

# General Exemption Certificate Queensland Heritage Places

This document is a general exemption certificate issued by the Chief Executive under the *Queensland Heritage Act 1992* and applies to all places entered in the Queensland Heritage Register. It is valid until 31 December 2017. This document may be updated from time to time. Please check the Queensland Government website for the latest version.

## Contents

<b>1. Purpose.....</b>	<b>2</b>
<b>2. Instructions.....</b>	<b>2</b>
2.1 Read this document carefully .....	2
2.2 Understand the place's heritage significance .....	2
2.3 Seek advice .....	3
2.4 Consult EHP technical notes.....	3
2.5 Use qualified tradespersons.....	3
2.6 Implement conditions set out in this General Exemption Certificate .....	3
2.7 Keep a record .....	3
<b>3. Conditions .....</b>	<b>4</b>
<b>4. Development that may be carried out under this General Exemption Certificate .....</b>	<b>5</b>
4.1 Buildings and structures.....	5
4.1.1 Maintenance and cleaning .....	5
4.1.2 Painting .....	6
4.1.3 Minor repairs .....	7
4.1.4 Building services .....	8
4.1.5 Parks, gardens and landscapes .....	9
4.2 Safety and security.....	10
4.3 Signage.....	11
4.4 Temporary structures .....	12
4.5 Cemeteries.....	13
<b>5. Further information .....</b>	<b>14</b>

# General Exemption Certificate—Queensland Heritage Places

## 1. Purpose

The *General Exemption Certificate—Queensland Heritage Places* permits owners to carry out development on a Queensland Heritage Place (a place that is entered in the Queensland Heritage Register). Its purpose is to provide upfront permission for the ongoing maintenance and minor work necessary to keep Queensland Heritage Places in active use, good repair and optimal operational condition.

The *General Exemption Certificate—Queensland Heritage Places* is a general exemption certificate that is given without application. It is issued by the Department of Environment and Heritage Protection (EHP) under the *Queensland Heritage Act 1992*. It applies to all Queensland Heritage Places.

Development on a Queensland Heritage Place includes all types of work and changes to built, archaeological, natural and landscape features. This includes some type of work not normally considered development such as:

- altering, repairing, maintaining or moving a built, natural, or landscape feature
- excavating, filling or other disturbances to land that may damage, expose or move archaeological artefacts
- altering, repairing or removing artefacts that contribute to the place's cultural heritage significance, including, for example, furniture or fittings
- altering, repairing or removing building finishes that contribute to the place's cultural heritage significance, including, for example, paint, wallpaper or plaster.

Refer to section 10 of the *Sustainable Planning Act 2009* for a full definition of development.

By giving permission without application, the *General Exemption Certificate—Queensland Heritage Places* allows minor types of development that are not damaging to the significance of a heritage place to be carried out in a timely and regular way. Supporting technical notes provide information and guidance to owners, occupiers and contractors about how to carry out maintenance and minor work without damaging the significant fabric or features of a heritage place.

The *General Exemption Certificate—Queensland Heritage Places* is based on the principles of good conservation practice set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999*.

## 2. Instructions

No application is required but all work must be carried out in accordance with the requirements set out in this document. The following steps should be followed when planning to carry out work under *General Exemption Certificate—Queensland Heritage Places*.

### 2.1 Read this document carefully

Clearly identify that the work you wish to carry out is covered by the *General Exemption Certificate—Queensland Heritage Places*. 'Permitted development' is the work and activities that may be carried out without referral to EHP for assessment.

Strict limitations and conditions apply to the type and scope of work permitted and to how it is carried out. Make sure that you read and understand this document and the relevant technical notes before planning or starting any work.

Work that is not listed as permitted development in this *General Exemption Certificate—Queensland Heritage Places* requires a formal application and approval. This may be an application for an exemption certificate or a development approval. For information about these types of applications refer to the Queensland Government website: [www.qld.gov.au/environment/land/heritage/](http://www.qld.gov.au/environment/land/heritage/).

