

CITYWIDE UPDATE – PRE-1911 BUILDING OVERLAY AMENDMENT



Dedicated to a better Brisbane

BRISBANE CITY PLAN 2014 | FACTSHEET

Brisbane City Council plans and delivers vibrant, liveable communities that maintain the character of our suburbs, ensuring Brisbane stays a great place to live, work and relax in the future. As a result of new information received about character buildings constructed prior to 1911, *Brisbane City Plan 2014* (City Plan) was amended by Council on 1 December 2017 to ensure it stays up-to-date and effective.

Brisbane has been growing and changing for more than 100 years. Council is committed to supporting economic growth and maintaining prosperity in Brisbane while ensuring our heritage is protected for future generations.

As part of Council's research into character housing in the city, Council has added 139 properties to City Plan's Pre-1911 building overlay to protect them from demolition or substantial changes. The provisions of the Pre-1911 building overlay code now apply to development proposed on the sites.

Which properties are affected?

A full list of additions to the Pre-1911 buildings overlay is included below. This list and the mapping changes are also available on Council's website.

Please note that these properties were previously protected by a Temporary Local Planning Instrument prepared by Council, which came into effect on 7 December 2016.

What are the rules for buildings covered by the Pre-1911 building overlay?

The intention of the overlay is to preserve identity, character and heritage by retaining houses built before 1911.

The rules relating to pre-1911 houses include:

- ensuring any extensions do not alter the original parts of the home
- protection from demolition, unless shown by a registered engineer to be structurally unsound and beyond reasonable repair
- relocation of houses to a suitable location in certain circumstances (for example, a house located in a zone not intended for houses – such as an Industrial zone or the High density residential zone – being relocated to a lot in the Traditional building character overlay).

How has Council determined the age of construction?

Council has identified additional properties following research based on a variety of publicly available historical records, including post office directories, electoral rolls,

survey maps, newspaper archives, and land title information, as well as assessing the identifiable period character elements on the building.

This information has allowed Council's heritage team to conduct site-by-site historical research and detailed spatial and data analysis of those parts of the city existing in 1911 and sites containing buildings considered to have been built prior to 1911.

My house has been substantially modified and does not resemble a pre-1911 house. Why does Council still want to protect it?

Most surviving pre-1911 buildings have undergone change over time. While many of these buildings have been modified, Council still considers the protection of these historic buildings important for their ongoing contribution to the identity and character of the city.

My house is located in a zone for high density development. Why does Council still want to protect it?

Pre-1911 buildings are considered to be one of the city's more valued built elements, reflecting the history of our unique architecture and identity. When City Plan was drafted, Council gave careful consideration to planning for predicted population and economic growth while still maintaining and protecting the city's traditional character.

One of the ways City Plan meets this objective is by allowing owners to relocate their pre-1911 building to another site, subject to:

- the pre-1911 building site being zoned for high density development
- the receiving site being included in the Traditional building character overlay
- the building being structurally capable of being relocated.

Sites added to the Pre-1911 building overlay on 1 December 2017

Unit	House Number	Street Name	Suburb
	16, 18	Birkbeck Street	Albion
	16	Frodsham Street	Albion
	10	Moore Street	Albion
	26	Lorne Street	Alderley
	111	Cornwall Street	Annerley
	38	Franklin Street	Annerley
	13	King Street	Annerley
	16, 16A	King Street	Annerley
	9	Duke Street	Annerley
	239	Waterworks Road	Ashgrove
	7	Auchenflower Terrace	Auchenflower
	21, 21A	Ridley Street	Auchenflower
	2067, 2069, 2071, 2077	Gympie Road	Bald Hills
	112	Wakefield Street	Bald Hills
	2229	Gympie Road	Bald Hills
	2135	Gympie Road	Bald Hills
	9, 11	Mallon Street	Bowen Hills
	34	Thomas Street	Camp Hill
	28	Rosebery Terrace	Chelmer
	148, 150	Junction Road	Clayfield
	16	Maxwell Street	Clayfield
	17, 17A	Haig Street	Clayfield
	25	Marsden Street	Clayfield
	31	Noble Street	Clayfield
	20	Wildman Street	Clayfield
	27, 29	Riverton Street	Clayfield
	579	Sandgate Road	Clayfield
	30	Baragoola Street	Coorparoo
	12	Kirkland Avenue	Coorparoo
	17	Main Avenue	Coorparoo
	10	Eddystone Road	Corinda
	11	Lynne Grove Avenue	Corinda
	1	Heath Street	East Brisbane
	105	Wellington Road	East Brisbane
	9	Cairns Street	East Brisbane
	152	Wellington Road	East Brisbane
	11	Cairns Street	East Brisbane
3	19	Cairns Street	East Brisbane
	45	Laidlaw Pde	East Brisbane
	155	Lytton Road	East Brisbane
	167, 169	Lytton Road	East Brisbane

