

# Dual-listed Heritage Place Assessment fact sheet

This fact sheet provides an overview of the changes to the assessment of dual-listed heritage places under the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023.

## What is a dual-listed heritage place?

A dual-listed heritage place is a heritage place that is both a local and Queensland heritage place. Generally, these places are listed in a local government planning scheme and the Queensland heritage register. Dual-listed heritage places have significance at both a local and state level.

## What is the current assessment process for dual heritage places?

The Queensland planning framework provides for the State Assessment and Referral Agency (SARA) to assess proposed development for impacts on the cultural heritage significance of a Queensland heritage place. However, when that place is a dual-listed heritage place, there may be instances where SARA and local government are both undertaking this assessment.

## Why are the changes necessary?

The duplicate assessment by both State and local government can result in local government allocating resources to assessing development having regard to the same heritage matters as SARA, increased costs to applicants, development conditions that are difficult to comply with if they require competing actions, inconsistent government decision-making, and potential court proceedings and associated costs.

## Key Features:

- Removes duplication of State and local government assessment of Queensland heritage places, ensuring that effects or impacts on the Queensland heritage state interest are assessed and decided by the State.
- Reduces risk of increased costs, delays in assessment, inconsistent decision-making and court-proceedings.

## What are the proposed changes?

The duplication in assessment is proposed to be removed. The impacts of proposed development on the cultural heritage significance of a dual heritage place will be assessed and conditioned as appropriate by the SARA.

Proposed amendments	
Planning Act	<p>The Bill provides that a local government may not include an assessment benchmark about the effect or impact of a proposed development on the cultural heritage significance of a local heritage place that is also a Queensland heritage place if the development:</p> <ul style="list-style-type: none"><li>• is carried out on the place, or</li><li>• is a material change of use of premises carried out on a lot that shares a common boundary with another lot that is or contains the place, or</li><li>• is a material change of use of the premises carried out on a lot that contains the place but is not carried out on the place.</li></ul>

## Further information

For further information please contact the Department of State Development, Infrastructure, Local Government and Planning via [planning4housing@dsdilgp.qld.gov.au](mailto:planning4housing@dsdilgp.qld.gov.au).

