Part 4 Definitions

Division 1 Dictionary of Terms Used in the Planning Scheme

Chapters 1-3

Chapter 1 Application of Definitions

All terms used in Gold Coast City Planning Scheme are to be read as consistent with the definitions contained in the **Integrated Planning Act 1997 (IPA)**. This Part provides specific definitions.

The definitions have been divided into two chapters. Chapter 2 comprises use or development definitions, used in the Tables of Development for each Domain or Local Area Plan (LAP). Chapter 3 comprises explanatory definitions to assist in the interpretation of the Planning Scheme.

Any undefined terms used in this Planning Scheme are intended to have the meaning assigned to them in common usage, unless the context otherwise indicates or requires.

For undefined terms, a common reference that will be used by the City of Gold Coast is the latest edition of the Macquarie Australian Dictionary.

Any question as to whether a use or proposed use is contained within a definition, or a class of use, shall be determined by Council or its delegate.

Chapter 2 Use or Development Definitions

Adult Entertainment

Any premises, which are used or intended to be used for adult entertainment, as defined by the **Liquor Act 1992, Section 103E(2)**.

Advertising Device

Any building or other structure erected as an advertising device, where such a device is visible from a road, railway line, waterway or other public place. This term includes any framework, noticeboard, signboard and any wall, fence or other structure used for the display of advertising matter. This term does not include signs required to be erected by Council or its delegate. It does not include directional signs, or signs erected by Council or the state government to convey information to the public.

Note: ***For the purposes of this planning scheme, an Advertising Device is considered to be Operational Work. Installation of such a device is not considered to be a Material Change of Use.***

Aged Persons Accommodation

Any premises, which are used or intended to be used for the accommodation and care of, aged and retired people who do not have dependent children living permanently with them. The accommodation provided may comprise either self-contained dwelling units or serviced units which are not self-contained or both. It may also include personal care accommodation in the form of a nursing home or convalescent home. This term includes ancillary dining and recreation facilities, administrative offices, laundries, kitchens, and residential accommodation for persons associated with the development. This term does not include a Community Care Centre, Hostel Accommodation, a Hospital, Motel or Apartment Building.

Agriculture

Any premises used or intended for use for the growing of crops, pastures, fruit, vegetables or any plants or trees on a commercial basis. The term includes the handling (other than saw milling) of primary product grown on the land on which it is situated to a standard suitable for transport. This term does not include Aquaculture, retail sales of agricultural produce, Rural Industry, Farm Forestry or Bulk Garden Supplies

Amusement Parlour

A building that contains:

- three or more coin, card or token operated amusement machines; or
- two or more coin, card or token operated billiard, snooker or pool tables.

This term does not include a Tavern, Nightclub or Tourist Facility.

Animal Husbandry

Any premises used or intended for use for the keeping or farming of more than ten mammals. The term includes stables, emu, ostrich, dairy and goat farms and veterinary establishments associated with these. It does not include a Cattery, Kennels, piggery, poultry farm, Rural Industry or lot feeding, nor does it include the keeping of domestic animals.

Apartment

A dwelling that has another dwelling immediately above or below it. It also includes dwellings contained in mixed use buildings located immediately above, below or abutting non-residential uses. This term does not include an attached dwelling.

Aquaculture

Any premises used or intended to be used for the commercial production of fish, crustaceans or shellfish, where the combined surface area of all ponds or tanks exceeds 200m^2 (except where the activity is consistent with the definition of Minor Aquaculture). This term includes the packaging of product produced on the land to a standard suitable for transport.

Attached Dwelling and Medium Density Detached Dwelling

A dwelling attached to or touching another dwelling. This is a more specific definition than 'dwelling'. This term does not include an Apartment. (Please note that a development application for 'Attached Dwellings and Medium Density Detached Dwellings' may include individual detached dwellings as a part of the same development complex).

Bed and Breakfast

Any detached dwelling which is used, or intended to be used, to provide overnight accommodation for up to four tourists or members of the travelling public on an occasional basis.

Brothel

Premises made available for prostitution by two or more prostitutes at the premises, as defined in **The Prostitution Act 1999**.

Bulk Garden Supplies

Any premises used or intended for use for the sale or distribution of sand, soil, screenings, rocks, railway sleepers and other garden and landscaping materials. This term does not include Agriculture, Extractive Industry, Retail Nursery or Rural Industry.

Cafe

Premises in which refreshments or meals are served to the public for gain, but where alcohol is not consumed, dancing is not performed, and only one person may provide live entertainment. This term does not include a Restaurant or Tavern.

Camping Ground

Land used and managed for the purpose of camping for recreational purposes. The site is intended for temporary accommodation only.

Car Park

Any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Caravan Park

Land used to provide accommodation in caravans, self-contained cabins, tents and similar structures for travellers and tourists, and where recreation facilities may be provided for people staying in the caravan park. The term includes the erection and use within the caravan park of a kiosk and/or amenity buildings for the exclusive use of occupants of the caravan park. It also includes a manager's office and residence. The term does not include a Motel or a Relocatable Home Park.

Caretaker's Residence

Any dwelling used or intended to be used for caretaker purposes, where a person residing in the dwelling is employed on the site and the dwelling is used in connection with an industry or other use conducted on the same parcel of land. The term includes any dwelling unit provided for a person engaged in a use lawfully established on the land. It does not include any dwellings made available for private rental purposes.

Cemetery

Any premises used or intended to be used for the interment of the dead or the reduction of the human body to ashes after death. The term includes a graveyard, a burial ground, and any funeral chapel, parlour or columbarium erected on such land and used in connection with the primary use.

Child Care Centre

Any premises used or intended to be used for the minding or care, but not residence, of children. This term includes any ancillary early childhood program conducted in conjunction with the minding or caring of children, kindergarten, or crèche. This term does not include a Family Day Care Home or an Educational Establishment.

Cinema

Any premises used, or intended to be used, for the presentation of films for commercial gain. This term can include a building with a single screen as well as a complex with multiple screens. Ancillary facilities may be provided for the sale of food and drink to patrons of the cinema. This term does not include a theatre or a drive-in theatre.

Commercial Groundwater Extraction

Any premises used or intended to be used for the storage, treatment, packaging and sale of ground water resources, including water from springs and the transportation of that resource from the premises for the purpose of sale.

Commercial Services

Any premises used or intended to be used as a bank, building society, credit union, finance company, real estate agency, funeral business (administration/office only) or Totalisator Administration Board agency (TAB) which advertises or displays its business for direct dealings with the general public.

Community Care Centre

Any premises used or intended to be used for any one or more of the following, provided it is intended to accommodate or service more than seven persons at any one time:

- an orphanage;
- a children's home;
- a day care centre, respite centre or other social support centre for elderly persons, physically or intellectually handicapped persons or persons recovering from a psychiatric illness;
- a drug rehabilitation centre;
- a half-way house;
- a convent or monastery not associated with a school;
- accommodation for disadvantaged persons residing under a common discipline or requiring care other than full time medical treatment;
- a nursing or convalescent home not comprising part of aged persons accommodation.

This term includes the residential use of the premises by any person engaged or employed in the conduct of the development. This term does not include aged persons accommodation, hospital, Childcare Centre or Family Day Care Home.

Community Purposes

Any premises used for the provision of social or service facilities generally where local, state or federal government provides such facilities. This term includes art gallery, child day care, community hall, day respite care, emergency services, government use, health services, library, museum, scout hall, and other community organised uses. With respect to State land reserved and held in trust for a community purpose, this definition shall be taken to refer to those purposes listed in either Schedule 1 of the **Land Act 1994** (for trust land reserved under that Act) or Section 5(1) of the repealed **Land Act 1962** (for trust land reserved under that Act). This term does not include a Public Utility.

Conservation (Natural Area Management)

The use of land for nature conservation purposes, including wildlife and habitat protection. This may include the management of land to be maintained in its natural state for scientific purposes. It does not include the construction of visitor facilities, other recreation facilities or car parks and interpretation centres.

Convenience Shop

A shop with a GFA not exceeding 150m^2 that sells food for human consumption and which may also sell or hire other convenience goods.

Corrective Institution

Any premises used or intended to be used to hold and reform persons committed to it by the courts, such as a prison, remand centre and other type of detention facility.

Department Store

A shop in excess of 8000m^2, which incorporates multiple internal departments and that is usually operated by retailers, including David Jones, Myer or Grace Bros.

Detached Dwelling

A dwelling not attached to or touching another dwelling or another building. This is a more specific definition than 'dwelling'. This term does not include a relocatable home.

Display Home

A building constructed as a dwelling, but used for display to encourage people to buy or construct similar dwellings.

Eco-Village

A grouping of dwellings and associated community facilities that are located and designed to achieve a superior level of environmental, social and economic sustainability.

Ecotourism Facility

The use of land or premises for a tourism activity that is intended to promote and support the conservation of the local ecosystems. The tourism activity to be facilitated on the land must have the following explicit elements:

- a nature based product or focus;
- a strong role in environment education or awareness;
- promotion of local community involvement and support for conservation activity; and
- a sustainable management plan for the facility and its local ecosystems.

The operators of the facility must be accredited with a reputable national ecotourism association.

Educational Establishment

Any primary school with or without an ancillary early childhood program, early childhood program not ancillary to a primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises. This term does not include a Childcare Centre as defined herein.

