

73.03

17/09/2019
VC161

LAND USE TERMS

The table to this clause lists terms which may be used in this planning scheme in relation to the use of land. A term describing a use or activity in relation to land which is not listed in the table must not be characterised as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

Meaning of terms

A term listed in the first column, under the heading "Land use term", has the meaning set out beside that term in the second column, under the heading "Definition".

No definition of listed term indicates ordinary meaning

A term listed in the first column, under the heading "Land use term", which does not have a meaning set out beside that term in the second column, under the heading "Definition", has its ordinary meaning.

Terms which specifically include other listed terms

A term listed in the first column, under the heading "Land use term", which has other terms listed beside it in the third column, under the heading "Includes", includes any term so listed in the third column and any term included within that term in the third column, but does not include any other term listed in the first column.

A term listed in the first column which has other terms listed beside it in the third column may also include other terms which are not listed in the first column.

All terms listed in the third column are also listed in the first column.

Terms which do not specifically include other listed terms

If a term listed in the first column, under the heading "Land use term", does not have any term listed beside it in the third column, under the heading "Includes", that term does not include any term listed in the first column.

However, a term listed in the first column which does not have any term listed beside it in the third column may include other terms which are not listed in the first column.

Terms which are included within other listed terms

A term listed in the first column, under the heading "Land use term", which has a term listed beside it in the fourth column, under the heading "Included in", is included within the term so listed in the fourth column and any term which includes that term in the fourth column.

All terms listed in the fourth column are also listed in the first column.

Terms which are not included within other listed terms

If a term listed in the first column, under the heading "Land use term", does not have a term listed beside it in the fourth column, under the heading "Included in", that term is not included within any other term listed in the first column.

Table to Clause 73.03

| Land use term | Definition | Includes | Included in |
|----------------------|--|---------------------------------|-----------------------|
| Abattoir | Land used to slaughter animals, including birds. It may include the processing of animal products. | | Rural industry |
| Accommodation | Land used to accommodate persons. | Camping and caravan park | |

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| Land use term | Definition | Includes | Included in |
|-------------------------------|--|---|------------------------------------|
| | | <p>Corrective institution</p> <p>Dependent person's unit</p> <p>Dwelling</p> <p>Group accommodation</p> <p>Host farm</p> <p>Residential aged care facility</p> <p>Residential building</p> <p>Residential village</p> <p>Retirement village</p> | |
| Adult sex product shop | <p>Land used to sell or hire sexually explicit material, including:</p> <p>a) publications classified as restricted under the <i>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</i>; and</p> <p>b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.</p> | | Shop |
| Agriculture | <p>Land used to:</p> <p>a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables;</p> <p>b) keep, breed, board, or train animals, including livestock, and birds; or</p> <p>c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.</p> | <p>Animal husbandry</p> <p>Aquaculture</p> <p>Crop raising</p> | |
| Airport | | | Transport terminal |
| Amusement park | | | Outdoor recreation facility |
| Amusement parlour | <p>A building that contains:</p> <p>a) three or more coin, card, or token operated amusement machines;</p> | | Place of assembly |

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| Land use term | Definition | Includes | Included in |
|-----------------------------|---|--|-------------------------|
| | <p>b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by three or more people simultaneously; or</p> <p>c) two or more coin, card, or token operated billiard, snooker, or pool tables.</p> <p>It does not include coin, card, or token operated children's rides, amusement machines if there is the ability to receive a monetary reward, or premises used for a Bar or Hotel.</p> | | |
| Animal husbandry | Land used to keep, breed, board, or train animals, including birds. | Animal production Animal training Apiculture Domestic animal husbandry Horse husbandry Racing dog husbandry | Agriculture |
| Animal production | Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products. | Grazing animal production Intensive animal production Pig farm Poultry farm Poultry hatchery | Animal husbandry |
| Animal training | Land used to train animals, other than domestic animals, horses, or racing dogs. | | Animal husbandry |
| Apiculture | Land used to keep honeybee hives and to extract honey or other bee hive products. | | Animal husbandry |
| Aquaculture | Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants. | | Agriculture |
| Art and craft centre | Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures. | | |