### 2.2 Understand the place's heritage significance

Understanding why a place is important is a fundamental aspect of heritage conservation practice and the basis for making development decisions. Any person wishing to plan or carry out work at a Queensland Heritage

Release

## General Exemption Certificate—Queensland Heritage Places

Place should consult the entry in the Queensland Heritage Register to gain a good understanding of the cultural heritage significance of the place. Work can then be planned to avoid inadvertently damaging important heritage features. If a conservation management plan has been prepared for a place it should also be consulted and its recommendations taken into account.

### 2.3 Seek advice

The care of heritage places is a specialised field and often expert advice is needed. Heritage development officers at EHP can provide advice about the heritage significance of the place or the impact proposed development may have. For advice about the care of a heritage place contact EHP on 13 QGOV (13 74 68) and ask to speak to a heritage development officer.

### 2.4 Consult EHP technical notes

EHP Heritage technical notes provide information about how to plan and undertake various types of conservation work at a Queensland Heritage Place. When planning development under the *General Exemption Certificate—Queensland Heritage Places*, the relevant technical notes should be used as a guide. Technical notes are available on the Queensland Government website: [www.qld.gov.au/environment/land/heritage/](http://www.qld.gov.au/environment/land/heritage/).

### 2.5 Use qualified tradespersons

It is important to seek advice from qualified heritage professionals and trades people with experience in heritage conservation prior to undertaking work on a Queensland Heritage Place. To avoid expensive and irreversible mistakes, qualified and experienced persons should be used to carry out repairs or alterations to significant heritage features. To ensure a person is suitably qualified, it may be useful to request examples of their work prior to engaging their services.

### 2.6 Implement conditions set out in this General Exemption Certificate

Development carried out under the *General Exemption Certificate—Queensland Heritage Places* must comply with conditions listed in Section 3 of this certificate, as well as the conditions that are listed under each category of development. Before commencing any work, distribute information about conditions to all persons who will be working on the heritage place. During and at the completion of the work, make regular inspections to ensure that all conditions are being met. A person who contravenes the conditions may be subject to penalty under the *Queensland Heritage Act 1992*.

### 2.7 Keep a record

Keeping a record of maintenance and other work carried out at a heritage place is an essential aspect of heritage conservation. EHP encourages owners to maintain a record of work undertaken at a place by keeping a maintenance log book to record all work carried out. As a continuous record of a place over time, a log book is a useful reference for future owners/managers of a place. 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.

Release

## General Exemption Certificate—Queensland Heritage Places

### 3. Conditions

These conditions apply to all development carried out under the *General Exemption Certificate—Queensland Heritage Places*:

- 3.1 This exemption certificate is valid until 31 December 2017 unless it is amended or revoked by the Chief Executive.
- 3.2 The only development for which this General Exemption Certificate is given is that which is listed in Section 4 of this document.
- 3.3 Development must be specified, supervised and carried out by people with relevant knowledge, skills and experience in conservation of heritage places.
- 3.4 Development must be carried out in accordance with the applicable conditions and the relevant EHP technical notes.
- 3.5 Development must not cause damage to or removal of significant built fabric, natural features or sub-surface archaeological artefacts.
- 3.6 If development reveals previously unidentified features or items of cultural heritage significance, contact EHP as soon as possible for advice on handling the situation.
- 3.7 If development disturbs or reveals archaeological artefacts, stop work immediately and give notification of the discovery to EHP as per the requirements of the *Queensland Heritage Act 1992*.
- 3.8 Protect significant building fabric and other features or artefacts from incidental damage during development.
- 3.9 If damage to the heritage place occurs, immediately report the incident to EHP and confirm details of the incident in writing within two business days.
- 3.10 Within five days of the receipt of a request from EHP, allow EHP officers access to the heritage place to inspect and record the development.
- 3.11 For places with archaeological values (check the Queensland Heritage Register entry), excavation or disturbance of subsurface material must not extend below the current road base layer for roads and driveways, or below the level of previous ground disturbance associated with existing structures or services.

Release

## General Exemption Certificate—Queensland Heritage Places

### 4. Development that may be carried out under this General Exemption Certificate

#### 4.1 Buildings and structures

##### 4.1.1 Maintenance and cleaning

Regular maintenance and cleaning of buildings and structures helps to preserve their condition, prevent deterioration of building fabric and monitor arising maintenance issues.

