

BRISBANE CITY PLAN 2014

AMENDMENT PACKAGE Q - SUBTROPICAL BUILDING DESIGN
PLANNING SCHEME POLICY



Dedicated to a better Brisbane



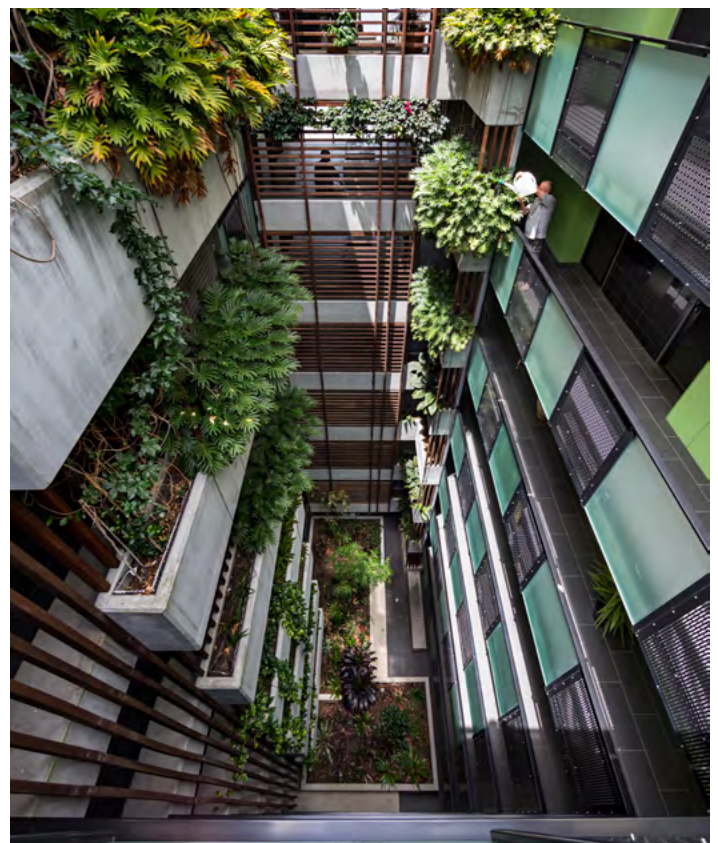
Above: Artist impression - City room.

Brisbane City Council (Council) is proposing to amend *Brisbane City Plan 2014* (City Plan) with Amendment package Q to introduce a new Subtropical building design planning scheme policy (proposed PSP). The proposed PSP translates the subtropical design elements, sub-elements and associated principles of the *New World City Design Guide - Buildings that Breathe* to provide further information and guidance to support subtropical design outcomes for buildings and outdoor spaces sought by City Plan.

What is Amendment package Q?

To support subtropical design outcomes sought by City Plan, Amendment package Q proposes to introduce a new Subtropical building design PSP to:

- provide additional guidance and greater clarity on the existing design requirements for new multi-residential and commercial development and buildings to best respond to our subtropical climate and meet the community's expectations
- capitalise on the success of the *New World City Design Guide - Buildings that Breathe* (the guide) by translating the design elements into the proposed PSP to apply to more building typologies in more locations in the city
- help ensure new development delivers a clean, green and sustainable Brisbane now and into the future.



Right: Internal atriums provide access to natural daylight and ventilation.



Above: Internal spaces with open air or skylight covered areas provide an opportunity to support living greenery.

What does the proposed PSP mean for my development?

The proposed PSP has been drafted to support and provide further information and guidance for achieving existing assessment benchmarks in City Plan relating to the subtropical design of buildings and outdoor spaces. It is not intended to provide additional requirements for all new development. The choice is yours about how your development proposal incorporates the subtropical design elements in the proposed PSP to achieve the outcomes of City Plan.

There are several social, economic and environmental benefits realised from incorporating subtropical design outcomes into new development, including the following.

- **Design excellence** – Brisbane needs exemplary buildings that respond to and embrace our subtropical climate and showcase our city's urban character and outdoor lifestyle to ensure a sustainable future for our city. Council is committed to working with the development industry to deliver this vision.
- **Brand recognition** – subtropical design can be a point of difference and selling point for new development while simultaneously achieving sustainable design for the city's buildings and outdoor spaces. Ensuring that where we live and work can be passively cooled is appealing to buyers and other building occupants.

- **Building performance efficiency** – incorporating subtropical design elements will improve a building's operational efficiency and can lead to a reduction of ongoing maintenance and costs, such as reduced electricity requirements to power artificial lighting, heating and cooling.
- **Applicability and scalability** – not every development needs to include all elements. Sometimes, small differences and considered design can significantly improve subtropical design outcomes and realise the benefits for the building and building occupants.

