

CHAPTER 7 – SCHEDULES

PART 2 USE DEFINITIONS SCHEDULE

The *planning scheme* contains the following 84 use definitions:

- | | |
|---|---|
| (1) Accommodation Units | (43) Indoor Entertainment and Sport |
| (2) Adult Product Shop | (44) Infill Housing |
| (3) Agriculture | (45) Institution |
| (4) Airstrip | (46) Intensive Animal Husbandry |
| (5) Animal Accommodation | (47) Kennels |
| (6) Aquaculture | (48) Local Utilities |
| (7) Associated Unit | (49) Low Density Multiple Dwelling Units |
| (8) Bed and Breakfast Accommodation | (50) Major Telecommunication Facility |
| (9) Bulk Garden Supplies | (51) Market |
| (10) Camping Grounds | (52) Medium Density Multiple Dwelling Units |
| (11) Car Depot | (53) Motel |
| (12) Car Park | (54) Motor Sport |
| (13) Caravan/Transportable Home Park | (55) Night Club |
| (14) Caretaker's Residence | (56) Non-Intensive Animal Husbandry |
| (15) Cattery | (57) Office |
| (16) Cemetery | (58) Outdoor Recreation |
| (17) Child Care Centre | (59) Outdoor Sales |
| (18) Commercial Services | (60) Park |
| (19) Community Facilities | (61) Passenger Terminal |
| (20) Concrete Batching Plant | (62) Pensioner Units |
| (21) Contractor's Depot | (63) Place of Worship |
| (22) Crematorium | (64) Public Utilities |
| (23) Dairy | (65) Radio Station |
| (24) Detached House | (66) Recycling Depot |
| (25) Display Home | (67) Retail Nursery |
| (26) Domestic Storage | (68) Retirement Village |
| (27) Duplex Dwelling | (69) Road Purposes |
| (28) Educational Establishment | (70) Rural Industry |
| (29) Environmental Park | (71) Salvage Yard |
| (30) Estate Sales Office | (72) Service Industry |
| (31) Extractive Industry | (73) Service Station |
| (32) Farm Forestry | (74) Shooting |
| (33) Fast Food Delivery Service | (75) Shop |
| (34) Food Outlet | (76) Showroom |
| (35) Funeral Parlour | (77) Simulated Conflict |
| (36) General Industry | (78) Special Use |
| (37) Hardware Shop | (79) Stock Sales Yard |
| (38) Hazardous and Offensive Industry | (80) Tourist Cabins |
| (39) High Density Multiple Dwelling Units | (81) Vehicle Sales |
| (40) Home Business | (82) Veterinary Clinic |
| (41) Hospital | (83) Veterinary Hospital |
| (42) Hotel | (84) Warehouse |

(1) **Accommodation Units**

The use of premises as a boarding house, guest house, hostel, unlicensed hotel, unlicensed residential club, serviced apartment, serviced room and any other form of residential accommodation not being **dwelling units**.

The term does not include **bed and breakfast accommodation, hotel, motel or pensioner units** as herein defined.

(2) **Adult Product Shop**

The use of premises for the sale or hire of sexually explicit materials or products, other than contraceptives or instruments used solely for medical training or medical procedures. For the purposes of this definition, sexually explicit materials or products are those materials or products, other than films, videos, computer games or printed publications, whose primary purpose is associated with the conduct of a sexual act.

(3) **Agriculture**

The use of premises for the growing of crops, pastures, flowers, fruit, vegetables, forestry trees where the maximum number of trees in the plantation is 50, turf or plants for fee or reward.

The term includes a roadside stall not exceeding 100m² **GFA** used for the storage, display and sale on a casual basis of agricultural produce grown solely on the premises.

The term does not include retail sales of agricultural produce grown elsewhere, **bulk garden supplies, domestic horticulture** if undertaken in conjunction with a **detached house, farm forestry** or a **retail nursery** as herein defined.

(4) **Airstrip**

The use of premises for the arrival and departure of aircraft. Includes facilities for the housing, servicing, maintenance and repair of aircraft and facilities for the distribution and assembly of passengers and goods. **Ancillary** facilities such as carparks are included.

The term does not include a model aircraft landing facility or temporary uses or undefined use.

(5) **Animal Accommodation**

The use of premises for the accommodation, other than on a temporary basis, of cattle, horses, donkeys, mules, goats, sheep, pigs, llamas, alpacas or camels in a partly or fully roofed enclosure.

The term includes feed storage rooms, equipment storage rooms and veterinary facilities associated with the accommodation.

The term does not include the accommodation of animals as **dairy, intensive animal husbandry, stock sales yard, veterinary clinic** or **veterinary hospital** as herein defined.

(6) **Aquaculture**

The use of premises for the breeding, keeping and harvesting of any fish or crustacea² for profit, whether in salt or fresh water, where the combined surface area of all ponds or tanks exceeds 100m²

(7) **Associated Unit**

The use of a subordinate **dwelling unit** in association with a **detached house**, principally for residential occupation, on the same lot as the **detached house**. The term includes a temporary cabin or transportable building.

(8) **Bed and Breakfast Accommodation**

The use of premises for short-term accommodation, including meals, for tourists, within a **detached house** where the **bed and breakfast accommodation** includes up to 4 bedrooms and where operated by the permanent residents of the **detached house**.

The term does not include a **home business** as herein defined.

