

# PART G - DEFINITIONS

## **Activity Area**

A defined area of land as delineated in Part D, Figure 4.

## **Adjacent**

In relation to proposed development means sites alongside, behind or diagonally behind a place of identified cultural significance or on the opposite side of the street.

## **Apparent Size**

'Size' of development when viewed in elevation. It is the length of wall and the area of a wall of a building relative to the width of the abutting street or other public space.

## **Archaeological Sensitivity Report**

A report accepted by the Planning Authority that is prepared by a qualified archaeologist or other suitably qualified professional that may be required to be submitted as part of any applications to undertake works, and which includes the following:

- Investigation of documentary evidence on the application site history.
- Sampling program which includes timing and method of sampling, and procedures to be followed where items of archaeological value are discovered.
- Details of archaeological 'watching brief' procedures to be implemented during the completion of works.

## **Art and Craft Centre**

Land used to manufacture, display, and sell works of art or craft, such as handicrafts, paintings, and sculptures.

## **Arts and Cultural Centre**

Land used for art and cultural activities which are open to the public, such as a performing arts or literature venue. Also includes an **Art Gallery, Museum**.

## **Art Gallery**

Land used to display works of art, such as ceramics, furniture, glass, paintings, sculptures, and textiles.

## **Bed and Breakfast Establishment**

A **Dwelling** used, by a resident of the dwelling for permanent accommodation, to provide accommodation for persons away from their normal place of residence.

### **Best Practice Environmental Management**

Means the management of an activity to achieve an ongoing minimisation of the activities environmental harm through cost effective measures assessed against the current international and national standards applicable to the activity. In determining the best practice environmental management of an activity, regard must be had to the following:

- (a) strategic planning by the person carrying out, or proposing to carry out the activity;
- (b) administrative systems implemented by the person, including staff training;
- (c) public consultation carried out by the person;
- (d) product and process design
- (e) waste prevention, treatment and design.

### **Boat Launching Facility**

Land used to launch boats into the water and to retrieve boats from the water.

### **Building**

Includes:

- (a) structure and part of a building or structure; and
- (b) fences, walls, outbuildings, service installations and other appurtenances of a building; and
- (c) boat or pontoon which is permanently moored or fixed to land.

**'Building or Works'** (This definition is exclusive to Schedule 1)

'Building or works' means the carrying out of building construction, alteration or decoration or works.

### **Burra Charter**

The Australia ICOMOS Charter for Places of Cultural Significance 1999 (including Guidelines), adopted by the Australian National Committee of the International Council on Monuments and Sites (Australia ICOMOS Inc.) on 26 November 1999.

### **Car Park**

Any land used primarily for the parking of motor vehicles as a public or private car park, but does not include part of any road used for parking, or a transport depot.

### **Caretaker's House**

A *Dwelling* on the same site as a building, operation, or plant, and occupied as permanent accommodation by an owner or supervisor of that building, operation, or plant.

### **Child Care Centre**

Land used to care for five or more children who are not permanently resident on the land.

### **Civic Works and Public Street Furniture Concept Plan**

A plan showing the full extent of intended Civic Works, including provision of essential services infrastructure, paving, planting, location of all fixed street furniture including trees and ground covers, artworks, free standing signs, lights and lighting concept.

**Civic Works**

Works undertaken in roads and other public spaces by public authorities, including the Council and the Tasmanian Ports Corporation Pty Ltd, or by individuals. It does not include buildings in the public space.

**Commercial and Community Furniture**

All ephemeral furniture (furniture which is regularly removed being removed at least every three months or not otherwise fixed to the ground, building or structure) associated with a commercial or community activity. It includes Outdoor Dining Furniture.

**Commercial Display Area**

Land used only to display goods.

**Commercial Port Operations**

Any building or area in which any activity or operation (including the administration of commercial port activities) connected with the carrying of goods or people from one port to another for business or commercial purposes is conducted by the Tasmanian Ports Corporation Pty. Ltd.

