



**City of Perth**  
**City Planning Scheme**  
**No. 2**

**Schedule 4**

# **Definitions**

In this Scheme, unless the contrary intention appears –

TERM	DEFINITION	USE GROUP
<b>additional use</b>	means a use, in respect of a specified site, listed in Schedule 5, and to which clause 19 applies;	not applicable
<b>aged person's dwelling</b>	has the same meaning given to 'aged or dependent person's dwelling' in the R-Codes;  <b>NOTE:</b>  1. <i>Clause 5 of the R-Codes defines 'aged or dependent person's dwelling' to mean 'a dwelling within a group of such dwellings provided by a religious or charitable organisation, or body approved by the local government, for the accommodation of aged or dependent persons, and designed and used solely for that purpose'.</i>  2. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	Residential
<b>amenities</b>	means facilities providing use, convenience or enjoyment;  <b>NOTE:</b>  1. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>amusement parlour</b>	means premises- (a) that are open to the public; (b) the predominant use of which are for amusement by means of amusement machines; and (c) that have at least (3) amusement machines operating within the premises during operating hours;	Entertainment
<b>application</b>	means an application for development approval;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>approved plan</b>	means any plan that – (a) forms part of an application for which development approval has been granted; and (b) has been endorsed with the approval of the local government;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>auction room</b>	means premises used for the sale of goods by public or private auction, but does not include areas used for the storage of those goods;	Mixed Commercial
<b>betting agency</b>	means premises operated under the <i>Racing and Wagering WA Act 2003</i> ;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 29 gazetted on 17 March 2015.</i>	Entertainment
<b>building</b>	includes a structure erected or placed on land;	not applicable

TERM	DEFINITION	USE GROUP
<b>business services</b>	means premises used for the provision of services which are predominantly administrative in nature and which – (a) are dependent on direct access to the public; and (b) generally have a retail shop front, and includes a bank or building society, post office, real estate agency and travel agency;	Business Services
<b>car park</b>	means premises used primarily for parking private vehicles or taxis whether or not – (a) as a public or private car park; and (b) for reward, but does not include - (a) any part of a public road used for parking or for a taxi rank; or (b) any premises used for the display of vehicles for sale;	
<b>car wash facility</b>	means premises – (a) use for the mechanical washing of vehicles; and (b) operated on a commercial basis;	Mixed Commercial
<b>caretaker's dwelling</b>	means a dwelling on the same site as a building, operation or plant which is occupied by a supervisor of that building, operation or plant;	Residential
<b>cinema/theatre</b>	means premises where the public may view a motion picture or theatrical production, with or without ancillary facilities for the sale of refreshments;	Entertainment
<b>civic building</b>	means premises used by a government (Federal, State or Local) or a government agency in carrying out its parliamentary, executive or judicial functions, and includes Parliament House, Council House, Government House and the Federal, Supreme, District and Local Court buildings;	Civic
<b>club</b>	means premises – (a) used by a legally constituted club or association or other body of persons united by a common interest (whether or not the premises are licensed under the <i>Liquor Control Act 1988</i> ); and (b) which are not otherwise defined under these land use definitions;  <b>NOTE:</b> <i>1. Subject to Amendment No. 29 gazetted on 17 March 2015.</i>	Entertainment
<b>commercial</b>	means any activity involving any form of purchase, hire or sale of goods or services;	not applicable
<b>Commonwealth agency</b>	includes a Commonwealth Minister, body or officer and an agency or instrumentality of the Crown in right of the Commonwealth;	not applicable
<b>community centre</b>	means premises accommodating services (such as health or social services) or facilities (such as meeting or recreation facilities) primarily for the benefit of those who live or work in the surrounding locality;	Community and Cultural
<b>community uses</b>	means those uses, in a particular locality, which provide services or facilities, such as health or social services or	not applicable

