

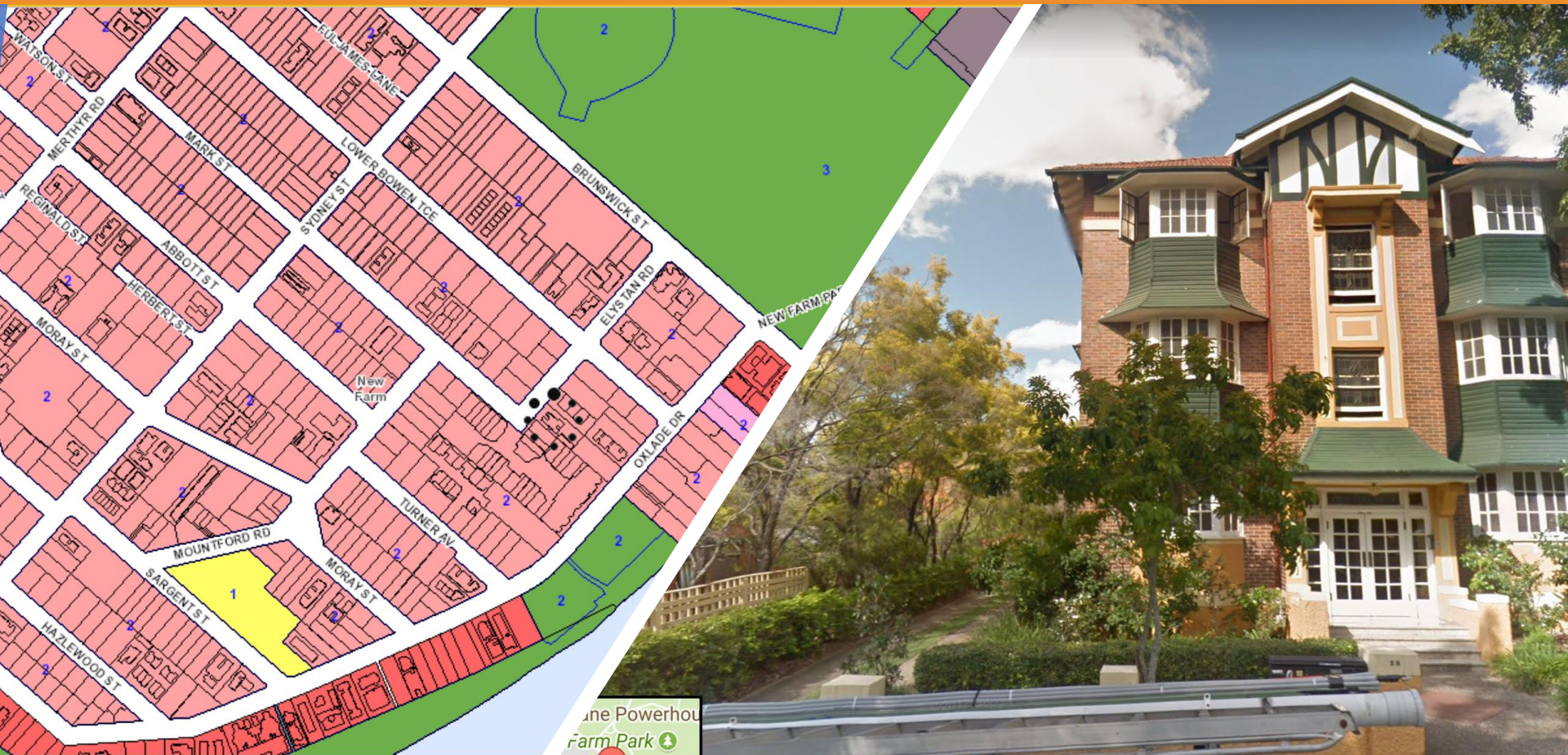
THE MISSING MIDDLE



My journey through Brisbane's Missing Middle
Natalie Rayment, 22 August 2018



3 storey 1930s heritage place
now non-complying in the LMR2 Zone
would not get approved today



Single unit dwelling (small house) on 214m²

now non-complying in the LMR2 Zone
would not get approved today



now non-complying in LR & CR zones
would not get approved today




the missing middle




A Place for Tiny Houses

Exploring the possibilities **Tiny House Planning Resource for Australia 2017**



 esc consulting

 TINY HOUSE

PLANNERY_{co}



SHELTER
because housing matters



Brisbane's Future Blueprint.

