

FACT SHEET

Character Places and Areas Overlay

Protecting our heritage

As the oldest provincial town and one of Queensland's oldest provincial cities, Ipswich has a rich history. It is a city renowned for its architectural places, indigenous heritage and natural landscapes.

Ipswich proudly conserves and uses many of its historical buildings and homes, with more than 6000 local heritage-listed sites. A range of charming townships exist within the western rural areas of the city, each with its own cultural significance.

First Nations peoples are inextricably linked to country both spiritually and physically. Cultural records of physical artefacts, landscapes and sites of spiritual significance occur within Ipswich. The natural landscapes are of significant cultural importance for the Traditional Owners (those who are a part of the Yagara/Yugara Language Group - the Jagera, Yuggera and Ugarapul People). In particular with the passing on of cultural practices and connection to country through song, dance, language, stories.

Council is committed to recognising and protecting the city's history and heritage to conserve for the community and future generations.

What is cultural heritage significance?

Cultural heritage significance can be tangible and intangible. Tangible significance consists of buildings, archaeological places, landscapes, views, and objects. Whereas intangible significance includes traditions, ideas, and cultural practices. Sometimes a place is significant because of an historical event, even if there is no longer any physical trace. Whether tangible or intangible, heritage is defined by the idea of 'significance'.

There are different levels of significance including world, national, state and local. Local places are significant to the local government area only. If a place is entered in the [Queensland Heritage Register](#), then it is considered significant to the State of Queensland.

The state government requires each council to identify places of cultural heritage significance in its local government area.

What is the role of Schedule 7 in the draft planning scheme?

Schedule 7 of the draft planning scheme lists individual places of local heritage significance. It also includes Character Areas within the Ipswich local government area.

Schedule 7 includes known places of Aboriginal and Torres Strait Islander cultural significance. The Aboriginal and Torres Strait Islander places of significance in Schedule 7 is not exhaustive. Records of significant sites are administered by the Queensland Government under the [Aboriginal Cultural Heritage Act 2003](#).

State heritage places listed on the [Queensland Heritage Register](#) are not assessed by local government and therefore not included in planning schemes. However, there are some state listed properties identified in **Schedule 7 – Local Character Places and Areas** of the draft planning scheme because they are also identified as having a local cultural heritage significance, which is different to that outlined in the Queensland Heritage Register.

Heritage citations are available for each listed place and Character Areas in **Schedule 7 – Local Character Places and Areas**.

The places and areas listed in **Schedule 7** are spatially located on the [Character Places and Areas Overlay Map](#).

What criteria determines a place of local cultural heritage significance? Should it be entered into Schedule 7?

Existing areas and places listed in **Schedule 7** and located on the Character Places and Areas Overlay map of the draft planning scheme are considered culturally significant owing to existing planning scheme provisions and heritage studies.

The listed places of local cultural heritage significance in **Schedule 7** have been reviewed by council. Council is seeking nominations from the community for entry into the overlay in the future.

Council is engaging with Traditional Owners to build relationships and trust to improve the draft planning scheme and its ability to address Indigenous cultural heritage. Future planning scheme amendments are expected to ensure Indigenous interests are considered. This is an important focus for council.

The identification and assessment of local cultural significance draws from the **Guideline: Identifying and assessing places of local cultural heritage significance in Queensland**. The guideline uses ten key historical themes and sub-themes along with the five criteria.

A place may be eligible for entry in **Schedule 7 – Local Character Places and Areas**, if it satisfies one or more of the five criteria:

1. **Historical** - The place makes a significant contribution to our understanding of local history;
2. **Scientific** - The place has potential to yield information that may make a significant contribution to our understanding of local history;
3. **Typological** - The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history;
4. **Aesthetic** - The place has aesthetic qualities that contribute to its cultural heritage significance; or
5. **Spiritual** - The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons.

It is important to note that if a place that is valued is not listed in **Schedule 7**, or identified in the character zones or overlay, it is not protected by the planning scheme.

Further information for character places may be found in the following documents: **Ipswich Heritage Study**, **Expanded Ipswich Heritage Study**, **Ipswich Heritage Information Kit** and **Typical House Types by Period**.

Further information on places of Aboriginal or Indigenous significance is available by contacting **DATSIP – Aboriginal and Torres Strait Islander Cultural Heritage Database and Register**.



What is an Overlay?

