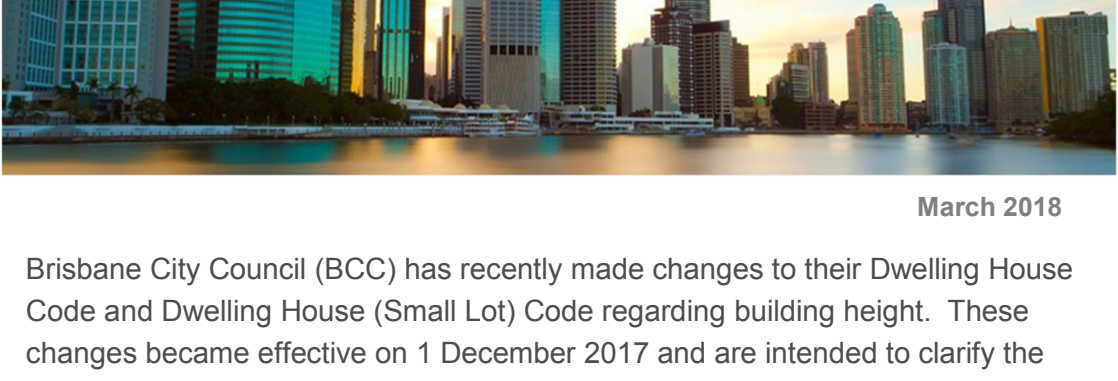


CHANGES TO BRISBANE CITY COUNCIL'S DWELLING HOUSE CODES



March 2018

Brisbane City Council (BCC) has recently made changes to their Dwelling House Code and Dwelling House (Small Lot) Code regarding building height. These changes became effective on 1 December 2017 and are intended to clarify the circumstances in which BCC may approve houses over 9.5 metres or 2 Storeys in height.

Since Brisbane City Plan 2014 was introduced, both the Dwelling House Code and Dwelling House (Small Lot) Code have specified a maximum building height of 9.5 metres and 2 storeys for most residential zones as acceptable outcomes.

The December 2017 amendments included additional performance criteria for house applications over 9.5m or 2 storeys. These include:

- **The building height contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography.** This is reflective of more recent Council practices that allows for minor 3 storey elements on steeply sloping sites (see Figure a below); and
- **The building height may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity** (e.g. raising a house to achieve the required freeboard).

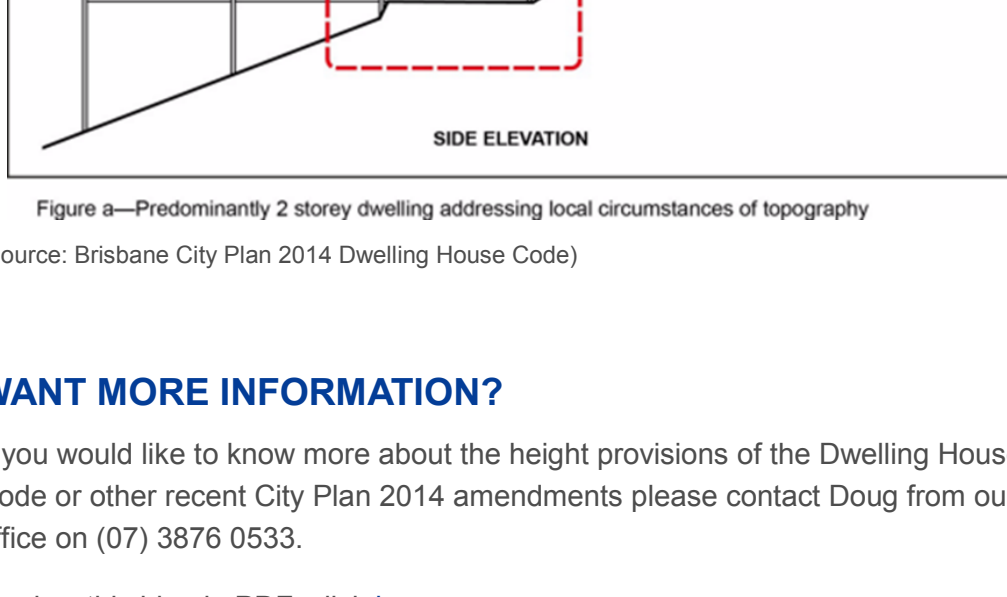


Figure a—Predominantly 2 storey dwelling addressing local circumstances of topography

(Source: Brisbane City Plan 2014 Dwelling House Code)

WANT MORE INFORMATION?

If you would like to know more about the height provisions of the Dwelling House Code or other recent City Plan 2014 amendments please contact Doug from our office on (07) 3876 0533.

To view this blog in PDF, click [here](#):

BRISBANE CITY COUNCIL – PLAN YOUR BRISBANE INTERACTIVE GAME

Brisbane City Council have launched an exciting opportunity to help guide the future development of Brisbane by contributing to Council's "Plan Your Brisbane" initiative. By visiting the link below you will be directed to the Plan Your Brisbane interactive game. This is a way for the community to help create principles to guide future decisions around affordable living, lifestyle, transport and greenspace.

[Plan Your Brisbane – Shape the city's next chapter.](#)

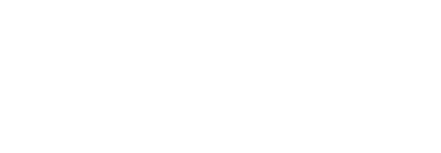
KEEP UP TO DATE WITH KRA!

Check out our latest [Instagram](#) and [LinkedIn](#) post. To read our past Industry Updates, check out our website [here](#).



Ken Ryan & Associates
TOWN PLANNING CONSULTANTS

To subscribe or unsubscribe to these industry updates, email our office at doug@kenryanassoc.com.au



Ken Ryan & Associates Pty Ltd—March 2018