**Eight principles and 40 actions to guide
our city's next exciting chapter.**



Protect the Brisbane backyard and our unique character

Our city's history and character is vitally important. Protecting Brisbane's way of life will mean our exciting future looks familiar, by retaining the things we love about our city. More choice for how residents live and relax will mean families can still choose to spend time in the quiet of their own yard.



HOW WE'LL GET THERE

01

START WITHIN
06
MONTHS

Stop townhouses and apartments being built in areas for single homes.

Allow townhouses and apartments only on appropriately zoned land, such as medium density residential areas.

02

START WITHIN
03
MONTHS

Ensure that suburban development fits in with its surroundings.

Audit Emerging Community land and rezone to Low Density Residential land where appropriate.

03

START WITHIN
06
MONTHS

Preserve the space between homes by ensuring minimum setbacks on property boundaries.

Work with the Queensland Government to enforce minimum setbacks.

04

START WITHIN
03
MONTHS

Protect our character and heritage by demanding greater enforcement powers and penalties from the Queensland Government.

01

START WITHIN
06
MONTHS

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Allow townhouses and apartments only on appropriately zoned land, such as medium density residential areas.

02

START WITHIN
03
MONTHS

Ensure that suburban development fits in with its surroundings.

Audit Emerging Community land and rezone to Low Density Residential land where appropriate.

"We have our own unique architecture to accommodate our tropical weather."

ANNE, FAIRFIELD



WOLTER
consulting group

Planning Urban Design Landscape Environment Surveying

Townhouse in LR Zone in Moorooka

soon to be non-complying in the LR Zone
would not get approved tomorrow?...



NATIONAL QUEENSLAND CITY COUNCIL

Backyard blitz in new blueprint for Brisbane

By **Ruth McCosker**

8 June 2018 — 9:16am



Apartments and townhouses are out and backyards are in under Brisbane City Council's new blueprint for the city.

The **Courier Mail**

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NEWS

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QUEENSLAND

OPINION

CRIME & COURT

QLD POLITICS

TRUE CRIME

Apartment crackdown to preserve the Brisbane back yard

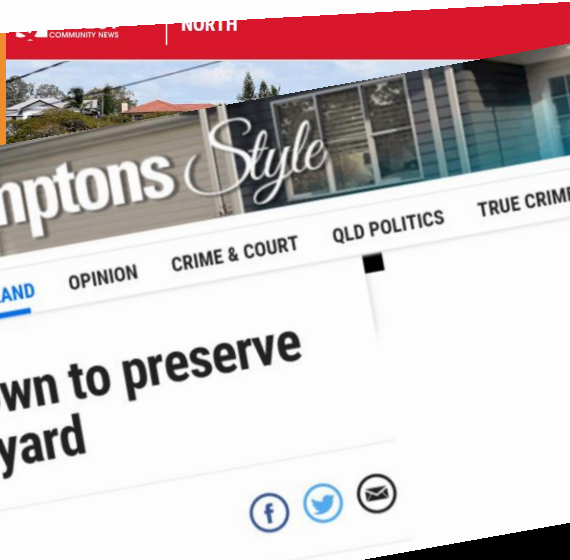
Jack McKay, EXCLUSIVE, The Courier-Mail

June 8, 2018 4:59pm

Subscriber only



Hamptons Style



Council's new blueprint for growth in Brisbane has come under fire from urban planning experts.

LOCAL

Planners claim Council's new blueprint for Brisbane 'too little, too late'

Ellen-Maree Elliot, ellenmaree.elliott@news.com.au, Westside News

June 14, 2018 6:00am

Subscriber only



Residents' group calls on Moreton Bay Regional Council to ban units in areas designated for stand-alone homes

Glenn Roberts, Quest Newspapers

June 13, 2018 12:17pm



When did the
humble townhouse
become the most
hated housing type
in Brisbane?

