



Part 7 Codes

Division 3 Constraint Codes

Chapter 5 Cultural Heritage (Historic)

1.0 Purpose

This code seeks to facilitate the conservation of places of cultural heritage significance. Places of cultural significance include evidence of European settlement and areas and places of aesthetic, architectural, historical, scientific, social or technical significance to the present generation or to future generations.

On allotments containing culturally significant places, and also on allotments that are immediately adjacent to such places, Council seeks to promote development that acknowledge the richness, interest, identity and cultural value of these culturally significant places.

The key objectives of this code are:

- a) recognition and conservation of places of cultural heritage significance;
- b) development of land in a manner that acknowledges, respects and is informed by the stated significance of a place;
- c) incorporation of places of cultural significance into new development, where appropriate;
- d) achievement of an urban form and townscape that incorporates evidence of the cultural heritage of the City.

2.0 Application

2.1 This code applies to development indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) precinct within which the development is proposed, for any site listed in:

- the **Queensland Heritage Register (Queensland Heritage Act 1992)**;
- the **Register of the National Estate (Australian Heritage Commission Act 1975)**;
- the **National Trust of Queensland list**; or
- any list of places of local heritage significance identified in an LAP adopted by the Gold Coast City.

2.2 This code also applies to any development that is code or impact assessable that is proposed for sites adjoining any places listed in any of (a) to (d) above.

2.3 Performance Criteria PC1-PC5 apply to all code and impact assessable development referred to in this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Design (Heritage Listed Places)	
<p>PC1 All listed places must be conserved, consistent with the Burra Charter, having regard to:</p> <ol style="list-style-type: none"> a) adaptation and reuse of the building; b) the setting of the building and its contents and material finishes; c) the continued care of the building. 	<p>AS1 A Conservation Plan which sets out a statement of cultural significance and establishes a conservation policy is provided prior to any development being approved.</p> <p>Note 1: <i>The Conservation Plan must include:</i></p> <ol style="list-style-type: none"> a) <i>a statement of cultural significance.</i> b) <i>a Conservation Policy for the site dealing with buildings, contents, material finishes and landscape works, where relevant.</i> <p>Note 2: <i>In order to achieve the conservation of a place of cultural heritage significance, the developer may be required to enter into an agreement with Council to conserve, in perpetuity, the heritage significance of the place</i></p>



Performance Criteria	Acceptable Solutions
Building Design (On Sites Contiguous to Heritage Listed Places)	
<p>PC2 The design and location of the new development on sites adjoining heritage listed places must respect and complement the heritage listed place.</p>	<p>AS2 The building design includes the following elements to respect and complement the adjoining heritage listed place:</p> <ul style="list-style-type: none"> a) appropriate scale; b) location on site; c) composition; d) roof form; e) external colours; f) external materials and texture.
Landscape Work	
<p>PC3 The design of any landscape work on a site containing a place of heritage significance must respect the identified heritage value of the place.</p>	<p>AS3 No acceptable solution provided.</p>
Subdivision	
<p>PC4 The design of any subdivision of land that includes a site containing a place of heritage significance must respect the identified heritage value of the place.</p>	<p>AS4 No acceptable solution provided.</p>
Development Bonuses for Conserving Places of Heritage Value	
<p>PC5 The conservation of a place of heritage value may justify for particular sites the adoption of alternative development solutions to the normal provisions of this Planning Scheme. Any such alternative development solutions must contribute to the viability of the conservation of the place of heritage significance. Such alternative development solutions are to be consistent with the Burra Charter for the conservation of places of cultural significance.</p>	<p>AS5 The following components of the development are considered for possible alternative solutions for the conservation of the place of heritage value:</p> <ul style="list-style-type: none"> a) land use type; b) total site coverage; c) maximum building height; d) minimum setback from frontage or from any other boundaries; e) maximum plot ratio or GFA; f) maximum residential density; g) minimum car parking requirements. <p>Note: <i>Acceptable solutions shall acknowledge the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter). The following principles of the Burra Charter will form the basis of criteria by which Council will consider development:</i></p> <ul style="list-style-type: none"> a) <i>The aim of conservation is to retain or recover the cultural significance of a place, and must include provision for its security, maintenance and future.</i> b) <i>Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric.</i>



Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> c) <i>Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a place. Techniques employed should be traditional, but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.</i> d) <i>Conservation of a place should take into consideration all aspects of its cultural significance, without unwarranted emphasis on any one at the expense of others.</i> e) <i>The conservation policy appropriate to a place must first be determined by an understanding of its cultural significance and its physical condition. The conservation policy will determine which uses are compatible.</i> f) <i>Conservation requires the maintenance of an appropriate visual setting: eg. form, scale, colour, texture and materials. No new construction, demolition or modification, which would adversely affect the settings, should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded.</i> g) <i>A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable, unless this is the sole means of ensuring its survival.</i> h) <i>The removal of contents which form part of the cultural significance of the place is unacceptable, unless it is the sole means of ensuring their security and preservation. Such contents must be returned, should changed circumstances make this practicable.</i>