
BRISBANE CITY COUNCIL

TEMPORARY LOCAL PLANNING INSTRUMENT 01/16

**PROTECTION OF BUILDINGS CONSTRUCTED PRIOR TO 1911, LOCATED AT
18, 20 AND 26 JONES STREET, HIGHGATE HILL, AND 54 AND 58 QUAY STREET, BRISBANE
CITY**

1. Short title

This Temporary Local Planning Instrument (TLPI) may be cited as *Temporary Local Planning Instrument 01/16 – Protection of Buildings Constructed Prior to 1911, located at 18, 20 and 26 Jones Street, Highgate Hill, and 54 and 58 Quay Street, Brisbane City*.

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
- provide for the assessment of any removal or demolition of any pre-1911 building on land at 18, 20 and 26 Jones Street, Highgate Hill, and 54 and 58 Quay Street, Brisbane City, and described as Lot 58 on RP11740, Lot 59 on RP11740, Lots 60-62 on RP11740, Lot 9 on RP8697 and Lot 17 on RP8698 respectively
- protect the pre-1911 buildings until *Brisbane City Plan 2014* is amended to afford the buildings protection pursuant to the Pre-1911 building overlay and Pre-1911 building overlay code.

The purpose of this instrument will be achieved through the following overall outcomes.

- Development ensures that pre-1911 buildings on land at 18, 20 and 26 Jones Street, Highgate Hill, and 54 and 58 Quay Street, Brisbane City, and described as Lot 58 on RP11740, Lot 59 on RP11740, Lots 60-62 on RP11740, Lot 9 on RP8697 and Lot 17 on RP8698 are protected and retained.
- Development ensures that any removal or demolition of pre-1911 buildings on land at 18, 20 and 26 Jones Street, Highgate Hill, and 54 and 58 Quay Street, Brisbane City, and described as Lot 58 on RP11740, Lot 59 on RP11740, Lots 60-62 on RP11740, Lot 9 on RP8697 and Lot 17 on RP8698 respectively only occurs where they are structurally unsound and not capable of being made structurally sound.

3. Application

This TLPI applies to assessing building work involving the removal or demolition of a pre-1911 building on land at 18, 20 and 26 Jones Street, Highgate Hill, and 54 and 58 Quay Street, Brisbane City, and described as Lot 58 on RP11740, Lot 59 on RP11740, Lots 60-62 on RP11740, Lot 9 on RP8697 and Lot 17 on RP8698 respectively. These lots are deemed to be contained in the Pre-1911 building overlay and identified on the Pre-1911 building overlay map 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 *Brisbane City Plan 2014* and which is exempt development under Chapter 5 of *Brisbane City Plan 2014*.

4. Duration

This TLPI has effect for a period of one 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 *Brisbane City Plan 2014*, unless otherwise defined in this TLPI.

6. Effect of this Temporary Local Planning Instrument

6.1 Development specified in Table 1, Column 1 of this TLPI has the level of assessment specified in Table 1, Column 2 and must comply with the applicable code specified in Table 1, 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: Level of assessment table

Column 1 – Development	Column 2 – Level of assessment	Column 3 - Assessment criteria
All aspects of developments		
Material Change of Use, Reconfiguration of a Lot, building work or operational work if prescribed exempt development	Exempt	Not applicable
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
Building work for demolition of a pre-1911 building	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
Building work for demolition of a pre-1911 building	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

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