

# **Brisbane City Council City Plan 2014**

## **Qualified state interest amendment - Local heritage**

### **1 Guide to this document**

- (a) In this document, proposed amendments to *Brisbane City Plan 2014* are detailed as follows:
  - (i) in the Schedule of text amendments:
    - (A) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
    - (B) text identified in underlining and green highlight (e.g. example) represents text to be inserted
  - (ii) in the Schedule of mapping amendments, insertions or omissions are as detailed in the tables.
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

**SCHEDULE OF TEXT AMENDMENTS**

**Part 3 Strategic framework \ 3.4 Theme 2: Brisbane's outstanding lifestyle**

**Table 3.4.2.1—Specific outcomes and land use strategies**

**Reason for change:** To protect new Local heritage places and areas

<p><b>SO19</b> Brisbane's important buildings, <u>places</u> and <u>placesareas</u> that are important to the city's history are protected.</p>	<p><b>L19.1</b> Heritage places and <u>precinctsareas</u> of important local, <u>city(city-wide)</u> or State cultural heritage significance or special significance to Aboriginal people are identified and protected in accordance with the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.</p>
	<p><b>L19.2</b> The adaptation or re-use of <u>a</u> heritage <u>places for purposesplace or a heritage area</u> that <u>retainconserves</u> the <u>cultural heritage</u> significance of the place <u>or area</u> is supported.</p>
	<p><b>L19.3</b> Development <u>inon</u> or <u>adjacent to</u> <u>identifiedadjoining a</u> heritage <u>placesplace</u> or <u>precinctsheritage area</u> protects the cultural heritage significance of the place or <u>precinctsarea</u>.</p>

Part 5 Tables of assessment \ 5.3 Categories of development and assessment

Table 5.3.4.1—Prescribed accepted development

**Reason for change:** To protect new Local heritage places and areas

<p>Building work</p>	<p>If involving the restoration to its original condition of any building which has been accidentally damaged or destroyed and the works restore the building or structure as it was lawfully constructed. Editor's note—Advice from Council should be sought in relation to restoration of a place identified in the Local heritage place sub-category <u>or the Local heritage area sub-category</u> of the Heritage overlay.</p>
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**Reason for change:** To protect new Local heritage places and areas

<p>Building work where not in the Local heritage place <u>sub-category, Local heritage area</u> sub-category or the State heritage place sub-category of the Heritage overlay and in:</p> <ul style="list-style-type: none"> <li>a. a residential zone other than the Tourist accommodation zone; or</li> <li>b. the Rural residential zone; or</li> <li>c. the Township zone; or</li> <li>d. the Emerging community zone; or</li> <li>e. the Mixed use zone; or</li> <li>f. the District centre zone; or</li> <li>g. the Neighbourhood centre zone.</li> </ul>	<p>If for rooming accommodation involving only demolition internal to an existing building registered as a boarding house, to facilitate internal building work or a fitout.</p>
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**Reason for change:** To protect new Local heritage places and areas

<p>Building work where not in the Local heritage place <u>sub-category, Local heritage area</u> sub-category or the State heritage place sub-category of the Heritage overlay and in the:</p>	<p>If building work involving only demolition internal to an existing building to facilitate internal building work or a fitout.</p>
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<ul style="list-style-type: none"> <li>a. Principal centre zone; or</li> <li>b. Major centre zone; or</li> <li>c. District centre zone; or</li> <li>d. Neighbourhood centre zone; or</li> <li>e. Mixed use zone.</li> </ul>	
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**Reason for change:** To protect new Local heritage places and areas

<p>Building work if in the Traditional building character overlay or the Pre-1911 building overlay, where not in the Local heritage place sub-category, <u>Local heritage area sub-category</u> or the State heritage place sub-category of the Heritage overlay.</p>	<p>If demolition, repositioning or raising of a building involving one or more of the following:</p> <ul style="list-style-type: none"> <li>a. repositioning of a building sideways, forwards or backwards within a lot, or sideways onto an adjoining lot, where:             <ul style="list-style-type: none"> <li>i. it does not involve the rotation of the building away from the primary street frontage to face another frontage or boundary;</li> <li>ii. boundary setbacks of the relocated building comply with:                 <ul style="list-style-type: none"> <li>A. the side boundary setbacks specified in acceptable outcomes AO6 of Table 9.3.8.3.A of the Dwelling house (small lot) code if on a small lot;</li> <li>B. the rear setbacks in acceptable outcome AO7 of Table 9.3.8.3.A of the Dwelling house (small lot) code if on a small lot;</li> <li>C. the front setbacks in acceptable outcome AO1.2 of Table 8.2.22.3 of the Traditional building character (design) overlay code;</li> </ul> </li> </ul> </li> <li>b. raising a dwelling house, where:             <ul style="list-style-type: none"> <li>i. not in the Latrobe and Given Terraces or Sherwood—Graceville district neighbourhood plan areas;</li> <li>ii. the resultant building height does not exceed the building height requirements contained in any relevant neighbourhood plan, or 9.5m otherwise;</li> </ul> </li> <li>c. demolition, where:             <ul style="list-style-type: none"> <li>i. of an internal wall or feature;</li> <li>ii. external features including windows, doors, balustrades, window hoods and fretwork forming part of the building constructed in 1946 or before, where the demolition enables replacement of the feature with new features of the same style and appearance consistent with traditional building character;</li> <li>iii. demolition of an internal or external stair, lift or ramp;</li> <li>iv. demolition to facilitate internal building work;</li> <li>v. a free-standing outbuilding constructed in 1946 or before, where at the rear of the building;</li> <li>vi. a post-1946 addition, extension or free-standing outbuilding;</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>vii. a post-1946 alteration to reveal the original design or reconstruction with the original form and materials, including roof material, wall cladding, windows, stumps, lower floor enclosures and verandah enclosures;</li> <li>viii. any other demolition required as a direct consequence of carrying out work necessary for renovations and extensions previously approved by the local government in accordance with or not subject to assessment against the Traditional building character (design) overlay code or the Pre-1911 building overlay code.</li> </ul>
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**Reason for change:** To protect new Local heritage places and areas