(9) **Bulk Garden Supplies**

The use of premises for the sale or distribution of sand, soil, screenings and other such garden and landscaping materials where the majority of materials sold from the premises are not in pre-packaged form.

(10) **Camping Grounds**

The use of premises for holiday and recreational purposes which involves primarily the setting up and use of tents for temporary accommodation.

The term includes any land together with any amenity building erected thereon which is used in conjunction with such land.

The term does not include a **caravan/transportable home park** as herein defined.

(11) **Car Depot**

The use of premises to park and/or store vehicles, other than **heavy vehicles**, in connection with a business.

The term includes **ancillary** activities such as facilities for the administration and routine servicing of vehicles used for that business.

(12) Car Park

The use of premises for the temporary parking of motor vehicles where such parking is not an **ancillary** activity on-site.

(13) Caravan/Transportable Home Park

The use of premises for the parking of **caravans** or more than one **transportable home** for the purpose of providing residential accommodation for travellers, tourists or the general public. The term includes:-

- (a) the erection and use of a kiosk, recreation facilities and/or amenity buildings for the exclusive use of occupants of the **caravan/transportable home park**;
- (b) the erection of cabins and the pitching of tents to provide overnight and short term holiday accommodation within the **caravan/transportable home park**; and
- (c) a manager's office and residence.

The term does not include **high density multiple dwelling units, low density multiple dwelling units, medium density multiple dwelling units** or **motel** as herein defined.

(14) Caretaker's Residence

The use of a **dwelling unit** for caretaker purposes only, in connection with an **industry** or other non-residential use conducted on the same parcel of land.

The term includes any **dwelling unit** provided for a person engaged in a use lawfully established on the land.

(15) Cattery

The use of premises for the keeping or the boarding of more than 2 cats for a commercial purpose.

Note: *The keeping of animals less than the thresholds identified above is not a planning scheme matter and is regulated by Council's Local Law. The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's Local Law.*

(16) Cemetery

The use of premises for the interment of the dead.

The term includes a graveyard, a burial ground, columbarium or any funeral chapel or parlour erected on such land and used in connection the **cemetery**.

The term does not include a **crematorium** as herein defined.

(17) Child Care Centre

The use of premises for the minding or care, but not residence, of children for fee or reward.

The term includes a kindergarten, day care centre or creche, and may also include a preschool program as an ancillary use.

The term does not include a **family day care centre**, an **educational establishment**, or a **special use** as herein defined, or the care of children where a parent is engaged in some industrial or other activity on the site.

(18) Commercial Services

The use of premises for any of the purposes included in but not limited to Table 7.2.1, being a process carried on in the course of a trade or business, where:-

- (a) not a **home business** as herein defined; and
- (b) the term includes the sale and/or hire of any articles resulting therefrom and the **ancillary** sale of goods associated with the conduct of the business.

TABLE 7.2.1 – COMMERCIAL SERVICES (table continued over page)

| | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> • Car wash • Computer services • Costume hire • Document copying • Domestic appliance hire • Dry cleaning or dyeing • Engraving • Hairdressing • Laundering including a coin-operated laundry • Library including a video library • Locksmith services • Photographic studio, film developing and | <p>The making of:-</p> <ul style="list-style-type: none"> • Badges and the like • Bread, cakes, and/or pastry • Confectionery • Dental goods • Fashion accessories • Garments • Jewellery • Leather goods • Millinery • Novelty goods • Optical goods • Pennants and flags • Rubber stamps • Soft furnishings | <p>Repairing, servicing or modifying:-</p> <ul style="list-style-type: none"> • Canvas goods, tents and camping soft goods • Drawing and writing equipment • Garments • Footwear • Furniture • Jewellery • Locks • Leather goods • Millinery • Optical goods • Restoration of small articles of a personal or domestic nature or | <p>Repairing, servicing, modifying or assembling any of the following from components manufactured elsewhere:-</p> <ul style="list-style-type: none"> • Aids and appliances for the disabled • Barbecues • Bicycles (not motorised) • Blinds • Camera and other photographic equipment • Clocks and watches • Computers and computer equipment • Musical equipment • Domestic appliances |
|--|--|--|--|

| | | | |
|----------|--------|--------------|--|
| printing | • Toys | works of art | |
|----------|--------|--------------|--|

| TABLE 7.2.1 – COMMERCIAL SERVICES (continued) | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> • Picture framing • Plan printing • Printing • Sale of second-hand goods • Screen Printing • Tyre fitting • Upholstering furniture | <ul style="list-style-type: none"> • Trophies • Vinyl goods | <ul style="list-style-type: none"> • Soft furnishing • Toys • Vinyl goods | <ul style="list-style-type: none"> • Domestic lighting, fittings and accessories • Office machinery and equipment • Recording and sound equipment • Precision or scientific instruments • Sewing machines • Sports equipment (other than ammunition, vehicles and water craft) • Television and audio visual equipment |

(19) Community Facilities

The use of premises for the provision of cultural, social or community services, e.g. art gallery, play group and the like, community centre, community hall, day respite care, health services, youth club, library, public building.

The term includes the hire of community halls for social functions, lectures and meetings.

(20) Concrete Batching Plant

The use of premises for the purpose of mixing concrete for use elsewhere.

The term does not include the manufacture, storage and sale of precast concrete products on the site nor the storage and sale of sand and gravel not required for the purpose.

