waterway or ecologically significant feature as described in SC6.7.6 City Plan policy: Ecological site assessments.
Building	As defined in the <i>Planning Act 2016</i> .

Comment [MU3 - CP18]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [CB19]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 32 – Minor administrative and editorial improvements

Column 1 Term	Column 2 Definition
Building envelope	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include a driveway from a road to the building envelope area.
Building format plan of survey	As defined in the <i>Land Title Act 1994</i> .
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like; or (b) in storeys, the number of storeys above ground level; or (c) in both metres and storeys, both (a) and (b) apply.
Building height for aviation purposes	The maximum height of the building measured to the highest projection and includes items such as antennas, aerials, chimneys and flagpoles.
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian International Council on Monuments and Sites (ICOMOS) members.
Bushfire hazard	Areas of land identified as medium potential bushfire hazard, high potential bushfire hazard, very high potential bushfire hazard and potential bushfire impact buffer areas, as shown on the Bushfire hazard overlay map.
Bushfire Management Plan	Bushfire management plan prepared in accordance with City Plan policy SC6.3.3 Bushfire Management Plan.
Bushfire Radiation Zone	Inner, outer (and where required) extended outer zones where vegetation may be modified to reduce the potential bushfire hazard around development.
Car sharing	A managed scheme for communal vehicle/s which can be booked for use by its members.
Carriageway	A road or that portion of a road formed, prepared or set aside for the use of a vehicle, and is not intended to exclude the use of such a road or such portion of a road by pedestrians when necessary.
City Plan	City Plan means this City Plan, being a local planning instrument for the City of Gold Coast.
Commercial waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
Committed development	For the purposes of the Environmental Significance Overlay Code: (a) development that is approved by a preliminary approval under section 3.1.6 <i>Integrated Planning Act</i> or section 242 <i>Sustainable Planning Act</i> , prior to the commencement of the City Plan; or (b) to the extent a development permit for material change of use or reconfiguring a lot was given before the commencement of the City Plan and has not lapsed: (i) operational work necessary for the material change of use of premises to take place; (ii) operational work that that is related to the reconfiguration; or (c) if a development approval for material change of use or reconfiguring a lot is given after commencement of the City Plan and that approval contains an offset condition imposed by Council: (i) operational work necessary for the material change of use of premises to take place; (ii) operational work that that is related to the reconfiguration.
Communal space	A common area of recreational space for the exclusive use of occupants of a building that can occur in any location within the development footprint. This area does not include landscape strips where not contiguous to the principal space, utility or non-recreational structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures and refuse storage areas).

Comment [CB20]: Theme: Other land use changes – improving clarity, consistency and alignment within City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP21]: Theme: Built form and urban design – the importance of a well-designed city;
Item 10 – Changes to communal and private open space