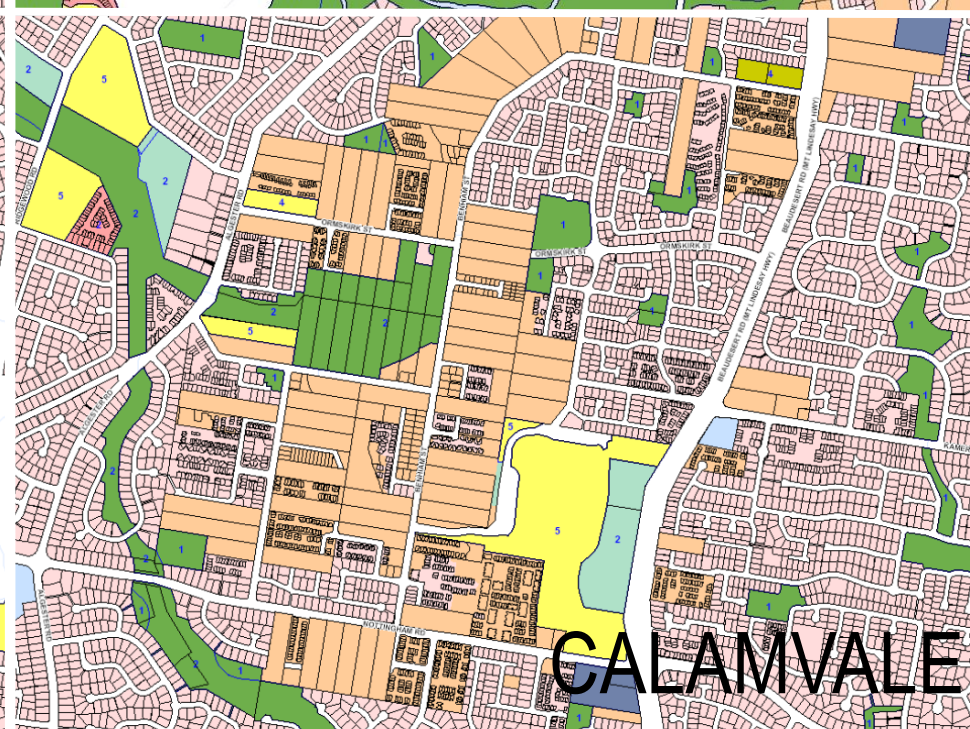
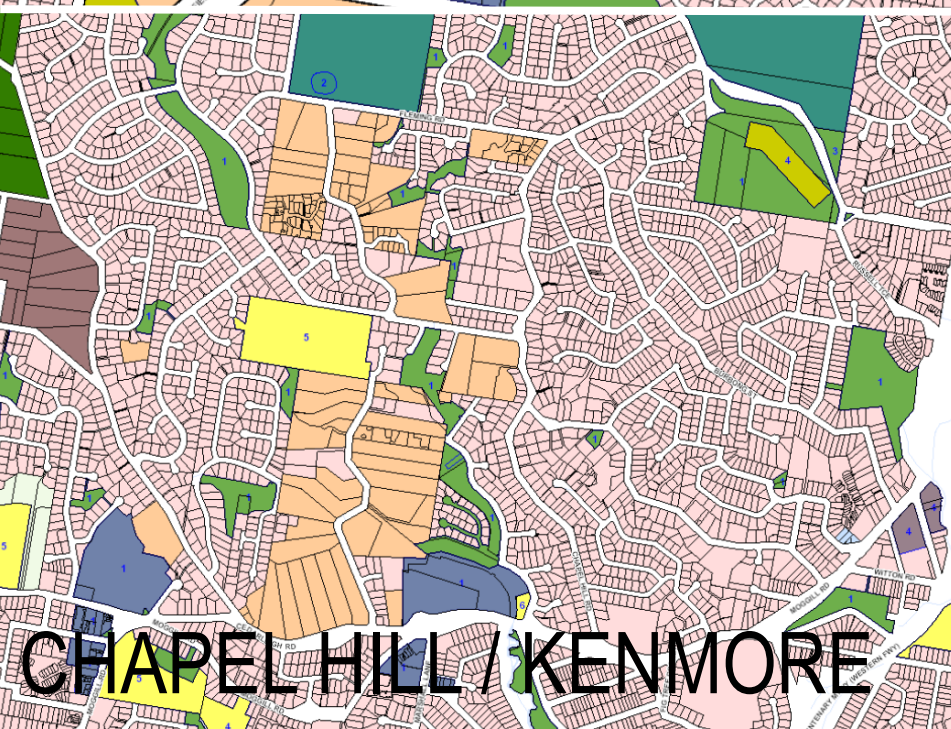
