

HERITAGE AND CHARACTER BUILDINGS



Dedicated to a better Brisbane

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT FACT SHEET

Brisbane City Plan 2014 (City Plan) has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support economic growth, while protecting the city's character and natural assets.

From churches and worker's cottages, Queenslanders and traditional corner stores, to Californian bungalows and pre-federation houses, Brisbane's heritage and character buildings reflect the best of Australian architecture and the city's local history.

In order to protect Brisbane's past and maintain the architectural heritage and character of our city and suburbs, the City Plan outlines requirements for appropriate development in Brisbane's older suburbs, and for renovating, demolishing or removing some buildings.

This factsheet outlines the different types of heritage and character buildings included in the City Plan and the development requirements that may apply to them.

What is a heritage or character building?

The City Plan identifies four different types of heritage or character properties. Each has a corresponding [overlay map](#) and [overlay codes](#) that help you to identify the development requirements applicable to your property.

How do I know if I have a heritage or character property?

The *Brisbane City Plan 2014 interactive mapping* tool allows you to view your property on a map to see if you have a site in a [character or heritage building overlay](#).

For instructions on how to use the interactive mapping tool view the [Using the City Plan](#) factsheet on [Council's website](#).



Overlay Maps

	Overlay	What is the Intent	What are the rules?
1.	Traditional building character overlay (previously known as the Demolition control precinct in superseded <i>Brisbane City Plan 2000</i>)	Maintain traditional character in streets where there are houses built in or before 1946. Examples are traditional timber and tin Queenslanders and 1920's masonry art deco buildings.	Houses built in or before 1946 are to be retained and any extensions or alterations are to complement the traditional building style. New houses are to be designed to fit in with the character of the street.
2.	Commercial character building overlay (previously known as the Commercial character building area classification in superseded <i>Brisbane City Plan 2000</i>)	Allow a range of compatible uses to take place in traditional corner shops.	Commercial character buildings are to be retained and any extensions or alterations are to complement the traditional building style. Compatible uses such as small shops, offices and services may be located in Commercial character buildings even when in zones where these uses would not otherwise be allowed, such as residential zones.
3.	Pre-1911 building overlay	Retain houses built before 1911. In some cases they may be relocated to another suitable location.	Houses built before 1911 are to be retained and any extensions should not alter the original parts of the house. Where a pre-1911 house is located in a zone that is not intended for houses, for example an Industrial zone or the High density residential zone, the house may be relocated to another house lot that is in the Traditional building character overlay.
4.	Heritage overlay (previously known as Heritage places in superseded <i>Brisbane City Plan 2000</i>)	Protect specific buildings and places of heritage significance. Heritage places can be of local, state, national or world heritage significance.	Heritage places are to be retained and restored to preserve their heritage value. Development on sites next to heritage places should not impact the values of the heritage place.

More information

For more information about City Plan and to access the interactive mapping tool, visit www.brisbane.qld.gov.au and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing CP2014@brisbane.qld.gov.au

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.