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| Land use term | Definition | Includes | Included in |
|---------------------------------|---|--------------------------|-----------------------------------|
| Art gallery | Land used to display works of art, including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles. | | Exhibition centre |
| Bank | | | Office |
| Bar | Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling. | | Food and drink premises |
| Beauty salon | | | Shop |
| Bed and breakfast | A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence. | | Dwelling |
| Betting agency | Land used for gambling by wagering, and where there is the ability to receive a monetary reward. | | Gambling premises |
| Boat and caravan storage | Land used to store boats, caravans, or vehicle-towed boat trailers. | | Store |
| Boat launching facility | Land used to launch boats into the water and to retrieve boats from the water. | Boat ramp slipway | Recreational boat facility |
| Boat ramp | | | Boat launching facility |
| Bottle shop | Land used to sell packaged liquor for consumption off the premises. | | Shop |
| Broiler farm | Land used to keep broiler chickens for the production of meat. | | Poultry farm |
| Brothel | Land made available for prostitution by a person carrying on the business of providing prostitution services at the business's premises. | | |
| Bus terminal | | | Transport terminal |
| Camping and caravan park | Land used to allow accommodation in caravans, cabins, tents, or the like. | | Accommodation |

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| Land use term | Definition | Includes | Included in |
|--|---|---------------------|--|
| Caretaker's house | A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant. | | Dwelling |
| Carnival | Land, other than an Exhibition centre or trade fair, used for a temporary fair or amusements which provide entertainment such as side shows, merry-go-rounds, and stalls for games or snacks. | | Place of assembly |
| Car park | Land used to park motor vehicles. It may include charging of electric vehicles. | | |
| Car sales | | | Motor vehicle, boat, or caravan sales |
| Car wash | | | Service industry |
| Cattle feedlot | Land used for a cattle feedlot as defined by the Victorian Code for Cattle Feedlots 1995. | | Intensive animal production |
| Cemetery | Land used to dispose of human remains by burial. It may include funeral chapels or the like. | | |
| Child care centre | Land used to care for five or more children who are not permanently resident on the land. | Kindergarten | Education centre |
| Cinema | Land used to provide screen based entertainment or information to the public. | | Place of assembly |
| Cinema based entertainment facility | Land used to provide screen based entertainment or information to the public, in association with the provision of meals or sporting, amusement, entertainment, leisure or retail facilities. | | Place of assembly |
| Circus | Land used, by performers, to provide entertainment such as acrobatic feats, tricks of skill, and exhibiting animals. | | Place of assembly |
| Commercial display area | Land used only to display goods. | | Warehouse |
| Community care accommodation | Land used to provide accommodation and care services. It includes permanent, temporary | | Residential building |

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| Land use term | Definition | Includes | Included in |
|--------------------------------|---|--|-----------------------------------|
| | and emergency accommodation. It may include supervisory staff and support services for residents and visitors. | | |
| Conference centre | | | Function centre |
| 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. | | Food and drink 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. | | Shop |
| Corrective institution | Land used to hold and reform persons committed to it by the courts, such as a prison, remand centre, and other type of detention facility. | | Accommodation |
| Crematorium | Land used to cremate human remains. It may include funeral chapels or the like. | | |
| Crop raising | Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables. | Horticulture Rice growing Timber production | Agriculture |
| Dance studio | | | Indoor recreation facility |
| Data centre | | | Utility installation |
| Department store | | | Shop |
| Dependent person's unit | A movable building on the same lot as an existing dwelling and used to provide accommodation for a person dependent on a resident of the existing dwelling. | | Accommodation |
| Display home centre | One or more buildings constructed as a dwelling, but used for display, to encourage people to buy or construct similar dwellings. It may include a sales office. | | |
| Dog breeding | | | Domestic animal husbandry |

