

CHAPTER 7 - SCHEDULES

PART 4 RECONFIGURING A LOT DESIGN CODES AND ASSESSMENT CRITERIA FOR OPERATIONAL WORKS DEFINITIONS SCHEDULE

The **planning scheme** contains the following 91 reconfiguring a lot definitions:

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| (1) Access Place (Rural Residential) | (46) Horse Trail |
| (2) Access Place (Urban Residential) | (47) Industrial Lot |
| (3) Access Road (Industrial) | (48) Landscape Plan |
| (4) Access Road (Rural) | (49) Lane |
| (5) Access Street (Rural Residential) | (50) Lawful Point of Discharge |
| (6) Access Street (Urban Residential) | (51) Lot |
| (7) Accessway | (52) Lot Access |
| (8) Adequate Water Supply | (53) Lowest Astronomical Tide (LAT) |
| (9) Allotment | (54) Major Drainage System |
| (10) Arterial Road | (55) Major Road |
| (11) Average Lot Width | (56) Major Storm |
| (12) Average Recurrence Interval (ARI) | (57) Minor Drainage System |
| (13) Bike Lane | (58) Minor Road |
| (14) Bike Path | (59) Minor Storm |
| (15) Bikeway | (60) On-Site Parking |
| (16) Bikeway Plan | (61) On-Street Parking |
| (17) Boundary Relocation | (62) Overall Outcomes |
| (18) Bridle Trail | (63) Overland Flow Path |
| (19) Building Envelope | (64) Pathway |
| (20) Bus Collector Street | (65) Pony Trail |
| (21) Carriageway | (66) Private Open Space |
| (22) Casual Surveillance | (67) Public Open Space |
| (23) Certified Building Area | (68) Q100 _{ultimate} |
| (24) Collector Road (Industrial) | (69) QUDM |
| (25) Collector Road (Rural) | (70) Rear Lot |
| (26) Collector Street (Rural Residential) | (71) Riparian Area |
| (27) Collector Street (Urban Residential) | (72) Road |
| (28) Commercial Lot | (73) Road Pavement |
| (29) Common Driveway | (74) Runoff |
| (30) Communal Open Space | (75) Setback |
| (31) Communal Street | (76) Single Detached Housing |
| (32) Community Title | (77) Site |
| (33) Community Titled Residential Development (not subdivision of existing or approved buildings) | (78) Site Density |
| (34) Cross Drainage | (79) Specific Outcome |
| (35) Cul de sac | (80) State Controlled Road |
| (36) Cycle Lane, Path etc | (81) Street |
| (37) Design Speed | (82) Streetscape |
| (38) Detached Dwelling | (83) Sub-Arterial Road |
| (39) Drainage Catchment | (84) Subdividing by Lease |
| (40) Drainage System | (85) Subdivision |
| (41) Driveway | (86) Subdivision Proposal Plan |
| (42) Frontage | (87) Trunk Collector Street (Urban Residential) |
| (43) Greenhouse Effect | (88) Verge |
| (44) Height of a Wall | (89) Wall Height |
| (45) Highest Astronomical Tide (HAT) | (90) Works External |
| | (91) Works Internal |

- (1) **Access Place (Rural Residential)**
Means a cul de sac in Park Residential or Rural Residential zones serving a maximum of 50 lots from which these lots gain direct frontage access.
- (2) **Access Place (Urban Residential)**
Means an urban residential cul de sac serving a maximum of 20 lots from which these lots gain direct frontage access.
- (3) **Access Road (Industrial)**
Means an industrial road serving a maximum area of 8ha of industrial development from which the lots gain direct frontage access.
- (4) **Access Road (Rural)**
Means a rural road serving a maximum of 15 lots from which these lots gain direct frontage access.
- (5) **Access Street (Rural Residential)**
Means a street in Park Residential or Rural Residential zones serving a maximum of 100 lots from which these lots gain direct frontage access.
- (6) **Access Street (Urban Residential)**
Means a residential street serving a maximum of 50 lots from which these lots gain direct frontage access.
- (7) **Accessway**
Means that part of a rear lot being the narrow strip of land which provides access from the road to the rear portion of the lot.
- (8) **Adequate Water Supply**
Means that over the whole area of the lot, the maximum and minimum head requirements as set out in the *Guidelines for Planning and Design of Urban Water Supply Schemes* are satisfied. In considering the minimum head, calculations shall allow that under maximum hourly demand conditions, no part of the lot shall have an available pressure equivalent to less than 22m with the reservoir drawn down 1.5m from its top water level. In some circumstances, such as isolated and/or highly elevated areas, a minimum allowable pressure of 16m with the reservoir drawn down to a level 1m above the floor level may be considered acceptable.
- (9) **Allotment**
See *lot*.
- (10) **Arterial Road**
Means a Major Road whose primary function is to convey traffic between centres of population with its origin and destination relatively remote from the area under consideration.
- (11) **Average Lot Width**
Means the width in metres determined by dividing the lot area by the perpendicular depth of the lot measured from the lot frontage.
- (12) **Average Recurrence Interval (ARI)**
Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.
- (13) **Bike Lane**
Means a lane within the carriageway separated from other vehicles by linemarking or a physical barrier, and signed for use by cyclists.
- (14) **Bike Path**
Means a pavement intended only for bicycle traffic, separate from the carriageway, either within or outside the road.
- (15) **Bikeway**
Means the route allocated for movement of cyclists for recreational or commuter purposes. It may consist of the carriageway in minor roads, separate or shared parking lanes on major roads, separate paths in the verge of a road and/or paths through reserves or public open space.
- (16) **Bikeway Plan**
Means the **bikeway plan** approved by **Council** from time to time and adopted by resolution of **Council**.
- (17) **Boundary Relocation**
Means rearranging the boundaries of a lot.
- (18) **Bridle Trail**
Means a formed path, either surfaced (network trails) or grassed (informal trails), principally for the use of

