
BRISBANE CITY COUNCIL

TEMPORARY LOCAL PLANNING INSTRUMENT 05/19

CIVIC SPACES AND ICONIC VISTAS

1. Short title

This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 05/19 – Civic spaces and iconic vistas.

2. Purpose

The purpose of this TLPI is to:

- implement the policy direction in the Strategic framework of *Brisbane City Plan 2014*, in particular Theme 2: Brisbane's outstanding lifestyle, and Element 2.1– Brisbane's identity
- protect significant civic spaces and iconic vistas until *Brisbane City Plan 2014* is amended to include additional protections for civic spaces and iconic vistas in the City Centre.

3. Application

This TLPI applies to any development on the land identified in Table 1 (Land affected by the TLPI).

For Site 1 and Site 2 identified in Table 1, where development is proposed in a 'key civic space' area shown on Figure 1 (key civic space areas and iconic vista sites), this TLPI applies:

- (a) the category of assessment and assessment benchmarks identified in Table 2 (Categories of development and assessment and assessment benchmarks)
- (b) the assessment benchmarks identified in Table 3 (Assessment benchmarks for Site 1 and Site 2).

For Site 3 identified in Table 1, where development is proposed on an 'iconic vista site' shown on Figure 1, this TLPI applies:

- (a) the category of assessment and assessment benchmarks identified in Table 2
- (b) the assessment benchmarks identified in Table 4 (Assessment benchmarks for Site 3).

This TLPI applies in addition to the current provisions of *Brisbane City Plan 2014*.

This TLPI does not apply to prescribed accepted development as defined in Table 5.3.4.1 – Prescribed accepted development of *Brisbane City Plan 2014*.

4. Duration

This TLPI has effect for a period of two years from the date of commencement.

5. Terms used in this TLPI

Terms used in this TLPI have the same meaning as in the *Planning Act 2016* or *Brisbane City Plan 2014*, unless otherwise defined in this TLPI.

6. Effect of this TLPI

- 6.1 Development involving a use listed in Table 2, Column 1 on Site 1 and Site 2 in Table 1, where proposed on, or over, a key civic space area designated on Figure 1, has the category of development and assessment specified in Table 2, Column 2, and must comply with the assessment benchmarks specified in Table 2, Column 3.
- 6.2 Development involving a use listed in Table 2, Column 1 on Site 3 in Table 1, where proposed on, or over, an iconic vista site designated on Figure 1, has the category of development and assessment specified in Table 2, Column 2, and must comply with the assessment benchmarks specified in Table 2, Column 3.
- 6.3 Where development is proposed on premises included in more than one zone, or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, overlays or this TLPI.

Table 1: Land affected by the TLPI

Site reference	Street number	Street Name	Suburb	Lot number	Plan number
Site 1	266	George Street	Brisbane City	12	SP192709
Site 2	270	Queen Street	Brisbane City	1	RP127671
Site 3	261	Queen Street	Brisbane City	33	RP48556

Table 2: Categories of assessment and assessment benchmarks

Column 1 – Use	Column 2 – Categories of development and assessment	Column 3 – Assessment benchmarks
Site 1 and Site 2		
Any use, excluding: <ul style="list-style-type: none"> • Market; or • Park 	Assessable development – Impact assessment	<i>Brisbane City Plan 2014</i> Table 3 of this TLPI
Site 3		
Any use	Assessable development – Impact assessment If involving an increase in building height above the height of the existing heritage building	<i>Brisbane City Plan 2014</i> Table 4 of this TLPI

Table 3: Assessment benchmarks for Site 1 and Site 2

Overall outcome
(a) Development maintains key civic space areas identified on Figure 1 and does not result in any permanent buildings being erected within a key civic space area on a site, unless there is both an overwhelming community and economic need demonstrated for the development relative to the public's interest in maintaining the civic space areas identified on figure 1.

<p>(b) Development protects land in the city that is generally accessible to the public, while recognising that accessibility may be limited at certain times due to club events and activities.</p> <p>(c) Development provides for land to make an important contribution to Brisbane's liveability.</p> <p>(d) Development provides for a wide range of community and cultural activities, primarily park, to be accommodated at metropolitan level whether they are on publicly or privately owned land.</p> <p>(e) Development accommodates a diverse range of vibrant activities including activities which may generate noise and light during evening hours, sometimes on a regular basis.</p> <p>(f) Development for a compatible land use of market or theatre (where an outdoor cinema) may be located in where it complements the leisure and recreation experience of users.</p> <p>(g) Development provides a park setting that will attract and cater for users from across the Brisbane metropolitan area.</p>	
Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>When on a site in a key civic space area, as identified on Figure 1, development:</p> <p>(a) does not result in any permanent buildings being erected within the key civic space area; and</p> <p>(b) does not intrude into the air space above the key civic space area.</p> <p>Note – For the purposes of Site 2, the key civic space area is the area located above the food court and shopping level. At the Queen Street alignment, the key civic space area is at ground level. At the Adelaide Street alignment, the key civic space area is at one level above ground level.</p>	<p>AO1</p> <p>No acceptable outcome is prescribed.</p>