TERM	DEFINITION	USE GROUP
	meeting facilities, to those who live or work in that locality;	
<b>conservation</b>	<p>has the same meaning given to it in the Heritage of Western Australia Act 1990;</p> <p><b>NOTE:</b></p> <p>1. Under the Heritage of Western Australia Act 1990, “conservation” is defined to mean, in relation to any place -</p> <p>“the management of that place in a manner that will -</p> <p>a. enable the cultural heritage significance of that place to be retained; and</p> <p>b. yield the greatest sustainable benefit for the present community without diminishing the cultural heritage significance of that place, and may include the preservation, stabilization, protection, restoration, reconstruction, adaptation, and maintenance of that place in accordance with relevant professional standards, and the provision of an appropriate visual setting”.</p>	not applicable
<b>conservation plan</b>	<p>means a property management plan that conforms to the Heritage Council of Western Australia’s publication ‘Conservation Plan Study Brief: Introduction to Conservation Plans, 2002’ or an alternative acceptable to the local government;</p> <p><b>NOTE:</b></p> <p>1. Subject to Amendment No. 23 gazetted on 31 July 2012 and No. 35 gazetted on 24 February 2017.</p>	
<b>consulting rooms</b>	<p>means premises, other than a hospital, used for the investigation and/or treatment of physical or mental injuries or ailments in the practice of a profession by a person who is –</p> <p>(a) a legally qualified medical practitioner, dentist, physiotherapist, masseur, chiropractor, chiropodist or similar professional; and</p> <p>(b) either a member or eligible for membership of the relevant professional body;</p>	Healthcare 1
<b>convenience store</b>	<p>means premises –</p> <p>(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens and newsagents but includes the sale of petrol;</p> <p>(b) operated during hours which include but may extend beyond normal trading hours;</p> <p>(c) that provide parking for its customers; and</p> <p>(d) the floor area of which does not exceed 300 square metres net lettable area;</p>	Mixed Commercial
<b>local government register</b>	<p>means –</p> <p>(a) register of non-conforming uses;</p> <p>(b) register of transferred plot ratio; or</p> <p>(c) any other register kept by the local government under this Scheme;</p>	not applicable

TERM	DEFINITION	USE GROUP
	<p><b>NOTE:</b></p> <p>1. Subject to Amendment No. 35 gazetted on 24 February 2017.</p>	
<b>cultural heritage significance</b>	<p>has the same meaning given to it in the Heritage of Western Australia Act 1990;</p> <p><b>NOTE:</b></p> <p>1. <i>The Heritage of Western Australia Act defines “cultural heritage significance” to mean, in relation to a place - “the relative value which that place has in terms of its aesthetic, historic, scientific or social significance, for the present community and future generations”.</i></p>	not applicable
<b>day care centre</b>	<p>means premises used for the daily or occasional care of children in accordance with the regulations for child care under the <i>Child Care Services Act 2007</i>;</p> <p><b>NOTE:</b></p> <p>1. Subject to Amendment No. 29 gazetted on 17 March 2015.</p>	
<b>department store</b>	<p>means a large retail outlet that –</p> <p>(a) sells a wide variety of goods including clothing, footwear personal and household goods; and</p> <p>(b) is generally arranged into different departments;</p>	Retail (Central)
<b>development</b>	<p>has the same meaning as is given to it in the Act except that it also includes any advertisement;</p> <p><b>NOTE:</b></p> <p>1. <i>Section 4(1) of the Planning and Development Act defines “development” to means the development or use of any land, including—</i></p> <p>(a) <i>any demolition, erection, construction, alteration of or addition to any building or structure on the land;</i></p> <p>(b) <i>the carrying out on the land of any excavation or other works;</i></p> <p>(c) <i>in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that—</i></p> <p><i>(i) is likely to change the character of that place or the external appearance of any building; or</i></p> <p><i>(ii) would constitute an irreversible alteration of the fabric of any building;</i></p>	not applicable
<b>development approval</b>	<p>means approval, with or without conditions, granted by local government in respect of an application, to begin or continue development;</p> <p><b>NOTE:</b></p>	not applicable

