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SCHEDULE 1—DICTIONARY

Division 1—Defined Uses and Use Classes¹

NOTE 1

- (1) The use definitions describe a use for a single purpose such as “Caretaker Residential” or “General Store”.
- (2) The use class definitions cover a range of uses having different purposes but broad characteristics in common, for example the “business use” class covers a range of uses for business purposes such as shops, service stations and hotels.

Introduction

The defined uses and use classes are grouped under five headings, as follows—

- Residential (see Page 1-1);
- Commercial/Industrial (see Page 1-3);
- Recreation/Entertainment (see Page 1-9);
- Rural (see Page 1-11); and
- Other (see Page 1-12).

Residential

“**Caretaker Residential**” means the residential use of premises by a caretaker, in connection with a non-residential use on the premises.

“Display Housing”

- (1) “Display Housing” means the use of premises for—
 - (a) the display to the general public as a type of dwelling(s) that the person so displaying the building offers to build; or
 - (b) the display to the general public for some other business or commercial purpose including the promotion of a lottery where that building is offered as a prize.
- (2) The term includes activities normally associated with the operation of display housing including real estate sales and promotion, and the like.

“Dual Occupancy”

- (1) “Dual Occupancy” means the residential use of premises if there are two dwellings on any one lot where each dwelling exceeds 50m² gross floor area or has more than one bedroom.

- (2) The term includes Family Day Care.

- (3) The term does not include “Auxiliary Unit”.

“Home Based Activity”

- (1) “Home Based Activity” means the use of premises for a hobby, occupation or business activity as a secondary use in association with a residential use.
- (2) The term includes a Home Industry.

“Institutional Residential”

- (1) “Institutional Residential” means the use of premises for supervised accommodation.
- (2) The term includes the use of premises for—
 - (a) an orphanage, a children’s home or a home for the care of adolescents; or
 - (b) the care of people with intellectual disabilities; or
 - (c) a home for convalescence or rehabilitation; or
 - (d) the accommodation of staff and supervisors.
- (3) The term does not include the use of a dwelling by a family.

“Multiple Residential”

- (1) “Multiple Residential” means the residential use of premises if there are three or more dwellings on any one lot.
- (2) The term includes the use of premises for—
 - (a) apartments;
 - (b) boarding house, if providing permanent accommodation;
 - (c) caravan park, if providing permanent accommodation;
 - (d) nursing home;
 - (e) retirement community; or
 - (f) townhouses.
- (3) The term does not include the use of premises for “**Dual Occupancy**”, “**Institutional Residential**” or “**Temporary Accommodation**”.

“Single Residential”

- (1) “Single Residential” means the residential use of premises if there is one dwelling located on its own lot.
- (2) The term includes the keeping of domestic pets, “Auxiliary Unit” and Family Day Care.

¹ See Ipswich City Council Planning Scheme Explanatory Notes for references to environmentally relevant activities that may be applicable to a particular use and require assessment against the *Environment Protection Act 1994*.



“Temporary Accommodation”

- (1) “Temporary Accommodation” means the use of premises for providing short term or temporary accommodation (less than 60 days duration) and related services and facilities for visitors (e.g. a kiosk, amenities, restaurant or a dining room).
- (2) The term includes the use of premises for—
 - (a) boarding house;
 - (b) camping ground;
 - (c) caravan park;
 - (d) farm stay accommodation; or
 - (e) motel.

- (2) The term does not include the use of premises for **“Community Use”**, **“Recreation Use”**, **“Entertainment Use”**, **“General Industry”**, **“General Store”**, **“Home Based Activity”**, **“Service Trades Use”**, **“Shopping Centre”**, **“Special Industry”** or **“Temporary Sales Office”**.

“Extractive Industry”

- (1) “Extractive Industry” means any premises (including access over land) used for the extraction of sand, gravel, soil, rock, stone or similar substances from land, whether or not submerged under water.
- (2) The term includes the ancillary use of such premises for—
 - (a) storage, loading and cartage of extracted substances;
 - (b) crushing, screening, washing or other treatment processes of the extracted substances;
 - (c) the use of any office;
 - (d) the use of facilities provided for the garaging or servicing of vehicles;
 - (e) the storage of articles used in connection with or resulting from any such activity;
 - (f) the use of any amenity building;
 - (g) the sale of articles resulting from any such activity; or
 - (h) any work, administration or accounting in connection with any such activity.
- (3) The term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.

Commercial / Industrial**“Business Use”**

- (1) “Business Use” means the use of premises for business purposes, including the following—
 - (a) auction depot;
 - (b) bulky goods sales;
 - (c) broadcasting station;
 - (d) cafe;
 - (e) cake shop;
 - (f) farm supply outlet;
 - (g) fast food premises;
 - (h) food delivery service;
 - (i) funeral premises;
 - (j) garden centre;
 - (k) hot bread shop;
 - (l) hotel;
 - (m) laundromat;
 - (n) medical centre;
 - (o) non mechanical car wash
 - (p) office;
 - (q) produce/craft market;
 - (r) professional office;
 - (s) restaurant;
 - (t) service station;
 - (u) shop;
 - (v) snack bar;
 - (w) takeaway food premises;
 - (x) vehicle sales premises; or
 - (y) veterinary clinic.

“General Industry”

- (1) “General Industry” means the use of premises for making, assembling, dismantling, breaking up, servicing, storing or repairing goods, or treating wastes if at a scale and of a nature not included in **“Business Use”**, **“Service/Trades Use”** or **“Special Industry”**.
- (2) The term includes the use of premises for the following—
 - (a) boiler making or engineering works;
 - (b) bus depot (for other than mini buses);
 - (c) freight depot;
 - (d) landscape supply depot;



- (e) truck depot; or
- (f) wooden product manufacturing (including a cabinet maker or joinery).

“General Store”

- (1) “General Store” means the use of premises as a single tenancy for the sale of general merchandise by retail for the day to day needs of the surrounding local area, if the gross floor area of such use does not exceed 250m².
- (2) The term may include an area for food preparation being no more than 30m².

“Nuclear Industry”

- (1) “Nuclear Industry” means the use of premises for—
 - (a) a process which uses a radioactive substance or material;
 - (b) the treatment or processing of a radioactive substance or material contaminated by a radioactive substance prior to disposal;
 - (c) the disposal of a radioactive substance or material; or
 - (d) the storage of a radioactive substance or material.
- (2) The term does not include any operation or storage involving a radioactive substance or material if that substance or material—
 - (a) forms part of an instrument, or is used in association with equipment, for the testing, measurement or analysis of any product, machinery or equipment; or
 - (b) is being used for medical purposes.

“Plant Nursery (Wholesale)” means the use of premises for the purpose of growing plants, shrubs, trees or other vegetation for wholesale purposes.

“Service/Trades Use”

- (1) “Service/Trades Use” means the use of premises for service/trades purposes, including the following—
 - (a) builder’s or contractor’s depot;
 - (b) commercial laundry (other than a laundromat – see **“Business Use”**);
 - (c) mechanical car wash;
 - (d) mini bus depot;
 - (e) repair station; or
 - (f) warehouse or storage.

- (2) The term does not include the use of premises for **“Business Use”**, **“General Industry”**, **“Home Based Activity”** or **“Special Industry”**.

“Shopping Centre”

- (1) “Shopping Centre” means the use of premises primarily for shops comprising two or more individual tenancies, and that functions as an integrated complex.
- (2) The term includes the use of individual tenancies for **“Business Use”**.