An overlay shows unique characteristics of a property, such as particular local circumstances relevant to development. For example, flooding, bushfire hazards and heritage values.

Ipswich's overlay mapping tool enables council and land holders to understand and see the full range of planning matters specific to their property. An overlay map may apply to all or part of your property and your property can be affected by more than one overlay.

The type of and category of development assessment under the planning scheme can be affected by overlays on a property.

Overlays have associated planning scheme codes which outline specific requirements for development if triggered.

Overlays need to be considered alongside the zoning of the property to determine the appropriate use of land.



What is the purpose of the Character Places and Areas Overlay?

The **Character Places and Areas Overlay** identifies the spatial location of places and areas identified as local and state significance.

State significant heritage places are listed on the **Queensland Heritage Register**. It is important to note, the assessment authority for state heritage is the chief executive not local government.

The overlay mapping acts as a 'trigger' to determine the categories of development and assessment in the draft planning scheme for any proposed development.

The categories of development and assessment will determine if development is 'accepted' or 'assessable' development. If proposed development is 'assessable' under the draft planning scheme, the **Character Places and Areas Overlay Code** will be applicable. The code will outline the specific requirements development must adhere to.

Only certain development is defined as 'assessable' or 'accepted' development. For example, painting and general maintenance do not require approval under the planning scheme.

Contact Ipswich City Council for further information on whether or not work to your property requires development approval.

Character Places and Areas Overlay Code

The purpose of the **Character Places and Areas Overlay Code** is to protect, conserve and enhance places and areas of cultural heritage significance in the Ipswich local government area.

The code recognises and encourages opportunities for character places to be adaptively reused for compatible uses. The code provides the assessment benchmarks for 'assessable development'.

If development does not comply with the **Character Places and Areas Overlay Code**, council has the ability to refuse the development proposal or impose conditions on development to ensure compliance with the overlay code.

How to find the zoning and overlays affecting a property

The online interactive mapping tool for the draft planning scheme is available at shapeyouripswich.com.au. You can toggle between the draft planning scheme overlay maps on the left-hand side search bar.

In addition, you can search a property address to get a **'Property Report'**. The report will illustrate the draft planning scheme zoning and overlays affecting a property. You can view the chapters of the draft new planning scheme that apply.

Full documents are also available at shapeyouripswich.com.au.

What is the effect of having a property within the Character Places and Areas Overlay?

If your property is mapped within the **Character Places and Areas Overlay**, modifications or alterations can still be made to the property. However, any changes to the property or its use must be sympathetic to the cultural heritage values of the place and should not impact on its significance.

The overlay does not affect the current lawfully approved use of a property and does not provide any right of access for the public.

Council may require you to seek development approval to assess certain works or development on the property. This will ensure cultural heritage features and elements are not lost or damaged. The reason for including places on the overlay is to protect what makes them significant.

In most cases, it is possible for development to ensure the ongoing use and viability of a place whilst allowing for the conservation of its heritage significance.

For example, character dwellings may be sympathetically extended at the rear without alteration to the original layout and the appearance to the streetscape can be sympathetically managed.

The adaptive reuse of a character place may also provide an opportunity to ensure the conservation of the place.

Demolishing or removing a listed character place is usually not supported given that the location and setting of a place contributes strongly to its established cultural heritage significance.

An overlay is only relevant when a use or 'development' is proposed. Having an overlay situated over a property may or may not trigger a development application under the planning scheme.

Property owners and developers of a character place or within a character area should contact council in the initial phase of planning for a development. A pre-lodgement meeting with council Planning Officers is recommended prior to lodgement of a development application.

Can I have a say on the listing of my property as a character place?

Council's consultation process will notify landowners by letter if their property is proposed to be included in Schedule 7 and subsequently on the overlay mapping. The proposed amendment is publicly notified, and landowners and other community members can make submissions. All submissions are assessed before a final decision is made. If approved, council will submit the proposed schedule and overlay amendments to the state government for approval.

Heritage Adviser Service

Council retains the services of a Heritage Adviser who can provide free expert advice to owners or potential purchasers of character places. More information is available [here](#).

How to nominate a place for inclusion in Schedule 7 and the Character Places and Areas Overlay

The community is encouraged to nominate places considered of local cultural heritage significance for inclusion in **Schedule 7 and the overlay map**. Further information is available on the nomination process at shapeyouripswich.com.au.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.