



ACT
Government

Part G Dictionary

Table of Contents

Definitions – uses of land	1
Table 1 – land use definitions	2
Definitions – terms and concepts	19
Table 2 – terms and concept definitions	19

A definition in this dictionary applies to the entire Territory Plan unless a provision in the plan provides for a more limited application.

Note 1 The Legislation Act contains definitions relevant to this instrument. For example:

- definition;
- in relation to;
- instrument;
- person;
- territory land; and
- the Territory.

Note 2 A definition in the *Planning Act 2023* or any regulation under the Act applies to the plan unless the plan provides a specific definition. For example, the following terms are defined in the Act's dictionary:

- application;
- approval; and
- Territory Planning Authority.

Definitions – uses of land

Table 1 defines land uses that are specified in the Territory Plan and directly relate to the range of land uses permitted or prohibited on a parcel of land. A use listed in a district policy or zone policy is a use defined in the table below.

The example uses mentioned in the second column for a definition do not form part of the definition of the use but are intended to provide a range of activities commonly referred to that can be taken to be a use to which the definition applies.

The list of land uses may not directly correlate with land uses and definitions provided in Crown leases. Where there is uncertainty as to whether a land use listed as permissible in a Crown lease aligns with a land use definition provided in Table 1, the Territory Planning Authority will consider the appropriate definition of the land use that applied at the time the Crown lease was granted. The definition of the term as it applied at the time of granting of the lease will then be considered in the context of current definitions to determine whether the proposal must be considered as a 'Prohibited Use' under Part 7.3 of the *Planning Act 2023* as well as the extent of applicability of the provisions of the relevant policy, design guide or planning technical specification.

Table 1 – land use definitions

Definition	Example uses
<p>agriculture means broadacre animal farming, crop and pasture production, and horticulture for commercial wholesale production, but does not include intensive animal farming or any cultivation or animal farming carried out primarily for the personal enjoyment of, or consumption by, the owner or occupant of land.</p>	<p>horse agistment livestock grazing broadacre farming</p>
<p>airport means the use of land for the landing or departure of aircraft, housing, servicing, maintenance and repair of aircraft and the assembly of passengers and goods transported on the aircraft.</p>	<p>air cargo facilities air terminals general aviation facilities landing fields military aviation facilities</p>
<p>ancillary use means the use of land for a purpose that is incidental and subordinate or secondary to the primary use of the land.</p>	
<p>animal care facility means a facility the purpose of caring, boarding, breeding, or raising of predominantly domestic or household animals.</p>	<p>catteries kennels</p>
<p>aquatic recreation facility means the use of land for a sporting, exercise, pastime, or leisure activity, whether or not operated for gain, which is based on the recreational use of an adjacent water feature but does not include a swimming pool or an aquarium.</p>	<p>boat landing facilities boat sheds marinas wharves</p>
<p>boarding house means the use of land to provide the residents with a principal place of residence for 3 months or more where meals, laundry or other services are provided only to those residents of the boarding house, and/or may also include shared facilities, such as communal living area, bathroom, kitchen, or laundry facilities. A boarding house is not licensed to sell liquor under the Liquor Act 2010.</p>	<p>lodging house private hotel serviced room student accommodation</p>
<p>bulk landscape supplies mean the use of land for the bulk sale of sand, soil, screenings, and other such garden materials.</p>	
<p>bulky goods retailing means the use of land where the goods or materials sold or displayed are predominantly of such a size, shape, or weight as to require:</p> <ul style="list-style-type: none"> a) a large area for handling, storage, or display; and/or b) direct vehicular access to the site by members of the public, for the purpose of loading goods or materials from the loading dock into their vehicles after purchase, but does not include any shop used primarily for the sale of food or clothing. 	<p>auction rooms camping equipment sales carpet sales do-it-yourself home improvement centres furniture sales hardware stores showroom for bulky goods</p>
<p>business agency means the use of land for the purpose of providing a commercial service directly and regularly to the public.</p>	<p>computer service health insurance agency real estate agency travel agency</p>

Definition	Example uses
<p>café means the use of land the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, take away meals and drinks or entertainment are also provided.</p>	
<p>car park means the use of land specifically allocated for the parking of motor vehicles including any manoeuvring space and access thereto.</p>	
<p>caravan park/camping ground means the use of land for the placement of caravans or tents for the purpose of temporary accommodation and may include cabins for overnight and holiday accommodation, amenity <i>buildings</i>, recreational and entertainment facilities, manager's <i>office</i> and residence and <i>shops</i> which cater for the occupants of the <i>caravan park/camping ground</i>.</p>	<p>cabins holiday park</p>
<p>caretaker's residence means one <i>dwelling</i> used for the residence of a caretaker, in connection with another land use, including <i>industry</i> and commercial activity.</p>	
<p>cemetery means the use of land for the interment or the cremation of the dead including any <i>funeral parlour</i> or chapel erected on such land and used in connection with the cemetery.</p>	<p>burial ground cemetery (public land reserve) crematorium graveyard</p>
<p>civic administration means the use of land for the purpose of carrying out the legislative and judicial functions of government.</p>	<p>ACT Legislative Assembly archive civic centre Court of Law Tribunal</p>
<p>club means the use of land as a meeting place for persons associated, or for a body incorporated, for a social, sporting, athletic, literary, political, or other like purpose, and which is a licensed premise under the <u>Liquor Act 2010</u>.</p>	<p>ethnic clubs football club Labor club Leagues club RSL club</p>
<p>co-housing means a development with separate dwellings or private living areas, with some common/shared indoor components such as kitchens, living areas, bedrooms, and laundries. Private living areas must each contain a bedroom and a bathroom as a minimum and may contain a kitchenette. The common/shared indoor components may be provided in a separate building.</p>	
<p>commercial accommodation use means the use of a <i>building</i> or part of a <i>building</i> for one or more <i>commercial accommodation units</i>. It does not include a <i>caravan park/camping ground</i> or a <i>group or organised camp</i>.</p>	<p>serviced apartment Short-term rental accommodation homestay</p>