**Community Centre**

Means a club room, assembly hall, public hall, games or reading room, canteen, or other building designed or adapted primarily to provide facilities for social, sporting or cultural organisations.

**Conservation**

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation, as defined in the Burra Charter.

**Conservation Plan**

A Conservation Plan accepted by the Planning Authority and prepared in accordance with the guidelines provided by J. S. Kerr's ("The Conservation Plan"). The conservation plan includes:

- Documentation of the cultural significance of a place.
- Documentation of proposed measures to be undertaken to conserve cultural heritage.
- An assessment of how proposed 'building or works' comply with the conservation strategy proposed in the Conservation Plan and a Statement of Impact regarding the impact of the proposed 'building or works' on the conservation of cultural significance.

**Consulting Rooms**

A building or part of a building (not being a hospital) used in the practice of one or more medical, veterinary, or dental practitioners, or by registered practitioners of any therapeutic art or science.

**Contaminated Site**

A site at which hazardous substances occur at concentrations above background levels and where assessment indicates that it poses, or is likely to pose, an immediate or long term hazard to human health or the environment.

**Convenience Restaurant**

Land used to prepare and sell food and drink for immediate consumption, where substantial provision is made for consumption both on and off the premises.

**Convenience Shop**

A building with a leasable floor area of no more than 240 square metres, used to sell food, drinks, and other convenience goods. It may also be used to hire convenience goods.

**Council**

The Hobart City Council.

**Cultural Significance**

Cultural significance is defined as historic, scientific, aesthetic or social value for past, present and future generations. It may include archaeological values, architectural values and values as a record of various aspects of history. It is synonymous with the term heritage value.

**'Deemed to Comply' Provisions**

Measures which are one way by which a use or development achieves 'Objectives'.

**Development**

Includes:

- (a) The construction, exterior alteration or exterior decoration of a building; and
- (b) The demolition or removal of a building or works; and
- (c) The construction or carrying out of works; and
- (d) The subdivision or consolidation of land, including buildings or airspace; and
- (e) The placing or relocation of a building or works on land; and
- (f) The construction or putting up for display of signs or hoardings -

But does not include any development of a class or description, including a class or description mentioned in paragraphs a) to f) prescribed by regulations for the purpose of this definition.

**Dwelling**

A building used as a self-contained residence which must include:

- (a) a kitchen sink;
- (b) food preparation facilities;
- (c) a bath or shower; and
- (d) a closet pan and wash basin.

It includes outbuildings and works normal to a dwelling.

**Eating Establishment**

Land used to prepare and sell food for consumption on, or off, the premises. It also includes a *Restaurant/Cafe*, *Take Away Food Premises* and *Convenience Restaurant*.

**Education Centre**

Land used for education, such as a primary or secondary school, tertiary institution or university, business college, college of advanced education (TAFE), day seminar facility or employment training centre.

**Elderly Persons Unit**

Means a *Dwelling* used for permanent accommodation containing not more than two bedrooms and a floor area of not more than 75 square metres, which is designed and intended for occupation by retired persons.

**Environmental Harm**

Means 'environmental harm' as described in s.5 of the Environment Management and Pollution Control Act 1994.

**Exhibition Centre**

Land used for the display and public exhibition of goods, information, etc.

**Fixed Public Street Furniture**

Street furniture permanently located in roads or other public spaces or furniture which is possible to remove but is not removed once every 3 months. Includes but not limited to: street furniture and large landscape items including street trees.

**Flat**

A *Dwelling* used for permanent accommodation that has another *Dwelling* used for permanent accommodation above or below it.

**Floor Area**

Means the total actual area of each floor of a building (including mezzanines) measured at its greatest point of internal dimension from external walls but excluding lift shafts and stairwells, rooms or areas set aside for the accommodation of mechanical and electrical plant, open balconies or verandahs, and (excepting where a development includes car parking which is additional to that car parking which is required pursuant to this Scheme or which is approved as ancillary to that development) areas for the parking, garaging, loading, unloading and circulation of motor vehicles.