Column 1 Term	Column 2 Definition
Community management statement	As defined in the <i>Body Corporate and Community Management Act 1997</i> .
Community titles scheme	As defined in the <i>Body Corporate and Community Management Act 1997</i> .
Conservation estate	Areas owned or managed by Council of City of Gold Coast that are identified as Conservation Area, Environmental Reserve, Bushland Reserve or General Reserve, and areas owned or managed by the Australian or Queensland Government under international conventions (including World Heritage Areas and Ramsar Sites) and under the <i>Nature Conservation Act 2009</i> (including National Park, Conservation Park, Nature Refuge, and Coordinated Conservation Area).
Consolidation area	As defined in the <i>South East Queensland Regional Plan 2017</i> . Note: The locations of consolidated areas are outlined in strategic framework map 9.
Conveyance	A quantitative measure of the ability of a waterway or flood plain to convey flow and a function of the 'roughness', size and shape of the waterway or flood plain.
Corner lot	An allotment located where two or more streets meet, which can be safely accessed from at least two streets in accordance with the Driveways and vehicular-vehicle crossings code.
Council	The City of Gold Coast.
Crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Cultural heritage significance	As defined in the <i>Queensland Heritage Act 1992</i> .
Damage (flood)	The tangible and intangible costs of flooding. Tangible costs are quantified in monetary terms, e.g. damage to goods and possessions, loss of income or services during the flood aftermath etc. Intangible damages represent the increased levels of physical, emotional and psychological illness in flood affected people attributed to a flooding episode. Intangible damages are difficult to quantify in monetary terms.
Damage (vegetation)	The destruction of assessable vegetation or interference with its natural growth including, but not limited to, ring-barking, cutting down, topping, removing, poisoning, interfering with the trunk or severely reducing its height or trimming its branches so severely its likely to die.
Dedicated fire-fighting water storage	A dedicated fire-fighting water storage of not less than 10,000 litres in addition to the water supply to the household and does not include swimming pools, creeks and dams.
Dedicated road	Any road dedicated to the public for public use.
Degraded areas	Areas with significant biodiversity value for rehabilitation and restoration of ecologically significant features as part of identified biodiversity areas.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Demolition work	As defined in the <i>Workplace Health and Safety Act 1995</i> .
Design floor level	A minimum floor level specified as part of a building control program, usually equivalent to the level of the designated flood plus design freeboard. (The design flood level is specified for the design of works to ensure immunity from the designated flood.)
Designated flood	The flood selected for planning and administration of a particular flood plain.
Designated flood level	The flood level associated with a designated flood.
Development	As defined in the <i>Planning Act 2016</i> .
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.

Comment [MU2 - CP22]: Theme: Built form and urban design – the importance of a well-designed city; Item 14 – Driveways and vehicle crossing

Column 1 Term	Column 2 Definition
Discharge	The volumetric flow rate of water, as measured in terms of volume per unit time, e.g. cubic metres per second.
District or regional level community facilities	Those lands owned by the local government or state government which have a minimum site area of 0.2 hectares in one consolidated precinct and contain community uses which are freely available to the public including but not limited to: <ul style="list-style-type: none"> (a) Community Centre/Youth Centre (b) Swimming Pools (and associated changing facilities) (c) Library (d) Community Hall (e) Clubhouses (f) Scout and Guide Clubs (g) Museum
Disturbed, cleared or modified areas	Includes any area that will be disturbed, cleared or modified as a result of approved development and any area where historical disturbance, clearing or modification, being natural (e.g. due to invasive pest species) or unnatural is evident.
Domestic addition	The addition to or extension of the dwelling for: <ul style="list-style-type: none"> (a) rooms <ul style="list-style-type: none"> (i) on premises with an existing dwelling house; (ii) that do not create a secondary dwelling; or (b) buildings or structures used for passive recreational purposes that: <ul style="list-style-type: none"> (i) are roofed and unenclosed such as verandas, decks, patios or the like; or (ii) provide roof-top recreational areas
Domestic outbuilding	A Class 10a building, as defined in the <i>Building Code of Australia</i> , that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Domestic waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
Driveway	An access crossing connecting the on-site vehicle accommodation or standing area to the property boundary.
Dual frontage	An allotment with dual frontage, can be safely accessed from at least two roads in accordance with the Driveways and Vehicle Crossings code.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Ecological connectivity	Linkages of habitat, communities and ecological processes at multiple spatial and temporal scales.
Ecological corridor	An area that maintains, establishes or re-establishes landscape/ecological connectivity. In terrestrial areas, ecological corridors are usually associated with vegetation and to be broadly effective should be wide enough to provide permanent habitat for a range of species as well as allowing rapid movement of species between larger tracts of vegetation. Areas with biodiversity values that provide ecological corridors may include: <ul style="list-style-type: none"> (a) Rehabilitation areas; (b) Areas adjacent to remnant vegetation; (c) Areas adjacent to protected area estates.
Ecological features	Ecological features include flora, fauna and habitat associations, both terrestrial and aquatic, within the study area.