(21) Contractor's Depot

The use of premises for the storage of goods, including vehicles and equipment for use in a contracting business elsewhere, included in but not limited to **Table 7.2.2** hereto. The term includes the servicing of any such equipment or vehicles, the carrying out of preparation work incidental to the conduct of business and the temporary storage of goods as part of a contracting business.

| TABLE 7.2.2 – CONTRACTOR'S DEPOT |
|--|
| • Concreting |
| • Domestic cleaning service |
| • Drainage work and sewerage |
| • Earthmoving |
| • Electrical work |
| • Fencing |
| • Furniture removal |
| • Gardening |
| • Goods delivery service |
| • House-building or installation of fittings |
| • House removals |
| • Installation and maintenance of air conditioning |
| • Landscaping |
| • Lawnmowing |
| • Laying of bricks, tile, paving or carpets |
| • Milk delivery |
| • Office cleaning services |
| • Painting |
| • Paperhanging |
| • Pest control |
| • Plastering |
| • Plumbing |
| • Road building |
| • Rubbish removal |

| |
|--|
| <ul style="list-style-type: none"> • Swimming pool construction |
| <ul style="list-style-type: none"> • Tree lopping and felling |
| <ul style="list-style-type: none"> • Transport |

The term does not include a **home business, office or service industry** as herein defined.

(22) Crematorium

The use of premises for the reduction of the human body to ashes after death together with any funeral chapel or funeral parlour located on the same land as, and used in connection with, that place.

(23) Dairy

The use of a structure exclusively or primarily as a dairying or milking shed or dairyhouse designed to accommodate more than 3 animals of any 1 type for milking purposes.

Note: *The keeping of animals less than the thresholds identified above is not a planning scheme matter and is regulated by Council's Local Law. The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's Local Law.*

(24) Detached House

The use of a single **dwelling unit** in a single or number of separate buildings principally for residential occupation.

The term includes:-

- (a) land and **outbuildings** within the **curtilage** used for **ancillary** purposes;
- (b) a **family day care centre**; and
- (c) **domestic horticulture**.

The term does not include a **duplex dwelling, high density multiple dwelling units, low density multiple dwelling units** or **medium density multiple dwelling units** as herein defined¹.

(25) Display Home

The use of premises temporarily for:-

- (a) displaying types of **detached houses** that can be built on other premises (e.g. a builder display home); or
- (b) displaying **detached houses** as a prize (eg an art union prize home).

The term includes **ancillary** car parking, public conveniences such as toilets, playgrounds and refreshments and the making of a sale arising from an inspection.

The term does not include an **estate sales office** or **office** as herein defined.

(26) Domestic Storage

The use of premises for the storage of any of the following items in buildings:-

- (a) the garaging of vehicles and other equipment used primarily for the maintenance of the land on which the building is erected;
- (b) the storage of materials to be used in the construction of a **dwelling unit** on the land; and
- (c) the storage of furniture and other domestic fixtures and fittings pending their use in a **dwelling unit** to be erected on the land.

where:-

- (i) there is no **dwelling unit** or other building used for habitable purposes on the land; and
- (ii) the land is zoned Residential A, Residential B, Special Residential, Park Residential, Rural Residential, Home Industry, Future Urban or Rural.

The term does not include any building used in association with commercial storage, a non-residential use of the land or a **detached house**.

(27) Duplex Dwelling

The use of premises which comprises 2 **dwelling units** in a single and separate building, together with such land and outbuildings within the **curtilage** used for purposes **ancillary** to the use of the **dwelling units** for human habitation.

The term includes:-

- (a) land and **outbuildings** within the **curtilage** used for **ancillary** purposes; and
- (b) **domestic horticulture**.

The term does not include a **dwelling house** with an **associated unit, high density multiple dwelling units, low density multiple dwelling units** or **medium density multiple dwelling units** as herein defined.

(28) Educational Establishment

The use of premises for the purpose of a school, college, university, technical institute, academy, pre school or educational centre.

The term includes the residential accommodation of staff and students and the provision of **ancillary** recreational and support facilities.

The term does not include the educational component of a **child care centre, community facilities** or **institution** as herein defined.

(29) Environmental Park

The use of premises, not elsewhere herein defined, to which the public is admitted, whether or not a charge is made, and is maintained so as to preserve or enhance its natural qualities including the quality of its flora, fauna and geological or physiographical features.

The term includes any of the following facilities provided for the enjoyment or convenience of the public at such premises:-

- (a) picnic places, places for enjoying views, routes for nature study, car parking areas, cycleways and footways;
- (b) information and display areas for the promotion of such land;
- (c) shelters and other public conveniences;
- (d) low intensity nature based recreation;
- (e) interpretative centre; and
- (f) boardwalks, trails and paths.

(30) Estate Sales Office

The use of premises, including a **caravan**, erected on land reconfigured and released as one estate for the purpose of promoting and selling that land only.

The term does not include a **display home**, or an **office** as herein defined.

(31) Extractive Industry

The use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land.

The term includes **ancillary** storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

The term does not include bulk earth works associated with approved development of land other than material removed for commercial gain, and activity authorised under the *Mineral Resources Act 1989* or **agriculture** as herein defined.

(32) Farm Forestry

The use of premises for the planting, managing, harvesting, initial on-site processing and removal of either native or exotic trees and other forest products in a plantation for a business.

The term does not include the harvesting of non-plantation timber, the harvesting of plantation timber where the total number of trees in the plantation does not exceed 100 trees per hectare (harvest density), the collection of tree products and tree by-products (other than timber) in the plantation or **agriculture** as herein defined.