Development	Conditions
Essential repair and maintenance work on an essential repair and maintenance notice given under s84 of the <i>Queensland Heritage Act 1992</i> .	<ul style="list-style-type: none"> <li>Essential repair and maintenance work must be carried out in accordance with all conditions listed on the essential repair and maintenance notice.</li> </ul>
Maintenance of a building fitting, fixture or plant and equipment to retain its condition or operation.	<ul style="list-style-type: none"> <li>Existing fittings, fixtures, plant and equipment must not be removed or damaged and new building materials must not be introduced.</li> </ul>
Non-abrasive cleaning to remove surface deposits, organic growths or graffiti.	<ul style="list-style-type: none"> <li>Cleaning must not remove or damage existing materials.</li> <li>Cleaning must not include water blasting, abrasives or chemicals.</li> <li>Cleaning must only use low pressure water (less than 100 psi at the surface being cleaned), neutral detergents, mild brushing or scrubbing with soft brushes.</li> </ul>
Removal of building elements to inspect or treat termites and other damaging insect pests.	<ul style="list-style-type: none"> <li>Inspection or treatment must not result in the permanent removal of existing building fabric unless it is beyond repair. Any areas of the building that are damaged by inspection or treatment must be returned to a sound condition matching the original building materials and details.</li> </ul>
Refixing of loose elements of a building.	<ul style="list-style-type: none"> <li>Existing fixings in sound condition must be reused and any new fixings must be of the same material and use the same method of fixing as originally used.</li> </ul>

#### Technical notes

This General Exemption is supported by the following technical note:

- Technical note: Inspection cleaning and maintenance*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.1.2 Painting

Maintaining surface condition of painted finishes helps to extend the workable life of a paint system and protect building fabric from deterioration.

Development	Conditions
Preparation for repainting a painted surface.	<ul style="list-style-type: none"> <li>• Preparation for painting must be by hand cleaning, hand scraping and hand sanding only.</li> <li>• Preparation for painting must not disturb or remove earlier paint layers other than those which have failed by peeling or cracking.</li> </ul>
Repainting of painted surfaces in the existing colour scheme.	<ul style="list-style-type: none"> <li>• New paint must be appropriate to the substrate and not cause damage to earlier paint layers.</li> <li>• Prior to applying new paint, apply an appropriate undercoat over existing paint work as an isolating layer to protect significant earlier layers of paint and to provide a stable basis for repainting.</li> <li>• Do not apply opaque paint to surfaces that are not already painted with an opaque paint.</li> </ul>
Buffing, oiling and varnishing to maintain an existing applied finish.	<ul style="list-style-type: none"> <li>• The composition of the oil or varnish must be the same as, or compatible with, the existing finish.</li> <li>• The method of application must not result in damage to the substrate or the finish.</li> <li>• Polyurethane coatings are not permitted.</li> </ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Painting—maintenance*
- *Technical note: Painting—surface preparation*
- *Technical note: Painting—glossary*
- *Technical note: Painting—lead paint*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.1.3 Minor repairs

Minor repairs keep built elements in sound condition and working order and help prevent deterioration. Minor repairs should be based on the Burra Charter principle of doing as little as possible and only as much as is necessary to retain and protect the element. Replacement must only occur as a last resort when the major part of an element is beyond further maintenance.

Development	Conditions
Minor repair, removal and replacement of damaged or deteriorated building material (other than stained glass or leadlight windows).	<ul style="list-style-type: none"> <li>• Removal and replacement must only be undertaken when the original fabric is deteriorated significantly and can no longer be conserved.</li> <li>• Building materials or elements that are removed must be replaced with materials that match existing appearance, composition, detailing, size, position, finish and fixing method.</li> <li>• Replacement must not exceed 10% of the existing building material or elements.</li> <li>• Removal of original hardware and significant original fittings and fixtures is not permitted. Fittings are defined as elements fixed in place that would not damage the fabric of a place if removed, e.g. light shades, curtain rods, garden ornaments. Fixtures are defined as elements that are permanently fixed in place and would leave marks or cause damage if removed, e.g. sanitary fixtures, kitchen units, towel rails, light brackets and switches.</li> </ul>
Minor building work or propping to reinforce defective structural elements.	<ul style="list-style-type: none"> <li>• Removal of structural elements is not permitted.</li> <li>• Minor building work or propping must be carried out in concealed or unobtrusive areas.</li> </ul>
Repair or replacement of severely deteriorated structurally unsound timber or concrete stumps.	<ul style="list-style-type: none"> <li>• Replacement of more than four stumps is not permitted.</li> <li>• Replacement stumps must match original material, size and position and original ant caps. Tie down and bracing must be reused where practicable.</li> <li>• Re-leveling must not raise or lower a structure in relation to the existing floor levels.</li> </ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Minor repairs—door and window hardware*
- *Technical note: Minor repairs—metal roofing*
- *Technical note: Minor repairs—metal work*
- *Technical note: Minor repairs—slate and terracotta roof tiles*
- *Technical note: Minor repairs—steel door and window*
- *Technical note: Minor repairs—stone and masonry*
- *Technical note: Minor repairs—timber*
- *Technical note: Minor repairs—timber doors and windows*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.1.4 Building services