Comment [Align-23]: Theme: Built form and urban design – the importance of a well-designed city;
Item 14 – Driveways and vehicle crossing

Column 1 Term	Column 2 Definition
Ecological function	The role played by a particular area in maintaining and protecting the viability of its Ecological features.
Ecological restoration	The process of assisting the recovery of an ecosystem that has been degraded, damaged or destroyed.
Ecological sustainability	As defined in the <i>Planning Act 2016</i> .
Environmental nuisance	As defined in the <i>Environmental Protection Act 1994</i> .
Environmental values	As defined in the <i>Environmental Protection (Water) Policy 2009</i> .
Environmentally relevant activity (ERA)	As defined in the <i>Environmental Protection Act 1994</i> .
Erosion prone area	As defined in the <i>Coastal Protection and Management Act 1995</i> .
Expansion area	As defined in the <i>South East Queensland Regional Plan 2017</i> . Note: The locations of expansion areas are outlined in strategic framework map 9.
Facility	For the purposes of interpreting the Telecommunications and broadcasting facilities code, as defined by the <i>Telecommunications Act 1997</i> , a facility is: <ul style="list-style-type: none"> (a) any part of the infrastructure of a telecommunications network; or (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use in or in connection with a telecommunication network.
Farm stay	Short-term tourist accommodation, provided only on a working farm.
Filling or excavation	Removal or importation of material to, from or within a lot that will change the ground level of the land.
Fire management plan	Fire management plan prepared in accordance with City Plan policy SC6.3 – Bushfire management plans for preparing fire management plans.
Fire trail	A constructed access trail used by authorised vehicles to conduct fire management activities such as fire prevention, suppression, hazard reduction burning and hazard inspections.
Flood prone land	Land that would be inundated as a result of the occurrence of the probable maximum flood (PMF).
Flood risk	The quantification of the likelihood of occurrence or probability of flooding (e.g. a flood as big as, or bigger than, the 1:100 risk annual flood has a risk of 1 in 100 of occurring in any one year. This is equivalent to a 1% AEP flood and the 100 year ARI flood). (See also Annual Exceedance Probability and Average Recurrence Interval.)
Flood storage	Those parts of the flood plain that provide temporary storage for a significant volume of flood water during the passage of a flood.
Floor plate	<u>The outline of the external floor of a building, including walls and structures, but excluding balconies usually located above ground.</u>
Floor space ratio	The ratio of floor area including basements, mezzanine and toilets to the area of the site.
Form	<u>In a streetscape context, the two-dimensional shape, outline or silhouette of a building.</u>
Freeboard	The height above a designated flood level, typically used to provide a factor of safety in setting of floor levels, levee crest levels and similar. (Freeboard provides a 'factor of safety' to compensate for effects such as wave action, localised hydraulic behaviour and other factors. It also provides protection from floods that are marginally above the Design Floor Level, but should not be relied upon to provide protection for events larger than the Designated Flood Event).
Frontage	The boundary between a site and a road.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: <ul style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels;

Comment [PauseN-24]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU3 - CP25]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Column 1 Term	Column 2 Definition
	(c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Gross leasable area	The total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Habitable room	As defined in the <i>Building Code of Australia</i> .
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
Habitat tree	A living or dead tree greater than 80 centimetres diameter at 1.4 metres that has one or more hollows within its trunk or branches greater than 10 centimetres in entrance diameter.
Habitat values	Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
Hazardous chemical	Any of the following substances: (i) those that are toxic or very toxic substances under the Globally Harmonised System for identification and labelling of chemicals (GHS); or (j) classes 2, 3, 4, 5, 6.1 and 8 of the Australian Dangerous Goods (ADG) code; or (k) those of Class 9 of the ADG code that are environmentally hazardous substances; or (l) those listed in Appendix A of the ADG Code; or (m) any other liquid with a flash point less than or equal to 93°C.
Heavy vehicle	Any commercial or industrial vehicle that exceeds two (2) tonnes tare weight or two point five (2.5) metres in height.
Heritage place	A place, area, land, landscape, building or work which is of cultural heritage significance.
High building height	<u>The height as shown on the Building height overlay map.</u>
High frequency public transport	Is a mode of public transport with service/s every 15 minutes or better between 7am and 7pm seven days a week, either existing or planned by the State government or local authority.
High frequency public transport stop	Is a public transport stop with service/s every 15 minutes or better between 7am and 7pm seven days a week, either existing or planned by the State government or local authority.
High order road	A road mapped as 'Sub-arterial road' or 'Distributor road' on the Zoning maps (Schedule 2).
High rise building height	A building exceeding 32 metres above ground level (intent for above 8 storeys).
Highest astronomical tide	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Infill development	Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Key resource area (KRA)	An identified extractive resource area including onsite resource/processing area,