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| Land use term | Definition | Includes | Included in |
|--|---|---|----------------------------------|
| Domestic animal boarding | Land used to board domestic animals, such as boarding kennels and a cattery. It includes domestic animal day care. | | Domestic animal husbandry |
| Domestic animal husbandry | Land used to keep, breed, board or train domestic animals. | Dog breeding Domestic animal boarding | Animal husbandry |
| Drive-in theatre | | | Place of assembly |
| Dry cleaner | Land used to professionally clean or launder clothing or household articles. It may include the use of dry cleaning processes. | | Service industry |
| Dry cleaning agent | Land used to arrange for professional cleaning or laundering of clothing or household articles predominantly at another location. It does not include the use of dry cleaning processes on the land. | | Shop |
| 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 toilet and wash basin. It includes outbuildings and works normal to a dwelling. | Bed and breakfast Caretaker's house | Accommodation |
| Education centre | Land used for education. | Child care centre Employment training centre Primary school Secondary school Tertiary institution | |
| Earth and energy resources industry | Land used for the exploration, removal or processing of natural earth or energy resources. It includes any activity incidental to this purpose including the construction and use of temporary accommodation. | Greenhouse gas sequestration Greenhouse gas sequestration exploration Geothermal energy exploration Geothermal energy extraction | |

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| Land use term | Definition | Includes | Included in |
|------------------------------------|---|--|-----------------------------------|
| | | <p>Mineral exploration</p> <p>Mineral extraction</p> <p>Petroleum exploration</p> <p>Petroleum extraction</p> <p>Stone exploration</p> <p>Stone extraction</p> | |
| Electoral office | An office used for electioneering by a candidate in a local, State, or Federal Government election. | | Office |
| Emergency services facility | Land used to provide facilities for emergency services, such as fire prevention and ambulance services. It may include administrative, operational or storage facilities associated with the provision of emergency services. | | |
| Employment training centre | | | Education centre |
| Energy generation facility | Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy. | <p>Renewable energy facility</p> <p>Waste-to-energy facility</p> | |
| Equestrian supplies | | | Restricted retail premises |
| Exhibition centre | Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts. | <p>Art gallery</p> <p>Museum</p> | Place of assembly |
| Food and drink premises | Land used to prepare and sell food and drink for immediate consumption on, or off, the premises. | <p>Bar</p> <p>Convenience restaurant</p> <p>Hotel</p> <p>Restaurant</p> <p>Take away food premises</p> | Retail premises |
| Freeway service centre | Land which has direct access to a freeway and is used to provide essential services and facilities which encourage drivers to stop and take an effective break in the interests of driver safety. | | |

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| Land use term | Definition | Includes | Included in |
|--------------------------------------|---|---|--|
| Freezing and cool storage | | | Store |
| Fuel depot | Land used to store, sell, and distribute fuel. | Liquid fuel depot Solid fuel depot | Warehouse |
| Function centre | Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing. | Conference centre Reception centre | Place of assembly |
| Funeral parlour | Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation. | | |
| Gambling premises | Land used for gambling by gaming or wagering, and where there is the ability to receive a monetary reward. | Betting agency Gaming premises | Retail premises |
| Gaming premises | Land used for gambling by gaming, and where there is the ability to receive a monetary reward. | | Gambling premises |
| Garden supplies | Land used to sell and distribute garden supplies such as sand, soil, railway sleepers, screenings, rock, and the like. | | Landscape gardening supplies |
| Geothermal energy exploration | Land used for geothermal energy exploration in accordance with the <i>Geothermal Energy Resources Act 2005</i> . | | Earth and energy resources industry |
| Geothermal energy extraction | Land used for geothermal energy extraction in accordance with the <i>Geothermal Energy Resources Act 2005</i> . | | Earth and energy resources industry |
| Golf course | | | Outdoor recreation facility |
| Golf driving range | | | Outdoor recreation facility |
| Grazing animal production | Land used for animal production where the animals' food is obtained by directly grazing, browsing or foraging plants growing on the land. It includes: | | Animal production |

