

Owning a Local heritage place

Brisbane City Council has provided this fact sheet for owners and managers of Local heritage places. The Queensland Government provides information on State heritage places.

Local heritage places

Brisbane's Local heritage places have qualities that reflect our diverse history, making them culturally significant. Found throughout the city, places important to the city's progression can include:

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

In Brisbane, heritage places are identified as either Local heritage places or State heritage places. For more information about Queensland heritage places visit www.qld.gov.au and search 'heritage places'.

Protection of Local heritage places is supported by the *Queensland Heritage Act 1992*, *Planning Act 2016* and *State Planning Policy*. Local heritage places must meet one or more cultural heritage criteria and are protected under the Heritage overlay of the local planning scheme, *Brisbane City Plan 2014* (City Plan).

A Local heritage place may be proposed for inclusion in City Plan by following an amendment process which includes public consultation. Anyone can nominate a place for consideration as a Local heritage place, or Council may identify places of significance through heritage studies as part of detailed planning for suburban and urban renewal.

Cultural heritage significance

A Local heritage place must meet one or more of the 8 local cultural heritage criteria (also referred to as values):

- historical
- aesthetic
- rarity
- creative/technological
- scientific
- social
- representative
- historical association.

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

The Heritage Advisory Committee that includes a range of independent heritage professionals also provides Council advice on the cultural significance of proposed Local heritage places. To support the protection of a Local heritage place, extensive research and assessment is undertaken, and a citation outlining its significance is published on the Council website.



Conserving heritage places

Brisbane's heritage places are precious because they are irreplaceable. Historically significant places are inherited from the past, enjoyed in the present, and conserved for future generations.

Heritage places can provide communities with a deep sense of connection to the area and are important expressions of shared history and identity. Protecting and conserving our heritage places maintains and celebrates our connection to the past and the many lived experiences that shaped the city.

Works and maintenance

One of the best ways to conserve a Local heritage place is to keep it in active use and good repair. Council supports adaptive reuse and changes to Local heritage places that meet modern living standards in a way that does not degrade the cultural heritage significance of the place.

Depending on the type and extent of proposed changes, some works may be exempt from requiring development approval under the *Planning Act 2016*. Under the *Queensland Heritage Act 1992*, exemption certificates that may apply to minor works at a Local heritage place include:

- General Exemption Certificate
- Heritage Exemption Certificate.

A General Exemption Certificate provides upfront permission without fee or application to undertake specific minor works that keep a Local heritage place in active use and good repair. Works must have no impact, or no more than a minimal negative impact, on cultural heritage significance.

A Heritage Exemption Certificate is an approval for works that are not eligible for a General Exemption Certificate and may have a minor impact on cultural significance. This heritage exemption requires a fee, application, and Council approval prior to undertaking works.

All works must be carried out in accordance with the conditions of each exemption certificate to avoid penalties. Extensions, major development and works that will affect cultural significance in more than a minor way are ineligible for exemption and require a Development Application to ensure important cultural values are conserved.

To read more, visit www.brisbane.qld.gov.au and search 'heritage exemption certificates'.

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.



Best practice conservation

Council encourages proactive maintenance of Local heritage places and offers information and resources to support conservation, including:

- technical guides and fact sheets
- heritage exemption certificates (see 'Works and maintenance').

As a simple rule, it is important to be prepared before starting any works or maintenance.

- **Understand the cultural heritage significance.** Use heritage values to inform planning and maintenance decisions and how to avoid, minimise or mitigate impacts on heritage values.
- **Take a cautious approach.** Best practice heritage conservation is to make cautious decisions and opt for solutions that will not degrade 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.

For more information, search Council and Queensland Government websites for technical advice and best practice heritage conservation approaches.



Online resources

- **Local heritage places online.** Council offers a searchable online database of Local heritage place citations. Visit www.brisbane.qld.gov.au and search '**Heritage places online**' to read more about the cultural significance of Local heritage places or to nominate a place for heritage consideration.
- **City Plan online.** View Heritage overlays in the local planning scheme via City Plan online at cityplan.brisbane.qld.gov.au/eplan. After searching an address, go to 'Map Tools' and select 'Overlays', 'Heritage', 'Local heritage place'. View more information in the results in the left panel.
- **Development applications and approvals.** For information about Local heritage place development applications and approvals, call Council on 3403 8888 and ask to speak to a Planning Information Officer.

Funding finder service

Owners are encouraged to register with Funding Finder via Council's website for personalised alerts on local, state, national and private grant schemes. The site offers a comprehensive list of grant and funding opportunities, which at times may include support for works and maintenance of Local heritage places.

Further information

For further information about Local heritage places, you can **visit** www.brisbane.qld.gov.au and search '**heritage places information and advice**', or phone 07 3403 8888 and ask to speak to the Heritage Policy team.

DISCLAIMER

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