Comment [PauseN-26]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP27]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Column 1 Term	Column 2 Definition
	separation area around resource/processing area, and the associated transport route.
Koala feed and shelter tree	Means: (a) a food tree of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera; or (b) a preferred shelter tree of the <i>Angophora</i> , <i>Allocasuarina</i> or <i>Casuarina</i> genera.
Landscape work	Planning, design and implementation of all hardscape and softworks treatment of the surface of the land in all areas external to the building envelope. This may include both public and private open space areas and road reserves for the purposes of enhancing amenity and function.
Lawful point of discharge	As defined in the <i>Queensland Urban Drainage Manual (QUDM)</i> .
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.
Lot	As defined in the <i>Planning Act 2016</i> .
Low rise building height	A building up to 9 metres above ground level (intent for up to 2 storeys, with option for partial 3 rd if within 9 metres).
Low building height	[The height as shown on the Building height overlay map.]
Low-medium building height	[The height as shown on the Building height overlay map.]
Manoeuvring area	A clear space adjacent to a car parking bay, service bay or loading dock which is provided solely for vehicles to manoeuvre into the bays or to a position at the loading dock.
Manufacturer's shop	A shop selling goods manufactured on site.
Market stall	A market stall is an area no greater than 12 square metres, incorporating all associated temporary structures.
Mass	In a streetscape context, the three dimensional shape or outline or bulk of a building.
Matter of environmental significance	The collective term referring to any environmental matter that is either a matter of national environmental significance, matter of state environmental significance or matter of local environmental significance.
Matter of local environmental significance	As defined in the <i>State Planning Policy</i> .
Matter of national environmental significance	As defined in the <i>State Planning Policy</i> .
Matter of state environmental significance	As defined in the <i>State Planning Policy</i> .
Mean high water spring tide	The long-term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
Medium rise building height	A building exceeding 9 to 32 metres above ground level (intent for 3 to 8 storeys).
Medium building height	[The height as shown on the Building height overlay map.]
Medium-high building height	[The height as shown on the Building height overlay map.]
Mezzanine	As defined in the <i>Building Code of Australia</i> .
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor landscape work	Landscape work for an area not exceeding 50m ² , for premises where no material change of use is proposed or effected.
Minor local utility	A utility installation that is undertaken by or on behalf of Council that is: (n) linear infrastructure, including transport, sewerage, drainage, water or stormwater services; or

Comment [MU2 - CP28]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [PauseN-29]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [PauseN-30]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP31]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP32]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [PauseN-33]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [PauseN-34]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Column 1 Term	Column 2 Definition
	<p>(o) a waste management facility with a use area no greater than 50m²; or (p) a waste reservoir; or (q) a rising main; or (r) a pump station; or (s) for flood mitigation; or (t) for coastal erosion mitigation; or (u) for stormwater treatment or detention; or (v) public passenger transport infrastructure; or (w) anything incidental to (a) to (i), including, for example, lighting, bus shelter and fencing, but not: (x) a water treatment plant; or (y) a desalination plant; or (z) a sewerage treatment plant; or (aa) a waste management facility with a use area greater than 50m²; or (bb) a permanent maintenance depot; or (cc) a cruise ship terminal, or anything incidental to a cruise ship terminal.</p>
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</p>
Mixed use building/s	<p>A building or single development with distinct boundaries that involves at least one use from business activities or tourism and entertainment activities (except for short-term accommodation), and either or both, of a residential activity and a short-term accommodation use. A development which comprises a mixture of two or more land uses, either comprised within a single building or multiple buildings of different uses within a distinct development site.</p>
Movement network	<p>All road, rail, bus, pedestrian and cycle corridors together with passenger transport stations and interchanges that provide access to these corridors.</p>
Native under-storey	<p>Includes native herbs, grasses, shrubs, mosses, lichens and small trees that occupy the vegetation layers below the canopy of taller trees.</p>
Nature-based recreation	<p>Means: (a) activities that include appreciation of nature as the key motivational factor; (b) substantial modification of the natural environment is not required; (c) the natural environment is critical to the participation and satisfaction of the participants; (d) activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity; (e) activities that occur in, and are dependent upon, settings which are not under the direct control of participants.</p>
n.e.i	<p>Not elsewhere included For example, 'Shop if GFA does not exceed 300m²' may be listed as accepted subject to requirements, while 'Shop n.e.i' may be listed as code assessable. This convention allows for the allocation of a different development assessment status to some types of development within a given development category.</p>