Definition**Example uses**

communications facility means the use of land for the provision of facilities for postal, telecommunications and other communication purposes including facilities used for receiving and transmitting radiated signals using radio masts, towers, and antennae systems but does not include cabling or ducting used for the carrying of electromagnetic signals.

mobile phone antenna
satellite or microwave dish
radar equipment
aviation navigation
communication
space tracking facility
telecommunication facility,
depot
television/radio
broadcasting facility
Australia Post exchange
telephone exchange

community activity centre means the use of land by a public authority, or a body of persons associated for the purpose of providing for the social wellbeing of the community.

community centre
community hall
meeting rooms
Men's Shed
neighbourhood centre
public health, welfare, or
information services
Scout and/or Guide hall
space for community groups

community garden means the use of land for the cultivation of produce primarily for personal use by those people undertaking the gardening, including demonstration gardening or other environmental activities which encourage the involvement of schools, youth groups and citizens in gardening activities.

community housing means the use of land for affordable residential rental which is managed by a community housing provider.

community theatre means the use of land for a theatre, cinema, concert hall, auditorium or theatrette run by non-profit organisations.

Community use includes community activity centre, community theatre, cultural facility, educational establishment, early childhood education and care, health facility, hospital, place of worship and religious associated use

complementary use means the use of land for a purpose that is not otherwise defined in the Territory Plan but does not have a greater impact on the land than a use permitted in that zone.

consolidation has the same meaning as in Section 256 of the *Planning Act 2023*.

corrections facility means the use of land for the confinement or safe custody of persons so confined as the result of legal process and includes

corrections centre
prison
remand centre
youth remand centre

Definition**Example uses**

attendance centres established for persons sentenced to serve periods of community service.

craft workshop means the use of land for the manufacture, primarily by manual methods, of craft articles such as leatherwork, pottery, woodwork, hand woven goods and the like, but excludes the manufacture of food and beverages for human consumption.

cultural facility means the use of land for the purpose of cultural activities to which the public normally has access, but does not include a *shop* for art, craft, or sculpture dealer.

art gallery
library
museum

data centre means the use of land for the co-location of groups of networked computer servers for the remote storage, processing and/or distribution of large amounts of data.

defence installation means the use of land operated by the Department of Defence or the armed forces of Australia and includes Department of Defence *offices*, offices associated with national security and defence *communications facilities*, but does not include facilities associated with military aviation.

demolition means to wholly or partly dismantle or damage a building or structure to the extent that it no longer can function as it's approved purpose.

diplomatic residence means a *dwelling* specifically for the residential use of diplomatic staff of an embassy, a high commission, a legation, or a consulate.

distribution reservoir means a storage tank associated with the maintenance of pressure and supply in the reticulated water supply system.

drink establishment means the use of land for the sale of alcoholic beverages and spirits to members of the public primarily for consumption on the premises, and which is a licensed premise under the [Liquor Act 2010](#).

bar
tavern

drive-in cinema means the use of land as an open-air cinema that makes provision for the audience or spectators to view that entertainment while seated in motor vehicles.

drone facility means the use of land for the landing or departure of drones and the housing, servicing, maintenance, and repair of drones. It does not include facilities where drones are used solely for the collection and delivery of goods or drones used for personal use.

ecotourism means the use of land for tourism related facilities and activities that take place in the natural environment, the primary aim being to support the conservation of the native flora and fauna in those locations.

Definition	Example uses
<p>educational establishment means the use of land for the purpose of tuition, training or research directed towards the discovery or application of knowledge, whether or not for the purposes of gain, and may include associated residential accommodation.</p>	<ul style="list-style-type: none"> adult education centre high school kindergarten pre-school primary school road safety centre secondary college sheltered workshop sports institute institute of technology university
<p>early childhood education and care means a service approved under the Education and Care Services National Law or a licenced service under the <i>Children and Young People Act 2008</i>.</p>	<ul style="list-style-type: none"> long day care services pre-school play school out of school hours services
<p>emergency services facility means the use of land for the purpose of providing emergency services and protection for the community.</p>	<ul style="list-style-type: none"> ambulance station civil defence fire station police station
<p>end-of-trip facilities means places where amenities are provided for bicycle riders and other active travel users at either end of a trip (either origin or destination). The end-of-trip facilities can include amenities such as bicycle parking, shower and change facilities, lockers, and drying areas.</p>	
<p>farm tourism means operating a craft workshop, shop, guesthouse, outdoor recreation facility, overnight camping area or other activity for tourists that is secondary to the primary use of the land for agriculture and authorised by the lease.</p>	
<p>financial establishment means the use of land for the primary purpose of providing finance, investment opportunities and providing services to lenders, borrowers, and investors on a direct and regular basis.</p>	<ul style="list-style-type: none"> bank co-operative society credit union finance companies
<p>freight transport facility means the use of land for the principal purpose of bulk handling and storage of goods or materials whether or not facilities are included for the parking, servicing and repair of vehicles used to transport the goods or materials on <i>site</i>, but does not include any retail sales or wholesaling from the <i>site</i>.</p>	<ul style="list-style-type: none"> freight depot/warehouse motor freight forwarding service motor freight packing, crating service motor freight terminals and depots
<p>funeral parlour means the use of land by an undertaker in the carrying out of that profession. The term includes all <i>ancillary</i> uses such as a funeral chapel and <i>office</i>.</p>	

Definition**Example uses**

general industry means an *industry*, not being a *light, hazardous, offensive, or mining industry*, in which the processes carried on, the transportation involved, or the machinery or materials used have the potential to interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

group or organised camp means the use of land for the purpose of providing short term share accommodation and recreation facilities by a body of persons associated together for the physical, cultural, spiritual, or intellectual welfare of the community.

church camp
Outward Bound camp
religious retreat
school camp
Scout, Guide camp
YMCA camp
youth camp

guest house means the use of land for one or more *commercial accommodation units* and where common or shared facilities are provided for the provision of services such as meals and laundry to occupants of the premises but not to non-occupant members of the public.

chalet
farmstead accommodation
tourist lodge
youth hostel

hazardous industry means an *industry*, not being a *general, light, offensive or mining industry*, which by reason of the process involved, or the method of manufacture of the materials used or produced represents a significant source of hazard to human health or life or property, for any reason.

chemical factory
gas works
liquid fuel depot
petroleum refining

hazardous waste facility means the use of land for the collection, storage, treatment, or disposal of hazardous waste.

health facility means the use of land for providing health care services (including diagnosis, preventative care, or counselling) or medical or surgical treatment to out-patients only.

baby health clinic
consulting room
dental clinic
dental surgery
doctor's surgery
family planning clinic
first aid station
health centre
medical centre/clinic
optician
X-ray centre

helicopter landing facility means the use of land authorised by the Civil Aviation Safety Authority for use by helicopters whether or not terminal facilities or hangar storage are included.

home business means the use of a residential lease for carrying on a profession, trade, or calling on the land but does not include a motor vehicle depot.

