

Sc6.2.4 Planning scheme policy 4—Heritage

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Part 1 Introduction

1.1 Title

- (1) The planning scheme policy may be cited as Planning scheme policy 4—Heritage.

1.2 Purpose of this planning scheme policy

- (1) The purpose of this planning scheme policy is to assist with the implementation of the Logan planning scheme 2015 by:
 - (a) identifying premises listed on the:
 - (i) Local heritage register;
 - (ii) Grave site register;
 - (b) outlining administrative processes needed to maintain the different registers;
 - (c) identifying when a heritage assessment report is required;
 - (d) identifying the information requirements for a heritage assessment report;
 - (e) providing guidelines for satisfying the performance outcomes contained in the Heritage overlay code.

1.3 Structure of this planning scheme policy

- (1) This planning scheme policy is divided into four parts being:
 - (a) Part 1: Introduction;
 - (b) Part 2: Information requirements;
 - (c) Part 3: Registers;
 - (d) Part 4: Guidelines.

1.4 Commencement

- (1) This planning scheme policy commences on the date of commencement of the Logan planning scheme 2015.

1.5 Relationship to Sustainable Planning Act 2009

- (1) This planning scheme policy is made pursuant to the *Sustainable Planning Act 2009*.

1.6 Applicability of this planning scheme policy

- (1) This planning scheme policy applies to:
 - (a) self-assessable and assessable development applications for which the Heritage overlay code is identified in the assessment criteria column in Table 5.10.7—Heritage overlay in Part 5—Tables of assessment of the planning scheme; or
 - (b) a request to add or remove:
 - (i) a heritage premises listed on the local heritage register; or
 - (ii) a grave site listed on the grave site register.

1.7 Competency to prepare a report

- (1) Heritage assessments are carried out by qualified and experienced professionals in accordance with the principles of the Australia ICOMOS Charter for Places of Cultural Significance, 1999 (also known as the Burra Charter).
- (2) Section 1.7(1) does not apply to a request to include or exclude premises in either the local heritage register or grave site register in accordance with the administrative process outlined in section 3.3—Register administration in this planning scheme policy.

Part 2 Information requirement

2.1 Heritage assessment report

2.1.1 Purpose of the heritage assessment report

- (1) The purpose of a heritage assessment report is to:
 - (a) define the heritage values embodied in heritage premises, examine the impact of proposed development on the heritage values and demonstrate the manner in which the proposed development retains the relevant values; or
 - (b) provide sufficient information on the heritage values of premises to enable the local government to determine if the premises should be entered into, or removed from, the relevant registers in accordance with section 3.3—Register administration of this planning scheme policy.

2.1.2 Application

- (1) A heritage assessment report is required for development that:
 - (a) is not:
 - (i) raising a house or building underneath;
 - (ii) the addition of an extension;
 - (iii) the building of a class 10a building/structure being a carport or garage;
 - (iv) the building of a class 10b building/structure being a deck or verandah; or
 - (b) is one or more of section 2.1.2(i) to (iv) above and that does not comply with Part 4—Guidelines of this planning scheme policy.
- (2) The extent of the heritage assessment and level of detail of the heritage assessment report is dependent on the precise nature and extent of the work proposed and its impact on the heritage values.

2.1.3 Heritage assessment report format

- (1) A heritage assessment report is required to be prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Significance, 1999. This document sets out principles of good practice in relation to the maintenance, management, redevelopment or adaptation of places of cultural heritage significance.
- (2) A heritage assessment report generally includes the following information:
 - (a) executive summary;
 - (b) scope of proposed work;
 - (c) site history and description;
 - (d) statement of significance;
 - (e) assessment of the heritage impacts;
 - (f) assessment against the relevant outcomes of the Heritage overlay code;
 - (g) recommendations;
 - (h) conclusion.
- (3) The inclusion of graphics, including photographs, plans and elevations, is effective in demonstrating the appropriateness of the proposed work to the heritage premises.