“Special Industry” means the use of premises for—

- (a) Animal and plant products processing, food processing and beverage production activities, including—
 - (i) meat processing: slaughtering animals for commercially producing meat or meat products for human consumption, or processing or packaging of meat or meat products for human consumption, in works (other than a retail butcher shop), producing 1000 tonnes or more a year;
 - (ii) seafood processing: commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood, in works (other than in a retail butcher shop or seafood shop) producing more than 100 tonnes per year;
 - (iii) smoking, drying or curing works: smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method, in works (other than a retail butcher shop, seafood shop or chicken outlet) producing 200 tonnes or more a year;
 - (iv) pet, stock, aquaculture food manufacture: commercially manufacturing or processing pet, stock or aquaculture food, using a facility (other than in a retail pet food shop) which produces 200 tonnes or more a year;
 - (v) rendering operations: commercially processing, extracting or storing substances, including, skins, hides, bones, fat, tallow, derivatives of fat or tallow or proteinaceous matter, from animal wastes or by-products, in works producing more than 10 tonnes a year;



- (vi) tanning: commercially operating a tannery or works for curing animal skins or hides, or commercially finishing leather;
 - (vii) beverage production: commercially producing any beer or other alcoholic or non-alcoholic beverage, in works producing 200,000L or more a year;
 - (viii) milk processing: separating, evaporating or processing milk (other than on a farm) or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product, in works producing 200 tonnes or more per year;
 - (ix) soil conditioner manufacturing: commercially manufacturing soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year;
 - (x) edible oil processing: commercial vegetable oil or oilseed processing, in works producing 1000 tonnes or more per year;
 - (xi) flour milling: commercial processing of grain crops by crushing, grinding, milling, separating or sizing, in works producing 1000 tonnes or more per year;
 - (xii) sugar milling or refining: crushing sugar cane or manufacturing sugar or sugar cane products from sugar cane (other than on a farm);
 - (xiii) bottling or canning: bottling or canning food, in works producing 200 tonnes or more per year; or
 - (xiv) tobacco processing: processing tobacco (other than drying tobacco on a tobacco farm) or manufacturing products from tobacco or a tobacco derivative.
- (b) Wood and paper product processing activities, including—
- (i) chemical treatment of timber: commercially treating timber for preservation using chemicals e.g. copper, chromium, arsenic, borax and creosote;
 - (ii) pulp or paper manufacture: manufacturing pulp, paper or cardboard, in works producing 100 tonnes or more a year; or
 - (iii) saw milling or wood-chipping: sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing 5000 tonnes or more a year.
- (c) Chemical, coal and petroleum products activities, including—
- (i) alcohol distillation: commercially distilling alcohol, in works producing more than 2500L per year;
 - (ii) chemical manufacturing, processing or mixing: manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products (other than mixing non combustible or non flammable chemicals or chemical products by dilution with water), in a plant or works producing 200 tonnes or more per year;
 - (iii) coke production: producing, quenching, cutting, crushing or grading coke;
 - (iv) fuel burning: any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) 500kg or more of fuel an hour;
 - (v) gas production, refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas;
 - (vi) paint manufacture: manufacturing paint, in works producing 10,000L or more a year; or
 - (vii) petroleum refining or processing: refining or processing of crude oil, shale oil or gas, in works producing 500,000L or more a year.
- (d) Metal and fabricated metal products activities, including—
- (i) metal foundry: commercially producing metal castings – using ferrous metals, moulds or non ferrous metals, in works producing 20 tonnes or more a year;



- (ii) metal works: commercially smelting or processing ores or ore concentrates to produce metal, in works producing 10 tonnes or more a year;
 - (iii) mineral processing: commercially processing, classifying, mixing or concentration of mineral ores to produce mineral concentrates, in works producing 1000 tonnes or more a year;
 - (iv) abrasive blasting: commercially cleaning equipment or structures using a stream of abrasives; or
 - (v) metal surface coating: enamelling, electroplating, anodising or galvanising, in works having an annual throughput of metal products of 10,000 tonnes or more.
- (e) Non metallic mineral product manufacturing, including—
- (i) asbestos product manufacture: manufacturing an asbestos product;
 - (ii) asphalt and bitumen manufacture: manufacturing asphalt and bitumen;
 - (iii) cement manufacture: manufacturing cement;
 - (iv) clay or ceramic products manufacture: manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods and refractories, in works producing 200 tonnes or more a year;
 - (v) concrete batching: commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials, in works producing 100 tonnes or more a year;
 - (vi) glass or glass fibre manufacturing or recycling: manufacturing or recycling glass or glass fibre, in works producing 200 tonnes or more a year; or
 - (vii) mineral or wool or ceramic fibre manufacturing: manufacturing mineral wool or ceramic fibre.
- (f) Waste recycling, reprocessing and disposal, including—
- (i) drum reconditioning: operating a facility for receiving and commercially reconditioning metal or plastic drums;
 - (ii) chemical or oil recycling: operating a facility for receiving and commercially recycling or reprocessing used chemicals, oils or solvents to produce saleable products;
 - (iii) incineration facility: operating a facility for incinerating pet or animal remains, general waste (excluding pit burning), biomedical or quarantine waste or regulated waste;
 - (iv) operating a facility for disposing of only general waste or limited regulated waste if the facility receives waste at the rate of 50 tonnes or more a year;
 - (v) waste transfer station: operating a waste transfer station which receives waste at the rate of 20,000 tonnes or more per year;
 - (vi) regulated waste recycling, reprocessing, storage and treatment or disposal: operating a facility for recycling, reprocessing, storing, treating or disposing of regulated waste or receiving and storing more than 500 tyres in whole or equivalent parts;
 - (vii) compost manufacture: commercially storing, processing, drying or composting organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 1000 tonnes or more a year; or
 - (viii) commercially manufacturing substrate for mushroom growing.
- (g) Miscellaneous industrial activities, including—
- (i) textile operations: commercial carpet manufacturing, wool scouring or carbonising, cotton ginning or milling, or textile bleaching, dyeing or finishing;
 - (ii) battery manufacture or recycling: manufacturing or recycling batteries of any kind, including operating a facility for receiving and recycling or reprocessing any kind of battery;



- (iii) crushing, milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating (including, for example, material extracted from the earth, uncured rubber and chemicals) in works producing 5000 tonnes or more per year;
- (iv) commercial tyre manufacturing, retreading or waste tyre reprocessing. (This term does not include putting grooves in used tyres at a tyre service centre or service station);
- (v) plastic or rubber manufacturing: commercially manufacturing plastic or rubber or plastic or rubber products, in works producing 5 tonnes or more a year;
- (vi) plaster manufacturing: manufacturing or processing plaster, in works producing 200 tonnes or more per year; or
- (vii) product recycling: the dismantling, storage or salvaging of automobiles, other vehicles or machinery, scrap metals, scrap timber or other scrap materials or goods.
- (h) Storage of dangerous goods, including the storage, handling, use or production of dangerous goods as defined in the *Australian Code for the Transport of Dangerous Goods by Road and Rail* and combustible liquids as defined in AS1940 *The Storage and Handling of Flammable and Combustible Liquids*, where—
- (i) the quantity of dangerous goods and/or combustible liquids stored on the site at any one time is in excess of the quantity set out in Table 1 – Dangerous Goods and Combustible Liquids below. These thresholds apply equally to those substances with a subsidiary risk; or
- (ii) the aggregate quantity of Class 3 flammable liquids, combustible liquids and Class 2.1 LPG stored or intended to be stored below ground exceeds 385,000 litres for use at a service station; or
- (iii) the quantity of Class 2.1 LPG exceeds 16 cubic metres above ground.

Table 1: Dangerous Goods and Combustible Liquids

| Name | Class | Quantity (Tonnes) |
|---|--|-------------------|
| Explosives | Class 1 | 0.025 |
| Flammable Gases (see considerations for LPG) | Class 2.1 | 2 |
| Non-flammable/Non-toxic Gases | Class 2.2 | 100 |
| Oxidising Gases | Class 2.2 (Sub-risk 5) | 100 |
| Poisonous Gases | Class 2.3 | 0.1 |
| Flammable Liquids (aboveground) | Class 3 | |
| | PGI | 20 |
| | PGII | 50 |
| | PGIII | 100 |
| Combustible Liquids (aboveground) | CI/CII | 500 |
| Flammable Solids | Class 4.1 | |
| | PGI | 0.25 |
| | PGII | 2 |
| | PGIII | 5 |
| Substances Liable to Spontaneous Combustion | Class 4.2 | |
| | PGI | 0.125 |
| | PGII | 1 |
| | PGIII | 2.5 |
| Substances Which in Contact with Water Emit Flammable Gases | Class 4.3 | |
| | PGI | 0.25 |
| | PGII | 2 |
| | PGIII | 5 |
| Oxidising Agents | Class 5.1 | |
| | PGI | 1.25 |
| | PGII | 10 |
| | PGIII | 25 |
| Organic Peroxides | Class 5.2 | |
| | PGI | 0.125 |
| | PGII | 1 |
| | PGIII | 2.5 |
| Poisonous (Toxic) Substances | Class 6.1 | |
| | PGI | 0.25 |
| | PGII | 2 |
| | PGIII | 5 |
| Infectious Substances | Class 6.2 | 0.1 |
| Radioactive Material | Class 7 also see definition of " Nuclear Industry " | N/A |
| Corrosive Substances | Class 8 | |
| | PGI | 1.25 |
| | PGII | 10 |
| | PGIII | 25 |



Table 1 continued

| Name | Class | Quantity (Tonnes) |
|---|--|-------------------|
| Miscellaneous Named Substances | Class 9 | 10 |
| | Acetaldehyde | 5 |
| | Ammonia (UN 1841) PGIII | |
| | Ammonium Nitrate Fertilisers (UN 2071) PGIII | 1 |
| | Blue/Brown Asbestos (UN 2212) PGII & White Asbestos (UN 2590) PGIII | 0.01 |
| | Polychlorinated Biphenyls (UN 2315) PGII | 0.01 |
| | Polyhalogenated Biphenyls or Polyhalogenated Terphenyls, liquid (UN 3152), PGII solid (UN 3152) PGII | 0.01 |
| | Polymeric Beads, Expandable (UN 2211) PGIII | 2 |
| Zinc Dithionite (Zinc Hydrosulfite) (UN 1931) PGIII | 0.1 | |
| Goods Too Dangerous to be Transported | As listed in Volume 2 Appendix 5 ADG Code | 0.2 |

“Temporary Sales Office” means the use of premises for the promotion and sale of land or buildings—

- (a) located on or within the land or buildings being offered for sale, including in a caravan or dwelling; and
- (b) not in use for longer than two (2) years.