Definition**Example uses**

Home occupation means an occupation that is carried on in a dwelling by one or more permanent residents of the dwelling and that does not involve:

- a) the employment of persons other than residents; or
- b) interference with the amenity of the neighbourhood; or
- c) the sale or display of goods; or
- d) any signage.

horticulture means the use of land for intensive plant production such as fruit, vegetable, or flower production (including berries and vines).

hydroponics
market garden
orchard
plant nursery (excluding
retail plant nursery)

hospital means the use of land for the medical care (including diagnosis, preventative care, and counselling) of in-patients, whether or not out-patients are also provided with care or treatment and may include associated residential accommodation.

hotel means the use of land for one or more *commercial accommodation units* and where the premise is licensed under the [Liquor Act 2010](#). It may also include associated facilities such as a restaurant, bar, or functions room, which may be used by the occupants of the premises but, which are also available for use by non-occupant members of the public.

incineration facility means the use of land for the disposal of waste by burning.

indoor entertainment facility means the use of land for entertainment where such use is primarily indoors.

amusement arcade
casino
cinema
commercial theatre
concert hall
night club

indoor recreation facility means the use of land for sporting and recreation activities where such use is primarily indoors.

fitness centre
gymnasium
indoor sports stadium
indoor swimming pool
squash court

Definition	Example uses
<p>industrial trades means the use of land for the selling, hiring, inspection or servicing of goods or materials for industrial, agricultural, construction, transport or like purposes where:</p> <ul style="list-style-type: none"> a) a large area for handling, storage or display is required; and/or b) the activity carried out has the potential to have an impact similar to <i>industry</i> in terms of traffic and parking generation, noise and air pollution, and visual impact. 	<p>agricultural supplier agricultural machinery sales and service builders' supplies display of building materials industrial machinery sales and service plant and equipment hire timber yard vehicle repair and maintenance</p>
<p>industry means the use of land for the principal purpose of manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, winning of minerals, dismantling, processing, or adapting of any goods or any articles.</p>	
<p>intensive animal farming means any form of animal production that takes place within a building or a building where animals are reared in confined areas.</p>	<p>feedlots fish farming poultry establishments shedded wool production</p>
<p>landfill site means the use of land for the permanent depositing of waste within the ground.</p>	
<p>land management facility means the use of land for land management or the storage of any plant, machinery or materials used in the course of land management, whether or not facilities are included for the parking, servicing, fuelling, charging and repair of plant or machinery. Fuelling includes the production and storage of hydrogen for on-site fuelling purposes.</p>	<p>bushfire fighting facility forest depot land management depot ranger station visitor information centre</p>
<p>light industry means an industry, not being a general, offensive, hazardous, or mining industry, in which the processes carried on, the transportation involved, or the machinery or materials used do not interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or otherwise. The use includes a craft workshop.</p>	
<p>light rail means a system for the provision of light rail public transport services, including tracks, catenaries, supports for tracks and catenaries, stops, access to stops, signalling and other control facilities and other facilities and equipment associated with the provision of those services.</p> <p>The term excludes light rail depot and electrical substation facilities.</p>	

Definition**Example uses**

liquid fuel depot means the use of land for:

- a) the bulk storage or wholesale distribution of petrol, oil, petroleum products or other inflammable liquids;
- b) the retail distribution of drums containing petrol, oil, petroleum products or other inflammable liquids; or
- c) the bulk storage or wholesale distribution of hydrogen fuel as a liquid or gas, including the production of hydrogen fuel for these purposes.

major electrical sub-station means switching and transformer equipment handling voltages greater than 66kV.

major electricity storage facility means equipment and associated buildings for the storage of electricity with a capacity of 5MW or greater, or a grid connection of 66kV or greater.

major gross pollutant trap means an open trap constructed on main drains to intercept *sediment* and trash transported in stormwater.

major pump station means a pump station having a capacity greater than 500 litres per second in the case of water supply; 50 litres per second in the case of sewage; or a gas compression station operating at greater than 1000 kPa pressure.

major road means a road that is an arterial road, parkway, highway, or the like and any road identified within the transport services zone.

arterial road
distributor road
freeway
highway
parkway

major service conduits means the major bulk water supply and reticulation mains having a diameter equal to or greater than 675mm, trunk sewers having a diameter equal to or greater than 750mm, stormwater main drains having a diameter equal to or greater than 900mm or comprising open drains or waterways, transmission lines having a voltage greater than 66kV, gas mains having a diameter greater than 100mm, and major telecommunication cable ducts having a width equal to or greater than 1000mm.

mining industry means an *industry*, not being a *light, general, hazardous or offensive industry*, which extracts minerals, coal, oil, gas or construction materials by such processes as underground or open-cut mining, quarrying, dredging, the operation of wells or evaporation pans, or by recovery from ore dumps or tailings, and includes primary processing operations carried out at or near mine *sites* as an integral part of the mining operation and works to rehabilitate the site.

quarry

minor road means a road other than a major road.