TERM	DEFINITION	USE GROUP
	1. Subject to Amendment No. 35 gazetted on 24 February 2017.	
<b>donor site</b>	means a place recorded as a donor site on the register of transfer of plot ratio;  <b>NOTE:</b> 1. Subject to Amendment No. 23 gazetted on 31 July 2012.	not applicable
<b>dry cleaning premises</b>	means premises used for the cleaning of garments and other fabrics by chemical processes;	Retail (General)
<b>dwelling</b>	has the same meaning given to it in the R-Codes;  <b>NOTE:</b> 1. Clause 1.3.1 of the R-Codes defines “dwelling” to mean - “a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by - <ul style="list-style-type: none"> <li>• a single person,</li> <li>• a single family,</li> <li>• no more than six (6) persons who do not comprise a single family”.</li> </ul> 2. Subject to Amendment No. 35 gazetted on 24 February 2017.	not applicable
<b>educational facility – lower</b>	means premises that are – (a) operated in accordance with the regulations for child care under the <i>Child Care Services Act 2007</i> ; or (b) used as a pre-primary or primary school;  <b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.	Education 1
<b>educational facility – upper</b>	means premises used for – (a) a secondary school; or (b) post-secondary education, including a tertiary institution, business college, employment training centre or academy;	Education 2
<b>exhibition centre</b>	means premises used for the display, or display and community and ancillary sale, of materials of an artistic, cultural, historical or scientific nature, such as a museum or art gallery, with or without facilities for the sale of refreshments and/or souvenirs;  <b>NOTE:</b> 1. Subject to Amendment No. 28 gazetted on 17 March 2015.	Community and Cultural

TERM	DEFINITION	USE GROUP
<p><b>fast food outlet</b></p>	<p>means premises where food is prepared and sold –</p> <p>(a) to be taken away; or</p> <p>(b) for consumption on those or adjacent premises;</p> <p><b>NOTE:</b></p> <p>1. <i>The related definition of “restaurant” is set out later in this Schedule.</i></p> <p>2. <i>Subject to Amendment No. 29 gazetted on 17 March 2015.</i></p>	<p>Mixed Commercial</p>
<p><b>floor area of a building</b></p>	<p>means -</p> <p>(a) for any building (or part of a building) that is a residential development within an R-coded residential use area, the gross total of the areas of all floors of the building being the areas specified in the definition of Plot Ratio contained in the R-Codes;</p> <p>(b) for any other building (or part of a building), the gross total area of all floors of the building -</p> <p>(i) including the area of car parking spaces and circulation aisles in public fee-paying car parks;</p> <p>(ii) excluding -</p> <ul style="list-style-type: none"> <li>- toilets, bathrooms and laundries;</li> <li>- lift shafts;</li> <li>- all stairs and landings;</li> <li>- plant rooms and associated infrastructure;</li> <li>- entry lobbies, lift lobbies and corridors at all levels where they are separated from other floor areas by walls or partitions or in the case of open lift lobbies, an area with a maximum dimension of 2 metres from the lift doors;</li> <li>- communal facilities, within a residential or special residential development, available free of charge for the exclusive use of the on-site residents/guests (e.g. gyms, change rooms and indoor swimming pools/spa, but not common storage areas);</li> <li>- residential storerooms, accessible only from outside the dwelling;</li> <li>- staff tea preparation and lunch areas</li> <li>- staff change room/locker facilities;</li> <li>- vehicle parking areas, service/loading bays, bicycle parking areas and associated circulation areas, for use by the occupants of the building or their visitors;</li> <li>- open balconies, verandahs, terraces and courtyards; and</li> <li>- the thickness of any external walls;</li> </ul> <p><b>NOTE:</b></p> <p>1. <i>Subject to Amendment No. 29 gazetted on 17 March 2015 and</i></p>	<p>not applicable</p>