Recreation / Entertainment

“Entertainment Use”

- (1) “Entertainment Use” means the use of premises for entertainment purposes, including the following—
 - (a) amusement parlour;
 - (b) cabaret;
 - (c) cinema;
 - (d) club;
 - (e) concert hall;
 - (f) dance hall;
 - (g) drive in theatre;
 - (h) exhibition;
 - (i) licensed club;

- (j) night club;
- (k) theatre; or
- (l) trade fair.

(2) The term includes facilities providing for—

- (a) the preparation and supply of refreshments to patrons on the premises;
- (b) car parking; or
- (c) the social and administrative activities of any organisation associated with the use of the premises.

“Night Court”

(1) Night Court means the use of premises for outdoor sport in a court, such as tennis, if—

- (a) provided with night lighting; and
- (b) associated with a residential use.

“Park”

(1) “Park” means any premises which is owned, held in trust, or controlled by the local government and which is normally open to the public without charge which—

- (a) has been ornamentally laid out or prepared; or
- (b) is maintained so as to conserve or enhance its beauty, biodiversity of flora and fauna and geological or topographical features; or
- (c) is used, or is capable of use for open air recreation or sport.

(2) The term includes—

- (a) the use of premises for—
 - (i) sports fields;
 - (ii) netball, basketball, tennis, volleyball or other court sports;
 - (iii) swimming pools;
 - (iv) bicycle tracks, including mountain bikes;
 - (v) velodromes and/or BMX tracks;
 - (vi) walking tracks or environmental trails;
 - (vii) the exercise of animals, or sporting or recreation activities involving animals;
 - (viii) picnic areas; or
 - (ix) community events and promotional activities, weddings, parties and other like activities.



- (b) any facilities provided on such land for the enjoyment or convenience of the public including—
- (i) kiosks or light refreshment booths;
 - (ii) picnic places, places for enjoying views, parking areas and footways;
 - (iii) information and display areas (including visitor information centres);
 - (iv) shelters and other public conveniences;
 - (v) play areas;
 - (vi) bandstands and/or auditoriums;
 - (vii) environmental education, nature study or display facilities such as walking tracks, board walks, observation decks, bird hides or the like; or
 - (viii) environmental management and restoration facilities such as bush restoration, swamp restoration, erosion and run-off prevention works, creek bank restoration or the like.

“Recreation Use”

- (1) “Recreation Use” means the use of premises for recreation purposes, including the following—
 - (a) equestrian and coursing sports;
 - (b) indoor recreation;
 - (c) motor sports; or
 - (d) outdoor recreation.
- (2) The term includes facilities providing for—
 - (a) the preparation and supply of refreshments to patrons on the premises;
 - (b) car parking; or
 - (c) the social and administrative activities of any organisation associated with the use of the premises.
- (3) The term does not include the use of premises for a “**Park**”.

Rural

“**Agriculture**” means the use of premises for the purpose of growing crops (including, fruit, vegetables, trees, turf or flowers) for commercial or business purposes, and when carried on at the same premises, the storage or wholesale distribution of any produce resulting from such activities.

“Animal Husbandry”

- (1) “Animal Husbandry” means the use of premises for the non-intensive keeping, breeding, grazing and depasturing of animals, if such use does not normally require the importation of feed.
- (2) The term does not include the use of premises for “**Intensive Animal Husbandry**”.

“Forestry”

- (1) “Forestry” means the use of premises for the harvesting of trees as a commercial venture.
- (2) The term includes the cutting, dressing and preparation, other than in a sawmill, of wood and other forest products and the establishment of roads required for the removal of wood and forest products and for forest protection.
- (3) The term does not include a State Forest as defined under the *Forestry Act 1959*.

“Intensive Animal Husbandry”

- (1) “Intensive Animal Husbandry” means the use of premises for the intensive keeping, boarding, training, or breeding of animals.
- (2) The term includes—
 - (a) the intensive keeping of animals in pens, stockyards or other enclosures; or
 - (b) the intensive keeping of animals requiring importation of feed other than feed produced on the land on which the use is conducted; or
 - (c) land used for the disposal of effluent.
- (3) The term includes the use of premises for—
 - (a) aquaculture;
 - (b) cattery;
 - (c) dairy;
 - (d) feedlot (including a poultry feedlot);
 - (e) kennels;
 - (f) riding establishment;
 - (g) piggery;
 - (h) stable; or
 - (i) stock sales market.
- (4) The term does not include the use of premises for “**Animal Husbandry**”.

“Wine Making”

- (1) “Wine Making” means the use of premises for the making of wine.
- (2) The term includes the associated use of the premises for storage, sale and distribution of wine, wine tasting, preparation and sale of refreshments or souvenirs and the sale of other products related to the wine industry.



Other

“Aviation Use”

- (1) “Aviation Use” means the use of premises for the arrival or departure of aircraft.
- (2) The term includes the use of aircraft for recreational or sporting purposes such as parachuting, the use of helicopters and ultra light aircraft; facilities for the housing, servicing, maintenance and repair of aircraft; the parking of motor vehicles for people engaged in the use; the assembly and dispersal of passengers and goods; a landing strip for private use; and a helipad.

“Car Park”

- (1) “Car Park” means the use of premises for the parking of motor vehicles if such parking is not ancillary to some other use being carried out on the same site.
- (2) The term includes landscaped areas associated with the car park.

“Community Use” means the use of premises for community purposes, including the following—

- (a) cemetery;
- (b) child care centre;
- (c) community centre;
- (d) community hall;
- (e) crematorium;
- (f) cultural centre;
- (g) emergency service depot;
- (h) gallery;
- (i) hospital;
- (j) information centre;
- (k) library;
- (l) meeting rooms;
- (m) museum;
- (n) neighbourhood centre;
- (o) place of worship;
- (p) school;
- (q) senior citizens centre;
- (r) transit centre; or
- (s) youth centre.

“Correctional Centre” means the use of premises for the purposes of a reformatory or a prison.

“Major Utility” means the use of premises for a major utility relating to refuse disposal or processing or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services, and which does not comprise a **“Minor Utility”** as herein defined.

“Minor Utility”

- (1) “Minor Utility” means the use of premises by a Government, Semi-Government, Statutory Authority, Government Owned Corporation, Local Government or private organisation in the course of a minor public utility undertaking relating to the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services where these activities do not involve the following—
 - (a) the construction of electricity power lines, transformers or switching stations operating at or in excess of 33,000 volts; or
 - (b) the erection of any building or other structure having a floor area greater than 100m² or a height greater than 4.5 metres; or
 - (c) the use of land in excess of 1500m² in area.
- (2) The term includes “low impact facilities” as defined by the *Telecommunications Act 1997, Telecommunications (Low-Impact Facilities) Determination 1997 and Amendment No. 1 of 1999*.
- (3) The term includes the installation of solar panels on a roof where—
 - (a) the panels are not able to be seen from a street or public thoroughfare; or
 - (b) the panels are able to be seen from a street or public thoroughfare and the panels generally follow the existing roof line and are no more than 300mm above the roof.

“Temporary Use”

- (1) “Temporary Use” means the use of premises for a period not exceeding four (4) weeks over twelve (12) months.
- (2) The term does not include one-off, irregular or infrequent activities, or temporary entertainment events approved under Local Law No. 3 – Commercial Licensing as determined by Part 2.2.

“Tourist Facility”

- (1) “Tourist Facility” means the use of premises primarily for the purpose of providing entertainment, recreation or attractions for the general touring or holidaying public.
- (2) The term includes associated short term accommodation or eating facilities.



