

Living with Heritage

Introduction

Redland City Council (Council) has formally identified a range of historic heritage places that represent important historical themes and phases relevant to Redlands' post-European settlement history, which are considered to have local importance. These places are entered onto Council's Local Heritage Register (Schedule 7 – Heritage Schedule) of City Plan. You can access City Plan and its accompanying documents here: <https://www.redland.qld.gov.au/info/20292/redland-city-plan/914/redland-city-plan-document-s> to see what places are currently included.

This fact sheet identifies the types of development that will require assessment and approval by Council prior to being undertaken on a local heritage place.

Development approval pathways

For development that is categorised as code or impact assessable in City Plan, there are three development approval pathways that can be followed. This includes obtaining a General Exemption Certificate (GEC), an Exemption Certificate (EC) or Development Approval (DA), as outlined in the following sections.



Refer to the assessment and approval process flowchart on page 5.

General exemption certificate

The Chief Executive Officer of Redland City Council has issued General Exemption Certificate – Local Heritage Place (the GEC). The GEC is designed to authorise specific types of work that will not have an impact on the significance of a local heritage place, eliminating the need for an approval application. In addition, the GEC also outlines other common maintenance activities that are not classified as development but must be carried out in a manner that does not impact the cultural heritage significance of a place.

Typical work captured by the GEC includes (but is not limited to):

- Minor repairs to damaged or deteriorated building material that can no longer be conserved.
- Installation of new or replacement water tanks.
- Installation of solar panels.
- Painting.
- Cleaning and maintenance.

All work must be conducted in compliance with the conditions specified in the GEC. If you are uncertain whether the proposed works are covered by the GEC, please contact Council on (07) 3829 8999. You can access the GEC on this webpage:

<https://www.redland.qld.gov.au/info/20016/planning-building-and-development/1054/local-heritage-places>

Exemption certificate

A landholder or other person can apply to Council for an EC to authorise work that will have a low impact on the significance of the place. Typical work may include (but is not limited to):

- Only involves minor changes to significant features.
- Only alters recent interior fabric or exterior fabric that has been previously modified (such as the removal of intrusive elements [must demonstrate first the element is intrusive] or refurbishing less important parts of the building).
- Retains or restores the appearance of a significant building or garden (such as the removal of a Class 1 declared pest or pruning more than 20% of the canopy (height or width) of trees).
- Retains the existing use of the place or restores a previous significant use (such as replacing non-significant fittings or fixtures).

The types of development that qualifies for an EC and the process for applying for an EC, including the application form, is outlined on this webpage: https://www.redland.qld.gov.au/info/20201/development_application_process/345/do_i_need_planning_approval

Development approvals

A DA is required for all assessable development (code and impact assessable) that has the potential to impact the significance of a place.

The types of development, as defined in the *Planning Act 2016*, that may be made assessable against City Plan include:

- making a material change of use;
- Carrying out building work;
- Carrying out operational work; or
- Reconfiguring a lot.

Assessable development applies to any development activities which do not satisfy a GEC or an EC, for example:

- Building work, such as work involving:
 - the partial or total demolition or relocation of a local heritage place;
 - interior or exterior alterations to a local heritage place; and
 - erecting a new or separate building on a local heritage place.
- Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a local heritage place.

The tables of assessment in Part 5 of City Plan will identify the levels of assessment for development (accepted, code or impact). All places included within the Local Heritage Register are identified on Councils Heritage Overlay Maps (OM-013 or OM-014). On the maps each local heritage place is outlined in orange, an example is shown below:



Before undertaking any work on a local heritage place, you must consult all tables of assessment to determine the assessment level for the proposed development, including table of assessment 5.9 - assessment benchmarks for overlays (see page 6), as the heritage overlay may alter the level of assessment.

The tables of assessment also identify what assessment criteria is relevant for the proposed development.

The Queensland planning framework is performance based. This provides Council with a certain level of flexibility when assessing and deciding development applications. In practice, this means there are numerous ways a development proponent may seek to undertake development on a heritage place, provided that important features are appropriately protected and maintained.

A DA application to Council is required for the approval of assessable development. The DA application must be supported by a Heritage Impact Statement, which can be prepared by a suitably qualified heritage professional.

Conservation Management Plans

If you own a local heritage place you should consider creating a conservation management plan (CMP). A CMP builds upon the property citation and is a useful tool that helps owners, managers and assessing authorities make decisions about conserving and managing local heritage places whether through the formal development assessment process or to help guide owners when undertaking minor repairs and maintenance.

A CMP should be prepared by a heritage professional with experience in preparing CMP's. You may be able to apply for a local heritage grant from Council to help pay for the consultant.

Keep a record

Owners of a local heritage place should keep records of maintenance and other work carried out at a heritage place, as this is an essential aspect of heritage conservation. Owners are encouraged to maintain a record of work undertaken by keeping a maintenance logbook to record all work carried out.

As a continuous record of a local heritage place over time, a logbook is a useful reference for future owners/manager. The record should

include a description of the work, date of completion, costs, contractors and warranties. It may also be useful to include a photographic record of work before and after completion.

Insuring a local heritage place

If you own a local heritage place you are encouraged to tell your insurer that the place is listed on Council's Local Heritage Register when you take out your policy. If you don't, when you make a claim, your insurer may refuse to pay all or part of your claim.

Seeking advice

Early discussions are encouraged to help owners of local heritage places make decisions about a property and its management before works commence. Seeking advice from Council or a suitably qualified heritage professional can help prevent problems, save costs, and avoid delays in the approval process.

For information about approvals and planning scheme requirements, or to arrange a pre-lodgement meeting to discuss a development proposal, owners can contact Council's City Planning and Assessment team. Council also offers a Heritage Advisor who can assist with specialist advice to help with understanding the approval process and the obligations for making and managing change to a local heritage place.