Comment [MU3 - CP35]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
 Item 32 – Minor administrative and editorial improvements.

Column 1 Term	Column 2 Definition
Neighbourhood centre	Neighbourhood centres provide day-to-day goods and services and diverse business opportunities. Neighbourhood centres differ from mixed use centres and specialist centres as they are smaller and comprise a mix of smaller scale uses. Neighbourhood centres must comprise a minimum of five separate commercial or retail tenancies, located within a single centre or comprising a consolidation of separate but interconnected uses.
Neighbourhood store	A stand-alone shop that is specifically intended to only cater for the needs of the immediate local community. A neighbourhood store provides for food and domestic items, such as bread, milk, fruit or newspapers.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note – for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Net hectare	That part of a hectare remaining after the dedication of land required for any public purpose.
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Net site area	That part of a site remaining after the dedication of land required for any public purpose.
Non-residential premises	As defined in the <i>Building Code of Australia</i> .
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Notice of election	As defined in the <i>Environmental Offsets Act 2014</i> .
Offset delivery plan	As defined in the <i>Environmental Offsets Act 2014</i> .
Outer bank	As defined in the <i>Water Act 2000</i> .
Outdoor lighting	Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment. This does not include a waterway or wetland.
Partial third storey	A Partial third storey has a Gross Floor Area no greater than 50% of the storey immediately below.
Pedestrian lighting	Any lighting source that provides lighting for public pathways and gathering areas to facilitate active transportation (walking), way finding and safety.
Permeability	For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made.
Permeable surface	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.
Pick up/set down area	A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Premises	As defined in the <i>Planning Act 2016</i> .

Column 1 Term	Column 2 Definition
Preservation	Maintaining the fabric of a place in its existing state and retarding deterioration.
Primary street frontage	The street frontage that is most commonly addressed by other buildings in the block.
Private open space	An outdoor space for the exclusive use of occupants of a building/dwelling . This area does not include utility or non-recreational structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures and refuse storage areas).
Probable maximum flood (PMF)	The theoretical greatest run off event from a particular catchment.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Protect in situ	For the purposes of the Environmental significance overlay code matters of environmental significance must not be damaged or removed, and the matter cannot be offset.
Public land	Land which is publicly owned or controlled and which is generally accessible to the community. Public land includes areas dedicated to the Crown (excluding road reserve areas) such as park areas, open sports grounds, environment/conservation areas, drainage reserves/channels and other waterbodies.
Public open space	Outdoor spaces that are generally accessible to the community and provide for conservation purpose or a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public realm	Any place which is intended to be publicly accessible (regardless of public or private ownership) including roads, reserves, pathways, laneways, cross-block links, arcades, plazas, parks, open spaces and any public and civic building and facilities.
Rear lane access	A site, encompassing one or more allotments, which fronts more than one road. The development addresses the primary road, while the secondary road backing onto an allotment (running parallel to the primary road) is where all servicing, vehicle access and parking is provided.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Recyclable waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
Regularly use	For the purpose of the Party house use definition: (a) is taken to mean used more than twice in any consecutive 12 months, excluding: (i) use of premises within the Party house area identified on the Party house area overlay map by schoolies during the Gold Coast Schoolies period; (ii) use of premises within a major event area during a major event prescribed under the <i>Major Events Act 2014</i> held within the planning scheme area.
Remnant vegetation	As defined in the <i>Vegetation Management Act 1999</i> .
Removal	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.
Repair	In relation to a place of cultural significance, reconstruction or restoration.

