

State Code 14: Development on a State Heritage Place

Performance Outcome	Acceptable Outcome	Compliance
<p>PO1</p> <p>Development of a state heritage place:</p> <ol style="list-style-type: none"> <li>1. does not have a detrimental impact on the cultural heritage significance of the state heritage place; or</li> <li>2. where it is demonstrated that 1 is not reasonably achievable:                             <ol style="list-style-type: none"> <li>a. minimises and mitigates unavoidable detrimental impacts on its cultural heritage significance</li> <li>b. provides opportunities for public appreciation of its cultural heritage significance</li> <li>c. where adaptive reuse is proposed, is compatible with its ongoing conservation management.</li> </ol> </li> </ol>	<p>No acceptable outcome is prescribed.</p>	<p>Complies with PO1</p> <p>The proposed development will not result in a detrimental impact on the significance of the state heritage place, being the old Lime Factory as no works to this place are proposed as part of this development application.</p> <p>The proposed development is to be retained within the approved Building B11, is well removed from the heritage place, and will be separated by a large open air car park and public realm.</p> <p>It is noted that the built form of Building B11 has been thoughtfully designed so as to not adversely impact upon the visual significant of the heritage place as part of historic development approvals over the site.</p>
<p>PO2</p> <p>Where open space, or the relationship between built and open spaces at a state heritage place is identified as forming part of its cultural heritage significance, development:</p> <ol style="list-style-type: none"> <li>1. maintains or enhances the significance of the setting, including significant views, circulation, access, spatial patterns and layout</li> <li>2. maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and open spaces.</li> </ol>	<p>No acceptable outcome is prescribed.</p>	<p>Complies with PO2</p> <p>The proposed development is to be retained within the existing Building B11 with no changes proposed to the built form as part of the development application. The existing building design has appropriately responded to the cultural significance of open spaces, significant views, spatial patterns, and setting of the site.</p>

**BCC DS**  
**LODGED**  
  
 11/04/2025  
**APPLICATION REF**  
 A006752110



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<p>PO3</p> <p>Development on a state heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable</p> <p>The site has not been identified as a site that might have archaeological potential.</p>

**Development proposing to destroy or substantially reduce the cultural heritage significance of a state heritage place**

Not Applicable  
 The development does not involve building work to the state heritage place.

**Material change of use on land adjoining a Queensland heritage place or on a lot containing a Queensland heritage place, but not carried out on the Queensland heritage place**

<p>PO8</p> <p>Development is located, designed and scaled so that its form, bulk and proximity minimises adverse impacts on the cultural heritage significance of the Queensland heritage place.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Complies with PO8</p> <p>The proposed development is to be retained within the existing Building B11 over the site which has been appropriately designed to minimised adverse impacts on the cultural heritage significance of the Queensland Heritage Place. Furthermore, no changes are proposed to the built form of Building B11.</p> <p>The proposed land use is for a small-scale Food and Drink Outlet and is consistent with the character of surrounding development. As such, the cultural heritage, character, and significance of the site will be maintained.</p>
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