Division 2—Administrative Terms

NOTE 2

- (1) The Administrative definitions describe terms commonly used throughout the planning scheme that need specific definition to ensure consistent interpretation e.g. “overlay” and “site area”.
- (2) To assist in interpretation, some of the terms used in the use classes (e.g. “Bulky Goods Sales” in the “Business Use” class) are also defined in this division. These terms are defined to assist in the administration of the scheme. They do not constitute defined uses or use classes, which are set out in Division 1.
- (3) The scheme is a statutory instrument that operates within the overall umbrella of the parent Act, the IPA. It is important for consistent statutory interpretation that the scheme and Act work together. To ensure there is no confusion about the meaning of words, the Act states that if there are inconsistencies between the meaning of a word in a scheme and the meaning of the same word in the Act, the Act meaning prevails. Where an IPA term is listed in the administrative definitions, such as “development”, the scheme deliberately avoids potential conflicts by stating that the term has the same meaning as in the Act.

“**Access Easement**” means a lot reconfiguration for access easement purposes.

“**Act**” means the *Integrated Planning Act 1997*.

“Activity Generators”

- (1) “Activity Generators” include uses that encourage the use of the public realm.
- (2) Such uses may include outdoor cafes and restaurants, outdoor sporting areas located within open space, clusters of shops etc.

“**Adaptation**” means, in relation to a place of cultural significance, modifying a place to suit proposed compatible uses.

“**Adopted Flood Level**” means the flood level which has been selected as the basis for planning purposes within the City, which unless otherwise specifically stated is based on the flood event depicted by the Adopted Flood Regulation Line and the flood level depicted by an Urban Catchment Flow Path.

“**Adopted Flood Regulation Line**” means the flood line as depicted on the Flood and Urban Catchment Flow Paths Overlay Map (OV5).

“**Advertising Device**” means any sign, notice, device, structure or representation used for advertising purposes which is visible from any public place or public reserve or from any navigable water.

NOTE 3

Section 12.14.4 (Advertising Devices Code) provides additional definitions for—

- (a) specific types of advertising devices; and
- (b) signage character areas.

“**Aesthetic Significance**” of a place or object, includes its visual merit or interest.

“**Annual Exceedance Probability (AEP)**” means the likelihood of occurrence of a flood of given size or larger occurring in any one year.

“Apiary”

- (1) “Apiary” means the use of premises for the keeping of four (4) or more beehives.
- (2) The term includes commercial bee keeping.

“**Applicant**” has the same meaning as in the *Integrated Planning Act 1997*.

“**Approved**” means approved by the local government, in writing.

“**Aquaculture**” has the meaning assigned to it under the *Fisheries Act 1994* and includes the cultivation of live fisheries resources for sale other than in circumstances prescribed under a regulation.

“**Area**” means—

- (a) the area of a lot, but in the case of a hatchet lot does not include the area of the access strip; and
- (b) for enclosed spaces, the area including the outside wall; and
- (c) for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

“**Articulation**” means designing a building, or the façade of a building, with clearly distinguishable parts.

“**Assessment Category**” means the type of assessment identified for development in accordance with the IPA, including one or other of the following—

- (a) exempt;
- (b) self-assessable;
- (c) assessable requiring code assessment, referred to as code assessable; or
- (d) assessable requiring impact assessment, referred to as impact assessable.

“**Attached**” in relation to a building, means attached, whether by way of a structure or otherwise, to the building or to the land on which the building is situated.

“Auxiliary Unit”

- (1) “Auxiliary Unit” means a building or part of a building used as a secondary residence not exceeding 50m² gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot.
- (2) The term does not include “Dual Occupancy”, “Institutional Residential” or “Temporary Accommodation”.



“Average Recurrence Interval (ARI)”

- (1) “Average Recurrence Interval (ARI)” is a statistical estimate of the probability of a flood of a given size occurring, e.g. 1 in 100 equates to an annual exceedence probability of 1%.
- (2) The ARI of a flood event does not predict when a flood of that size will occur next.

“Balcony” means any external platform, attached to and accessed from a building and 1 metre or more above adjacent finished ground level.

“Bedroom” means a room which is used or which is capable of being used as a bedroom.

“Boundary Clearance”

- (1) “Boundary Clearance” means the outermost projection of a structural part of the building or structure, including—
 - (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.
- (2) The term does not include rainwater fittings or ornamental or architectural attachments.

“Boundary Realignment” means the adjustment to an existing boundary or boundaries between lots without creating any additional lots.

“Building” has the same meaning as in the Building Act 1975.

“Building Height” means the vertical distance between natural surface level of the ground and the apex of the building’s roof, but not including any antennae, chimneys or flues.

“Building Line or Setback” means the minimum distance from any allotment boundary to a building.

“Building Site” means that part of a lot on which a building may be satisfactorily erected.

“Bulky Goods Sales”

- (1) “Bulky Goods Sales” means a building having a gross floor area of more than 500 square metres used for the sale, or displaying or offering for sale, by retail of bulky goods which are of such a size, shape or weight as to require—
 - (a) a large area for handling, storage or display; and
 - (b) direct vehicular access for the purpose of loading into or onto vehicles.

- (2) The term includes the sale of—
 - (a) floor coverings and tiles;
 - (b) furniture;
 - (c) domestic appliances such as washing machines, dishwashers, clothes dryers, refrigerators, hot water systems, air-conditioning systems and the like; or
 - (d) building and construction materials and fittings with or without hardware.

“Broadcasting Station” means the use of premises as a station for transmitting commercial radio or television signals, whether the station is staffed or remotely controlled.

“Cabin” means a building or other structure constructed in a caravan park to standards in accordance with the *Building Act 1975*.

“Camping Ground”

- (1) “Camping Ground” means the use of premises which primarily involves the setting up and use of tents, camper vehicles and caravans for temporary residential use for holiday or recreational purposes.
- (2) The term also includes any associated amenity buildings.

“Capital Works Program” means the five (5) year indicative program of works maintained by the Local Government.

“Caravan”

- (1) “Caravan” means a wheeled unit capable of being registered pursuant to the *Transport Infrastructure (Roads) Act 1991* for towing and which is designed, adapted or used for residential purposes.
- (2) The term includes self-propelled units of a similar nature and any approved annex attached thereto and used in conjunction with such unit.

“Caravan Park”

- (1) “Caravan Park” means the use of premises for the placement of caravans or relocatable homes for the purpose of residential accommodation.
- (2) The term includes the use of camping areas and cabins for overnight and holiday accommodation where such camping areas and cabins are provided within the caravan park.
- (3) The term also includes any amenity buildings, recreation and entertainment facilities, manager’s office and residence, shops and storage facilities which cater exclusively for the occupants of the caravan park.



“Carport” means a class 10a building, other than a garage, providing covered vehicular parking.

“CBD” means Central Business District.

“Cemetery”

- (1) “Cemetery” means the use of premises for the interment of the dead.
- (2) The term includes a graveyard, burial ground, columbarium or any funeral premises erected on such land and used in connection with a cemetery.

“Character Building” means, a building of cultural significance or streetscape value.

“Character Place” means, a place of cultural significance or streetscape value.

“Child Care Centre”

- (1) “Child Care Centre” means the use of premises for the purpose of minding or caring, but not residence, of children for fee or reward.
- (2) The term includes a kindergarten, creche, day care centre, pre-school centre but does not include family day care.

“City” means the area for the time being comprised within the City of Ipswich.

“Clearing of Vegetation”

- (1) “Clearing of Vegetation” means the clearing of any vegetable growth or material of vegetable origin whether living or dead and whether standing or fallen.
- (2) The term includes the act of ringbarking, cutting down, topping, lopping, removal, poisoning, injuring or maiming.

“Climate Change” means a 20% increase in rainfall intensity for flood modelling purposes consistent with the *Inland Flood Study* (2010).

“Club” means the use of premises by a club, lodge, friendly society or like organisation as a place for social, literary, political, sporting, athletic or other like purposes.

“Code Assessable” see “Assessment Category”.

“Communal Recreation Space” means a recreation area for shared use by the occupants of two or more dwellings.

“Community Title” refers to title created by subdivision of land by way of a standard format plan of a community title scheme given under the provisions of the *Body Corporate and Community Management Act 1997 (BCCM Act)*.

“Compatible Use” means, in relation to a place of cultural significance, a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

“Concealment” refers to spaces that, by their concealed nature are not easily visible and so provide the opportunity for the concealment of potential offenders and their victims as well as illegitimate uses, anti-social activity and crimes.

“Connecting Works”

- (1) “Connecting Works” means works required to connect the development to the Local Government’s Trunk Infrastructure Systems or Networks.
- (2) The term includes Water Supply Works External, Sewerage Works External, Major Collector Streets, Sub-Catchment Drainage Works and the like.

