



Dedicated to a better Brisbane

Owning a Local heritage place

A GUIDE FOR OWNERS AND MANAGERS OF LOCAL HERITAGE PLACES

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Local heritage places

Throughout Brisbane, Local heritage places reflect our diverse history, making them culturally significant. Protecting and conserving our heritage places maintains and celebrates our connection to the past and the many lived experiences that shaped the city.

Examples of places important to the city's history include:

- shops
- churches
- houses
- industrial sites
- gardens and landscapes
- trees
- infrastructure, such as bridges and tram shelters.

Brisbane City Council protects identified places under the Heritage overlay of the local planning scheme, *Brisbane City Plan 2014* (City Plan), supported by the *Queensland Heritage Act 1992*, *Planning Act 2016* and *State Planning Policy*.

State heritage places

The Queensland Government is responsible for assessing and approving works on State heritage places, which are places identified in the Queensland Heritage Register and are important to Queensland. For more information, visit qld.gov.au and search 'changing or developing heritage places'.

Cultural heritage significance

Local heritage places must meet one or more of 8 local cultural heritage criterion (also referred to as heritage values).

- Historical
- Aesthetic
- Rarity
- Creative/technological
- Scientific
- Social
- Representative
- Historical association

Information about the cultural heritage criteria can be found in City Plan under the Heritage planning scheme policy.

An owner's role

Owners and managers of Local heritage places play a vital role as custodians of Brisbane's history and have an ongoing obligation to protect the cultural heritage values of their property.

This includes:

- protecting the heritage place from damage or deterioration caused by weather, fire, vandalism or insects as required under the provisions of the *Queensland Heritage Act 1992*
- ensuring that all necessary approvals are in place prior to any works being undertaken
- reporting to Council any substantial damage to the property, and the discovery of any new features or materials of cultural heritage significance that haven't previously been identified.

Conserving heritage places

Best practice

Property owners and managers should follow best practice conservation methods to manage their Local heritage place. Before starting any works or maintenance, it is important to be prepared.

- **Understand the cultural heritage significance.** Use heritage values to inform planning and maintenance decisions and avoid, minimise or mitigate impacts on heritage values. Refer to the property's citation on [Local Heritage Places Online](#) to understand its history and its heritage values.

- **Take a cautious approach.** Best practice heritage conservation is to make cautious decisions and opt for solutions that will avoid or minimise the degrading of heritage values.
- **Establish a maintenance plan.** Continuous proactive care of heritage property materials, elements and settings will better conserve heritage values.
- **Keep records.** A logbook of maintenance and works recorded over time is good conservation practice and a useful reference for future owners and managers.
- **Get good advice.** Seek guidance and care advice from experienced heritage consultants to avoid degrading heritage values through costly or irreversible mistakes.

Council provides [a range of online guides](#) to help property owners and managers follow best practice conservation methods.

Works and maintenance

Keeping a Local heritage place in active use and good repair is one of the best ways to conserve it. Council supports adaptive reuse and changes to Local heritage places that meet modern living standards without degrading their cultural heritage significance.

Many minor works do not need development approval and may be completed under an exemption certificate.

- **General Exemption Certificate** – provides upfront permission without fee or application to undertake specific minor works to a Local heritage place. Works must have no impact, or no more than a minimal detrimental impact, on cultural heritage significance.
- **Heritage Exemption Certificate** – approval for works that are not eligible for a General Exemption Certificate and may have no more than a minor impact on cultural heritage significance. This certificate requires a fee, application and Council approval prior to works being undertaken.

To avoid penalties, all works must be carried out in accordance with the conditions of each exemption certificate.

Extensions, major development and other works that will affect cultural significance in more than a minor way are ineligible for exemption and require a development application to ensure conservation of important cultural values.

Public access

The public has no right to enter a privately owned Local heritage place and owners are not required to make heritage properties publicly accessible.

Buying, selling or leasing

Owning a Local heritage place does not diminish or affect your property rights.

Council places no restrictions on how, or to whom, you choose to sell or lease your heritage property. You do not need to inform Council of your intention to buy, sell or lease a heritage property.

Nominating a place

Anyone can nominate a place for consideration as a Local heritage place, or Council may identify places of significance as part of detailed planning projects, such as suburban and urban renewal.

When assessing a nomination for a new Local heritage place, Council undertakes extensive research and assessment. We may also consult with a Heritage Advisory Committee that includes a range of independent heritage professionals, to provide advice on each place's cultural significance.

A Local heritage place that is proposed to be added to City Plan follows an amendment process that includes public consultation.

Further information

- **Local Heritage Places Online** – visit heritage.brisbane.qld.gov.au to search citations, read about cultural heritage values, nominate a place, or access City Plan online to view Heritage overlays.
- **Conservation works** – visit brisbane.qld.gov.au and search 'heritage properties' to find conservation guides and information about exemption certificates.
- **Development applications and approvals** – call Council on 3403 8888 and ask to speak with a Planning Information Officer about Local heritage place development.

Disclaimer

This document has been prepared with all due diligence and care based on the best available information at the time of publication. This document is not a substitute for professional advice or expertise. Employing a conservation specialist to carry out significant work on any heritage item is recommended. Brisbane City Council gives no warranty in relation to the information within this document and accepts no liability for any decisions made by other parties based on its use.