

## CHAPTER 7 – SCHEDULES

### PART 3 ADMINISTRATIVE DEFINITIONS SCHEDULE

The **planning scheme** contains the following 65 administrative definitions

- |                                      |                                            |
|--------------------------------------|--------------------------------------------|
| (1) Active Building Entrances        | (39) Principal Street Frontage             |
| (2) Advertising Sign                 | (40) Probable Future Land Acquisition Line |
| (3) Alternative Provision            | (41) Public Benefit Sign                   |
| (4) Amenity Block                    | (42) QDC                                   |
| (5) Ancillary                        | (43) Relevant Locality                     |
| (6) Building Development Application | (44) Scheme Maps                           |
| (7) Caravan                          | (45) Sensitive Land Use                    |
| (8) Concurrence Agency Issue         | (46) Service Trades                        |
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| (11) Department Store                | (49) Site                                  |
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| (13) Domestic Animal Keeping         | (51) Small Lot Plan                        |
| (14) Domestic Horticulture           | (52) Small Residential Lot                 |
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| (17) Family                          | (55) Sub-precinct                          |
| (18) Family Day Care Centre          | (56) Supermarket                           |
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| (20) Full Infrastructure Services    | (58) Third Party Advertising Sign          |
| (21) Gross Floor Area (GFA)          | (59) Tourist Uses                          |
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(1) **Active Building Entrances**

Clearly defined entrances for customers supported by window displays.

(2) **Advertising Sign**

Any device, **structure** or sign used for advertising purposes, which is visible and readily discernible by the naked eye from a road, railway line, waterway or other land which is either owned by, or under the control of, **Council**. The term includes those types of advertising devices referred to in the Advertising Signs Code (Chapter 6, Part 4, Division 2).

(3) **Alternative Provision**

This term has the meaning, force and effect assigned to it in the *Building Act 1975*.

(4) **Amenity Block**

Any building or **structure** used solely for the purposes of showers, rest rooms or changing rooms. The term also includes any storage room, canteen, kiosk or office where used solely for sports and recreational purposes and not exceeding a maximum aggregate floor area of 40m<sup>2</sup>.

(5) **Ancillary**

Incidental to, subordinate to and necessarily associated with. The term refers only to activities conducted on the same **site** as the primary use.

(6) **Building Development Application**

This term has the meaning assigned to it in the *Building Act 1975*.

(7) **Caravan**

Any motor vehicle or trailer designed or adapted for human habitation. The term includes any annexe to such motor vehicle or trailer but does not include a transportable home as herein defined.

(8) **Concurrence Agency issue**

Any "Design and Siting" issue for which the *Integrated Planning Regulation 1998* gives **Council** concurrence agency status for a **building development application**.

(9) **Council**

The **Council** of the **Shire** of Pine Rivers.

(10) **Curtilage**

The area of land pertaining to a building or other **structure**.

(11) **Department Store**

A retail store which carries several lines of merchandise, such as women's ready-to-wear and accessories, men's and boys clothing, piece goods, small wares and home furnishings, all of which are organised into separate departments for the purpose of promotion, service, accounting and control. Checkout, point-of-sale registers and retailing staff offering personal service are distributed throughout the store, rather than being aligned or stationed at the front of the store near the entrance.

(12) **Discount Department Store**

A retail store which is set out and operates in much the same way as a **department store**, except that it may also incorporate aspects of **supermarket** strategies to a high degree, attempt to price merchandise at a relatively low mark-up, provide limited types of customer services and which can be distinguished by its emphasis upon 'discount prices' and its self designation as a discount store. Checkout and point-of-sale registers are aligned at the front of the store near the entrance, rather than spread throughout the store.

