



Neighbourhood Planning Glossary



Abutting

To touch or end at one side; i.e. to be adjacent to.

Active Transport

Any form of transport that involves some kind of physical activity. This includes cycling, walking and using public transport - the walk to and from the bus or train is part of the journey.

Affordable Housing (or sub-market housing)

Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Arrival Plaza

A public square or similar open area situated at the point of arrival (e.g. train station)

Australia TradeCoast (ATC)

Australia Trade Coast is Brisbane's largest industry and trade precinct in Australia, it includes the Airport and Port of Brisbane.

Area Classification (Land use/Zoning)

All land has a 'zoning' or 'Area Classification' identified by City Plan that indicates what land uses are permissible or discouraged on that land.

Brownfield Land

An abandoned or under-utilised site within the built-up urban area. These are often environmentally contaminated but can have potential for redevelopment.

Buffer Zone

An area of land separating certain types of development from adjoining sensitive land uses to minimise negative impacts. Often used in relation to minerals and/or waste development.

Character Housing

Housing that reflects Brisbane vernacular architectural styles, particularly those houses built prior to World War II (pre-1946) when a variety of building materials were more readily available. 'Timber and Tin' is one of the more common housing styles in older areas of Brisbane.

City Plan 2000 ('City Plan')

The Brisbane City Plan 2000 is the Council's town planning scheme. It describes the Council's intentions and outcomes for our City's future development and identifies where certain types of land uses are permissible and specifies requirements for these uses.

City Planning

The branch of Brisbane City Council that is responsible for preparing and amending City Plan as well as other related strategic planning activities including Suburban Centre Improvement Projects (SCIPs) and Neighbourhood Planning.

CityShape 2026

Decided by the community through workshops, fairs and the CityShape conference. Cityshape is a graphical representation of where future growth in Brisbane could occur, to meet the growth targets identified in the Regional Plan. The Local Growth Management Strategy is the State Government requirement for implementing CityShape 2026.

Contaminated Land

Land that has been polluted or harmed in some way making it unfit for safe development and use unless cleaned.

Conservation Areas (CN)

The City Plan 2000 is divided into different land uses to indicate the highest and preferred uses on individual allotments. Conservation Areas are a City Plan classification for areas of land where the conservation assets of habitat systems (e.g. vegetation, fauna, water courses and/or geology) dominate and are proposed to be retained into the future.

Demolition Control Precinct (DCP)

Demolition Control Precincts generally apply to areas with groups of original houses built before 1946. Demolition Control Precincts are intended to maintain the character of traditional pre-war streetscapes by limiting demolition, while allowing renovations and extensions and the construction of new buildings that are compatible in appearance with character buildings.

Density

The average number of residents, households or buildings in a given area, usually expressed as dwellings or people per hectare.

Department of Infrastructure and Planning (DIP)

Queensland Government department that coordinates the regional planning of South East Queensland with an emphasis on infrastructure provision.

Detached House

A residential dwelling that stands alone, i.e. not a terrace house or apartment.

Development Assessment

New development such as subdivision, townhouses or office buildings need approval from Council. The Council assesses each development application against the City Plan.

Ecological Footprint

The equivalent land (and water) area required to support a given human population and its material standards, including the local and global effects caused by resources used and wastes produced.

Ecologically Sustainable Development

Using, conserving and enhancing the community's resources so that ecological processes are maintained and the total quality of life, now and in the future, can be maintained or improved.

Employment Precinct

An area within which a large number of people go to work; can include shops, offices, a university or hospital.

Environmental Protection Area (EP)

The City Plan 2000 is divided into different land uses to indicate the highest and preferred uses on individual allotments. Environmental Protection Areas are normally associated with private land holdings in large allotments where important conservation elements (e.g. waterways, habitat areas etc.) have been identified and the City Plan identifies the preservation of those conservation values while allowing some low-intensity uses such as a single dwelling and some rural-based activities.