Estate Sales Office

Any premises, including a caravan, erected on land either subdivided and released as one estate or on land approved for multiple residential dwelling/commercial units and used or intended to be used for a period not exceeding two years for the purpose of promoting and selling that land or residential dwelling/commercial units only.

Extractive Industry

The use or intended use of land for extraction and removal of sand, gravel, soil, rock, or similar materials. This term includes but is not limited to the winning of materials, ripping, blasting, dredging, storage, loading, cartage and treatment of extracted materials that may involve crushing, screening, washing, blending, grading or other treatment processes. The term involves ancillary activities such as collection and storage of water, environmental management and rehabilitation works in accordance with an approved plan. The term does not include the removal of materials authorised by the **Local Government Act 1993** or mining within the meaning of the **Mineral Resources Act 1989**.

Family Accommodation

A second dwelling on a single allotment, where this dwelling is for occupation by a member or members of the immediate family of the household residing in the first dwelling. The second dwelling may also be for occupation by personal staff necessary for the health or well being of a member or members of the household resident in the first dwelling. The use is not for private rental purposes.

Family Day Care Home

Any dwelling unit used, or intended for use, for the reception and minding or care of children where such premises provide home-based care and are registered under the provisions of the **Family Day Care Scheme** as licensed under the **Child Care (Family Day Care) Regulation 1991**.

Farm Forestry

Land used to propagate, cultivate, manage and harvest timber. This includes:

- managing, harvesting, initial on site processing and removal of trees and other forest products (such as flowers, limited amounts of foliage, seeds, fallen branches and bush foods) in an existing native forest for a business, regardless of whether it is old growth forest or naturally occurring regrowth (native forest harvesting). This includes enrichment planting in an existing native forest;
- planting, managing, harvesting, initial on site processing and removal of either native or exotic trees and other forest products in a plantation for a business (plantation forestry). This includes the collection of tree products (other than timber) in the plantation including, but not limited to, flowers, limited amounts of foliage, seeds, fallen branches and bush foods.

Farm Stay

The use of a rural establishment for tourist accommodation purposes, in association with viable farming activity. The maximum number of tourists to be accommodated on the premises at any one time is eight.

Fast Food Premises

Any premises used, or intended to be used, for the sale to the public of prepared food, which is ready for immediate consumption, and which is packaged so that it can be taken and consumed away from the site; where the premises include a drive through take-away food facility. This term includes the provision of ancillary facilities for the consumption of the food on the premises. This term does not include a Restaurant, Cafe, Take-Away Food Premises, Convenience Shop, or Shop.

Fuel Depot

Any premises used or intended to be used to store, sell and distribute fuel, principally on a wholesale basis. This term does not include a Service Station.

Funeral Business

Any premises used for the administration/office use only of a funeral parlour. It is not permissible to conduct the storage, preparation or cremation of bodies, the sale and/or display of coffins or flowers, the establishment of a chapel, or the storage of hearses within the subject site.

Funeral Parlour

Any premises used, or intended to be used, by an undertaker for the storage or preparation of bodies for burial or cremation. The term includes a mortuary and funeral chapel used for this purpose. Funeral Business (administrator/office use only) appears as Commercial Services in the Table of Development.

Helipad

Any premises used or intended for use for the landing, storage (temporary or otherwise) and/or take off of helicopters. The term includes facilities and equipment provided at such premises for the storage, housing, maintenance and/or refuelling of helicopters.

High Impact Telecommunications Facility

Telecommunications facilities other than Low Impact Telecommunications Facilities.

Home Occupation

Any premises forming part of a dwelling or its curtilage used or intended to be used for a single occupation by a resident of the dwelling. The GFA used for the home occupation activity, including the storage of any materials of goods, does not exceed one third of the total GFA of the dwelling or 45m^2 whichever is the lesser. No more than two people who do not live in the dwelling may work on the site. This term does not include a Brothel, or the repair or mechanical service of a motor vehicle and the ancillary use of any residential premises for activities where no clients attend the premises, no staff or employees are engaged on the premises or work from the premises and no signs are displayed on the premises.

Home Office

Any premises forming part of a dwelling used, or intended to be used, as an office by a resident of the dwelling. The person conducting the office activity must use the dwelling as their principal place of residence. No more than one person who does not live in the dwelling may work in the office. The GFA used for the office activity, including the storage of any material or goods, must not exceed 50 m^2 or one-third of the total GFA of the dwelling, whichever is the lesser.

Hospital

Any premises used or intended to be used to provide health services, including preventative care, diagnosis, medical and surgical treatment, rehabilitative care including accommodation and counselling, to persons admitted as in-patients. This term may include the care and treatment of outpatients. This term may also include, when carried out on the same site, the residential use of the premises by persons employed at the hospital or ancillary facilities and services for the convenience of patients or visitors. This term does not include Aged Persons Accommodation or a Community Care Centre.

Hostel Accommodation

Any premises used or intended for use for the accommodation of more than four unrelated persons, where bathroom or kitchen facilities are shared and where such premises are managed in the nature of a boarding house, guest house, lodging house, youth hostel or backpackers' inn. Every 10m^2 or part thereof of the total area provided for sleeping accommodation is deemed to comprise one single bedroom unit for the purpose of calculating residential density for any site included within the Residential Density category of RD5 to RD8. For sites designated within RD1 to RD4 residential density category, three bedrooms constitute one single bedroom unit for the purpose of calculating residential density. The term does not include Aged Persons Accommodation, a Bed and Breakfast, a Community Care Centre, Resort Hotel, Apartment Building, and Motel or Townhouse Development. This term also does not include premises that have been subdivided or otherwise permit separate ownership of parts of such premises.

Indoor Recreation Facility

Any building used or intended to be used for indoor leisure, recreation or sport, including training and instruction in sport and leisure activities. This term does not include a Nightclub, Restaurant, or Community Purposes such as a museum, art gallery or hall.

Industry

Any premises used or intended for use that, in the course of any trade or business, involves the manufacture, production, processing, repair, or storage of any article, material or thing whether solid, liquid or gaseous.

This term includes any of the following ancillary activities, when carried out on the same land as the primary activity:

- the storage of goods;
- the provision of amenities for employees and clientele;
- selling by wholesale goods resulting from the operation; and
- accounting or administration in connection with the operation, provided that this activity does not exceed 20% of the total use area.

This term includes a Car Wash Facility. It does not include a Service Industry, a Motor Vehicle Repair Station, a Salvage Yard, a Service Station, Home Activity or Home Occupation.

Kennel

Any premises used or intended to be used for keeping, boarding or breeding more than four dogs or four cats. This term includes a cattery, breeding kennels, coursing kennels and show kennels. It does not include the keeping of domestic pets ancillary to the use of a dwelling.

Kiosk

Any premises used for or intended for use for the sale of general merchandise including food where such premises do not exceed a total use area of 25 square meters. The premises may be located within a tourist facility, caravan park, relocatable home park or within any other residential development where the number of dwelling units on the premises is not less than 30. This term does not include a shop, restaurant, take-take-away food premises or convenience shop as elsewhere defined in this Scheme.

Laundromat

Any premises used or intended to be used for the mechanical washing, drying and ironing of clothes and fabrics by any member of the public.

Low Impact Telecommunications Facility

A low impact facility as defined in the **Telecommunications Act 1997**.

Manufacturer's Shop

Any premises within industrial premises where commodities, articles or goods resulting from the industrial processes undertaken on the premises are sold to the public and where the GFA of such premises does not exceed 20% of the GFA of all buildings on the site. Where there is more than one tenancy on the site, the GFA of the Manufacturers Shop does not exceed 20% of the GFA of all buildings within the subject individual tenancy.

Marina

Premises used to moor or store boats above or adjacent to the water. This term may include boat recovery facilities and facilities to repair, fuel and maintain boats and boat accessories.

Market

Premises, generally outdoors, used, or intended to be used, to sell goods, including foodstuffs from booths. This term generally applies to retail arts and crafts markets, flea markets and the like. This term does not include a shop or Take-Away Food Premises.

Medical Centre

Any premises used, or intended to be used, for the medical care or treatment of persons not resident on the site. This term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ambulance station and premises used or intended to be used by a chiropodist, chiropractor, dentist, medical practitioner, optometrist, pathologist, physiotherapist or radiologist, in the practice of that profession or by practitioners of alternative therapies. This term does not include a Home Occupation, a Hospital, and Aged Persons Accommodation.

Milk Depot

Premises used, or intended to be used, to receive milk and milk products for distribution to consumers or retailers.

Minor Aquaculture

Any of the following:

- freshwater tank aquaculture: not requiring an authority or licence under the **Environmental Protection Act 1994**, comprising a recirculating system with nil discharges of wastes to natural waters and a production area less than 2,000m^2 GFA, where not utilising oxygen injection;
- freshwater tank aquaculture: not requiring an authority or licence under the **Environmental Protection Act 1994**, comprising a recirculating system with nil discharges of wastes to natural waters and a production area less than 750m^2 GFA where utilising oxygen injection;
- freshwater pond aquaculture: not requiring an authority or licence under the **Environmental Protection Act 1994**, comprising a maximum pond surface area of 5,000m^2 with nil discharges of wastes to natural waters.

Minor Change in the Scale or Intensity of an Existing Use

A change in the intensity or scale of an existing use that does not exceed any of the following:

- the limits expressed in the approved Plan of Development (or approved Management Plan) for the premises, where applicable;
- an increase of 25m^2 of total use area;
- an increase in the number of separate tenancies occupying the premises; and
- any extension of commercial operating hours on the premises, into and within the period between 7pm and 7am on any day.