(13) **Domestic Animal Keeping<sup>1</sup>**

The keeping of animals within the thresholds set out Table 7.3.1

TABLE 7.3.1 - DOMESTIC ANIMAL KEEPING		
ANIMAL	AREA OF LOT	MAXIMUM NUMBER OF ANIMALS
Dogs over 3 months of age	< 300m <sup>2</sup>	1
	300m <sup>2</sup> to < 600m <sup>2</sup>	2
	600m <sup>2</sup> to < 2ha	4
	> 2ha	6
Cats over 3 months of age		2
Alpacas    Horses	< 2000m <sup>2</sup>	nil
Camels    Llamas	2000m <sup>2</sup> to < 6000m <sup>2</sup>	1
Cattle    Sheep	6000m <sup>2</sup> to < 2ha	2 (one single type or a mix of types)
Donkeys    Pigs	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)
Poultry	< 600m <sup>2</sup>	nil

TABLE 7.3.1 - DOMESTIC ANIMAL KEEPING		
ANIMAL	AREA OF LOT	MAXIMUM NUMBER OF ANIMALS
	600 m <sup>2</sup> < 1200m <sup>2</sup>	12
	1200m <sup>2</sup> or greater	20
Birds		20
<ul style="list-style-type: none"> <li>budgerigars</li> <li>pigeons</li> <li>guinea fowl (in Rural Zone only)</li> </ul>		
Specified Birds (including large birds)	< 6000m <sup>2</sup>	2 if galahs or cockatoos 0 if other specified birds
<ul style="list-style-type: none"> <li>peacocks</li> <li>cockatoos</li> <li>galahs</li> <li>guinea fowl (other than Rural Zone)</li> <li>large birds (emus/ostriches)</li> </ul>	6000m <sup>2</sup> to < 2ha	3 including 2 emus or ostriches
	2ha or greater	4 including 2 emus or ostriches
Bees	2000m <sup>2</sup> or less	2 hives
	> 2000m <sup>2</sup>	6 hives

#### (14) Domestic Horticulture

The growing of crops, fruit, vegetables or other plants for sale, domestic use or enjoyment within the **curtilage** of a **detached house** or **duplex dwelling**, where:-

- the area of land so used does not exceed 1000m<sup>2</sup>;
- the **GFA** of any buildings or other **structures** so used does not exceed 50m<sup>2</sup>;
- no sign other than one sign not exceeding 0.3m<sup>2</sup> in area is displayed;
- no produce is publicly displayed;
- no person is employed other than the property owner or residents of the **detached house**; and
- the carrying on of the activity does not involve the use of powered machinery or prejudice the amenity of the **locality**.

#### (15) Dwelling Unit

Any building or part thereof which comprises or is intended to comprise self-contained accommodation for the exclusive use of a single **family**.

#### (16) Eco-tourism

Environmentally based and ecologically sustainable tourist, recreation and educational activities.

#### (17) Family

Any one person maintaining a household, or two or more persons living together and maintaining a common household such that each person has access to all parts of the **dwelling unit** occupied by the household. The term includes a boarder living with the **family** or a group of individuals living together with equal dominion where all residents reside in the same single and separate building.

#### (18) Family Day Care Centre

That part of a **detached house** used or intended for use 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 in the **detached house**, where conducted in accordance with the *Child Care Act 1991*.

#### (19) Floor Area Ratio

The total **gross floor area (GFA)** on a parcel of land divided by the area of the parcel.

#### (20) Full Infrastructure Services

In relation to urban development means the provision of sealed roads, connection to **Council's** water supply and sewerage systems, the provision of approved stormwater drainage works and provision of an electricity supply.

#### (21) Gross Floor Area (GFA)

The sum of all **storeys** of a building or buildings as measured at the perimeter of the building excluding:-

- any areas of the building used exclusively for car parking;
- covered residential balconies,
- covered balconies provided exclusively for the protection and comfort of pedestrians.

For the purposes of this definition the **gross floor area** is inclusive of:-

- all walls,
- columns;
- balconies of residential premises that are both covered and enclosed;

- (iv) covered balconies of business premises other than where provided for the exclusive protection and comfort of pedestrians.