Part 3 Registers

3.1 Local heritage register

- (1) Table 3.1.1—Local heritage register in this planning scheme policy is the local heritage register and lists heritage premises, premises name, their location and the listing criteria.
- (2) Heritage premises are identified as local heritage areas on Heritage overlay map—OM-07.01 in Schedule 2—Mapping of the planning scheme.
- (3) For a premises to be recognised as a heritage premises, an assessment and critical judgement is undertaken against a set of criteria. Places of local heritage value will fulfil one or more of the following criteria:
 - (a) the heritage premises displays historical, architectural, aesthetical, technological or social themes that are of importance to the local area; or
 - (b) the heritage premises represents customs or ways of life that are characteristic of the local area; or
 - (c) the heritage premises has played an important part in the lives of the local residents; or
 - (d) the heritage premises displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
 - (e) the heritage premises is associated with a notable local personality or event; or
 - (f) the heritage premises is a notable landmark in the area; or
 - (g) in the case of a tree or garden – the heritage premises is of special historical or social significance or importance within the local area.

Editor's note—Designating a tree as a place of local heritage value identifies that the community considers has special historic value and is therefore worthy of particular consideration. It is expected that most trees will be preserved using other mechanisms.

Editor's note—Under the *Queensland Heritage Act 1992*, local governments are required to keep a local heritage register (of places of cultural heritage significance), unless the local government is a prescribed local government. Logan City Council is a prescribed local government. Although Logan City Council is not required to keep a local heritage register, this list of premises represents the local heritage register for the built environment.

Editor's note—A statement of significance for each premises identified in the register is held and maintained by the local government.

Table 3.1.1—Local heritage register

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR - Beenleigh - 1	Sundowner Hotel	79-97 George Street, Beenleigh L10/SP227765	Historical Social
LHR - Beenleigh - 2	Imperial Hotel	68-70 George Street, Beenleigh L1/RP7999	Historical Social
LHR - Beenleigh - 3	Bethesda Lutheran Church	89 City Road, Beenleigh L4/RP46849	Social
LHR - Beenleigh - 4	Beenleigh Showground	James, Milne and Kent Streets, Beenleigh L301-306/B1322, L1, 2, 3 & 5/RP40979, L1 & 2/RP8073, L7 & 8/RP101767 & Lot A/PER2376	Historical Social

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR - Beenleigh - 5	Farrelly's Bakery (former)	137 City Road, Beenleigh RP128942/L2	Architectural Historical
LHR - Beenleigh - 6	House	6 Church Street, Beenleigh L4/RP8186	Architectural Historical
LHR - Beenleigh - 7	Memorial Park	18-20 James Street, Beenleigh L6/WD803994	Aesthetic Social
LHR - Beenleigh - 8	Baptist Church and hall (WW2 military building relocated from Rocklea)	9-11 Church Street, Beenleigh Lots 6 and 7 on RP8185	Social
LHR - Beenleigh - 9	House	4-6 Church Street, Beenleigh L4/RP8186	Architectural Historical
LHR - Beenleigh - 10	House	10 Church Street, Beenleigh L6/RP8186	Architectural Historical
LHR - Beenleigh - 11	House	13 Church Street, Beenleigh L8/RP8185	Architectural Historical
LHR - Beenleigh - 12	House	15 Church Street, Beenleigh L1/RP865506	Architectural Historical
LHR - Beenleigh - 13	House	9 Aragon Street, Beenleigh L12/RP128990	Architectural Historical
LHR - Beenleigh - 14	House	20 George Street, Beenleigh L4/RP8010	Architectural Historical
LHR - Beenleigh - 15	Zipf family home	41 City Road, Beenleigh L6/RP8123	Architectural Historical
LHR - Beenleigh - 16	House	114 Main Street, Beenleigh RP/8185/L1	Architectural Historical
LHR - Beenleigh - 17	Old Spann Farmhouse	63 Spanns Road, Beenleigh L1/RP163651	Historical