Local heritage grants

Council has developed the Local Heritage Grants Program to provide grants up to \$5,000 to assist in the conservation of local heritage places within the Redlands Coat. For more information on the program and to see if the grants program is open please visit this webpage:

https://www.redland.qld.gov.au/info/20132/grants_and_sponsorship/1114/local_heritage_grants



From time to time the State Department of Environment and Science offer grant funding to owners of a local heritage place in Queensland. The grant is available as part of their Community Sustainability Action Grants. Interested owners are encouraged to monitor the following webpage for updates:

<https://www.qld.gov.au/environment/management/funding/community-sustainability>

Need further information?

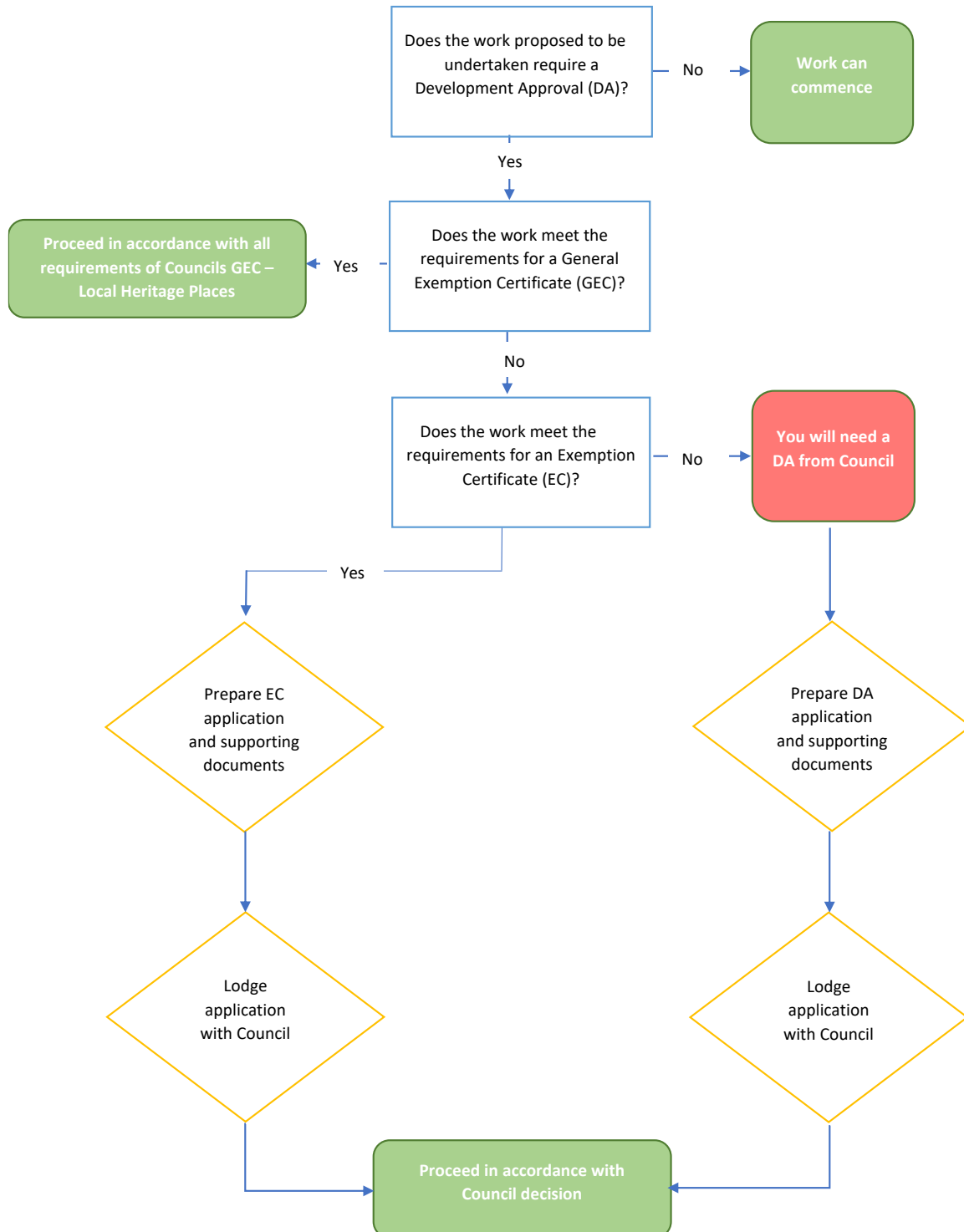
If you have any further questions, if you would like more information on the range of grants that may be available, or if you would like to request an appointment with Council's heritage advisor, please get in touch with the Strategic Planning Unit by telephone on (07) 3829 8999 or email rcc@redland.qld.gov.au



Image from Local History Collection, RCC Libraries

Development assessment and approval process

The following diagram provides an overview of the development assessment and approval process. This diagram is for information purposes only to identify the three (3) options discussed in this fact sheet. If embarking on a development application, there will be additional steps along the way.



Categories of development assessment – heritage overlay

Extract taken from table 5.9.1 – Assessment benchmarks for overlay for information purposes only.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements to accepted development
Heritage overlay		
Material change of use	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for the relevant zone. Note—This overlay code is not applicable to development that is accepted subject to requirements.
Building work, where involving the partial or total demolition or relocation of a local heritage place	Impact assessment	Heritage overlay code
Any building work involving: 1) interior or exterior alterations to a local heritage place; 2) extensions to a local heritage place; 3) erecting a new or separate building on a local heritage place.	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a local heritage place	Code assessment	Heritage overlay code
Reconfiguration of a lot	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot.