

8.2.8 Local Heritage Overlay Code



8.2.8.1 Application

This code applies to development:

- (1) within the Local Heritage Overlay as identified on the overlay maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Local Heritage Overlay Code by the tables of assessment in **Part 5 Tables of Assessment**.

Note - The Local Heritage Overlay Map OM-08 identifies places that are included on the Scenic Rim Local Heritage Register, which was prepared in accordance with the Queensland Heritage Act 1992.

Note - The provisions of the Queensland Heritage Regulation 2003, including the Code for IDAS in Schedule 2, also apply to development on places listed in the Scenic Rim Local Heritage Register.

8.2.8.2 Purpose and Overall Outcomes

- (1) The purpose of the Local Heritage Overlay Code is to ensure that development of Local Heritage Places conserves the local heritage significance of that place for the benefit of the community and future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development affecting a place of local cultural heritage significance is compatible with the heritage significance of the place by:
 - (i) retaining the heritage place, unless there is no prudent and feasible alternative to its demolition or removal;
 - (ii) adaptive reuse occurs where appropriate and where impacts can be managed to an acceptable level;
 - (iii) ensuring the development is informed and influenced by the cultural heritage significance of the Local Heritage Place;
 - (iv) ensuring the Local Heritage Place is used in a way appropriate to its cultural heritage significance the development increases the community's appreciation of the heritage values of the Local Heritage Place.

Note - In considering where there is no prudent or feasible alternative to the demolition or removal of a Local Heritage Place, consideration will be given to:

- (1) safety, health and economic considerations; and
- (2) any other matters that Council considers relevant.

Editor's Note - A copy of the **Burra Charter: The Australian International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Heritage** can be obtained via the following link - <http://australia.icomos.org/publications/charters/>.

8.2.8.3 Assessment Benchmarks

Table 8.2.8.3.1 —Local Heritage Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes
Material Change of Use	
<p>PO1 Development is compatible with the conservation and management of the cultural heritage significance of the Local Heritage Place.</p>	<p>AO1 Development is undertaken in accordance with <i>The Burra Charter: The Australian International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Heritage Significance</i>.</p>
Reconfiguring a Lot	
<p>PO2 Reconfiguration does not: (1) reduce public access to the place; or (2) obscure or destroy any pattern of historic subdivisions, the landscape settings or the scale and consistency of urban precincts relating to the place; or (3) result in a Local Heritage Place being severed or obscured from public view.</p>	<p>AO2 Development is undertaken in accordance with <i>The Burra Charter: The Australian International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Heritage Significance</i>.</p>
Carrying Out Building Work or Operational Work	
<p>PO3 Development conserves and is subservient to the features and values of the Local Heritage Place that contribute to its cultural heritage significance.</p>	<p>AO3.1 Development does not alter, remove, or conceal significant features of the place.</p>
	<p>AO3.2 Development is minor and necessary to maintain a significant use for the place.</p>
<p>PO4 Changes to the Local Heritage Places are appropriately managed and documented.</p>	<p>AO4.1 Development is compatible with a conservation management plan prepared in accordance with <i>The Burra Charter: The Australian International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Heritage Significance</i>.</p>
	<p>AO4.2 Where the development involves the removal or alteration of significant features of the place, an archival quality photographic record is made in accordance with the standards outlined in the <i>Archival Recording of Heritage Registered Places</i> guideline, Department of Environment and Heritage Protection (EHP), 2013.</p>
<p>PO5 Development does not adversely affect the character, setting or appearance of the Local Heritage Place.</p>	<p>AO5.1 The scale, location and design of the development are compatible with the character, setting and appearance of the Local Heritage Place.</p>
	<p>AO5.2 The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p>
<p>PO6</p>	<p>AO6.1</p>

Performance Outcomes	Acceptable Outcomes
Excavation or other earthworks do not have a detrimental impact on archaeological sites.	The impact of excavation is minor and limited to parts of the Local Heritage Places that have been disturbed by previous excavation.
	AO6.2 An archaeological investigation is carried out for development involving a high level of surface or subsurface disturbance.