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR - Beenleigh - 18	House	15-17 Leville Street, Beenleigh L9/RP65107 & L27/RP69011	Architectural
LHR - Belivah - 1	House	31 Belivah Road, Belivah Lot 2 RP8173	Architectural Historical
LHR - Bethania - 1	Old sheds	107 Church Road, Bethania L1RP168712	Historical Technological
LHR - Bethania - 2	Radke Farm	113-145 Station Road, Bethania L1/RP855427	Historical Social Technological
LHR - Bethania - 3	Bethania Railway Station	Lot 75 Church Street, Bethania L73/SP109403	Historical Social
LHR - Bethania - 4	Farm House	140-218 Station Road, Bethania L2/RP136438	Architectural
LHR - Carbrook - 1	Cornubia Park Homestead	278 California Creek Road, Carbrook L2/RP184945	Historical
LHR - Cedar Creek - 1	Park House Cemetery	Lot 55 Veivers Road, Cedar Creek L55/WD505	Social
LHR - Cedar Vale - 1	Bloomfield Homestead	5537 Mt Lindesay Highway, Cedar Vale L2/RP25788	Aesthetic Architectural Historical
LHR - Chambers Flat - 1	Chambers Flat Cemetery	Cnr Sungold and Chambers Flat Roads, Chambers Flat L460/C8192	Social
LHR - Crestmead - 1	Bumstead House	57 Bumstead Road, Crestmead L22/SP155022	Architectural Historical
LHR - Daisy Hill - 1	Former St Declan's Church	104 Chatswood Road, Daisy Hill L1/RP846118	Historical Social

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR- Eagleby - 1	Kotu Mosque	262-268 Fryar Road, Eagleby L1/RP8142	Historical Social
LHR- Eagleby - 2	Eagleby Cemetery	144-160 Herses Road, Eagleby L1/RP8136	Historical Social
LHR- Eagleby - 3	Beenleigh Cemetery	31 River Hills Road, Eagleby L51/SP134125	Historical Social
LHR - Fiddlewood - 1	House	7 Majella Crescent, Fiddlewood Lot 29 RP 169807	Architectural Historical
LHR - Greenbank - 1	Farm (house and outbuildings)	41 Tully Road, Greenbank L3/RP171273	Historical
LHR - Greenbank - 2	Greenbank State School	22-36 Goodna Road, Greenbank	Historical Social
LHR - Jimboomba - 1	Old Jimboomba Uniting Church Rotary Park	1-27 Johanna Street, Jimboomba L25/RP227434	Historical Social
LHR - Jimboomba - 2	Jimboomba Provisional School	97-109 Brisbane Street, Jimboomba L38/CP868721	Historical Social
LHR - Jimboomba - 3	Jimboomba House	5307 Mt Lindsay Highway, Jimboomba L52/RP887426	Historical
LHR - Kingston - 1	Kingston Butter Factory	23 Milky Way, Kingston L3/RP209342	Historical Social Technological
LHR - Kingston - 2	Kingston School of Arts Hall	7-9 Mary Street, Kingston L3/RP86231	Historical Social
LHR - Kingston - 3	First post office and home to the Kingston Piggery manager	4 Hibiscus Street, Kingston L69/RP106550	Historical
LHR - Kingston - 4	Kingston House	5 Collin Court, Kingston L1/RP116473	Architectural Historical

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR - Logan Reserve - 1	Logan Reserve Irish Catholic Cemetery	296A and 296 Logan Reserve Road, Logan Reserve L1&3/RP25888	Historical Social
LHR - Logan Reserve - 2	Bethel Lutheran Cemetery	363-365 Logan Reserve Road, Logan Reserve L2/RP115473	Historical Social
LHR - Logan Village - 1	Logan Village Cemetery	Cnr Pioneer Drive & Waterford-Tamborine Road, Logan Village L149/WD4846	Historical Social
LHR - Logan Village - 2	Logan Village Hotel	135-143 Albert Street, Logan Village Lot 305 L 1201	Architectural Historical Social
LHR - Logan Village - 3	Logan Village Community Hall	21-23 Wharf Street, Logan Village Lot 14 RP 50649	Historical Social
LHR - Loganholme Village - 1	House	75-77 Dewar Drive, Loganholme L3/SP103749	Architectural Historical
LHR - North Maclean - 1	Maclean Cemetery	Lot 75 Scott Lane, North Maclean L75/SL10	Historical Social
LHR - North Maclean - 2	Old Maclean provisional school building	4805-1831 Mt Lindesay Highway, North Maclean L33/SL1043	Historical Social
LHR - Park Ridge - 1	Park Ridge School Building	3776-3796 Mt Lindesay Highway, Park Ridge L74/CP893316	Historical Social
LHR - Tamborine - 1	Old Mundoolun Homestead	2664 Beaudesert-Beenleigh Road, Tamborine L5/RP191867	Aesthetic Architectural Historical
LHR - Tamborine - 2	Plunkett family home	26-70 Albert River Place, Tamborine L51 W31111	Architectural Historical