(33) Fast Food Delivery Service

The use of premises for the preparation of food for delivery and sale by retail elsewhere to members of the public.

(34) Food Outlet

The use of premises for the provision of meals and refreshments on a regular basis to members of the public for consumption on or off site.

The term includes a café, internet café, coffee shop, restaurant, a take away food store, a drive through food outlet, fast food outlet, tea room and footpath dining.

(35) Funeral Parlour

The use of premises by an undertaker for the storage or preparation of bodies for burial or cremation.

The term includes a mortuary, funeral chapel and/or office/administration areas used in connection with the use.

(36) General Industry

The use of premises not elsewhere herein defined used for the purpose of **industry**.

The term does not include **hazardous and offensive industry**.

(37) Hardware Shop

The use of premises primarily for the sale by retail of hardware, other building supplies and/or building equipment primarily indoors.

The term includes the display of such articles and the incidental use of the premises for the hire and storage pending hire of any machine, tool, or other equipment not being a **heavy vehicle**.

The term does not include the sale of food and groceries, except for the preparation and consumption of light refreshments by patrons (floor area of not more than 30m²) or from vending machines.

(38) Hazardous and Offensive Industry

The use of premises for the purpose of conducting any noxious, **hazardous or offensive industry** or storage activity, included in but not limited to the following:

- (a) **Animal and Plant Products Processing, Food Processing and Beverage Production Activities**
- (i) Meat processing: slaughtering animals for commercially producing meat or meat products for human consumption, or processing or packaging of more than 500 tonnes per annum of meat or meat products for human consumption in works other than a retail butcher shop.
 - (ii) Pet, stock or aquaculture food manufacture: commercially manufacturing or processing pet, stock or aquaculture food.
 - (iii) 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.
 - (iv) Seafood processing: commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood.
 - (v) 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 or chicken outlet).
 - (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 e.g. animal manures, sewage, septic sludges and domestic waste.
 - (x) Edible oil processing: commercial vegetable oil or oilseed processing in works producing 1,000 tonnes or more per year.
 - (xi) Flour milling: commercial processing of grain crops by crushing, grinding, milling, separating or sizing in works producing 1,000 tonnes or more per year.
 - (xii) Bottling or canning: bottling or canning food in works producing 200 tonnes or more per year.
- (b) **Wood and Paper Product Processing Activities**
- (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.
 - (iii) Sawmilling or woodchipping: sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works.
- (c) **Chemical, Coal and Petroleum Products Activities**
- (i) Alcohol distillation: commercially distilling alcohol in works producing more than 2,500L 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.
 - (iii) Coke production: producing, quenching, cutting, crushing or grading coke.
 - (iv) Gas production, refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas.
 - (v) Paint manufacture: manufacturing paint in works producing 5,000L or more a year.
 - (vi) Petroleum refining or processing: refining or processing of crude oil, shale oil or gas.
- (d) **Metal and Fabricated Metal Products Activities**
- (i) Metal foundry: commercially producing metal castings using ferrous metals, moulds or non ferrous metals.
 - (ii) Metal works: commercially smelting or processing ores or ore concentrates to produce metal.
 - (iii) Mineral processing: commercially processing, classifying, mixing or concentration of mineral ores to produce mineral concentrates.
 - (iv) Abrasive blasting: commercially cleaning equipment or structures using a stream of abrasives other than where carried out in a purpose built and controlled booth.
 - (v) Metal surface coating: enamelling, electroplating, anodising or galvanising in works.
- (e) **Non Metallic Mineral Product Manufacturing**

- (i) Asbestos products 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) Glass or glass fibre manufacturing or recycling: manufacturing or recycling glass or glass fibre.
- (vi) Mineral or wool or ceramic fibre manufacturing: manufacturing mineral wool or ceramic fibre.
- (f) **Waste Recycling, Reprocessing and Disposal**
 - (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) 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.
 - (v) 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.
 - (vi) Mushroom substrate manufacture: commercially manufacturing substrate for mushroom growing.
- (g) **Miscellaneous Industrial Activities**
 - (i) Tobacco processing: processing tobacco (other than drying tobacco on a tobacco farm) or manufacturing products from tobacco or a tobacco derivative.
 - (ii) Textile operations: commercial carpet manufacturing, woolscouring or carbonising, cotton ginning or milling, or textile bleaching, dyeing or finishing.
 - (iii) Battery manufacture or recycling: manufacturing of recycled batteries of any kind, including operating a facility for receiving and recycling or reprocessing any kind of battery.
 - (iv) Crushing, milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating including, for example, material extracted from the earth, uncured rubber and chemicals.
 - (v) Commercial tyre manufacturing, retreading or waste tyre reprocessing. This definition does not include putting grooves in used tyres at a tyre service centre or service station.
 - (vi) Raw plastic or rubber manufacturing: commercially manufacturing plastic or rubber products from raw materials in works producing 5 tonnes or more a year. This does not include the manufacture of products made from plastic or rubber pellets where the pellets are manufactured and brought from another site.
 - (vii) Plaster manufacturing: manufacturing or processing plaster in works producing 200 tonnes or more per year.
 - (viii) Manufacture of vaccines: manufacture of vaccines bearing a live virus.
 - (ix) Use of radio active substances: any operation (whether or not ancillary to another use) which involves any of the following:-
 - (a) the use of a radioactive substance or material in a process;
 - (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; and
 - (d) the storage of a radioactive substance or material. This does not include any operation or storage involving a radioactive substance or material where that substance or material 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 is being used for medical purposes.
- (h) **Storage of Dangerous Goods**

The storage, handling, use or production of dangerous goods in a *large dangerous goods location* or a *major hazard facility* as defined in the *Dangerous Goods Safety Management Act 2001*.