horse riders, but also used by pedestrians and cyclists.

(19) Building Envelope

Means a diagram drawn on a lot of a subdivision plan to the requirements of the local authority defining the limits for siting and/or wall height of any dwellings and/or **outbuildings**, private open space and/or garages/ carports clear of the required setbacks.

(20) Bus Collector Street

Means a Collector Street intended to act as a local bus route and with appropriate carriageway width to suit bus operations.

(21) Carriageway

Means the area of street or road which is provided for the movement or parking of vehicles.

(22) Casual Surveillance

Refers to the ability to informally observe an area to enhance the level of security.

(23) Certified Building Area

Means a building area identified on a **plan of development** or subdivision proposal plan which complies with the probable solutions for such areas given in the relevant design code. The area is certified by appropriately qualified persons as meeting the specified criteria in the probable solution. The certification is provided to **Council** at the time the plan of survey is approved by **Council**.

(24) Collector Road (Industrial)

Means an industrial road serving a maximum area of 30ha for industrial development from which the lots gain direct frontage access.

(25) Collector Road (Rural)

Means an rural road serving a maximum of 100 lots from which these lots gain direct frontage access.

(26) Collector Street (Rural Residential)

Means a street in Park Residential or Rural Residential Zones serving a maximum of 350 lots from which these lots gain direct frontage access.

(27) Collector Street (Urban Residential)

Means an urban residential street serving a maximum of 300 lots from which these lots gain direct frontage access.

(28) Commercial Lot

Means a lot in the Central Business, Commercial or Local Business zone.

(29) Common Driveway

Means a constructed driveway which serves more than one rear lot (commonly known as hatchet or battleaxe lots).

(30) Communal Open Space

Means useable community open space for recreation and relaxation of residents of a housing development and which is under the control of a body corporate or equivalent.

(31) Communal Street

Means the carriageway providing access to a housing development and which is under the control of a body corporate or equivalent.

(32) Community Title

Refers to the title given under the provisions of the *Body Corporate and Community Management Act 1997* (BCCM Act).

(33) Community Titled Residential Development (not subdivision of existing or approved buildings)

Means a residential development which is to be given land titles under the provisions of the *Body Corporate and Community Management Act 1997* (BCCM Act) but which excludes the subdivision of existing or approved buildings

(34) Cross Drainage

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(35) Cul de sac

Means a road, one end of which has no direct vehicular connection with another road.

(36) Cycle Lane, Path etc.

See *bike lane, bike path*, etc.

(37) Design Speed

Means the street speed selected as being appropriate for a street or road, for design purposes.

(38) Detached Dwelling

Means a separate house on an individual lot (including a community title lot).

(39) Drainage Catchment

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(40) Drainage System

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(41) Driveway

Means a constructed means of entry of persons and vehicles in or to a lot.

(42) Frontage

Means the road alignment at the front of a lot and in the case of a lot that abuts two or more roads, the boundary of which, when chosen, would enable the lot to comply with this code.

(43) Greenhouse Effect

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(44) Height of a Wall

At any point for the purpose of determining its setback from a boundary means the vertical distance between the top of the eaves at the wall line, parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level of the lot boundary at a point at right angles to the wall. Where a skillion roof occurs, the height shall be measured as the median height of the wall. When a triangular gable roof occurs, the heights shall be measured as the height of the wall together with one-third of the vertical height of the gable.

(45) Highest Astronomical Tide (HAT)

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(46) Horse Trail

See bridle trail.

(47) Industrial Lot

Means a lot in the Service Industry or General Industry zone.

(48) Landscape Plan

Means a plan or document outlining the extent, type and location of proposed landscape works and planting.

(49) Lane

Means a width of carriageway of a road or street sufficient for the movement or parking of a vehicle. In residential streets lanes are generally not formally delineated.

