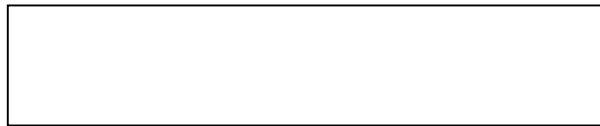


EXEMPTION CERTIFICATE

GENERAL EXEMPTION (G1)

This certificate
Exemption Certificate – General Exemption (G1)
is issued by the Queensland Heritage Council
under s.37 of the *Queensland Heritage Act 1992* and
applies to all places in the Queensland Heritage Register
except those places expressly excluded by
the Queensland Heritage Council pursuant to a notice of revocation.



John Brannock
Chair, Queensland Heritage Council
Resolution 170.55
3 December 2004

EXEMPTION CERTIFICATE
GENERAL EXEMPTION (G1)

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EXEMPTION CERTIFICATE

GENERAL EXEMPTION (G1)

PREAMBLE

DEVELOPMENT IN A REGISTERED PLACE

All development in a privately-owned registered place, unless it is emergency work, requires approval by the Queensland Heritage Council under a development permit or an exemption certificate.

All development by the State in a registered place, unless it is emergency work or covered by an exemption certificate, requires a recommendation by the Queensland Heritage Council.

An exemption certificate is issued for development that does not cause detriment to or impact on the cultural heritage significance of a registered place. Development carried out in accordance with an exemption certificate does not require any further approval by the Queensland Heritage Council.

GENERAL EXEMPTION (G1)

This **Exemption Certificate – General Exemption (G1)** applies to all places in the Queensland Heritage Register. The development listed in this Exemption Certificate is approved by the Queensland Heritage Council as exempt development under s.35(4) and s.37 of the *Queensland Heritage Act 1992*. It may be undertaken without further approval by the Queensland Heritage Council provided it is carried out in accordance with this Exemption Certificate and corresponding guidelines (as amended from time to time).

The General Exemption (G1) applies only to specified development in the following categories:

- ▶ building maintenance;
- ▶ landscape maintenance;
- ▶ painting; and
- ▶ minor repairs.

The development must be carried out doing as much work as is necessary to repair and secure and to make a place function, but as little as possible, so the history of the place can continue to be recognised in its physical material and not detrimentally impact on the cultural heritage significance of the place.

EFFECTIVE

This **Exemption Certificate – General Exemption (G1)** is effective from 3 December 2004.

EXEMPTION CERTIFICATE
GENERAL EXEMPTION (G1)

Description of exempt development

BUILDING MAINTENANCE

The following building maintenance works are permitted under this General Exemption (G1) and are exempt development under s.35(4) of the *Queensland Heritage Act 1992*.

1. maintenance of any building, structure or monument where maintenance is the continuous protective care of existing material;
2. maintenance of an item to retain its condition or operation;
3. removal of surface deposits, organic growths or graffiti using low pressure water (less than 100psi at the surface being cleaned) or other non-damaging agent, neutral detergents and mild brushing and scrubbing as appropriate for the surface;
4. clearing of paths and drains; and
5. cleaning undertaken in accordance with the cleaning guideline [General Exemption (G1) guideline G1.1.3].

Building maintenance work does NOT include:

- removal of or damage to existing materials; or
- introduction of new materials.

EXEMPTION CERTIFICATE
GENERAL EXEMPTION (G1)

Description of exempt development

LANDSCAPE MAINTENANCE

The following landscape maintenance works are permitted under this General Exemption (G1) and are exempt development under s.35(4) of the *Queensland Heritage Act 1992*.

1. the processes of gardening, namely:- weeding, watering, mowing, top-dressing, hedge clipping, bedding displays, removal of dead trees and plants, replanting the same species or cultivar, disease and pest control and fertilising necessary for the continued health of plants;
2. replanting to conserve the significant landscape character or planting theme;
3. in the event of the loss of any significant planting, replanting with the same species;
4. pruning to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material, not exceeding 20% of the crown of a tree within a period of 2 years; and
5. maintenance of existing hard landscape elements including roads, driveways, tennis courts, pools, paths, fences, gates, walls, edges, pavilions, arbours and gazebos, bush houses and the like, drains, water reticulation facilities and other utilities.

Landscape maintenance work does NOT include:

- removal, major alteration or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; and
- damage or major alterations to layout, garden walls and edges, surfaces, contours, plant species, or other significant landscape features.