Repairing or upgrading existing building services or installing new services helps to maintain buildings in a habitable condition and to improve building operation.

Development	Conditions
<b>Maintenance and repair of existing services:</b>	
Electricity Telecommunications Air conditioning and heating Fire detection and control Plumbing, drainage, gas	<ul style="list-style-type: none"> <li>• Wiring and data cables must be concealed in existing service routes, cavities, voids, sub-floor or ceiling spaces only.</li> <li>• Trenching for the repair of underground services must not disturb built or landscape features. For places with identified archaeological values, trenching must be limited to the extent of existing service trenches. Reinststate ground surface on completion.</li> </ul>
<b>Upgrade and installation of services:</b>	
Generally	<ul style="list-style-type: none"> <li>• Install new fittings/equipment in unobtrusive locations.</li> <li>• Installation is only permitted when existing fittings and fixtures are not significant and original fittings/fixtures do not survive.</li> <li>• Openings up to a maximum diameter of 25mm can be made in significant fabric to facilitate insertion of wiring, data cables, ducting and pipes.</li> <li>• Trenching (see above).</li> </ul>
Electricity and telecommunications: circuit breakers, power boards, rewiring/cabling, switches and points.	<ul style="list-style-type: none"> <li>• Original power point and light switch fittings must not be removed or relocated.</li> </ul>
Electrical fittings: (such as new fans or lighting) to existing wall or ceiling mounts.	<ul style="list-style-type: none"> <li>• New fittings must be positioned in the same places as previous surface-mounted items.</li> </ul>
Air conditioning, heating and ventilation systems	<ul style="list-style-type: none"> <li>• Split systems are not to be located on prominent elevations and should not be visible from the street.</li> <li>• Ducted systems – use existing components if possible or replace in existing locations.</li> <li>• Installation of window box/wall air conditioners is not permitted.</li> <li>• Solar hot water panels are permitted in unobtrusive positions that are not visible from street or prominent views.</li> </ul>
Plumbing and drainage Metal roof vents in metal roofs Rainwater tanks	<ul style="list-style-type: none"> <li>• New plumbing must be concealed in existing cavities, subfloor and ceiling spaces only.</li> <li>• Roof vents are permitted in unobtrusive positions that are not visible from street or prominent views.</li> <li>• Replacement water tanks must match existing tanks in appearance, material, size and position.</li> </ul>
Solar panels, antennae, satellite dishes	<ul style="list-style-type: none"> <li>• Installations are not to be located on major elevations and should not be visible from the street.</li> </ul>
Insulation	<ul style="list-style-type: none"> <li>• Roof insulation and insulation in other locations that do not require the opening up of significant fabric is permitted.</li> </ul>
Minor repairs resulting from removal of non-significant service items.	<ul style="list-style-type: none"> <li>• Minor repairs must utilise materials that match existing appearance, composition, detailing, size, position, and finish of existing.</li> </ul>

Release

## General Exemption Certificate—Queensland Heritage Places

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Building services—maintenance and repairs*
- *Technical note: Building services—upgrades and installation*
- *Technical note: Building services—planning*
- *Technical note: Building services—lighting*
- *Technical note: Building services—heating and cooling*

### 4.1.5 Parks, gardens and landscapes

Regular maintenance and ongoing care of parks, gardens and other landscape elements helps to preserve planting schemes, keep important specimens in good health and monitor arising maintenance issues. For cleaning and repairs to monuments, memorials and garden structures see 4.1 Buildings and structures.