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| Land use term | Definition | Includes | Included in |
|---|--|----------|--|
| | <ul style="list-style-type: none"> ▪ emergency, seasonal and supplementary feeding; ▪ the incidental penning, feeding and housing of animals for weaning or other husbandry purposes. <p>In this definition:</p> <p><i>Emergency feeding</i> means providing feed to animals when an emergency event such as a flood, bushfire or biosecurity event, restricts or prevents the animals from grazing, browsing or foraging plants growing on the land;</p> <p><i>Seasonal feeding</i> means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land;</p> <p><i>Supplementary feeding</i> means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land.</p> | | |
| Greenhouse gas sequestration | Land used for greenhouse gas substance injection and monitoring in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i> . | | Earth and energy resources industry |
| Greenhouse gas sequestration exploration | Land used for the exploration of greenhouse gas sequestration formations in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i> . | | Earth and energy resources industry |
| Group accommodation | Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence. | | Accommodation |
| Hairdresser | | | Shop |
| Hall | | | Place of assembly |
| Helicopter landing site | Land used for the take-off and landing of a helicopter, with or without a permanent landing pad, | | |

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| Land use term | Definition | Includes | Included in |
|-----------------------------------|--|---|---|
| | but without permanent facilities for the assembly and distribution of goods or passengers. | | |
| Heliport | | | Transport terminal |
| Home based business | An occupation carried on in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere, but not a Brothel. | | |
| Horse husbandry | Land used to keep, breed, board or train horses. | Horse riding school Horse stables | Animal husbandry |
| Horse riding school | | | Horse husbandry |
| Horse stables | | | Horse husbandry |
| Horticulture | Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like. | Market garden | Crop raising |
| Hospital | Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients. | | |
| Host farm | An agricultural property used to provide accommodation for persons, away from their normal place of residence, to experience living on land used for agricultural purposes. | | Accommodation |
| Hotel | Land used to sell liquor for consumption on and off the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling. | | Food and drink premises |
| Indoor recreation facility | A building used for indoor leisure, recreation, or sport. | Dancing studio | Minor sports and recreation facility |
| Industry | Land used for any of the following operations: a) any process of manufacture; | Materials recycling Refuse disposal Transfer station | |

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| Land use term | Definition | Includes | Included in |
|------------------------------------|---|---|---|
| | <p>b) dismantling or breaking up of any article;</p> <p>c) treating waste materials;</p> <p>d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction);</p> <p>e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or</p> <p>f) any process of testing or analysis.</p> <p>If on the same land as any of these operations, it also includes:</p> <p>a) storing goods used in the operation or resulting from it;</p> <p>b) providing amenities for people engaged in the operation;</p> <p>c) selling by wholesale, goods resulting from the operation; and</p> <p>d) accounting or administration in connection with the operation.</p> <p>If Materials recycling, goods resulting from the operation may be sold by retail.</p> | <p>Research and development centre</p> <p>Rural industry</p> <p>Service industry</p> | |
| Informal outdoor recreation | <p>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</p> | | Minor sports and recreation facility |
| Intensive animal production | <p>Land used for animal production where the animals' food is imported from outside the immediate building, enclosure, paddock or pen.</p> <p>It does not include:</p> <ul style="list-style-type: none"> ▪ an abattoir or sale yard; or ▪ grazing animal production, pig farm, poultry farm or poultry hatchery. | <p>Cattle feedlot</p> <p>Intensive dairy farm</p> | Animal production |
| Intensive dairy farm | <p>Land used for intensive animal production where cattle are kept or bred for the production of milk.</p> | | Intensive animal production |
| Jetty | | | Marina |