Definition	Example uses
<p>minor use means the use of land for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; shared circulation spaces (such as lift wells, stair wells); minor service reticulation; other utility services that do not exclude other uses from the land; street furniture and the like.</p>	
<p>mobile home has the same meaning as in the <i>Planning Act 2023</i>.</p>	
<p>mobile home park has the same meaning as in the <i>Planning Act 2023</i>.</p>	
<p>motel means the use of land for one or more <i>commercial accommodation units</i> and where the units are provided with convenient space for parking of motor vehicles. It may also include associated facilities such as a restaurant, bar, or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A motel may be licensed under the Liquor Act 2010.</p>	
<p>multi-unit housing means the use of land for more than one <i>dwelling</i>.</p>	<p>build-to-rent development</p>
<p>municipal depot means the use of land for the storage of any plant, machinery, vehicles, light rail vehicles or materials used in the course of a municipal undertaking, whether or not facilities are included for the parking, servicing, fuelling, charging and repair of plant, machinery or vehicles. Fuelling includes the production and storage of hydrogen for on-site fuelling purposes.</p>	
<p>nature conservation area means an area set aside for the purpose of the conservation or preservation of natural and/or cultural values</p>	
<p>offensive industry means an <i>industry</i>, not being a <i>general, hazardous, light, or mining industry</i>, which by reason of the process involved or the method of manufacture or the nature of the materials or goods used, produced, or stored requires to be isolated from other <i>buildings</i>, when all measures to reduce or minimise impact have been employed.</p>	<p>abattoir factory</p>
<p>office means the use of land for the purpose of administration, clerical, technical, professional or like business activities, including a government <i>office</i>, which does not include dealing with members of the public on a direct and regular basis except where this is <i>ancillary</i> to the main purpose of the <i>office</i>.</p>	<p>chancellery departmental offices private sector offices professional suite statutory authority offices</p>
<p>outdoor education establishment means the use of land for an education centre for children or adults where the primary focus is on the natural and/or cultural resources of the area.</p>	

Definition	Example uses
<p>outdoor recreation facility means the use of land for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors.</p>	<ul style="list-style-type: none"> archery bowling green BMX track community garden croquet green enclosed oval equestrian facility golf course grass, snow ski run model aviation/aero modelling motor bike, mini-bike track motor racing track mountain bike tracks netball court racecourse, trotting track showground skate board park sporting rifle range sportsground stadium, arena swimming pool (outdoor) tennis court velodrome

overnight camping area means the use of land for holiday and recreational purposes which involves primarily the setting up and use of tents for overnight accommodation which is open to public use.

<p>parkland means the use of land for recreation, conservation or amenity purposes and includes facilities for the enjoyment and convenience of the public, such as kiosks, <i>car parks</i>, shelters, pavilions, public toilets and the like. The term also includes the use of the land for the management of stormwater drainage, for <i>community path systems</i> and landscape buffers, and for other <i>minor utility</i> purposes where such uses can be integrated into the open space system. It has unrestricted public access.</p>	<ul style="list-style-type: none"> botanic gardens and public arboretum hilltop reserve lake, rivershore reserve picnic area playground public park public lookout recreational reserve regional park town park
--	---

pedestrian plaza means an open or sheltered area other than part of a building, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited.

Definition	Example uses
<p>personal service means a <i>shop</i> used primarily for selling services and in which the sale of goods is <i>ancillary</i> to the service provided.</p>	<p>dry cleaner hairdresser massage parlour photographer shoe repairer skin care nail salon pet grooming salon</p>
<p>place of assembly means the use of land for gatherings of people to attend functions, whether or not for the purposes of gain.</p>	<p>auditorium convention centre exhibition hall reception rooms trade fair</p>
<p>place of worship means the use of land for the primary purposes of religious worship and associated activities by a congregation, religious group, or members of the public whether or not the premises are also used for religious instruction, tuition, meetings, training and other community activities.</p>	<p>chapel church mosque shrine synagogue temple</p>
<p>plantation forestry means the growing of trees in plantation form for the production of fibres, pulp, timber and logs, and including <i>roads</i>, tracks and break construction, cultivation, planting, fertilising, tending, harvesting and regeneration and associated facilities such as depots for storage of equipment, plants, materials and fuel, vehicle workshops and garaging, fire fighting facilities and accommodation for administration and support staff.</p>	<p>hardwood plantation forestry pine plantation</p>
<p>playing field means the use of land for the conduct of sports, athletics and games and includes facilities with such land for the enjoyment or convenience of the public such as kiosks, <i>car parks</i>, changing facilities, pavilions and the like. It has unrestricted public access.</p>	<p>unfenced oval oval sports field</p>
<p>power generation station means equipment and associated buildings constructed for the generation of electricity utilising gas, coal, renewable energy technology or other fuel sources.</p>	
<p>produce market means the use of land for the sale, from market buildings or stalls, of fruit and vegetables and other primary produce and may include the sale of other products, which complement this primary purpose.</p>	<p>fruit and vegetable stall farmers market</p>
<p>public agency means the use of land for the purpose of providing a public service directly and regularly to the public and includes a government agency, which provides a commercial service to the public.</p>	<p>community and health services departmental shopfront legal aid office motor registry post office</p>

Definition	Example uses
------------	--------------

railway use means any of the following uses:

- a) a railway line for passenger and/or freight movement;
- b) a railway station;
- c) a railway freight terminal; and/or
- d) a railway equipment maintenance depot;
- e) and includes land and reservations of land set aside for railway purposes.

The term excludes light rail.

recyclable materials collection means the use of land for depositing and temporarily storing discarded materials that are suitable for recycling, such as paper, glass, clothing, garden waste and plastics, which are to be transported elsewhere for recycling.

recycling facility means the use of land for depositing, storing, separating, dismantling, salvaging, treating, renovating, or redistributing discarded materials and scrap goods for use as recycled materials, such as paper, glass, plastics, timber, garden and food waste, metals, manufacturing off-cuts, household goods and oils.

composting facility
motor vehicle wrecker's yard
scrap metal dealer
second-hand building materials yard
recycling sorting

religious associated use means the use of land for the activities conducted by religious organisations other than for worship and may include residential accommodation by ministers of religion.

church meeting hall
convent
monastery
presbytery, manse, rectory
priory

residential care accommodation means the use of land by an agency or organisation that exists for the purposes of providing accommodation and services such as the provision of meals, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and preparation may be carried out on site or elsewhere.

nursing home
hospice
supported dwelling
convalescent home

residential use includes *caretaker's residence, co-housing, community housing, diplomatic residence, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing and supportive housing.*

restaurant means the use of land for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the [Liquor Act 2010](#) and whether or not entertainment is provided.

eatery
bistro

retail plant nursery means a *shop* used for the propagation and sale of plants, shrubs, trees, and garden supplies.