Minor Tourist Facility

Any premises not exceeding a total use area of 150m^2 used, or intended to be used, primarily for the purpose of providing small scale recreation, entertainment or attractions for the general touring public. This term includes eating facilities for tourists only where such facilities are ancillary to the recreation, entertainment or attractions on site and the seating capacity does not exceed 40 persons. This term does not include a Cafe, Fast Food Premises, Take-Away Food Premises, Restaurant or Reception Room, nor does it include a Shop or Market, Public Recreation or any residential use.

Motel

Premises used, or intended to be used, to provide accommodation in serviced rooms for persons away from their normal place of residence and where provision is made for parking guests' vehicles conveniently to the rooms. This term does not include aged persons accommodation, a Community Care Centre, Resort Hotel, Hostel Accommodation, Resort Hotel or Special Accommodation.

Motor Vehicle Repairs

Any premises used, or intended to be used, for the purpose of carrying out repairs to motor vehicles, including panel beating and spray painting, where such activities are conducted solely within a building. This term also includes the temporary storage of vehicles awaiting repair and the fitting of accessories to motor vehicles.

Nightclub

Any premises used or intended to be used as a cabaret or nightclub, where entertainment is regularly provided to members of the public and where an on-premises cabaret licence is required under the provisions of the **Liquor Act 1992**. The term includes the provision of music and dancing facilities for people attending the nightclub. It does not include a Tavern, Restaurant or Indoor Recreation.

Office

Any premises used, or intended to be used, for business administration, carrying on of agencies, secretarial services, clerical or technical activities, professional services or services of a similar nature. The term includes administration in connection with an industry, business or other commercial use where not conducted on the same site. No goods or materials intended for manufacture, sale or hire may be stored on the premises. This term does not include a Shop, Medical Centre or Commercial Services such as a retail bank, building society, credit union, finance company agency, real estate agency, Funeral Business or Totalisator Administration Board (TAB).

Open Sports Ground

Land used for sport, normally open to the public without charge for informal outdoor leisure or recreation, when not being used or prepared for an organised game. This term may include the ancillary facilities, such as clubhouses (whether licensed or not), lights, change rooms, pavilions, public conveniences and shelters.

Outdoor Sport and Recreation

Premises used for sporting or recreational purposes where the activity takes place primarily outdoors and the activity is only open to the public upon payment of a fee. The term includes archery, boating, equestrian centre, golf, model car, boat or aircraft operations, motor sports, racecourse, rowing, showgrounds, sporting arena or track, swimming pool, tennis, water skiing and zoo. It also includes minor ancillary facilities, such as lights, clubhouses, change rooms, administration buildings and public conveniences and shelters. It does not include Indoor Recreation or Open Sports Ground.

Outdoor Storage Area

Land used only to store goods, machinery or vehicles.

Park

Any land which is normally open to the public without charge and which is used for, or intended for use, for open air recreation. This land will have at least one of the following characteristics:

- it has been ornamentally laid out or prepared;
- it is maintained so as to preserve or enhance its beauty, including its flora, fauna and geological or physiographical features;
- it has been prepared or is maintained as a grassed area or buffer, either with or without trees or shrubbery;
- it has been prepared or is maintained so as to be suitable for informal open air recreation.

The term includes any one or more of the following facilities provided for the enjoyment or convenience of the public at such premises, and any other buildings, structures or development ancillary to the park:

- picnic places, scenic lookouts, routes for nature study, car parking areas, bikeways and footways;
- information and display areas for the promotion of the park;
- shelters and other public conveniences;
- children's play areas;
- structures, surfacing or equipment provided for informal sport or physical exercise;
- sculptures, fountains, ponds or other decorative devices;
- band stands;
- maintenance sheds and depots.

It does not include Indoor Recreation or Open Sports Ground, as separately defined in this Planning Scheme.

Place of Worship

Any premises used, or intended to be used, primarily for the public religious activity of a religious organisation, community or association. This term includes the use of the premises for the social or recreational activities of that religious organisation, and the residential use of the premises by any person conducting worship or employed at the place of worship. This term also includes a columbarium for the interment of ashes. This term does not include an Educational Establishment, Funeral Parlour or Cemetery.

Private Recreation

The use and development of land for private recreation purposes, e.g. tennis courts, where this is ancillary to an existing or approved residential use on the same site. The total area used for the private recreation activity does not exceed 0.5 hectares.

Public Utility

Land, buildings or structures, usually owned by a government , local government or government agency, or regulated by legislation and used for, or in the nature of, any of the following:

- railway and associated facilities, tramway, road transport or air transport purposes;
- to transmit or distribute gas, oil or power;
- to collect, treat, transmit, store or distribute water;
- to collect, treat or dispose of storm or flood water, sewage or sullage;
- the provision or maintenance of roads or traffic controls;
- the provision of postal, telecommunication, television or broadcasting services; and
- any freestanding structure in the nature of a column, flagpole, antenna, mast, monument or other similar structure.

This term includes maintenance and storage depots used in conjunction with the public utility. It excludes 'Telecommunications Facility' as elsewhere defined in this Part. This term excludes the use of premises for road transport, maintenance of roads or traffic controls or disposal of stormwater, undertaken by the state government as defined in the **Transport Infrastructure Act 1994**.

Railway Activities

The use of premises for the purposes of constructing, maintaining and operating:

- rail transport infrastructure as per Schedule 3 of the **Transport Infrastructure Act 1994**;
- rail maintenance depots, rail workshops and rail freight centres directly connected to and operationally connected with 'rail transport infrastructure';
- rolling stock.

Reception Room

Any premises used, or intended to be used, for the conduct of receptions or functions at which food or drink is served. This term does not include a Restaurant, Indoor Recreation, Tavern, Resort Hotel or Cafe.

Refuse Disposal

Land used to dispose of refuse by landfill, incineration or other means.

Refuse Transfer Station

Land used to collect, temporarily store and process refuse, or used for scrap materials, for disposal or use elsewhere.

Relocatable Home Park

Any premises used, or intended to be used, for the parking or location of relocatable homes for the purpose of providing residential accommodation. The term includes ancillary facilities such as amenities buildings, manager's office and residence, a kiosk and recreation facilities where maintained for the use of residents of the relocatable home park. It does not include a Caravan Park.

Restaurant

Any premises used, or intended to be used, for the serving of meals to the public for gain, where entertainment, including dancing, may be provided and alcohol may be served, subject to an on-premises meals licence being issued under the **Liquor Act 1992**. This term includes the provision of an ancillary take-away food service. It does not include a Fast Food Premises, Take-Away Food Premises, Tavern, Adult Entertainment Premises, Nightclub or Reception Rooms.

Resort Hotel

Any premises used or intended to be used to provide accommodation for persons away from their normal place of residence, and where provision is made for leisure, sporting and entertainment facilities to be used by guests and visitors to the premises. Ancillary facilities must include one or more of the following: restaurants, bars, nightclubs, reception rooms and/or convention facilities. This term does not include a Motel, Apartment or Hostel Accommodation.

Restricted Club

Any premises used or intended to be used by groups or clubs formed for the purpose of pursuing a common interest in any sporting, social, political, religious or professional pursuit and capable of holding or obtaining a Restricted Club Permit issued under the **Liquor Act 1992**. This definition does not include Indoor Recreation Facility, Adult Entertainment Premises or any other uses defined in this Planning Scheme, nor premises entitled to a club licence or any other licence issued under the **Liquor Act 1992**, or any activity involving trade in excess of 21 hours per week.

Retail Plant Nursery

Any premises used, or intended to be used, to propagate, grow and sell plants to members of the public. This term includes the sale of gardening materials where such materials are ancillary to the sale of plants and are packaged for sale in quantities not exceeding 50 kilograms. This term does not include Bulk Garden Supplies, Rural Industry, Shop or Showroom.

Rural Industry

Any premises used, or intended for use, for the purposes of any industry handling, treating, processing and packing primary products produced on the land on which it is situated other than to a standard suitable of transport. The term includes saw milling, when carried out in a rural area, a wholesale nursery, a turf farm, a piggery, a poultry farm, intensive lot feeding operations, servicing of and the storage of fuel for plant or equipment used for agricultural, rural industry or forestry purposes. The term does not include a shop, stall or retail sale of any products. It does not include any industry that processes mainly materials or produce sourced externally from the land on which it is situated.

Salvage Yard

Any premises used or intended to be used for the collection, storage, salvaging, abandonment, dismantling or sale of scrap metals, scrap timber, other scrap materials, scrap goods, motor vehicles or machinery.

Service Industry

Any premises used, or intended to be used, for conducting industrial activities, provided that any off-site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the site, the appearance of the site and any traffic generated by the activities on the site must be managed so as not to cause detriment to adjoining sites. The eligible industrial activities included within the service industry definition are:

Group A (Retail Service Establishments):

- boot and shoe repairing;
- bread, cake and pastry production;
- clock, watch and jewellery manufacturing and repairing;
- dressmaking, tailoring and millinery;
- cleaning and dyeing;
- duplicating and copying service;
- engraving;
- film developing and printing;
- locksmith’s establishment;
- musical instrument maintenance;
- parcel delivery depots;
- photographic studio;
- printing or photocopying service;
- sports goods maintenance;
- watchmaker's establishment.

