

Section 74 Exemption Certificate

Application no:	202002-10008 EC
Date of decision:	1 May 2020
Applicant:	Dunhill Properties Pty Ltd sch4p4(6) Personal information
QHR place ID:	602465
QHR place name:	Commonwealth Acetate of Lime Factory (former)
Location:	82 Colmslie Road, MORNINGSIDE, 4170 – Lot 6 on RP201432
Approval summary:	<p>Building work generally comprising of repairs and enclosures of the following buildings:</p> <ul style="list-style-type: none">• Building 5 (former Evaporator House) and Building 26 (former Alcohol Still House) – identified as B1 on drawings;• Building 6 (former Engine Room) – identified as B2 on drawings;• Building 7 (former Boiler House) and Building 8 (former Stack) – identified as B3 on drawings;• Building 33A (former Excise Office), Building 33B (former Fertilizer House) and Building 33C (former Painters Shed) – identified as B4 on drawings;• Building 40 (former Lime Slacking Store) – identified as B5 on the drawings;• Building 22 (former Lime Slacking House) - identified as B5A on the drawings;• Building 15 (former Caretakers Cottage) - identified as B6 on the drawings; and• Building 17 (former Latrine) - identified as B6A on the drawings. <p>EXCLUDED WORKS:</p> <ul style="list-style-type: none">• Stage 5 (B7, B8 and B9 works) and Stage 6 works;• Bridge connection between B1 and B4;• Bridge connection between B1 and B5;• Roofed structure to new courtyard between B4 and B5;• Future slab services penetrations to B5; and• Emergency Works subject to a separate application under the Planning Act 2016.

The application for an exemption certificate to carry out the development described above, is approved with conditions under section 74 of the *Queensland Heritage Act 1992*.

Any person may carry out development under this exemption certificate.

This exemption certificate only applies to development substantially started within 4 years of this decision.

This exemption certificate attaches to the premises and benefits and obliges each of the owners, the owners' successors in title and any occupiers of the premises.

If more information is required, please contact Marie-Anne Ammons, Principal Heritage Officer, on (07) 3330 5890 or via email marianne.ammons@des.qld.gov.au

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Ben Carson
Cultural Heritage Coordinator
Heritage, Arts and Heritage
Department of Environment and Science
Delegate for the Chief Executive
administering the *Queensland Heritage Act 1992*

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Conditions of approval:

No.	Condition	Condition timing
1.	Scope of works approved Carry out the development as described in the application received on 5 February 2020 from the applicant, Heritage Architects, and the documents listed in 'Approved documents'. In the case of a discrepancy between application documents and conditions, conditions take precedence. <i>(Reason - To ensure development is carried out as approved)</i>	At all times.
2.	Retain approval on site A copy of this exemption certificate and a copy of any documents that describe the approved works must be retained at the State heritage place. <i>(Reason - To facilitate the monitoring of development works for compliance purposes)</i>	For the duration of the development.
3.	Notification of start of works Provide written notice of the start of works to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au . The notice must include current photographs of the area where development will be undertaken and must state: name of State heritage place, exemption certificate number and condition number under which the notice is made. <i>(Reason - To facilitate the monitoring of development works for compliance purposes)</i>	No later than 2 working days prior to the commencement of the development.
4.	Photographs of effect of works Photographs of the area where the development is undertaken, both before and after the development is completed must be submitted to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au . The submission must state: name of State heritage place, exemption certificate number and condition number under which the submission is being made. <i>(Reason - To facilitate the monitoring of development works for compliance purposes and to ensure change is adequately recorded)</i>	Within 10 working days of completion of the development.
5.	Permit access to the State heritage place Permit access to the State heritage place by Department of Environment and Science officers if requested. <i>(Reason - To facilitate the monitoring of development works for compliance purposes)</i>	For the duration of the development.
6.	Protect the place from damage Protect existing building fabric and other significant elements or artefacts from incidental damage. <i>(Reason - To ensure the cultural heritage values of the place are appropriately recognised and managed)</i>	For the duration of the development.
7.	Report any damage to the place that occurs During development, should damage occur to existing building fabric and/or other significant elements or artefacts, report such incidents immediately to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au . <i>(Reason - To ensure the cultural heritage values of the place are appropriately recognised and managed)</i>	Immediately, should damage occur.
8.	Rainwater goods All rainwater goods must match profile, fixing and fixing bracket details of early and/or original rainwater goods. <i>(Reason - To ensure replacement of early fabric is faithfully reproduced)</i>	At all times

