
BRISBANE CITY COUNCIL

TEMPORARY LOCAL PLANNING INSTRUMENT 05/16

PROTECTION OF CHARACTER BUILDINGS

1. Short title

This Temporary Local Planning Instrument (TLPI) may be cited as *Temporary Local Planning Instrument 05/16 – Protection of Character Buildings*.

2. Purpose

The purpose of this TLPI is to:

- implement the policy direction in the Strategic framework of the *Brisbane City Plan 2014*, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity;
- provide for the assessment of any removal, demolition or partial demolition of the buildings on land identified in Table 1 and constructed prior to 1911;
- protect the identified buildings until the *Brisbane City Plan 2014* is amended to afford the buildings' protection pursuant to the Pre-1911 building overlay and Pre-1911 building overlay code.

3. Application

This TLPI applies to building work involving the removal, demolition or partial demolition of a building on the land identified in *Table 1: Buildings deemed to be identified on the Pre-1911 building overlay map* and constructed prior to 1911, on the date of commencement of this TLPI. These sites are deemed to be contained in the Pre-1911 building overlay and identified on the Pre-1911 building overlay map in the Pre-1911 building site sub-category of *Brisbane City Plan 2014*.

This TLPI does not apply to prescribed exempt development as defined in Table 5.3.4.1 – Prescribed exempt development of the *Brisbane City Plan 2014* and which is exempt development under Chapter 5 of the *Brisbane City Plan 2014*.

This TLPI applies assessment provisions to development of the nominated land and applies in addition to the current provisions of *Brisbane City Plan 2014*.

4. Duration

This TLPI has effect for a period of 1 year from the date of commencement.

5. Terms used in this TLPI

5.1 Terms used in this TLPI have the same meaning as in the *Sustainable Planning Act 2009* or the *Brisbane City Plan 2014*, unless otherwise defined in this TLPI.

6. Effect of this Temporary Local Planning Instrument

- 6.1 Development specified in Table 2, Column 1 and of this TLPI has the level of assessment specified in Table 2, Column 2 and must comply with the applicable code specified in Table 2, Column 3.
- 6.2 Where development is proposed on premises included in more than one zone, neighbourhood plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, neighbourhood plans, overlays or this TLPI.

Table 1: Sites deemed to be identified on the Pre-1911 building overlay map

Unit	House number	Street Name	Suburb	Lot number	Plan number
	16, 18	BIRKBECK ST	ALBION	37 1	RP19169 RP90638
	16	FRODSHAM ST	ALBION	30	RP19021
	10	MOORE ST	ALBION	4	RP18987
	26	LORNE ST	ALDERLEY	74	RP20288
	111	CORNWALL ST	ANNERLEY	1	RP53770
	38	FRANKLIN ST	ANNERLEY	1	RP137053
	13	KING ST	ANNERLEY	1	RP68149
	16, 16A	KING ST	ANNERLEY	105, 106	RP37417
	9	DUKE ST	ANNERLEY	189	RP37417
	239	WATERWORKS RD	ASHGROVE	2	RP97391
	7	AUCHENFLOWER TCE	AUCHENFLOWER	2	RP18844
	21, 21A	RIDLEY ST	AUCHENFLOWER	333, 334	RP18848
	2067, 2069, 2071, 2077	GYMPIE RD	BALD HILLS	10-13	RP29026
	112	WAKEFIELD ST	BALD HILLS	120	RP29026
	2229	GYMPIE RD	BALD HILLS	56	RP29032
	2135	GYMPIE RD	BALD HILLS	11	RP29285
	9, 11	MALLON ST	BOWEN HILLS	32, 33	RP9985
	34	THOMAS ST	CAMP HILL	101	RP41987
	28	ROSEBERY TCE	CHELMER	2	RP98782
	12	ELIZA ST	CLAYFIELD	233	RP33870
	148, 150	JUNCTION RD	CLAYFIELD	42, 43	RP34221
	16	MAXWELL ST	CLAYFIELD	1	RP33850
	17, 17A	HAIG ST	CLAYFIELD	358, 360	RP34221
	25	MARSDEN ST	CLAYFIELD	1	RP34342
	31	NOBLE ST	CLAYFIELD	2	SP275342
	20	WILDMAN ST	CLAYFIELD	1	RP149538
	27, 29	RIVERTON ST	CLAYFIELD	17, 18	RP34330
	579	SANDGATE RD	CLAYFIELD	74	RP34345
	30	BARAGOOOLA ST	COORPAROO	201	RP12778
	12	KIRKLAND AVE	COORPAROO	3	SP151581
	17	MAIN AVE	COORPAROO	1	RP12782
	10	EDDYSTONE RD	CORINDA	2	RP95353
	11	LYNNE GROVE AVE	CORINDA	28	RP42793
	1	HEATH ST	EAST BRISBANE	30	RP11234
	105 9	WELLINGTON RD CAIRNS ST	EAST BRISBANE	15	RP11441
	152	WELLINGTON RD	EAST BRISBANE	50	RP11420
	11	CAIRNS ST	EAST BRISBANE	12	RP847611
3	19	CAIRNS ST	EAST BRISBANE	3	GTP3616
	45	LAIDLAW PDE	EAST BRISBANE	101	RP11010
	155	LYTTON RD	EAST BRISBANE	1	RP55314
	167, 169	LYTTON RD	EAST BRISBANE	1, 2	RP81425
	479	VULTURE ST	EAST BRISBANE	2	RP42939