Definition**Example uses**

retirement village means premises where older members of the community or retired people live, or will live, in independent living units or serviced units, under a retirement village scheme.

road means any way or street (so called), whether in existence or under reserve, open to the public which is provided and maintained for the passage of vehicles, persons, and animals and which may include footpaths, community paths, bus lay-bys, light rail tracks, turning areas, or traffic controls.

sand and gravel extraction means the extraction of sand and gravel deposited in the bed of a stream or flood plain, or of deposits associated with deposition in a previous geological period.

scientific research establishment means the use of land for the purpose of scientific research including the development of electronic technology, biotechnology, or other scientific disciplines for application to commerce, industry, or government.

agricultural research facility
CSIRO facility
meteorological use
observatory
plant and animal quarantine facilities
rural research field stations
scientific laboratory

secondary residence means a second *dwelling* on a *block* which is subordinate to the principal *dwelling* on the *block*.

service reticulation means the water supply, sewerage, stormwater and gas pipe reticulation, electricity lines and telecommunication cables which are normally located in road verges and the like, or *easements* within *leases*.

service station means the use of land for the fuelling, charging and/or servicing of motor vehicles, whether or not the land is also used for any one or more of the following purposes:

- a) the sale by retail of spare parts and accessories for motor vehicles;
- b) washing and greasing of motor vehicles;
- c) installation of accessories;
- d) the retail sale of other goods, within an *ancillary* retail area not greater than 150m² in area;
- e) providing toilet facilities, amenities, and service for motorists;
- f) repairing of motor vehicles (other than body building, panel beating or spray painting);
- g) the hiring of trailers; and
- h) production and storage of hydrogen for on-site fuelling purposes.

Definition**Example uses**

shop means the use of land for the purpose of selling, exposing, or offering the sale by retail or hire, goods, and personal services.

antique dealer
art, craft, or sculpture dealer
auction room
boutique
butcher
camping supplies store
chemist
convenience store
delicatessen
department store
florist
gift shop
household appliances
liquor store
mobile phone store
newsagent
pet shop
sports goods store
toy store

sign means any device or representation openly visible to the general public, when viewed from a public place or from unleased Territory Land, for the purpose of direction or control or information, or displaying an *advertisement*.

single dwelling housing means the use of land for residential purposes for a single *dwelling* only.

social enterprise means a commercial organisation that exists to create social benefit as its primary purpose and may or may not be for profit and which may include employment and skills development for on-site residents.

stock/sale yard means the use of land for the purpose of a market for the sale of animals and the holding of livestock pending their sale.

storage facility means the use of land for the storage, whether permanent or temporary, of goods (not including obsolete motor vehicles or obsolete machinery) within or upon which no trade (whether retail or wholesale) or *industry* is carried on.

self-storage
archives

subdivision has the same meaning as in Section 7 of the *Planning Act 2023*.

supermarket means a *shop* predominantly selling food and other household items where the selection of goods is organised on a self-service basis.

Definition**Example uses**

supportive housing means the use of land for residential accommodation for persons in need of support, that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained *dwellings*. The term does not include a *retirement village* or *student accommodation*.

aged persons units
older persons units
public housing
rooming house
social housing
special dwelling
university college

take-away food shop means a *shop*, which is predominantly for the preparation of food and refreshments for consumption elsewhere.

temporary use means the use of land for a purpose that is temporary in nature and for which a time limit is applied (for a maximum of three years) such as through a development condition or licence and which may be extended or renewed.

tourist facility means the use of land for providing entertainment, recreation, cultural or similar facilities for use mainly by holidaying visitors and may include a *restaurant*, cafe, bar, tourist accommodation and the retail sale of arts and crafts, souvenirs, antiques and the like.

amusement park
theme park

tourist resort means the use of land for one or more *commercial accommodation units* together with a wide range of recreational and/or cultural facilities in a resort style setting. It may also include associated facilities such as a restaurant, bar, or functions room, which may be used by the occupants of the premises but, which are also available for use by non-occupant members of the public. A tourist resort may be licensed under the *Liquor Act 2010*.

transport facility means the use of land for the assembly, transport or dispersal of passengers travelling by any form of public transport, whether or not such public transport is provided by a public or private agency. It includes facilities for the parking, manoeuvring, temporary layover and storage of public transport vehicles, and vehicles used in connection with a commercial or industrial transport undertaking and driver amenities.

bus interchange
bus layover
bus terminal (interstate)
driver rest facility
Inter-town public transport route
transport ticket services

treatment plant means a facility constructed for the purposes of physical, chemical, or biological treatment of water supply, sewage, or stormwater.

urban lake, pond and/or retardation basin means a dam constructed for the impoundment of urban and rural runoff for the purposes of landscape, recreation, pollution control, or retardation of peak stormflows.

utility hydrogen production facility means equipment and associated buildings for the production and associated storage of hydrogen for subsequent reticulation or distribution.