Group B (Production and Display Establishments):

- auction rooms;
- bookbinding;
- business machine maintenance;
- catering business;
- cleaning contractor's establishment;
- commercial equipment hire;
- computer services;
- cycle repairing;
- driving instructing;
- electrical goods maintenance;
- furniture repairing;
- industrial equipment hire;
- laundering;
- lawnmower maintenance;
- sign writing;
- taxicab depot;
- tool repairing and sharpening.

Service Station

Any premises used, or intended to be used, for the fuelling of motor vehicles, involving the sale by retail of petrol or automotive distillate or any derivative capable of use in internal combustion engines, whether or not the premises are also used for one or more of the following purposes:

The sale by retail of:

- lubricating oils and greases;
- batteries and tyres;
- accessories and other products associated with motor vehicles;
- power and lighting kerosene;
- mower fuel;
- maps, tobacco, confectionery, patent medicines, soft drinks, milk products, bread, newspapers and periodicals, where any such sale is to a person travelling by motor vehicle.

The carrying out of:

- the fitting, removal, and exchange of tyres;
- the repairing of tubes;
- the supply of air;
- the charging or replacement of batteries;
- the lubrication and greasing of motor vehicles;
- the cleaning, adjustment and replacement of sparkplugs;
- the adjustment, cleaning or replacement of filters or carburettors or fuel injection systems;
- the reception and return of tyres deposited for repair on other premises;
- running repairs of a minor nature and of a type which do not normally immobilise a vehicle for a period longer than two hours;
- the installation of accessories for motor vehicles and motor cycles;
- the washing of motor vehicles, motor cycles, boats and trailers;
- the hiring of trailers, utility trucks or utility vans where the total number of trailers and vehicles does not exceed six and the capacity of each such trailer or vehicle is not more than one tonne;
- the rendering of minor services incidental to any of the foregoing.

This term does not include a Motor Vehicle Repair Station, an Industry, a Salvage Yard, a Passenger Terminal, a Shop or a Transport Terminal.

Shop

Any premises used, or intended to be used, for the sale or hire of goods to members of the public. This term includes the display of goods for sale and the rendering of personal services by retail. It does not include a Tavern, Manufacturer's Shop, Cafe, Restaurant, Retail Plant Nursery, Service Industry Premises, Service Station, Shopping Centre Development, Showroom, Convenience Shop, Take-Away Food Premises, Fast Food Premises, Tourist Shop, Vehicle Hire, Vehicle Sales, Warehouse or Commercial Services.

Shopping Centre Development

Any premises, or intended to be used, primarily for shops, which form a single, integrated complex and where the increased GFA of all buildings resulting from the new development exceeds 2000m^2.

The term includes the use of such premises for any one or more of the following purposes:

- Commercial Services;
- Showroom;
- Laundromat;
- Medical Centre;
- Restaurant;
- Shop; and
- Take-Away Food Premises.

Note 1: ***This definition does not include any complex comprised only of showrooms – the shopping centre development must include a significant proportion of shops, each having a tenancy below 400m^2.***

Note 2: ***When calculating GFA for the purpose of this definition, it does not include a roofed pedestrian thoroughfare through the premises which:***

a) connects at least two streets; and

b) is intended to be permanently open for use by the public; and

c) is of a comparable width to public streets in the immediate vicinity; and

d) provides roofing primarily for the purpose of pedestrian weather protection.

Showroom

Any premises used, or intended to be used, for the display and retail sale of goods that are generally of a bulky nature, where the GFA of the use is at least 400m^2. This term does not include the sale of food items nor does it include the sale of clothing or footwear. It includes the hire of bulky goods, but it does not include the hire of videos, music recordings or similar items.

Special Accommodation

Any dwelling used, or intended to be used, for housing disadvantaged persons living under a common discipline, where the maximum number of such persons residing on the premises is seven. The maximum number of persons attending any day time activity whether or not such persons reside at the premises shall not exceed seven over a 24 hour period. The term includes:

- a day care centre;
- respite centre;
- social support centre for elderly persons, physically or intellectually handicapped persons or persons recovering from a psychiatric illness;
- emergency accommodation.

The term includes the residential use of premises by any person engaged or employed in the conduct of the development. The maximum number of persons residing on the premises excludes one support worker engaged or employed in the management of the premises.

Stall

Any premises used or intended to be used for the display or sale of agricultural or horticultural produce grown on the site on which the stall is located. The total use area of the stall must not exceed 12m^2 (this area does not include access and parking). This term does not include a Shop, Bulk Garden Supplies or Convenience Shop.

Storage

Any premises used or intended to be used for the securing or safekeeping of goods. This term includes 'self storage' facilities, which provide customers with controlled access, individual storage services.

Substantial Structure

Any premises used, or intended to be used, for the erection of any freestanding structure in the nature of a column, flagpole, antenna, mast, monument or similar structure which exceeds 10 metres in height. This term does not include High Impact Telecommunications Facility, Low Impact Telecommunications Facility, Public Utility and Telecommunications Facility.

Surf Life Saving Club

Premises used or intended to be used as the base for a local association of surf life savers who patrol a particular beach, together with their organisation and equipment. The club must be affiliated with a recognised State and/or national life saving organisation. The term may include public changing facilities, a licensed club and restaurant facilities.

Take-Away Food Premises

Any premises used, or intended to be used, for the sale to the public of prepared food which is ready for immediate consumption and which is packaged so that it can be taken and consumed away from the premises. This term includes the provision of ancillary facilities for the consumption of food on the premises. It does not include a cafe, restaurant or fast food premises.

Tavern

Any premises used, or intended to be used, primarily for the serving of alcohol and for which a general licence has been issued under the **Liquor Act 1992** or any subsequent relevant legislation. Ancillary uses may include the serving of food and the provision of entertainment. This term includes bars and non-residential hotels. It may include a Totalisator Agency Board. It does not include Reception Rooms, Adult Entertainment Premises, Nightclubs or Cabarets.

Telecommunications Facility

The use of premises for a facility as defined in the **Telecommunications Act 1997**.

Temporary Use

A use that is irregular or infrequent that does not require the construction of a permanent building, the installation of permanent infrastructure or services, or works such as vegetation clearing or other operational work. A temporary use must not occur for more than 28 days in any one calendar year.

Theatre

Any premises used, or intended to be used, for the presentation of live theatre, live musical entertainment or other live performance. It may also include ancillary facilities for the selling of food and drink to patrons of the theatre. This term does not include a Cinema or a Nightclub.

Tourist Cabins

Premises used or intended to be used for holiday accommodation that include an eco-tourism facility and are located in the Hinterland. The cabins are used only for accommodating persons away from their principal place of residence on a short-term basis. This term may include the provision of limited ancillary guest facilities. This term does not include cabins provided as part of the range of accommodation facilities in a caravan park or camping ground located within urban areas or adjacent to foreshore reserves.

Tourist Facility

Any premises used, or intended to be used, for providing entertainment, recreation or similar facilities for the general touring or holidaying public. This term does not include a Restaurant or Nightclub.

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 and where such premises are ancillary to other tourist uses or tourist accommodation. This term does not include a Shop, Take-Away Food Premises or Restaurant.

Transit Centre

Any premises used, or intended to be used, for the assembly and distribution of passengers prior to, or subsequent to, their transportation, irrespective of the mode of transport. This term includes ancillary uses required for the comfort and amusement of passengers.

Transport Terminal

Any premises used, or intended to be used, for the purpose of an airline goods terminal, bus depot, road transport goods terminal, rail goods terminal or a terminal for water-borne goods. This term includes a repository for temporary storage of goods before re-shipment and a terminal used solely for the garaging and basic maintenance of fleet. It does not include a Transit Centre.

Vehicle Hire Office

Any premises used, or intended to be used, for the hiring out of motor vehicles, which is necessarily associated with operation of a Vehicle Hire Premises including, when carried out on the same premises, the storage and cleaning of motor vehicles, which are available for hire. This term includes the hiring out of motor cars, trucks, motorcycles, mopeds, caravans, trailers and boats. It does not include the use of the site for the mechanical repair or servicing of motor vehicles, or a Service Station or a Vehicle Hire Premises.

Vehicle Hire Premises

Any premises used, or intended to be used, for the hiring out of motor vehicles, including, when carried out on the same premises, the storage and cleaning of motor vehicles, which are available for hire. This term includes the hiring out of motor cars, trucks, motorcycles, mopeds, caravans, trailers and boats. It does not include the use of the site for the mechanical repair or servicing of motor vehicles or a Service Station.

Vehicle Sales Premises

Any premises used, or intended to be used, to sell or hire motor vehicles, boats or caravans. This term may include the minor repair or servicing of motor vehicles, boats or caravans and the sale or fitting of accessories. It does not include a Service Station or Motor Vehicle Repairs Premises.

Veterinary Clinic

Any premises used or intended to be used by a veterinary surgeon or veterinarian to treat the minor ailments of domestic animal and household pet outpatients, provided that no patients remain on the premises overnight (except in the case of an emergency).

Veterinary Hospital

Any premises used, or intended to be used, in connection with the treatment of sick or injured animals, where such animals are accommodated overnight or for longer periods in premises constructed of soundproof materials. The term does not include Animal Husbandry or a Kennel.

Warehouse

A building or enclosed land used to store and display goods, merchandise and materials and to sell these only by wholesale. This term does not include a Shop, Showroom, Salvage Yard or Toxic or Dangerous Goods Store.