Development	Conditions
Pruning of trees to control size, shape, flowering and fruiting and to remove dangerous, diseased or dead vegetation.	<ul style="list-style-type: none"> <li>• Pruning must be carried out in accordance with <i>Australian Standard Pruning and Amenity of Trees AS4373</i>.</li> <li>• Do not remove more than 20% of the canopy of a tree in any two-year period, unless the work is carried out by a qualified person (for example an arborist, horticulturalist or tree surgeon) who has given a written assessment that work is required for safety reasons or the long-term health of the tree.</li> </ul>
Replanting to maintain garden beds.	<ul style="list-style-type: none"> <li>• Use plant species and planting designs that retain the character of the landscape or garden.</li> <li>• Avoid use of chemical fertilizer and chemical weed killers near masonry structures.</li> </ul>
Installation of garden sprinkler systems.	<ul style="list-style-type: none"> <li>• Position garden sprinklers so that water discharge is at least two metres away from all buildings and in-ground structures including monuments and memorials.</li> </ul>
Removal of Class 1 declared pest plant species under the <i>Land Protection (Pest and stock route management) Act 2002</i> .	<ul style="list-style-type: none"> <li>• Within two months of removal, replace the tree with a species that grows to a similar height, shape and visual appearance. Plant in the same or similar position as the removed tree.</li> </ul>
Removal of trees that have been assessed by a qualified arborist or horticulturalist as dead, dangerous or beyond curative repair.	<ul style="list-style-type: none"> <li>• Prior to removing, submit to EHP a written report prepared by a qualified person assessing the health of trees to be removed. If it is not possible to replace the removed tree with the exact same species, the report must nominate the species of replacement tree.</li> <li>• Within two months of removal, replace the removed tree. Position new plant in the same or similar position as the removed tree.</li> </ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Parks, gardens and landscapes—maintenance*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.2 Safety and security

New and temporary security devices enhance building security and protect fragile heritage features. They allow heritage places to be used safely.

Development	Conditions
Installation of temporary barriers (e.g. fencing, scaffolding or hoardings) to prevent unauthorised access or secure public safety.	<ul style="list-style-type: none"> <li>• Temporary barriers must be made stable during and after construction to prevent accidental damage.</li> <li>• Temporary barriers must be installed for a maximum of three months in any one year period.</li> <li>• Temporary barriers must not connect to existing building fabric.</li> <li>• All installations must be reversible.</li> </ul>
Installation of new surface mounted locks and rim locks.	<ul style="list-style-type: none"> <li>• Existing original hardware (such as locks and handles) must not be removed or relocated regardless of condition.</li> <li>• Where new components are visible, they must be the smallest of their type and installed in an unobtrusive location to minimise visual impact.</li> </ul>
Installation of alarms, portable fire extinguishers, detection devices, video surveillance and emergency lighting signage equipment	<ul style="list-style-type: none"> <li>• Installation of new interior sprinkler systems is not permitted.</li> <li>• Chasing for installing wiring in walls or other building surfaces is not permitted.</li> <li>• Wiring must be concealed in existing service routes, cavities, voids, sub-floor or ceiling spaces only.</li> <li>• Openings up to a maximum diameter of 25mm can be made in significant fabric to facilitate insertion of wiring.</li> <li>• Where new components are visible, they must be the smallest of their type and installed in an unobtrusive location to minimise visual impact.</li> </ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Safety and security—minor and temporary works*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.3 Signage

Temporary signage, flags and banners help to accommodate changing needs. Local government also regulates signage and advertising under local laws.

