

TEMPORARY STRUCTURES



This technical note provides information about temporary structures approved under General Exemption.

Background

Temporary structures can be an occasional or a regular requirement depending on the type of registered place and the business conducted there. Commercial premises, churches and showgrounds may have particular requirements for temporary structures. Other places may have occasional requirements to provide for parties, shelters, displays, casual furniture or to support a building program.

General Exemption

The General Exemption gives approval for erection of temporary structures that do not harm the cultural heritage significance of a place. Temporary structures must suit the size, scale and design of the place, must not damage significant fabric and must be removed at the end of the specified period.

Approved temporary structures include:

- framed structures with or without walls, clad in canvas, plastic or similar lightweight material, supported by poles or similar and fastened to the ground using ropes, pegs or ballast
- furniture for commercial purposes such as tables, chairs, umbrellas, dividers and ramps that are erected and removed each trading day
- construction buildings and equipment erected for the duration of an approved building contract for the registered place
- temporary access ramps and platform lifts removed after each use or at the end of each day.

The installation, use and removal of a temporary structure **must not** harm significant fabric (including landscape or archaeological features) or obstruct significant views to and from the place.

Significance

To care for a place with cultural heritage significance it must be known why the place has value and what those values are before work on the place is undertaken. Historic buildings often have qualities not found in contemporary buildings—striking street elevations, mature garden settings, generous room volumes with high ceilings, decorative wall and ceiling finishes—all contributing to a unique or special character. When installing temporary structures it is essential to recognise what is important and special about the place and ensure that these characteristics or the significant fabric is not damaged.

Lightweight structures

A temporary structure such as a tent, market stall, marquee or umbrella required for events including markets, festivals, circuses, church meetings, weddings, exhibitions and weather protection can be erected if it is:

- carefully sited to minimise visual impact
- is reversible and causes no damage
- erected for less than a total of three months within a 12-month period.

Furniture and other unfixed items

Furniture for outdoor or footpath dining (such as tables, chairs and umbrellas) and structures (such as sandwich boards for information, advertising, display, promotional and interpretative material) can be erected if assembled at the beginning and dismantled and stored at the end of each trading day.

Construction buildings

Temporary structures associated with the execution of a building contract such as site offices, storage containers, scaffolding and gantries can be erected but must be dismantled and removed from the site at the completion of the project and within 14 days of practical completion. The building contract must be for development approved for the registered place. The installation of any services or other support structures for the site office must not damage significant fabric.

The location of site offices and other structures associated with a building contract should be carefully planned so loading and unloading of materials and the provision of services like electricity and water can occur without damaging significant fabric. These structures should be positioned to minimise disruption of significant views to and from the place.

Protect significant fabric

Temporary structures must not damage any elements that are significant. The installation and use of temporary structures must be reversible—there should be no evidence of them when they are removed.

Features such as lawns are fragile. Driving on them, spilling substances such as fats, grease and ice will kill grass. Porous surfaces such as tiles and concrete absorb moisture and mark easily. All these features should be covered and protected from damage or cordoned off from use with temporary bollards or similar devices.

Ensure:

- structure suits size, scale and design of place
- they are erected for duration approved
- construction buildings are associated with approved development for the registered place
- temporary ramps and platform lifts are removed after each use or at the end of each day
- fragile surfaces are protected from impact damage
- lawns and porous surfaces are protected by using drip trays, mats or similar
- location is carefully planned:
 - away from important features and structures
 - suitable for loading or unloading and installation of services if needed.

Do not:

- damage or remove significant fabric
- attach or fix temporary structures to significant fabric

- position temporary structures to obscure views to/from the place
- trim significant trees or shrubs merely to accommodate temporary structures.

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