Waterfront Industry

Any premises used, or intended to be used, for the purpose of conducting any industries, which require direct access to a river, creek, stream or other body of water as an essential part of their operation. The eligible industries include:

- boat building, repairing or storage;
- fish and seafood processing or storage;
- fishing gear manufacturing or repair;
- marine engineering;
- naval architect or drafting services;
- slipway;
- warehouse associated with waterfront industry; and
- wharf and dock.

Chapter 3 Explanatory Definitions

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 a flood plain).

Ancillary

Necessarily associated with a particular development, but incidental to that development.

Annual Exceedence Probability (AEP)

The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage.

Apartment Building

A two or more storey building that comprises primarily apartments.

Approved Management Plan

Any plan for the management of land, including a concept plan or a master plan, comprised of drawings and/or maps and/or text, that:

a) has been approved by Council prior to (date of approval of IPA Planning Scheme); or

b) forms part of a development permit approved by Council after (date of approval of IPA Planning Scheme); or

c) is listed in a Schedule to the Gold Coast Planning Scheme as an approved plan for the development of public open space or community land.

Approved Plan of Development

Any plan for the development of land, including a concept plan or a master plan, comprised of drawings and/or maps and/or text, that:

a) has been approved by Council prior to (date of approval of IPA Planning Scheme); or

b) forms part of a development permit approved by Council after (date of approval of IPA Planning Scheme); or

c) is listed in a Schedule to the Gold Coast Planning Scheme as an approved plan for the development of public open space or community land.

Australian Height Datum (AHD)

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 Annual Damage (AAD)

The average damage per year that would occur in a nominated development situation from flooding over a very long period of time.

Average Finished Ground Level

The artificial level around the perimeter of a building determined by calculating the average perimeter level of the building platform upon which a building is constructed.

Average Recurrence Interval (ARI)

The likely recurrence of a flood event, expressed in terms of the long-term average number of years between the occurrence of a flood as big as, or bigger than, the designated event-eg. floods with a discharge as big as or bigger than the 1% AEP flood event will occur on average once every 100 years. ARI is related to AEP (see also **Annual Exceedance Probability**).

Balcony

An unenclosed platform, whether roofed or not, projecting from a building and directly accessible from the interior of the building.

Basement

A storey below ground level or a storey that projects no more than 1.0 metre above ground level.

Basic Plot Ratio

Is the allowable plot ratio that applies to all buildings. Where the site is located within an LAP area, the basic plot ratio is prescribed by the **LAP Place Code – Plot Ratio Control Table**. Where the site is located outside an LAP area, includes residential or tourist accommodation floor space and the development exceeds four storeys, the basic plot ratio is prescribed by **Specific Development Code 19 – High Rise Residential & Tourist Accommodation**. This is derived by the sum of Part A and Part B of **Table to Acceptable Solution AS17.1** plus a bonus floor space of up to one (1) that is provided for a resort hotel or mixed use building to accommodate any non-residential land uses located on the first three storeys pursuant to **AS17.1**.

Note: ***The basic plot ratio does not include any floor space bonuses for desirable design elements consistent with*** *Planning Scheme Policy No. 18 – Using the Urban Design Bonus Provisions* ***or prescribed by an LAP.***

Buffer

A land or water area separating incompatible land uses.

Building

As defined by the Building Code of Australia.

Building Height

The distance measured vertically from natural ground level to the highest point of a building, including projections such as architectural features, advertising signs and vent pipes. On those sites where fill is required by Council or its delegate, building height must be measured vertically from the required fill level. Unless the Local Area Plan or domain controls state otherwise, the maximum building height control also applies to structures that are separate from any building on the site.

Building Platform

The area created by development on which a building may be constructed. This area may be created by cut and/or filling.

Building Setback

The distance between a building and a property boundary or other stated physical boundary. The setback is determined after any excisions of land for road widening or for other planning purposes have been made to the subject site. A basement, which does not extend more than one metre above ground level, to the top of the slab, is not included for the purposes of calculating building setbacks from boundaries, however it is included in the required setback from a canal.

Car Parking

The ancillary use of any premises for the parking of occupant, employee, customer, visitor and service vehicles. This parking must be provided in compliance with the requirements of this Planning Scheme.

Caravan

A vehicle constructed, fitted, equipped or used for camping that is registered for road use under the **Transport Infrastructure (Roads) Act** and can be readily towed by a passenger motor vehicle. This term does not include relocatable homes.

Certified Hydraulic Study

A study, accompanied by a certificate and addressed to Council, stating the purpose for which the hydraulic report is provided, the context in which it was commissioned and any limitations, qualifications, or reservations by the certifier. It shall state that the certifier is aware that the Council will be relying on this certification in its assessment of the proposal.

Class 1 Building (refer to Building Code of Australia)

One or more buildings, which, in association constitute:

a) Class 1a Building:

- a single dwelling being;
- a detached house;
- one or more attached dwellings, including a row house, terrace house, town house or villa unit.

b) Class 1b Building:

- a boarding house, guest house, hostel or the like with a maximum gross floor area not exceeding 300m^2 and in which not more than 12 persons normally reside.

Class 2 Building (refer to Building Code of Australia)

A building containing two or more sole occupancy units, each being a separate dwelling, located above or below another dwelling.

Class 10 Building (refer to Building Code of Australia)

A non-habitable building or structure:

a) Class 10a Building:

- a non-habitable building being a private garage, carport, shed or the like.

b) Class 10b Building:

- a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool or the like.

Compensating Filling

Material excavated from one location within the designated flood area and placed at another location within the designated flood area, to bring the flood prone land to a specified level. (The excavated area may need to meet appropriate guidelines).

Conservation Reserves

Areas prescribed under the **Nature Conservation Act 1992** (including forest reserves), and areas owned or managed by Council for nature conservation purposes.

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.

Core Habitat Areas

Areas that, due to features such as their size, composition, diversity etc, provide important habitat for the conservation of particular plant or animal species, or of a range of plant and animal species.

Council

The Council of the Gold Coast City.

Council Approved Concept Plan

A Concept Plan comprising text and/or maps and/or drawings showing the proposed indicative development of land that has been approved by the Council of the City of Gold Coast prior to 1 January 2003, or that is listed as an approved Concept Plan in a schedule attached to this Planning Scheme.

Council Approved Management Plan

A Management Plan comprising text and/or maps and/or drawings showing the proposed management of land that has been approved by the Council of the City of Gold Coast prior to 1 January 2003, or that is listed as an approved Management Plan in a schedule attached to this Planning Scheme.

Council Approved Master Plan

A Master Plan comprising text and/or maps and/or drawings showing the proposed detailed development of land that has been approved by the Council of the City of Gold Coast prior to 1 January 2003, or that is listed as an approved Master Plan in a schedule attached to this Planning Scheme.

Cumulative Impact

The impact of the development in combination with other development.

Curtilage

The area of a site associated with and adjoining a building or other structure. When applied to a dwelling, it comprises the area of land within the site used and maintained in conjunction with the dwelling.

Damage To Vegetation

The removal or destruction of vegetation (on non-government owned freehold land) or interference with its natural growth or health.

Deep Planting

Landscaping in a soil profile that has no intrusions, structures or basements below the surface of the ground.

Design Floor Level (DFL)

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 event.

Designated Flood Level (Post Filling)

The peak flood level that would occur during the designated flood, after any filling above the encroachment fill level (applies in the Logan and Albert River catchments).

Designated Flood Level (Pre Filling)

The peak flood level that would occur during the designated flood, before any filling above the encroachment fill level (applies in the Logan and Albert River catchments).

Designated Flood Map

In relation to a particular flood plain, the map which shows the extent of inundation in the designated flood and which is prepared and maintained by reference to:

- the techniques of flood discharge estimation;
- an historic flood, which is regarded as being equivalent to the designated flood.

Discharge

The volumetric flow rate of water, as measured in terms of volume per unit time, eg. cubic metres per second.

Driveway

An access crossing connecting the car parking or service area of a development with the adjacent road system.

Duration of Flooding

The length of time land remains inundated during a single flood event.

Dwelling

Any building or part of a building comprising a self-contained unit used by, or intended for the exclusive residential use of, one household. The term includes outbuildings normal to a dwelling. The term includes the keeping of domestic animals as pets.

Ecological Corridor

An area of land or water, including areas above and below ground, that is capable of providing fauna habitat in its own right, and/or has the potential to do so, while allowing fauna to move to and between other habitats.

Ecological Features

The ecological features of an including as flora species, fauna species, and vegetation and habitat associations (both terrestrial and aquatic). Generally defined during the preparation of an Ecological Site Assessment, in accordance with **Planning Scheme Policy 8 – Guidelines for Preparing Ecological Site Assessments during the Development Process**.

Ecological Function

The role played by a particular area in maintaining and protecting the viability of its Ecological Features. Generally defined during the preparation of an Ecological Site Assessment, in accordance with **Planning Scheme Policy 8 – Guidelines for Preparing Ecological Site Assessments during the Development Process**.

Ecologically Significant Areas

A specific term to describe areas of intrinsic ecological value or areas that function as part of a valued ecological community or nature conservation network. They are defined through site-specific investigation by either the applicant (in accordance with **Planning Scheme Policy 8 – Guidelines for Preparing Ecological Site Assessments**) or by Council (eg. in preparing Local Area Plans).