**Floor of the Cove**

The concept of the flat fill surface of Sullivans Cove having a recognisable identity contained by the built form and topography.

**Function Centre**

Land used, by arrangement, to cater for private functions, and in which food and drink may be served, such as a conference centre or reception centre. It may include entertainment and dancing.

**Gambling Premises**

Land used for gambling by gaming or wagering, and where there is an ability to receive a monetary reward.

**General Industry**

Land used for any of the following operations:

- (a) any process of manufacture;
- (b) dismantling or breaking up of any article;
- (c) treating waste materials;
- (d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction);
- (e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or
- (f) any process of testing or analysis.

If on the same land as any of these operations, it also includes:

- (i) storing goods used in the operation or resulting from it;
- (ii) providing amenities for people engaged in the operation;
- (iii) selling by wholesale, goods resulting from the operation; and
- (iv) accounting or administration in connection with the operation.

**Hard Character**

Primarily hard constructed surfaces, no landscape works.

**Height**

In respect of buildings (other than structures), that maximum vertical distance measured between the natural surface level and the eaves or parapet at any point of any part of a building.

In respect of structures (other than buildings), that maximum vertical distance measured between the natural surface level and the highest point of the structure.

**Heritage Value**

Heritage value (or cultural heritage value) is defined as the historic, aesthetic and social significance of Sullivans Cove. It includes social value, archaeological values architectural values and values as a record of various aspects of history. It is synonymous with the term cultural significance.

**Holiday Unit**

A Dwelling intended, adapted or designed as tourist accommodation in accordance with Accommodation Standards (No. 4) under Part 3, s.109 of the Liquor and Accommodation Act, 1990. It could be a serviced apartment.

### **Home Occupation**

The full or part time business conducted within the curtilage of a dwelling by one or more of the dwelling's permanent residents, and the operation of which does not:

- (a) require the occupation of more than 30m<sup>2</sup> of land and/or floor area within the curtilage of the dwelling and provided that it occupies no more than 20% of the 'floor area' of the dwelling;
- (b) create noise at the boundary of the curtilage of the nearest dwelling which exceeds 40 dBA between the hours of 7:00am and 8:00pm, and 35 dBA between the hours of 8:00pm and 7:00am;
- (c) require the alteration of the external appearance of the dwelling except for the erection of a sign less than 0.2m<sup>2</sup> and mounted flat against the wall of the 'principal building' on the site and which indicates only the name and nature of the home occupation;
- (d) entail the employment on the site of any person who is not a permanent resident;
- (e) entail the provision of additional parking spaces above those required for its use as a permanent residence;
- (f) necessitate the enlargement of, or extension to any public utility service to the land;
- (g) entail the visitation to the site for business purposes by non residents excepting where the conduct of the 'home occupation' solely involves personal contact on a single person appointment basis and frequency not necessitating a waiting room facility;
- (h) entail the use of motive power, except for any electric motor supplied from a single phase general purpose outlet not exceeding 10 amps in rating;
- (i) entail the storage of goods or materials in any location visible from any residence, public street or public place.

### **Hotel**

Land used primarily to sell liquor for consumption on and off the premises. Additionally It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.

### **Hydraulic Repairs and Underground Services**

The laying, replacement or repair of any water, sewerage or stormwater main or any other piping or ducting required for mains services, electrical supply, communications or other underground activity required to service a public utility installation.

### **Indoor Recreation Facility**

A building used for indoor leisure, recreation, or sport.

### **Informal Outdoor Recreation**

Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, picnic or barbecue area, or a walking or jogging track.