Definition	Example uses
<p>vehicle sales means the use of land for the sale, hire, display or offering for sale or hire of new or used motor vehicles, caravans, motor cycles, boats, trailers or other vehicles. This may include the <i>ancillary</i> use of such premises for the sale of spare parts or accessories and the storage, cleaning, and maintenance of such vehicles, but does not include a <i>service station</i>.</p>	<p>boat, caravan dealer car, truck dealer motorcycle dealer</p>
<p>veterinary clinic means the use of land as a facility for the diagnosis, surgical or medical treatment of animals, especially domestic animals, where the activities carried on do not interfere with the amenity of the locality. The animals may be kept on the premises overnight for the purposes of observation and treatment, but only if there is a <i>caretaker dwelling</i> on the same block. It does not include an animal care facility.</p>	
<p>veterinary hospital means the use of land for diagnosis, surgical or medical treatment of animals, particularly larger animals, where services are available at all times. The animals may be kept on the premises overnight for the purposes of observation and treatment.</p>	
<p>warehouse means the use of land for the purposes of the bulk sale of goods to be retailed by others or the bulk storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade but does not include premises used for the purpose of bulk storage of calcium carbide, flammable liquid, solid fuel, gas, hide, skins, tallow, bones, or motor vehicles for recovery of spare parts or accessories.</p>	<p>cold storage food storage</p>
<p>waste transfer station means the use of land for the collection of waste into bulk containers for the further transport to a <i>landfill site</i>, <i>recycling facility</i> or other waste disposal facility.</p>	
<p>water storage dam means a dam constructed for the purposes of impounding water for water supply purposes.</p>	<p>distribution reservoir stock water supply</p>
<p>woodlot means disaggregated plots and clumps of trees grown for production and/or landcare shelter belt and landscape purposes.</p>	
<p>zoological facility means the use of land for the containment of animals for viewing by members of the public.</p>	<p>aquarium wildlife sanctuary zoo</p>

Definitions – terms and concepts

Table 2 defines terms and concepts that are specified in the Territory Plan. The definitions in Table 2 override any common terminology.

The list of terms and concepts may not directly correlate with terms and concepts provided in Crown leases. Where there is uncertainty between the terminology in Table 2 and in a Crown lease, the Territory Planning Authority will consider the appropriate definition that applied at the time the Crown lease was granted. The definition as it applied at the time of granting of the lease will then be considered in the context of current definitions to determine whether the proposal is consistent with the lease.

Table 2 – terms and concept definitions

Definition

active living means a way of life that integrates physical activity into a person’s daily routines.

active travel means physical activity undertaken as a means of transport and not purely as a form of recreation. Active travel can include walking, cycling, and scooting – as well as skating, skateboarding, and the use of mobility aids. Active travel also includes using any of these forms as incidental activity associated with the use of public transport.

adjacent, to an area, means **either** contiguous with the area, or, if the area is separated from another area only by a *road*, the adjacent *front boundary* of each area faces the road.

adjunct means something associated with another thing but not necessarily part of it.

advertisement means any device or representation visible to the general public which is used for the purpose of directly or indirectly promoting sales or drawing attention to an enterprise or undertaking, and includes any hoarding or similar **structure**, a bunting, flag, streamer or balloon used or adapted for use for that purpose.

AEP (annual exceedance probability) means the probability in any one year of a storm event exceeding a stated stream flow level.

AHD means Australian height datum.

apartment means a *dwelling* located within a *building* containing two or more *dwellings* where another dwelling is either located above or below the dwelling. An apartment is not an attached house.

Note: Apartment is a type of multi-unit housing. See the definition of that term in the Uses of Land section of this Dictionary.

articulation zone means a specified area on a block within which the design of the façade of buildings is required to be articulated in order to provide visual interest to the streetscape.

attached house means any *dwelling*, within a *building* containing two or more *dwellings*, which has within its curtilage open space at ground level and separate private access for each dwelling for the exclusive use of the occupants of the *dwelling*. Attached houses may incorporate communal basement car parking. Attached house includes row house, semi-detached house, terrace house, townhouse.

Note: Apartment is a type of multi-unit housing. See the definition of that term in the Uses of Land section of this Dictionary.

attic means any habitable space, but not a separate *dwelling*, contained wholly within a roof pitched at not more than 36 degrees above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backlighting, in relation to a *sign*, means the internal illumination of a sign box and the internal illumination of individual letters or characters comprising a sign, provided that the sign box, letter or character is constructed of translucent and not transparent materials.

balcony means a small outdoor area, raised above the ground, directly accessible from within the *building* and open except for a balustrade on at least one side.

basement means a space within a *building* where the floor level of the space is predominantly below *datum ground level* and where the *finished floor level* of the level immediately above the space is less than 1.0 metre above *datum ground level*.

bicycle parking device means a product constructed of high security material designed to provide stability to a bicycle parked in or against the device. For example, bicycle rails or hanging racks.

blank wall means any wall, which has no openings such as windows or doors.

block means a parcel of land, whether or not the subject of a *lease*, that has a cadastral description on a Deposited Plan registered with the Land Titles Office.

building is a structure and includes:

- a) an addition to a building;
- b) a structure attached to a building; and
- c) a part of a building.

but does not include:

- a) a transportable building, mobile home, caravan or similar that is not used for long term habitation; and is readily transportable without being disassembled or removed from associated components;
- b) paving, a driveway or a road that is not inside a building;
- c) a surface level car park that is not inside a building; and
- d) a fence, courtyard wall or retaining wall.

building line means a line drawn parallel to any *front boundary* along the front face of a *building* or through the point on a *building* closest to the *front boundary*. A terrace, landing, porch, *balcony*, deck, or verandah that is more than 1.5 metres above *finished ground level* or is covered by a roof is deemed to be part of the *building*. A fence, courtyard wall or retaining wall is not deemed to be part of the *building* for the purpose of setting the building line.

carport means a roofed car parking space wholly or partly enclosed on not more than two sides, but open to the street that the carport gains vehicle access from.

commercial accommodation unit means a room or suite of rooms that is made available on a commercial basis for short-term accommodation. A commercial accommodation unit may comprise a *dwelling* but not a room or suite of rooms within a *dwelling*. It does not include any associated facility such as a *restaurant*, *bar*, or *functions room*.

Note: A commercial accommodation unit is a type of Commercial Accommodation Use. See the definition of that term in the Uses of Land section of this Dictionary.