Unit	House number	Street Name	Suburb	Lot number	Plan number
	499	VULTURE ST	EAST BRISBANE	1	RP85389
	70	WITHINGTON ST	EAST BRISBANE	160, 161	RP11503
	40	OAKLANDS PDE	EAST BRISBANE	3	RP62529
	49, 51	FORSYTH ST	FAIRFIELD	130, 131	RP37247
	240	ST PAULS TCE	FORTITUDE VALLEY	2	RP10532
	33	HYNES ST	FORTITUDE VALLEY	2	RP10036
	55A	GRACEVILLE AVE	GRACEVILLE	34	RP29417
	16	CHATSWORTH RD	GREENSLOPES	15	RP13027
1	60	ALLEN ST	HAMILTON	1	SP228601
	27	POPPY ST	HEMMANT	54	RP222671
	49	GOSPORT ST	HEMMANT	1	SP177823
	1	ZILLMAN RD	HENDRA	1	RP104506
	639	MAIN ST	KANGAROO POINT	0-16	SP131896
	197	SHAFSTON AVE	KANGAROO POINT	17	RP11402
	24	LINTON ST	KANGAROO POINT	1	RP11338
	27	BAINES ST	KANGAROO POINT	4	RP11362
	3	DUKE ST	KANGAROO POINT	1	RP68070
	9	DUKE ST	KANGAROO POINT	2	RP68070
	38	PRINCESS ST	KANGAROO POINT	2	RP11343
	52	MARK LNE	KANGAROO POINT	1	RP99746
	57	BAINES ST	KANGAROO POINT	12	RP11362
	57	LINTON ST	KANGAROO POINT	4	RP43334
	72	TOOHEY ST	KANGAROO POINT	2	RP11359
	73	BROMLEY ST	KANGAROO POINT	5	RP11359
	73	LINTON ST	KANGAROO POINT	97	RP11335
	79	BROMLEY ST	KANGAROO POINT	79	SP182815
	81	BROMLEY ST	KANGAROO POINT	81	SP182815
	82	TOOHEY ST	KANGAROO POINT	1	RP11359
	24	SEABROOK ST	KEDRON	4	RP67389
	35C	EAST ST	LUTWYCHE	1	SP200026
	20	FELIX ST	LUTWYCHE	91	SP250680
	20	FULLER ST	LUTWYCHE	10	RP19310
	20, 22	HIGH ST	LUTWYCHE	2, 30	RP19109
	39	LAURA ST	LUTWYCHE	15	RP19115
	6	LUCAS ST	LUTWYCHE	15	RP19335
	86, 88	STONELEIGH ST	LUTWYCHE	48, 49	RP19057
	99	STONELEIGH ST	LUTWYCHE	31	RP19057
	103, 105	STONELEIGH ST	LUTWYCHE	28, 29	RP19057
	93	OCEANA TCE	MANLY	206	RP33160
	14	MANLY RD	MANLY	16	RP33153
	425	ESPLANADE	MANLY	331	RP33018
	30	HAMILTON RD	MOOROOKA	60	RP63538
	80	BEVERLEY ST	MORNINGSIDE	42	RP818583
	23	BOWEN ST	NEW FARM	11	RP8613
	611	BRUNSWICK ST	NEW FARM	6	RP8613
	23	KENT ST	NEW FARM	15	RP8611
	58, 60	ENOGGERA RD	NEWMARKET	48, 46	RP209801
	259, 259A, 261, 261A	ENOGGERA RD	NEWMARKET	48, 49 3, 4	RP803044 RP90570
	52	GARDEN TCE	NEWMARKET	21	RP19970
	32	ROSS ST	NEWSTEAD	271	RP9348
	59	ETON ST	NUNDAH	1	RP111307
	35	NUNDAH ST	NUNDAH	149	RP34070
	9	HENCHMAN ST	NUNDAH	5	RP34070
	22	CARISBROOK ST	ROCKLEA	104	RP37531
	19	RAINBOW ST	SANDGATE	1	RP89681
	12	BRERETON ST	SOUTH BRISBANE	13	RP10840