Effective Gross Floor Area (EGFA)

A term that only applies to shopping centres, meaning the GFA minus the floor area in pedestrian areas, pedestrian thoroughfares and pedestrian malls. However, areas where seating is provided for the purposes of facilitating food or other retailing are to be included. This term is commonly referred to as EGFA. Its use is limited to the calculation of car parking requirements stated in the **Table to Acceptable Solution AS16.1** of **Constraint Code 6 – Car Parking, Access and Transport Integration**.

Effective Warning Time

The time available for the evacuation of people and their possessions before the onset of flooding. (The effective warning time available to a flood prone community is equal to the time between the delivery of an official warning the imminent flooding and the loss of evacuation routes due to flooding. Improved flood forecasting systems and warning delivery systems increase the available warning time.)

Encroachment Fill Level

An adopted level above which fill can be placed within a flood prone area in the Logan and Albert River catchments, as determined by the **Southern Region of Councils Logan and Albert Rivers Flood Plain Modelling Study Final Report December 1997**.

Environmental Harm

Any adverse effect or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value. This is defined in the **EPA, Division 3, Part 5, Section 14**.

Environmental Management Program (EMP)

A specific program that, when approved, achieves compliance with the **EPA** for the matters dealt with by the program by:

a) minimising environmental harm;

b) detailing the transition to an environmental standard.

This is defined in the **EPA, Division 3, Part 6 – Environmental Management Program**.

An **EMP** can also contain an Acid Sulfate Management Plan (ASMP), which may satisfy requirements of this policy.

Environmental Weeds

Species listed in the Gold Coast City **Landscape Strategy Part 3 – Information Sheet 5: 'Guidelines for Undesirable Plants: Natural Bushland and Waterways'**.

Environmentally Relevant Activity (ERA)

An activity proscribed by the **Environmental Protection (Interim) Regulation 1995** which will or may release a contaminant that has a potential to cause environmental harm.

ESC

Erosion and sediment control.

ESC Management Plan (ESCMP)

A site plan, including explanatory notes that explain to regulators and site personnel how erosion is going to be minimised and sediment run-off controlled.

ESC Measures

Practices and devices used to minimise erosion (eg. retaining and/or establishing vegetation) and control sediment (eg. installing a sediment fence or sediment basin).

ESC Program (ESCP)

A set of documents including ESCMPs, supporting documentation, specifications and construction details.

Expected and Known Species

Those species that are considered likely to use the site, as determined through reference to existing databases, such as Queensland Museum and WildNet data, and through on-site observation of scats, scratchings, burrows, habitat types, etc.

Finished Ground Level

For any location on a site, the ground level that results after the completion of any approved building or operational work.

Flash Flooding

Flooding which is sudden and often unexpected because it is caused by sudden local heavy rainfall or rainfall in another area. Often defined as flooding which occurs within six hours of the rain that causes it.

Flood Damage

The tangible and intangible costs of flooding. Tangible costs are quantified in monetary terms, eg. damage to goods and possessions, loss of income or services during the flood aftermath etc. The 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.

Flood Hazard

The potential loss of life or injury and potential economic loss (flood damage) caused by future flood events.

Flood Prone Land

Land that would be inundated as a result of the occurrence of the probable maximum flood (PMF).

Flood Proofing

A combination of measures incorporated in the design, construction and alteration of individual buildings or structures subject to flooding, to reduce or eliminate flood damage.

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.

Flooding

The Bureau of Meteorology uses the following definitions in flood warnings:

- **minor flooding:** causes inconvenience, such as the closing of minor roads and the submergence of low-level bridges. The lower limit of this class of flooding, on the reference gauge, is the initial flood level and the upper limit is determined by local conditions;
- **moderate flooding:** low-lying areas are inundated, requiring the removal of stock and/or evacuation of some houses. Main traffic bridges may be covered. The range of the reference gauge is determined by local conditions;
- **major flooding:** extensive rural areas are flooded, with properties, villages and towns isolated and/or substantial urban areas flooded.

Footway

A path and associated signage provided for the exclusive use of pedestrians either within a road reserve or on other land. The term includes the provision of pram and wheelchair ramps.

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 DFL, but should not be relied upon to provide protection for events larger than the DFE).

Frontage

The boundary between a site and the road. If the site abuts more than one road, the frontage is the boundary between the site and the road to which any building on the site fronts.

Frontage Road

A road located on part of the perimeter of the development site and from which vehicle or pedestrian access may be taken to the site.

Gross Floor Area (GFA)

The maximum gross floor area of a building measured from the outside of external walls or the centre of party walls. This term includes all roofed areas, except for the area of any roof overhang, beyond the perimeter building walls. This term excludes the following:

- any areas of the building situated below the natural ground level as measured at the perimeter of the building, including a basement not exceeding 1 m above ground level. (Any floor area of that portion of a basement exceeding 1.0 metre above ground level must be included in the GFA);
- any areas of uncovered roof;
- any landscaped planter boxes, or fire separation, safety, emergency or maintenance ledges that are 1.1 metres wide or less;
- any areas on the topmost part of the building used for lift motor rooms, lifts or stairwells, or air conditioning or other mechanical or electrical plant;
- the area of any individual balcony where the width of such a balcony does not exceed 3.2 metres measured from the exterior wall of the building. The balcony must be accessible from only one dwelling or accommodation unit. The total area of balconies on any floor must not exceed 20% of the GFA of the floor upon which the subject balconies are situated;
- unenclosed cantilevered areas at the ground level storey, provided that the cantilevered area is no more than 2.8 metres in width and does not exceed 20% of the GFA of the ground level storey. This area must not be used as a carport;
- the areas of any ‘aesthetic void’ on the floor; and
- the area of any unenclosed *port cochere*.

Note: ***‘Aesthetic void’ refers to any void in the building used for an architectural feature of the building.***

Where GFA is used for the purposes of determining car parking requirements, the following areas must be excluded from the total:

- any common foyer not being used for commercial or retail purposes;
- any public toilets;
- any staff toilets, washrooms, recreation areas and lunchrooms provided that such areas are not open to persons other than staff;
- any area used for the access, parking and associated manoeuvring of motor vehicles.

Gross Residential Density

In relation to a residential development proposal, is the residential density calculated on the basis of the parcel of land which is the subject of the proposal, before the exclusion of areas for roads, parks, other reserves, common property, conservation easements and the like. Where specifically provided for in the Planning Scheme, the parcel for the purposes of calculation may include land, which is not contiguous.

Habitable Room

A room in a dwelling or residential building, including, but not limited to, a bedroom, living room, lounge room, family room, music room, television room, kitchen, dining room, sewing room, study, play room and sun room. This term does not include a bathroom, laundry, water closet, food storage pantry, closet, cellar or corridor.

Habitat Tree

A living or dead tree greater than 80 centimetres diameter at breast height that has one or more hollows within its trunk or branches greater than 10 centimetres in entrance diameter.

Hardscape

For the purpose of landscape works requirements, all built elements related to the design of areas external to the building envelope, including hard surfacing (pedestrian and cycleways), and built form such as water features, shelters, park/street furniture and public facilities, walls, fences, entry statements, gatehouses, pergolas, signage, amenity lighting, subsoil drainage and irrigation.

Heavy Vehicle

Any commercial or industrial vehicle that exceeds two (2) tonnes tare weight or two point five (2.5) metres in height.

High Rise Building

Any building with a height of five storeys or more above mean ground level.

High Turnover Car Parking

Any car parking required for the following land uses:

- Commercial Services, Fast Food Premises, Medical Centre, Night Club, Office, Resort Hotel, Shop, Shopping Centre, Take-Away Food Premises, Tavern, Tourist Facility, Transit Centre, Veterinary Clinic and Veterinary Hospital.

High Turnover Car Parking Space

A car parking space with the dimensions as specified as **Class 3** in **Australian Standard 2890.1**.

Landscape Buffer Strip

An area required to be vegetated and/or mounded to provide visual relief to adjacent land uses. Vegetation is to consist of a combination of trees and large shrubs, complemented by small shrubs and ground covers.

Landscape Character

The relationship or fit between the physical characteristics or elements of the landscape such as vegetation and built form, and its natural and/or cultural features, which together contribute to the character of an area.

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.

Landscaped Area

An area of land for which landscape work is required to be undertaken.

Legal Point of Discharge

Means downstream drainage paths have appropriate easements/reserves.

Local Centre

An individual activity centre that performs a local function consistent with Council's **Activity Centre Strategy** adopted by Council on 17 April 1998. A Local Centre will typically be included within the Local Business Domain, or in a similar Local Business-type precinct of a Local Area Plan. Unless otherwise provided by the relevant Place Code, the maximum gross floor area of each individual Local Centre must not exceed the following:

- 5,000m^2 of retail floor space;
- 2,000m^2 of office floor space;
- 3,000m^2 of entertainment purposes floor space (including Tavern, Café or Restaurant floor space);
- 15,000m^2 maximum gross floor area (excluding any residential use floor space).

For the purposes of calculating the maximum gross floor area within an individual Local Centre, the Centre comprises all the contiguous lots at one geographical location included in the same domain or Local Area Plan precinct, plus any lots in the same domain or precinct that are only separated from the contiguous lots by the width of a road or street. To remove any doubt, where all four corners of an intersection are included in the same domain or Local Area Plan Precinct, they must be considered as one Local Centre.

Local Native Plant Species

Plants that are indigenous or commonly found, occurring naturally within Gold Coast City region, including trees, shrubs, herbs and grasses.

