

Division 19 – Assessment Tables for the Cultural Heritage Overlay

Note:

- Zones also affect assessment categories. See zoning maps to determine the zone of the land. Also refer to Part 1 Section 1.11 of the ShirePlan explaining how the higher assessment category prevails.
- Planning scheme policies indicate when Council may seek further information about an application.

Note: In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au <<http://www.nrme.qld.gov.au>>.

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE CULTURAL HERITAGE OVERLAY – MAKING A MATERIAL CHANGE OF USE

Table 4.19 Assessment Table (MCU) for the Cultural Heritage Overlay (Part 4 Division 19)		
Column 1 Use	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
All	<p>Code Assessable if located on premises identified on Cultural Heritage Overlay Maps CO4, EO4 and WO4, and listed in Schedule 2.</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<ul style="list-style-type: none"> • Cultural Heritage Overlay Code (Part 6 Division 5, page 280)

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE CULTURAL HERITAGE OVERLAY – OTHER DEVELOPMENT

Table 4.20 Assessment Table (Other Development) for the Cultural Heritage Overlay (Part 4 Division 19)		
Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
Building work, including minor building work, not associated with a material change of use.	<p>Exempt if located on premises identified on Cultural Heritage Overlay Maps CO4, EO4 and WO4, and listed in Schedule 2 involving:</p> <p>(a) maintenance work;</p> <p>(b) repair work which restores a building to its:</p> <p>(i) previous condition, prior to the occurrence of damage; or</p> <p>(ii) original condition;</p> <p>(c) internal building works;</p> <p>(d) external works on the rear of a building where such works:</p> <p>(i) cannot be seen from an adjoining street or public right of way; and</p> <p>(ii) do not increase the gross floor area of</p>	<ul style="list-style-type: none"> • Cultural Heritage Overlay Code (Part 6 Division 5, page 280)

Table 4.20

Assessment Table (Other Development) for the Cultural Heritage Overlay (Part 4 Division 19)

Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>the existing building by more than 50%;</p> <p>(e) closing in a verandah where:</p> <p>(i) the verandah does not face the street; and</p> <p>(ii) the original fabric is retained; and</p> <p>(iii) the work is capable of being reversed without significant damage to the original fabric;</p> <p>(f) replacing stumps;</p> <p>(g) raising or lowering a building by 750mm or less;</p> <p>(h) closing in underneath a building, providing such work is:</p> <p>(i) screened with timber battens from view from an adjoining street or public right of way; and</p> <p>(ii) set back for the full depth of all open or enclosed verandahs; or</p> <p>(iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah;</p> <p>(i) erecting a Class 10 building (outbuilding), where the main building on-site was erected between 1947 and 2000;</p> <p>(j) erecting a Class 10 building (outbuilding), other than as set out in (j) above:</p> <p>(i) where the Class 10 building is situated at the rear of the main building;</p> <p>(ii) where an open carport, at the side of the main building, provided the carport:</p> <p>(A) is a maximum of 3.5 metres wide;</p> <p>(B) has a roof pitch which is a minimum of 15 degrees;</p> <p>(C) has a gable or hip roof form; and</p> <p>(D) contains corrugated metal roofing material or matches the roofing material used on the main building;</p> <p>(iii) where an open carport in front of the main building provided the carport:</p> <p>(A) is detached from the main building;</p> <p>(B) is a maximum of 3.5 metres wide;</p> <p>(C) as a roof pitch which matches the main building's predominant roof</p>	

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Assessment Table (Other Development) for the Cultural Heritage Overlay (Part 4 Division 19)

Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	<p>pitch;</p> <p>(D) has a roof overhang that is a minimum of 300mm;</p> <p>(E) has a gable or hip roof form;</p> <p>(F) has 100mm x 100mm support posts;</p> <p>(G) contains corrugated metal roofing material or matches the roofing material used on the main building; and</p> <p>(H) has a quad gutter profile or matches the gutter profile used on the main building;</p> <p>(k) an unroofed pergola or an ornamental garden structure;</p> <p>(l) a sunhood over a window or door;</p> <p>(m) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Standard Building Regulation;</p> <p>(n) constructing a fence to the side or rear boundary of a property;</p> <p>(o) constructing a front (i.e. street) boundary fence which is:</p> <p>(i) 1.2 metres or less in height; or</p> <p>(ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency.</p> <p>Code Assessable if located on premises identified on Cultural Heritage Overlay Maps CO4, EO4 and WO4, and listed in Schedule 2:</p> <p>(a) demolition of a building or part of a building which has been damaged or destroyed; or</p> <p>(b) demolition of 20% or less of:</p> <p>(i) the pre 1946 fabric of the building; or</p> <p>(ii) the post 1946 fabric of the building where the building is listed in Schedule 2;</p> <p>(c) erecting a new building, which can be seen from an adjoining street or public right of way, other than a single dwelling or Class 10 building;</p> <p>(d) other than as listed for exempt or impact assessable above.</p>	

Table 4.20

Assessment Table (Other Development) for the Cultural Heritage Overlay (Part 4 Division 19)

Column 1 Other Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development requires code assessment
	Impact Assessable if located on premises identified on Cultural Heritage Overlay Maps CO4, EO4 and WO4 and listed in Schedule 2 involving demolition or relocation of a building where the criteria for exempt or code assessable do not apply.	
Other	Exempt	

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Historic Version
Caboolture ShirePlan