

8.2.8 Places of significance overlay code

8.2.8.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Places of significance overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Places of significance overlay is identified on the Places of significance overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of local significance sub-category;
 - (b) State heritage places sub-category;
 - (c) Premises adjoining a state heritage place sub-category.

Note - The places of significance overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003

Note - Development on a state heritage place is regulated by the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the Places of significance overlay code.

- (3) When using this code, reference should be made to Part 5.

8.2.8.2 Purpose

- (1) The purpose of the Places of significance overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 4: Strong communities and identity Element 3.7.7 Cultural and landscape heritage.
 - (b) enable an assessment of whether development is suitable on land within the Places of significance overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) 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;
 - (b) 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;

Note - 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.
- (c) development is compatible with the cultural significance of the place of local significance;
 - (d) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
 - (e) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
 - (f) development does not have a detrimental impact on archaeological values;
 - (g) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

8.2.8.3 Criteria for assessment

Table 8.2.8.3.a – Places of significance overlay code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Demolition or removal of a place of local significance	
<p>PO1 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 SC6.11 – Places of significance.</p>	<p>AO1 No acceptable outcomes are prescribed.</p>
<p>PO2 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 SC6.11 – Places of significance.</p>	<p>AO2 No acceptable outcomes are prescribed.</p>
<p>PO3 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 SC6.11 – Places of significance.</p>	<p>AO3 Development does not alter, remove or conceal significant features of a place of local significance.</p>
<p>PO4 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 SC6.11 – Places of significance.</p>	<p>AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p>AO4.2 An archival record is prepared to document the changes.</p> <p>AO4.3 Development includes interpretation that explains the cultural significance of the place and the changes.</p>
<p>PO5 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>AO5.1 The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p> <p>AO5.2 The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p> <p>AO5.3 Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>



Performance outcomes	Acceptable outcomes
<p>PO6 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 SC6.11 – Places of significance.</p>	<p>AO6.1 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>AO6.2 An archaeological management plan is prepared for development involving subsurface disturbance.</p>
Advertising devices	
<p>PO7 Advertising devices located on, or on premises adjoining a state heritage place are sited and designed so as to:</p> <ul style="list-style-type: none"> (a) be compatible with the cultural significance of the state heritage place or place of local significance; (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; (c) not alter or conceal significant features of the state heritage place, or place of local significance. 	<p>AO7 No acceptable outcomes are prescribed.</p>
Development on premises adjoining a state heritage place	
<p>PO8 Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as to:</p> <ul style="list-style-type: none"> (a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places; (b) not to intrude into important vistas of the state heritage place; (c) not to place buildings and structures between a state heritage place and its primary or secondary street frontage; (d) to ensure new buildings or structures are setback from the street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place; (e) to minimise disturbance to the original fabric of the state heritage place; (f) to retain, where intact, the significant or original siting and context of the state heritage place. <p>Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>