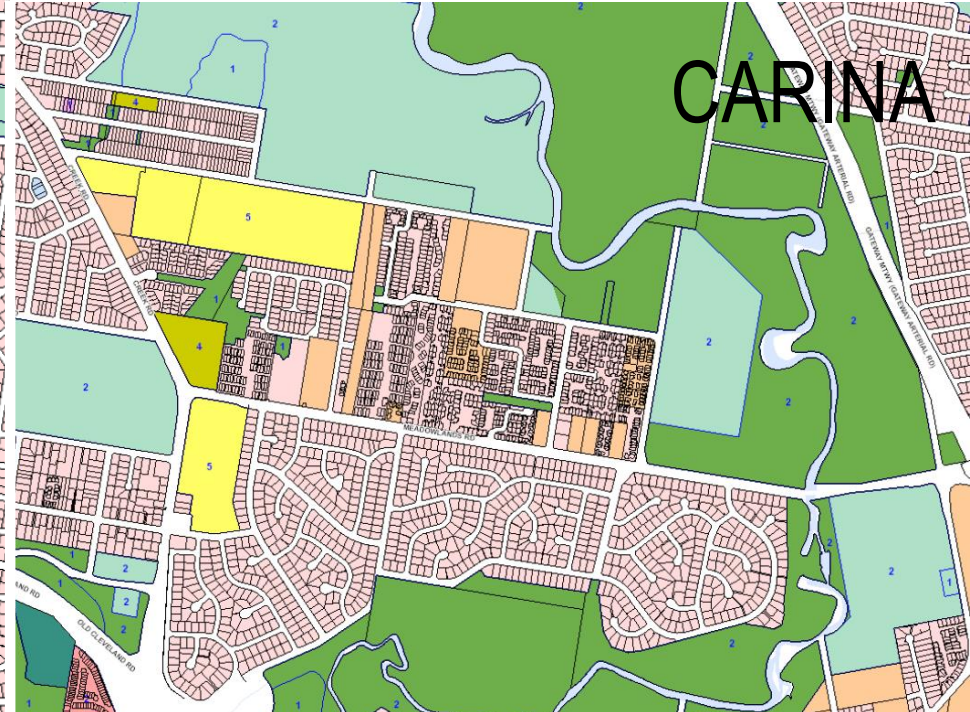
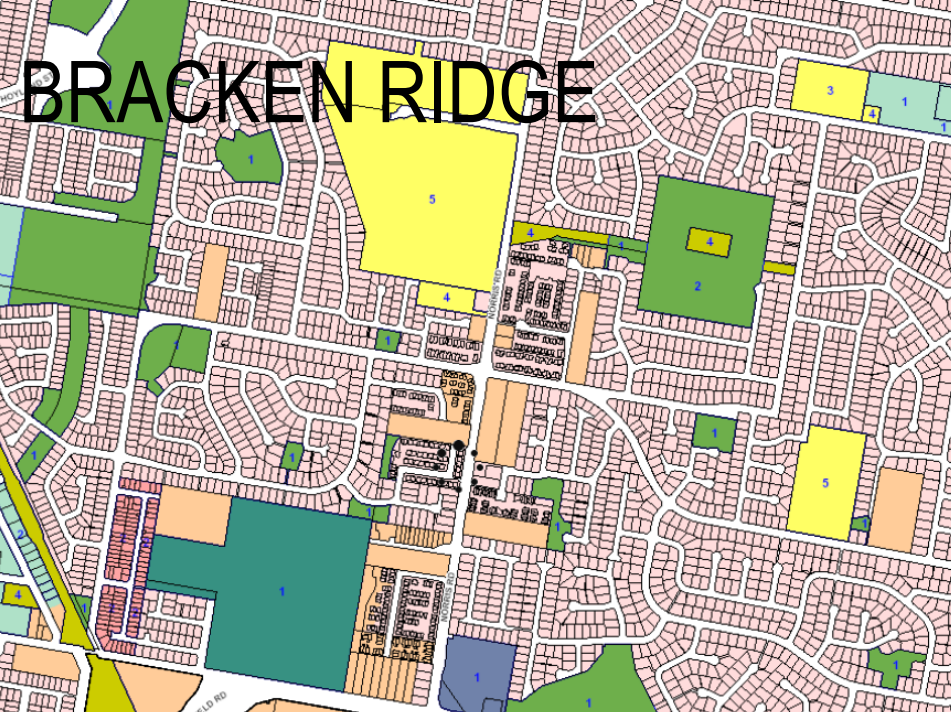