Column 1	Column 2	Column 3	Column 4
Local heritage register number	Premises name	Location	Listing criteria
LHR - Underwood - 1	Artillery gun The Big Gun Shopping Centre	2922-2926 Logan Road, Underwood L3/RP171145	Aesthetic Social
LHR - Waterford West - 1	Tygum Apostolic Cemetery	111 Tygum Road, Waterford West L1/RP212665	Historical Social
LHR - Waterford West - 2	Schmidt family home	33 Nerang Street, Waterford L2/RP107291	Architectural
LHR - Woodhill - 1	Woodhill School	6027 Mt Lindesay Highway, Woodhill L108/CP860890	Historical Social
LHR - Woodhill - 2	Woodhill Cemetery	45 Hiscock Road, Woodhill L234/CP892	Historical Social.
LHR - Woodhill - 3	Ferguson family home	14 Hiscock Road, Woodhill L1/RP25769	Historical
LHR - Woodhill - 4	Cavell family home	47 Undallah Road, Woodhill L1/RP25770	Historical
LHR - Woodhill - 5	Tramway/railway gatekeepers cottage	2 Hiscock Road, Woodhill L1/RP213759	Architectural Historic Social
LHR - Woodhill - 6	Woodhill Community hall and memorial	6098 Mount Lindesay Highway, Woodhill L153/W312501	Aesthetic Historical Social
LHR - Woodridge - 1	Woodridge Progress Association Hall	48 Railway Parade, Woodridge L18/RP37882	Historical Social
LHR - Woodridge - 2	Station Masters Cottage	46 Railway Parade, Woodridge L1/RP98038	Historical

3.2 Grave site register

- (1) Table 3.2.1—Grave site register in this planning scheme policy is the grave site register and lists the location of grave sites and a description.
- (2) Grave sites are identified on Heritage overlay map—OM-07.01 in Schedule 2—Mapping of the planning scheme.

Table 3.2.1—Grave site register

Column 1	Column 2	Column 3
Grave Site Register No	Grave site location	Description
GS - Daisy Hill - 1	2 Maculata Street, Daisy Hill L2/RP11911	This premise contains the family burial site for the Dennis family. The Dennis family have a long association with Logan. The premise is an excision from adjoining premises and is held in trust by the Dennis family.
GS - Jimboomba - 1	"The Pocket", 245 Duncan Road, Jimboomba L2/RP50517	This property contains the remains of an unknown person.
GS - Lyons - 1	2390 Undullah Road, Lyons L1/RP83228	Graves belong to the Harvey family. It contains three individual grave sites.
GS - Munruben - 1	Wearing Park 4383-4407 Mt Lindesay Highway, Munruben L6/SL12409	This land is owned by Logan City Council. It contains an unknown number of individual graves
GS - Tamborine - 1	487 Plunkett Road, Tamborine L40/RP852153	Graves relates to the Curtis family. There are four individual grave sites on this premise.
GS - Undullah - 1	Undullah Station Homestead 1109 Undullah Road, Undullah L200/SP133189	The graves relate to the Cameron family. There are three individual grave sites on this premise.
GS - Veresdale - 1	"Hopkins Park" Opposite 6420 Mt Lindesay Highway, Veresdale L14/MISC14494 & L14&15/MISC11205	The names of the interred people are not known. It contains three individual grave sites.
GS - Waterford West - 1	48 Abelia Drive, Waterford West L35/RP25874	The graves relate to the Jordan and Arty families. There are six known burials on site and possible other workers who worked on the plantation. This premise is currently owned by Logan City Council and is used as a park - Henry Jordan Park.