<p>Building work if in the Traditional building character overlay or the Pre-1911 building overlay, where not in the Local heritage place sub-category, <u>Local heritage area sub-category</u> or the State heritage place sub-category of the Heritage overlay.</p>	<p>If for a dual occupancy, dwelling house or multiple dwelling, involving one or more of the following:</p> <ul style="list-style-type: none"> <li>a. an enclosed extension under an existing building to the extent of the core of the building along the front and side boundaries, other than a dwelling in the Local character significance sub-category;</li> <li>b. an enclosed extension at the rear where preceded by lawful demolition as either accepted development or approved in accordance with the Traditional building character (demolition) code;</li> <li>c. an external stair, ramp or lift;</li> <li>d. internal building work;</li> <li>e. a carport, garage, shed or other outbuilding at the rear of the building;</li> <li>f. a carport:             <ul style="list-style-type: none"> <li>i. if located:                 <ul style="list-style-type: none"> <li>A. between the building and side boundary; or</li> <li>B. between the building and front boundary, where a maximum total width of 6m or 50% of the average width of the lot, excluding eaves, whichever is the lesser;</li> </ul> </li> <li>ii. if not in the Sherwood—Graceville district neighbourhood plan area or the Local character significance sub-category of the Traditional building character overlay;</li> <li>iii. if associated with a dwelling house in the West End estate precinct of the West End—Woolloongabba district neighbourhood plan, where also complying with the requirements in AO13.2, AO13.3 and AO13.4 in that neighbourhood plan code;</li> <li>iv. if associated with a multiple dwelling in the Hillside character precinct of the Ithaca district neighbourhood plan, where also complying with the requirements in AO23.3 in that neighbourhood plan code;</li> </ul> </li> <li>g. decks, verandahs, balconies and other shade structures at the rear of the building;</li> <li>h. an in-ground swimming pool and/or spa (of any size) and unenclosed ancillary shade structures (where not at the rear,</li> </ul>
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	<p>any shade structures are to have a maximum roofed area 10m<sup>2</sup> and maximum height 3m)</p>
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Note—Where on a lot with more than one frontage, the rear of the building is that part of the site that is behind the building relative to the primary street frontage.

Part 5 Tables of assessment \ 5.10 Categories of development and assessment - Overlays \  
Table 5.10.12—Heritage overlay

Table 5.10.12—Heritage overlay

**Reason for change:** To protect new Local heritage places and areas

<p>MCU involving a new premises or an existing premises with an increase in gross floor area, if in the Area adjoining heritage sub-category and adjoining a local heritage place <u>or local heritage area</u>, where not for:</p> <ul style="list-style-type: none"> <li>a. a park; or</li> <li>b. a dwelling house other than:             <ul style="list-style-type: none"> <li>i. in the Sherwood—Graceville district neighbourhood plan area; or</li> <li>ii. in the Bulimba district neighbourhood plan area which is set back from the street less than the heritage place; or</li> <li>iii. in the Bulimba district neighbourhood plan area which is of a height greater than the heritage place; or</li> <li>iv. in the Coorparoo and districts neighbourhood plan area</li> </ul> </li> </ul>	<p><b>Assessable development—Code assessment</b></p>	
<p>-</p> <p>Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections B and C.</p>	

**Reason for change:** To protect new Local heritage places and areas

	<p><b>Assessable development—Code assessment</b></p>	
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<p>MCU involving a new premises or an existing premises with an increase in gross floor area, if in the Local heritage place sub-category <u>or in the Local heritage area sub-category</u> where not involving removal, demolition or demolition of a component of a heritage place <u>or heritage area</u>, where an exemption certificate has not been issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i></p>	<p>- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>
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**Reason for change:** To protect new Local heritage places and areas

<p>ROL in the Local heritage place <u>sub-category, the Local heritage area</u> sub-category or the State heritage place sub-category</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>If in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>
	<p><b>Assessable development—Impact assessment</b></p>	
	<p>If not in the City Centre neighbourhood plan area or Yeerongpilly TOD neighbourhood plan area</p>	<p>The planning scheme including: Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>

**Reason for change:** To protect new Local heritage places and areas

<p>ROL in the Area adjoining heritage sub-category, if adjoining a local heritage place <u>or local heritage area</u></p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>- Note—If the ROL is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections B and C</p>

**Reason for change:** To protect new Local heritage places and areas

<p>Operational work in the Local heritage place <u>sub-category, Local heritage area</u> sub-category or the State heritage place sub-category, if involving:  a. a change to landscaping, fencing or natural features that are</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>- Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>



<p>considered significant to the site; or</p> <p>b. clearing vegetation, public access, altering the natural topography or drainage patterns, an impact on a watercourse or constructing a road on a site of a heritage place <u>or heritage area</u> of cultural significance to Aboriginal people</p> <p>Editor's note—Advice from the Council should be sought to assist in determining whether operational work is code assessable development under the Heritage overlay code.</p>		
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**Reason for change:** To protect new Local heritage places and areas

<p>Operational work in the Local heritage place <u>sub-category, Local heritage area</u> sub-category or the State heritage place sub-category, if involving extracting gravel, rock, sand or soil from the place where it occurs naturally</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD neighbourhood plan area</p>	<p>Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>
	<p><b>Assessable development—Impact assessment</b></p>	
	<p>If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area</p>	<p>The planning scheme including: Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</p>

**Reason for change:** To protect new Local heritage places and areas

<p><u>Building work in the Local heritage area sub-category where in the Moorooka War Workers' Housing Estate (former) where an exemption certificate has not been issued for the work under section 74 or 75 of the Queensland Heritage Act 1992</u></p> <p>Editor's note— Where and to the extent that a heritage place or heritage area is located in both the State heritage place sub-category and either the Local heritage place sub-category or Local heritage area sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued</p>	<p><b>Assessable development—Code assessment</b></p>	
	<p>- <u>Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</u></p>	<p><u>Heritage overlay code—purpose, overall outcomes and outcomes in sections A and C</u></p>

<u>under section 74 or 75 of the Queensland Heritage Act 1992 is not assessable against the planning scheme.</u>		
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**Reason for change:** To protect new Local heritage places and areas

<p>Building work for removal, demolition or demolition of a component of a heritage place <u>or heritage area</u> where:</p> <ul style="list-style-type: none"> <li>a. not accepted development; or</li> <li>b. an exemption certificate has not been issued for the work under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i></li> </ul> <p>Editor's note— Where and to the extent that a heritage place <u>or heritage area</u> is located in both the State heritage place sub-category and <u>either</u> the Local heritage place <u>sub-category or Local heritage area</u> sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i> is not assessable against the planning scheme.</p>	<b>Assessable development—Code assessment</b>	
	<p>If in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or the Yeerongpilly TOD neighbourhood plan area</p>	<p>Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C</p>
	<b>Assessable development—Impact assessment</b>	
	<p>If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area or not in the Yeerongpilly TOD neighbourhood plan area</p>	<p>The planning scheme including: Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C</p>

**Reason for change:** To protect new Local heritage places and areas

<p>Building work under the Act in relation to a Queensland heritage place in the State heritage place sub-category, where an exemption certificate has not been issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i></p> <p>Editor's note—Schedule 2 Dictionary of the Act provides that building work for a Queensland heritage place includes:</p> <ul style="list-style-type: none"> <li>• altering, repairing, maintaining or moving a built, natural or landscape feature on the place; and</li> <li>• excavating, filling or other disturbances to land that damage, expose or move archaeological artefacts, as defined under the <i>Queensland Heritage Act 1992</i>, on the place; and</li> <li>• altering, repairing or removing artefacts that contribute to the place's cultural heritage significance (furniture or fittings for example); and</li> <li>• altering, repairing or removing building finishes that contribute to the place's</li> </ul>	<b>Assessable development—Code assessment</b>	
	<p>-</p> <p>Note—If the development is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.</p>	<p>Heritage overlay code— purpose, overall outcomes and outcomes in sections A and C</p>