The term does not include **concrete batching plant**, **extractive industry** or **service station** as herein defined.

(39) High Density Multiple Dwelling Units

The use of premises for 3 or more **dwelling units** whether or not they are attached, and with a maximum **floor area ratio** of 0.8.

The term includes any land and **outbuildings** within the **curtilage** of the **dwelling unit** used for purposes **ancillary** to their use for human habitation, whether allocated for use by a specific unit or all units.

(40) Home Business

The use of premises for an occupation or profession carried out in, under or otherwise on the same **site** as a **detached house, duplex dwelling, high density multiple dwellings units, low density multiple dwellings units density** or **medium density multiple dwellings units** by a resident of the **dwelling unit**.

The term includes one tennis court for hire whether or not the court is lit.

The term does not include **bed and breakfast accommodation**.

(41) Hospital

The use of premises to provide health services including preventative care, diagnosis, medical and surgical treatment, rehabilitative care including accommodation and counselling, to persons admitted as in-patients.

This term may include the care and treatment of out patients and when carried out on the same **site**, the residential use of the premises by persons employed at the hospital or **ancillary** facilities and services for the convenience of patients or visitors.

The term includes a nursing home.

This term does not include **retirement village** as herein defined.

(42) Hotel

The use of premises for the retail sale of liquor for consumption by the general public both on and off licensed premises, where the premises are covered by a general licence under the *Liquor Act 1992*, or any corresponding licence under subsequent relevant legislation.

The term includes the **ancillary** preparation and serving of food and beverages for consumption on the premises and the provision of entertainment for persons attending the premises.

The term does not include facilities used solely for the sale of liquor for consumption off licensed premises where the **GFA** of such facilities is 150m² or less and such facilities are located on land that is not contiguous to the main licensed premises.

(43) Indoor Entertainment and Sport

The use of premises for any sporting or entertainment activity which is conducted wholly or mainly indoors, where outdoor activity does not exceed 10% of the **GFA** of the building.

The term includes such typical premises as theatres, cinemas, amusement centres, indoor sports centres, gyms, **licensed club** and a clubhouse greater than 100m² **GFA**.

The term does not include **outdoor recreation, night club, hotel** or **community facilities** as herein defined.

(44) Infill Housing

The use of premises for two **detached houses** on single existing allotments within defined areas shown on the **planning scheme** maps.

(45) Institution

The use of premises for any of the following purposes or any like purpose which is not separately defined:

- (a) a convent or monastery; or
- (b) a home for poor or disadvantaged people; or
- (c) an orphanage or home for people with physical or mental disabilities; or
- (d) a penal or reformative **institution**; or
- (e) a supervised refuge.

The term does not include **hospital** or **retirement village** as herein defined.

(46) Intensive Animal Husbandry

The use of premises for any of the following purposes:-

- (a) The keeping, depasturing, feeding, watering or breeding of more than the maximum number of pigs specified in **Table 7.2.4**:-

| TABLE 7.2.4 - PIGS | |
|--|------------------------|
| AREA OF LOT | MAXIMUM NUMBER OF PIGS |
| 2000m ² to < 6000m ² | 1 |
| 6000m ² to < 2ha | 2 |
| 2ha to < 4ha | 4 |

| | |
|----------------|---|
| 4ha or greater | 6 |
|----------------|---|

- (b) The keeping of any poultry for a commercial purpose where the number of birds is more than specified in **Table 7.2.5:-**

| TABLE 7.2.5 - POULTRY | |
|--|-------------------------|
| AREA OF LOT | MAXIMUM NUMBER OF BIRDS |
| < 600m ² | nil |
| 600m ² < 1200m ² | 12 |
| 1200m ² or greater | 20 |

- (c) Keeping of stock, other than birds, insects or aquatic organisms at a density greater than 1 head of stock for each 25m² of unenclosed confinement area.

The term does not include **animal accommodation, cattery, dairy, kennels, stock sales yard, veterinary clinic, veterinary hospital** or the temporary containment of stock for sale or veterinary purposes.

Note: *The keeping of animals less than the thresholds identified above is not a planning scheme matter and is regulated by Council's Local Law. The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's Local Law.*

(47) Kennels

The use of premises for:-

- (a) the boarding or training of more than 2 dogs for fee or reward;
- (b) the keeping or breeding for a commercial purpose of more than the maximum number of dogs specified in **Table 7.2.6:-**

| TABLE 7.2.6 - KENNELS | | |
|---------------------------|---|------------------------|
| ANIMAL | AREA OF LOT | MAXIMUM NUMBER OF DOGS |
| Dogs over 3 months of age | < 300m ² | 1 |
| | 300m ² to< 600m ² | 2 |
| | 600m ² to< 2ha | 4 |
| | >2ha | 6 |

Note: *The keeping of animals less than the thresholds identified above is not a planning scheme matter and is regulated by Council's Local Law. The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's Local Law.*

(48) Local Utilities

The use of premises in the course of a public utility undertaking for the supply of water or electricity, or the provision of telecommunications, sewerage or drainage services where these activities do not involve either of the following:-

- (a) The construction of electricity power lines, transformers or switching stations operating at or in excess of 60,000 volts; or
- (b) The construction of any building or other structure having a floor area greater than 50m² or a height greater than 5m.