TERM	DEFINITION	USE GROUP
	<i>No. 35 gazetted on 24 February 2017.</i>	
<b>frontage</b>	means the boundary line or lines between land and the street or streets upon which that land abuts;	not applicable
<b>function centre</b>	means premises – (a) used, by arrangement, to cater for private functions; and (b) on which food and drink may be served and entertainment may be provided;	Entertainment
<b>functional road hierarchy map</b>	means the map on which is set out the system of classifying roads by their function or role;	not applicable
<b>funeral parlour</b>	means premises used to prepare and store bodies for burial or cremation;	Mixed Commercial
<b>garden centre</b>	means premises used for the display and sale of garden products including garden ornaments, plants, seeds and domestic garden implements;	Mixed Commercial
<b>gazettal date</b>	means the date on which this Scheme is published in the Government Gazette;	not applicable
<b>grouped dwelling</b>	has the same meaning given to it in the R- Codes;  <b>NOTE:</b>  1. <i>Clause 1.3.1 of the R-Codes defines “grouped dwelling” to mean - “a dwelling which is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise”.</i>  2. <i>.Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	Residential
<b>hazardous use</b>	means a use, including an industry, which by reason of the processes involved, the method of manufacture, the nature of the materials stored, used or produced or the activities carried on creates a hazard to public health;	not applicable
<b>Health Act</b>	means the Health Act 1911;	not applicable
<b>height</b>	in relation to a building, means the distance measured from the level of the existing footpath, or where there is no footpath the existing road verge, at the centre of the street boundary of the lot on which the building is erected to the highest point of any part of the building but does not include – (a) any minor enclosed lift plant (including lift overruns), water tower or similar utility or services, not exceeding 3.0 metres in height; or (b) any minor external architectural element not used for any form of accommodation;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 26 gazetted on 18 July 2014.</i>	not applicable

TERM	DEFINITION	USE GROUP
<b>heritage agreement</b>	means an agreement entered into under clause 33 of this Scheme and section 29 of the Heritage of Western Australia Act;	not applicable
<b>Heritage of Western Australia Act</b>	means the Heritage of Western Australia Act 1990;	not applicable
<b>home occupation</b>	means the carrying on of any business conducted in a dwelling or within the boundaries of the lot upon which a dwelling is constructed but does not include the sale or hire of any goods;	Home Occupation
<b>hospital</b>	means premises, whether permanent or otherwise, in which people receive medical or surgical treatment or care, and includes a maternity hospital or nursing home as defined in the <i>Hospitals and Health Services Act 1927</i> but does not include a hospital – special purpose;	Healthcare 2
<b>hospital - special purpose</b>	means premises used for the purposes of a hospital for – (a) the treatment of infectious or contagious diseases; or (b) the treatment or care of the mentally ill;	
<b>hotel</b>	means premises providing accommodation for the public the subject of a hotel licence under the <i>Liquor Control Act 1988</i> .  <b>NOTE:</b> <i>1. Subject to Amendment No. 29 gazetted on 17 March 2015.</i>	Special Residential
<b>incidental use</b>	is a use of premises which is ancillary and subordinate to the predominant or primary use;	not applicable
<b>industry</b>	means premises used for the manufacture, dismantling, processing, assembling, testing, servicing, maintenance or repairing of goods, and includes, if carried out on the same land and incidental to any of these activities – (a) the storage of goods; (b) administration or accounting; (c) the sale of goods by wholesale or retail; and (d) the provision of amenities for employees;  <b>NOTE:</b> <i>1. Subject to Amendment No. 2 gazetted on 27 May 2005.</i>	
<b>industry – cottage</b>	means a trade or light industry producing arts and crafts goods which cannot be carried out as a home occupation and which – (a) does not adversely affect the amenity of the locality; (b) where operated in conjunction with a residential use, does not employ any person other than a member of the occupier’s household; (c) is conducted in an out-building which is compatible with the principal uses to which land in the area in which it is located may be put; (d) does not occupy an area greater than 50 square	Industry (Cottage)