Comment [MU2 - CP36]: Theme: Built form and urban design - the importance of a well-designed city;
Item 10 – Changes to communal and private open space

Comment [MU3 - CP37]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Column 1 Term	Column 2 Definition
Residential density	<p>LDR1 Up to 12.5 dwellings per net hectare (1 dwelling/800m²).</p> <p>LDR2 Up to 16.6 dwellings per net hectare (1 dwelling/600m²).</p> <p>RD1 Up to 25 dwellings per net hectare (1 dwelling/400m²).</p> <p>RD2 Up to 33 dwellings per net hectare (1 dwelling/300m²).</p> <p>RD3 Up to 40 dwellings per net hectare (1 dwelling/250m²).</p> <p>RD4 Up to 50 dwellings per net hectare (1 dwelling/200m²).</p> <p>RD4A Up to 66 dwellings per net hectare (1 dwelling/150m²).</p> <p>RD5 Up to 200 bedrooms per net hectare (1 bed/50m²).</p> <p>RD6 Up to 300 bedrooms per net hectare (1 bed/33m²).</p> <p>RD7 Up to 400 bedrooms per net hectare (1 bed/25m²).</p> <p>RD8 Up to 769 bedrooms per net hectare (1 bed/13m²).</p>
Restoration	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without, or with limited, introduction of new material.
Riparian vegetation	Vegetation that grows on, below or adjacent to waterways.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Risk assessment	The overall process of risk identification, risk analysis and risk evaluation. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined.
Road	As defined in the <i>Planning Act 2016</i> .
Road hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic.
Scale	In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Sensitive land use	Means a use that is a: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, resort complex, retirement facility, rooming accommodation, short-term accommodation, tourist park.
Separation area	As defined in the <i>State Planning Policy</i> .
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note – for example:</p> <ul style="list-style-type: none"> (a) stormwater network service catchments can be delineated to align with watershed boundaries (b) open space network service catchment can be determined using local government accessibility standards (c) water network service catchment can be established as the area serviced by a particular reservoir.

Comment [MU3 - CP38]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Column 1 Term	Column 2 Definition
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Side and rear boundary clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Significant residual impact	As defined in the <i>Environmental Offsets Act 2014</i> .
Significant species	Flora and fauna species listed in Appendix 4 of Policy SC6.7.6 City Plan policy – Ecological site assessments.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include: (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level (c) eaves and sun shading devices.
Small lot	A lot that has an area less than 400m ² .
Soho housing	Development involving a Dwelling house and a Home based business, in a single building, where the business activity is generally orientated towards and visible from the primary street frontage.
Solid waste	In the context of the Healthy waters code – All materials surplus to, or leftover, or unwanted by-products arising from construction activities (including domestic, commercial, industrial and other).
Standard format plan of survey	As defined in the <i>Land Title Act 1994</i> .
State-controlled road	As defined in the <i>Transport Infrastructure Act 1994</i> .
State significant aquatic systems	Includes fish habitat area A and B under the <i>Fisheries Act 1994</i> and 'marine national park', 'marine conservation park', 'scientific research', 'preservation' and 'buffer' zones under the <i>Marine Parks Act 2004</i> .
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: (a) a lift shaft, stairway or meter room; (b) a bathroom, shower room laundry, water closet, or other sanitary compartment; (c) a combination of the above. A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Stormwater	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean.