What development will the proposed PSP apply to?

The proposed PSP will support the application of existing assessment benchmarks that relate to subtropical design of buildings and outdoor spaces by providing further information and guidance for key development codes in City Plan, including:

- Community facilities code
- Centre or mixed use code
- Multiple dwelling code
- Retirement and residential care facility code
- Specialised centre code
- Landscape work code
- Subdivision code.

What information is provided in the proposed PSP?

The proposed PSP provides an adaptation of the 8 elements identified in the guide to provide further information and guidance to achieve subtropical design principles that can work within City Plan.

All elements and associated sub-elements of the guide are captured in the 7 sections of the proposed PSP: *Orient yourself, Occupy outdoor spaces, Natural daylight and ventilation, Shade and protection, Living greenery, Identity matters, and Reduce energy and waste.*

1. Orient yourself

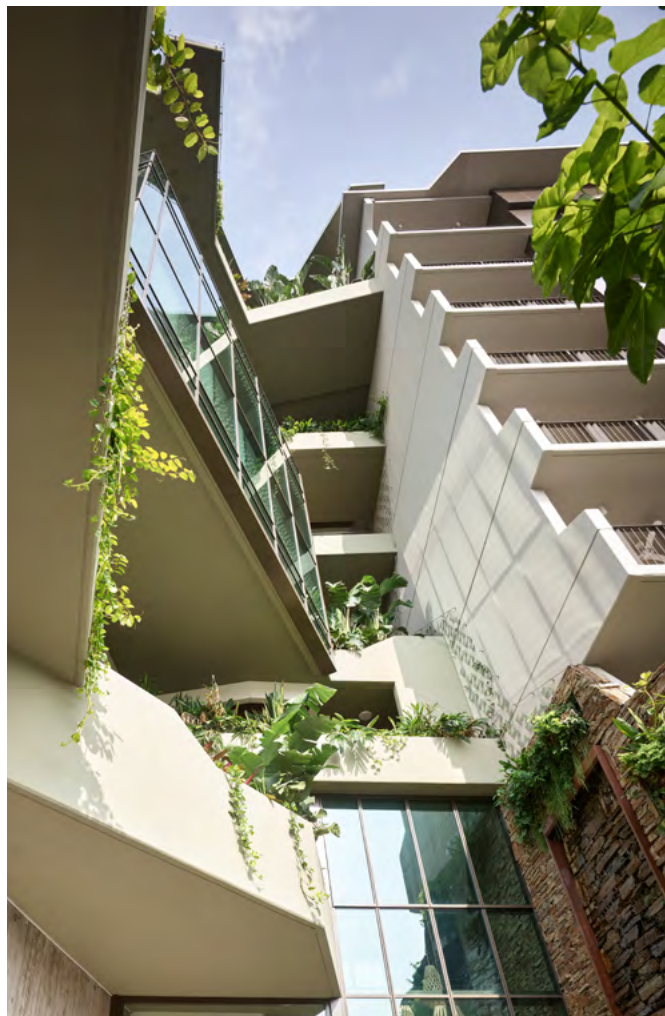
Orient yourself advocates using a site's unique circumstances and capitalising on opportunities to achieve climate responsive design for buildings and outdoor spaces, before considering fine-grained building details. Design features include:

- location and orientation
- internal layout and massing
- street activation.

2. Occupy outdoor spaces

Occupy outdoor spaces is about championing design elements that express our subtropical architecture, provide connectivity between the indoors and outdoors and contribute to Brisbane's subtropical character and sustainable lifestyle. Design features include:

- city rooms
- sky terraces
- private open space and balconies
- atriums
- recessed podiums
- movement and site connectivity.



Above: Varied building form allows new development to take advantage of the opportunities presented by our subtropical climate and provide greater opportunities for natural daylight and ventilation.

Below: Artist impression - Sky terrace
Sky terraces located on the upper levels of a building provide passive and/or active opportunities for the building occupants, accommodate non-residential uses such as bars or restaurants and include integrated subtropical landscaping to improve the amenity of the skyline.



3. Natural daylight and ventilation

Natural daylight and ventilation is about designing buildings and outdoor spaces to capitalise on our subtropical climate by increasing access to natural daylight and ventilation. This includes reducing the need for artificial lighting and mechanical measures of heating and cooling. Design features include:

- setbacks and separation distances
- glazing
- light wells and skylights
- optimising natural ventilation
- operable windows
- doors, operable walls and openings.