### **Key Site**

A site which is regarded as under utilised and having the potential, through development or redevelopment within 5-10 years of the final approval of the Scheme, to be used for activity which will reinforce the strategic framework of the Scheme and objectives of the Activity Area.

**Land**

Includes:

- (a) Buildings and other structures permanently fixed to land; and
- (b) Land covered with water; and
- (c) Water covering land; and
- (d) Any estate, interest, easement, servitude, privilege or right in or over land.

**'Level 1' Activity**

Means as defined in the Environmental Management and Pollution Control Act 1994.

**'Level 2' Activity**

Means an activity specified in Schedule 2 of the Environment Management and Pollution Control Act 1994.

**'Level 3' Activity**

Means an activity which is a project of State significance under the State Policies and Projects Act 1993.

**Light Industry**

Means the use of buildings or spaces for manufacturing, processing or storage of activities which do not:

- (a) Cause a nuisance as defined in s.180 of the Local Government (Building and Miscellaneous Provisions) Act 1993; and
- (b) Cause "environmental harm" as defined in s.5 of the Environmental Management and Pollution Control Act 1994; and
- (c) Create noise at the boundary of a residential zone which exceeds 40 dBA between the hours of 7:00 am and 8:00 pm, and 35 dBA between the hours of 8:00 pm and 7:00 am; and
- (d) Require the on street parking, loading, unloading or manoeuvring of vehicles associated with the operation; and
- (e) Adversely affect the amenity of nearby dwellings through vibration, dust, grit, smoke fumes, smell, bright lights, electrical interference, traffic generation or unsightly appearance; and
- (f) Require the erection of any buildings or structures that are not in accordance with the character of the Planning Area; and
- (g) Require the storage of goods or materials in any location visible from any residence, public street or public place.

**Lot**

Means a block of land created by subdivision of a large block of which it was part.

**Major Road Works**

Means within the existing road reservation or other public space, all road works required for the construction of additional traffic lanes and vehicle under and overpasses.

### **Major Sport And Recreation**

Land used for leisure, recreation or sport where there is substantial provision made for spectators, such as a grandstand, and to which spectators are usually charged admission.

### **Manufacturing Sales**

Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.

### **Marina**

Land used to moor boats, or store boats above or adjacent to the water. It may include boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories. It includes, a jetty, pier, mooring pole and pontoon.

### **Marine Industry**

Means the manufacturing, processing, storage, servicing, repair or other similar treatment of commercial boats and other commercial marine equipment or components and includes slipyards, boat servicing workshops, fish processing plants, boat manufacture, the retail of marine equipment and supplies and the like.

### **Market**

Land used to sell goods, including foodstuffs, from stalls.

### **Minor Maritime Buildings or Works**

Means minor buildings or works essential to the safe operation of the Port of Hobart and includes those related to general wharf maintenance, statutory signs, essential services to vessels (power and water), lighting for navigational and ship servicing purposes and the replacement of fenders, dolphins, camel dolphins and bollards.

### **Minor Landscape Works**

Works involving installation of vegetation (planter boxes, etc.) excluding street trees.

### **Minor Road Works**

Means within the existing road or other public space, all road works involved in the sealing or resealing, upgrading or minor widening of an existing carriageway, including the introduction of kerbs, gutters, footpaths, road signs, traffic-control devices, street lighting, traffic calming measures, alterations to the layout and means of traffic control at existing junctions and intersections, and the like, together with pedestrian under and overpasses, but does not involve the construction of any new or additional carriageway or traffic lane and includes all other works not included under **Major Road Works**.

It includes the formation, widening, improvement or alteration of any existing vehicular access by, or on behalf of, the road authority.

### **Minor Sports and Recreation**

Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators, such as open sports ground. Also includes **Indoor Recreation Facilities** and **Outdoor Recreation Facilities**.

