



## Planning Glossary

As South East Queensland (SEQ) continues to grow, more Queenslanders are interested in having a say in the way their communities evolve.

SEQ local governments are meeting this challenge by finding new and meaningful ways to engage with the public during their planning activities. While community engagement adds countless benefits to planning process, it can be a daunting task.

This tool has been designed to provide guidance around the words and phrases that communities tend to understand and appreciate, avoiding planning terms that may cause concern or confusion.

From the community engagement experience of local governments across SEQ, it was identified that professional planning terminology needs to be explained in simpler terms so the community can better understand the intent of the key words used by planners.

It is envisaged that engagement and communication staff can use this tool as a reference point prior to the drafting of engagement material for planning activities or as an online customer service tool. Alternately, planning staff may use the glossary as a refresher tool prior to community consultation sessions.

It is important to note that there are certain planning processes that require specific terminology to be used, therefore, it would not be appropriate to use this glossary during those activities.

### Planning speak      Plain speak

#### Activity centres

Business and service centres where people live, work and play. These areas tend to be well supported by transport (road, public transport, pedestrian etc.) and future government investment as they attract a high number of residents. Ideally, activity centres are focused around a main street, buildings are close to the street and surrounding streets are connected in a way that makes it easy to navigate. More simply referred to as a **regional centre** or **business centre**.

#### Demographics

The statistical data of a population, usually showing things like average age, income or education. More simply referred to using terms such as **age breakdown**, **statistics** or **groupings**.

#### Densification

Boosting the number of residents, housing, services and businesses in a selected area.

#### Development assessment

The **assessment of a development application** to subdivide land, change the use of that land (e.g. from vacant land to a residential building), carry out building, landscaping and other work

#### Dual occupancy

Two homes on one parcel of land, whether they are attached or separated. Otherwise referred to as a **duplex**.



<b>Dwelling</b>	A term for a <b>house, home</b> or a <b>place of residence</b> .
<b>Fonzie flat</b>	A self-contained living space built above the garage, similar to the one occupied by 'The Fonz' in the television series Happy Days. Otherwise referred to as a <b>granny flat</b> or <b>small flat</b> .
<b>Greenfield</b>	Development of previously undeveloped land, a simple example of this may be an <b>open field, private property</b> or <b>farm land</b> .
<b>High density</b>	A greater number of housing or people living in one particular area. Areas with higher residential densities are more likely to support the presence of shops and services. Most commonly associated with <b>residential buildings</b> .
<b>Infill development</b>	Creating new housing in established suburbs through the redevelopment of existing property. Otherwise referred to as <b>urban renewal, regeneration</b> or <b>revitalisation</b> .
<b>Infrastructure</b>	Community resources such as <b>roads, sewers, schools, hospitals railways and communication networks</b> .
<b>Legibility</b>	Defining how easy it is to find your way around a suburb or area. This may be better communicated through the use of terms such as <b>pathways, boundaries, street signs, lighting</b> or <b>landmarks</b> .
<b>Local Area Plan</b>	Local area plans guide development in local communities, to ensure each area retains and enhances its own character and qualities while facilitating increased housing choice and diversity. This process gives communities an opportunity to have a say in planning at a local level to guide future development. Also referred to as a <b>Neighbourhood Plan</b> .
<b>Master planned community</b>	A community strategically planned out from the beginning, and typically constructed in a previously undeveloped or greenfield area.
<b>Material change of use</b>	A significant change to the purpose of a building or land, usually requiring planning approval. This could be better described through an example, such as <b>converting a house into a duplex</b> .
<b>Medium density</b>	Medium density developments are more commonly referred to as <b>units, townhouses</b> and <b>duplexes</b> , and offer greater housing diversity to the community. Medium density housing is generally smaller (one and two bedrooms) and potentially more affordable than an individual house on a parcel of land.
<b>Mixed use development</b>	A building, buildings or site created for more than one purpose – for example, a development that contains units above local businesses such as shops or cafes.



### Neighbourhood character

How the features of an area come together to give a neighbourhood its own look and feel. This may be better communicated through outlining the components that add to a suburbs character, such as **local landmarks, street landscaping, businesses such as restaurants and cafes or building style.**

### Neighbourhood Plan

See 'local area plan'.

### Open space/ green space

Private or public land available for recreation, walking, cycling and sport or for nature conservation purposes. Can also include plazas or paved spaces such as town squares and malls.

### Overlays

An area that is affected by certain planning constraints, such as koala habitats, steep land or heritage values. An overlay defines what this area can (or cannot) be used for or a particular way in which development can proceed.

### Permeability

Defining how easy it is to physically move through or between particular areas. For example, communities which lack permeability (those intersected by major roads or with many cul-de-sacs) may discourage walking and encourage trips by car.

### Planning Scheme

Prepared by a local government to manage growth and change within their local government area. A Planning Scheme sets out policies for the use, development and protection of land.

### Plot ratio/yield

The plot ratio of a residential development is the gross floor area of the building divided by the site area. Put simply, the plot ratio dictates how many dwellings can be built on a particular site and what height or form this building may take.

### Priority Infrastructure Plan (PIP)

A tool to assist in **planning infrastructure in a coordinated and integrated way** that encourages growth in areas where adequate infrastructure exists or can be provided efficiently.

### Queensland Planning Planning Provisions (QPP)

A **state planning tool**, under the *Sustainable Planning Act 2009*, to guide local governments in the preparation of planning schemes.

### Reconfiguration of a lot

More commonly referred to as a **subdivision**. It may also be the joining of two or more parcels of land.



### Regional Plan

A **plan developed by the Queensland Government** to address regional planning issues for a particular area. For example, the *SEQ Regional Plan 2009 – 2031* addresses issues such as environment, traffic congestion and employment, as well as forecasting the additional housing requirements for SEQ's growing population.

### Sense of place

The combination of characteristics that makes a place unique or special. This could also be communicated by outlining the features that make up an area's sense of place, such as **identity, landscape, style of building or history**.

### Six-pack development

Better described as a **two or three storey residential unit or apartment block**, usually made of brick and built in the 70s or 80s.

### Sustainability

Ensuring that development, or growth, is planned in a way that promotes a balance of economic, social and environmental outcomes. Usually referred to by words such as **smart growth, green, eco-friendly** or **efficient** (depending on the context).

### Transit orientated development (TOD)

A planning concept that promotes the creation of well-designed and sustainable urban communities focused around, and within a comfortable walking distance, to public transport.

### Town planning

Determining and planning for the future placement or arrangement of a town or city. Also known as **city planning**.

### Urban design

Urban design is the art of creating and shaping the appearance, setting and functionality of cities and towns.

### Urban footprint

A boundary for urban development, allowing growth in these areas to be supported by transport, jobs and services. Areas outside the urban footprint can then be reserved for other purposes such as recreation or agriculture.

### Walkable

### Neighbourhoods

Neighbourhoods designed to give residents something to walk to (shops, jobs, public transport stops and facilities), something to walk on (a footpath) and an easily understandable, safe and direct route to get there.

### Water sensitive

### urban design (WSUD)

An approach to the planning and design of urban environments that supports healthy ecosystems through smart water management. Usually referred to through terms such as **healthy waterways, eco-friendly design** or **water recycling** (depending on the context).