



# Living with HISTORY – Heritage Property Renovation Seminar

Ipswich City Council, 17 May 2008



# What is Heritage?

“Heritage includes places, values, traditions, events and experiences that capture where we’ve come from, where we are now and gives context to where we are headed as a community. Our heritage gives us understanding and conveys the stories of our development as a nation, our spirit and ingenuity, and our unique, living landscapes.

Heritage is an inheritance that helps define our future. By identifying, protecting and managing our heritage we are conserving a valuable asset and ensuring that those places will continue to be experienced and enjoyed by future generations”. <http://www.environment.gov.au/heritage/about/index.html>



# Listing Types

Various levels of government and peak bodies manage heritage by identifying and listing places for their cultural heritage values.

Commonwealth Heritage.

National Heritage.

State Heritage.

Local Heritage.

Further information is available on the Australian heritage Places Inventory: <http://heritage.gov.au/ahpi/index.html>

## Commonwealth Heritage

“The Commonwealth Heritage List, established under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), comprises natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control.

Places on the List have been identified by the Minister for the Environment and Water Resources (the Minister) as having Commonwealth heritage values”.

<http://www.environment.gov.au/heritage/about/commonwealth/index.html>

An example of places on the Commonwealth Register:

- Uluru-kata Tjuta National Park
- Australian War Memorial
- Naval Offices, Brisbane.



The Commonwealth has identified 1 place in Ipswich – RAAF Base Amberley as being of Commonwealth significance.