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No.	Condition	Condition timing
9.	<p>Landscaping Elements within proximity to Structures</p> <p>(a) No landscaping trees or features can be planted within 1m of any heritage building or structure within the State Heritage boundary. A root barrier extending to below the footings of all buildings must be installed where landscaping elements are planted in-ground and within 2m of the heritage building or structure.</p> <p>(b) No plantings are to be grown on the walls of the buildings.</p> <p>(c) Existing trees on the site within the State Heritage boundary, as shown on the Detail Survey, drawing reference number BRSS6245-030-4-4, are to be retained intact and in-situ and must be protected during the works in accordance with AS4970: Protection of trees on development sites.</p> <p>(d) A detailed landscape plan complying to this condition must be submitted for approval to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p> <p><i>(Reason - To ensure physical protection of early / original fabric is appropriately managed and early trees are protected)</i></p>	<p>(a) – (c) At all times</p> <p>(d) 5 working days prior to the commencement of works</p>
10.	<p>Preserving Early Bricks</p> <p>(a) Where openings are proposed in early or original walls, the bricks removed are limited to half-size and full-size bricks only. Where new brickwork is proposed, the new bricks must match colour, size and porosity of early or original brickwork. New mortar must be matched like-for-like to early mortar composition for lime, sand, cement ratios.</p> <p>(b) All fixings into early / original brick walls is only permitted in mortar joints. Chemically bonded, expanding sleeve or explosive pin type fixings are strictly prohibited.</p> <p><i>(Reason - To ensure physical protection of early/original fabric is appropriately managed)</i></p>	<p>(a) – (b) At all times</p>
11.	<p>Joinery Hardware</p> <p>Early and/or original door and window hardware (eg. handles, hinges, etc) must be retained intact and in-situ.</p> <p><i>(Reason - To ensure the cultural heritage values of the place are appropriately recognised and managed)</i></p>	<p>At all times</p>
12.	<p>Timber Joinery</p> <p>Where early and/or original door and window joinery require timber repairs, the scope is limited to that permitted under General Exemption Certificate only.</p> <p><i>(Reason - To ensure the cultural heritage values of the place are appropriately recognised and managed)</i></p>	<p>At all times</p>
13.	<p>Protection of Historical Paint Layers</p> <p>(a) Painting of early, unpainted brick walls is strictly prohibited.</p> <p>(b) Historical graffiti and paint work is to be retained intact and in-situ.</p> <p><i>(Reason - To ensure the cultural heritage values of the place are appropriately recognised and managed)</i></p>	<p>(a) – (b) At all times</p>
14.	<p>Rising Damp and Waterproofing</p> <p>A scope of works for arresting the rising damp and providing waterproofing has not been specified or documented. These aspects are required for essential conservation of the place and structures. To provide detail on this aspect of work, submit a detailed scope of works, documentation and specification for the treatment of rising damp and proposed waterproofing for approval to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p> <p><i>(Reason - To ensure physical protection of early / original fabric is appropriately managed)</i></p>	<p>10 working days prior to the commencement of works</p>

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Approved documents:

Document no.	Document title	Date
1810.304.02/D	Heritage Assessment for Exemption Certificate Application for the Former Commonwealth Acetate of Lime Factory – Updated Report Responding to the Request for Information by sch4p4(6) Persc	27/03/2020
E2-100-00 Rev H	Proposed Construction Staging Plan – as amended by Department of Environment and Science, 01/05/2020	13/03/2020
E2-100-02 Rev I	Proposed Site Masterplan – as amended by Department of Environment and Science, 01/05/2020	30/03/2020
E2-100-03 Rev M	Proposed Plans	30/03/2020
E2-180-01 Rev M	Demolition Plans	23/03/2020
E2-180-02 Rev K	Demolition Elevations – South	19/03/2020
E2-180-03 Rev J	Demolition Elevations – West	23/03/2020
E2-180-05 Rev J	Demolition Elevations – North	19/03/2020
E2-180-06 Rev I	Demolition Elevations – East	23/03/2020
E2-180-07 Rev H	Demolition Sections	17/03/2020
E2-200-01 Rev G	Proposed Opening Reference Plans	30/03/2020
E2-450-01 Rev F	Proposed Detail Section	23/03/2020
E2-600-01 Rev E	Exemption Certificate – Typical Details Sht 1	17/03/2020
E2-600-02 Rev E	Exemption Certificate – Typical Details Sht 2	17/03/2020
E2-600-03 Rev C	Exemption Certificate – Typical Details Sht 3	23/03/2020
E2-600-04 Rev B	Exemption Certificate – Typical Details Sht 4	23/03/2020
E2-600-05 Rev A	Mural Protection Details	23/03/2020
E2-720-00 Rev H	Building 1 Openings	17/03/2020
E2-720-01 Rev H	Building 2 Openings	17/03/2020
E2-720-02 Rev H	Building 3 Openings	17/03/2020
E2-720-03 Rev G	Building 4 Openings	12/03/2020

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Document no.	Document title	Date
E2-720-04 Rev I	Building 5 Openings	23/03/2020
E2-720-06 Rev A	Building 6 Openings	12/03/2020
E2-780-00 Rev E	Typical Material Schedule	23/03/2020
C200 Issue 6	Finished Grading and Stormwater Layout – as amended by Department of Environment and Science, 01/05/2020	11/03/2020
- Issue A	Rivermakers Brisbane – Landscape Concept March 2020 (10 pages) – page 3 of 10 as amended by Department of Environment and Science, 01/05/2020	12/03/2020
HS-100 Issue 01	Cover Sheet, Notes, Legend & Locality Plan	17/01/2020
HS-101 Issue 02	Site Plan	30/03/2020
HS-102 Issue 02	Part Site Plan	30/03/2020
HS-103 Issue 01	Building 1, Level 1 Services	17/01/2020
HS-104 Issue 01	Building 1, Level 2 Services	17/01/2020
HS-105 Issue 01	Building 1, Level 3 Services	17/01/2020
HS-106 Issue 01	Building 1, Roof Services	17/01/2020
HS-107 Issue 01	Building 2, Level 1 and Roof Services	17/01/2020
HS-108 Issue 01	Building 3, Level 1 and Roof Services	17/01/2020
HS-109 Issue 01	Building 4, 5 and 6, Level 1 Services	17/01/2020
HS-110 Issue 01	Diagrams and Miscellaneous Details	17/01/2020
-	Site Instruction from Farr Engineers – sch4p4(6) Persc Re: Detail Lintel to Original Openings	14/11/2019
S016 Issue 1	Joint Details	27/11/2019
S101 Issue 1	Building 1, 2 and 3 Slab Layouts – as amended by Department of Environment and Science, 01/05/2020	27/11/2019
S102 Issue 1	Building 4, 5 and 6 Level 1 Floor Framing Plan	24/03/2020
S201 Issue 1	Building 2 Level 1 Layout	27/11/2019
BRSS6245-030-4-4 Issue 4-4	Detail Survey of Lot 6 on RP201432 of Lot 6 on RP201432 (82 Colmslie Road, Morningside)	14/11/2019

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Document no.	Document title	Date
4371/009-2 Rev 0	Contour and Detail Survey Lot 8 on SP161337 Colmslie Road, Murrarie Sheet 2 of 4	10/07/2017

Further Advice: This certificate does not exempt the applicant from the need to obtain such other approvals as may be required under other legislation.

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