

INDUSTRY UPDATE – CITYPLAN 2014 MINOR AMMENDMENTS



Since the release of the *Brisbane CityPlan 2014* in June last year, Brisbane City Council have been busy working on their first round of amendments. BCC are also currently preparing a major amendments package which includes more significant changes which will be reviewed by the State Government and advertised to the public. The minor amendments generally include fixing typos and punctuation; however, some amendments include slight alterations to the way the level of assessment tables or Performance Outcomes are written.

SO WHAT'S CHANGED AND HOW DOES IT AFFECT YOU?

The most recent amendments were released on the 1st September and then the 15th September 2015. The first set of amendments included a number of changes, the most significant of which are:

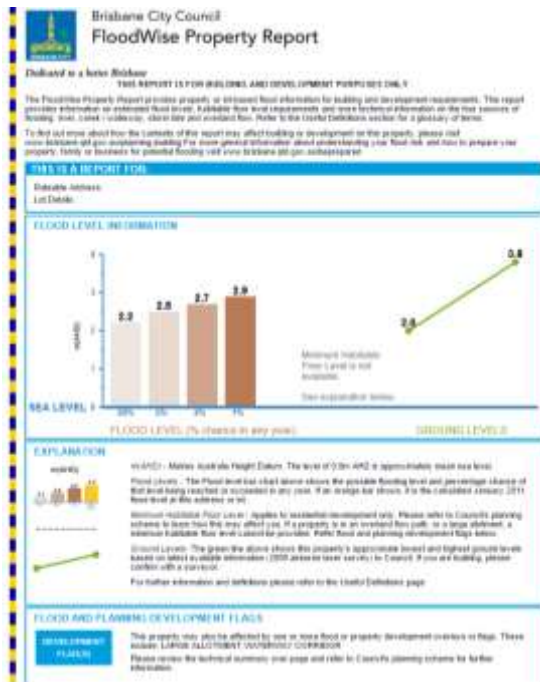
- 3 Storey Houses
- Creek/Waterway Flood Mapping
- Subdivision Code

3 STOREY HOUSES

Since the adoption of the new planning scheme a number of applications have been lodged for three storey houses. Regardless of being below 9.5 metres in height, unless the proposed dwelling was located on a steeply sloping site, or three storey houses are “prevailing in the immediate vicinity” Council would not support these applications. A statutory note has now been included in the Codes which defines this statement as “the building height of more than 50% of the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site”. This “note” makes Council’s internal interpretation of this provision more transparent to the public, also in regards to three storey development. This “note” provides greater consistency in interpretation while also strengthening Council’s position in the Planning and Environment Court.

CREEK/WATERWAY FLOOD MAPPING

BCC have revised the mapping for some areas regarding flood levels. In some instances, properties mapped as being significantly affected by flooding have been amended to be included in the lowest sub-categories. The FloodWise Property Report tool has also been revised in accordance with this new information. The flood inundation on one property we investigated was reduced from 3.5m AHD to 2.9m AHD, impacting the development approach and feasibility for that particular site.



SUBDIVISION CODE

This change is more subtle, however with an understanding of Council’s current internal discussions, we are aware of the implications of these changes. The wording in question relates to the Performance Outcome for Lot Size which now states that the size of the lot is appropriate to the intended land use and *consistent with zones, zone precincts, neighbourhood plans and overlays*. This change has implications for subdivision of sites where the particular zone code stipulates a lot size (i.e. Character – Character Precinct) and in Neighbourhood Plans that specifically identify a minimum lot size (i.e. Moggill-Bellbowrie).

**WANT TO KNOW MORE ABOUT HOW
THESE CHANGES IMPACT YOU OR
THE DEVELOPMENT POTENTIAL OF
YOUR PROPERTY?**

**CALL KEN, DOUG OR CATHERINE
TODAY ON (07) 3876 0533**



TOWN PLANNING CONSULTANTS