

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in table SC1.2.2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative definitions

<ul style="list-style-type: none"> • Active frontage* • Activity centre* • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Community infrastructure* • Defined flood event* • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Frontage* • Filling and excavation* • Gross floor area • Ground level • Gross leaseable area* • Habitable floor level* • Habitable room* • Heavy vehicle* • Household • Lawful point of discharge* • Low impact aquaculture* • Minor building work • Minor electricity infrastructure • Minor Operational work* • Mixed-use building* • Net developable area • Noise sensitive use* • Non-resident workers • Outermost projection • Plan of development* • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Primary frontage* • Projection area(s) • Residential Density* • Secondary dwelling • Secondary frontage* • Sensitive land use • Sensitive zone* • Setback • Service catchment • Site • Site cover • Site density* • Storey • Temporary use • Total use area* • Ultimate development • Urban purposes* • Urban zone* • Vegetation clearing* • Water netserv plan
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Editor's note - Terms noted with * are additional to the terms listed in the Standard Planning Scheme Provisions (Queensland Planning Provisions).

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Active frontage*	<p>A building that ensures interactivity and encourages cross-movement between the public and private domains at ground level and above ground levels, by the way the buildings are designed and oriented. An active frontage is one that avoids blank walls and facades and instead:</p> <ul style="list-style-type: none"> (a) includes windows, openings, entry statements, balconies and awnings (b) uses a variety of materials, textures and colours (c) creates opportunity for surveillance and interface between different user groups (d) provides a variety of activities to occur along the building front.
Activity centre*	<p>A community focal point which includes activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, community, higher education and medical services. Activity centres vary in size and diversity and are designed to be well-served by public transport. They are generally defined as Principal, Major, District or Local centres.</p>
Adjoining premises	<p>Premises that share a common boundary, including premises that meet at a single point on a common boundary.</p>
Advertising device	<ul style="list-style-type: none"> (a) A permanent sign, structure or other device used, or intended to be used for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	<p>Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs..</p>
Average width	<p>In regard to a lot, the distance, measured in metres, between the midpoint on each side boundary of the lot.</p>
Base date	<p>The date from which the local government has estimated future infrastructure demand and costs for the local government area.</p>
Basement	<p>A space</p> <ul style="list-style-type: none"> (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1 m above ground level.

Boundary clearance	<p>The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is -</p> <ul style="list-style-type: none"> (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <p>For example:</p> <ul style="list-style-type: none"> (a) if the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary; or (b) if a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary. .
Building height	<ul style="list-style-type: none"> (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level. (c)
Community infrastructure*	<p>A use that provides essential services vital to the wellbeing of the community, including:</p> <ul style="list-style-type: none"> (a) police and emergency services facilities including emergency shelters (b) hospitals and associated institutions (c) facilities for the storage of valuable records or items of cultural or historical significance (d) State controlled roads (e) Railway lines, stations and associated facilities (f) Aeronautical facilities (g) Communication network facilities (h) Works of an electricity entity under the <i>Electrical Safety Act 2002</i>, <i>Electricity Act 1994</i> and <i>Electricity Regulation 2006</i> (i) Water cycle management infrastructure
Define flood event*	<p>The higher of the 1% Annual Exceedence Probability flood event or the 1% Annual Exceedence Probability storm tide inundation event for the fully developed catchment including an allowance for greenhouse climate change (20% increase in rainfall intensity), general sea level rise(0.8m) to the planning horizon year 2100 and blockages (as specified in the Queensland Urban Drainage Manual).</p>
Demand unit	<p>Demand units provide a standard of unit measurement for measuring the level of demand for infrastructure.</p>

Development footprint	For development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by - (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	A non-habitable class 10a building that is - (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	All or part of a building that - (a) is used, or capable of being used, as a self-contained residence; and (b) contains - i. food preparation facilities; and ii. a bath or shower; and iii. a toilet; and iv. a wash basin; and v. facilities for washing clothes.
Frontage*	Any boundary line, or part thereof, of a lot which abuts a roads reserve.
Filling and excavation*	Includes the non-commercial removal, relocation or importation of material to or from a property that will change the contours of the land.
Gross floor area	The total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for - (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	(a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Gross leaseable area*	The total floor area of a building capable of being occupied by a tenant for their exclusive use.
Habitable floor level*	Is the finished floor level of a room which is designed or used on a regular basis for a residential accommodation activity. Examples include: bedrooms, living rooms, rumpus rooms, hobby rooms, kitchens, toilets, ensuites, laundries and home offices. Exclusions include: spaces that are permanently open to the elements on one or more sides, rooms with an earth floor, spaces designed or used solely for car or other vehicle accommodation.
Habitable room*	Habitable room is that defined in the <i>Building Code of Australia</i> (Volume 1).