(49) Low Density Multiple Dwelling Units

The use of premises for 3 or more **dwelling units** whether or not they are attached, and with a maximum **floor area ratio** of 0.3.

The term includes any land and **outbuildings** within the **curtilage** of the **dwelling unit** used for purposes **ancillary** to their use for human habitation, whether allocated for use by a specific unit or all units.

(50) Major Telecommunication Facility

The use of premises as a **telecommunications facility** other than a low impact facility described in the *Telecommunications Act 1997* and the *Telecommunications (Low Impact Facilities) Determination 1997*.

(51) Market

The use of premises for the sale of readily portable articles from stalls where not fully enclosed within a building and where generally operating only on weekends and Public Holidays.

The term does not include a single roadside stall as defined in the term **agriculture**.

(52) Medium Density Multiple Dwelling Units

The use of premises for 3 or more **dwelling units** whether or not they are attached, and with a maximum **floor area ratio** of 0.5.

The term includes any land and **outbuildings** within the **curtilage** of the **dwelling unit** used for purposes **ancillary** to their use for human habitation, whether allocated for use by a specific unit or all units.

(53) Motel

The use of premises for overnight accommodation of travellers and the vehicles used by them.

The term includes premises used or designed for use in the provision of meals to such travellers but does not include **accommodation units, bed and breakfast accommodation, caravan/transportable home park, park, hotel or tourist cabins** as herein defined.

(54) Motor Sport

The use of premises for the watching of, practising of, receiving or giving instructions in or taking part in, whether for recreation or otherwise, a sport or form of recreation outdoors which primarily involves the use of a motor vehicle or motorised models on, but not limited to:-

- (1) any premises being a public place for the purposes of the *Transport Operations (Road Use Management) Act 1995* and upon which, persons use motor vehicles for sport or recreation;
- (2) any motor racing circuit; or
- (3) any road which has been temporary or permanently closed for use by the public.

The term also includes any the following facilities provided on such land:-

- (a) stands, grandstands and parking places;
- (b) amenity buildings;
- (c) kiosks for the supply of light refreshments to patrons of the premises; and
- (d) for the social and administrative activities of any organisation associated with such use of the land.

(55) Night Club

The use of premises as a cabaret, disco or nightclub, where entertainment for members of the public is the primary activity conducted on the premises and such activity is conducted principally during night hours.

The term includes the **ancillary** preparation and serving of food and non-alcoholic beverages for consumption by persons attending the premises. The term also includes the retail sale of liquor for consumption on the premises under an on-premises (cabaret) licence issued under the *Liquor Act 1992*, or any corresponding licence under subsequent relevant legislation.

The term does not include a **licensed club, hotel, or indoor entertainment and sport** as herein defined.

(56) Non-Intensive Animal Husbandry

The use of premises, not otherwise herein defined, used for the breeding, keeping or pasturing for a commercial purpose of:-

- (a) more than the maximum number of animals specified in **Table 7.2.7**; or
- (b) a type of animal, other than reptiles and insects, not covered by the **Table 7.2.7** or elsewhere herein defined.

| TABLE 7.2.7 – NON-INTENSIVE ANIMAL HUSBANDRY | | |
|---|--|--|
| ANIMAL | AREA OF LOT | MAXIMUM NUMBER OF ANIMALS |
| Alpacas Horses | < 2000m ² | nil |
| Camels Llamas | 2000m ² to < 6000m ² | 1 |
| Cattle Sheep | 6000m ² to < 2ha | 2 (one single type or a mix of types) |
| Donkeys | 2ha to < 4ha | 4 (one single type or a mix of types) |
| Goats | 4ha or greater | 6 (one single type or a mix of types) |
| Birds • budgerigars • pigeons • guinea fowl (in Rural Zone only) | | 20 |
| Specified Birds (including large birds) • peacocks • cockatoos • galahs • guinea fowl (other than Rural Zone) • large birds (emus/ostriches) | < 6000m ² | 2 if galahs or cockatoos 0 if other specified birds |
| | 6000m ² to < 2 ha | 3 including 2 emus or ostriches |
| | 2ha or greater | 4 including 2 emus or ostriches |
| Bees | 2000m ² or less | 2 hives |
| | >2000m ² | 6 hives |

The term does not include the keeping of animals in association with a zoo or animal related theme park or **cattery, dairy, kennels or intensive animal husbandry**.

Note: The keeping of animals less than the thresholds identified above is not a planning scheme matter and is regulated by Council's Local Law. The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's Local Law.

(57) Office

The use of premises for administrative, clerical, technical and professional activity where the primary activity is for:-

- (a) business or professional advice and/or services;
- (b) the office based administrative functions of an organisation;
- (c) medical advice and consultation;
- (d) administrative functions of government, semi-government or instrumentalities; or
- (e) financial advice and/or services.

The term includes real estate office, post office, TAB and a pharmacy with a maximum **GFA** of 100m² where in association with a medical centre or medical consulting rooms.

The term does not include **community facilities, home business, veterinary clinic, veterinary hospital** or activities of an industrial nature.

(58) Outdoor Recreation

Means the use of premises for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outdoors.

The term includes such typical premises as showgrounds, (outdoor) public swimming pools, drive-in theatres, race tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of clubhouse and other **ancillary** facilities not exceeding 100m² of **GFA**.