<p>cultural heritage significance (paint, wallpaper or plaster, for example).</p> <p>Editor's note— Where and to the extent that a heritage place is located in both the State heritage place sub-category and <u>either</u> the Local heritage place <u>sub-category or Local heritage area</u> sub-category, development carried out in accordance with and to the extent specified in an exemption certificate issued under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i> is not assessable against the planning scheme.</p>		
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## Part 8 Overlays \ 8.2 Overlay codes \ 8.2.12 Heritage overlay code

### 8.2.12.1 Application

**Reason for change:** To protect new Local heritage places and areas

2. Land in the Heritage overlay is identified in the Heritage overlay map and is included in the following sub-categories:
  - a. Local heritage place sub-category;
  - b. Local heritage area sub-category;
  - c. State heritage place sub-category;
  - d. Area adjoining heritage sub-category;

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

**Reason for change:** To protect new Local heritage places and areas

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- preparing a heritage impact assessment report, guidance is provided in the Heritage planning scheme policy. The Heritage planning scheme policy also describes the process by which local heritage places and local heritage areas have been included in the Heritage overlay map;
- preparing a heritage place construction management plan, guidance is provided in the Management plans planning scheme policy.

### 8.2.12.2 Purpose

**Reason for change:** To protect new Local heritage places and areas

2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development on or adjoining a local heritage place ~~does not detract from~~ or a local heritage area avoids adverse impacts on the cultural heritage significance of that local heritage place or local heritage area, including any Aboriginal cultural values.
  - b. ~~Re-use~~ Use of a the local heritage place ~~is compatible with its~~ or local heritage area conserves the cultural heritage significance of that local heritage place or local heritage area into the future, including any Aboriginal cultural values ~~and retains its heritage significance~~.

**Table 8.2.12.3—Performance outcomes and acceptable outcomes**

**Reason for change:** To protect new Local heritage places and areas

<b>Section A—If in the Local heritage place sub-category <u>or the Local heritage area sub-category</u></b>	
<b>PO1</b> Development provides for the future protection of the heritage place <u>or heritage area</u> and does not damage or diminish its cultural heritage significance.	<b>AO1</b> No acceptable outcome is prescribed.

<p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.</p>	
<p><b>PO2</b> Development is based on and takes account of all aspects of the cultural significance of the heritage place <u>or heritage area</u>. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.</p>	<p><b>AO2</b> No acceptable outcome is prescribed.</p>
<p><b>PO3</b> Development protects the fabric and setting of the heritage place <u>or heritage area</u> while providing for its use, interpretation and management. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.</p>	<p><b>AO3</b> No acceptable outcome is prescribed.</p>
<p><b>PO4</b> Development is based on the issues relevant to the conservation of the heritage place <u>or heritage area</u>. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Procedures for Undertaking Studies and Reports.</p>	<p><b>AO4</b> No acceptable outcome is prescribed.</p>
<p><b>PO5</b> Development does not impair any culturally significant attributes of the heritage place <u>or heritage area</u> identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places <u>or heritage areas</u> with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.</p>	<p><b>AO5</b> No acceptable outcome is prescribed.</p>

**Reason for change:** To protect new Local heritage places and areas

<p><b><u>Additional performance outcomes and acceptable outcomes if in the Local heritage area sub-category in the Moorooka War Workers’ Housing Estate (former)</u></b></p>	
<p><b>PO16</b> <u>Development maintains or enhances the cultural heritage significance of the original setting of the Moorooka War Workers’ Housing Estate local heritage area, including height, layout, setting and the scale of the original cottages and spatial layout and setting of the estate.</u></p>	<p><b>AO16.1</b> <u>Development does not remove or demolish any part of the original cottage.</u></p> <p><b>AO16.2</b> <u>Development does not:</u></p> <ul style="list-style-type: none"> <li>a. <u>raise or enclose underneath the original cottage;</u></li> <li>b. <u>add an additional level to the original cottage.</u></li> </ul> <p><b>AO16.3</b></p>

	<p>Development does not reposition the original cottage within a lot or relocate it onto a different lot.</p>
<p><b>PO17</b> Development involving an addition or extension to the original cottage:</p> <ul style="list-style-type: none"> <li>a. does not obscure or conceal the original cottage;</li> <li>b. retains patterns and layout of open space in the front and side yards of the original cottage;</li> <li>c. is of a scale and form that is compatible with and does not dominate the appearance of the original cottage;</li> <li>d. appears predominantly as a single storey building;</li> <li>e. is clearly discernible from the original cottage.</li> </ul> <p>Note—A sight line diagram, oblique views diagram and three-dimensional oblique view can assist in demonstrating achievement of this performance outcome. Note—Refer to Figure a and Figure b.</p>	<p><b>AO17</b> Development involving an addition or extension to the original cottage is designed:</p> <ul style="list-style-type: none"> <li>a. within the building envelope shown in Figure a and Figure b;</li> <li>b. incorporates articulated walls and horizontal and vertical variation, solids and voids, shadow, detail and colour to reduce the impact of the building height and expansive blank walls;</li> <li>c. provides for eave depth the same as or greater than the eave depth of the original cottage.</li> </ul>
<p><b>PO18</b> Development involving an alteration or extension to the original cottage uses:</p> <ul style="list-style-type: none"> <li>a. materials which reflect the materials of the original cottages;</li> <li>b. external materials which reduce building bulk.</li> </ul>	<p><b>AO18.1</b> Development for alterations to the existing original cottage:</p> <ul style="list-style-type: none"> <li>a. uses the same roofing material or terracotta roofing tiles to match the profile and colour of the original cottage;</li> <li>b. uses fibre cement sheeting for external wall materials:             <ul style="list-style-type: none"> <li>i. which is the same in profile as the existing original cottage;</li> <li>ii. applied in the same configuration and layout, with cover strips and trims of the same size, profile, location and fixings as the original cottage;</li> <li>iii. with compatible colour finishes.</li> </ul> </li> </ul> <p><b>AO18.2</b> Development for an extension to the existing cottage uses:</p> <ul style="list-style-type: none"> <li>a. corrugated metal roofing or terracotta roofing tiles;</li> <li>b. fibre cement sheeting, weatherboard or chamferboard or similar lightweight cladding for external wall materials.</li> </ul>