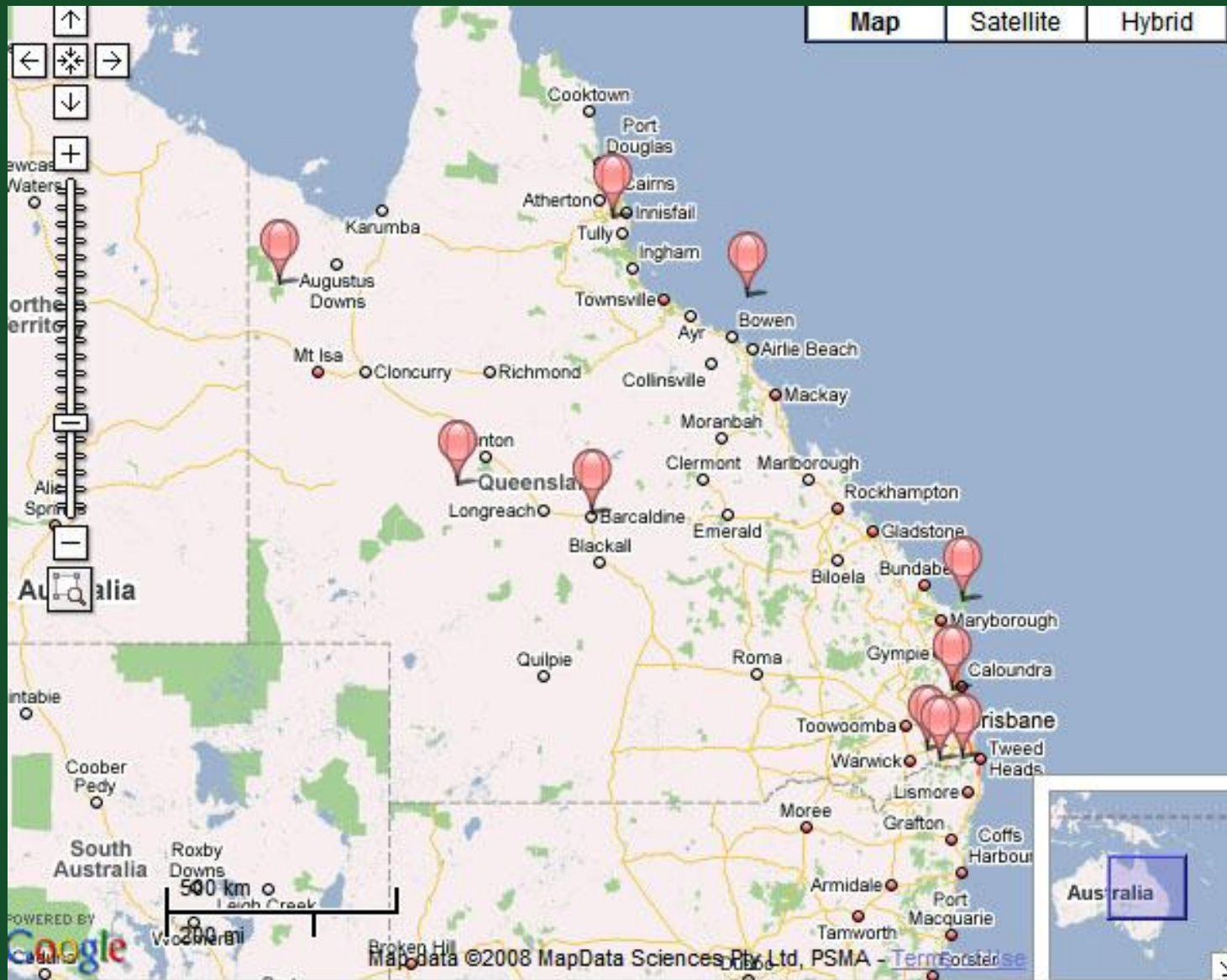
## National Heritage

“The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation.

The National Heritage List is compiled and maintained by the Department of the Environment, Water, Heritage and the Arts and can be searched using the Australian Heritage Database. There are no places in Ipswich included on the National Heritage list”.

<http://www.environment.gov.au/heritage/ahc/index.html>

# World and National Heritage Places in Queensland



<http://www.environment.gov.au/heritage/places/world/index.html#googlemap>



# Register of the National Estate

The old register of the National Estate is now redundant and is used primarily as a general heritage database.

The register:

- Has no statutory weight.
- Will not be added to in the future.



## State Heritage – QLD Heritage Register

Established under the QLD Heritage Act 1992, the QLD Heritage Register is a list of places, trees, natural formations and buildings of cultural heritage significance in Queensland.

80 places in Ipswich are included in the QLD Heritage Register.

<http://www.epa.qld.gov.au>



An example of places included on the State Heritage Register:

- Booval House.
- Bremer River Rail Bridge Pylons and abutments of old bridges.
- Claremont, 1A Milford Street.
- Grandchester Sawmills.
- Ipswich Grammar School.
- Ipswich Girls Grammar School.
- Ipswich Railway Workshops.



If your house is included in the QLD Heritage Register you can undertake work on the building providing that it is sympathetic to the house's original fabric.

Under the QLD Heritage Act 1992 you must obtain heritage approval from the QLD Heritage Council to develop or change a state registered place. Other development issues are resolved at the Local Government level.

You may apply for an exemption certificate for certain types of development.

[http://www.epa.qld.gov.au/cultural\\_heritage/](http://www.epa.qld.gov.au/cultural_heritage/)

## Amendments to the QLD Heritage Act – 2008

The amendments create a new order of registers called 'local heritage registers, that record places of local, rather than State cultural heritage significance in a local government area.

The new registers will be operated by each local government in Queensland, except for 14 local governments listed in Schedule 1 of the QLD Heritage Regulation.

<http://www.build.qld.gov.au/aps/heritage.asp>

The local governments in this list will continue to rely solely on their planning scheme to provide for the conservation of local heritage places in these area (or part areas). Ipswich City Council is one of the local governments who will continue to utilise its planning scheme to protect places of local cultural heritage significance.

<http://www.build.qld.gov.au/aps/heritage.asp>



## Local Heritage

Places considered to be of cultural heritage significance for Ipswich.

<b>Listing type</b>	<b>No. of Places</b>
Individual listings in Schedule 2 and 3 in the Ipswich Planning Scheme.	614
Character zones.	6662
<b>Total</b>	<b>7276</b>

# Planning Scheme Provisions

Character Zones (Group Listings)

Schedule 2 and 3 (Individual Listings)

NB: Equal status in terms of protection and Development Assessment provisions







# Character Zones

- Character Housing Low Density
- Character Housing Mixed Density
- Character Mixed Use