Existing Use Rights

The accepted right for the lawful use of a site to be continued even though the town planning requirements may have changed to discourage such a use in that area.

Extractive Industry Area

The City Plan 2000 is divided into different land uses to indicate the highest and preferred uses on individual allotments. Extractive Industry indicates that a body of natural resources (e.g. sand, gravel, soil and rock reserves) need to be preserved for future development. Extractive industry sites are indicated on Council's Strategic Plan and are likely to include State Government oversight.

Gross Floor Area (GFA)

The total area of all floor levels in a building. The City Plan often specifies a maximum GFA allowed in particular areas as a way of limiting the scale of development on a site.

High Density Development

Generally refers to large scale development such as office/commercial buildings or residential apartment buildings. Heights generally do not exceed 10 storeys except in major centres.

Hydrological

The properties and effects of water on the earth's surface, in soil and rocks and in the atmosphere.

Infill Development

The redevelopment of under-utilised sites in existing urban areas. For example, the redevelopment of a disused inner-city industrial site for residential apartments or the removal of a detached house in the suburbs to make way for townhouses.

Infrastructure Charges Plan (ICP)

A document that identifies infrastructure that will be needed to support future growth in an area and calculates the approximate cost of providing this infrastructure. A portion of these costs are given to Council through developer contributions when land is developed in the area.

Inter-Urban Breaks

Non-urban land that separates and/or surrounds urban villages, towns and metropolitan areas.

Landscape Amenity Values and Attributes Mapping (LAVA Mapping)

The mapping of the value of landscape assets and levels of service provided in terms of comfort (cooling, shade) and enjoyment (sense of place).

Local Growth Management Strategy (LGMS)

A strategy to implement CityShape 2026 is under preparation by Council to demonstrate how dwelling targets and associated jobs and infrastructure will be accommodated. This strategy is developed in response to the State Government's South-East Queensland Regional Plan 2005-2026.

Low Density Development

Small scale development, generally limited to detached housing no higher than two storeys.

Major Infrastructure Projects Office (MIPO)

Brisbane City Council's Major Infrastructure Projects Office is responsible for delivering a range of significant transport and traffic infrastructure projects for Brisbane.

Masterplan

A comprehensive plan that describes and maps the overall development concept for an area or precinct, including present and future land use, detailed urban design, landscaping, built form, infrastructure and service provision.

Medium Density Development

Development generally greater than two storeys in height, but no more than five storeys; can include townhouses, units and commercial/retail development.

Mixed-Use

Co-locating businesses, residential units, and transit in close proximity.



Natural Assets Local Law (NALL)

Natural Assets mainly describes different classes of vegetation (wetlands, protection orders etc.) that have been mapped across Brisbane.

Open Space

- Areas that remain unbuilt upon, both natural areas and urban open space, including:
- parks, attractive and safe streets and bushland
- creeks, the Brisbane River and Moreton Bay
- private backyards and gardens, courtyards, balconies and community gardens
- plazas and entrances to shopping centres
- sports fields, bikeways and paths
- civic spaces around libraries and art galleries.

Overshadowing

The effect of a development or building reducing the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over the neighbouring property.

Plot Ratio

Ratio of the gross floor area of the building/s on the site in relation to the area of the site.

Public/Private Partnerships

Collaboration between private sector and public agencies generally for the provision of major infrastructure.

Public Art

Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

Public Realm

Those parts of a village, town or city (whether publicly- or privately-owned) available for everyone to use. This includes streets, squares and parks.

Precinct

A small geographical area that has a number of characteristics that distinguish it from another area. Neighbourhood Planning often takes a precinct-based approach to planning.

Renewable Energy

Energy gained from the sun, wind, water and earth that does not deplete natural resources, but is renewable.

Riparian

A riparian zone is the interface between land and a flowing surface water body. Plant communities along the river margins are called riparian vegetation.

Scenario Planning

A method to analyse the consequences of alternative futures.

Settlement Pattern

A settlement pattern describes the way in which hamlets, villages, towns and cities are distributed in space and the relationships between them.