TERM	DEFINITION	USE GROUP
	metres; and (e) does not display a sign greater than 0.2 square metres in area;	
<b>industry - light</b>	means industry – (a) in which the processes carried on, the machinery used and the goods carried to and from the premises would not affect the amenity of the locality; and (b) the conduct of which would not impose an undue load on any existing or proposed service for the supply of water, gas, electricity, sewerage facilities or other similar services;	Industry (Light)
<b>industry – service</b>	means premises – (a) on which light industry is carried on; and (b) that have a retail shop front relating to that light industry;	Industry (Industry Service)
<b>land</b>	has the same meaning given to it in the Act;  <b>NOTE:</b>  1. <i>Section 4(1) of the Planning and Development Act 2005 defines “land” to include “land, tenements and hereditaments and any interest therein, and also houses, buildings, and other works and structures”.</i>  2. <i>Subject to Amendment No. 29 gazetted on 17 March 2015.</i>	not applicable
<b>landscaped area</b>	means any area developed by the planting of lawns, garden beds, shrubs or trees and includes any area developed with rockeries, ornamental ponds, and includes any other area approved by the local government as landscaped area;  <b>NOTE:</b>  1. <i>Subject to Amendment No. 13 gazetted on 24 August 2010 and No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>laundromat</b>	means premises, open to the public, in which washing machines, with or without provision for drying clothes, are available for use for reward;	Retail (General)
<b>local area traffic management</b>	means the management of traffic on residential or other streets;	not applicable
<b>local recreation</b>	means premises open to the public and providing facilities to meet the passive and active recreation needs of the population of an immediate locality;	not applicable
<b>local shop</b>	means a shop in which the only goods offered for sale are foodstuffs, toiletries, stationery or goods of a similar domestic nature intended for day to day consumption or use by persons living or working in the locality of the shop;	Retail (Local)



TERM	DEFINITION	USE GROUP
<p><b>lodging house</b></p>	<p>has the same meaning given to it in the Health Act;</p> <p><b>NOTE:</b></p> <p>1. Section 3(1) of the Health Act defines “Lodging-house” to mean - “any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the reward; but the term does not include -</p> <ul style="list-style-type: none"> <li>a. premises licensed under a publican’s general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911 [now the Liquor Licensing Act 1988];</li> <li>b. premises used as a boarding school approved under the Education Act 1928; or</li> <li>c. any building comprising residential flats”.</li> </ul>	<p>Special Residential</p>
<p><b>lot</b></p>	<p>has the same meaning given to it in the Act;</p> <p><b>NOTE:</b></p> <p>1. Section 4(1) of the Planning and Development Act 2005 defines “lot” to mean - “a defined portion of land:</p> <ul style="list-style-type: none"> <li>a. depicted on a plan or diagram available from, or deposited with, the Authority and for which a separate Crown grant or Certificate of Title has been or can be issued; or</li> <li>b. depicted on a diagram or plan of survey of a subdivision by the Commission; or</li> <li>c. which is the whole of the land subject of – <ul style="list-style-type: none"> <li>i. a Crown grant issued under the Land Act 1933;</li> <li>ii. a certificate of title registered under the Transfer of Land Act 1893;</li> <li>iii. a survey into a location or lot under section 27(2) of the Land Administration Act 1997 or a certificate of Crown land title the subject of such a survey;</li> <li>iv. a part-lot shown on a diagram or plan of survey of a subdivision deposited with the Authority; or</li> <li>v. a conveyance registered under the Registration of Deeds Act 1856,</li> </ul> </li> </ul> <p><i>but does not include a lot in relation to a strata scheme, a lot in relation to a survey-strata scheme, or a lot shown as common property on a survey-strata plan, as those terms are defined in the Strata Titles Act 1985;</i></p> <p>2. Subject to Amendment No. 29 gazetted on 17 March 2015.</p>	<p>not applicable</p>
<p><b>maximum plot ratio</b></p>	<p>means the maximum plot ratio for development which is specified for a lot or part of a lot by the Plot Ratio Plan;</p> <p><b>NOTE:</b></p> <p>1. Subject to Amendment No. 25 gazetted on 26 February 2013.</p>	