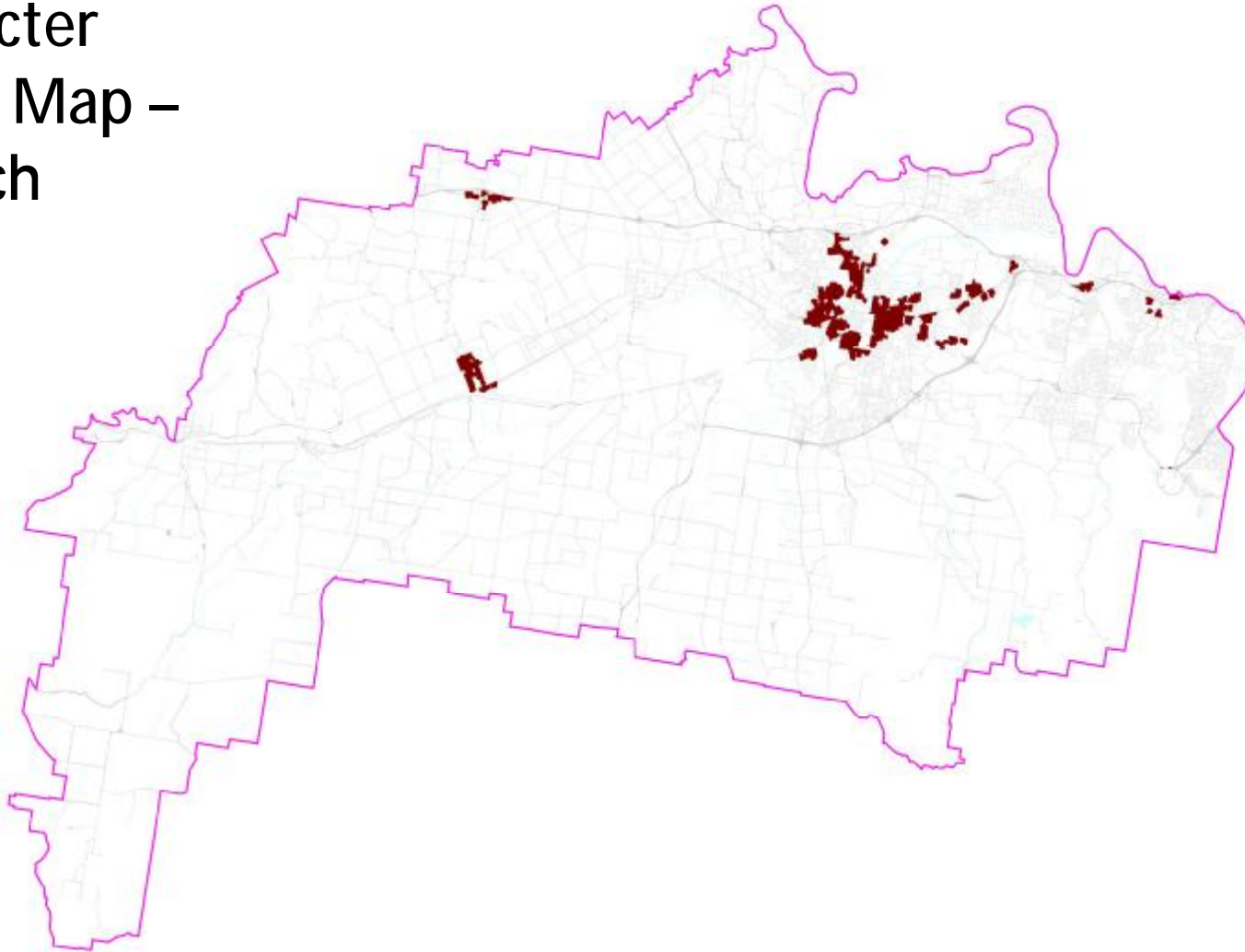
## Apply within