Unit	House number	Street Name	Suburb
	479	Vulture Street	East Brisbane
	499	Vulture Street	East Brisbane
	70	Withington Street	East Brisbane
	240	St Pauls Terrace	Fortitude Valley
	33	Hynes Street	Fortitude Valley
	55A	Graceville Avenue	Graceville
	16	Chatsworth Road	Greenslopes
1	60	Allen Street	Hamilton
	49	Gosport Street	Hemmant
	639	Main Street	Kangaroo Point
	197	Shafston Avenue	Kangaroo Point
	24	Linton Street	Kangaroo Point
	27	Baines Street	Kangaroo Point
	3	Duke Street	Kangaroo Point
	9	Duke Street	Kangaroo Point
	38	Princess Street	Kangaroo Point
	52	Mark Lane	Kangaroo Point
	57	Baines Street	Kangaroo Point
	57	Linton Street	Kangaroo Point
	72	Toohey Street	Kangaroo Point
	73	Bromley Street	Kangaroo Point
	73	Linton Street	Kangaroo Point
	79	Bromley Street	Kangaroo Point
	81	Bromley Street	Kangaroo Point
	82	Toohey Street	Kangaroo Point
	24	Seabrook Street	Kedron
	35C	East Street	Lutwyche
	20	Felix Street	Lutwyche
	20	Fuller Street	Lutwyche
	20, 22	High Street	Lutwyche
	39	Laura Street	Lutwyche
	6	Lucas Street	Lutwyche
	86, 88	Stoneleigh Street	Lutwyche
	99	Stoneleigh Street	Lutwyche
	103, 105	Stoneleigh Street	Lutwyche
	93	Oceana Terrace	Manly
	14	Manly Road	Manly
	425	Esplanade	Manly
	30	Hamilton Road	Moorooka
	80	Beverley Street	Morningside
	23	Bowen Street	New Farm
	611	Brunswick Street	New Farm

Unit	House number	Street Name	Suburb
	23	Kent Street	New Farm
	259, 259A, 261, 261A	Enoggera Road	Newmarket
	52	Garden Terrace	Newmarket
	32	Ross Street	Newstead
	59	Eton Street	Nundah
	35	Nundah Street	Nundah
	9	Henchman Street	Nundah
	22	Carisbrook Street	Rocklea
	19	Rainbow Street	Sandgate
	12	Brereton Street	South Brisbane
	18	Clarence Street	South Brisbane
	54	Mollison Street	South Brisbane
	56	Mollison Street	South Brisbane
	58	Browning Street	South Brisbane
	62	Browning Street	South Brisbane
	563, 565	Boundary Street	Spring Hill
	95	Moggill Road	Taringa
	45, 47	Murray Street	Taringa
	90	Oxford Terrace	Taringa
	22	Swann Road	Taringa
	76	Swann Road	Taringa
	82	Swann Road	Taringa
	25	Union Street	Taringa
	67	Waverley Road	Taringa
	6	Depper Street	Toowong
	10	Depper Street	Toowong
	44	Glen Road	Toowong
	19, 21	Grove Street	Toowong
	37, 37A	Jephson Street	Toowong
	39, 39A	Jephson Street	Toowong
	41, 41A	Jephson Street	Toowong
	71	Sherwood Road	Toowong
	104	Sherwood Road	Toowong
	60	Hamilton Road	Wavell Heights
	11	Bank Street	West End
	13	Bank Street	West End
	38	Russell Street	West End
	40	Russell Street	West End
	44	Russell Street	West End
	347	Montague Road	West End
	25	Fifth Avenue	Wilston

Unit	House number	Street Name	Suburb
	81, 83	Main Avenue	Wilston
	11, 13	Fosbery Street	Windsor
	12	Somerset Street	Windsor
	16	Somerset Street	Windsor
	67, 69	Grantson Street	Windsor
	95	Victoria Street	Windsor
3	24	Henry Street	Woolloongabba
	27	Henry Street	Woolloongabba
	29	Balaclava Street	Woolloongabba
	29	Henry Street	Woolloongabba
	32	Tottenham Street	Woolloongabba
	29	Hawthorne Street	Woolloongabba
	7	Hawthorne Street	Woolloongabba
	61, 63	Regent Street	Woolloongabba
	13, 15	Lisson Grove	Woolloowin
	52	Lisson Grove	Woolloowin
	54	Balmain Street	Woolloowin

More information

For more information, please call Council on 3403 8888 to speak with a planning information officer.