TERM	DEFINITION	USE GROUP
<b>maximum bonus plot ratio</b>	<p>means the maximum percentage increase in the maximum plot ratio which is specified for a lot or part of a lot by the Maximum Bonus Plot Ratio Plan;</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 25 gazetted on 26 February 2013.</p>	
<b>medical centre</b>	<p>means premises (other than hospital) that contains facilities for –</p> <p>(a) consulting rooms; and</p> <p>(b) ancillary services such as those provided by a chemist, pathologist and radiologist;</p>	Healthcare 2
<b>Minister</b>	<p>means the Minister responsible for the administration of the Act;</p>	not applicable
<b>multiple dwelling</b>	<p>has the same meaning given to it in the R- Codes;</p> <p><b>NOTE:</b> 1. Clause 5 of the R-Codes defines "multiple dwelling" to mean 'a separate, self contained dwelling within a building containing 2 or more such dwellings, but the term does not include any part of a grouped dwelling or attached house'. 2. Subject to Amendment No. 35 gazetted on 24 February 2017.</p>	Residential
<b>night club</b>	<p>means premises –</p> <p>(a) used for entertainment with or without eating facilities; or</p> <p>(b) that are the subject of a licence under the <i>Liquor Control Act 1988</i>;</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.</p>	Entertainment
<b>non-conforming use</b>	<p>means a use of land which, although lawful immediately prior to the coming into operation of this Scheme, is a prohibited use;</p>	not applicable
<b>noxious use</b>	<p>means a use, including an industry, in which any of the processes involved constitutes an "offensive trade" as defined in section 186 of the Health Act, but does not include fish shops or dry cleaning premises;</p> <p><b>NOTE:</b> 1. Section 186 of the Health Act defines "offensive trade" to mean and include any of the trades specified in Schedule 2 of that Act, and any other trade declared to be offensive by proclamation.</p>	not applicable
<b>nursing home</b>	<p>means premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care;</p>	Healthcare 2
<b>office</b>	<p>means premises used for –</p>	Office

TERM	DEFINITION	USE GROUP
	(a) administration purposes; or (b) the practice of a profession, but does not include premises defined under these use definitions as business services, consulting rooms or a veterinary centre;	
<b>open air sales and display</b>	means the use of land for the display, sale or hire of goods or equipment in the open air;	Mixed Commercial
<b>Perth Parking Management Area</b>	means the area described in regulation 4 and Schedule 1 of the Perth Parking Regulations 1999;	not applicable
<b>Perth Parking Policy</b>	means the policy developed under section 5 of the Perth Parking Management Act 1999;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>place of worship</b>	means premises used for religious activities such as a church, chapel, mosque, synagogue or temple;	Community and Cultural
<b>planning policy</b>	means a planning policy made by the local government under the Deemed Provisions;  <b>NOTE:</b> 1. <i>Subject to Amendment No. 35 gazetted on 24 February 2017.</i>	not applicable
<b>plot ratio</b>	means the ratio of the floor area of a building to the area of land within the boundaries of the lots on which that building is located;  <b>NOTE:</b> 1. <i>The “floor area of a building” is defined earlier in this Schedule.</i>	not applicable
<b>Precinct</b>	means an area or neighbourhood of limited size having – (a) a similar use or other characteristics; and (b) specified boundaries;	not applicable
<b>precinct plan</b>	means a document setting out the planning intentions for a particular precinct;	not applicable
<b>predominant use</b>	is the use of land to which all other uses carried on that land are subordinate, incidental or ancillary;	not applicable
<b>printing/reprographic service</b>	means premises providing printing, photocopying, reprographic, digital imaging or similar services to businesses and the general public;	Mixed Commercial
<b>prohibited use</b>	means a use that is not permitted by the Scheme;	not applicable
<b>public authority</b>	has the same meaning given to it in the Act;  <b>NOTE:</b> 1. <i>Section 4(1) of the Planning and Development Act 2005 defines ‘public authority’ to mean any of the following:</i>	not applicable