The term does not include an **environmental park, home business** or **park**.

(59) Outdoor Sales

The use of premises, not elsewhere herein defined, used for the purpose of displaying or offering goods for sale or hire to members of the public and which is conducted wholly or predominantly outdoors.

(60) Park

The use of premises, not elsewhere defined herein, to which the public is admitted, primarily for informal recreation, where the premises:-

- (a) have been ornamentally laid out or prepared; and/or
- (b) are maintained so as to preserve or enhance its cultural heritage values and or natural qualities, including the quality of its flora, fauna and geological or physiographical features; and/or
- (c) have been prepared or is maintained as a grassed area either with or without trees or shrubbery; and/or
- (d) are used:
 - (i) for organised sporting activities of a primary school or secondary school, and any form of athletics where such activity is not organised or controlled by any club or organisation, nor as a business undertaking, nor for fee or reward; and/or
 - (ii) infrequently for events, fairs, exhibitions or similar activities.

Facilities for park users may include kiosks, shelters, play equipment, car parking areas, public conveniences, picnic places, places for enjoying views, routes for nature study, cycleways and footways, information and display areas for the promotion of such land, structures, surfaces or equipment for informal sport or physical exercise e.g. playing field, playground or ornamental garden areas.

(61) Passenger Terminal

The use of premises for the assembly and dispersal of passengers prior to or subsequent to their transportation irrespective of the mode of transport which also includes ticketing and some form of administration.

(62) Pensioner Units

The use of premises for the permanent occupation of residents who are in receipt of the aged or disability pensions (or their equivalent) only, primarily in one bedroom units, in association with communal dining and recreation facilities.

The term does not include a **retirement village**.

(63) Place of Worship

The use of premises primarily for the public religious activity of a religious organisation, community or association.

The term includes the **ancillary** sale of goods, merchandise or other articles in connection with charitable or fundraising work of a religious organisation, community or association on the same site.

The term does not include **community facilities, educational establishment** or **institution** as herein defined.

(64) Public Utilities

The use of premises for major facilities and **infrastructure** relating to the provision of services such as water supply, electricity, gas, telecommunications, sewerage, drainage and waste and refuse disposal.

The term does not include **local utilities** or **major telecommunication facilities** as herein defined.

(65) Radio Station

The use of premises for the transmission or receipt of radio signals.

The term does not include the transmission or receipt of radio signals as an **ancillary** activity to another use on the premises.

(66) Recycling Depot

The use of premises for storage pending collection for recycling of articles made of aluminium, glass, iron/steel, rags/clothes and paper/cardboard where the total land area used for such is <25m².

The term does not include the sale of the materials stored on the premises.

(67) Retail Nursery

The use of premises for the retail sale or display of plants including:-

- (a) the propagation of plants for sale from the premises; and
- (b) the incidental retail sale or display of prepackaged landscaping and gardening supplies. The term includes the displaying and selling of plants where the area used for such is not fully enclosed within a building.

The term excludes **bulk garden supplies**.

(68) Retirement Village

The use of premises for permanent residential accommodation of retired persons consisting of at least 2 of the following:-

- (a) self-contained **dwelling units**;
- (b) serviced hostel units; or
- (c) nursing home accommodation;

together with **ancillary** facilities provided for the use of the **retirement village** residents or staff including staff accommodation, chapels, medical consulting, rooms, meeting rooms, recreational facilities, therapy rooms, hair dressing and other personal services, pharmacy and kiosk facilities.

The term does not include a **hospital**.

(69) Road Purposes

The use of a road² for community purposes as defined in Schedule 1 of the *Land Act 1994*.

(70) Rural Industry

The use of premises for the purpose of carrying out any activity which:-

- (a) handles, treats or packs agricultural produce for sale from or use on other land; or
- (b) services or repairs plant or equipment used solely for land uses that are consistent uses in the Rural zone in the local area; or
- (c) is value adding to create another product comprised primarily of materials grown on the same **site**.

The term includes blacksmith, boring contractor, fencing contractor and light engineering fabrication for farming needs.

The term does not include a **shop**, stall or retail sale of any products.

(71) Salvage Yard

The use of premises for the collection and storage of articles for sale where such articles are derived from the salvaging or dismantling of goods either on or off site.

The term includes the salvaging and dismantling process and the sale of such articles where any or all of these processes are also undertaken on the premises.

(72) Service Industry

The use of premises for the repair, servicing, modifying or assembling of articles including vehicles, machinery, products, structures or objects. The term includes any activity in **Table 7.2.8** where the activity is carried out in the course of a trade or business.

The term does not include **bulk garden supplies, car depot, car park, hardware shop, hazardous and offensive industry, home business, service station** or **vehicle sales** as herein defined.

| TABLE 7.2.8 – SERVICE INDUSTRY | | |
|--|--|---|
| <ul style="list-style-type: none"> • Cabinet making or shopfitting • Cutting and finishing glass • French polishing | <p>The making or assembling of the following from components manufactured elsewhere:-</p> <ul style="list-style-type: none"> • Furniture | <p>Repairing, servicing or modifying:-</p> <ul style="list-style-type: none"> • Boats • Fibre-glass repairs • Gas appliances |

| | | |
|--|--|--|
| <ul style="list-style-type: none"> • Outdoor storage, but not the retail sale, of building supplies, hardware, fence posts, fence palings, plumbing supplies, sawn timber, new (unused) tyres, boats, caravans, trailers and other goods, where the storage area exceeds 50m² in area. • Self storage • Sign writing | <ul style="list-style-type: none"> • Power tools • Umbrellas | <ul style="list-style-type: none"> • Mowers (including motor mowers and portable gardening equipment) • Motor vehicles • Outboard motors • Power and other tools • Trailers • Saw sharpening |
|--|--|--|