### **Minor Utility Installation**

Land used for a utility installation comprising any of the following:

- (a) sewerage or water mains;
- (b) storm or flood water drains or retarding basins;
- (c) gas mains providing gas directly to consumers;
- (d) power lines designed to operate at less than 220,000 volts;
- (e) telecommunication lines;
- (f) an electrical sub-station designed to operate at no more than 66,000 volts.

### **Motel**

Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms. It does not include **Bed and Breakfast Establishment**.

### **Museum**

Land used to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.

### **Multiple Accommodation**

The letting as permanent accommodation in more than one tenancy of rooms or other non self contained accommodation with the use of common facilities, such as bed sitting rooms, rooming or boarding houses or a hostel.

### **Objectives**

General statements of intention for use or development to attain as a means of satisfying the 'Principles' of the Scheme.

### **Office**

Land used for administration, or clerical, technical, professional or other like business activity, such as an electoral office, government office, or insurance outlet. No goods or materials intended for manufacture, sale, or hire may be stored on the land. It also includes **Consulting Rooms**.

### **Other Public Spaces**

Land which is generally available for access by the general public, but not including a road.

### **Outdoor Dining Furniture**

Means the placement or use of tables, chairs, benches, umbrellas and the like used for the purpose of extending the services of premises whose main function is the provision of food and beverages to the public.

### **Outdoor Recreation Facility**

Land used for outdoor leisure, recreation, or sport.

### **Passive Recreation**

Means the use of land for a park, garden, playground or reserve for leisure activities including **Informal Outdoor Recreation**. It does not include **Major Sport and Recreation** or **Minor Sport and Recreation**.

**Permanent Accommodation**

Means, in relation to *Residential Accommodation*, occupation by the owner(s) as the principal place of residence, or, if let, on a tenancy of at least six months duration.

**Performance Criteria**

General statements of the means by which a use or development achieves 'Objectives'.

**Permissible Activity**

Means an activity in respect of which a Planning Authority has the discretion to refuse a permit or is bound to grant a permit either unconditionally or subject to conditions.

**Place**

Place means site, area, building or work, group of buildings, or works with associated contents and surroundings.

**Place of Worship**

Land used for religious activities, such as a church, chapel, mosque, synagogue, or temple.

**Planning Authority**

The Sullivans Cove Waterfront Authority

**Plan of Subdivision**

A plan submitted to the Planning Authority for the purpose of a permit under the Land Use Planning and Approvals Act 1993 in relation to the subdivision of land.

**Plot Ratio**

Means the ratio between floor area or areas of a building or buildings and the site area upon which such or development is proposed.

**Primary Elevations**

The side (or sides) of a building presented as the primary street frontage. Primary elevations are distinguished by prominent entrances, signs naming the building or business, a high quality of materials or surfaces or a formal relatively upright building or wall.

**Primary Spaces**

Roads and spaces shown on Figure 7 as primary spaces.

**Public Display Office**

Land used for activities which incorporates both office and 'quasi retail' functions which require a shop front address such as a real estate agency, travel agency or boat sales agency.

**Public Street Furniture**

Street furniture permanently located in roads or other public spaces or furniture which is possible to remove but is removed once every 3 months. Includes but not limited to: street furniture and large landscape items including street trees.

### **Public Street Furniture Ancillary to Traffic and Parking Management**

Street furniture that is permanently located in roads or other public spaces or furniture which is possible to remove but is not removed once every 3 months and that is necessary for the management by the Council of traffic and parking.

### **Public Transport Facility**

Means any building, structure, activity or area used or intended to be used in association with the transport of people by bus, train, or light rail.

### **Railway Terminal**

Any building, structure, activity or area used or intended to be used in association with the transport of goods or people by rail, but does not include any building, structure, activity or area associated with a tram, or a light railway constructed on a road and/ or other land.

### **Recreational Boating Facility**

Land used to provide, facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. It includes a *Marina* or *Boat Launching Facility*.

### **Research and Development Centre**

Land used to develop electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.