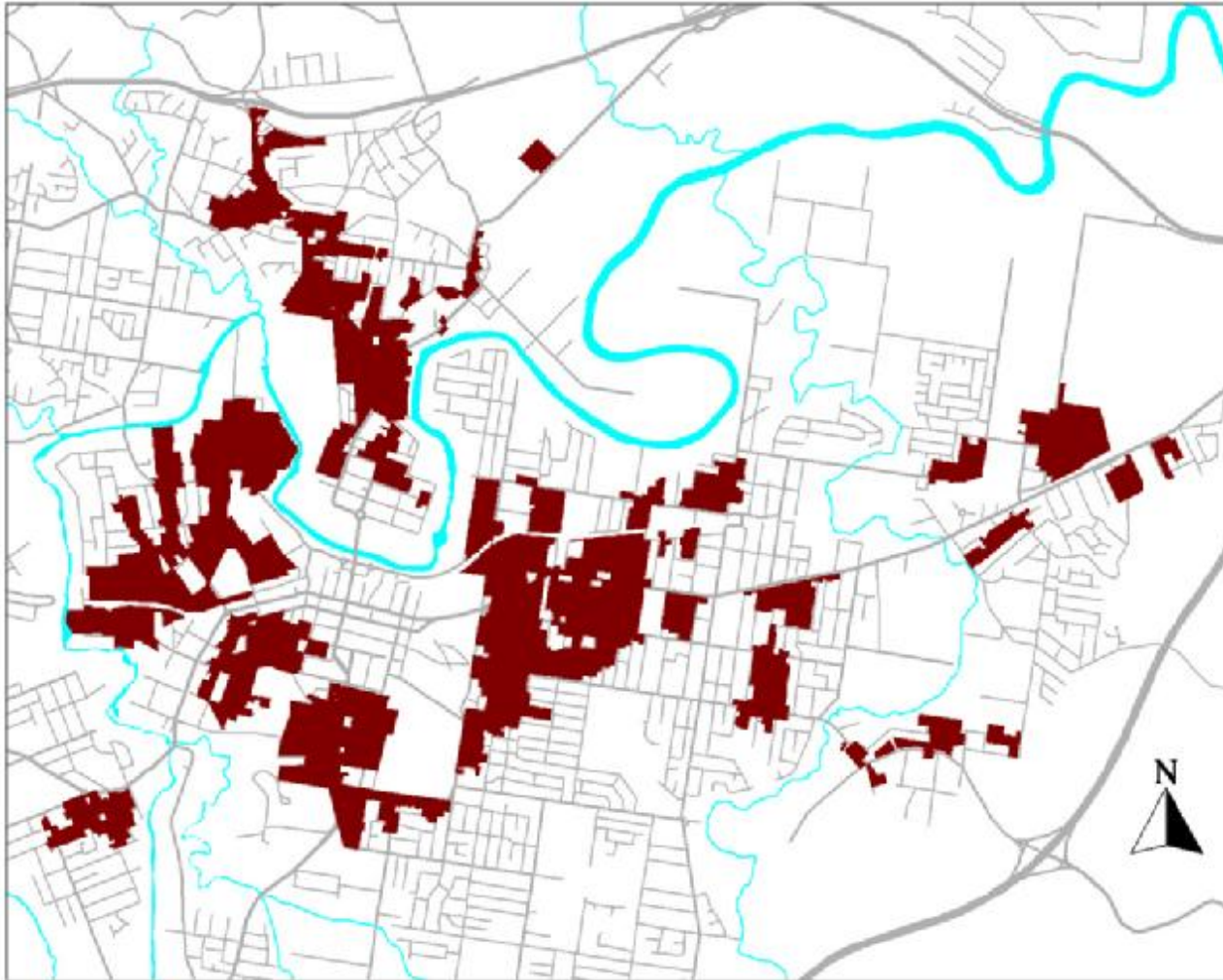
- Urban Areas
- Rosewood
- Marburg
- Grandchester





