



This information sheet provides details about a proposed amendment to the Sunshine Coast Planning Scheme 2014 and Planning Scheme Policies, relating to Historic Cultural Heritage, dealing specifically with ‘Land in proximity to a local heritage place’.

What is ‘Land in proximity to a local heritage place’?

A new heritage overlay map element - ‘Land in proximity to a local heritage place’ - is proposed to provide a better basis for assessment of development proposals which have the potential to negatively impact on nearby local heritage places.

In order to provide this basis for assessment, selected sites located adjacent to or in proximity to local heritage places have been specifically mapped in the proposed Heritage and character areas overlay mapping, where there is a possibility that new development may negatively impact on the values or context of the nearby local heritage place.

An example of the layer is shown in **Figure 1** for the existing local heritage place ‘Palmwoods Memorial Hall’ (blue outline). As development undertaken on the adjacent site to the north (purple outline) could impact on the values of the Palmwoods Memorial Hall site, it has been included within the proposed ‘Land in proximity to a local heritage place’ overlay element.



Eumundi Post Office, Eumundi (existing local heritage place)

What does inclusion in the ‘Land in proximity to a local heritage place’ overlay element mean?

The existing lawful use of land within this overlay element can continue. This overlay element, like the planning scheme more generally, will only be applicable to certain new development proposals.



Figure 1. Palmwoods Memorial Hall – Local heritage place boundary (blue outline) and Land in proximity to a local heritage place (purple outline)



Under the proposed amendment, certain aspects of development proposed on the 'Land in proximity to a local heritage place' element will require a development application to be made to Council. However, it is important to note that the existence of this element may be only one of a number of reasons why a proposed development requires a development approval under the planning scheme.

These applications would be assessed against the Heritage and Character Areas Overlay Code, which has specific assessment provisions relating to land within this overlay element.

The provisions seek to ensure that development is located, designed and constructed in a manner that is compatible with, and sympathetic to, the heritage significance of the nearby local heritage place, including its context, setting and appearance.



Row of Shops, Palmwoods (existing local heritage place)

As local heritage places are unique, ensuring the appropriateness of a development proposal requires a site-specific approach that is responsive to the local context.

The statements of significance for a local heritage place are contained in the Planning Scheme Policy for the Heritage and Character Areas Overlay Code. A statement of significance identifies the heritage significance of a local heritage place. It provides key guidance for the assessment of development proposals either on the local heritage place or in proximity to the local heritage place (refer to 'Information Sheet #2 – Local heritage places' for further details).

Under current arrangements, only proposals to reconfigure a lot adjacent to a heritage place are subject to this type of assessment. The proposed amendment will provide greater clarity in relation to development in proximity to a local heritage place, including by specifically mapping land that

requires this matter to be considered in the development process.

How can I find out more or make a submission?

Further details on the proposed amendment (including online/mobile interactive mapping) can be downloaded from Council's website –

<https://haveyoursay.sunshinecoast.qld.gov.au/historic-cultural-heritage>

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than **4:30pm on Monday 16 September 2019**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email

planningscheme@sunshinecoast.qld.gov.au



Beerburum School of Arts Hall, Beerburum (existing local heritage place) - Picture Sunshine Coast



Yandina All Saints Church of England, Yandina (existing local heritage place) - Picture Sunshine Coast