Heavy Vehicle*	A vehicle with a gross vehicle mass of more than 4.5t, or a combination that includes a vehicle with a gross vehicle mass of more than 4.5t.
Household	1 or more individuals who - (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Lawful point of discharge*	A point of discharge which is either under the control of a Local Authority or Statutory Authority, or at which discharge rights have been granted by registered easement in favour of the Local Authority or Statutory Authority, and at which discharge from a development will not create a worse situation for downstream property owners than that which existed prior to the development.
Low impact aquaculture*	Aquaculture that is regarded as low-impact aquaculture under the 'Code for self-assessable development - Low impact aquaculture' (AQUA01).
Minor building work	Building work that increases the gross floor area of a building by no more than the lesser of the following - (a) 50m ² ; or (b) an area equal to 5% of the gross floor area of the building
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for - (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

<p>Minor operational work*</p>	<p>Any of the following is minor operational work:</p> <ul style="list-style-type: none"> • <i>Landscape work</i> where: <ul style="list-style-type: none"> – not involving a structure other than a fence or boundary fence; or – not exceeding a cumulative site area of fifty square metres (over any period) where not in association with a material change of use or reconfiguring a lot; or – for the conservation or restoration of natural areas; or – associated with a <i>Dwelling House</i> (not involving a structure other than a fence or boundary fence); and – not involving land in an Extreme flood hazard area or High flood hazard area identified on Flood Hazard Overlay Map (OM-004) except where the fence or boundary fence is not less than 50% permeable; • <i>Vegetation clearing</i> where: <ul style="list-style-type: none"> – not involving vegetation in an area of Local Ecological Significance (LES) or General Ecological Significance (GES) or High Ecological Significance (HES) on Biodiversity Areas Overlay Maps (OM-002); and – not involving vegetation in an area identified on Waterway Corridors Overlay Maps (OM-014); and – not involving vegetation in an area identified on Wetlands Overlay Map (OM-015); and – not involving vegetation in a High Landscape Value or Scenic Route Buffer Area identified on Scenic Amenity Overlay Map (OM-013); and – not involving vegetation on Council's significant tree register; and – results in the removal of, or damage to, vegetation that has a circumference of less than sixty centimetres measured at one metre above ground level; – associated with an existing <i>Dwelling House</i> and located in a <i>Residential Zone Category</i> and on a lot less than 1,000m² (all vegetation clearing qualifications identified above also apply). • <i>Excavating or filling</i> where: <ul style="list-style-type: none"> – not involving land in an Extreme flood hazard area or High flood hazard area identified on Flood Hazard Overlay Map (OM-004); and – in an <i>Urban Zone</i> and not exceeding a volume of 20 cubic metres of fill or excavation and is not closer than two metres from a boundary; and – in an <i>Urban Zone</i> and not exceeding a volume of 50 cubic metres of fill or excavation, is not closer than two metres from a boundary and where also not involving land in a Medium flood hazard area or Low flood hazard area identified on Flood Hazard Overlay Map (OM-004); and – in the Rural Residential 4000 Precinct and Rural Residential 8000 Precinct not exceeding a volume of 100 cubic metres of fill or excavation and is not closer than two metres from a boundary; and – in the Rural Residential 20,000 Precinct or the Rural Zone and not exceeding a volume of 500 cubic metres of fill or excavation and is not closer than two metres from a boundary. • <i>Works for infrastructure</i> where for <i>Minor electricity infrastructure</i>. • <i>Works for infrastructure</i> where for the maintenance or repair of existing infrastructure: <ul style="list-style-type: none"> – in an on-maintenance period prior to transfer of ownership to a public entity; or – where for lawfully approved private infrastructure; or – where for lawfully approved gates and grids. • <i>Advertising device</i> where advertising a business that operates from the subject site.
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Mixed-use building*	A building that integrates residential uses with non-residential uses.
Net developable area	The area of the premises that - (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, acid sulfate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Noise sensitive use*	Means each of the following defined land uses: (a) child care centre (b) community care centre (c) community residence (d) dual occupancy (e) dwelling house (f) education establishment (g) health care services (h) hospital (i) multiple dwelling (j) nature-based tourism (k) office (l) relocatable home park (m) residential care facility (n) resort complex (o) retirement facility (p) rooming accommodation (q) short term accommodation (r) tourist park
Non-resident worker	A person who - (a) performs work as part of - (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Outermost projection	The outermost part of the building or structure, other than a part that is - (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	An assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	The ratio of gross floor area of a building on a site to the area of the site.