(73) Service Station

The use of premises primarily used for the retail sale of motor vehicle fuel and lubricants. The term includes the following **ancillary** activities:-

- (a) the retail sale and fitting of batteries, tyres, spare parts and motor vehicle accessories;
- (b) the maintenance, service/tune-up and repair of motor vehicles and their components;
- (c) car wash;
- (d) incidental preparation of food and beverages;
- (e) incidental retail sale of goods for the travelling public;
- (f) the hire of 5 or less vehicles and trailers under 1 tonne; and
- (g) facilities comprising a purpose-built enclosure for the cleaning of motor vehicles.

(74) Shooting

The use of premises for the watching, practising, receiving or giving instructions in or taking part in, whether for recreation or otherwise, a sport or form of recreation involving the discharge of a fire-arm, other than one used as a signal, which is not **ancillary** to residential premises.

Without limiting the generality of the foregoing, the term includes any outdoor/indoor rifle range or clay pigeon range.

The term also includes any facilities provided on such land being:-

- (a) stands, grandstands and parking places;
- (b) amenity buildings;
- (c) kiosks for the supply of light refreshments to patrons of the premises; and
- (d) for the social and administrative activities of any organisation associated with such use of the land.

(75) Shop

The use of premises, not elsewhere herein defined, used for the sale of articles by retail. The term includes the **ancillary** or incidental preparation of food.

The term does not include a **food outlet** or a **hardware shop** as herein defined.

The term includes a **department store**, **discount department store** and **supermarket** as herein defined.

(76) Showroom

The use of premises having a **GFA** of greater than 300m² used for the display and sale of large, bulky or durable goods, large stocks of similar goods or related product lines such as white goods, furniture, electrical goods, carpets, clothing, toys, sporting goods.

The term includes the use of the premises for **ancillary** storage, or any other purpose **ancillary** to such use of the premises, but does not include a **contractor's depot**, **discount department store**, **department store**, **hardware shop**, **hotel**, **outdoor sales**, **shop** or **supermarket** as herein defined.

The term does not include the sale of food and groceries other than fruit and vegetables.

(77) Simulated Conflict

The use of premises for any activity, whether for fee or reward or otherwise, which is based on simulated warfare or criminal action, armed combat or similar or related activities in which a mechanical or electronic device is used to register contact with an opponent by means of a paint pellet or electronic or light sensitive receiver which is activated by a light beam or other remote energy source.

The term does not include the sport of fencing.

(78) Special Use

The use of premises by Federal, State or Local Government or their agents excluding the following uses **airstrip**, **camping grounds**, **cemetery**, **community facilities**, **crematorium**, **educational establishment**, **environmental park**, **hospital**, **institution**, **local utilities**, **office**, **outdoor recreation**, **park**, **passenger terminal** and **public utilities**.

(79) Stock Sales Yard

The use of premises for the purpose of offering live animals for sale including the temporary accommodation of such animals pending their sale.

The term does not include the sale of fish, crustaceans, reptiles or insects, nor the sale of animals on the same premises on which the subject animals were bred, trained or otherwise under agistment prior to offering them for sale.

The term also excludes **intensive animal husbandry** and **outdoor sales** as herein defined and the sale of animals from animal refuges or pet shops.

(80) Tourist Cabins

The use of single detached **dwelling units** provided for short term use by tourists where on the same land as a **detached house** and the maximum **GFA** does not exceed 60m².

The term does not include a **high density multiple dwelling units, low density multiple dwelling units, medium density multiple dwelling units** or **motel** as herein defined.

(81) Vehicle Sales

The use of premises for the sale of motor cars, motorcycles, **heavy vehicles, caravans** and/or boats.

The term includes:-

- (a) the sale of tools, spare parts and accessories for the articles offered for sale;
- (b) any work of administration carried out in connection with the sale of such articles;
- (c) the storage of any articles, including vehicles, where their use is **ancillary** to such use of the premises;
- (d) the presale servicing and detailing of vehicles sold on site.

(82) Veterinary Clinic

The use of premises by a veterinarian or veterinary surgeon to treat the minor ailments of domestic animals and household pets as primarily out-patients. The term includes the overnight accommodation of up to 3 animals undergoing extended medical treatment.

(83) Veterinary Hospital

The use of premises for the treatment of sick or injured animals where such animals are accommodated overnight generally for longer periods in premises.

The term does not include **animal accommodation, intensive animal husbandry, kennels** or **non-intensive animal husbandry** as herein defined.

(84) Warehouse

The use of premises for the storage of goods, merchandise or materials in large quantities pending their sale, or distribution, to persons who purchase only for the purpose of resale or for use in the course of an **industry**.

The term may include areas for the display of goods sold and associated administrative components of that use where the area does not exceed 20% of the **GFA** of the premises.

The term does not include a **hardware shop, shop** or **showroom** as herein defined.

¹ The keeping of animals for domestic purposes is not a **planning scheme** matter and is regulated by Council's local law.

² Road has the meaning stated in the *Land Act 1994*, Part 2, Div 1, 5.93.