SC6.13 Heritage planning scheme policy

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1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

1. guides the actions the Council may take to support the process for amending the planning scheme to include premises in the Heritage overlay;
2. provides advice on the information the Council may request for a development application;
3. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice.

1.2 Purpose

This planning scheme policy:

1. provides advice regarding the criteria for including premises in the Heritage overlay;
2. outlines the information to be included in a heritage impact assessment report for a development application.

2 Criteria for inclusion in the Heritage overlay

1. Premises can be included in the Heritage overlay in the Local heritage place sub-category if it meets one or more of the following cultural heritage values:
2. it is important in demonstrating the evolution or pattern of the city’s or local area’s history;
3. it demonstrates rare, uncommon or endangered aspects of the city’s or local area’s cultural heritage;
4. it has potential to yield information that will contribute to the knowledge and understanding of the city’s or local area’s history;
5. it is important in demonstrating the principal characteristics of a particular class or classes of cultural places;
6. it is important because of its aesthetic significance;
7. it is important in demonstrating a high degree of creative or technological achievement at a particular period;
8. it has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons;
9. it has a special association with the life or work of a particular person, group or organisation of importance in the city’s or local area’s history;
10. When a citation is prepared documenting these cultural heritage values, it is to include:
11. a description of the local heritage place;
12. a statement of the history of the local heritage place;
13. a statement of the cultural heritage significance of the local heritage place.
14. A citation may not have been prepared prior to including the premises in the Heritage overlay. The Council will prepare a heritage citation when a development application is lodged on the site of a local heritage place to assist in assessing the proposal against the Heritage overlay code. This may demonstrate that the site is not worthy of retention as a local heritage place. The Council may then initiate the process of removing the site from the Heritage overlay.
15. A site adjoining a local heritage place or State heritage place is also included on the Heritage overlay in the Area adjoining local heritage sub-category or in the Area adjoining the State heritage sub-category, to enable the Heritage overlay code to apply to development on these adjoining sites.

Editor's note—The Brisbane City Council Local Heritage Places online includes a statement of local cultural heritage significance for mapped local heritage places.

Note—The protection of knowledge and information associated with the place may be as important, or more important than physical protection of a place.

Note—Assessment of cultural heritage significance related to potentially significant or identified Aboriginal places, sites or landscapes should be referred to the relevant State agency responsible for the administration of the *Aboriginal Cultural Heritage Act 2003* for further advice. Where a proposed development site involves Aboriginal culture heritage aspects, it is recommended that an Aboriginal cultural heritage management consultant is engaged to ensure that the development involves the effective recognition, protection and conservation of Aboriginal cultural heritage issues, significant areas and objects. This may include the development of a Cultural Heritage Management Plan in accordance with Part 7 of the *Aboriginal Cultural Heritage Act 2003*. Protocols and agreements are to be developed with Aboriginal groups to manage this process and exchange information.

3 Guidelines for preparing a heritage impact assessment report – general

1. An appropriately qualified heritage consultant is to prepare the heritage impact assessment report.
2. The heritage impact assessment report is to take into account existing documentation regarding the site including:
3. the ‘Entry in the Heritage Register’ prepared by officers of the Queensland Government;
4. any citation or documentation prepared by the Council.
5. A heritage impact assessment report and its heritage impact statement are to be based on the principles and processes of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999), being the accepted standard for conservation analysis in Australia. The cultural significance of the local heritage place is to be determined by analysing its documentary and physical evidence. The heritage impact assessment report is to encourage conservation of and retain the cultural significance of the local heritage place or state heritage place.
6. If development is on or adjoins a place of cultural significance to Aboriginal people, the heritage impact assessment is to be undertaken by a suitably qualified person holding a permit under the *Aboriginal Cultural Heritage Act 2003.* This heritage impact assessment is to adopt a consultative approach acceptable to the Aboriginal Traditional Owners and provide opportunities for Aboriginal people to undertake the assessment and participate in policy development for protecting places or areas of significance.

4 Guidelines for preparing a heritage impact assessment report — for development on a site in the Local heritage place sub-category

1. The heritage impact assessment report is to include a heritage impact statement which examines the impact the development has on the cultural significance, including aesthetic, architectural, historical, scientific and social or technological significance, of the local heritage place to present or future generations and includes:
2. an analysis of the history and the physical fabric of the local heritage place;
3. an assessment of cultural significance of the local heritage place including which parts of the fabric demonstrate that significance;

Note—Where a citation exists for a site in the Local heritage place sub-category the heritage impact assessment need only address the cultural significance items listed in the citation. If no citation exists for a site located in the Local heritage place sub-category then a comprehensive assessment of the cultural significance of the site must be undertaken in accordance with the conservation processes and principles outlined in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999).

1. a description of the development;
2. an assessment of the impact the development will have on the cultural significance of the local heritage place.
3. The heritage impact statement is to include:
4. photographs of the local heritage place;
5. plans or some form of documentation that illustrate the development;
6. where and how the fabric of the local heritage place is to be modified, adapted and conserved.

5 Guidelines for preparing a heritage impact assessment report — for development on a site in the Area adjoining a heritage place sub-category

Note—These guidelines only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).

The heritage impact assessment report is to include a heritage impact statement which provides:

1. the history and the physical fabric of the local heritage place or State heritage place to determine its cultural significance;
2. an assessment of the impact the development will have on this significance;
3. a statement identifying views of the local heritage place or State heritage place or and assess which are significant and which are impacted;
4. a statement identifying the visual and aesthetic qualities and characteristics of the local heritage place or State heritage place;
5. a statement identifying whether the streetscape is particularly significant and how the development impacts on the qualities of the streetscape;
6. an assessment of how the local heritage place or State heritage place and the development relate to one another, in terms of scale and height of the new building, choice of building materials, colours, fenestration patterns and setbacks;
7. an assessment of how the new building fits into the streetscape and responds to the prevailing architectural character and built environment of the street.

Note—These impacts will be largely visual, as no significant fabric is being removed or altered in such a development.