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| Land use term | Definition | Includes | Included in |
|---|---|---|-----------------------------------|
| Kindergarten | | | Child care centre |
| Landscape gardening supplies | Land used to propagate, grow, and sell plants, or sell and distribute garden supplies. | Garden supplies Plant nursery | Retail premises |
| Laundromat | Land used to clean or launder clothing or household items using self-service machines. | | Shop |
| Leisure and recreation | Land used for leisure, recreation, or sport. | Major sports and recreation facility Minor sports and recreation facility Motor racing track | |
| Library | | | Place of assembly |
| Liquid fuel depot | Land used to store, sell by wholesale, and distribute fuel. | | Fuel depot |
| Mail centre | Land used to sort mail for distribution. | | Warehouse |
| Major sports and recreation facility | Land used for leisure, recreation or sport, and where there is substantial provision made for spectators, such as a grandstand, and to which spectators are usually charged admission. | Race course | Leisure and recreation |
| Manufacturing sales | Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry. | | Retail premises |
| 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. | Jetty Mooring pole Pier Pontoon | Recreational boat facility |
| Market | Land used to sell goods, including foodstuffs, from stalls. | | Retail premises |
| Market garden | | | Horticulture |
| Materials recycling | Land used to dismantle, treat, process, store, recycle, or sell refuse, used or surplus materials. | | Industry |

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| Land use term | Definition | Includes | Included in |
|---|--|---|--|
| Medical centre | Land used to provide health or surgical services (including preventative care, diagnosis, medical and surgical treatment, pathology services, and counselling) to out-patients only. | | Office |
| Milk depot | Land used to receive milk and milk products for distribution to consumers, but where milk is not processed or pasteurised. | | Warehouse |
| Mineral exploration | Land used for the exploration of minerals in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> . | | Earth and energy resources industry |
| Mineral extraction | Land used for extraction of minerals in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> . | | Earth and energy resources industry |
| Minor sports and recreation facility | Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators. | Indoor recreation facility Informal outdoor recreation Open sports ground Outdoor recreation facility Restricted recreation facility | Leisure and recreation |
| 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) flow measurement device or a structure to gauge waterway flow; d) siphons, water storage tanks, disinfection booster stations and channels; e) gas mains providing gas directly to consumers; f) a sewerage treatment plant, and any associated disposal works, required to serve a neighbourhood; g) a pumping station required to serve a neighbourhood; | Water retarding basin | Utility installation |

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| Land use term | Definition | Includes | Included in |
|--|--|----------------------|-------------------------------|
| | <p>h) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction; or</p> <p>i) an electrical sub-station designed to operate at no more than 66,000 volts but excluding any sub-station directly associated with an Energy generation facility or Geothermal energy extraction.</p> | | |
| Mooring pole | | | Marina |
| 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. | | Residential hotel |
| Motor racing track | Land used to race, rally, scramble, or test, vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports. It may include training. | | Leisure and recreation |
| Motor repairs | Land used to repair or service motor vehicles, and includes the fitting of accessories. | Panel beating | Service industry |
| Motor vehicle, boat, or caravan sales | Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories. | Car sales | Retail premises |
| Museum | Land used to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts. | | Exhibition centre |
| Natural systems | Land in substantially its natural state which is used to maintain ecological systems, or to preserve an area of historic, scientific, aesthetic, or cultural significance. | | |
| Nightclub | A building used to provide entertainment and dancing. It may include the provision of food and | | Place of assembly |

