8.2.16 Pre-1911 building overlay code

8.2.16.1 Application

1. This code applies to assessing development in the Pre-1911 building overlay, if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
3. impact assessable development.
4. Land in the Pre-1911 building overlay is identified on the Pre-1911 building overlay map and is included in the Pre-1911 building site sub-category.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

8.2.16.2 Purpose

1. The purpose of the Pre-1911 building overlay code is to:
2. Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity.
3. Provide for the assessment of the suitability of the removal, relocation, demolition or demolition of a part of any building constructed prior to 1911 in the Pre-1911 building overlay.
4. The purpose of the code will be achieved through the following overall outcomes:
5. Development ensures that a building constructed prior to 1911 is protected and retained.
6. Development ensures that removal or demolition only occurs where a building is structurally unsound.

8.2.16.3 Performance outcomes and acceptable outcomes

Table 8.2.16.3—Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes |
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| If involving removal or demolition in the Emerging community zone, Low density residential zone, Low–medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone or where located within the City west neighbourhood plan area or the Spring Hill neighbourhood plan area | |
| PO1  The building must not be capable of structural repair. | AO1  The building is demonstrated by an engineering report prepared by a Registered Professional Engineer Queensland to be structurally unsound and not reasonably capable of being made structurally sound.  Note—For the purpose of this code, comparative analysis of an existing dwelling constructed in 1911 or earlier against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound'. |
| If involving demolition of a part of a building in the Emerging community zone, Low density residential zone, Low–medium density residential zone, Character residential zone, Environmental management zone, Rural zone or Community facilities zone or where located within the City west neighbourhood plan area or the Spring Hill neighbourhood plan area | |
| PO2  The building does not lose an integral component such as roof shape and pitch or verandahs that contributes to its traditional building character. | AO2  The part of the building constructed prior to 1911 is retained. |
| If involving removal in the Education sub-precinct (Dutton Park-Fairfield neighbourhood plan/(NPP-001d) | |
| PO3  The building must be structurally capable of relocation, and is relocated to another site where the traditional building character is legally protected. | AO3  The building:   1. is demonstrated to be structurally capable of relocation; 2. is relocated to a receiving site legally secured in the Traditional building character overlay; 3. has architectural elements such as chimneys reinstated where they were not capable of relocation in situ.   Note—Written proof identifying the receiving site has been secured is required.  Note—The site in the Traditional building character overlay to which the building is relocated will be noted on the Traditional building character overlay map under section 89 of the Act. |
| If involving demolition in all other zones | |
| PO4  The building must not be capable of structural repair or relocation. | AO4  The building is demonstrated by an engineering report prepared by a Registered Professional Engineer Queensland to be:   1. structurally unsound; 2. not reasonably capable of being made structurally sound or capable of relocation.   Note—For the purpose of this code, comparative analysis of an existing dwelling constructed prior to 1911 against the current timber framing standards is not considered to demonstrate that a building is 'structurally unsound.' |
| If involving removal in all other zones | |
| PO5  The building must be structurally capable of relocation to another site where the traditional building character is legally protected. | AO5  The building:   1. is demonstrated to be structurally capable of relocation; 2. is relocated to a receiving site legally secured in the Traditional building character overlay; 3. has architectural elements such as chimneys reinstated where they were not capable of relocation in situ.   Note—Written proof identifying the receiving site has been secured is required.  Note—The site in the Traditional building character overlay to which the building is relocated will be noted on the Traditional building character overlay map under section 89 of the Act. |