## (22) Heavy Vehicle

Any of the following:-

- (a) any vehicle, including all motor vehicles and trailers having a gross vehicle mass of more than 4.5 tonnes;
- (b) any vehicle built or fitted out to carry more than 12 persons, including the driver;
- (c) any vessel whose length exceeds 9m; and
- (d) any tracked vehicle;
- (e) whether or not the vehicle or vessel is for the time being capable of being operated or used in the normal manner.

For purposes of this definition, the terms vehicle, trailer, motor vehicle, gross vehicle mass and vessel shall have the meanings given in the *Transport Operations (Road Use Management) Act 1995* or any subsequent legislation which replaces that Act.

## (23) Industry

Includes:-

- (a) Any of the following operations -
  - (i) any manufacturing process whether or not such process results in the production of a finished article;
  - (ii) the recycling, breaking up or dismantling of goods or any articles for trade, sale or gain or **ancillary** to any business;
  - (iii) the extraction of sand, gravel, clay, turf, soil, rock, ore, stone or similar substances from land including any treatment or processing of such substances;
  - (iv) altering, repairing, servicing, ornamenting, finishing, cleaning, washing, freezing, canning or adapting for sale of articles including vehicles, machinery, buildings or other **structures**;
  - (v) any operation connected with the installation of equipment and services and the extermination of pests but not including on-site work on buildings or other **structures** or land;
  - (vi) the hiring of goods other than videos, computer games and the like;
  - (vii) the carrying on of scientific research when carried on in the courses of a trade or business; and
- (b) When conducted on land upon which any of the above operations are carried on:-
  - (i) the storage of articles used in connection with or resulting from any of the above operations;
  - (ii) the provision of amenities for persons engaged in such operations;
  - (iii) the sale or display of goods resulting from such operations; and
  - (iv) any work of administration or accounting in connection with such operations provided that the use does not exceed 20% of the total use area of any building or buildings so used.

## (24) Licensed Club

The use of premises for the retail sale of liquor for consumption on the premises under a club licence issued under the *Liquor Act 1992*, or any corresponding licence under subsequent relevant legislation. The term includes the **ancillary** preparation and serving of food and non-alcoholic beverages for consumption on the premises and the provision of entertainment for persons attending the premises. The term also includes the retail sale of liquor for consumption off the licensed premises to the extent permitted under a club licence issued under the *Liquor Act 1992*, or any corresponding licence under subsequent relevant legislation.

## (25) Local Government Purpose

Premises used in the course of carrying out any function of local government as defined in the *Local Government Act 1993* or any other act;

## (26) Locality

One of nine identified geographical areas within the **planning scheme** area which is made up of a number of zones.

## (27) Low Density Residential Uses

A **use class** comprising the following defined uses:-

- (a) **associated units**;
- (b) **detached dwellings**;
- (c) **duplex dwellings**; and
- (d) **low density multiple dwelling units**.

## (28) Medium Density Residential Uses

A **use class** comprising the following defined uses:-

- (a) **medium density multiple dwelling unit**;
- (b) **pensioner units**; and

- (c) **retirement village.**

**(29) Minor Building Work**

Is building work that:

- (1) Is not located in the 'additional road reserve width' identified in Schedule A of the Setbacks Code (Chapter 6, Part 4, Division 4); and
- (2) Results in no net reduction of existing landscaping or car parking spaces required under the planning scheme or under an existing development or building permit for the use; and
- (3) Is in keeping with the established character of the area;

**AND**

- (4) (a) **On residential zoned land** (Residential A, Residential B, Special Residential, Park Residential, Rural Residential, Home Industry, Future Urban, Rural):
  - (i) does not result in **site coverage** exceeding 50%; **and**
  - (ii) (A) is in accordance with an approved **small lot plan**, or where a mandatory building area exists for the land, is located entirely within the mandatory building area; **or**  
 (B) does not occur within 6m of any road frontage from which vehicle access is obtained, within 4.5m of any other road frontage and within 1.5m of any side or rear **site** boundary; and
    - (I) is internal to an existing building; or
    - (II) is for sunhoods over windows and doors; or
    - (III) is for raising an existing **detached house** to a maximum height of 2 storeys; or
    - (IV) is for rainwater tanks; or
    - (V) is for roofed **structures** over ground level outdoor landscape and recreation areas (eg. pergolas, patios) at the side or rear of a dwelling, where the roofed **structure** is to be attached to the dwelling; or
    - (VI) is for a roofed **structure** over an existing deck or balcony at the side or rear of a dwelling, where the roofed **structure** is to be attached to the dwelling.