Comment [CB39]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB40]: Theme: Other land use changes – improving clarity, consistency and alignment within City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU3 - CP41]: Theme: Height and density - creating a sustainable city shape;
Item 3 – New Low-medium residential zone

Column 1 Term	Column 2 Definition
Streetscape	<p>The natural and built environment of the street, and its visual effect. It includes:</p> <ul style="list-style-type: none"> (a) the public verge (including its width, layout, finishes, furniture, artwork and street tree planting); (b) above ground utility infrastructure; (c) the transition from private properties to the public realm; (d) vegetation and street trees; (e) the buildings presenting to the street; and (f) the road. <p>The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.</p>
Structure	As defined in the <i>Building Act 1975</i> .
Structure height	<p>The vertical distance between the ground level and the highest point of the structure at any point.</p> <p>Note – for the purposes of assessment, Structure height provisions do not apply to freestanding telecommunication towers.</p>
Suitably qualified person	<p>A suitably qualified person is one (or more) of the following relevant to implementing the applicable development assessment code requirements for:</p> <ul style="list-style-type: none"> (a) urban stormwater quality and flow management – a relevant tertiary qualification or equivalent, including a registered practising engineer of Queensland (RPEQ) (civil engineering, environmental engineering). Responsible for a site stormwater quality management plan (site SQMP); (b) erosion and sediment control – a Certified Professional in Erosion and Sediment Control through the International Erosion Control Associations (IECA) or a certified practising soil scientist (CPSS) or certified practitioner erosion and sediment control (CPESC), or an RPEQ (or equivalent) experienced and trained in soil science and erosion and sediment control. Responsible for erosion and sediment control plans (ESCP); (c) wastewater management – a relevant tertiary qualification or equivalent such as an RPEQ with experience in environmental engineering or environmental scientist (or similar) including wastewater management. Responsible for a site wastewater management plan including design, construction and operation phases of a development; (d) coastal algal blooms – a tertiary qualification in science or equivalent and experience in planning and managing for soil nutrients, water quality, hydrology and acid sulfate soils, or certified practising soil scientist or certified environmental practitioner; and (e) acid sulfate soils – a tertiary qualification in science or equivalent and experience in planning and managing for soils and acid sulfate soils, or certified practising soil scientist.
Supertall building height	The height as shown on the Building height overlay map.
Tall building height	The height as shown on the Building height overlay map.
Tandem car parking	An angle parking space for two vehicles, where the second vehicle is parked obstructing the exit of the first vehicle.
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note – provisions for temporary use timeframes for defined uses are provided within section 1.6 Local government administrative matters.</p>
Terrace housing development	Development involving a row of individual Dwelling houses on individual freehold allotments (where each allotment has an area of 300m ² or less), constructed at the same time as part of an integrated development and where high-density development easements apply to adjoining lots within the development.
Threatening processes	As defined in the <i>Nature Conservation Act 1992</i> .

Comment [MU3 - CP42]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [PauseN-43]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [PauseN-44]: Theme: Height and density – creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP45]: Theme: Height and density - creating a sustainable city shape;
Item 3 – New Low-medium residential zone

Column 1 Term	Column 2 Definition
TUA (Total use area)	The sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose <i>which are likely to generate car parking demand</i> . The term does not include: <ul style="list-style-type: none"> (a) areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms; (b) areas of any staircases/access between levels; (c) areas of any public common foyer or lobby where these are not being used for commercial or retail purposes; (d) areas of any public toilets; (e) areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; (f) areas used for the access, parking and associated manoeuvring of motor vehicles; (g) Mall/public arcade; and (h) unenclosed private balconies whether roof or not.
Tourist shop	Any premises used, or intended to be used, for the sale, displaying or offering for sale of souvenirs, gifts, duty free goods or other tourist-oriented goods, mainly to the general touring or holidaying public.
Tower base	Tower base means the lower part of a tower building, between ground level and the point where the lower part is clearly distinguishable from the upper part of the tower building, having regard to elements such as, but not limited to, bulk and setbacks. Recreational areas located on top of the tower base do not form part of the tower base.
Traffic impact assessment	A report prepared by a Registered Professional Engineer of Queensland (RPEQ) or suitably qualified person addressing the relevant parts of the <i>Austrroads' Guide to Traffic Management Part 12: Traffic Impacts of Developments</i> . Note: If the above document does not suitably address certain development types or circumstances, Council may agree to use another relevant document.
Transit oriented development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Travel demand measures	An arrangement and/or facility which promotes efficient and sustainable transport outcomes.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Unbundled parking	An arrangement where the cost of parking is separated from the price of purchasing or leasing a property. Unbundled parking is for the use of residents or tenants of a building. Unbundled parking is not for use by the general public or visitors.
Undercroft	The area between the ground level and the floor of the lowest storey and within the footprint of the building.
Urban footprint	Means the urban footprint under the <i>South East Queensland Regional Plan</i> .
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Use	As defined in the <i>Planning Act 2016</i> .
Vegetation	A tree or trees, plants (including palms) and all other organisms of vegetable origin (whether living or dead).
Vegetation management offset	As defined in the <i>Vegetation Management Act 1999</i> .
Vehicle-Vehicle crossing	A constructed access crossing connecting the property boundary with the carriageway.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and