### **Residential Accommodation**

The occupation of one or more buildings known as a *Dwelling* for permanent accommodation, such as a *Flat*, *Elderly Persons Unit* or *Caretakers House*. It excludes any associated commercial activity except for *Home Occupation*, *Residential Business* and *Bed and Breakfast Establishment*.

### **Residential Business**

The full or part time business conducted within the curtilage of a dwelling by one or more of the dwelling's permanent residents, and the operation of which does not:

- (a) entail the employment on the site of any more than one person who is not a permanent resident of the dwelling; and
- (b) create noise at the boundary of the curtilage of the nearest dwelling which exceeds 40 dBA between the hours of 7:00 am and 8:00 pm, and 35 dBA between the hours of 8:00 pm and 7:00 am; and
- (c) entail the alteration of the external appearance of the dwelling except for the erection of a sign less than 0.2m<sup>2</sup> and mounted flat against the wall of the 'principal building' on the site and which indicates only the name and nature of the residential business; and
- (d) affect the residential amenity of the dwelling, of nearby lots or the vicinity through vibration, dust, grit, smoke fumes, smell, bright lights, harmful emissions, electrical interference traffic generation or unsightly appearance; and
- (e) require the occupation of more than 30m<sup>2</sup> of land and/or floor area within the curtilage of the dwelling and is confined to one of the following spaces:
  - (i) Professional consulting rooms; or

- (ii) A garden for horticulture (including greenhouses); or
  - (iii) A kitchen area; or
  - (iv) A laboratory area; or
  - (v) An office; or
  - (vi) Storage, display and/or selling room or rooms; or
  - (vii) Studio, instruction or practice rooms; or
  - (viii) Workshops and/or craft rooms.
- (f) entail the storage of goods or materials in any location visible from any residence, road or public place; and
- (g) necessitate the enlargement of, or extension to any public utility service to the land; and
- (h) require the use of motive power, except for any electric motor supplied from a single phase general purpose outlet not exceeding 10 amps in rating.

### **Residential Hotel**

Land used primarily for providing tourist accommodation.

### **Restaurant/Cafe**

Land used to prepare and sell food and drink, for consumption on the premises, and where seating is provided for all patrons. Part of the premises (no more than 25% of the total area of the premises in which liquor may be sold) may be used for the supply of liquor other than in association with the serving of meals. It may include entertainment and dancing. It does not include the sale of packaged liquor.

### **Retail Premises**

Land used to:

- sell goods by retail, or by retail and wholesale;
- sell services; or
- hire goods.

### **Road**

Means a road or street, including a public space, over which the general public has permanent right of passage in a motor vehicle, including all land between the boundaries of the road and its reservation and all bridges over which such a road passes, being a road which is the responsibility of the Minister administering the Roads and Jetties Act 1935 or, if a Council road, being a road for which the Council has accepted responsibility under its seal or a road shown on the municipal map.

### **Road Maintenance**

Means the repair and/or replacement of any part of an existing road and its associated infrastructure, and includes carriageway resealing, replacement and/or upgrading of line markings, road signs, other traffic control devices, street lighting together with all road works required to maintain the road in a state and satisfactory operational condition. Also included are any emergency works required for public safety due to an immediate danger to the public and to preserve the integrity of the road and the surrounding area.

### **Road Layout Plan**

Means a plan(s) and any accompanying text of the road alignment, including the position and width of carriageway(s), the location and layout of junctions and intersections, the siting and height of major cuttings and embankments and any such further relevant information as may be required by the Planning Authority.

### **Road Works**

Means all work undertaken in, on, under or over the carriageway(s), road shoulders, median, bridges, culverts, footpaths and verges including all works necessary to install and maintain road signs, traffic control devices, infrastructure, landscaping, planting and tree removal required to ensure amenity and the safe, efficient and convenient use of a road by private and public transport.