<p><b>PO19</b> Development involving domestic outbuildings:</p> <ul style="list-style-type: none"> <li>a. maintains views to and from the original cottages from the street;</li> <li>b. does not obscure or conceal the original cottage;</li> <li>c. has a roof line which complements and maintains the character of the original cottage and streetscape;</li> <li>d. is complementary in style, construction and materials to the original cottages.</li> </ul> <p>Note—Refer to Figure c.</p>	<p><b>AO19</b> Development for domestic outbuildings:</p> <ul style="list-style-type: none"> <li>a. is located behind the rear building line of the original cottage and:             <ul style="list-style-type: none"> <li>i. is physically detached from the original cottage;</li> <li>ii. has a maximum height 750mm below the original cottage primary ridgeline; or</li> </ul> </li> <li>b. is located to the side of the original cottage and:             <ul style="list-style-type: none"> <li>i. is physically detached from the original cottage;</li> <li>ii. is set back from the street so that it is located behind the line of the highest, rearmost part of the original cottage roof;</li> <li>iii. is lower in height than the eaves of the original cottage;</li> </ul> </li> <li>c. is not located in front of the original cottage;</li> <li>d. where for car parking, has a maximum driveway and crossover width of 3.5m.</li> </ul> <p>Note—Refer Figure c.</p>
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<p><b>PO20</b> Development involving fencing:</p> <ul style="list-style-type: none"> <li>a. is of a scale and form that is compatible with and does not dominate the appearance or landscape setting of the original cottage;</li> <li>b. reflects fencing styles and materials of the original fences of the original cottages.</li> </ul> <p>Note—Refer to Figure d.</p>	<p><b>AO20.1</b> Front and side boundary fencing built forward of the rear building line of the original cottage reflects the styles and materials of the original fences and is:</p> <ul style="list-style-type: none"> <li>a. timber post and rail with lightweight infill of chain wire or timber palings;</li> <li>b. a maximum height of 1.2m;</li> <li>c. at least 75% transparent.</li> </ul> <p>Note—Refer to Figure d.</p> <p><b>AO20.2</b> Development involving a side fence behind the rear building line of the original cottage has:</p> <ul style="list-style-type: none"> <li>a. a maximum height of 1.6m;</li> <li>b. post and rails with timber palings.</li> </ul>
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**Additional performance outcomes and acceptable outcomes where alterations do not involve extensions or additions if in the Local heritage area sub-category in the Moorooka War Workers' Housing Estate (former)**

<b>PO21</b>	<b>AO21</b>
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**Development involving alterations to the original cottage:**

- a. **does not obscure or conceal the original cottage;**
- b. **uses materials which reflect the materials of the original cottage.**

**Development for alterations to the existing cottage:**

- a. **does not enclose the original cottage;**
- b. **uses the same roofing material or terracotta roofing tiles to match the profile and colour of the original cottage;**
- c. **uses fibre cement sheeting for external wall materials:**
  - i. **which is the same in profile as the existing original cottage;**
  - ii. **applied in the same configuration and layout, with cover strips and trims of the same size, profile, location and fixings as the original cottage;**
  - iii. **with compatible colour finishes.**

**Additional performance outcomes and acceptable outcomes for a new dwelling house if in the Local heritage area sub-category in the Moorooka War Workers' Housing Estate (former)****PO22**

**Development involving a new dwelling house maintains or enhances the cultural heritage significance of the Moorooka War Workers' Housing Estate (former) local heritage area including:**

- a. **the original spatial pattern and layout of the estate;**
- b. **the significance of the original cottages in their original location, orientation, height and relationship to ground level;**
- c. **setting of the original cottages and open landscape areas;**
- d. **rhythm of the original cottages spacing and setbacks;**
- e. **built form, composition, external design details and materials;**
- f. **using materials which reflect the materials of the original cottages;**
- g. **using external materials which reduce building bulk;**
- h. **fences:**
  - i. **of a scale and form that is compatible with and does not dominate the appearance or landscape setting;**
  - ii. **reflecting styles and materials of the original fences of the original cottages.**

**AO22.1**

**Development for a new dwelling house which is not on a rear lot:**

- a. **presents as a single storey low set dwelling similar in scale to the original cottages;**
- b. **provides roof forms complementary to the built form and height of the original cottages;**
- c. **uses breaks in form to present as small components similar in scale to that of the original cottages;**
- d. **provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels that are compatible in scale and arrangement to the original cottages external elements;**
- e. **has a front setback from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest original cottage in the same street;**
- f. **has side and rear setbacks, excluding eaves, awnings, stairs and garage, within 20% of the average side and rear setbacks of the nearest original cottage fronting the same street.**

**AO22.2**



<p><u>Note—Refer to Figure d.</u></p>	<p><u>Development for a dwelling house on a rear lot:</u></p> <ul style="list-style-type: none"> <li>a. <u>complements the scale of nearby original cottages;</u></li> <li>b. <u>has side setbacks, excluding eaves, awnings, stairs and garage, that are within 20% of the average side setbacks of the nearest original cottage in the same street;</u></li> <li>c. <u>appears as a single storey building when viewed from across the street.</u></li> </ul>
	<p><b><u>AO22.3</u></b> <u>Development for a dwelling house uses:</u></p> <ul style="list-style-type: none"> <li>a. <u>corrugated metal roofing or terracotta roofing tiles;</u></li> <li>b. <u>fibre cement sheeting, weatherboard or chamferboard or similar lightweight cladding for external wall materials.</u></li> </ul>
	<p><b><u>AO22.4</u></b> <u>Front and side boundary fencing built forward of the rear building line of the new dwelling reflects the styles and materials of the original fences and is:</u></p> <ul style="list-style-type: none"> <li>a. <u>timber post and rail with lightweight infill of chain wire or timber palings;</u></li> <li>b. <u>a maximum height of 1.2m;</u></li> <li>c. <u>at least 75% transparent.</u></li> </ul> <p><u>Note—Refer to Figure d.</u></p>
	<p><b><u>AO22.5</u></b> <u>Development involving a side fence behind the rear building line of the original cottage is:</u></p> <ul style="list-style-type: none"> <li>a. <u>a maximum height of 1.6m;</u></li> <li>b. <u>post and rails with timber palings.</u></li> </ul> <p><u>Note—Refer to Figure d.</u></p>

**Additional performance outcomes and acceptable outcomes for reconfiguring a lot if in the Local heritage area sub-category in the Moorooka War Workers’ Housing Estate (former)**

<p><b><u>PO23</u></b> <u>Development for reconfiguring a lot:</u></p> <ul style="list-style-type: none"> <li>c. <u>maintains or enhances the cultural heritage significance of the original setting of the Moorooka War Workers’ Housing</u></li> </ul>	<p><b><u>AO23</u></b> <u>Development for reconfiguring a lot:</u></p> <ul style="list-style-type: none"> <li>a. <u>retains the original cottage in its original location;</u></li> </ul>
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<p>d. <u>Estate (former) local heritage area, including circulation, access, off street parking, spatial patterns and layout; maintains and enhances the relationship of the original cottage to the street and adjoining lots.</u></p>	<p>i. <u>on a lot with a minimum average width of 15m;</u>                  ii. <u>with a minimum area of 450m<sup>2</sup>;</u>                  iii. <u>providing sufficient siting for car accommodation behind the original cottage;</u>                  b. <u>provides a minimum rear lot size of 600m<sup>2</sup>;</u>                  c. <u>provides shared vehicle access from the street via a single shared driveway with a maximum crossover width of 3.5m.</u></p>
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**Reason for change:** To protect new Local heritage places and areas