“Conservation”

- (1) “Conservation” means all the processes of looking after a place so as to retain its cultural significance.
- (2) The term includes maintenance and may, according to circumstance, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

“Constructed Road on the Maintenance List” means a road that is constructed in accordance with the requirements and specifications outlined in Planning Scheme Policy 3 – General Works and which is regularly maintained by the local government by virtue of being included on the local government’s Gravel Road Maintenance Program.

“Continuous Usage” refers to the ongoing legitimate use of space, both day and night, through a combination of building use, traffic and pedestrian movement, community related use and the use of public spaces.

“Corner Lot” or **“Corner Site”** means a lot bounded by two (2) or more roads where the roads intersect or join.

“CPTED”

- (1) “CPTED” refers to Crime Prevention Through Environmental Design.
- (2) CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.
- (3) The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space.
- (4) The emphasis is on prevention rather than apprehension and punishment.



“Cottage Lot” means the reconfiguring of a lot within a Residential Zone which—

- (a) is to be developed as a house and land package;
- (b) has a lot size less than 300m²;
- (c) is to be created on relatively flat land;
- (d) has a dwelling with a typical building height of one or two storeys; and
- (e) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.

“Courtyard Lot” means the reconfiguring of a lot within a Residential Zone which—

- (a) has a lot area ranging in size from 300m² to 449m²;
- (b) is to be developed generally in accordance with a Building Envelope Plan;
- (c) is to be created on relatively flat land;
- (d) has a dwelling with a typical building height of one or two storeys; and
- (e) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.

“Crematorium”

- (1) “Crematorium” means the use of premises for the purpose of the reduction of the body to ashes after death.
- (2) The term includes any funeral premises or columbarium erected on such land and used in connection with a crematorium.

“Cultural Significance” means aesthetic, historical, natural, scientific, architectural, technological or social significance, or other special value, for past, present or future generations.

“Dairy” means any premises used for the purpose of a dairy or milking shed or dairy house.

“Dedicate” means at the discretion of the Local Government either—

- (a) transfer to the Local Government (whether in trust or otherwise); or
- (b) surrender to the Crown and subsequent gazettal as a reserve under the trusteeship of the Local Government.

“Dedicated Road” means any road dedicated to the public for public use.

“Demolition”

- (1) “Demolition” means, in relation to a place of cultural heritage significance, the damaging, defacing, destruction, pulling down or removal of the place in whole or in part.
- (2) The term includes the relocation of a place on the same lot.

“Depth of a lot” means either the dimension at right angles to the road boundary or the average of the relevant dimensions at right angles to an irregular road boundary.

“Designated Road” means any state controlled road or any road classified as a Distributor Road, Sub Arterial or Arterial Road.

“Designated Routes”

- (1) “Designated Routes” means selected pedestrian or bicycle routes specifically designed to incorporate safety measures.
- (2) Such routes may incorporate specific surface treatments, signage, lighting and the like.

“Designated Watercourse” means that section of a watercourse identified on Map 6 in Schedule 7.

“Detached dwelling” means a single dwelling not attached to another dwelling and on an individual lot.

“Developer” means a person who makes a Development Application.

“Development” has the same meaning as in the IPA.

“Development Application” has the meaning given to it in the Integrated Planning Act.

“Domestic Pets”

- (1) “Domestic Pets” means an animal, which is kept in, or within the curtilage of a dwelling for the private enjoyment of a person residing therein.
- (2) The numbers of, or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law.
- (3) The term includes the keeping of bees pursuant to the *Apiaries Act 1982*.

“Dual Occupancy Lot” means the reconfiguring of a lot within a Residential Zone which—

- (a) is to be developed for a Dual Occupancy;
- (b) has a minimum lot size of 800m²;
- (c) is generally located on land—
 - (i) within neighbourhoods that will maintain a high level of amenity for residents (e.g. adjacent to parks); or
 - (ii) in and adjacent to town, district and neighbourhood centres; or
 - (iii) adjacent to educational facilities; or
 - (iv) positioned to provide an acceptable level of convenience (e.g. 500 metres) to community facilities; and
- (d) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.



“Dwelling”

- (1) “Dwelling” means a building or part of a building used as a self contained residence which must include—
 - (a) food preparation facilities;
 - (b) bath or shower; and
 - (c) closet pan and wash basin.
- (2) It includes out-buildings and works normal to a dwelling.

“Earth Works”

- (1) “Earth Works” means the addition, removal or movement of any solid material on, to or from land, or any other work which will substantially alter the existing ground level or character of the surface of that land or substantially impact on the existing vegetation.
- (2) The term includes lot filling and the erection of levee banks.

“Educational Establishment”

- (1) “Educational Establishment” means the use of premises for educational purposes.
- (2) The term includes a school, library, art gallery or museum.

“Emergency Service Depot” means the use of premises for—

- (a) a fire station;
- (b) an ambulance station; or
- (c) a depot of the State Emergency Service.

“Environmental Authority” means a licence or approval required by the Environment Protection Act 1994.

“Equestrian and Coursing Sports”

- (1) “Equestrian and Coursing Sports” means the use of premises for a competitive sporting event which requires the use of animals.
- (2) The term includes equestrian events, horse racing, trotting, greyhound racing, rodeo and the like.

“Equipment Hire Establishment”

- (1) “Equipment Hire Establishment” means the use of premises for the hire or leasing of any of the following items and other like items—
 - (a) portable tools, machinery or equipment;
 - (b) construction plant, equipment and machinery;
 - (c) demountable structures and transportable structures;
 - (d) industrial plant, equipment and machinery;
 - (e) earthmoving plant, equipment and machinery; or
 - (f) mobile plant and equipment not otherwise specified above.
- (2) The term includes the use of those premises for the routine servicing of any of the above items.



“Exempt” see **“Assessment Category”**.

“External Works” includes the full length of the frontage of the site and provision for, where relevant—

- (a) on that side of the paved carriageway closer to the site, concrete kerb and channel, pavement widening and the forming, grading and paving of the footpath in accordance with the specifications outlined in Planning Scheme Policy 3—General Works;
- (b) where the road is not paved, the construction of the carriageway and associated paving in accordance with the specifications outlined in Planning Scheme Policy 3—General Works from the lip of the kerb and channel on that side of the road closer to the site to the centre line for half the width of the carriageway or for a width of six (6) metres, wherever is the greater;
- (c) a constructed foot or bicycle path in accordance with the specifications outlined in Planning Scheme Policy 3—General Works;
- (d) bearing the cost of all alterations to public utility mains and services as are rendered necessary by the carrying out of any external works;
- (e) such drainage works as are rendered necessary by the carrying out of any external works, and
- (f) vehicle crossings in accordance with the specifications outlined in Planning Scheme Policy 3—General Works from the kerb and channelling to the property alignment.

“Fabric” means all the physical material of the place.

“Family” means any one (1) person maintaining a household or two or more persons living together and maintaining a common household.

“Family Day Care” means that part of a dwelling used for the reception and the minding or care, of children for a day or part of a day for fee or reward by a person residing on the premises and which is conducted in accordance with “The Family Day Care Regulations”.

“Farm or Property Holding” means an amalgam of lots (either adjoining or non-contiguous) that are recognised as a single entity via the creation of a unique rate assessment number and on which is carried out a rural occupation or rural pursuit.

“Farm Restructuring Lot” means a lot created for the purpose of being amalgamated or consolidated with an adjoining or nearby farm or property holding

“Feedlot” means feeding animal stock, prepared or manufactured stockfeed at levels greater than necessary for survival in a confined area.

“Fenestration” means, in a streetscape context, the relationship of building openings to wall space.

“Floor Space Ratio” means the gross floor area divided by the area of the site.

“Form” means, in a streetscape context, the two dimensional shape, outline or silhouette of a building.

“Freight Depot”

- (1) “Freight Depot” means the use of premises for any one (1) or more of the following—
 - (a) the receipt, storage and distribution of goods for transport and the loading and unloading of vehicles, aircraft, boats or containers used in the transport of the goods;
 - (b) the transfer of goods from one mode of transport or container to another mode of transport or container;
 - (c) the loading, unloading and storage of containers; or
 - (d) the storage, parking, refuelling, cleaning, servicing and repairing of transport vehicles.
- (2) The term does not include the receipt or dispatch of goods where such activity is ancillary to some other lawful use on the same premises.

“Frontage” means a boundary of a lot which abuts a road.

“Funeral Premises”

- (1) “Funeral Premises” means the use of premises for the storage or preparation of bodies for burial or cremation.
- (2) The term includes a mortuary, a funeral chapel and/or an office/administration area used in conjunction with the use as a funeral premises.