### **Secondary Elevations**

The sides of a building presented as frontages to the secondary spaces of Sullivans Cove. Secondary elevations generally are those which have less prestigious materials and finishes on walls, may be stepped in elevation and have a 'service' or 'utility' function.

### **Secondary Spaces**

Smaller roads, lanes, alleys and ad hoc courts running off the primary spaces shown on Figure 7 as secondary spaces.

### **Service Industry**

The use of land, a building or part of a building for processes directed towards the servicing of goods or land/building and used as a depot for necessary goods to be serviced and in no way affects the amenity of other activities in the neighbourhood.

### **Shop**

Land used to sell goods or services, or to hire goods, but does not include **Convenience Shop, Manufacturing Sales, Market**, Landscape gardening supplies, Motor vehicle, boat, or caravan sales, Postal agency, Primary produce sales, or Trade supplies.

### **Sign**

Means any graphic, pictorial or written display, including any structure or material, when viewed from a road or other public space.

<b>Awning sign - Above</b>	A sign attached to and supported above an awning, veranda or similar.
<b>Awning sign - Below</b>	A sign on the fascia or return ends of cantilever of suspended awnings.
<b>Awning Sign - Fascia</b>	A sign on the fascia or return ends of cantilever or suspended awnings.
<b>Banner sign</b>	A sign constructed of lightweight non-rigid material, such as cloth, canvas or similar fabric, attached to the wall of a building or other existing structure including light poles.

<b>Blade Sign</b>	A sign with a large display surface, which is either permanently attached to the ground or on its own supportive structure. It is not designed or used as a Poster panel sign (billboard) and excludes Business directory, or Public event and cultural directory signs.
<b>Bunting</b>	A string of small flags, or streamers strung in a line from or otherwise attached to a building or other structure.
<b>Business directory</b>	A sign for a building in multiple tenancies which identifies the name of the business and its location within the building and does not contain any product or other advertising.
<b>Cabinet sign</b>	A cabinet with a transparent face attached to the wall of a building or structure for the display of information within (e.g. Menus).
<b>Canopy sign</b>	A sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window.
<b>Construction site sign</b>	A temporary sign indicating that construction works are occurring on a property.
<b>Flag sign</b>	A sign constructed of lightweight, non-rigid material attached by one edge to a pole or rope.
<b>Horizontal projecting wall sign</b>	A sign projecting from the wall of a building with a horizontal dimension greater than its vertical dimension.
<b>Internal display sign</b>	A sign located greater than 150mm from the glass surface of a window or door.
<b>Interpretative sign</b>	Provides information for visitors, plans, historic information, location of services, features and businesses, includes artworks which convey meaning.  This type of sign can be private (i.e. Placed by and for the benefit of a private business) or public (i.e. Placed by a public agency in the public interest).
<b>Mobile trader sign</b>	A sign attached to a mobile vehicle from which a product or service is being sold (e.g. mobile food van, ice-cream vendor, mobile flower sellers)
<b>Name plate sign</b>	A sign identifying one of the occupants of a property used for professional rooms, attached flush to the wall of a building.  Examples are a traditional doctors' or lawyers' brass plate.
<b>Pole sign</b>	A sign erected on top of one or more vertical supports or suspended from a horizontal support held up by one or more vertical supports, and which is independent of any building or other structure.
<b>Portable sign</b>	A freestanding, portable advertising device, commonly known as a sandwich board sign.

<b>Poster panel sign (bill board)</b>	A structure either freestanding or attached to a building designed to accommodate standard poster panels, the message of which may be changeable and variable.
<b>Public event and cultural directory sign</b>	A structure permanently attached to the ground, designed to accommodate small bill posters and public notices, the messages of which may be changeable and variable. This type of sign may also fulfil the dual function of an item of public artwork.
<b>Real estate sign</b>	Temporary sign erected for purposes of selling/leasing of real estate for the duration of the period the real estate is on the market, which may be more than five days and which is not separately affixed by bolt, nail or screw to masonry, brickwork or other face building material.
<b>Roof sign/sky sign</b>	A sign erected on the roof or parapet of a building.
<b>Screen Sign</b>	Messages or product logos or other graphics printed or displayed on screens used in association with outdoor dining.
<b>Statutory sign</b>	A sign required or specified by statute; and a sign relating to safety of pedestrians, traffic and shipping.  Examples are a hazard sign; hazchem sign; traffic control sign; maritime purposes sign; international/national signposting conventions for service provisions, toilets and street numbers.
<b>Transom sign</b>	A sign attached to the transom of a doorway or display window of a building.
<b>Umbrella sign</b>	Messages or product logos or other graphics printed or displayed on umbrellas used in association with outdoor dining furniture.
<b>Vertical projecting wall sign</b>	A sign projecting from the wall of a building with a vertical dimension greater than its horizontal dimension.
<b>Wall sign</b>	A sign painted on or attached parallel to the wall or window of a building.
<b>Window sign</b>	Sign on a glass surface of a window or door located less than 150mm behind a surface. Also includes signs on any window which has been painted opaque.

### **Site**

Means the total area of a lot or two more contiguous lots which is the subject of the same planning application for the use or development of land.

### **Site Development Plan**

A plan which outlines the framework for the future use or development of a site.

### **Store**

Land used only to store goods, machinery, or vehicles. Includes freezing and cool storage.

**Subdivide**

As defined in the Local Government (Building and Miscellaneous Provisions) Act 1993.

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As defined in the Local Government (Building and Miscellaneous Provisions) Act 1993.

**Sustainable Development**

Managing the use, development and protection of physical resources in a way, or at a rate which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:

- sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, and;
- safeguard the life supporting capacity of air, water, soil and ecosystems; and
- avoiding, remedying and mitigating any adverse effects of activities on the environment.

**Take Away Food Premises**

Land used to prepare and sell food and drink for immediate consumption off the premises.

**The Planning Area**

The Scheme applies to all land and water within the Scheme Boundary on "Figure 4" of the Sullivans Cove Planning Scheme 1997, referred to in this Scheme as 'The Planning Area'.

**The Scheme**

The Sullivans Cove Planning Scheme.

**Traffic Calming**

Means the institution of a variety of traffic management measures required to adapt the volume, speed and behaviour of traffic to the primary functions of the areas through which it passes.

**Transport Terminal**

Land used to assemble and distribute goods or passengers, such as a bus terminal or road freight terminal. It includes facilities to park and manoeuvre vehicles.

**Use**

In relation to land, includes the manner of utilising land but does not include the undertaking of development.

**Utility Installation**

Land used:

- for telecommunications;
- to transmit or distribute gas, oil, or power;
- to collect, treat, transmit, store, or distribute water; or
- to collect, treat, or dispose of storm or flood water, sewage, or sullage.

**Visitor Accommodation**

Means the use of buildings and spaces for short term occupancy by people who are visitors to the Planning Area, including *Residential Hotel, Holiday Unit* and *Motel*.

**Void**

An architectural feature incorporated into the design for a building facade. These features include openings, doors, windows and shutters, reflective surfaces and glass elements.

**Wall of the Cove**

The concept of a continuous built wall comprised of a number of building facades, which mark the edge of the Cove Basin with the flat fill surface of Sullivans Cove. The concept has its strongest expression at Salamanca Place and Hunter Street. (Refer to Schedule 2, Figure 6.)

**Warehouse**

Land used to store or display goods. It may include the distribution and the wholesale selling of the goods. It includes a *Store* and *Commercial Display Area*.

**Wharf**

Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.

**Waste Management Plan**

A plan which details a strategy to systematically reduce waste generation. It includes the assessment of waste, options for eliminating or reducing waste, and actions and associated time-frames for the implementation of waste minimisation measures.

**Works**

Any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.