TERM	DEFINITION	USE GROUP
	<p><i>a. a Minister of the Crown in right of the State;</i>  <i>b. a department of the Public Service, State trading concern, State instrumentality or State public utility;</i>  <i>c. any other person or body, whether corporate or not, who or which, under the authority of a written law, administers or carries on for the benefit of the State, a social service or public utility.</i></p>	
<b>public library</b>	means premises accommodating a collection of books and/or other reference material available for use by the public;	Community and Cultural
<b>public utility</b>	means any works or undertaking constructed or maintained by a public authority, Commonwealth agency or municipality to provide water, sewerage, electricity, gas, drainage, communications or other similar services;	not applicable
<b>public works</b>	public works has the same meaning as in the <i>Public Works Act 1902</i> (as amended);  <b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.	not applicable
<b>recipient site</b>	means a place recorded as a recipient site on the register of transfer of plot ratio;  <b>NOTE:</b> 1. Subject to Amendment No. 23 gazetted on 31 July 2012.	not applicable
<b>recreation facilities</b>	means premises used for any indoor or outdoor sport, recreation or leisure activity;	Recreation and Leisure
<b>Region Planning Scheme</b>	means the Region Planning Scheme made under the Act;  <b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015 and No. 35 gazetted on 24 February 2017.	not applicable
<b>Region Planning Scheme reserve</b>	means land reserved under the Region Planning Scheme;  <b>NOTE:</b> 1. Subject to Amendment No. 35 gazetted on 24 February 2017.	not applicable
<b>register of non-conforming uses</b>	means the register kept in accordance with clause 21;	not applicable
<b>register of transfer of plot ratio</b>	means the register kept in accordance with clause 31;  <b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015 and No. 35 gazetted on 24 February 2017.	not applicable
<b>research and development</b>	means scientific and industrial research and the development, production and assembly of products associated with that research;	not applicable

TERM	DEFINITION	USE GROUP
<b>residential development</b>	means a development (including part of a development) used, intended, adapted or designed to be used, for a residential purpose, but does not include a use that is part of the Special Residential Use Group;	not applicable
<b>residential storeroom</b>	means a storeroom, accessible only from outside of a dwelling, with a minimum dimension in height, width and depth of 1.5m;  <b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.	not applicable
<b>restaurant</b>	means premises – (a) where the predominant use is the preparation, sale and consumption of food on the premises; and (b) where seating is provided for patrons, and includes a café but does not include a fast food outlet;  <b>NOTE:</b> 1. A “fast food outlet” is defined earlier in this Schedule.	Dining
<b>restricted premises</b>	means any premises used or designed primarily for the sale by retail or wholesale, or the offer for hire, loan or exchange or the exhibition, display or delivery of - (a) publications that are classified as restricted publications under the Censorship Act 1996; or (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity;	
<b>retail floor area</b>	means the floor area of each of the floors of a building used for the display or sale of goods but does not include floor areas used for concealed storage, food preparation, a workshop or a toilet;	not applicable
<b>Scheme map</b>	means the document identifying the broad planning objectives of the Scheme area, but does not include notes;  <b>NOTE:</b> 1. Subject to Amendment No.5 gazetted on 11 September 2007.	not applicable
<b>Scheme text</b>	means the document to which this Schedule is attached and includes this and all other Schedules, but does not include notes;  <b>NOTE:</b> 1. Subject to Amendment No.5 gazetted on 11 September 2007.	not applicable
<b>Scheme use area</b>	means an area, identified in clause 12(1), for which appropriate uses are described in Schedule 1;	not applicable
<b>service station</b>	means premises used for – (a) the retail sale of petroleum products and motor vehicle accessories and goods of an	Mixed Commercial

TERM	DEFINITION	USE GROUP
	<p>incidental/convenience retail nature; and</p> <p>(b) carrying out greasing, car repairs or minor mechanical repairs to motor vehicles but not panel beating, spray painting, major repairs or vehicle working, and does not include a transport depot;</p>	
<b>serviced apartment</b>	<p>means one or more self contained dwellings which are used exclusively to provide short term accommodation, generally for a fee but are not subject to residential tenancy agreements within the meaning of the <i>Residential Tenancies Act 1987</i>, and may be serviced or cleaned by the owner or manager of the apartment (or by the owner's or manager's agent) and be provided with a laundry service where the apartment does not contain laundry facilities;</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 25 gazetted on 26 February 2013.</p>	
<b>setback</b>	<p>means the horizontal distance between a wall or building element at any point and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary;</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 26 gazetted on 18 July 2014.</p>	not applicable
<b>shop</b>	<p>means premises used to –</p> <p>(a) sell goods by retail;</p> <p>(b) hire goods; or</p> <p>(c) provide services of a personal nature, including a hairdresser or beauty therapist, but does not include premises otherwise defined in these land use definitions, such as a convenience store, department store, fast food outlet, or showroom;</p> <p><b>NOTE:</b> 1. 1. The Interpretation Act 1984 defines "sell" to "include barter, exchange, offer to sell and expose for sale". 2. A "local shop" is defined earlier in this Schedule.</p>	Retail (General)
<b>short term accommodation</b>	<p>means premises used for accommodation that may be occupied by the same person/s for a maximum period of three months within any twelve month period, and are not subject to residential tenancy agreements (residential leases);</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 25 gazetted on 26 February 2013 and Amendment No. 29 gazetted on 17 March 2015.</p>	
<b>showroom</b>	<p>means premises in which goods are displayed and in which the predominant use is not the sale of goods;</p>	Mixed Commercial