4. Shade and protection

Shade and protection is about providing protection from the harsher elements of our subtropical climate, including the summer sun and rainfall. This protection from the weather is an important element in building design to ensure that building occupants and visitors can comfortably enjoy the internal and external spaces created by the development. Design features include:

- layered facades
- shading forms and devices
- shade structures
- awnings and colonnades.



Above: Breaks in the built form allow solar access and breezes into spaces where we live and work.

Below: Subtropical design principles such as private open space, shading devices, and natural daylight and ventilation can be integrated into a variety of development forms.





Above: Living greenery design elements such as green facades can be integrated with other subtropical design features to improve the aesthetic appearance and function of new development.

5. Living greenery

Living greenery is about new development enhancing our subtropical environment by including subtropical landscaping elements within buildings and outdoor spaces. These features can contribute to visual amenity, cool the built environment, provide shade and screening, manage stormwater and minimise opportunities for vandalism.

Detailed guidance is provided in other PSPs about the provision of subtropical landscaping and species selection. The proposed PSP complements this existing information by providing guidance on how subtropical landscaping can be incorporated into vertical building elements and in elevated gardens to encourage future buildings that are draped in living greenery.

6. Identity matters

Identity matters is about the selection and use of building materials and other features to celebrate our city's history, culture, identity and subtropical lifestyle. This element complements the other subtropical design elements that more actively contribute to the building's response to the subtropical climate but is just as important in the expression of subtropical character. The design details covered include:

- choice and longevity of materials
- public art
- creative lighting.

7. Reduce energy and waste

Reduce energy and waste is about complementing the core subtropical design features of the building design with the use of strategies and technologies that support long-term sustainability, including reducing the consumption of energy, minimising the production of waste and promoting active travel. The use of technologies is encouraged for new development where delivered in accordance with the relevant specifications and standards. Sustainable strategies and technologies considered in the proposed PSP relate to:

- energy and technology
- waste and water
- active transport
- certification.



Right: Integrating living greenery into the design of buildings and outdoor spaces can manage stormwater quality and quantity.

How is the proposed PSP different to the guide?

The guide provides a shared vision for achieving subtropical building design for our city. Since its inception, the guide has proven successful in elevating subtropical design outcomes in Brisbane's city centre, mixed-use inner city, transport corridors and principal regional activity centre locations by showcasing the highest standards of design.

Building on the success of the guide, Council proposes the PSP to make it easier for developers to deliver on the subtropical design of buildings and outdoor spaces being assessed under City Plan.

Using the 8 design elements from the guide as a foundation, the proposed PSP looks at how these elements can be achieved across a broader range of building typologies and in more locations in our city. The proposed PSP also advances the guide's principles, providing further detail and updated information to reflect recent development patterns and trends.

The proposed PSP does not introduce new development requirements or regulate development, but rather is intended to encourage climate responsive design, facilitate innovation and ensure the design of buildings and outdoor spaces contribute to Brisbane's subtropical character and sustainable lifestyle.

The proposed PSP will provide further information and guidance for development that is assessable against City Plan. City Plan, through development codes, already requires new development to respond to and capitalise on our subtropical environment, and the proposed PSP will provide additional information and guidance to demonstrate how this can be achieved. The guide will continue to be referenced in City Plan, as it currently is.

What documentation will I need to provide?

The proposed PSP does not require submission of any additional documentation other than what is currently required by City Plan. Documentation that is accurate, detailed and holistic is a key component for ensuring you are demonstrating to Council how your development has responded to assessment benchmarks that relate to the subtropical design outcomes of buildings and outdoor spaces. This includes the following.

- Site plans, elevations, sections, isometric and perspective diagrams that clearly show responses to subtropical design outcomes.
- Landscape concept plans, building facade details and material or finishes palettes to show detailed approaches.
- Detailed responses to assessment benchmarks of the relevant code that require the subtropical design of buildings and outdoor spaces.
- Supplementary reports to demonstrate how the proposed development has undertaken a good design process, such as the findings from the urban context analysis or the elements of the guide.
- Any supporting technical reports and documentation that can assist in demonstrating subtropical design outcomes of buildings and outdoor spaces, such as the [Brisbane Green Factor](#) tool.

Other PSPs provide additional detail to produce technical documentation and should be referred to where relevant to a development application.

How to have your say

Community and industry input is vital for developing accurate, detailed and holistic PSP amendments to City Plan. You can now have your say on these proposed changes.

Find out how you can have your say by visiting the Amendment package Q web page on Council's website.

More information

For more information about the proposed amendment, visit brisbane.qld.gov.au and search for 'Amendment package Q' or phone Council on 3403 8888.

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the proposed amendment to City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail. All images are subject to copyright.

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