# Character Zones Map – Ipswich





Ipswich Central  
Character  
Zones Map

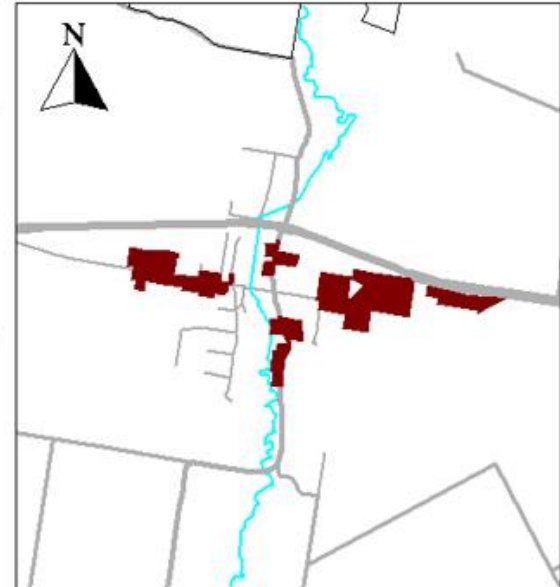
## Townships - Character Zones Map



Rosewood



Harrisville



Marburg



# Schedules

- IPA Overlay
- Part 1 – Historic and Miscellaneous Places
- Part 2 – Trees and Vegetation
- Part 3 – Indigenous Places

## Development Assessment Controls

- Demolition and Removal
- Extensions and Additions
- New Buildings (including class 10)



## Schedule 3 – Identified Places

Council encourages conservation of Identified Places.  
Schedule 3 places are:

- Likely major redevelopment sites.
- Limited prospect for conservation or adaptive re-use.
- Significant disrepair – risk.
- Marginal significance.

## Exempt Development

- If relocated within LGA (preferably within a similar streetscape/setting)
- Documentation (photographs and measured drawings) required prior to removal.
- No other restrictions regarding new building works.

## Code Otherwise



## What approvals are required?

The heritage provisions, of the Ipswich planning scheme, do not attempt to control every facet of development involving heritage sites.

Indeed, it is highly likely that Council's Heritage Program would not have been anywhere near as successful, had we chosen to adopt a strict level of control. Especially in view of the fact that the vast majority of listings involve private residences.

Provisions in the Ipswich Planning Scheme concentrate on providing necessary safeguards relating to major matters which are likely to cause irreversible damage to places of heritage significance.





# Character Code

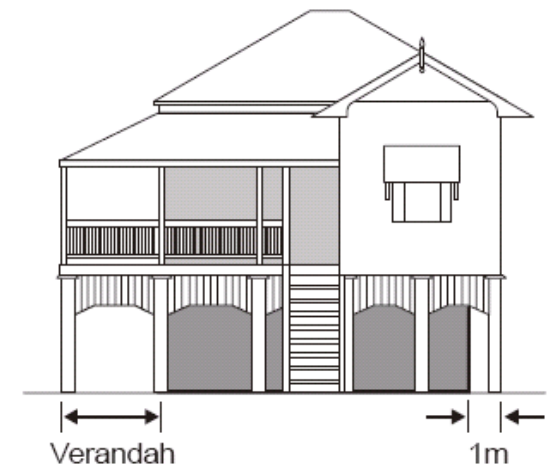
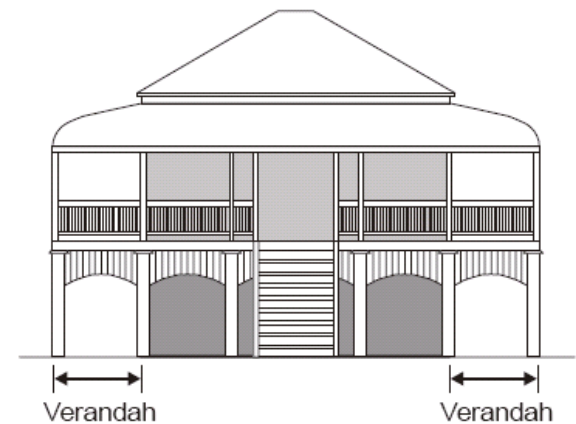
The Character Code provides a broad spectrum of information and diagrams on how to get the details right.

The Character Code covers:

- Visual framework.
- Building height.
- Subdivision pattern.
- Setbacks.
- Orientation.
- Pedestrian Access.



- Stairways.
- Window design and positioning.
- Building Articulation.
- Facade Elements.
- Closing verandahs.
- Closing in underneath a building.
- Fences.
- Driveways.
- Outbuildings



# Heritage Adviser Service

Council's Heritage Adviser Service commenced in 1992.

This service provides free advice on:

- Colour Schemes – internal and external.
- Internal Fit Outs (unless internal fit out specifically listed in Schedule 2).
- Garages/Car ports.
- Extensions.
- Fences.





# South East Queensland



City of  
**Ipswich**