Commercial building means a building where commercial activities take place in the whole or part of a building. Commercial buildings contain uses such as office and shop but excludes community use, residential use, industry, and industrial trades.

communal open space means common outdoor open space within an easily accessible location on the subject site for recreation and relaxation of residents of a housing development.

community path system means a route constructed or under reserve which includes a path open to the public for the use of bicycles, scooters, pedestrians, joggers, and motorised mobility aids.

compact block means a *block* with an area of 250m² or less.

datum ground level means the surface ground level as determined in a field survey authorised by a registered surveyor:

- a) at the time of Operational Acceptance for subdivision; or
- b) if a) is not available and provided no new earthworks have occurred, at the date of grant of the lease of the block.

whichever is the earliest.

Where a) or b) is not available, **datum ground level** is the best estimate of the surface ground level determined in a field survey considering the levels of the immediate surrounding area and authorised by a registered surveyor.

This definition includes natural ground level.

deep soil zone means an area of soil within a *development* that is unimpeded by *buildings* or *structures* below ground, and which has adequate dimensions to allow for the growth of healthy trees. Deep soil zones exclude *basements*, *services*, *swimming pools*, *tennis courts* and *impervious surfaces* including *car parks*, *driveways*, *podium*, and *roof areas*.

desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting *streetscape* that is consistent with the relevant desired outcomes, and any statement of desired character in a relevant district code. It does not necessarily reflect the existing character of the area.

detached house means a *building* comprising a single *dwelling* which is not attached to any other *dwelling* and where the *dwelling* has within its curtilage separate private access to the *dwelling* and open space at ground level for the exclusive use of the occupants of the *dwelling*. It may include a free-standing *dwelling* in a *multi-unit development*.

Note: Detached house is a type of single dwelling housing but may also be a type of multi-unit housing. See the definition of those terms in the Uses of Land section of this Dictionary.

dual occupancy housing means the use of land that was originally used or leased for the purposes of *single dwelling housing* for two *dwelling*s.

Note: Dual occupancy Housing is a type of multi-unit housing. See the definition of that term in the Uses of Land section of this Dictionary.

dwelling has the same meaning as in the *Planning Regulation 2023*.

Note: Dwelling is a type of single dwelling housing but may also be a type of multi-unit housing. See the definition of those terms in the Uses of Land section of this Dictionary.

erosion means the mobilisation of soil as a result of loss of vegetative cover, scouring by runoff, or associated with slope instability.

EV ready means a car parking space which is provided with all of the infrastructure needed for the future installation of an electric vehicle charger, including provision of the following:

- a) adequate space within the car parking space for charger installation and the connection of an electric vehicle to a charger;
- b) electrical distribution board(s) of sufficient size to allow future connection of electric vehicle chargers at all EV ready car parking spaces;
- c) an electrical outlet at the car parking space suitable for the future installation of an electric vehicle charger;
- d) conduits and cables connected from the outlet to the distribution board(s); and
- e) a suitable on-site centralised load management and power provision approach.

An electric vehicle charger may also be provided.

external wall means an external wall that may also incorporate any of the following:

- a) windows with sill heights at or above 1.7m from the floor;
- b) screened decks;
- c) fixed pane windows with obscure glass;
- d) awning sashes with obscure glass and with an opening of not more than 30cm to the horizontal; or
- e) obscure glass bricks.

fin wall means part of an external wall built to extend past the *façade* and typically not required for structural purposes. Fin wall(s) are provided to add architectural interest and/or visual screening.

finished floor level (FFL) means the level of the upper surface of the relevant floor.

finished ground level (FGL) means the ground level after completion of all excavation and earthworks.

front boundary means any boundary of a *block adjacent* to a public *road*, public reserve, or public pedestrian way.

front loading block means a block where vehicular access is not obtained from a rear lane.

front zone means the area of a block between the *front boundary* and the *building line* or at the minimum front setback of the lower floor level for the block whichever is greater. (Note: for the purpose of this definition, the *front zone* shall not be more than 10m from the *front boundary*).

garage means a roofed car parking space wholly or partly enclosed on more than two sides.

gross floor area means the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the centre lines of walls separating the building from any other building, excluding any floor area reasonably used and necessary solely for fixed mechanical plant, bicycle parking and associated end-of-trip facilities, and/or basement car parking.

habitable (including **habitable room**) means a room within a *dwelling* capable of being lawfully used for the normal domestic activities of living, sleeping, cooking, or eating, and:

- a) includes a bedroom, study, living room, family room, kitchen, dining room, home theatre, rumpus room; but
- b) does not include a bathroom, laundry, hallway, garage, or other spaces of a specialised nature occupied neither frequently or for extended periods.

height of building means the vertical distance between *datum ground level* to the highest point or points of the *building*.

integrated housing development means development where the developer:

- a) is responsible for the planning, design and building of all the housing and associated facilities; or
- b) undertakes the site planning and development of infrastructure as well as establishing general requirements for building design without actually constructing the dwellings.

Note: Integrated housing development is a type of single dwelling housing but may also be a type of multi-unit housing. See the definition of those terms in the Uses of Land section of this Dictionary.

Integrated housing development plan means one or more drawings describing a proposed *integrated housing development*.

land includes water.

large block means a *block* with an area greater than 500m².

lease has the same meaning as in the *Planning Act 2023*.

long-stay user means a category of user generally defined by the time spent at the end-of-trip (either origin or destination) where the duration of the stay is typically half a day or more. Long-stay users generally include employees, residents, and students.

lower floor level (LFL) means a *finished floor level* which is 1.5 metres or less above *datum ground level* at any point.

mid sized block means a *block* with an area greater than 250m² but less than or equal to 500m².

natural ground level has the same meaning as **datum ground level**.

net lettable area (NLA) means the sum of a building's lettable floor area measured from the interior faces of the exterior walls, excluding the areas for stairs, fire stairs, accessways, lift shafts, toilets, recessed doorways, cupboards, fire hose reel cupboards, smoke lobbies (must be compliant with relevant Acts and Regulations), escalators, plant/motor rooms, telecommunications cupboards, kitchen and other service areas, and lift lobbies and areas dedicated to public spaces and the like.

northern boundary means a boundary of a *block* where a line drawn perpendicular to the boundary outwards is oriented between 45° west of north and 45° east of north.

