

**GENERAL TERMS**08/08/2012  
VC87

The following table lists general terms which may be used in this planning scheme. A term listed in the first column, under the heading "General Term", has the meaning set out beside that term in the second column, under the heading "Definition".

<b>General term</b>	<b>Definition</b>
<b>Act</b>	The Planning and Environment Act 1987.
<b>Agricultural production</b>	Any form of primary production of renewable commodities. It does not include Stone extraction, Mineral extraction, or timber production from native forest.
<b>Anemometer</b>	A wind measuring device.
<b>Approval date</b>	The date this scheme began, or the date of notice in the Victoria Government Gazette of approval of an amendment to this scheme.
<b>Basement</b>	A storey below ground level, or that projects no more than 1.2 metres above ground level.
<b>Building height</b>	The vertical distance from natural ground level to the roof or parapet at any point.
<b>Building Regulations</b>	The Building Regulations 1994.
<b>Carriageway</b>	The area of a street reserve which is provided for the movement or parking of vehicles. It is determined by the invert of a kerb and channel and the point adjacent to the pavement edge for kerb (only) and edge strips.
<b>Clear to the sky</b>	An unroofed area or area roofed with material that transmits 90 per cent of light.
<b>Defendable space</b>	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire. It comprises an inner zone and an outer zone.
<b>Deflection angle</b>	The angle between two tangent sections of a carriageway.
<b>Design speed</b>	The speed fixed for the design and correlation of the geometric features of a carriageway that influence vehicle operation. It is the speed which is not exceeded by 85 per cent of vehicles.
<b>Domestic services normal to a dwelling</b>	A domestic appliance or apparatus that is normal to and services a dwelling. It includes disabled access ramps and hand-rails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbecue, downpipes and flues, a skylight, security screens, and the like.
<b>Earthworks</b>	Land forming, laser grading, levee banks, raised access roads and tracks, building pads, storage embankments, channel banks and drain banks and associated structures.
<b>Frontage</b>	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.
<b>Gaming</b>	The playing of a gaming machine.
<b>Gaming machine</b>	Has the same meaning as it has in the Gambling Regulation Act

<b>General term</b>	<b>Definition</b>
	2003.
<b>Gross floor area</b>	The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.
<b>Ground level</b>	The natural level of a site at any point.
<b>Habitable room</b>	Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
<b>High quality productive agricultural land</b>	Land which is used for animal husbandry or crop raising, and is capable of continuing to sustain agricultural production, and: <ul style="list-style-type: none"> <li>a) is of prime, or very good, agricultural quality, having regard to soil type, growing season, and availability of infrastructure, and is of sufficient extent to support agricultural activities on an economically viable scale; or</li> <li>b) has been identified through a regional, sub-regional, or local study as being of particularly good quality and strategic significance for agriculture in the regional or local context.</li> </ul>
<b>Land capability assessment</b>	The assessment of the physical ability of the land to sustain specific uses having regard to its management, and without long term on-site detriment to the environment.
<b>Leasable floor area</b>	That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.
<b>Lot</b>	A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.
<b>Mean building height</b>	The vertical distance between the mean ground level and the finished roof height at its highest point.
<b>Mean ground level</b>	One half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.
<b>Metropolitan Melbourne</b>	The area covered by the Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port of Melbourne, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges Planning Schemes and the area within the urban growth boundary in the Mitchell Planning Scheme.
<b>Mineral</b>	Any substance which occurs naturally as part of the earth's crust, including: <ul style="list-style-type: none"> <li>a) oil shale and coal; and</li> <li>b) hydrocarbons and mineral oils contained in oil shale or coal, or extracted from oil shale or coal by chemical or industrial processes.</li> </ul>

<b>General term</b>	<b>Definition</b>
	It does not include water, stone, or petroleum.
<b>Movable building</b>	A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.
<b>Native vegetation</b>	Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.
<b>Net floor area</b>	The total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
<b>Plot ratio</b>	The gross floor area of all buildings on a site, divided by the area of the site.
<b>Private open space</b>	An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.
<b>Property vegetation plan</b>	A plan which relates to the management of native vegetation within a property, and which is contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987.
<b>Prostitution</b>	The provision by one person to or for another person (whether or not of a different sex) of sexual services in return for payment or reward.
<b>Public land manager</b>	The Minister, government department, public authority or municipal council having responsibility for the care or management of public land. In relation to Crown land reserved under an Act and managed or controlled by a committee of management, other than Parks Victoria or a municipal council, it means the Minister administering that Act and does not include the committee of management.
<b>Radio mast</b>	A mast, for radio transmission or reception in a dwelling, that is: <ul style="list-style-type: none"> <li>a) with antenna, more than 14 metres above the ground;</li> <li>b) if attached to a building, with antenna, more than 5 metres above the roof line;</li> <li>c) including antenna, wider than 6 metres; or</li> <li>d) excluding antenna, wider than 50 centimetres at any point exceeding 3 metres above the ground.</li> </ul>
<b>Retail</b>	The sale of goods or materials, in any quantity or manner, other than by wholesale.
<b>Secluded private open space</b>	That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.
<b>Setback</b>	The minimum distance from any allotment boundary to a building.
<b>Sexual services</b>	Has the same meaning as it has in the Prostitution Control Act 1994.
<b>Site coverage</b>	The proportion of a site covered by buildings.
<b>Stone</b>	Basalt, freestone, granite, limestone, sandstone, or other building stone, or rock, ordinarily used for building, manufacturing,

General term	Definition
	road making, or construction; or clay (not fine clay, bentonite, or kaolin), earth, gravel, quartz (not quartz crystals), sand, soil, slate, or other similar material.
<b>Storey</b>	That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.
<b>Street leg length</b>	The distance between street intersections or junctions, or points and locations where vehicles must slow down, usually to a maximum speed of 20 kilometres per hour.
<b>Street reserve</b>	Land set aside for a street pavement and verge.
<b>Sustainable agriculture</b>	<p>The use of farming practices and systems which maintain or enhance:</p> <ul style="list-style-type: none"> <li>a) the economic viability of agricultural production;</li> <li>b) the natural resource base; and</li> <li>c) other ecosystems which are influenced by agricultural activities.</li> </ul>
<b>Telecommunications line</b>	A wire, cable, optic fibre, tube, conduit, waveguide or other physical medium used, or to be used, as a continuous artificial guide for or in connection with carrying communications by means of guided electromagnetic energy.
<b>Telecommunications network</b>	A system or series of systems that carries, or is capable of carrying, communications by means of guided and unguided electromagnetic energy.
<b>Telecommunications tower</b>	A tower, pole or mast used as part of a Telecommunications network.
<b>Tenement</b>	<p>Land comprised in:</p> <ul style="list-style-type: none"> <li>a) a lot which does not adjoin another lot in the same ownership; or</li> <li>b) lots in the same ownership and which adjoin each other.</li> </ul> <p>Lots are considered to adjoin each other if they are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve.</p>
<b>Utility service provider</b>	A person, other than a public authority or municipal council, having responsibility under an Act for the generation, transmission, distribution or supply of electricity, gas, power, telecommunications, water supply, drainage or sewerage services.
<b>Verge</b>	The part of the street reserve between the carriageway and the boundary of adjacent lots or other limit to the street reserve. It may accommodate public utilities, a footpath, indented parking, stormwater flows, street lighting poles and planting.
<b>Wall height</b>	The vertical distance between the top of the eaves at the wall line, parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level.
<b>Wholesale</b>	The sale of goods or materials, to be sold by others.