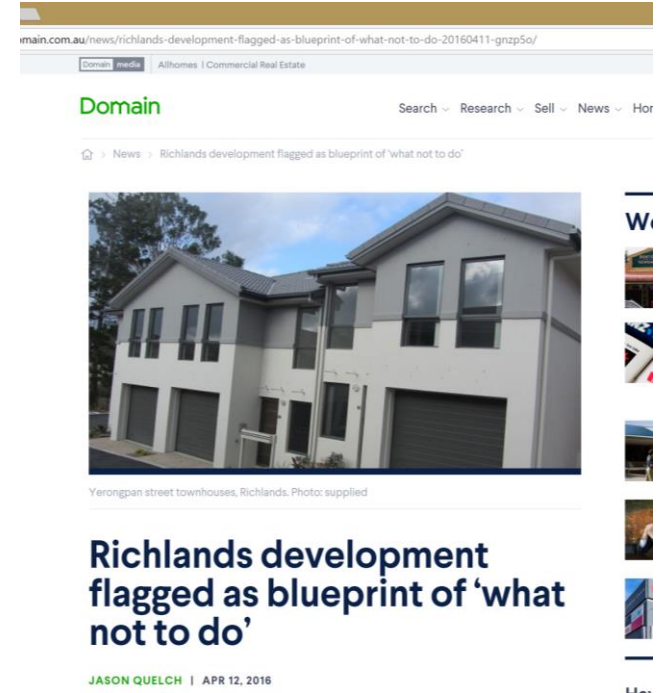
SHANGHAI



GRIDLOCK







DO WE PASS THE PUB TEST?

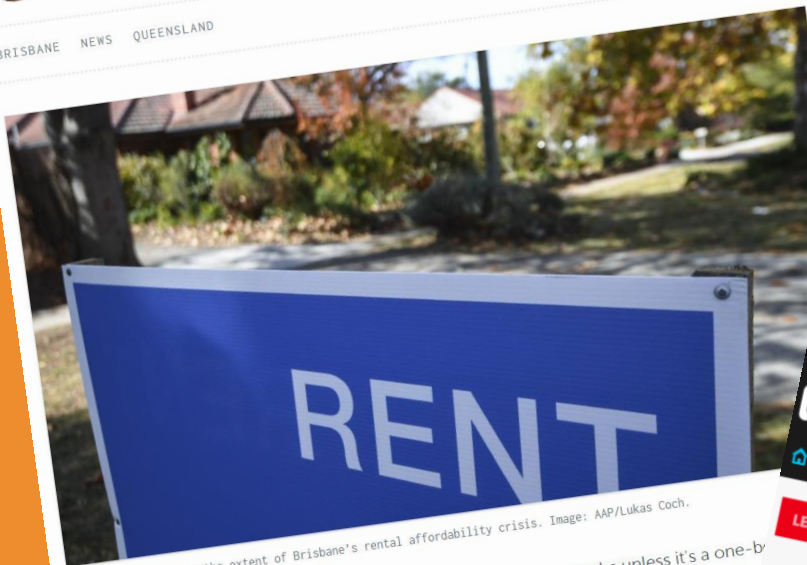


Want to rent in inner Brisbane? Forget it, unless it's a one-bedder

Elizabeth Tilley
21 AUG 2018

The Courier Mail

BRISBANE NEWS QUEENSLAND



A new report reveals the extent of Brisbane's rental affordability crisis. Image: AAP/Lukas Coch.

