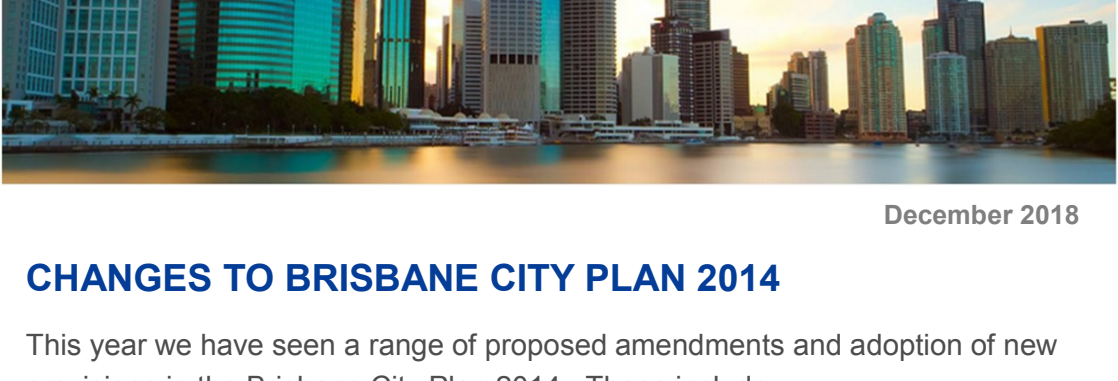


## 2018 Recap & Christmas Period Closures



December 2018

### CHANGES TO BRISBANE CITY PLAN 2014

This year we have seen a range of proposed amendments and adoption of new provisions in the Brisbane City Plan 2014. These include:

- New Neighbourhood Plans adopted for Dutton Park – Fairfield, Newstead North, Spring Hill, and Ferny Grove – Upper Kedron;
- Public notification of the draft Coorparoo and Districts Neighbourhood Plan (incorporating extensive ‘rezoning’ of properties to protect character housing) and the draft Neighbourhood Plan for The Gap;
- Public notification ([submissions open until 17 December 2018](#)) of the draft Banyo-Northgate Neighbourhood Plan, which also includes parts of Nudgee, Nundah, Virginia and Hendra;
- Public notification of the proposed Aged Care amendments – to make it easier to build, extend or upgrade Residential Care Facilities and Retirement Facilities, including increased building heights by 2 storeys in medium and high density residential zones.

We recommend that anyone with property interests in these areas familiarise themselves with the new changes which may improve or reduce development opportunities.

### UPDATE ON THE PLAN FOR BRISBANE ‘BLUEPRINT’

Following consultation with Brisbane’s residents, BCC also published the outcomes of its ‘Plan for Brisbane’ initiative, including Brisbane’s future ‘blueprint’. We have been continually monitoring and experiencing first-hand the practical implications of the blueprint for land owners and the development industry, including enforcement of stricter compliance with ‘acceptance outcomes’ of Codes and fewer relaxations.

We can also confirm that Brisbane City Council has commenced making proposed changes to the Brisbane City Plan 2014 to remove the ability to construct town houses in Low Density Residential sites (currently allowed on sites with 3,000m<sup>2</sup> or greater site area). Therefore anyone with lot sites greater than 3,000m<sup>2</sup> in the Low Density Residential Zone should act as soon as possible to take advantage of the current provisions before these changes take effect.

One of our recent blogs also provided information on Council’s Character Design Forum.

The forum was organised in response to Council’s future ‘blueprint’ that identifies the protection of ‘Queenslander’ houses as an area that residents wanted to have more say about.

We urge architects and designers who know first hand the challenges of renovating Queenslanders to submit their views by [31 December 2018](#). We believe it is important that Council fully consider the challenges, implications and costs of renovating Queenslander style for the modern family.

### REMINDER – CHRISTMAS PERIOD CLOSURES

A reminder that Councils have an assessment blackout period from 26 December 2018 to 1 January 2019. Please factor this in to your approval timeframes.

This year our office closes from Thursday 20th December and re-opens on Monday 14th January 2019. We will continue to monitor our emails during that time for any urgent matters.

We wish you a happy and safe holiday season and look forward to working with you in 2019.

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Ken Ryan & Associates Pty Ltd—Dec 2018