Development	Conditions of approval
Installation of temporary signage, flags and banners.	<ul style="list-style-type: none"> <li>• Locate and size temporary signage, flags and banners to minimise visual impact and maintain views to and from the place.</li> <li>• Significant fabric must not be obscured by temporary signage, flags and banners.</li> <li>• Temporary signage must be fully removable and must not be painted directly onto significant fabric.</li> <li>• Fixings for temporary signage, flags or banners must not penetrate significant fabric.</li> <li>• Installation of illuminated signage or flag poles is not permitted.</li> <li>• Installation of temporary signage, flags or banners must be completely reversible and no evidence is to remain once items are removed.</li> <li>• Real estate signage must not be installed continuously for more than a three-month period and must be removed within ten days of sale or letting of the place.</li> </ul>
Adding names to existing memorial or honour boards.	<ul style="list-style-type: none"> <li>• Addition of names must be carried out in accordance with practices traditionally associated with the place.</li> <li>• New script must match existing craftsmanship, style, material, size, layout, spacing and colour.</li> </ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Signage—minor and temporary works*
- *Technical note: Signage—installing new signs*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.4 Temporary structures

Temporary structures can help heritage places to accommodate a wider range of uses without damaging heritage fabric.

Development	Conditions
Temporary installation of light-weight, non-permanent structures.	<ul style="list-style-type: none"><li>• Locate temporary structures to minimise visual impact and maintain views to and from the place.</li><li>• Temporary structures must not be erected for more than three months within a 12-month period.</li><li>• All fragile surfaces and elements of a place (including lawns, porous surfaces, vegetation and tree root zones) must be protected from impact and damage caused by the installation and use of temporary structures.</li><li>• Installation of temporary structures must be completely reversible and no evidence of structures is to remain once they have been removed.</li></ul>
Temporary structures associated with the execution of a building contract (e.g. site offices, storage containers, gantries and scaffolding).	<ul style="list-style-type: none"><li>• Temporary structures must be for approved development.</li><li>• Temporary structures must be dismantled within 14 days of practical completion of the building contract.</li><li>• All fragile surfaces and elements of a place (including lawns, porous surfaces, vegetation and tree root zones) must be protected from impact and damage caused by the installation and use of temporary structures.</li><li>• Installation of temporary structures must be completely reversible and no evidence of structures is to remain once they have been removed.</li></ul>

### Technical notes

This General Exemption is supported by the following technical notes:

- *Technical note: Temporary structures*

Release

## General Exemption Certificate—Queensland Heritage Places

### 4.5 Cemeteries

Installation of new grave plots and associated memorials and markers allows active cemeteries to continue functioning with minimum impact on significance. Also refer to 4.1 *Buildings and structures* and 4.2 *Parks and gardens*.

Development	Conditions
Excavation and other work required to make a new burial plot as part of a planned expansion of the cemetery.	<ul style="list-style-type: none"><li>Protect all existing cemetery features and fabric—including headstones, footstones, grave markers, memorials, grave kerbing, iron railings, grave furniture, enclosures, fences and vegetation—from damage.</li></ul>
Erection of memorials or grave markers to new burial plots.	<ul style="list-style-type: none"><li>Design (including colour, materials, size and form) of new memorials and markers must be in keeping with the character of the cemetery.</li><li>New memorials and markers must not exceed 1200 mm in height above natural ground level.</li><li>Protect all existing cemetery features and fabric—including headstones, footstones, grave markers, memorials, grave kerbing, iron railings, grave furniture, enclosures, fences and vegetation—from damage.</li></ul>

Release

## General Exemption Certificate—Queensland Heritage Places

### 5. Further information

For more information about development carried out under the General Exemption Certificate:

- refer to the following technical notes on the Queensland Government website at [www.qld.gov.au/environment/land/heritage/](http://www.qld.gov.au/environment/land/heritage/)

Technical notes:

- Asbestos cautionary note
  - Building services—heating and cooling
  - Building services—lighting
  - Building services—maintenance and repairs
  - Building services—planning
  - Building services—upgrades and installation
  - Minor repairs—door and window hardware
  - Minor repairs—metal work
  - Minor repairs—slate and terracotta roof tiles
  - Minor repairs—steel framed doors and windows
  - Minor repairs—stone and masonry
  - Minor repairs—timber
  - Minor repairs—timber doors and windows
  - Painting—glossary
  - Painting—lead paint
  - Painting—maintenance
  - Painting—surface preparation
  - Parks, gardens and landscapes—maintenance
  - Passive cooling in Queensland
  - Safety and security—minor and temporary works
  - Signage—installing new signs
  - Signage—minor and temporary works
  - Temporary structures
- call 13 QGOV (13 74 68) and ask to speak to a heritage development officer
  - visit [www.qld.gov.au/environment/land/heritage/](http://www.qld.gov.au/environment/land/heritage/)

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## General Exemption Certificate—Queensland Heritage Places

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Release

# TEMPORARY STRUCTURES



This technical note provides information about temporary structures approved under General Exemption.

