

Maintaining a Local heritage place



Dedicated to a better Brisbane

Works on Local heritage places are regulated, however the *General Exemption Certificate: Local heritage places (GEC)* may be applicable for minor works, such as repair and maintenance.

General Exemption Certificate

Brisbane City Council introduced the GEC in 2023 to make it easier for owners and managers to maintain local heritage places by providing free, upfront permission to undertake works that keep these places in active use and good repair.

The GEC:

- applies to local heritage places identified in the Heritage overlay of *Brisbane City Plan 2014* (City Plan)
- allows identified heritage works in accordance with requirements of the *Queensland Heritage Act 1992*
- provides up front permission to undertake development works that have no impact,

or no more than a minimal negative impact, on the cultural heritage significance of a local heritage place

- strictly conditions the type and scope of approved works and how these are undertaken
- may apply penalties for works performed in breach of the GEC conditions.

Applicable work examples

Below are examples of work that may be permitted under the GEC in accordance with its conditions.



Roof repairs and replacement

Repairing roofing or replacing roofing materials.



Fence repairs and new fences

New rear fences or repairing damaged or deteriorated sections of front and side fences.



Repairs and maintenance

Minor repairs or replacement of damaged or deteriorated elements, such as balustrades or stairs.



Garden maintenance and landscaping

Maintaining gardens and landscaping, installing external garden lighting, trellises and shade canopies over play areas.



Installing and upgrading services

Installing or upgrading services such as solar panels and air-conditioning units.



Structural repairs

Replacing or reinforcing deteriorated structural elements and re-leveling or restumping.



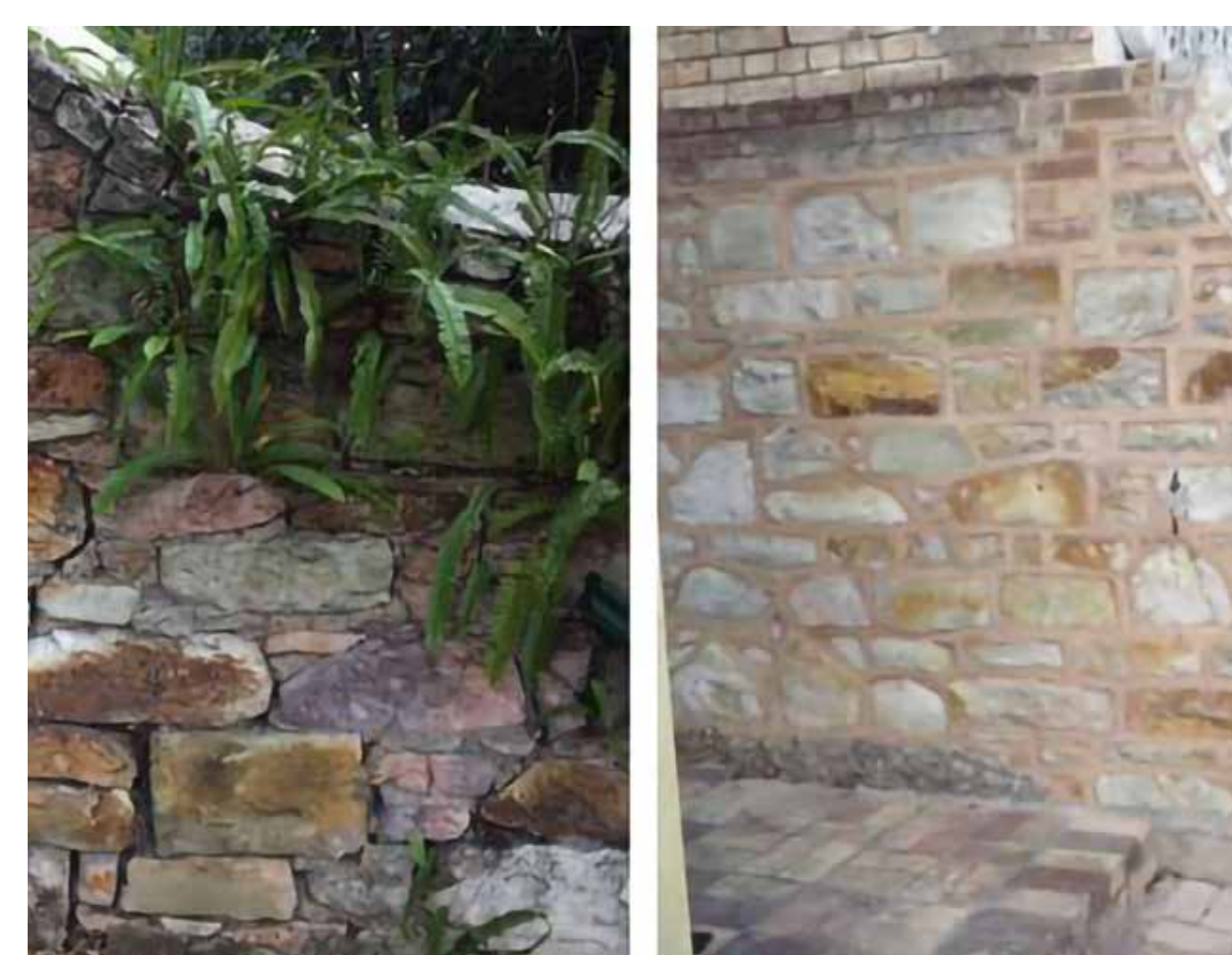
Removal of asbestos

Removal of asbestos containing materials such as roof sheeting, interior or exterior cladding, soffits and ceilings, and replacement with modern asbestos-free equivalent.



Repainting

Preparation and painting a place in complementary colour schemes.



Cleaning and repairs

Repointing brick or stonework, graffiti removal.

If you are unsure if your proposed works qualify for a GEC, call Council on **3403 8888** and ask to speak with a Planning Information Officer.