TENANTS can no longer afford to rent in Brisbane's inner city suburbs unless it's a one-bedder, a new report reveals.

The Affordable Housing Income Gap Report, released Tuesday by Compass Housing, shows a significant gap between the incomes of a typical renting household and the income required to afford housing in the nation's three most populated states — Queensland, NSW and Victoria.

THE Real Estate Conversation

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THE ECONOMY

PROPERTIES

DESIGN

PR

BMT Tax Depreciation
QUANTITY SURVEYOR

Pay less tax with a BMT
Tax Depreciation
Schedule



brisbane future blueprint

ROPOSALS

JUN 12, 2018

POPULAR



Brisbane council's plans to protect backyards could drive up property prices

The Brisbane City Council has unveiled a new plan to stop townhouses and apartments from being built in areas meant for single houses, but there are fears it could hike up property prices.

Brisbane council's plans to protect backyards could drive up property prices

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Brisbane council's ban on townhouses, apartments in low density areas is 'backwards'

By Andree Withey and Ashleigh Stevenson
Updated 8 Jun 2018, 2:05pm

TOP STORIES

- Dutton fails to rule out second challenge as spill exposes size of Liberal rift
- Live: Leadership turmoil continues for PM as frontbenchers offer resignations
- Seven votes short of being Australia's Prime Minister

20/ha
\$650k

Fact Sheet

RACQ

Road congestion in south-east Queensland

Over the next decade, Brisbane is expected to have the highest congestion of any Australian capital city.

The Courier Mail

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R15 Pro

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BREAKING

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QLD NEWS

Road speeds plummet as southeast Queensland is gripped by gridlock

Michael Wray, The Courier-Mail
August 22, 2018 12:00am
Subscriber only



PEAK hour [traffic speeds](#) plunged on some of southeast Queensland's busiest roads in July leading the RACQ to call for urgent action to bust worsening congestion.

The peak motoring body's latest Travel Time Report found commute speeds along the region's major road corridors slowed by almost 30 per cent in July compared with the same period last year.

NATIONAL QUEENSLAND ROADS

Drivers struggle to hit 30km/h on Brisbane's most congested roads

By Ruth McCosker

Updated 20 March 2018 –
10:47pm, first published at



Motorists travelling on Brisbane City Council roads are struggling to reach speeds of 30 kilometres an hour in peak times.

Drivers struggle to hit 30km/h on Brisbane's most congested roads

Motorists travelling on Brisbane City Council roads are struggling to reach speeds of 30 kilometres



WHY YIMBY?

WE ARE EXPERIENCING THE GREAT URBAN SHIFT

The pressure is building.

We have a growing affordability gap in our major cities and for the first time in history, the next generation is expected to be less well off than their parents.



YIMBY
PARTY

LEGALIZE
HOUSING

LEGALIZE
HOUSING

LEGALIZE
HOUSING



I SEND HELP
TO YOU.
CAN I BE YOUR
NEIGHBOR?



2006
2026?

2005
2012

2005
2024?

Call to Action

Having a community conversation

INFORM

An accessible resource
that establishes a
dialogue around what
makes good
development

ADVOCATE

Balance the conversation
about development by
putting forward
the yes case

INSPIRE

Inspiring good
development outcomes
that feature design
excellence, sustainability,
innovation and
community dividend.

· THE YIMBY QLD ·

Positive

· SUBMISSIONS KIT ·



DESIGN
XCELLENCE



INNOVATION



SUSTAINABILITY



COMMUNITY
DIVIDEND

YES