(50) Lawful Point of Discharge

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(51) Lot

Has the meaning given to it under the *Land Title Act 1994*.

(52) Lot Access

Means practicable means of entry of persons and vehicles on to each lot from a constructed carriageway in a road that abuts the lot or, where permitted by **Council**, access by way of easement.

(53) Lowest Astronomical Tide (LAT)

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(54) Major Drainage System

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(55) Major Road

Is a traffic route whose primary function is to convey traffic between centres of population or within the urban area. Such roads are normally classified as Freeways, Arterial Road, Sub-Arterial Road or Trunk Collector Street depending upon traffic volumes (excludes State-controlled roads).

(56) Major Storm

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(57) Minor Drainage System

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

(58) Minor Road

Is a road whose primary function is to give frontage access to abutting lots. Such roads are normally classified as Collector Street, Access Street or Access Place depending upon traffic volume and/or function.

(59) Minor Storm

Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.

- (60) **On-Site Parking**
Means vehicle parking within the boundaries of privately owned lots.
- (61) **On-Street Parking**
Means vehicle parking within the street or road on the carriageway or in constructed parking bays.
- (62) **Overall Outcomes**
(Or Element Overall Outcomes) means a statement of the desired outcomes to be achieved in the completed development, relating to the particular design elements.
- (63) **Overland Flow Path**
Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.
- (64) **Pathway**
Means a strip of land solely or mainly for the purpose of accommodating a path, via a footpath, **bike path** or dual-use path.
- (65) **Pony Trail**
See **bridle trail**.
- (66) **Private Open Space**
Means a open area of land or building attached to a dwelling (e.g. balcony or roof garden) intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants.
- (67) **Public Open Space**
Means land used or intended to be used for recreational purposes by the public and includes **parks**, public gardens, riverside reserves, pedestrian and cyclist accessways, playgrounds and sports grounds.
- (68) **Q100^{ultimate}**
Means the stormwater runoff flow from the 100 year ARI storm when the catchment is fully developed in accordance with **Council's planning scheme**.
- (69) **QUDM**
Means the *Queensland Urban Drainage Manual, 1993 as amended*.
- (70) **Rear Lot**
Means a battleaxe or hatchet shaped lot which consists of a narrow strip of land having a frontage to a road and an area of land which is intended to contain a dwelling at the rear.
- (71) **Riparian Area**
Means any land which adjoins, directly influences or is influenced by a body of water or **waterway**.
- (72) **Road**
(Commonly known as Road Reserve) has the meaning given to it under the *Land Act 1994*.
- (73) **Road Pavement**
See **carriageway**.
- (74) **Runoff**
Has the meaning given to it in the *Queensland Urban Drainage Manual, 1993*.
- (75) **Setback**
Means the shortest distance, measured horizontally, from the outermost projection of the building or other **structure** concerned to the vertical projection of the boundary of the lot.
- (76) **Single Detached Housing**
Means development of lots which contain a separate house on an individual lot (including a community title lot).
- (77) **Site**
Means the lot(s) of land containing the development proposal.
- (78) **Site Density**
Means the ratio of dwellings or lots to the gross area of the **site**.
- (79) **Specific Outcome**
Means the specific outcomes to be used in the preparation, submission and assessment of development proposals for measuring performance of the proposals against the element overall outcomes.
- (80) **State Controlled Road**
Has the meaning given to it in the *Transport Infrastructure Act 1994*.
- (81) **Street**
See **road**.

(82) Streetscape

Means the visible components within a street (or part of a street) between facing buildings, including the form of the buildings, setbacks, fencing, landscaping, driveway and street surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.

(83) Sub-Arterial Road

Means a Major Road that carries through traffic and acts as a feeder road between development areas and the Arterial Roads.

(84) Subdividing by Lease

Means dividing land in parts by agreement.

(85) Subdivision

Means the division of a lot(s) into two or more lots for the purpose of enabling any of the lots to be disposed of separately.

(86) Subdivision Proposal Plan

Means a plan properly drawn to scale which delineates the subdivision of any land in lots or otherwise and contains other information relevant to the proposal (e.g. existing contours, floodlines, significant vegetation, services, etc).

(87) Trunk Collector Street (Urban Residential)

Means an urban residential street serving a maximum of 900 lots from which these lots are restricted from gaining direct frontage access.

(88) Verge

Means that part of the road between the carriageway and the boundary of the adjacent lots (or other limit to the road). It may accommodate public utilities, footpaths, stormwater flows, street lighting poles, landscape works and planting.

(89) Wall Height

See *height of a wall*.

(90) Works External

Means any infrastructure works external to the *site* which are required in connection with or arising from development where the works are necessary for the connection of the development to the existing system or amelioration of the impacts of the development on the existing system.

(91) Works Internal

Means any infrastructure works within the development *site*.