Unit	House number	Street Name	Suburb	Lot number	Plan number
	18	CLARENCE ST	SOUTH BRISBANE	56	RP11625
	54	MOLLISON ST	SOUTH BRISBANE	68	RP10790
	56	MOLLISON ST	SOUTH BRISBANE	69	RP166302
	58	BROWNING ST	SOUTH BRISBANE	2	RP1446
	62	BROWNING ST	SOUTH BRISBANE	1	RP1446
	563, 565	BOUNDARY ST	SPRING HILL	1, 2	RP10420
	95	MOGGILL RD	TARINGA	6	RP19849
	45, 47	MURRAY ST	TARINGA	20, 21	RP23632
	90	OXFORD TCE	TARINGA	1	RP110315
	22	SWANN RD	TARINGA	110	RP23418
	76	SWANN RD	TARINGA	2	RP74213
	82	SWANN RD	TARINGA	2	RP43217
	25	UNION ST	TARINGA	1	RP72355
	67	WAVERLEY RD	TARINGA	70	RP23616
	6	DEPPER ST	TOOWONG	17	RP19772
	10	DEPPER ST	TOOWONG	19	RP19772
	44	GLEN RD	TOOWONG	52	RP18739
	19, 21	GROVE ST	TOOWONG	24, 25	RP19808
	37, 37A	JEPHSON ST	TOOWONG	9, 8	RP19772
	39, 39A	JEPHSON ST	TOOWONG	10, 11	RP19772
	41, 41A	JEPHSON ST	TOOWONG	12, 108	RP19772
	71	SHERWOOD RD	TOOWONG	3	RP19787
	104	SHERWOOD RD	TOOWONG	1	RP145717
	60	HAMILTON RD	WAVELL HEIGHTS	93	RP218566
	11	BANK ST	WEST END	56	RP10779
	13	BANK ST	WEST END	55	RP10779
	38	RUSSELL ST	WEST END	2	RP103734
	40	RUSSELL ST	WEST END	1	RP103734
	44	RUSSELL ST	WEST END	119	B359
	6	AMBLESIDE ST	WEST END	3	RP73141
	347	MONTAGUE RD	WEST END	2	RP10937
	25	FIFTH AVE	WILSTON	23	RP19877
	81, 83	MAIN AVE	WILSTON	60, 61	RP19877
	11, 13	FOSBERY ST	WINDSOR	118, 119	RP19078
	12	SOMERSET ST	WINDSOR	1	RP46458
	16	SOMERSET ST	WINDSOR	1	RP44921
	67, 69	GRANTSON ST	WINDSOR	43, 44	RP18479
	95	VICTORIA ST	WINDSOR	95	RP18524
3	24	HENRY ST	WOOLLOONGABBA	3	SP177232
	27	HENRY ST	WOOLLOONGABBA	3	RP12212
	29	BALACLAVA ST	WOOLLOONGABBA	47	RP11846
	29	HENRY ST	WOOLLOONGABBA	2	RP12212
	32	TOTTENHAM ST	WOOLLOONGABBA	420	RP12076
	29	HAWTHORNE ST	WOOLLOONGABBA	30	SP184369
	7	HAWTHORNE ST	WOOLLOONGABBA	44	RP11200
	61, 63	REGENT ST	WOOLLOONGABBA	92, 93	RP12076
	13, 15	LISSON GR	WOOLOOWIN	100, 101	RP19392
	52	LISSON GR	WOOLOOWIN	1	RP75987
	54	BALMAIN ST	WOOLOOWIN	134	RP863689
	34	STEVENS ST	YERONGA	40	RP37929

Table 2: Level of assessment table for sites identified in Table 1

Column 1 – Development	Column 2 – Level of assessment	Column 3 - Assessment criteria
Building work		
Building work for partial demolition of a pre-1911 building	Code assessment If complying with acceptable outcome AO2 in the Pre-1911 building overlay code Note—If the development is impact assessable in the zone or neighbourhood plan, then the level of assessment is not lowered to code assessment.	Pre-1911 building overlay code
	Impact assessment If not complying with acceptable outcome AO2 in the Pre-1911 building overlay code	The planning scheme including: Pre-1911 building overlay code
Building work for demolition of a pre-1911 building	Code assessment If complying with acceptable outcome AO3 in the Pre-1911 building overlay code Note—If the development is impact assessable in the zone or neighbourhood plan, then the level of assessment is not lowered to code assessment.	Pre-1911 building overlay code
	Impact assessment If not complying with acceptable outcome AO3 in the Pre-1911 building overlay code	The planning scheme including: Pre-1911 building overlay code
Building work for the removal of a pre-1911 building	Code assessment If complying with acceptable outcome AO4 in the in the Pre-1911 building overlay code Note—If the development is impact assessable in the zone or neighbourhood plan, then the level of assessment is not lowered to code assessment.	Pre-1911 building overlay code
	Impact assessment If not complying with acceptable outcome AO4 in the Pre-1911 building overlay code	The planning scheme including: Pre-1911 building overlay code