**OR**

- (b) **In all other zones:**
  - (i) is any alteration, addition or extension to an existing building for which written **Council** consent has been obtained<sup>2</sup> and results in an increase in floor area of no more than 50m<sup>2</sup> or 10%, whichever is the greater; or
  - (ii) is for internal fitouts; or
  - (iii) is for roofed **structures** over ground level outdoor landscape and recreation areas (eg. pergolas, patios); or
  - (iv) is for sunhoods over windows and doors; or
  - (v) is for car shade **structures**; or
  - (vi) is for an **amenity block**.

The term includes any previous increases in floor area that utilised the **planning scheme** provisions applying to **minor building work** if:

- (a) They were constructed within the previous 2 years; or
- (b) They have not yet been constructed but for which there is a current building or development permit.

**(30) Multiple Dwelling Units**

Includes the following defined uses:-

- (a) **high density multiple dwelling units**; and/or
- (b) **low density multiple dwelling units**; and/or
- (c) **medium density multiple dwelling units**.

**(31) Natural Ground Surface**

The ground level of the lot on the day that the first plan of survey showing the lot was registered.

**(32) Noise Sensitive Place**

Any of the following:-

- (a) a **dwelling unit**;
- (b) a library, **child care centre**, kindergarten, school, college, university or other **educational establishment**;
- (c) a **hospital**, surgery or other medical **institution**;
- (d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the *Nature Conservation Act 1992*;
- (e) a marine park under the *Marine Parks Act 1982*; and

- (f) a **park** or garden that is open to the public for use for a purpose other than sport or organised entertainment.

### (33) Outbuildings

Buildings or other roofed structures which:-

- (a) are located on the same lot as a **detached house, display home, duplex dwelling** or **multiple dwelling unit**;
- (b) are used solely for vehicle accommodation or other domestic purposes;
- (c) do not share a common wall with any **dwelling unit** on the land;
- (d) are not connected to any part of a **dwelling unit** on the land by an impervious roof **structure**; and
- (e) are not used for habitable purposes.

### (34) Plan of Development

A plan that specifies the nature, form and extent of the proposed development of a particular **site** or **site** and which has been approved by the **Council**:-

- (a) as part of, or pursuant to the approval of a particular **site** for inclusion in the Special Facilities Zone or the Special Residential Zone; or
- (b) through a reconfiguration of lot approval.

This plan may be incorporated into a rezoning agreement between the applicant and the **Council** and or referred to in conditions of reconfiguration of a lot permits.

### (35) Planning Scheme

The **planning scheme** for the **Shire** of Pine Rivers.

### (36) Planning Scheme Area

The whole area of the **Shire** of Pine Rivers.

### (37) Poultry

**Poultry** includes chickens, ducks, geese and turkeys.

### (38) Precinct

A geographic area within a **locality**, marked on the **zoning maps**, that indicates where particular specific outcomes for the **locality**, that are alternative outcomes to those of the specific outcomes for the relevant **zone**, apply.

### (39) Principal Street Frontage

The street performing the higher order function for vehicular and pedestrian movement.

### (40) Probable Future Land Acquisition Line

The line marking the inner extremity of the Additional Reserve Width identified in *Table 6.4.4C – Roads with Additional Reserve Requirements* within Schedule A to the Setbacks Code (Chapter 6, Part 4, Division 4 of this **planning scheme**) and any resumption line identified by a state agency by Gazette notice.