“Future Investigation Areas” means areas defined within the Strategic Framework and the Housing Opportunities and Urban Growth Corridors Map 2 in Schedule 7 that may, subject to detailed investigation, be suitable for urban development in the future.

NOTE 4

Urban uses in Future Investigation Areas are inconsistent with, and are not envisaged within, the life of this planning scheme.

“Garage” means an enclosed class 10a building, providing covered vehicular parking.



“Garden Centre”

- (1) “Garden Centre” means the use of premises primarily for the sale, or displaying or offering for sale, by retail of plants and landscaping supplies suitable for use in gardening or landscaping. The term includes any ancillary use of those premises for the sale, or displaying or offering for sale, of any one or more of the following—
- (a) seeds or other propagative plant material;
 - (b) goods associated with the cultivation of plants;
 - (c) landscaping materials;
 - (d) garden ornamentation, furniture or structures; or
 - (e) garden tools or equipment of a domestic nature.
- (2) The term does not include a Landscape Supply Depot.

“Gross Floor Area”

- (1) “Gross Floor Area” means, unless otherwise stated, the total floor area of a building measured from the outside of the external walls or the centre of a common wall.
- (2) Where used in relation to a “Shopping Centre”, the term—
- (a) does not include—
 - (i) arcades, malls and plaza areas which are used exclusively as a pedestrian thoroughfare or for landscaping purposes; or
 - (ii) areas used primarily for the loading or unloading of goods; and
 - (b) includes—
 - (i) food court or other dining areas;
 - (ii) areas within arcades, malls and plazas which are used or leased as kiosks or retail tenancies, or for entertainment or recreation uses or fixtures such as merry go-rounds;
 - (iii) areas used for storage; or
 - (iv) areas used for toilet facilities or staff amenities.
- (3) The term does not include—
- (a) any lift plant, motor room, or area for building services such as air conditioning ventilation, other mechanical/electrical plant or equipment (including refuse storage);

- (b) any private balcony or verandah, where not used for a defined use activity (i.e. Restaurant) whether roofed or not. A balcony includes any outdoor space in or on the building up to the extent of predominant building form (i.e. to walls or sliding doors);
- (c) any roof deck, where not used for a defined use activity (i.e. Restaurant). A roof deck includes any outdoor space in or on the building that is situated wholly or immediately above an enclosed storey used for carparking;
- (d) any lobby/foyer at ground storey level (whether for commercial, residential, or combined uses);
- (e) all rooms on the ground storey of a residential development associated with landscape and recreation where the total area of these rooms is no more than 5% of the site’s total landscape and recreation area;
- (f) areas used or intended for storage associated with a residential use where on an enclosed level on which carparking is also provided for that residential use;
- (g) areas used or intended for the parking, loading or manoeuvring of motor vehicles and bicycles, where the area is incidental to, and necessarily associated with, the use of the premises.

“Ground Level (Existing)” means the existing level of a site at any point.

“Ground Level (Finished)” means the finished level of a site at any point.

“Ground Level (Natural)” means the natural level of a site at any point.

“Habitable room” has the same meaning as in the Building Code of Australia.

“Hatchet Lot” means a lot that has access to a road by means only of an access strip.

“Height” of a building or structure at any point for the purpose of determining its setback from a boundary means the vertical distance between the outermost projection and the natural ground.

“Hillside Lot” means the reconfiguring of a lot within a Residential Zone which—

- (a) has a lot area ranging in size from 800m² to 2000m²;
- (b) is to be created on land with slopes in excess of ten percent (10%);
- (c) is to contain a dwelling with a typical building height of one or two storeys; and
- (d) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.



“Home Industry” means the use of premises for an occupation, business or trade which is—

- (a) a “Home Based Activity”; and
- (b) based on industrial activity.

“Homestead or Township Lot” means the reconfiguring of a lot for residential purposes within the Large Lot Residential Zone or Township Locality which—

- (a) has a lot area of 4000m² or greater;
- (b) does not require reticulated sewerage but an area on the lot that is suitable to treat and dispose of effluent on-site;
- (c) is to contain a dwelling with a typical building height of one or two storeys; and
- (d) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.

“IDAS” has the same meaning as in the IPA.

“Impact Assessable” see “Assessment Category”.

“Implementation Guideline” means a note or policy guideline to assist with the implementation of the planning scheme or to clarify the Local Government’s planning intent for an area or issue covered by the planning scheme.

“Indoor Recreation”

- (1) “Indoor Recreation” means the use of premises for a recreational or sporting activity which is primarily conducted indoors.
- (2) The term includes indoor cricket, indoor soccer, indoor basketball, indoor skating rink, indoor swimming pool and the like.

“Industry” or “Industrial Activity”

- (1) “Industry” or “Industrial Activity” means the use of premises for any of the following—
 - (a) any manufacturing process whether or not such process results in the production of a finished article;
 - (b) the breaking up or dismantling of any good or any article;
 - (c) the extraction of sand, gravel, turf, soil, rock, stone or similar substances from land, but not including “Earth Works” as herein defined or works involved with the reconfiguring of land;
 - (d) the repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles, but not including on-site work on buildings, other structures or land;

- (e) any operation connected with the installation of equipment and services and the extermination of pests, but not including on-site work on buildings, other structures or land; or
- (f) the dismantling of motor vehicles, whether the dismantling is carried on by one operation or a series of operations.

(2) The term includes, when carried out on land upon which any of the above operations are performed—

- (a) the storage of goods used in connection with or resulting from any of the above operations;
- (b) the provision of amenities for persons engaged in such operations;
- (c) the sale of goods resulting from such operations; or
- (d) any work of administration or accounting in connection with such operations.

“Infrastructure credit (offset)” means for the relevant trunk infrastructure network an equivalent population credited by the Local Government to a Developer that offsets expenditure by the Developer on trunk infrastructure (including the dedication of land) against an adopted infrastructure charge payable by the Developer consequent to an approval of a development application.

“IPA” means the *Integrated Planning Act 1997*.

“Landscape Supply Depot”

- (1) “Landscape Supply Depot” means the use of premises for the production or bulk storage of sand, soil, screenings, gravel, rock, stone, logs, sleepers, pavers, boulders, woodchip, bark or other similar materials used for landscaping.
- (2) The term includes the sale of materials produced or stored on-site.

“Landscaping” means the treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated by any one or more of the following—

- (a) screening by fences, walls, vegetation or other means;
- (b) planting of vegetation (e.g. trees, hedges, shrubs, ground cover or grass);
- (c) formation of banks, terraces or other earthworks;
- (d) laying out of gardens or courts;



- (e) planting of streetscapes (e.g. dedicated roads, including medians and roundabouts);
- (f) provision of water features, whether natural or formal; or
- (g) other amenity features.

“Legibility”

- (1) “Legibility” refers to the ability of people who are unfamiliar with an area to be able to find their way.
- (2) Legibility instils a sense of confidence in users of public space and can be achieved through the identification of designated pedestrian routes through the use of signage, lighting and suitable landscaping.

“Legitimate Use” means any lawful and normally appropriate use of a building, facility or public space.

“Licensed Surveyor” means a surveyor registered under the *Surveyors Act 1962*.

“Loading Dock”

- (1) “Loading Dock” means the specific area set aside for loading and unloading a commercial vehicle.
- (2) Commonly the operation is carried out from a raised platform to which the vehicle is backed.
- (3) Loading and unloading may, however, take place from the side or from ground level.

“Local Law” means a local law of the Council made under the authority of the *Local Government Act 1993*.

“Locality” means an identified geographical area within the planning scheme area made up of a zone or a number of zones.

“Lot” has the same meaning as in the IPA.

“Maintenance” means the continuous protective care of the fabric, contents and setting of a place of cultural significance.

“Major Collector Street” means that street necessary for the purpose of connecting any local street network internal to the premises to the Local Government’s road system.

“Major Subdivision” means the reconfiguring of a lot within an urban area which—

- (a) requires the construction of an Industrial Collector, Collector Street, Internal Connecting Road or higher order road; or
- (b) involves the creation of 75 or more residential lots or 100 or more dwelling units (or their equivalent), or any combination thereof which would generate 750 or more vehicle trips per day.

“Mass” means, in a streetscape context, the three dimensional shape or outline or bulk of a building.

“Material Change of Use” has the same meaning as in the IPA.

“Mean height” of a building or structure, means the vertical height worked out by dividing—

- (a) the total elevational area of the wall of a building or structure facing the boundary; by
- (b) the horizontal length of the building or structure facing the boundary.