TERM	DEFINITION	USE GROUP
<b>single house</b>	has the same meaning given to it in the R- Codes;  <b>NOTE:</b>  1. Subject to Amendment No. 35 gazetted on 24 February 2017.	Residential
<b>small bar</b>	means premises – (a) used to sell liquor for consumption on the premises; and (b) that are the subject of a small bar licence under the <i>Liquor Control Act 1988</i> ;  <b>NOTE:</b>  1. Subject to Amendment No. 29 gazetted on 17 March 2015.	Entertainment
<b>storey</b>	means that portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include any portion of a building used solely for car parking and having 50% or more of its volume below natural ground level;	not applicable
<b>street alignment</b>	means the boundary between the land comprising a street and the land abutting it, but, where a new street alignment is prescribed, means the boundary between that land and that new street alignment;	not applicable
<b>street building height area</b>	means the area of a lot between- (a) its frontage, where a nil street setback is specified for the lot by the Street Building Height and Setback Plan; or (b) the line of any street setback, where one is specified for the lot by the Street Building Height and Setback Plan, and the line of any additional street setback which is required by the Maximum Building Height Plan for the part of the building immediately above the maximum street building height specified by the Street Building Height and Setback Plan. For the purposes of this definition the reference in paragraph (a) and (b) to ‘specified for the lot by the Street Building Height and Setback Plan’ includes being specified by any precinct plan or planning policy referred to in that Plan;  <b>NOTE:</b>  1. Subject to Amendment No. 26 gazetted on 18 July 2014.	not applicable
<b>tavern</b>	means premises – (a) used to sell liquor for consumption on the premises; and (b) that are the subject of a tavern licence under the	Entertainment

TERM	DEFINITION	USE GROUP
	<p><i>Liquor Control Act 1988;</i></p> <p><b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.</p>	
<b>transferable plot ratio</b>	<p>means the amount of plot ratio of a donor site which is available for transfer from the donor site to a recipient site as recorded in the register of transfer of plot ratio;</p> <p><b>NOTE:</b></p> <p>1. The “plot ratio” of a donor site is defined earlier in this Schedule.</p> <p>2. Subject to Amendment No. 23 gazetted on 31 July 2012.</p>	not applicable
<b>transport depot</b>	<p>means any premises used –</p> <p>(a) for the garaging of vehicles used or intended for use for the carriage of goods for hire or reward; or</p> <p>(b) for the transfer of goods from one such vehicle to another such vehicle whether or not the land or the building is also used for the maintenance and repair of the vehicles;</p>	Mixed Commercial
<b>tree</b>	includes group of trees or other vegetation;	not applicable
<b>unlisted use</b>	has the meaning given to it in clause 15(4);	not applicable
<b>vehicle sales or hire outlet</b>	means premises used for the sale or hire of new or second hand motor vehicles, with or without ancillary facilities for vehicle servicing;	Mixed Commercial
<b>veterinary centre</b>	<p>means premises used by a registered veterinary surgeon for the –</p> <p>(a) diagnosis of animal diseases and disorders;</p> <p>(b) medical or surgical treatment of animals; or</p> <p>(c) prevention of animal diseases or disorders, with or without facilities for the hospitalisation or boarding of animals;</p>	Mixed Commercial
<b>warehouse</b>	means premises used for the storage of goods, whether or not commercial transactions involving the sale of the goods are carried out in or on that building or land;	Storage
<b>Western Australian Planning Commission</b>	<p>means the Commission established by section 7 of the Act;</p> <p><b>NOTE:</b> 1. Subject to Amendment No. 29 gazetted on 17 March 2015.</p>	not applicable