EXEMPTION CERTIFICATE
GENERAL EXEMPTION (G1)

Description of exempt development

PAINTING

The following painting works are permitted under this General Exemption (G1) and are exempt development under s.35(4) of the *Queensland Heritage Act 1992*:

1. painting that uses the existing colour scheme; or
2. painting that uses a documented surface preparation, paint system and colour scheme that has been approved by the Queensland Heritage Council; and
3. painting of an interior area of a building which has been approved by the Queensland Heritage Council as not being of cultural heritage significance.

Painting work in 1. and 2. must also

- use an undercoat over existing paint work as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting; and
- use a paint type or system that is appropriate to the substrate and does not endanger the survival of earlier paint layers; and
- prepare the surface by cleaning, hand scraping and hand sanding only; except that an orbital sander may be used as a smoothing / finishing tool.

Painting work NOT permitted under the General Exemption (G1) includes:

- painting over an original finish; or
- painting over or removing wallpaper that is an original or significant finish; or
- painting over a surface that has never been painted; or
- painting over a varnished surface; or
- removal of all paint to the substrate; or
- disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking, peeling or blistering.

EXEMPTION CERTIFICATE
GENERAL EXEMPTION (G1)

Description of exempt development

MINOR REPAIRS

The following minor repairs are permitted under this General Exemption (G1) and are exempt development under s.35(4) of the *Queensland Heritage Act 1992*:

1. repair or replacement of missing, damaged or deteriorated physical material that is beyond further maintenance and that matches the existing physical material in appearance, material and method of fixing; and
2. replacement of services such as cabling, plumbing, wiring and fire services that use existing service routes, cavities or voids or replace existing surface mounted services.

Repairs MUST

- be based on the principle of doing as little as possible and only as much as is necessary to retain and protect the element;
- maximise protection and retention of physical material and include the conservation of existing detailing; and
- match like with like.

Repairs MUST NOT

- involve a high proportion of the physical material of an element or of the place;
- involve damage to or removal of significant physical material;
- use new materials that exacerbate the decay of existing physical material due to chemical incompatibility;
- obscure existing physical material; or
- limit access to existing physical material for future maintenance.

EXEMPTION CERTIFICATE

GENERAL EXEMPTION (G1)

CONDITIONS

These conditions apply for all exempt development in the categories of building maintenance, landscape maintenance, painting and minor repairs listed in the General Exemption (G1).

1. The only development authorised by this Exemption Certificate is the work listed and described in this certificate issued by the Queensland Heritage Council.
2. The works must only be carried out in accordance with the current approved guidelines.
3. All exempt development is to be planned and carried out in a manner that prevents damage to the physical material of the registered place.
4. If original or previously hidden or inaccessible details of the place are revealed which relate to its significance, then the exemption covering this development will cease and the Environmental Protection Agency is to be notified as soon as possible.
5. Notwithstanding the granting of this Exemption Certificate the Queensland Heritage Council may revoke the exemption certificate or amend the exemption certificate (including conditions) if the cultural heritage significance of the place is at any time threatened or harmed.
6. This Exemption Certificate is effective from the date of issue until amended or revoked by the Queensland Heritage Council.
7. It is the responsibility of the owner of the registered place to ensure that all development is carried out in accordance with the Exemption Certificate.

NOTE

Nothing in this Exemption Certificate exempts owners or their agents from the responsibility to obtain relevant planning or building approvals from the responsible authorities.

GENERAL EXEMPTION (G1) GUIDELINES

All exempt development must be carried out in accordance with this Exemption Certificate and the corresponding guidelines. These are the General Exemption (G1) guidelines.

Exemption certificates: overview	G1.4.1 Minor repairs: approvals – what and why
General exemptions: overview	G1.4.2 Minor repairs: metal roofing
Lead paint: cautionary note	G1.4.3 Minor repairs: slate and terracotta roof tiles
Asbestos: cautionary note	G1.4.4 Minor repairs: timber
G1.1.1 Building maintenance: approvals – what and why	G1.4.5 Minor repairs: timber doors and windows
G1.1.2 Building maintenance: inspections	G1.4.6 Minor repairs: window and door hardware
G1.1.3 Building maintenance: cleaning	G1.4.7 Minor repairs: metal work
G1.2.1 Landscape maintenance: approvals – what and why	G1.4.8 Minor repairs: stone / masonry
G1.2.2 Landscape maintenance: outline	G1.4.9 Minor repairs: steel framed windows and doors
G1.3.1 Painting: approvals – what and why	G1.4.10 Minor repairs: services
G1.3.2 Painting: maintenance	
G1.3.3 Painting: glossary	