Primary frontage*	<p>Means:</p> <ul style="list-style-type: none"> (a) For a laneway lot - the non-laneway frontage; or (b) For all other lots - the highest order road (not a motorway); or (c) For lots with two road frontages (including a corner lot) to the same order road - the road that is dominant, having regard to: <ul style="list-style-type: none"> i. the number of vehicle movements over a standard day ii. its width and length iii. its role in providing the setback pattern and character of the surrounding area. <p>Note- Refer to Overlay map - Road hierarchy for road classification.</p>
Projection area	A part of the local government area for which the local government has carried out demand growth projection.
Residential density*	The number of dwellings per net hectare.
Secondary dwelling	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Secondary frontage*	A frontage that is not the primary frontage.
Sensitive land use	<p>Means:</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; or (b) a child care centre ; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.

Sensitive zone*	Means: (a) any residential or accommodation zone in the Queensland Planning Provisions (b) any centre zone in the Queensland Planning Provisions, except where a precinct or overlay is used to make sensitive land uses impact assessable.
Service catchment	An area serviced by an infrastructure network.
Setback	For a building or structure, 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 where the building or structure is.
Site	For development, means the land that the development is to be carried out on.
Site cover	The portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is - (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade
Site density*	Site density is the total number of dwellings in a development divided by the site area in hectares (the property on which the building(s) are constructed, not including roads, footpaths or parks). Site density only includes the residential component of the land area. It is the most concentrated measure of density and is useful when considering the density of smaller developments, such as multiple dwellings. This is often calculated on a per hectare basis. An example of site density would be 10 dwellings, sitting on a 0.3ha site (10 dwellings divided by the site area of 0.3ha), would equal 33.33dw/ha.

Storey	<p>(a) A space within a building between 2 floor levels, or a floor level and a ceiling or roof above, other than -</p> <ul style="list-style-type: none"> i. a space containing only a lift shaft, stairway or meter room; or ii. a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or iii. a space containing only a combination of the things stated in subparagraph (i) or (ii); or iv. a basement with a ceiling that is not more than 1m above ground level; and <p>(b) includes</p> <ul style="list-style-type: none"> (i) a mezzanine; and. (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plan and equipment.
Temporary use	<p>A use that -</p> <ul style="list-style-type: none"> (a) is carried out on a premises on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures. <p>Note—provisions for temporary use timeframes for defined uses may be provided in the section for Local government administrative matters.</p> <p>Editor's Note- it is recommended that local government use the ability under the section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Total use area*	<p>The sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose. The term does not include:</p> <ul style="list-style-type: none"> (a) areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms; (b) areas of any staircases; (c) areas of any common foyer where these are not being used for commercial or retail purposes; (d) areas of any public toilets; (e) areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; and (f) areas used for the access, parking and associated manoeuvring of motor vehicles.
Ultimate development	<p>For an area or premises, the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purposes*	<p>For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>

Urban zone*	(a) any of the following zones - (i) low density residential zone or medium density residential zone; or (ii) major centre zone, district centre zone or local centre zone; or (iii) low impact industry zone, medium impact industry zone or high impact industry zone; or (iv) township zone; or (v) community facilities zone; or (b) a zone that is of a substantially similar type to a zone in paragraph (a).
Vegetation clearing*	Means the damaging or destroying of vegetation by ring bark, topping, lopping, poisoning, burning, flooding, draining, or otherwise injuring vegetation including cutting down, pushing over, and damaging root zone by compaction, excavation or filling within the drip zone of vegetation that may destroy or seriously affect vegetation. Partial clearing such as removal of understory or thinning of native vegetation or the removal of dead habitat tree is classed as clearing. This does not include: (a) maintaining existing open pastures, lawns or creating gardens; and (b) grazing of native pasture by stock.
Water Netserv Plan	A plan adopted by an SEQ service provider, as defined under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> , under section 99BJ of that Act.