### (41) Public Benefit Sign

Any **advertising sign** in the form of any of the following:-

- (a) Display village directional sign which is a temporary **advertising sign**, the sole purpose of which is to provide directional information on the location of a lawfully operating residential display village and where the information provided in the advertisement is limited to:-
  - (i) the name and logo of the display village;
  - (ii) the time or times during which the display homes will be open for inspection; and
  - (iii) directional information required to travel to the display village;
- (b) Election sign which is a temporary advertising sign for a political candidate or candidates, a registered political party or a campaign for a Commonwealth, State or Local Government election;
- (c) Garage sale sign which is an **advertising sign** erected temporarily within the confines of the residential property on which the sale is to be held, or within the footpath reserve immediately adjacent to that residential property, and which is limited in its content to the phrase "Garage Sale" and the hours during which the sale will be conducted;
- (d) Information sign which is an **advertising sign** providing information on or for the use of facilities or features of a site, or an advertising sign providing information about the intended lawful use or development of a **site** or facility, where any commercial content of the advertisement is limited to the name and/or logo of the organisation having either tenure of the land or a contract to purchase the land on which the sign is erected;
- (e) Real estate directional sign which is a temporary **advertising sign**, the sole purpose of which is to provide directional information on the location of a property or properties for sale and where the information provided in the advertisement is limited to:-
  - (i) agent/vendor contact details;
  - (ii) the intended means of sale or lease; and

- (iii) directional information required to travel to the property, or properties;
- (f) Real estate sales sign which is an **advertising sign** erected temporarily on a property which is being offered for sale, auction or lease and where the information provided in the advertisement is limited to:-
  - (i) critical details about the advertised property;
  - (ii) critical information about the intended means of sale, auction or leases; and
  - (iii) the times during which the property will be open for inspection;
- (g) Social and welfare event sign which is a temporary advertising sign for a one or two day event to be conducted by a church, charity, **institution, education establishment**, service club or other non-profit club, local government, government or government agency; and
- (h) Social and welfare sign which is an **advertising sign** limited in its content to information about the operations and activities of a church, charity, **institution, education establishment**, service club or other non-profit club, local government, government or government agency.

#### (42) QDC

The Queensland Development Code.

#### (43) Relevant Locality

The **locality** or **localities** within which the land is located. Land is generally located in only one of the nine **localities** in the **Shire** however, in limited circumstances, land within a single lot may be split across more than one **locality**.

#### (44) Scheme Maps

The maps respectively forming part of this planning scheme adopted by the Pine Rivers Shire Council pursuant to the *Integrated Planning Act 1997*. The term includes **zone maps**.

#### (45) Sensitive Land Use

Any of the following:-

- (a) residential accommodation other than:-
  - (i) residential accommodation on the **site** of the proposed development; or
  - (ii) residential accommodation on lots having no less than 4ha where such accommodation comprises no more than 2 **dwelling units** on any one lot;
- (b) a library, **office, commercial service**, public hall, church, **child care centre**, kindergarten, school, college, university or other **educational establishment**;
- (c) a **hospital**, surgery or other medical **institution**;
- (d) a retail outlet or outdoor recreation, other than such a facility on the **site** of the proposed development; and
- (e) **indoor sport and recreation**.

#### (46) Service Trades

Refers to small scale uses catering to the service trades needs of the surrounding community, for example service stations, servicing and repair of household goods and appliances, tyre sales and fitting, plumbing and builders yards and the like activities, together with some more commercially oriented uses (such as showrooms and catering facilities) that have little potential for material or serious environmental harm or nuisance.

#### (47) Service Trades Area

Refers to a relatively small (i.e. up to 10ha) employment area used for small scale uses having a service or light industry character, achieving relatively high standards of appearance, being well screened from external vantage points and having little potential for material or serious environmental harm or nuisance at suitable locations.

#### (48) Shire

The **Shire** of Pine Rivers as constituted at the **planning scheme** commencement day.

#### (49) Site

Any land which is used as premises and which is comprised of either the whole or part of one lot, or of two or more lots, where each of such lots or parts thereof is contiguous with the other or another of such lots or parts thereof.