Lot

A separate, distinct parcel of land created on the registration of a plan of subdivision, under the **Land Title Act 1994**. This term also refers to a lot registered under the **Body Corporate and Community Management Act 1997**. A lot may also have been created and registered under the provisions of earlier legislation.

Note: ***When the planning scheme's Tables of Development set a trigger for minimum lot size, this refers only to the creation of separate and distinct parcels of land. It does not refer to the subdivision of a building into lots, or to lots created by a volumetric subdivision.***

Low Rise Building

Any building with a height not exceeding four storeys above mean ground level.

Low Turnover Car Parking

Any car parking not defined as high turnover car parking.

Major Road

A public road defined as:

- a regional, arterial, sub arterial or distributor road, as described in the Planning Scheme and the **City Transport Plan**;
- a road under the control of the Queensland Department of Main Roads, excluding a service road; and
- a road which, in the opinion of Council, is of sufficient status to be considered a major road or which may fall into one of the above categories in the future.

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.

Maximum Plot Ratio

Where provided in a domain or LAP Place Code, the maximum plot ratio for all development that can be achieved where bonuses for the inclusion of desirable design elements are sought.

Mean Ground Level

For any site, calculated as one half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.

Minor Building Work

Building modifications to an existing building (or any of its out-buildings) where:

- there is no increase proposed in the GFA of the building (or out-building); or
- the GFA of the modified existing building (including any out-buildings) is increased by less than 25m^2 or less than 10% of the GFA of the existing building (including any out-buildings), whichever is the lesser; and
- the minor work to the building (or out building) does not encroach into a waterfront setback area as defined by **Overlay Map OM 13 Building Setback Line from Canals and Waterways** and as described in the **Constraint Code 3 Canals and Waterways**.

This also includes an out-building (or out-buildings) normal to a dwelling, provided this is a Class 10 building or structure.

Note: ***An out-building includes any Class 10a building on the site: a non-habitable building being a private garage, carport, shed or the like.***

Minor Drainage Work

Drainage work for development on premises where no material change of use is proposed or effected.

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 Road

A public road not classified as a major road. Minor roads are collector roads and local access streets.

Mixed Use Building

Any building or development complex used, or intended to be used, for residential purposes in combination with one or more of the following uses: Retail, Office, Industrial, entertainment, recreation, medical or government purposes. This term does not include a building used for permanent residential purposes in combination with tourist accommodation. It also does not include a Home Office, Home Occupation or a Caretaker's residence attached to another building.

Natural Ground Level

For any location on a site, the ground level that exists prior to the commencement of any building or operational work.

Natural Waterways

Those areas shown as Major Linkages (Water Based) and Other Natural Waterways on **Overlay Map 11**.

Natural Wetland Areas

Those areas shown as Freshwater Wetlands and Tidal Wetlands on **Overlay Map 11**.

Nature Conservation Network

This generally refers to the area shown on **Conservation Strategy Plan Planning Strategy Map PS3** and consists of Large Habitat Systems, Foothill Buffers, Major Linkages, Significant Remnants, Bushland Mosaics, Existing Remnant Vegetation (and other Natural Systems).

Nature Conservation Value

A broad term referring to the full range of natural values, including wildlife and wildlife habitat.

Neighbourhood Centre

An individual activity centre that performs a neighbourhood function consistent with Council's **Activity Centre Strategy** adopted by Council on 17th April 1998. A Neighbourhood Centre will typically be included within the Local Business Domain, the Residential Choice Domain, the Detached Dwelling Domain, the Tourist and Residential Domain or in a precinct of a Local Area Plan. Unless otherwise provided by the relevant Place Code, the maximum floor space of each individual Neighbourhood Centre must not exceed 1,000m^2 of retail floor space.

For the purposes of calculating the maximum gross floor area within an individual Neighbourhood Centre, the centre comprises all the contiguous lots at one geographical location included in the same domain or Local Area Plan precinct, plus any lots in the same domain or precinct that are only separated from the contiguous lots by the width of a road or street. To remove any doubt, where all four corners of an intersection are included in the same domain or Local Area Plan Precinct, they must be considered as one Neighbourhood Centre.

Net Hectare

That part of a hectare remaining after the dedication of land required for any public purpose.

Net Residential Density

The residential density applying to a site once all dedicated roads, parks, other reserves and conservation easements set aside as part of a development proposal have been excluded. The site, for the purposes of this definition, may also exclude all or part of the common property where used for a major open space or major access way as part of a large development.

Net Site Area

That part of a site remaining after the dedication of land required for any public purpose.

Noise Sensitive Use

Includes Detached Dwelling, Attached Dwelling, Apartment Building, Family Accommodation, Caretakers Residence, Display Home, Aged Persons Accommodation, Community Care Centre, Childcare Centre, Educational Establishment, Medical Centre, Special Accommodation, Hostel Accommodation and Hospital.

n.e.i.

Not elsewhere included.

Open Space Areas

Private or public land that is external to a building envelope and used for open air passive and active recreation, conservation/environmental purposes and/or private outdoor uses. Public open space areas includes areas dedicated to the Crown (excluding road reserve areas) such as park areas, open sports grounds, environmental/conservation areas, drainage reserves/channels and other waterbodies.

Owner

In relation to an allotment this means:

- where an allotment is subdivided under the **Body Corporate and Community Management Act 1997** - the body corporate;
- where an allotment is being purchased from the Crown for an estate in fee simple pursuant to the **Land Act 1994** - the purchaser; or
- in all other cases, the persons who for the time being are entitled to receive the rent of the allotment or who would be entitled to receive the rent thereof if the allotment were let to a tenant at a rent.

This term may include the Crown.

Pest Plants

Those flora species defined as ‘pest plants’ under the **Land Protection (Pest and Stock Route Management) Act 2002**.

Plot Ratio

The GFA of all buildings on a site, divided by the gross area of the site.

Podium Planting

A planting area for landscaping purposes provided on top of a basement. The top of the basement is not to exceed one metre above ground level. The solid wall for the podium planting erected on top of the basement is not to exceed 0.4 metres in height above the top of the basement. It is not to be located closer than one metre to the outer perimeter of the basement.

Poorly Conserved Ecosystem

An ecosystem type that has been defined as ‘endangered’ or ‘of concern’ in the **Vegetation Management Act and Regulations**.

Probable Maximum Flood (PMF)

The theoretical greatest run off event from a particular catchment.

Public Transport Precinct

An area of intensive, mixed use urban development where lifestyle, amenity, character and diversity have priority over traffic. Developments in these precincts have high accessibility to public transport and reduced needs for car access and parking. The Public Transport Precincts are shown on **Planning Strategy Map PS8 – Public Transport System**.

Rear Allotment

An allotment where access is provided only by means of an access strip or an easement over contiguous land, whether or not the access strip or easement is also used for a purpose other than for access.

Real Damage

Damage that would adversely affect land and/or premises to an extent likely to be actionable.

Relocatable Home

Any dwelling unit that is designed and constructed to be moved in one or more prefabricated sections from one position to another and is not permanently attached to a site other than for the provision of services. This term does not include a caravan.

Remnant

A continuously connected area of natural vegetation with canopy exceeding 50% coverage and 70% height of the undisturbed predominant canopy.

Remnant Unit

A mapped remnant, aggregation of remnants or part of a remnant, or an area of wetland, with identifiable conservation values.

Remnant Vegetation

Vegetation communities that consist primarily of indigenous plant species that may or may not contain a substantial proportion of regrowth vegetation and that may or may not be considered to be part of an ecologically significant area.

Residential Density RD1

Up to 25 dwellings per net hectare (one dwelling per 400m^2 of net site area).

Residential Density RD2

Up to 33 dwellings per net hectare (one dwelling per 300m^2 of net site area).

Residential Density RD3

Up to 40 dwellings per net hectare (one dwelling per 250m^2 of net site area).

Residential Density RD4

Up to 50 dwellings per net hectare (one dwelling 200m^2 of net site area).

Residential Density RD5

One bedroom per 50m^2 of net site area (up to 200 bedrooms per net hectare).

Residential Density RD6

One bedroom per 33m^2 of net site area (up to 300 bedrooms per net hectare).

Residential Density RD7

One bedroom per 25m^2 of net site area (up to 400 bedrooms per net hectare).

Residential Density RD8

One bedroom per 13m^2 of net site area (up to 769 bedrooms per net hectare).

Retail Floor Space

Regardless of ownership and/or configuration of a building, the calculation of total retail floor space for any town centre or local business area shall include the following retail uses as listed within the **ABS** industry sector definitions (**ANZSIC Codes**). The calculation for retail floor space does not include Motor Vehicle Retailing and Services (**ANZSIC Codes 5311, 5312, 5313, 5321, 5322, 5323, 5324, 5329**) or Cafes and Restaurants (**ANZSIC Code 5730**) or Cinemas (**ANZSIC Code 9113**) or premises for Takeaway Food Retailing (**ANZSIC Code 5125**) that fully comply with this Planning Scheme's Fast Food definition.