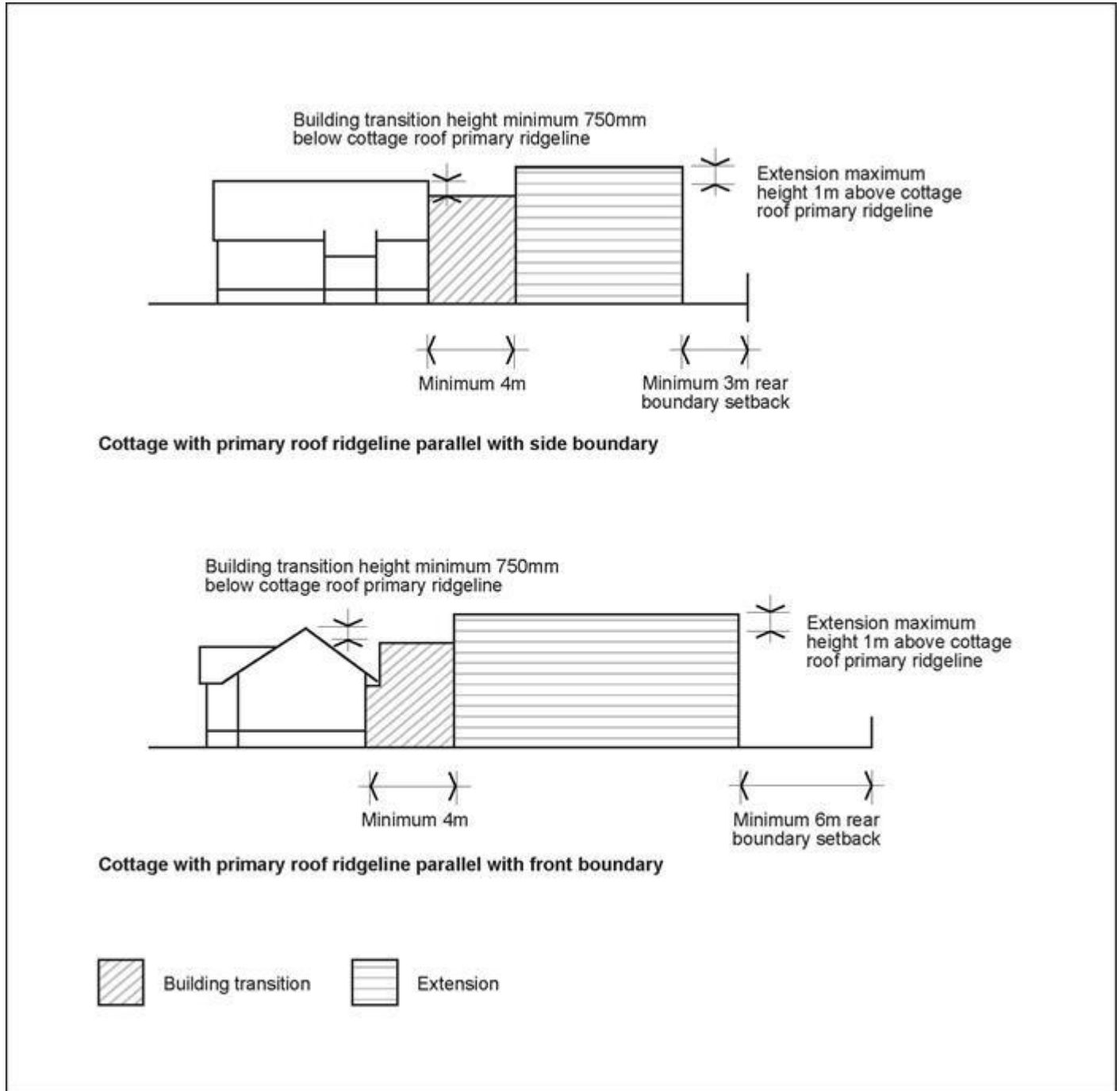
<p><b><u>PO16PO24</u></b>                  Development including landscape and building elements does not impair the views of the heritage place <u>or heritage area.</u>                  Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.</p>	<p><b><u>AO16AO24</u></b>                  No acceptable outcome is prescribed.</p>
<p><b><u>PO17PO25</u></b>                  Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place <u>or heritage area.</u>                  Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.</p>	<p><b><u>AO17AO25</u></b>                  No acceptable outcome is prescribed.</p>
<p><b><u>PO18</u></b> <b><u>PO26</u></b>                  Development must complement and be generally aligned with existing heritage places.</p>	<p><b><u>AO18</u></b> <b><u>AO26</u></b>                  Development aligns the front setback with the average setback of adjoining heritage places.</p>
<p><b><u>PO19</u></b> <b><u>PO27</u></b>                  Development for new premises adjacent to or in the vicinity of a heritage place maintains and enhances the heritage place and its surrounds by:</p> <ul style="list-style-type: none"> <li>a. using high-quality pre-finished materials;</li> <li>b. setting background or upper levels to preserve view lines to the heritage place;</li> <li>c. ensuring elevation treatments maintain the three-dimensional predominance of the heritage place.</li> </ul>	<p><b><u>AO19</u></b> <b><u>AO27</u></b>                  Development complements the scale of, views to and building form and materials of a heritage place.</p>

<p><b>PO20</b> <b>PO28</b></p> <p>Development, including a dwelling house, does not diminish the streetscape contribution, setting or views from the street or a public place of an adjoining or affected heritage place.</p>	<p><b>AO20</b> <b>AO28</b></p> <p>No acceptable outcome is prescribed.</p>
<p><b>PO21</b> <b>PO29</b></p> <p>Development for new premises complements the existing streetscape and setting of the heritage place and is of a sympathetic scale and bulk.</p>	<p><b>AO21</b> <b>AO29</b></p> <p>No acceptable outcome is prescribed.</p>
<p><b>PO22</b> <b>PO30</b></p> <p>Development for a new building which abuts a street elevation of a heritage place:</p> <ul style="list-style-type: none"> <li>a. creates a clear definition or transition between the old and new;</li> <li>b. ensures that projecting elements such as canopies, awnings, sunshades, banners and signage do not substantially interrupt significant views of the heritage place from the street or a public place.</li> </ul>	<p><b>AO22</b> <b>AO30</b></p> <p>No acceptable outcome is prescribed.</p>
<p><b>PO23PO31</b></p> <p>Development, including a dwelling house, does not detract from or devalue the cultural heritage significance of a heritage place and does not impair or obscure views of the heritage place from the public realm.</p>	<p><b>AO23AO31</b></p> <p>Development is:</p> <ul style="list-style-type: none"> <li>a. set back from the street equal to or greater than the heritage place;</li> </ul> <p>Note—The appropriate building setback will be determined on a case-by-case basis having regard to views, vistas and context of the heritage place.</p> <ul style="list-style-type: none"> <li>b. of a lower or equal height to the heritage place;</li> <li>c. complementary to the architectural character of the heritage place;</li> </ul> <p>Note—This does not require that a new development should replicate the heritage place in terms of its architectural design or construction materials.</p> <ul style="list-style-type: none"> <li>d. in keeping with any landscaping elements of the heritage place identified as having cultural heritage significance.</li> </ul>
<p><b>PO24PO32</b></p> <p>Development provides a transition in building height to a heritage place and does not create an</p>	<p><b>AO24AO32</b></p> <p>Development has a maximum building height:</p>