outbuilding means a shed, garage or similar structure that is *ancillary* to the permitted use of the land.

planting area means an area of land within a block that is available for landscape planting and that is not covered by buildings, structures, vehicle parking and manoeuvring areas or any other form of impermeable element that impacts permeability of the ground surface (i.e., terraces, pergolas, patios, decks, or pools).

plot ratio means the *gross floor area* in a *building* divided by the area of the *site*.

podium parking means that portion of a building set aside for vehicle parking above ground level.

primary building zone means the area between the *front zone* and a line projected 12m distant in a perpendicular line away from the *front zone*.

primary window means the main window of a habitable room.

principal private open space means private open space that is directly accessible from a habitable room other than a bedroom.

principal signage means the predominant signage on any site that relates to the advertising of the business and products made or services provided on the premises, and can include business name, logo, opening hours and contact details

private open space means an outdoor area within a block useable for outdoor living activities, and may include balconies, terraces or decks but does not include any area required to be provided for the parking of motor vehicles and any common driveways and common vehicle manoeuvring areas.

rear boundary means a *block* boundary other than a *front boundary* or a *side boundary*.

rear lane means a narrow and short street which has as its primary function to provide vehicular access to garages of *rear loading blocks* where no direct vehicle access is permitted from the *front boundary* of the *block*.

rear loading block means a *block* where vehicular access is obtained from a *rear lane*.

rear zone means the area of a *block* behind the *primary building zone*.

RL (Reduced Level) means the vertical height in metres above Australian Height Datum (AHD).

residential redevelopment means development that involves:

- a) substantial or total demolition of an existing *dwelling* on land previously used for residential purposes and replacement with one or more new *dwellings*;
- b) establishment of one or more new *dwellings* on land previously used for residential purposes in addition to an existing dwelling; or
- c) substantial alterations to an existing *dwelling* that would result in a significant change to the scale and/or character of the *dwelling*.

Note: Detached house is a type of single dwelling housing but may also be a type of multi-unit housing. See the definition of those terms in the Uses of Land section of this Dictionary.

retirement village scheme, for a retirement village, means a scheme under which a person may:

- a) enter into a residence contract with the scheme operator for the retirement village; and
- b) on payment of an ongoing contribution, acquire a right to live in the retirement village, however the right accrues; and
- c) on payment of the relevant charge, acquires one or more services in relation to the retirement village.

Note: Retirement village scheme is associated with Retirement Village. See the definition of that term in the Uses of Land section of this Dictionary.

screen wall means a wall at least 1.8 metres high and visually opaque.

screening device means a permanent structure that comprise one or more of the following:

- a) opaque or translucent glazing;
- b) solid panels;
- c) perforated panels or trellises with a maximum 25% openings; and/or
- d) angled louvres to restrict overlooking.

second party signage means signage for products not initiated on the site but are associated with the business in its day-to-day business activity, for example signs advertising particular brands of products sold or distributed.

setback means the horizontal distance between a *block* boundary and the outside face of any *building* or structure on the block including:

- a) a building wall;
- b) a post that supports a roof; or
- c) a balcony, deck, or verandah.

short-stay user means a category of user generally defined by the time spent at the end-of-trip (either origin or destination) where the duration of the stay is typically a few hours or less. Short-stay users generally include shoppers, meeting attendees or residential visitors.

side boundary means a block boundary extending from a street frontage along a single bearing. A boundary is not a side boundary if it meets the definition of front boundary.

sill height means the vertical height of a windowsill above the *finished floor level* which it serves.

site means a *block*, *lease* or other lawful occupation of land, or adjoining *blocks*, *leases*, or lawful occupancies in the event of these being used for a single undertaking or operation, but excludes the area of any access driveway or right-of-way.

site coverage means the proportion of actual site covered by buildings, including balconies, basements, and any roofed structures such as terraces, pergolas, patios, and decks, but excluding any part of awnings, eaves and the like.

Standard block means a *block* with one of the following characteristics:

- a) originally leased or used for the purpose of one or two dwellings except where the original lease explicitly permits two dwellings
- b) created by a consolidation of blocks, at least one of which is covered by a)

storey means a space within a *building* that is situated between one floor level and the floor level next above, or if there is no floor level above, the ceiling or roof above but does not include an *attic* or a *basement* or a space that contains only a lift shaft or stairway. A mezzanine is included as a storey.

streetscape includes the visible components within a street (or part of a street) including the private land between facing *buildings*, including the form of *buildings*, treatment of *setbacks*, fencing, existing trees, landscaping, driveway and street layout and surfaces, utility services and street furniture such as lighting, signs, barriers, and bus shelters.

structure includes a fence, retaining wall, swimming pool, ornamental pond, mast, antenna, aerial, road, footpath, driveway, carpark, culvert, service conduit, cable, advertising device, notice or sign.

surface area of a sign means the entire area within a single continuous perimeter enclosing the extreme limit of writing, representation, emblem or any figure or similar character, together with any material or colour forming an integral part of the display or used to differentiate such a sign from the background against which it is placed, and only includes one side of a double faced sign when the sides are back-to-back or the sides are divergent but display identical writing or other representation but facing substantially different directions, but does not include the means by which a sign is supported.

surrendered residential block means a *block* that has been included on the Affected Residential Property Register and that has been either: surrendered to the ACT Government; or it is a dual occupancy unit-title block that has been acquired, in full or in part, by the ACT Government under the Loose Fill Asbestos Insulation Eradication Scheme Buyback Program. It does not mean a surrendered residential block that is part of a registered heritage place or a provisionally registered heritage place under the *Heritage Act 2004*.

third party signage means signage that:

- a) displays the name, logo and/or symbol of a company or other organisation that does not own or substantially occupy the land
- b) is for a product, activity or event not sold or occurring on the land
- c) displays sponsorship details.

undercroft parking means that portion of a building set aside for vehicle parking and does not include basement vehicle parking.

unscreened element means unscreened windows, decks, balconies, and external stairs.

upper floor level (UFL) means a *finished floor level*, which is greater than 1.5 metres above *datum ground level* at any point.