

SC1.2 Administrative terms and definitions


- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table SC1.5 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the definitions for the purpose of the planning scheme.

Table SC 1. 4 Index of administrative terms and definitions

| Index for administrative terms and definitions | | |
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| <ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Building sign • Commercial building • Conservation significance area • Demand unit • Development footprint • Domestic outbuilding • Dwelling • Fence sign • Free-standing non-moving sign | <ul style="list-style-type: none"> • Gross floor area • Ground level • Habitable room • Hazardous material • Household • Industrial activities • Minor building work • Minor electricity infrastructure • Minor sign • Moving sign • Net developable area • Non-resident workers • Outermost projection • Planning assumptions • Plot ratio • Projection area(s) | <ul style="list-style-type: none"> • Primary street frontage • Private open space • Rear lot • Secondary dwelling • Secondary frontage • Setback • Service catchment • Signface area • Site • Site cover • Storey • Streetscape • Structure • Temporary use • Three-dimensional sign • Ultimate development • Urban purposes |

Table SC 1. 5 Administrative terms and definitions

| Column 1 Term | Column 2 Definition |
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| Adjoining premises | Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point. |
| Advertising device | Any permanent structure, device or sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature which is provided exclusively or mainly as part of the advertisement. |
| Affordable housing | Housing that is appropriate to the needs of households with low to moderate incomes. |
| Average width | In regard to a lot, the distance between the midpoints of the side boundaries of the lot. |
| Base date | The date from which a local government has estimated its projected infrastructure demands and costs. |
| Basement | A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level. |
| Boundary clearance | The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ol style="list-style-type: none"> (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments. |

| Column 1 Term | Column 2 Definition |
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| Building height | <p>If specified:</p> <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply. |
| Building sign | <p>A sign applied or attached to a building, or created on any part of a building, as identified below:</p>  |
| Commercial building | Any building lawfully used for food and drink outlet, office, service industry, shop, shopping centre and health care services or any combination thereof. |
| Conservation significant areas | Areas identified as ecosystem value areas as part of the planning study 'Vegetation and natural Resources Review' undertaken by GHD (2009). |
| Demand unit | Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network. |
| Development footprint | The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. |
| Domestic outbuilding | A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport. |
| Dwelling | <p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p> |
| Fence Sign | A sign affixed to a boundary fence. The term does not include a minor sign or a sign attached to a fence surrounding a sports field where the fence does not form part of a boundary fence. |
| Freestanding Non-moving Sign | <p>A sign incorporating its own structure that is fixed to the ground and has no mechanically moving parts. It includes the following:</p> <ul style="list-style-type: none"> (a) flagpoles (where not attached to a building) for the purpose of displaying commercial flags or banners; (b) pylons; (c) pillars; (d) billboards. |

| Column 1 Term | Column 2 Definition |
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| Gross floor area | <p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not. |
| Ground level | <p>The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.</p> <p>The level as lawfully changed is defined as a change made to the level of the natural ground permitted under a previous Development Permit.</p> |
| Habitable room | As defined in the Building Code of Australia as amended from time to time. |
| Hazardous material | <p>A substance with potential to cause harm to persons, property or the environment because of one or more of the following:</p> <ul style="list-style-type: none"> (a) the chemical properties of the substance; (b) the physical properties of the substance; (c) the biological properties of the substance. |
| Household | An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living. |
| Industrial activities | <p>Premises used for trade or business that involves the following:</p> <ul style="list-style-type: none"> (a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; (b) scientific or technological research, investigation or testing; (c) the disposal of waste. |
| Minor building work | An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the building(s) or 50 square metres, whichever is the lesser. |
| Minor electricity infrastructure | <p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot. |
| Minor Sign | <p>A sign that:</p> <ul style="list-style-type: none"> (a) is not visible from premises other than premises on which the sign is placed; or (b) is placed in a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining premises) in accordance with a permit issued under a Local Law; or (c) is required to be placed on premises by legislation (including subordinate legislation); or (d) is temporary in nature, being in situ for less than three months in any 12-month period; or |

| Column 1 Term | Column 2 Definition |
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| | (e) is any small sign that: <ul style="list-style-type: none"> (i) has a signface area no greater than 0.3m²; and (ii) is not illuminated; and (iii) is the only sign on the premises; and (iv) has no mechanically moving parts; and (v) is located entirely within premises or on a fence facing the road. |
| Moving Sign | A sign: <ul style="list-style-type: none"> (a) incorporating its own structure that is fixed to the ground (i.e. freestanding) or a building, that operates mechanically or electronically to display changing messages; or (b) created on a freestanding structure through the projection of light; or (c) on a freestanding structure or a building that electronically displays flashing lights. <p>The term does not include a mobile device that is used to provide warning of dangerous or changed road traffic conditions.</p> |
| Net developable area | The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a local government infrastructure plan (previously the priority infrastructure plan), net developable area is usually measured in hectares, net developable hectares (net dev ha). |
| Non-resident workers | Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements. |
| Outermost projection | The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments. |
| Planning assumptions | Assumptions about the type, scale, location and timing of future growth. |
| Plot ratio | The ratio of gross floor area to the area of the site. |
| Primary street frontage | Means: <ul style="list-style-type: none"> (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street. |
| Private open space | An outdoor space for the exclusive use of occupants of a building. |
| Projection area(s) | Area or areas within a local government area for which a local government carries out demand growth projections. |
| Rear lot | A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land. |
| Secondary dwelling | A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing. |
| Secondary street frontage | The frontage of a lot which abuts a second street. |

| Column 1 Term | Column 2 Definition |
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| Service catchment | <p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir. |
| Setback | For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot. |
| Signface area | The area of the face of a sign, measured from the outside edges of the sign. |
| Site | Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous. |
| Site cover | <p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure basement car parking areas located wholly below ground level. eaves and sun shading devices. |
| Storey | <p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> a lift shaft, stairway or meter room a bathroom, shower room, laundry, water closet, or other sanitary compartment a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p> |
| Streetscape | The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture. |
| Structure | As defined in the Building Code of Australia as amended from time to time. |
| Temporary use | A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. |
| Three-dimensional sign | A three-dimensional object or structure erected, used or installed for the purpose of advertising. It includes the use of balloons or other floating devices fixed to the ground or a building. |
| Ultimate development | The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed. |
| Urban purposes | For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes. |