

### 8.2.13 Places of significance overlay code

#### 8.2.13.1 Application

This code applies to assessing development within the Places of significance overlay.

Note – Land in the places of significance overlay is identified on the Places of significance overlay maps contained in Schedule 2 and includes Places of local significance, State heritage places and premises adjoining a state heritage place.

Note – Statements of significance for places of local significance are contained in Planning scheme policy – Places of significance.

When using this code, reference should be made to Part 5.

#### 8.2.13.2 Purpose

- (1) The purpose of the Places of significance overlay code is to ensure places of local significance are conserved and development is compatible with the cultural significance of the place. Development on premises adjoining a state heritage place protects the cultural significance of the place and its setting.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not result in the demolition or removal of a place of local significance, unless there is no prudent and feasible alternative to the demolition or removal. In considering whether there is no prudent and feasible alternative to the demolition or removal of a place of local significance, the Council will have regard to:
    - (i) safety, health, structural and economic considerations;
    - (ii) any other matters the Council considers relevant;
  - (b) development is compatible with the cultural significance of the place of local significance;
  - (c) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
  - (d) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
  - (e) development does not have a detrimental impact on archaeological values;
  - (f) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

#### 8.2.13.3 Criteria for assessment

Part A – Criteria for assessable development

**Table 8.2.13.3.a – Places of significance overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Demolition or removal of a place of local significance</b>	
<p><b>PO1</b> Development does not result in the demolition or removal of a place of local significance.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO2</b> Development is compatible with the conservation and management of the cultural significance of the place.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Building work or operational work involving a place of local significance</b>	
<p><b>PO3</b> Development conserves the features and values of a place of local significance that contribute to its cultural significance.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO3.1</b> Development does not alter, remove or conceal significant features of a place of local significance.</p>
<p><b>PO4</b> Changes to a place of local significance are appropriately managed, documented and interpreted.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO4.1</b> Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>
	<p><b>AO4.2</b> An archival record is prepared to document the changes.</p>
	<p><b>AO4.3</b> Development includes interpretation that explains the cultural significance of the place and the changes.</p>
<p><b>PO5</b> Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.</p> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO5.1</b> The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p>
	<p><b>AO5.2</b> The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p>
	<p><b>AO5.3</b> Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>
<p><b>PO6</b> Excavation or other earthworks do not have a detrimental impact on archaeological values.</p> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO6.1</b> The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation.</p>
	<p><b>AO6.2</b> An archaeological management plan is prepared for development involving subsurface disturbance.</p>

Performance outcomes	Acceptable outcomes
<b>Advertising devices</b>	
<p><b>PO7</b> Advertising devices located on or premises adjoining a state heritage place or place of local significance are sited and designed so as to:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the cultural significance of the state heritage place or place of local significance;</li> <li>(b) not obscure the appearance or prominence of the state heritage place or place of local significance when viewed from the street or other public places;</li> <li>(c) not alter or conceal significant features of the state heritage place or place of local significance.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Development on premises adjoining a state heritage place</b>	
<p><b>PO8</b> Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as:</p> <ul style="list-style-type: none"> <li>(a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places;</li> <li>(b) not to intrude into important vistas of the state heritage place;</li> <li>(c) not to site buildings and structures between a state heritage place and its primary or secondary street frontage;</li> <li>(d) to ensure new buildings or structures are setback from the primary street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place;</li> <li>(e) to minimise disturbance to the original fabric of the state heritage place;</li> <li>(f) to retain, where intact, the significant or original siting and context of the state heritage place.</li> </ul> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>

Editor’s Note – All proposed development on sites of indigenous cultural heritage significance is required to be carried out in accordance with the most current version of the Aboriginal Cultural Heritage Act 2003 - Duty of Care Provisions.

Editor’s Note – Development on a state heritage place is to be carried out in accordance with the most current version of the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the places of significance overlay code.