3.3 Register administration

3.3.1 Nominee

- (1) Any person or entity may nominate to the local government premises to be included or removed from the local heritage register or grave site register.
- (2) The local government may also nominate premises to be included or removed from the local heritage register or grave site register.

3.3.2 Nomination to include premises on a register

- (1) A nomination to include premises on a register must be supported by a report:
 - (a) describing the nature of the place;
 - (b) identifying its location;
 - (c) describing the values of the premises by providing information on the age, history or cultural significance of the premises.
- (2) The local government may invite written submissions in relation to premises that is under consideration for possible entry into a register from any person or entity with a special knowledge of, or interest in, the premises or the City's cultural heritage.
- (3) If the local government is satisfied that the nominated premises satisfies one or more criteria for entry provided in section 3.3.3—Criteria for entry in this planning scheme policy, the local government may resolve to enter the premises in a register and the heritage overlay map.

3.3.3 Criteria for entry

- (1) Premises may be entered into a register if it satisfies one or more of the criteria identified in Table 3.3.3.1—Register criteria in this planning scheme policy.

Table 3.3.3.1—Register criteria

Column 1	Column 2	
Criteria	Description	Example
Aesthetic significance	<p>Aesthetic value takes into account the community's perception of the form, scale, colour, texture and material, smells and sounds of a place and its use. It does not restrict itself to traditional understandings of beauty but encompasses a range of sensual qualities. Premises of aesthetic value include those that:</p> <ol style="list-style-type: none"> (a) demonstrate important design or sensory qualities; or (b) are linked by means of age, scale, materials or architectural style; or (c) can be judged against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, symbolism or some other quality of nature or human endeavour. 	<ul style="list-style-type: none"> • significant trees, avenue plantings • prominently placed memorials • large buildings within lower scale settlements • residences with significant gardens
Architectural significance	<p>Architectural value relates to visual characteristics or to particular stylistic qualities or innovations of construction, details or materials present in buildings. A building may have architectural value because:</p> <ol style="list-style-type: none"> (a) it is a good representative example of a particular architectural style or design innovation; or (b) it is extremely old or rare, or represents a style of building that was characteristic of a specific theme or era; or (c) it utilises materials in a rare or unusual manner; or (d) it is representative of the work of an important local designer or architect. 	<ul style="list-style-type: none"> • timber-clad, corrugated iron roofed buildings of note • timber slab buildings • single-skin timber construction • early cement/cinder block construction

Column 1	Column 2	
Criteria	Description	Example
Historical significance	<p>Historic value encompasses the history of aesthetics, science and society and to a large extent underlies all of the other cultural significance values. A premises may have historical value because:</p> <p>(a) it is important for its association with events, developments or cultural phases which have had a significant role in the occupation, evolution or pattern of development of the community; or</p> <p>(b) it is an example of rare, endangered or uncommon aspects of the cultural heritage of the community; or</p> <p>(c) it has a strong association with the life or work of a person or group of people of significance to the community; or</p> <p>(d) it is an important representative of the range of places which make up the cultural heritage of a community; or</p> <p>(e) it has been influenced by an event, phase or activity that was important in local history; or</p> <p>(f) it was the site of an event that was important in local history.</p>	<ul style="list-style-type: none"> • Groups of buildings which display the early settlement or economic activity of the area. • Residents of notable people and or families. • Buildings representing particular early local activities or industries (buildings associated with the railway such as station master and gate-keeper's cottages). • Corner shops and small groups of commercial buildings which served local communities prior to the introduction of motor cars and comprehensive public transport.
Social significance	<p>Social value embraces the qualities for which a place has become a focus of spiritual, political or other local cultural sentiment to a majority or minority group. A premises may have social value because:</p> <p>(a) it is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations; or</p> <p>(b) it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place; or</p> <p>(c) it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.</p>	<ul style="list-style-type: none"> • Showgrounds. • Churches • Halls and Sporting facilities which were the focus of community activity. • Early schools and associated buildings • Hotels • Institutes and libraries • Hospitals (particularly early sections)
Technological significance	<p>Technological value relates to particular technical innovations or rare or unusual technical processes or uses. A premises may have technological value because:</p> <p>(a) it demonstrates a high degree of technical innovation or accomplishment for its time; or</p> <p>(b) it contains machinery or equipment that demonstrates uses or processes that are rare, in danger of being lost or of exceptional interest to the community.</p>	<ul style="list-style-type: none"> • Industrial, commercial or farming complexes or buildings which have been the basis of economic activity in the area.