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| Land use term | Definition | Includes | Included in |
|------------------------------------|---|---|---|
| | drink for consumption on the premises. It does not include the sale of packaged liquor, or gaming. | | |
| Office | Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use. | Bank Electoral office Medical centre Real estate agency Travel agency | |
| Open sports ground | Land used for organised games of sport, but which is available for informal outdoor leisure or recreation when not being used or prepared for an organised game. It may include lights, change rooms, pavilions, and shelters. | | Minor sports and recreation facility |
| Outdoor recreation facility | Land used for outdoor leisure, recreation, or sport. It does not include an Open sports ground or Informal outdoor recreation. | Amusement park Golf course Golf driving range Paintball games facility Zoo | Minor sports and recreation facility |
| Paintball games facility | | | Outdoor recreation facility |
| Panel beating | Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting. | | Motor repairs |
| Party supplies | | | Restricted retail premises |
| Petroleum exploration | Land used for petroleum exploration in accordance with the <i>Petroleum Act 1998</i> . | | Earth and energy resources industry |
| Petroleum extraction | Land used for petroleum extraction in accordance with the <i>Petroleum Act 1998</i> . | | Earth and energy resources industry |
| Pier | | | Marina |
| Pig farm | Land used to keep or breed pigs. | | Animal production |

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| Land use term | Definition | Includes | Included in |
|------------------------------|--|---|---|
| Place of assembly | Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings. | Amusement parlour Carnival Cinema Cinema-based entertainment facility Circus Drive-in theatre Exhibition centre Function centre Hall Library Nightclub Place of worship Restricted place of assembly | |
| Place of worship | Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple. | | Place of assembly |
| Plant nursery | Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products. | | Landscape gardening supplies |
| Pontoon | | | Marina |
| Postal agency | | | Retail premises |
| Poultry farm | Land used to keep or breed poultry. | Broiler farm | Animal production |
| Poultry hatchery | Land used to incubate and hatch poultry eggs. | | Animal production |
| Primary produce sales | Land used to display and sell primary produce, grown on the land or adjacent land. It may include processed goods made substantially from the primary produce. | | Retail premises |
| Primary school | | | Education centre |
| Race course | | | Major sports and recreation facility |
| Racing dog husbandry | Land used to keep, breed, board or train racing dogs. | Racing dog training | Animal husbandry |

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| Land use term | Definition | Includes | Included in |
|--|---|---|-----------------------------------|
| Racing dog training | | | Racing dog husbandry |
| Railway station | Land used to assemble and distribute goods and passengers and includes facilities to park and manoeuvre vehicles. It may include the selling of food, drinks and other convenience goods and services. | | Transport terminal |
| Real estate agency | | | Office |
| Reception centre | | | Function centre |
| Recreational boat facility | Land used to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. | Boat launching facility Marina | |
| Refuse disposal | Land used to dispose of refuse, by landfill, incineration, or other means. | | Industry |
| Renewable energy facility | Land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land. | Wind energy facility | Energy generation facility |
| Research and development centre | Land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas. | | Industry |
| Research centre | Land used only for scientific research. | | |
| Reservoir | A natural or artificial lake used as a source of water supply that is owned or managed by a public authority. | | Utility installation |

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| Land use term | Definition | Includes | Included in |
|---------------------------------------|--|---|--------------------------------|
| Residential aged care facility | Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility. | | Accommodation |
| Residential building | Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dependent person's unit, dwelling, group accommodation, host farm, residential village or retirement village. | Community care accommodation Residential hotel Rooming house | Accommodation |
| Residential hotel | Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling. | Motel | Residential building |
| Residential village | Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village. | | Accommodation |
| Restaurant | Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time. It does not include the sale of packaged liquor. | | Food and drink premises |
| Restricted place of assembly | Land used by members of a club or group, or by members' guests, for religious or cultural activities, entertainment, or meetings. It may | | Place of assembly |