Comment [MU3 - CP46]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [MU2 - CP47]: Theme: Built form and urban design - the importance of a well-designed city; Item 14 – Driveways and vehicle crossings

Column 1 Term	Column 2 Definition
	planting.
Volumetric format plan of survey	As defined in the <i>Land Title Act 1994</i> .
Walkability	The extent to which a place or an area enables and encourages walking.
Walking catchment	<p>The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location.</p> <p>Note – the walking catchment for a particular location can be defined according to local circumstances and shown in a City Plan map (e.g. overlay).</p> <p>In relation to a boundary shown in a City Plan map, walking catchment means the land within the relevant boundary in the City Plan map.</p> <p>In relation to a particular location where a boundary has not been shown in a City Plan map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.</p>
Walking distance	<p>The distance between two points that a person may lawfully and reasonably take on foot.</p> <p>Note - where the term is used within the table of assessment or assessment provisions, the distance is taken from the frontage of the subject site to the closest part of the destination.</p>
Wastewater	An aqueous waste, including contaminated stormwater (in accordance with Schedule 2 of the <i>Environmental Protection (Water) Policy 2009</i>).
Water catchment	An area of land that drains water to a common point.
Waterway	<p>Is a waterway:</p> <p>(a) identified on the Environmental significance – wetlands and waterways overlay map; or</p> <p>(b) identified within an ecological site assessment; or</p> <p>(c) a watercourse as defined under the <i>Water Act 2000</i>.</p>
Wetland	<p>Areas of permanent or periodic/intermittent inundation, whether natural or artificial, with water that is static or flowing, fresh, brackish or salt, including areas of marine water, the depth of which at low tide does not exceed six metres, including in this City, for example:</p> <p>(a) ocean beaches, including rocky shores and inshore waters less than 6 metres in depth at low tide;</p> <p>(b) estuaries and intertidal flats;</p> <p>(c) areas of sea grass, salt marsh, mangrove;</p> <p>(d) areas above high water mark influenced by freshwater such as Melaleuca paperbark forests and sedgelands, and by brackish or tidal water such as Casuarina forests;</p> <p>(e) freshwater rivers, creeks, lakes, lagoons and streams; and</p> <p>(f) man-made canals and lakes.</p>
Zone for sensitive land uses	<p>The following zones are a zone for sensitive land uses:</p> <p>(a) Community Facilities Zone</p> <p>(b) Neighbourhood Centre Zone</p> <p>(c) Centre Zone</p> <p>(d) Innovation Zone</p> <p>(e) Mixed Use Zone (excluding Fringe Business Precinct)</p> <p>(f) Emerging Communities Zone</p> <p>(g) Rural Residential Zone</p> <p>(h) Low Density Residential Zone</p> <p>(i) Medium Density Residential Zone</p> <p>(j) High Density Residential Zone</p> <p>(k) Major Tourism Zone (excluding Wildlife Park Precinct)</p> <p>(l) Township Zone</p> <p>(m) Limited Development (Constrained Land) Zone</p>

Draft for Public Consultation