3.3.4 Nomination to remove premises from a register

- (1) A nomination to remove premises from a register must be:
 - (a) in writing to the local government;
 - (b) authorised by the owner of the premises;
 - (c) supported by a report containing sufficient information to support its removal.
- (2) The local government may invite written submissions in relation to the premises that it has under consideration for removal from a register from any person or entity with a special knowledge of, or interest in, the premises or the City's cultural heritage.
- (3) If the local government is satisfied that the nominated premises no longer satisfies one or more criteria for entry provided in section 3.3.3—Criteria for entry in this planning scheme policy and any changed circumstances that would affect the original decision for inclusion, the local government may resolve to remove the premises from the register.

Part 4 Guidelines

4.1 Guidelines for satisfying the performance outcomes

- (1) Table 4.1.1—Guidelines for satisfying the performance outcomes of the Heritage overlay code in this planning scheme policy identifies in:
- (a) column 1, the performance outcomes;
 - (b) column 2, guidelines for satisfying the performance outcomes.

Table 4.1.1—Guidelines for satisfying the performance outcomes of the Heritage overlay code

Column 1	Column 2
Performance outcome	Guidelines
<p>PO3</p> <p>Development on a heritage premises in a Local heritage area identified on Heritage overlay map—OM-07.01 is sympathetic to the form, character and setting of the heritage premises having regard to the premises’:</p> <ul style="list-style-type: none"> (a) aesthetic significance; (b) architectural significance; (c) historical significance; (d) social significance; (e) technological significance. 	<p>Raising a house and/or building underneath</p> <ul style="list-style-type: none"> (a) The alteration must ensure the appearance and proportions of the house remain as close to the original as possible. (b) The house's appearance and proportions is to be preserved by: <ul style="list-style-type: none"> (i) partially excavating in preference to significant house raising (>800mm); (ii) retaining battens between the external row of stumps or reinstating battens by setting back building-in-work from the front of the building; (iii) retaining timber stumps around the outside of the building or replacing them with stumps of a similar size and shape; (iv) retaining, reinstating or extending the original external front steps; (v) using similar or compatible building materials for all external fixtures and finishes; (vi) using timber battens and timber-framed walls to maintain the lightweight look of a timber house.
	<p>Adding an extension</p> <ul style="list-style-type: none"> (a) A sympathetic extension does not mean the existing house is to be mimicked. Proportion and detail is more important than style and decoration. (b) Maintain the streetscape character and ensure new work is sympathetic by: <ul style="list-style-type: none"> (i) locating the extension at the side or rear of the house; (ii) ensuring the extension does not block views of the house; (iii) complementing the main roof form and pitch; (iv) retaining the original shape, character and pitch of the roof.

Column 1	Column 2
Performance outcome	Guidelines
	Building a carport or garage
	<p>(a) A class 10a building, being a carport or garage, is designed and constructed to complement the original house design and not detract from the character and presence of the house in the street, by:</p> <ul style="list-style-type: none"> (i) ensuring the carport or garage does not dominate the street frontage; or (ii) locating the carport or garage at the rear of the site, where it does not block views of the house.
	Building a deck, verandah or swimming pool
<p>(a) A class 10b building/structure, being a deck or verandah, is designed and constructed to complement and preserve the character and presence of a heritage premises by:</p> <ul style="list-style-type: none"> (i) locating the deck or verandah at the side or rear, rather than in front, of the house; (ii) complementing the main shape, character and pitch of the roof; <p>(b) A class 10b building/structure, being a swimming pool, is designed and constructed to complement and preserve the character and presence of a heritage premises by locating the swimming pool at the side or rear, rather than in front of the house.</p>	