Table 4: Assessment benchmarks for Site 3

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development has a maximum building height that does not exceed the height of the existing heritage building known as the Brisbane General Post Office.</p>	<p>AO1</p> <p>No acceptable outcome is prescribed.</p>

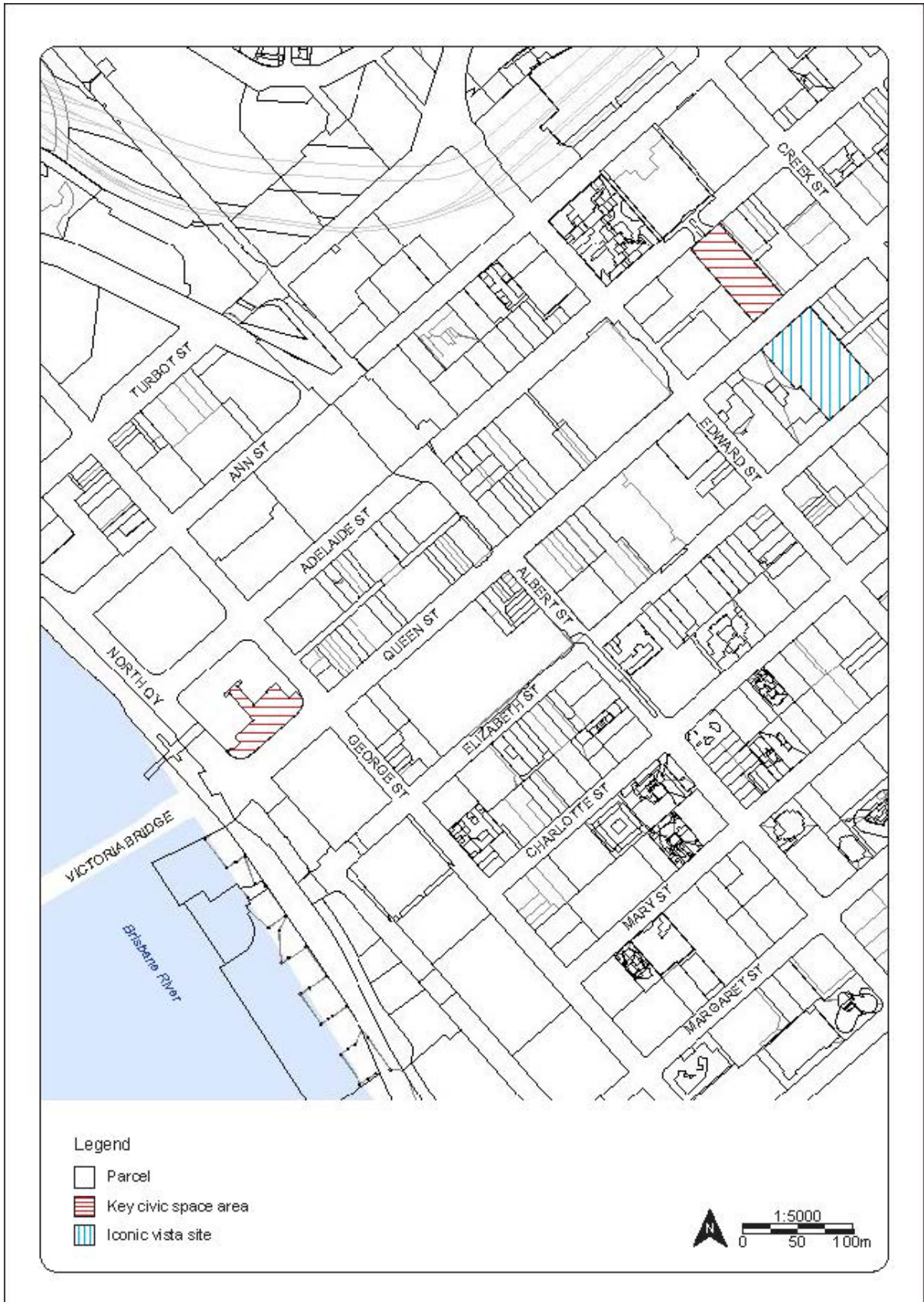


Figure 1: Key civic space areas and iconic vista sites

Note – The extent of the key civic space area on site one reflects the Plan of Lease for Lot 12 on SP192709 under lease dealing 711076130.

Note – For Site 2, the key civic space area is the area located above the food court and shopping level. At the Queen Street alignment, the key civic space area is at ground level. At the Adelaide Street alignment, the key civic space area is at one level above ground level.