Brisbane City Council is seeking feedback from Wynnum Manly property owners about house building heights in their area. This factsheet explains why Brisbane City Council is seeking your views on the current Brisbane City Plan 2014 requirements and how you can have your say.

Why is Council contacting property owners in relation to building heights for houses in the Wynnum Manly area?

During public notification of draft City Plan in 2013 some residents in the Wynnum Manly area raised concerns about the proposed citywide maximum building height of 9.5 metres for houses.

While Council proceeded with the citywide change increasing the maximum building height for houses from 8.5 metres to 9.5 metres in Brisbane City Plan 2014, Council made a commitment to further consider house building heights in the Wynnum Manly area.

Council is now engaging with property owners in specific parts of the Wynnum Manly area regarding this issue.

What zones will be potentially affected by a building height reduction from 9.5 metres to 8.5 metres?

Brisbane City Council is seeking your views on reducing the maximum building height from 9.5 metres to 8.5 metres for houses in the Low density residential (LDR) and Character residential (CR) zones only within a defined area.

House heights in the Low-medium density residential (LMR) zone will remain unchanged because this zone allows for a range of housing types including unit-style development and building heights of up to three storeys and 11.5 metres in some locations.

How was the building height review area in Wynnum Manly determined?

The area being reviewed is based on the submissions Council received from residents and property owners in the Wynnum Manly area during public notification of the draft City Plan in 2013.

The building height review area is shown in Figure 1 on the following page.
**Brisbane City Plan 2014**

**Why was the citywide maximum building height for houses increased to 9.5 metres in Brisbane City Plan 2014?**

A citywide maximum building height of 9.5 metres applies to houses in the Character residential (CR) and Low density residential (LDR) zones. This means that houses up to 9.5 metres in height can be established 'as of right' without a planning approval.

A 9.5 metre maximum building height was established for the following reasons:

- to improve flood immunity through a consistent rule across the city
- to allow varied housing design on sloping land
- to encourage high-quality modern house designs and to promote subtropical design
- to simplify the approval process, reducing housing construction costs.

The maximum number of storeys for houses has not changed under Brisbane City Plan 2014 and remains at two storeys.

**When did Brisbane City Plan 2014 take effect?**


**How is building height determined in Brisbane City Plan 2014?**

Building height is measured from ground level. Building height can be specified in metres or storeys or both.

Building height, ground level and storey are defined in Schedule 1 of Brisbane City Plan 2014.


**Impacts of potential change to building height**

What are the implications of changing the maximum building height for houses from 9.5 metres to 8.5 metres?

If maximum building height for houses in the Low density residential (LDR) and Character residential (CR) zones is reduced to 8.5 metres Council will require each property owner to sign an indemnity.

An indemnity may be required to ensure that residents understand and accept the potential detrimental impact on their property’s development potential and valuation. This is to ensure Council is not liable for any potential loss in development rights due to the reduction in building height.

A reduction in building height to 8.5 metres would not prevent a proposal for a taller house being made. In this instance a planning application to Council would be needed.

If change is supported, will a reduction in the maximum building height in the Character residential (CR) and Low density residential (LDR) zones affect property values?

Property values may be affected by a reduction in maximum building height.

Property values are influenced by a wide variety of factors such as the zoning classification, condition and type of property, local and citywide trends, supply and demand in the area and proximity to employment, public transport and other services.

Council recommends that property owners seek expert advice from a property valuer to determine potential impacts on their property values.

If change is supported, will a reduction in the maximum building height in the Character residential (CR) and Low density residential (LDR) zones affect my rates?

Rate increases and decreases occur independent of planning process.

General rates are calculated for each property based on State Government land valuations and Council rating categories. Land valuation is based on site value, which does not include structural improvements such as houses, sheds and other buildings.

If change is supported, how would maximum building height changes affect my existing house or development approval?

The proposed building height change would not affect lawfully established houses. House height changes, if introduced, cannot retrospectively apply to houses already lawfully constructed. However, they would affect extensions to your house. The proposed building height change would not affect other lawful development or current development approvals.

**Consultation process**

How will Council decide whether to further investigate a building height reduction in the building height review area?

Council needs to receive majority support for reducing building height from 9.5 metres to 8.5 metres from property owners within the building height review area for Council to investigate this change further.

You will be contacted by email about the outcome if you have supplied a current email address with your response.

Who is able to register their support or opposition for maximum building height changes in the Wynnum Manly area?

Registering support or opposing a possible reduction in maximum building height for houses is limited to property owners in the building height review area. Each property is permitted one response only (i.e. if a property has more than one property owner, only one response can be submitted). Tenants are not eligible.
How to have your say
How can I be involved and how will an outcome be determined?

Feedback must be received before midnight on Friday 19 December 2014. The consultation period has been extended to ensure all property owners have sufficient time to respond. If property owners do not respond, this will be considered as not supporting the change.

You can register your feedback by:

- completing the supplied response form and mailing it to:
  Neighbourhood Planning Brisbane
  Brisbane City Council
  GPO Box 1434
  BRISBANE QLD 4001

- completing your response online at http://bne.cc/WMBdhgt

After Friday 19 December 2014 Council will collate the results. Council will then determine if a majority of property owners support reducing the maximum building height.

If there is majority support, Council will investigate the proposed building height change further. If an amendment does proceed, further statutory public consultation will be conducted in 2015.

Further information
How do I find out more about houses and small-lot houses under Brisbane City Plan 2014?

Council has prepared supporting information to assist with the interpretation of Brisbane City Plan 2014. Further information in relation to houses and small-lot houses can be found on Council’s website. Visit www.brisbane.qld.gov.au and search for ‘Brisbane City Plan factsheets’.

If I want further information on the review on house height in the Wynnum Manly area what should I do?

If you would like further information you can:

- attend the Talk to a Planner sessions at Brisbane City Hall, 64 Adelaide Street, Brisbane on Monday 15 December 2014, 12-2pm or 5-7pm.
  To register, visit www.brisbane.qld.gov.au and search for ‘Brisbane City Plan 2014 information sessions’ or phone Council on (07) 3178 5500

- contact the project team on neighbourhood_planning@brisbane.qld.gov.au or phone Council on (07) 3403 8888.

More information
For more information about City Plan, and to access the interactive mapping tool, visit www.brisbane.qld.gov.au and search for Brisbane City Plan 2014 or call Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing newcityplan@brisbane.qld.gov.au

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled Brisbane City Plan 2014, on Council’s website for further detail.