Social Capital

The invisible relationships and skills within a community that keep it strong, vibrant and resilient.

Social Inclusion

Positive action taken to include all sectors of society in planning and other decision-making.

South-East Queensland Regional Plan 2026 (SEQRP or 'the Regional Plan')

A regional planning strategy that guides growth and development in SEQ for the next 20 years.

Statutory Document

A document that has legal standing.

Street furniture

Items placed in the public realm, typically streets, roads and parks, to make the environment more visually and functionally pleasant. The term includes things such as seating, tables and water fountains.

Sustainable Communities


Communities that are socially just, environmentally healthy, and economically thriving.

Sustainability

Meeting the needs of the present without compromising the ability of future generations to achieve the same level of natural, social and cultural resources enjoyed by the current generation. It is a process of continuous improvement that involves everyone in creating a future that works for all.

Timber and Tin

A common style of pre-1946 Character Housing based on Queensland vernacular designs using timber weatherboard exterior walls and corrugated tin roofing material, this style of house is often referred to as a "Queenslander" and contributes significantly to Brisbane's unique character.



TransLink

Is a section of Queensland Transport that coordinates public transport across South East Queensland.

Transport Network

A network of transport infrastructure incorporating all forms of transport including roads, railways, cycleways, and pedestrian paths.

Transit

Term used to describe public transport – bus, rail or ferry.

Transit-Oriented Development (TODs)

Promotion of higher density and mixed-use development in close proximity to significant transit connections. It aims to make the best use of land, increase use of public transport and promote sustainable development. A neighbourhood that is developed upon Transit Oriented Development principles is sometimes referred to as a Transit Oriented Community.

Travel Generators

Areas of land use (or destinations) that generate travel demands including places of work, schools and colleges, shops and retail parks, hospitals and leisure facilities.

Urban Consolidation

Higher-density urban form achieved by 'filling in the gaps' in the existing built form; seen as an opportunity to reduce the ecological footprint of urbanisation while enhancing social interaction.

Urban Design

An aspect of urban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well designed urban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

Urban Fringe

The urban fringe is the transitional area between urban areas and the countryside. It can provide a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land within urban areas for these uses.

Urban Footprint

The Regional Plan identifies an 'urban footprint' which is the area available for urban development, this urban footprint is surrounded by a network of green space.

Urban Sprawl

The unplanned, uncontrolled spreading of urban development into areas adjoining the edge of a city, typically highly dependant on long-distance private vehicle transport.

Urban Village

Small urban communities that are based on principles of mixed land uses, urban design and shared facilities. Supports the principles of Transit Oriented Development.

Uses (e.g. Mixed-Use)

Refers to the type of activity that people might use a space or plot of land for. For instance, land zoned for recreational use could become a park but could not become an office block. Mixed-use land might include offices, homes and recreational spaces. Centre uses include shops and offices.

Vegetation Protection Order (VPO)

Identifies individual trees or areas of bushland that are significant. A Council permit is required for the removal and/or pruning of vegetation that is protected by a VPO.

Vernacular Architecture

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

Vista

A distant view or prospect, especially one seen through an opening, such as between rows of buildings or trees.

Walkable Communities

Neighbourhoods designed to promote walking, key principles include the provision of a well connected network of pedestrian pathways, compact building forms and a mix of land uses.

Waterway Corridor

A City Plan Waterway Corridor includes a waterway (either natural or modified) and a buffer of land on either side, generally measured 30m from the centre of the waterway. City Plan restricts development from occurring within waterway corridors to protect biodiversity and manage flooding.



**Brisbane City Council
Information**
GPO Box 1434
Brisbane Qld 4001
Phone: (07) 3403 8888

Printed on recycled paper



N2008-02235
© Brisbane City Council 2008

Visit [www.brisbane.qld.gov.au/
neighbourhoodplanning](http://www.brisbane.qld.gov.au/neighbourhoodplanning)