



sustainability

innovation

community dividend

design excellence

Our ref: 16-004

9 December 2020

Strategic Planning
City Planning and Economic Development
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Email submission: Strategic.Planning@brisbane.qld.gov.au

Dear Sir / Madam,

Re: Submission on Draft Major Amendment Package G to City Plan 2014

Introduction

YIMBY Qld congratulate Brisbane City Council on recognising and actioning the need to better facilitate shady rooftops in our subtropical city, by proposing Major Amendment Package G to the Brisbane City Plan 2014. We write this submission on an open basis in support of the proposed policy outcome, in line with our 2016 [YIMBY Qld Shady Rooftop campaign](#) and to request that it be expanded across the entire City.

The grounds for our submission are, in summary, that the proposed amendments:

1. Will facilitate better planning outcomes for the Brisbane community
2. Provide a climatic response consistent with our subtropical environment
3. Are consistent with International Best Practice and
4. Should extend to all zones, given this is a better climatic outcome in a subtropical city, regardless of the location or land use.

YIMBY Qld

As you would be aware, YIMBY Qld, or Yes In My Backyard Queensland, is a not-for-profit organisation tasked with encouraging good development outcomes that enhance everyday life. We believe good development

outcomes feature at least one of these four YIMBY Qld qualities being: Design Excellence, Sustainability, Innovation and Community Dividend. We want to ensure planning policy allows and encourages good development outcomes that are affordable, liveable and sustainable for current and future generations.

YIMBY Shady Rooftops Campaign

We value that Brisbane is a beautiful sub-tropical city, perfect for year-round outdoor living. We strongly believe shaded roofs and small rooftop structures should be facilitated and incentivised throughout our City. We originally published our Shady Rooftops campaign in 2016 and have been advocating for City Plan amendments accordingly. We asked Brisbane City Council to change the planning scheme to make it easier to create activated, shady rooftops, advocating for reduced red tape and incentives to help deliver good development outcomes that benefit the community. We were proud to see that in the Brisbane Future Blueprint released in July 2018, setting out the Vision for Brisbane's future, the Council announced it would be making this change to the rooftop provisions. We are pleased to see this policy change progress to a draft City Plan amendment.

Submission Grounds, Facts and Circumstances

1. Will facilitate Better Planning and Development Outcomes

Roof top recreation areas have increased in popularity, encouraged through City Plan codes as an opportunity to achieve minimum outdoor open space requirements. However, many new buildings, particularly those approved through code assessment under City Plan 2014, do not include fixed shade on rooftops due to planning impediments, including costs, timing and risk. With Brisbane's sub-tropical environment, this has been a missed opportunity to encourage more active use of our rooftops. Providing shady green rooftops recognises the value of shade provision in our sub-tropical climate, is consistent with the Buildings that Breathe initiative, and is consistent with the YIMBY Qld pillars of good development – design merit, sustainability, innovation and community benefit.

2. Supports Healthy Cities by Facilitating More Shade in our Subtropical Environment

Many new buildings, particularly those approved through code assessment under City Plan 2014, do not include fixed shade on rooftops, limited by the associated planning impediments of cost and time delays and planning risk due to storeys being a trigger between code and impact assessment. In Brisbane's subtropical environment, it will be a better health outcome to increase shade and therefore reduce potential sun exposure. Green roofs also have the potential to reduce individual building heat load and reduce the heat island effect of urban areas. For these reasons, we believe that amendments to better facilitate rooftop shade are a positive step forward for planning and development outcomes in Brisbane.

3. Consistent with International Best Practice

The proposed amendments will be an important step forward in bringing the City Plan in line with international best practice. We are inspired by the green building outcomes in cities such as Singapore, and also understand several European cities are now mandating green roofs for all new buildings (with suitable roof type), recognising the benefits in terms of greening the city as well as the heat load reduction. We believe access to green space has a positive impact on well-being for residents (e.g. “Healing gardens” in health and aged care) and provides an opportunities for local food production.

4. Broaden to all Zones to ensure Good Planning Outcome for the entire City

We are of the view the potential benefits of the proposed City Plan amendments should extend to all zones, given this is a better climatic outcome in a subtropical city, regardless of the location or land use.

Conclusion

In summary, YIMBY Qld support these proposed amendments and believe they should be expanded to cover all zones.

Please do not hesitate to contact me should you have any queries or wish to discuss any of these matters further.

Yours sincerely,



Natalie Rayment

Co-founder and Chief Executive Officer

YIMBY Qld