#### (50) Site Coverage

That portion of a **site** covered by a building or other roofed structure but excluding roof overhangs of up to 600mm in width beyond the line of external walls or the line of external support columns. A roof in this context is any material which does not permit the passage of rainwater to the space directly below that material.

#### (51) Small Lot Plan

A plan prepared in conjunction with the creation of small residential lots. The plan is either created as part of the material change of use - Code or Impact Assessment approval or is created as part of the reconfiguring of lots approval. The plan indicates the following design elements, as a minimum, for each allotment created:

- (a) position of the built to boundary/s;
- (b) minimum front, side and rear setbacks;
- (c) position of parking bays on **site**;
- (d) building envelope area;
- (e) position of private open space area; and
- (f) mandatory access easement over the rear lot access handle.

**(52) Small Residential Lot**

Means lot/s under 500m<sup>2</sup> or the average lot width is less than 15m, or for rear lots with an area less than 800m<sup>2</sup>, to which a **small lot plan** relates.

**(53) Storey**

That space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above and includes a space which is designed, constructed or adapted for the accommodation of bathrooms, shower rooms, laundries, water closets or other sanitary compartments, storage of goods or for the accommodation of vehicles.

**(54) Structure**

Any building, wall, fence or other structure or anything affixed to or projecting from any building, wall, fence or other **structure**. The term includes any part of a **structure**.

**(55) Sub-Precinct**

A geographic area within a zone, marked on the **zone maps**, with special attributes to which certain zone provisions apply.

**(56) Supermarket**

A retail store offering a relatively broad and complete stock of dry groceries, fresh meat, perishable produce, and dairy products, supplemented by a variety of convenience, non-food merchandise and operating primarily on a self-serve basis. Checkout and point-of sale registers are aligned at the front of the store near the entrance, rather than spread throughout the store.

**(57) Telecommunications Facility**

Has the meaning given for that term in the *Telecommunications Act 1997*.

**(58) Third Party Advertising Sign**

Any **advertising sign** which advertises a business not conducted on the land on which the device is located or a commodity or service not available on that land.

The term includes a sign which advertises a particular brand of product sold on or distributed from the premises in any manner other than solely that the product is available from the premise, the form in which the product is available and the price of the product.

The term does not include a **public benefit sign**.

**(59) Tourist Uses**

Refers to (both commercial and non-commercial) entertainment, recreational and/or educational activities (including eco-tourism) primarily aimed at visitors to the area and includes facilities which support such activities by providing accommodation, catering, retailing and other related services. "Tourist uses" may include **accommodation units, bed and breakfast accommodation, camping grounds, caravan/transportable home parks, community facilities, food outlets, hotels, indoor entertainment and sport, markets, motels, outdoor recreation, parks, service stations, shops and tourist cabins**.

**(60) Transportable Homes**

A **structure** that complies in all respects with the *Building Act 1975* for a Class (a) building, factory assembled or built in components and able to be assembled on site and capable of being transported readily by trailer or other vehicle. Such buildings may be fitted with wheels at the point of manufacture but not for the purpose of road transport. The wheels may be retained on the **structure** after location on **site**.

**(61) Use Class**

Is a group of uses having different purposes but broad characteristics in common. The following use classes have been defined:

- (a) **low density residential uses**; and
- (b) **medium density residential uses**.

**(62) Watercourse**

As defined by the *Water Act 2000*.

**(63) Waterway**

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



(64) **Zones**

Means an identified geographical area within the **planning scheme** area based on land use allocations. Each part of the **planning scheme** area is included in one **zone** only and a **zone** is part of a **locality**. Assessment categories are identified for development according to the **zone** in which it is proposed to occur.

(65) **Zone Maps**

The scheme maps designating the **zone** of each lot within the **Shire**.

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<sup>1</sup> **Domestic animal keeping** as defined in Chapter 7 Part 3 Administrative Definitions Schedule is not a planning scheme matter and is regulated by local law.

<sup>2</sup> **Council** has a *Planning Scheme Policy PSP41 Minor Building Work* which establishes the process and supporting documentation required for obtaining written Council consent in circumstances such as this.