ANZSIC Code	
51	Food Retailing
5110	Supermarket and Grocery Stores
5121	Fresh Meat, Fish and Poultry Retailing
5122	Fruit and Vegetable Retailing
5123	Liquor Retailing
5124	Bread and Cake Retailing
5125	Takeaway Food Retailing less than 150m^2 GFA
5126	Milk Vending
5129	Specialised Food Retailing n.e.i.
52	Personal and Household Good Retailing
5210	Department Stores
5221	Clothing Retailing
5222	Footwear Retailing
5223	Fabrics and Other Soft Good Retailing
5231	Furniture Retailing
5232	Floor Covering Retailing
5233	Domestic Hardware and Houseware Retailing
5234	Domestic Appliance Retailing
5235	Recorded Music Retailing
5241	Sport and Camping Equipment Retailing
5242	Toy and Game Retailing
5243	Newspaper, Book and Stationery Retailing
5244	Photographic Equipment Retailing
5245	Marine Equipment Retailing
5251	Pharmaceutical, Cosmetic and Toiletry Retailing
5252	Antique and Used Good Retailing
5253	Garden Supplies Retailing
5254	Flower Retailing
5255	Watch and Jewellery Retailing
5259	Retailing n.e.i.
5261	Household Equipment Repair Services (Electrical)
5269	Household Equipment Repair Services n.e.i.
9526	Hairdressing and Beauty Salons

Risk of Flooding

The quantification of the likelihood of occurrence or probability of flooding (eg. 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 Exceedence Probability** and **Average Recurrence Interval**.)

Service Bay

A parking bay for service vehicles for loading and unloading.

Significant Habitat

Areas that provide critical or known habitat for significant species.

Significant Species

Species defined as endangered, rare, and vulnerable by **Nature Conservation Act 1992**; species listed as threatened under the Commonwealth **Environment Protection and Biodiversity Conservation Act 1999**; species subject to International Agreements (eg. JAMBA, CAMBA and the Bonn Convention); species occurring at the extremity of their range; and species considered by botanists/zoologists to be uncommon in the area.

Site

Any land on which development is carried out, or is proposed. The land may include the whole or part of one allotment or lot, or more than one allotment, if they are contiguous to each other.

Site Coverage

That portion of net site area a site covered by a building, fixed structure or outdoor storage area, but not including unroofed parking areas.

For residential developments, the following are not included for the purpose of calculating site coverage:

- a basement that does not extend more than one metre above ground level to the top of the slab;
- pedestrian awnings adjoining the street frontage; and
- eaves up to a maximum of 600 millimetres in width.

For commercial development, the following are not included for the purpose of calculating site coverage:

- a basement that does not extend more than one metre above ground level to the top of the slab;
- pedestrian awnings adjoining the street frontage;
- unenclosed pedestrian decks adjoining the street frontage; and
- transparent or translucent roof structures.

Softscape

For the purpose of landscape work requirements, all areas where topsoil is disturbed and resurfaced with growing media, such as topsoil, grass, mulching, hydromulch, seeding; all new planting and rehabilitation work, including incorporation of existing vegetation and any associated irrigation.

Storey

That space within a building which is situated between the floor of one level and the floor of the next level above, or if there is no level above, the top of the ceiling above. The term includes any useable space on the roof area covered by impermeable material. When calculating the number of storeys to determine compliance with the Planning Scheme, or sections which control the height of any building or structure, the number of storeys shall be determined either as:

- the actual number of spaces between levels;
- the number of storeys calculated by dividing the distance in metres or part thereof between the top of the floor of the ground level and the top of the ceiling of the topmost level by:
  a) three metres in the case of a residential use;
  b) four metres in the case of a commercial use;

whichever is the greater, provided that a ground floor level that does not exceed 4.5 metres in height shall be assessed as one storey only. Any fraction, which results from the above calculation, shall constitute a storey.

However, the following provisions also apply:

- the two topmost storeys of the building shall not be included in the calculation of building height where they are used exclusively for plant rooms containing heating or cooling, ventilation, lift and other equipment, water tanks, service units and maintenance facilities or common access stairs;
- basements which extend less than one metre from the average finished ground level to the top of the slab above do not constitute a storey; and
- for buildings featuring a stepped design, the number of storeys shall be calculated as the greatest number of storeys in any vertical plane.

Storm Tide Flooding

Flooding along coastal areas and the tidal reaches of water bodies associated with intense storm events. (Factors that contribute to storm tide flooding include inverted barometer effects, wind set-up, wave set-up and tidal effects, together with any other factors that increase tidal water levels.)

Stormwater Flooding

Inundation by local run off. (Stormwater flooding can be caused by local run off exceeding the capacity of an urban stormwater drainage system, or by the backwater effects of mainstream flooding causing the urban stormwater drainage system to overflow.)

Tandem Car Parking

An angle parking space for two vehicles, where the second vehicle is parked obstructing the exit of the first vehicle.

Total Area of Signage

The surface area of a sign (or signs) that is able to be viewed external to the site where it is located. For a sign that has only one plane of signage, it is the surface area of that plane, eg. a sign painted or fixed on a wall. If the sign has an irregular shape, the total area of signage is deemed to be the total area of the smallest square or rectangle that entirely encloses the sign's shape. If a sign has two faces, the total surface area of both faces must be included. If the sign has a three dimensional form, the total area of signage is determined by slicing a plane through its thickest part and enclosing the resulting sign section in a square or rectangle. The total sign area in such a case is then deemed to be twice the area of the resulting square or rectangle. Total area of signage is usually determined for each lot or per set distance of lot frontage - in some cases total area of signage is determined for each separate tenancy.

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. The term does not include:

- 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;
- areas of any staircases;
- areas of any common foyer where these are not being used for commercial or retail purposes;
- areas of any public toilets;
- areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; and
- areas used for the access, parking and associated manoeuvring of motor vehicles.

Town Centre

This term includes all Activity Centres identified in this Planning Scheme as one of the following:

- Local centre;
- District centre;
- Sub Regional centre;
- Regional centre;
- Key regional centre;
- Key metropolitan centre;
- Specialist centre.

Traffic Impact Report

A report prepared by a suitably qualified and experienced person or organisation which provides the necessary information for the assessment manager to make a determination in regard to the traffic access and parking issues of the development.

Uncontaminated Run Off

Stormwater run off that has not been contaminated by sediment from the work site or has not been directly or indirectly contaminated as a result of actions associated with the work site.

Urban Area

The built-up parts of the City and those locations intended to become part of the built-up area. The urban area includes all those parts of the City that are contained within all domains and LAPs, except for the following: Rural Domain, Park Living Domain, Village Domain, Conservation Domain, the East Coomera/Yawalpah Conservation LAP, the Springbrook LAP and any land in the Public Open Space, Private Open Space, Community Purposes or Local Business Domains that abuts land in the Park Living and/or Rural Domains. Some land in very large LAPs (eg. Coomera LAP) may be included in precincts with a rural intent. In such cases, that particular precinct is not to be included in the urban areas of the City.

Vegetation

A tree or trees, plants (including palms) and all other organisms of vegetable origin (whether living or dead), but not declared plants within the meaning of the **Land Protection (Pest and Stock Route Management) Act 2002**.

Vegetation Clearing

The removal of, or damage to, vegetation.

Vehicular Crossing

A constructed crossing extending from the area of the verge to the property boundary for vehicular access.

Verge

The area of the road reserve between the property boundary and the carriageway.

Voluntary Conservation Agreement

A legally binding, voluntary agreement between a landowner and Council to provide for the protection and management of nature conservation values on private land. This term includes both Higher and General Voluntary Conservation Agreements.

Watercourse

As defined by the **Water Act 2000**.

Note: ***Watercourse is, at the time of printing, defined by the*** **Water Act 2000** ***as follows:***

Watercourse means a river, creek or stream in which water flows permanently or intermittently:

- in a natural channel, whether artificially improved or not;
- in an artificial channel that has changed the course of the watercourse;

but, in any case, only:

- unless a regulation under paragraph (d), (e) or (f) declares otherwise at every place upstream of the (**point A**) to which the spring tide normally flows and reflows, whether due to a natural cause or to an artificial barrier;
- if a regulation has declared an upstream limit for the watercourse, the part of the river, creek or stream between the stream limit and **point A**;
- if a regulation has declared a downstream limit for the watercourse, the part of the river, creek or stream upstream of the limit;
- if a regulation has declared an upstream and a downstream limit for the watercourse, the part of the river, creek or stream between the upstream and downstream limits.

'Watercourse' includes the bed and banks and any other element of a river, creek or stream confining or containing water.

'Bed and banks' for a watercourse or lake means land over which the water of the watercourse or lake normally flows, or that is normally covered by the water, whether permanently or intermittently; but does not include land adjoining or adjacent to the bed or banks that is from time to time covered by floodwater (**Water Act 2000** definition).

Waterbody

An enclosed or semi enclosed body of water such as a lake or dam.

Waterway

A tidal or non-tidal channel or water body, whether natural, artificially improved or artificial, in which water flows permanently or intermittently, including a watercourse, canal, or estuary. This term does not include a closed conduit conveying stormwater.

Wetland

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:

- ocean beaches, including rocky shores and inshore waters less than 6 metres in depth at low tide;
- estuaries and intertidal flats;
- areas of sea grass, salt marsh, mangrove;
- 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;
- freshwater rivers, creeks, lakes, lagoons and streams; and
- man-made canals and lakes.

Wildlife

Any taxon or species of animal, plant, protista, prokaryote or virus.

Wildlife Habitat

Areas that provide habitat for wildlife.

Works for Infrastructure

Includes the design and construction of roads, stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and street lighting, reticulated gas and ancillary works referred to as construction of car parking areas, construction of driveways in rural properties, stormwater management devices and sediment and erosion control devices. Works for Infrastructure includes works associated with Reconfiguring a Lot and/or Material Change of Use.