## Background

Temporary structures can be an occasional or a regular requirement depending on the type of registered place and the business conducted there. Commercial premises, churches and showgrounds may have particular requirements for temporary structures. Other places may have occasional requirements to provide for parties, shelters, displays, casual furniture or to support a building program.

## General Exemption

The General Exemption gives approval for erection of temporary structures that do not harm the cultural heritage significance of a place. Temporary structures must suit the size, scale and design of the place, must not damage significant fabric and must be removed at the end of the specified period.

Approved temporary structures include:

- framed structures with or without walls, clad in canvas, plastic or similar lightweight material, supported by poles or similar and fastened to the ground using ropes, pegs or ballast
- furniture for commercial purposes such as tables, chairs, umbrellas, dividers and ramps that are erected and removed each trading day
- construction buildings and equipment erected for the duration of an approved building contract for the registered place
- temporary access ramps and platform lifts removed after each use or at the end of each day.

The installation, use and removal of a temporary structure **must not** harm significant fabric (including landscape or archaeological features) or obstruct significant views to and from the place.

## Significance

To care for a place with cultural heritage significance it must be known why the place has value and what those values are before work on the place is undertaken. Historic buildings often have qualities not found in contemporary buildings—striking street elevations, mature garden settings, generous room volumes with high ceilings, decorative wall and ceiling finishes—all contributing to a unique or special character. When installing temporary structures it is essential to recognise what is important and special about the place and ensure that these characteristics or the significant fabric is not damaged.

## Lightweight structures

A temporary structure such as a tent, market stall, marquee or umbrella required for events including markets, festivals, circuses, church meetings, weddings, exhibitions and weather protection can be erected if it is:

- carefully sited to minimise visual impact
- is reversible and causes no damage
- erected for less than a total of three months within a 12-month period.

## Furniture and other unfixd items

Furniture for outdoor or footpath dining (such as tables, chairs and umbrellas) and structures (such as sandwich boards for information, advertising, display, promotional and interpretative material) can be erected if assembled at the beginning and dismantled and stored at the end of each trading day.

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## Construction buildings

Temporary structures associated with the execution of a building contract such as site offices, storage containers, scaffolding and gantries can be erected but must be dismantled and removed from the site at the completion of the project and within 14 days of practical completion. The building contract must be for development approved for the registered place. The installation of any services or other support structures for the site office must not damage significant fabric.

The location of site offices and other structures associated with a building contract should be carefully planned so loading and unloading of materials and the provision of services like electricity and water can occur without damaging significant fabric. These structures should be positioned to minimise disruption of significant views to and from the place.

## Protect significant fabric

Temporary structures must not damage any elements that are significant. The installation and use of temporary structures must be reversible—there should be no evidence of them when they are removed.

Features such as lawns are fragile. Driving on them, spilling substances such as fats, grease and ice will kill grass. Porous surfaces such as tiles and concrete absorb moisture and mark easily. All these features should be covered and protected from damage or cordoned off from use with temporary bollards or similar devices.

### Ensure:

- structure suits size, scale and design of place
- they are erected for duration approved
- construction buildings are associated with approved development for the registered place
- temporary ramps and platform lifts are removed after each use or at the end of each day
- fragile surfaces are protected from impact damage
- lawns and porous surfaces are protected by using drip trays, mats or similar
- location is carefully planned:
  - away from important features and structures
  - suitable for loading or unloading and installation of services if needed.

### Do not:

- damage or remove significant fabric
- attach or fix temporary structures to significant fabric

- position temporary structures to obscure views to/from the place
- trim significant trees or shrubs merely to accommodate temporary structures.

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### Disclaimer

While this document has been prepared with care, it contains general information and does not profess to offer legal, professional or commercial advice. The Queensland Government accepts no liability for any external decisions or actions taken on the basis of this document. Persons should satisfy themselves independently by consulting their own professional advisors before embarking on any proposed course of action.