<p>overbearing appearance or significantly impacts on its privacy or amenity.</p>	<p>a. if fronting Mark Lane, of 5 storeys within 20m of the street alignment; or b. otherwise, of 3 storeys within 10m of the common property boundary or street alignment.</p> <p>Refer to Figure b in the Kangaroo Point south Neighbourhood Plan Code. Note—Additional overall building height that may be permissible for a significant corner or landmark gateway as identified in the Kangaroo Point south neighbourhood plan, does not allow additional height within the heritage place transition.</p>
<p><b>PO25PO33</b> Development, including a dwelling house, does not diminish the streetscape contribution, views or vistas of a heritage place from the street or public realm.</p>	<p><b>AO25AO33</b> No acceptable outcomes is prescribed.</p>
<p><b>PO26PO34</b> Development complements the existing setting of a heritage place, is of a sympathetic scale and bulk, and does not create an overbearing appearance.</p>	<p><b>AO26AO34</b> No acceptable outcomes is prescribed.</p>
<p><b>PO27PO35</b> Development provides ongoing protection of significant building fabric and vegetation during and after construction.</p>	<p><b>AO27AO35</b> Development involving structural demolition or excavation that may impact upon a heritage place complies with a heritage place construction management plan. Note—The Management plans planning scheme policy provides guidance on the preparation of a heritage place construction management plan.</p>
<p><b>PO28PO36</b> Development for reconfiguring a lot on or adjoining a heritage place does not result in an allotment size, configuration or pattern which would potentially result in the setting or views of a heritage place being adversely affected.</p>	<p><b>AO28AO36</b> No acceptable outcome is prescribed.</p>
<p><b>PO29PO37</b> Development on or adjoining a heritage place does not diminish the following:</p> <p>a. heritage value; b. streetscape contribution; c. setting; d. significant views and vistas of the heritage place.</p> <p>Note—These provisions 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).</p>	<p><b>AO29AO37</b> No acceptable outcome is prescribed.</p>

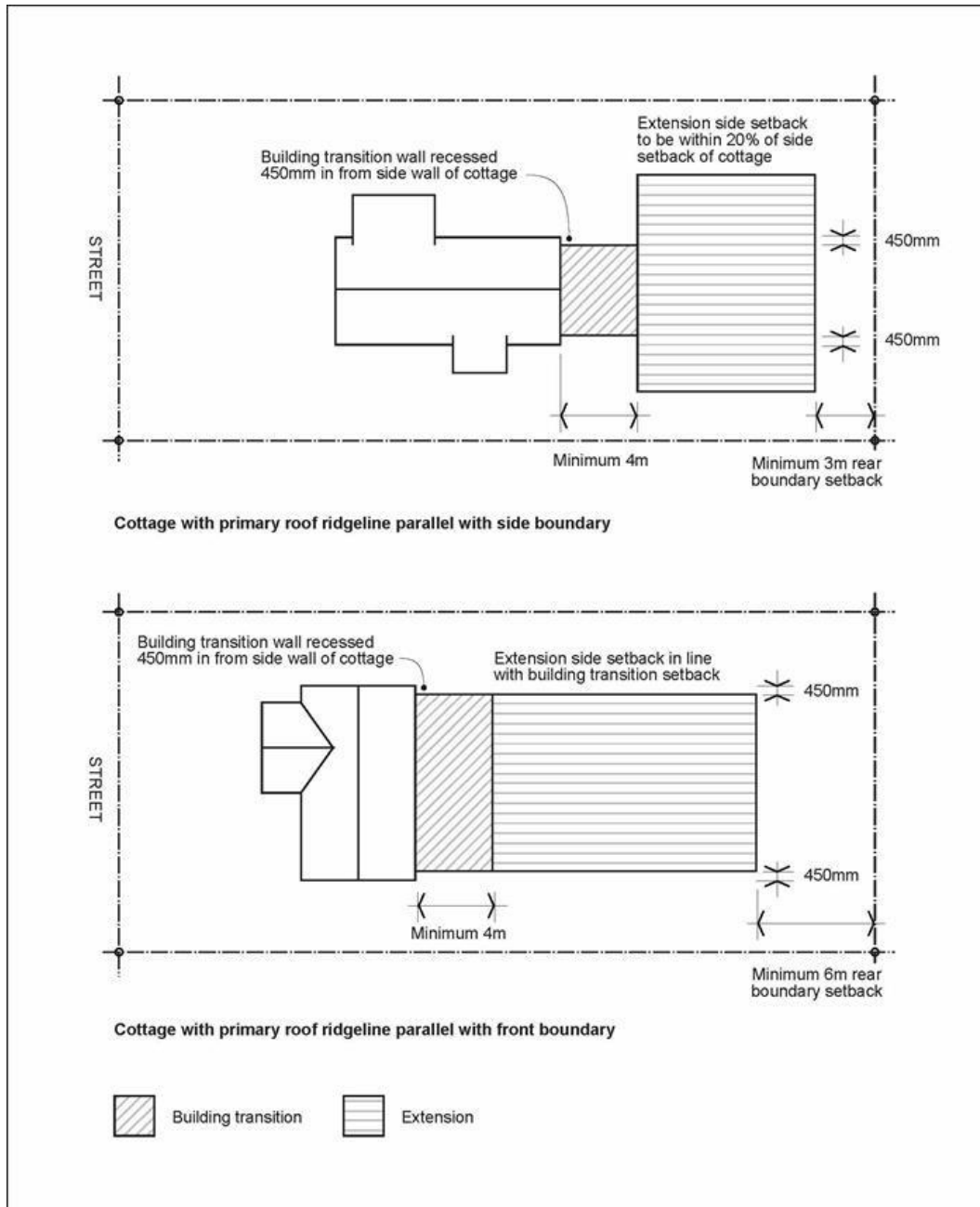
<p>Note—To demonstrate compliance with the performance criteria, a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place. Generally the following points are to be considered when proposing a development adjacent to or affecting a heritage place:</p> <ul style="list-style-type: none"> <li>• development is of a sympathetic scale and bulk and does not attempt to replicate or mimic the architectural detailing of all or part of the heritage place;</li> <li>• development creates an appropriate high-quality interface for the heritage place by using building setbacks and screening measures such as mature trees;</li> <li>• development of a new premises complements the existing streetscape and maintains the views of a heritage place from the street or public places;</li> <li>• where a new building abuts a street elevation of a heritage place, a clear definition or transition between the old and new is created and projecting elements such as canopies, awnings, sunshades, banners and signage, do not substantially interrupt views of a heritage place from the street or a public place.</li> </ul>	
<p><b>PO30PO38</b> Development involving premises on or adjoining Conon is of a suitable height and scale and is set back from common boundaries to ensure that the development does not overshadow Conon and its gardens. Note—To demonstrate compliance with the performance outcome a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place.</p>	<p><b>AO30AO38</b> No acceptable outcome is prescribed.</p>

**Reason for change:** To protect new Local heritage places and areas – new figure



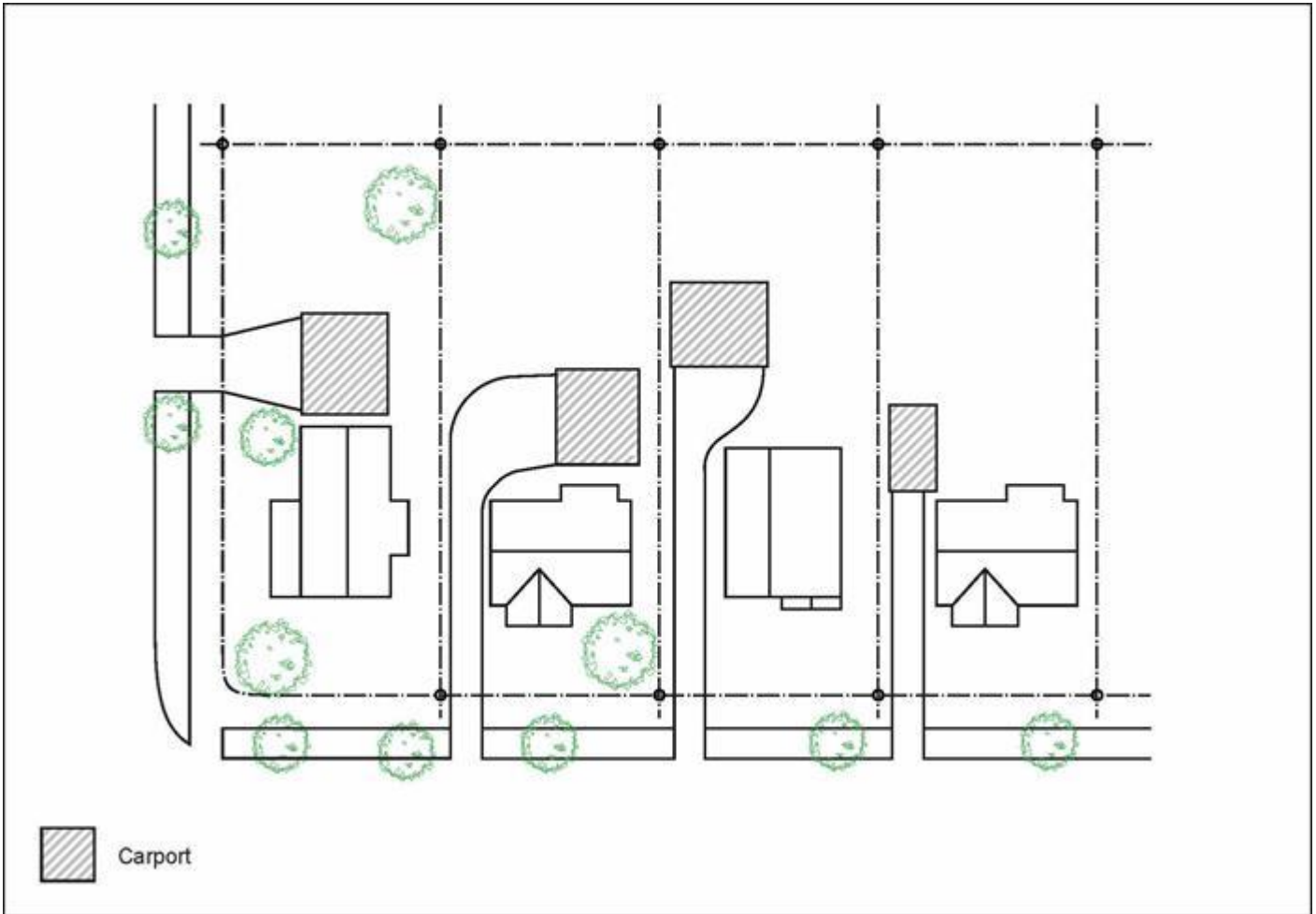
[View the high resolution of Figure a—Rear extension building envelope - building transition, extension, bulk and scale](#)

**Reason for change:** To protect new Local heritage places and areas – new figure



View the high resolution of Figure b—Rear extensions are smaller in scale and visually separate to the original cottage through use of a building transition with recessed side walls

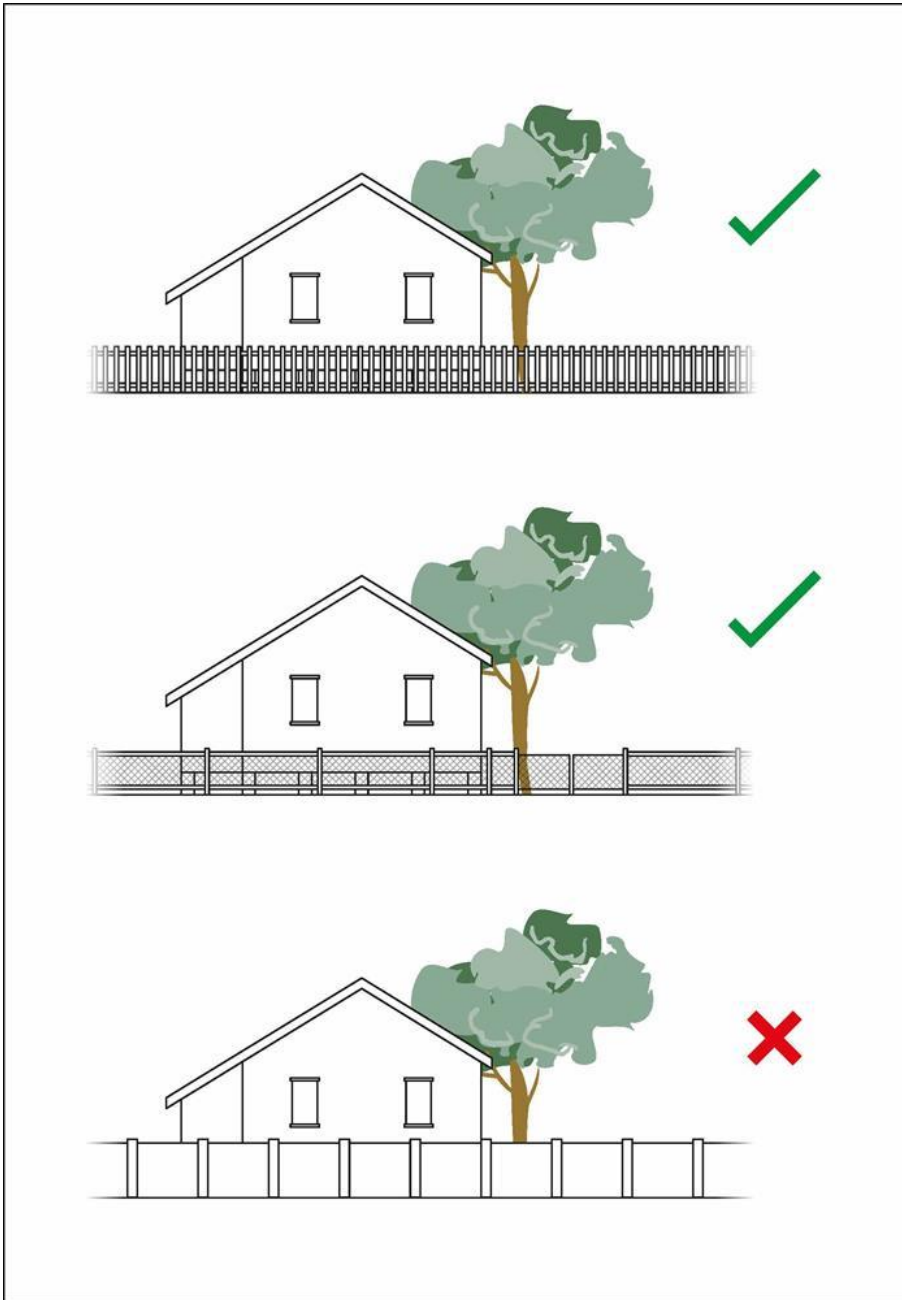
**Reason for change:** To protect new Local heritage places and areas – new figure



[View the high resolution of Figure c—Domestic outbuilding location](#)



**Reason for change:** To protect new Local heritage places and areas – new figure



View the high resolution of Figure d—Fencing is of a scale and form so as not to obscure the original cottage, with solid fencing incompatible

## Schedule 2 Mapping \ SC2.2 Zone maps

### Table SC2.2.1— Zone maps

**Reason for change:** To reflect amended map tiles

<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tiles 34 and 35</u>	<u>xx xxx 20xx</u>
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## Schedule 2 Mapping \ SC2.4 Overlay maps

Table SC2.4.1—Overlay maps

Reason for change: To reflect amended map tiles

D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
OM-004.1	Dwelling house character overlay map	30 October 2020	

		Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	<u>OM-004.1</u>	<u>Dwelling house character overlay map</u> <u>Map tile 34</u>	<u>XX XXX 20XX</u>

**Reason for change:** To reflect amended map tiles

H	OM-008.1	Heritage overlay map (all tiles, other than where specified below)	9 September 2016
	OM-008.1	Heritage overlay map Map tiles 18 and 28	24 March 2017
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
	OM-008.1	Heritage overlay map Map tile 28	16 February 2018
	OM-008.1	Heritage overlay map Map tiles 20 and 28	14 September 2018
	OM-008.1	Heritage overlay map Map tiles 13, 21, 28	23 November 2018
	OM-008.1	Heritage overlay map Map tiles 12, 19, 20, 21, 22, 28, 29, 30, 35 and 36	26 July 2019
	OM-008.1	Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53	29 November 2019
	OM-008.1	Heritage overlay map Map tiles 13, 21 and 28	28 February 2020

	OM-008.1	Heritage overlay map Map tiles 13, 20, 21, 22, 28, 29, 32, 34, 35, 44	30 October 2020
	OM-008.1	Heritage overlay map Map tile 28	28 May 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 28 and 29	3 September 2021
	OM-008.1	Heritage overlay map Map tiles 20, 21, 22, 28, 29, 32, 34, 42 and 44	27 May 2022
	OM-008.1	Heritage overlay map Map tiles 6, 12, 13, 20, 21, 22, 24, 25, 28, 29, 30, 31, 32, 35, 36 and 44	10 March 2023
	OM-008.1	Heritage overlay map Map tiles 5 and 12	1 September 2023
	<u>OM-008.1</u>	<u>Heritage overlay map</u> <u>Map tiles 19, 20, 27, 28, 29, 30, 33, 34, 35,</u> <u>41, 43, 44, 53 and 54</u>	<u>xx xxx 20xx</u>

**Reason for change:** To reflect amended map tiles

T	OM-020.1	Traditional building character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-020.1	Traditional building character overlay map Map tile 28	12 September 2014
	OM-020.1	Traditional building character overlay map Map tile 28	4 September 2015
	OM-020.1	Traditional building character overlay map Map tiles 20 and 21	13 May 2016
	OM-020.1	Traditional building character overlay map Map tiles 18 and 22	24 March 2017
	OM-020.1	Traditional building character overlay map Map tiles 20, 28, 29 and 35	1 December 2017
	OM-020.1	Traditional building character overlay map Map tile 28	16 February 2018
	OM-020.1	Traditional building character overlay map Map tiles 20, 28 and 35	14 September 2018
	OM-020.1	Traditional building character overlay map Map tiles 13, 20	23 November 2018
	OM-020.1	Traditional building character overlay map Map tiles 28, 29, 35 and 36	26 July 2019
	OM-020.1	Traditional building character overlay map Map tiles 21, 28, 29 and 36	29 November 2019

OM-020.1	Traditional building character overlay map Map tiles 13 and 21	28 February 2020
OM-020.1	Traditional building character overlay map Map tiles 20 and 29	30 October 2020
OM-020.1	Traditional building character overlay map Map tile 28	28 May 2021
OM-020.1	Traditional building character overlay map Map tile 29	3 September 2021
OM-020.1	Traditional building character overlay map Map tile 21	27 May 2022
OM-020.1	Traditional building character overlay map Map tile 6	10 March 2023
OM-020.1	Traditional building character overlay map Map tiles 20 and 28	8 December 2023
<u>OM-020.1</u>	<u>Traditional building character overlay map Map tiles 28, 29, 30 and 35</u>	<u>xx xxx 20xx</u>
OM-020.2	Transport air quality corridor overlay map (all tiles, other than where specified below)	30 June 2014
OM-020.2	Transport air quality corridor overlay map Map tile 43	18 November 2016
OM-020.2	Transport air quality corridor overlay map Map tile 18	24 March 2017
OM-020.2	Transport air quality corridor overlay map Map tiles 28 and 35	14 September 2018
OM-020.2	Transport air quality corridor overlay map Map tiles 1, 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47 and 48	30 October 2020
OM-020.3	Transport noise corridor overlay map – Noise corridor – Brisbane: Queensland Development Code MP4.4	24 March 2017
OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State- controlled road	24 March 2017
OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State- controlled road	27 May 2022
OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022

## Appendix 2 Table of amendments

### Table AP2.1—Table of amendments

**Reason for change:** To reflect the proposed amendment

<p><u>xx xxx 20xxx</u> (adoption) and <u>xx xxx</u> <u>20xx (effective)</u></p>	<p><u>vxx.00/20xx</u></p>	<p><u>Qualified state interest</u></p>	<p><u>Qualified state interest</u> <u>amendment to</u> <u>planning scheme</u> <u>(Chapter 2, Part 3 of</u> <u>MGR).</u> <u>Refer to Amendment</u> <u>vxx.00/20xx for further</u> <u>detail.</u></p>
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