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| Land use term | Definition | Includes | Included in |
|---------------------------------------|--|---|---|
| | include food and drink for consumption on the premises, and gaming. | | |
| Restricted recreation facility | Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests, or by the public on payment of a fee. | | Minor sports and recreation facility |
| Restricted retail premises | Land used to sell or hire: <ul style="list-style-type: none"> a) automotive parts and accessories; b) camping, outdoor and recreation goods c) electric light fittings; d) animal supplies including equestrian and pet goods; e) floor and window coverings; f) furniture, bedding, furnishings, fabric and manchester and homewares; g) household appliances, household electrical goods and home entertainment goods; h) party supplies; i) swimming pools; j) office equipment and supplies; k) baby and children's goods, children's play equipment and accessories; l) sporting, cycling, leisure, fitness goods and accessories; or m) goods and accessories which: <ul style="list-style-type: none"> ▪ Require a large area for handling, display and storage of goods; or ▪ Require direct vehicle access to the building by customers for the purpose of loading or unloading goods into or from their vehicles after purchase or hire. | Equestrian supplies Party supplies | Shop |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|------------------------------|--|--|-----------------------------|
| | It does not include the sale of food, clothing and footwear unless ancillary to the primary use. | | |
| Retail premises | Land used to: a) sell goods by retail, or by retail and wholesale; b) sell services; or c) hire goods. | Food and drink premises Gambling premises Landscape gardening supplies Manufacturing sales Market Motor vehicle, boat, or caravan sales Postal agency Primary produce sales Shop Trade supplies | |
| Retirement village | Land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village. | | Accommodation |
| Rice growing | | | Crop raising |
| Road freight terminal | | | Transport terminal |
| Rooming house | Land used for a rooming house as defined in the <i>Residential Tenancies Act 1997</i> . | | Residential building |
| Rural industry | Land used to: a) handle, treat, process, or pack agricultural produce; b) service or repair plant, or equipment, used in agriculture; or c) manufacture mud bricks. | Abattoir Sawmill | Industry |
| Rural store | Land used to store unprocessed agricultural produce, or products used in agriculture. | | Store |
| Saleyard | Land used to hold, sell, and buy farm animals. | | |
| Sawmill | Land used to handle, cut, and process timber from logs. | | Rural industry |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|-----------------------------------|--|---|-------------------------|
| Secondary school | | | Education centre |
| Service industry | Land used to launder, repair, service or wash articles, machinery, or vehicles. | Car wash Dry cleaner Motor repairs | Industry |
| Service station | Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the: a) selling of motor vehicle accessories or parts; b) selling of food, drinks and other convenience goods; c) hiring of trailers; d) servicing or washing of motor vehicles; and e) installing of motor vehicle accessories or parts. | | |
| Shipping container storage | Land used to store shipping containers. It may include the cleaning, repair, servicing, painting or fumigation of the shipping containers. | | Store |
| Shop | Land used to sell goods or services, or to hire goods. It includes: <ul style="list-style-type: none"> ▪ the selling of bread, pastries, cakes or other products baked on the premises; ▪ demonstrations of products including music performances in shops selling recorded music. It does not include: <ul style="list-style-type: none"> ▪ food and drink premises; ▪ gambling premises; ▪ landscape gardening supplies; ▪ manufacturing sales; ▪ market; ▪ motor vehicle, boat, or caravan sales; ▪ postal agency; ▪ primary produce sales; or ▪ trade supplies. | Adult sex product shop Beauty salon Bottle shop Convenience shop Dry cleaning agent Department store Hairdresser Laundromat Restricted retail premises Supermarket | Retail premises |
| Sign | | | |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|------------------------------------|---|---|--|
| Slipway | | | Boat launching facility |
| Solar energy facility | <p>Land used to generate electricity from solar energy using ground-mounted photovoltaic and thermal technology, where the primary role is to export power to the electricity network.</p> <p>It does not include the generation of electricity principally used for an existing use of land.</p> | | Renewable energy facility |
| Solid fuel depot | Land used to sell solid fuel, such as briquettes, coal, and fire wood. | | Fuel depot |