“Medical Centre”

- (1) “Medical Centre” means the use of premises for the medical or paramedical care or treatment of persons not resident on the site.
- (2) The term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ancillary pharmacy and premises used by a chiropodist or podiatrist, chiropractor, dentist, medical practitioner, optometrist, pathologist, physiotherapist, radiologist, naturopath, or the like in the practice of that profession.

“Mezzanine” means an intermediate floor within a room.

“Mini Bus” means a motor vehicle that carries between 9 to 22 passengers, and a driver.

“Minor Building Work” means building work carried out in relation to an existing building if the proposed gross floor area of the building—

- (a) does not extend beyond the confines of the gross floor area of the existing building; or
- (b) does not expand the gross floor area of the existing building by more than twenty-five (25) square metres.

“Minor Subdivision”

- (1) “Minor Subdivision” means the reconfiguring of a lot—
 - (a) within an urban area; and
 - (b) that does not require a new road or street to be constructed.
- (2) The term includes any lot reconfiguration for access easement purposes or for a boundary realignment.

“Minor Rural Subdivision” means the reconfiguring of a lot within the Rural Locality which does not require a new road or street to be constructed.

“Moderate Rural Subdivision” means the reconfiguring of a lot within the Rural Locality which requires a new road to be constructed.

“Moderate Subdivision” means the reconfiguring of a lot within an urban area which—

- (a) requires the construction of an Access Place, Access Street or Local Industrial Street; or



- (b) involves the creation of less than 75 residential lots or 100 dwelling units (or their equivalent), or any combination thereof which would generate less than 750 vehicle trips per day.

“Multiple Residential Lot” means the reconfiguring of a lot which—

- (a) is to be developed for a Multiple Residential use;
- (b) has a minimum lot size of 1500m²; and
- (c) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.

“Native Vegetation” means Australian native vegetation which is naturally occurring.

“Natural ground surface” for a lot, means—

- (a) the ground level of the lot on the day the first plan of survey showing the lot was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface as determined by the Local Government.

“Net Floor Area” means the total floor area of all buildings on a site. It does not include walls, the area of stairs, loading bays, accessways or car parking areas or any area occupied by machinery required for air conditioning, heating power supply or lifts.

“Nominated road frontage” means the road frontage nominated by the Local Government.

“Open Carport” means a carport with—

- (a) two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear lot boundary; and
- (b) not less than one-third of its perimeter open.

“Open Air Recreation” includes, amongst other things, the organised sporting activities of a school, and any form of sport where such activity is not organised or controlled by any club or organisation, nor as a business undertaking, nor for fee or reward.

“Outdoor Recreation”

- (1) “Outdoor Recreation” means the use of premises for a recreational or sporting activity which is primarily conducted outdoors.

- (2) The term includes—

- (a) participation in or watching any sport or game, including those played upon a field and/or marked court;
- (b) a golf course;
- (c) an outdoor swimming pool; or
- (d) bicycle sports including velodrome and BMX tracks.

“Outermost Projection” means 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.

“Overhang” means, in relation to a vehicle, the distance between the centre line of the axle of a vehicle and the extremity of the bodywork measured from the same end.

“Overlay”

- (1) “Overlay” means a layer over the zones based on special physical attributes of an identified area, place or site.
- (2) Assessment categories are identified for development affected by an overlay.

“Parking”

- (1) “Parking” means the standing or storage of a motor vehicle [including an adjunct vehicle or any other vehicle (including a bicycle)], whether occupied or not.
- (2) The term includes the garaging of motor vehicles and adjunct vehicles, and the loading or unloading of commercial vehicles.

“Parking Aisle” means that area of pavement used by vehicles to gain access to a parking space.

“Parking Module” means a parking aisle including a single rank of parking spaces on one or both sides.

“Person” has the same meaning as in the IPA.

“Pick Up/Set Down Area” means a parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.

“Place” means a site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

“Place of Worship” means the use of premises for the purpose of public religious activities of religious organisations, communities or associations.

“Plan” means any map, diagram, drawing, section or detail.

“Planning Scheme” means the Planning Scheme for the Ipswich local government area.



“Plot Ratio” means the gross floor area divided by the area of the site.

“Poultry Feedlot” means keeping poultry, including for the purposes of egg and fertile egg production, the rearing of hatchlings, starter pullets, layers and poultry for meat in facilities having a total holding capacity of more than 100 birds.

“Premises” means any land, building or other structure or any part thereof.

“Preservation” means maintaining the fabric of a place in its existing state and retarding deterioration.

“Primary Sub Area” or “Primary Zone” means a central location which is a major focus for concentrated land use activities.

“Principal Movement Route”

- (1) “Principal Movement Route” means a pedestrian or bicycle route designated by the local government as a Principal Movement Route.
- (2) These routes are generally commonly used movement paths between major locations that warrant additional attention to personal security measures and safety.

“Private Recreation Space” means a recreation area for the exclusive use of the occupants of one dwelling.

“Produce/Craft Market”

- (1) “Produce/Craft Market” means the use of premises for the sale outdoors of home or farm produced products, artefacts or general merchandise.
- (2) The term includes a flea market.

“Public Spaces” means—

- (a) spaces that are publicly owned and which are intended for use by the public; and
- (b) spaces that are privately owned and which are intended for use by the public.

“Queuing Area” means the area of an entrance driveway set aside for the queuing of vehicles.

“Reconfiguring a lot” has the same meaning as in the IPA.

“Reconstruction” means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

“Registered Professional Engineer” means a civil engineer registered under the *Professional Engineer’s Act 1988*, or possessing such other qualifications as may be acceptable to the local government.

“Relocatable Home” means a residential unit that complies in all respects with the provisions of the *Building Act 1975* for a Class I, II or III building, the *Building Code of Australia* and the *Plumbing and Drainage Act 2002* and which is factory assembled or built in components and assembled on-site, capable of being transported by trailer or other vehicle and for which building approval has been granted on an approved site within a caravan park.

“Repair” means, in relation to a place of cultural significance, reconstruction or restoration.

“Repair Station” means the use of premises for the repairing, servicing or modifying of—

- (a) boats;
- (b) domestic appliances;
- (c) lawnmowers;
- (d) motor vehicles;
- (e) motor cycles;
- (f) outboard motors;
- (g) trailers; and
- (h) the like.

“Residential Zone” means land situated within one or more of the following zones—

- (a) Part 4, Urban Areas—
 - (i) Large Lot Residential Zone;
 - (ii) Residential Low Density Zone;
 - (iii) Residential Medium Density Zone;
 - (iv) Character Areas – Housing Zone;
 - (v) Character Areas – Mixed Use Zone;
- (b) Part 5, City Centre, Residential High Density Zone;
- (c) Part 8, Rosewood Area—
 - (i) Character Areas – Housing Zone;
 - (ii) Residential Low Density Zone;
 - (iii) Residential Medium Density Zone;
- (d) Part 9, Township Areas—
 - (i) Township Residential Zone;
 - (ii) Township Character Housing Zone; and
 - (iii) Township Character Mixed Use Zone.

“Restoration” means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

“Removal” means, in relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.



“Rhythm” means, in a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.

“Riding Establishment” means any premises used for the training, riding, educating or breaking in of horses on a commercial basis.

“Road boundary clearance” for a building or structure on a lot, means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot adjacent to the road.

“Rural Living Lot” means the reconfiguring of a lot within the Rural C (Rural Living) Zone, where the intended use of the lot is primarily for rural residential purposes.

“Rural Occupation” or **“Rural Pursuit”** means any premises used for the purpose of primary production and is recognised as such by virtue of having Section 11 of the *Valuation of Land Act 1944* applied to such land.

“Rural Producers Lot” means a lot created for the purposes of a “Rural Occupation” or a “Rural Pursuit”.

“Rural Support Activities Lot” means the reconfiguring of a lot within the Rural B (Pastoral) Zone or the Special Uses Zone for a use that—

- (a) will support the local rural community; and
- (b) has been approved by the Local Government.

“Scale” means, in a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.

“School”

- (1) “School” means the use of premises for a pre-school or a primary school or a secondary school or a tertiary institution.
- (2) The term includes—
 - (a) playgrounds and sportsfields and any outbuildings or other structures;
 - (b) when carried on at the same site the residential use of any building together with any land, outbuilding or other structure within the curtilage of such building by any student at the school;
 - (c) when carried on at the same site the residential use of any building together with any land, outbuilding or other structure within the curtilage of such building by any caretaker, servant or teacher employed at the school; and
 - (d) the use of a school for a purpose authorised by the Department of Education.