| Stone exploration | <p>Land used to search for stone, including:</p> <p>a) conducting geological, geophysical, and geochemical surveys;</p> <p>b) costeaming and bulk sampling;</p> <p>c) drilling; and</p> <p>d) taking samples for chemical, physical, or other testing.</p> | | Earth and energy resources industry |
| Stone extraction | Land used for the extraction or removal of stone in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> . | | Earth and energy resources industry |
| Store | Land used to store goods, machinery, or vehicles. | <p>Boat and caravan storage</p> <p>Freezing and cool storage</p> <p>Rural store</p> <p>Shipping container storage</p> <p>Vehicle store</p> | Warehouse |
| Supermarket | | | Shop |
| Take away food premises | Land used to prepare and sell food and drink for immediate consumption off the premises. It may include up to 10 seats available for consumption on the premises. | | Food and drink premises |
| Telecommunications facility | Land used to accommodate any part of the infrastructure of a Telecommunications network. It | | Utility installation |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|-----------------------------|---|--------------------|-------------------------|
| | includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network. | | |
| Tertiary institution | | | Education centre |
| Timber production | Land used to propagate, cultivate, manage and harvest timber. | | Crop raising |
| Timber yard | Land used to sell sawn, dressed, and treated timber, wood fibre boards, and the like. It includes cutting the timber and boards to order, and selling hardware, paints, tools, and materials used in conjunction with the use and treatment of timber. | | Trade supplies |
| Trade supplies | Land used to sell by both retail and wholesale, or to hire, materials, tools, equipment, machinery or other goods for use in: <ul style="list-style-type: none"> a) automotive repairs and servicing; b) building; c) commerce; d) industry; e) landscape gardening; f) the medical profession; g) primary production; or h) local government, government departments or public institutions. | Timber yard | Retail premises |
| Tramway | Land used to provide a system of transport in vehicles connected to a network of tracks, and includes tram stops, shunting areas and associated passenger facilities. | | |
| Transfer station | Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere. | | Industry |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|-----------------------------|---|--|---------------|
| Transport terminal | Land used to assemble and distribute goods or passengers. It includes facilities to park and manoeuvre vehicles. It does not include a Tramway. | Airport Bus terminal Heliport Railway station Road freight terminal Wharf | |
| Travel agency | | | Office |
| Utility installation | Land used: a) for telecommunications; b) to transmit or distribute gas or oil; c) to transmit, distribute or store power, including battery storage; d) to collect, treat, transmit, store, or distribute water; or e) to collect, treat, or dispose of storm or flood water, sewage, or sullage. It includes any associated flow measurement device or a structure to gauge waterway flow. | Data centre Minor utility installation Reservoir Telecommunications facility | |
| Vehicle store | Land used to park or store vehicles in connection with a goods or passenger transport business. | | Store |
| Veterinary centre | Land used to: a) diagnose animal diseases or disorders; b) surgically or medically treat animals; or c) prevent animal diseases or disorders. It may include keeping the animals on the premises for treatment. | | |
| Warehouse | Land used to store or display goods. It may include the storage and distribution of goods for wholesale and the storage and distribution of goods for online retail. It does not include premises allowing in-person retail or display of goods for retail, or allowing persons to collect goods that have been purchased online. | Commercial display area Fuel depot Mail centre Milk depot Store | |

VICTORIA PLANNING PROVISIONS

| Land use term | Definition | Includes | Included in |
|---------------------------------|---|----------|------------------------------------|
| Waste-to-energy facility | Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production. | | Energy generation facility |
| Water retarding basin | Land used to store storm or flood water on a temporary basis. | | Minor utility installation |
| Wharf | Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft. | | Transport terminal |
| Wind energy facility | <p>Land used to generate electricity by wind force. It includes land used for:</p> <p>a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force</p> <p>b) an anemometer.</p> <p>It does not include turbines principally used to supply electricity for domestic or rural use of the land.</p> | | Renewable energy facility |
| Winery | Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises. | | |
| Zoo | | | Outdoor recreation facility |