“Secondary frontage” means the road frontage of a lot as determined by the Local Government

“Secondary Sub Area” or **“Secondary Zone”** means a peripheral location which is the focus for activities which—

- (a) support “Primary Sub Areas” or “Primary Zones”; or
- (b) obtain no major community or activity benefit through locating within a “Primary Sub Area” or “Primary Zone”.

“Self assessable” see “Assessment Category”.

“Service Area” means the area in a development set aside for the manoeuvring, layby and loading or unloading of commercial vehicles for the delivery of goods or freight.

“Service Bay”

- (1) “Service Bay” means the specific area in a loading dock which is delineated for the vehicle.
- (2) When a service bay is of minimum dimensions a vehicle has to place the body or trailer into its final alignment at the point of entry into the bay.
- (3) As the width of the service bay is widened, the additional clearance may be used for the final alignment of the vehicle to penetrate into the service bay thus reducing the required width of pavement.

“Setback” means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.

“Sewerage Works External” means those works, structures or equipment necessary for the purpose of connecting sewerage reticulation networks internal to the premises to the Local Government’s sewerage scheme.

“Side and rear boundary clearance” for a building or structure on a lot, means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.

“Significant Flood Flow” means inundation of land by water which is one (1) metre or more in depth.

“Site” means 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 (1) lot or more than one (1) lot if each of such lots is contiguous.



“Site Coverage” means the proportion of a site covered by buildings.

“Slope” means the gradient of the natural ground of a lot measured across a 20m x 20m area over the building location, or where the lot is less than 20m wide — 20m x width of lot.

“Stable” means any building or other roofed structure used for the housing, keeping, feeding, watering, grooming or shoeing of one or more horses or any similar animal.

“Stacked Parking” means three (3) or more parking spaces arranged in such a way that vehicular access to two (2) or more of the parking spaces cannot be obtained without crossing another space.

“State Controlled Road” means a road declared as such under the *Transport Infrastructure Act 1994*.

“Stock Sales Market”

- (1) “Stock Sales Market” means the use of premises for the holding of stock for commercial purposes and the offering of such animals for sale.
- (2) The term includes a public livestock market.

“Storey”

- (1) “Storey” means that part of a building between floor levels.
- (2) If there is no floor above, it is the part between the floor level and the ceiling.

“Streetscape”

- (1) “Streetscape” means the collective combination of urban form elements that constitute the view of a street or road and the associated public and private domains.
- (2) These elements include buildings, roadways, footpaths, vegetation, open spaces, utilities, signage and street furniture.
- (3) The impact of these elements which may affect a streetscape include their design, location, orientation, dimensions, scale and type.

“Structure” has the same meaning as in the Building Act 1975.

“Student Accommodation” means, for the purpose of Planning Scheme Policy 5—Infrastructure, residential development that—

- (a) is situated within 5 kilometres of the relevant Educational Establishment it intends to serve;
- (b) is for the sole purpose of the accommodation of students enrolled at a recognised educational establishment (i.e. it is not open for use by people other than students);
- (c) is serviced by urban roads, water and sewer supply;

- (d) provides on-site common facilities; and
- (e) is capable of producing two (2) or more dwelling units.

“Substantially Completed” means in relation to a building the completion of the floor and the erection of the frame and roof and in relation to landscaping its completion to a useable standard.

“Surveillance”

- (1) “Surveillance” refers to informal surveillance (e.g. by casual observers), organised surveillance (by trained security guards, attendants and other trained personnel) and mechanical surveillance (eg security cameras).
- (2) The relevant Code provisions are aimed especially at enhancing opportunities for informal surveillance so that anti-social behaviour or crime related incidences might be discouraged, or detected and prevented.

“Target Hardening” refers to the use of physical barriers, locks, safes, screens or reinforced materials to reduce the opportunity for illegal access or vandalism to a property.

“Tandem Parking” means two (2) parking spaces arranged in such a way that vehicular access to one (1) of the parking spaces cannot be obtained without crossing the other space.

“Town Planner” means a town planner who holds Corporate Membership of the Planning Institute of Australia, or possessing such other qualifications as acceptable to the local government.

“Traditional Lot” means the reconfiguring of a lot within a Residential Zone which—

- (a) has a lot area ranging in size from 450m² generally up to 1000m²;
- (b) is created on land with slopes less than ten percent (10%);
- (c) is to contain a dwelling with a typical building height of one or two storeys; and
- (d) has the frontage and special characteristics as outlined in Appendix A of the Reconfiguring a Lot Code.



“Transit Centre”

- (1) “Transit Centre” means the use of premises for the assembly and distribution of passengers prior to or subsequent to their transportation irrespective of the mode of transport.
- (2) The term includes services and facilities provided for the comfort and amusement of passengers.

“Truck Depot”

- (1) “Truck Depot” means the use of premises for the purpose of parking or servicing or both of two (2) or more heavy vehicles and adjunct vehicles.
- (2) The term includes when carried on at the same site, the use of any office in connection with the premises and the use of facilities provided for the servicing of such heavy vehicles.

“Urban Area” means, for the purpose of reconfiguring a lot, land within the Urban Locality, City Centre Locality, Regionally Significant Business Enterprise and Industry Locality, Amberley Locality, Rosewood Locality and Township Locality.

“Urban Catchment Flow Path” means the flood line as depicted on the Flood and Urban Catchment Flow Paths Overlay Map (OV5)

“Use” in relation to a use class, means a use for a single purpose that is part of that use class, such as “shop” in a **“Business Use”** class.

“Use Class” means a group of uses having different purposes but broad characteristics in common, such as a **“Business Use”** class that includes uses for a shop, restaurant, hotel and the like.

“Vegetation” means all vegetable growth and material of vegetable origin whether living or dead and whether standing or fallen.

“Visibility” refers to the ability of users of a space to see and be seen and ensures that public spaces are subject to informal surveillance by the maximum number of people.

“Vulnerable Area” means those areas that have been identified by the local government (based on crime statistics or public perceptions of unsafe places), and which may in themselves attract crime or nuisance behaviour.

“Vulnerable Development” means—

- (a) uses and activities such as licensed premises (including taverns, hotels, entertainment venues, licensed clubs, off-premises bottle shops and nightclubs), large entertainment and recreational venues, large institutional uses (e.g. tertiary campuses, hospitals), schools, car parks (50 spaces and greater), public toilets, telephone booths and Automatic Teller Machines; or
- (b) any use or activity in a ‘vulnerable area’ which generates people movement or use at times when there are less than normal business hour levels of formal or informal surveillance; or
- (c) any use operating at night-time (after 9.00 p.m.) or over a 24 hour period (e.g. Automatic Teller Machines, service stations, institutions or tertiary educational facilities, or public transport interchanges); or
- (d) any large scale project considered to have wide ranging safety implications, such as major shopping centres.

“Vulnerable People”

- (1) “Vulnerable People” means those individuals, or groups of people, who are likely to perceive themselves as being unsafe or insecure or at risk of violence in the community and also those persons perceived by others to be vulnerable and therefore potential victims.
- (2) Such people may include people with disabilities, older people, students, ethnic minorities, young people and women.

“Vulnerable Setting”

- (1) “Vulnerable Setting” means a setting that is isolated or concealed, or which otherwise generates a poor perception of safety, especially where regular after hours use is anticipated.
- (2) The term includes—
 - (a) access routes (pedestrian and bicycle) to and from shopping centres, tertiary education campuses, hospitals and other large institutions, car parks, public transport, places of employment or entertainment and community facilities;
 - (b) entrances and exits to venues and car parks; and
 - (c) concealment points and landscaping.



“Warehouse or Storage”

- (1) “Warehouse or Storage” means the use of premises for the storage of goods, merchandise or materials, including pending their sale and/or distribution to persons engaged in the retail trade.
- (2) The term includes a mini-storage complex but does not include retail sales from the premises.

“Water Supply Works External” means those works, structures or equipment necessary for the purpose of connecting water reticulation networks internal to the premises to the Local Government’s water supply scheme.

“Window” has the same meaning as in the Building Code of Australia.

“Window/Balcony Screen” means a translucent, perforated or slatted barrier, including a fence, constructed of durable material and having—

- (a) if perforated—
 - (i) a maximum 25% openings; and
 - (ii) each opening not more than 50mm square; or
- (b) if slatted or louvred—
 - (i) a maximum of 25% opening with clear vision at 90° to the plane of the window; and
 - (ii) each opening not more than 50mm clear vision at 90° to the plane of the window.

“Work” has the same meaning as in the IPA.

“Zone”

- (1) “Zone” means an identified geographical area within the planning scheme area based on land use allocations.
- (2) Each part of the planning scheme area is included in one zone only.
- (3) Assessment categories are identified for development according to the zone in which it is proposed to occur.

