

BNC Ref. DA124-24
CTRC Ref. PBW2024/0004

>> 15 April 2025

ASSESSMENT MANAGER
CHARTERS TOWERS REGIONAL COUNCIL
PO BOX 189
CHARTERS TOWERS QLD 4820

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST
RECONFIGURING A LOT DEVELOPMENT APPLICATION
8 DEANE STREET AND 11 JANE STREET CHARTERS TOWERS CITY QLD 4820**

BNC Planning acting on behalf of the applicant submits this response to the *information request* issued by the Charters Towers Regional Council as assessment manager, in accordance with section 13 of the Development Assessment Rules. The information request is dated 7 January 2025 and is associated with a development application seeking a development permit for building work assessable against the planning scheme (Demolition of a Local Heritage Place (Dwelling Houses)) over the above referenced premises.

The applicant has responded by providing all of the information requested or has provided a suitable alternative outcome. A detailed response to each item from the request/s is provided below.

<i>Request Item 1 – Heritage Assessment</i>
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It is noted that the application proposes the complete demolition of 8 Deane Street, Charters Towers and 11 Jane Street, Charters Towers. Whilst the comments in the planning report are noted, there is no supporting technical information in the Application to address PO2 of the Heritage Overlay Code.

Information Required:

Please provide an Engineering report by a suitably qualified professional (Registered Practicing Engineer of Queensland) that demonstrates the building or structure is structurally unsound, represents a public safety risk and is beyond reasonable repair or in the alternative provide a statement from a qualified heritage architect that demonstrates that the demolition of the dwelling house does not result in the loss of the cultural heritage significance of a heritage place.

Applicant's response

The applicant acknowledges that the assessment manager requests an Engineering Report or a statement from a qualified heritage architect. As an alternative to this request item, the applicant provides the following response to complement the justification for the Heritage Overlay Code provided in the development application.

PO2(c) outlines that any demolition must ensure that part of the local heritage place is not of cultural heritage significance. Both properties are registered in the planning scheme as demonstrating historical value in contributing significantly to the understanding of local history. However, the planning scheme offers no evidence of the historical value of the properties. It does not demonstrate any historically significant persons of interest that may have resided, or any historically significant events that had occurred at the dwellings. In fact, a large majority of local heritage places that are listed within the planning scheme are not provided with a citation that outlines any specific heritage values or fabric elements that gave rise to the sites listing.

The purpose of the Heritage overlay code characterises local heritage dwellings as residential detached dwellings of “timber and iron” style set in a large yard with mature trees, with a dominant roof form, the use of corrugated iron, elevated on timber stumps and the use of verandahs. These attributes exemplify historical building techniques, designs and materials of the 19th and early 20th century.

The dwelling house at 11 Jane Street does not portray a dominant roof form, utilise corrugated iron, or a large verandah frontage. Furthermore, the dwelling appears to be elevated on steel stumps. Evidently, this property does not meet the base criterion for a local heritage dwelling under the purpose of the Heritage overlay code, and while identified as a local heritage place under the planning scheme, it does not present significant historical value or cultural heritage. In this way, the removal of the dwelling house on 11 Jane Street complies with PO2(c) of the Heritage Overlay Code.

The dwelling house at 8 Deane Street does portray a dominant roof form, utilises corrugated iron, has an enclosed front verandah, and is elevated on wooden stumps. As the property demonstrates these attributes, it meets the criterion for a local heritage dwelling under the purpose of the Heritage overlay code. However, this list of attributes for a local heritage dwelling is easily achievable. So much so that over 650 dwellings are recognised as local heritage places, with no description provided on how they demonstrate historical value.

The high abundance of local heritage dwellings ensures that the historical value provided in the display of historical building techniques, designs and materials will remain visible throughout Charters Towers. The loss of a local heritage dwelling will not present a significant loss of cultural heritage. This impact of the loss of heritage is further minimised by the opportunity for the expansion of a local heritage place (the Park Hotel) that demonstrates greater heritage significance than the dwellings to be demolished.

Park Hotel is a local heritage place that plays a key role in preserving and presenting the character values of Charters Towers to tourists as short-term accommodation, and to local residents as a communal space for a hotel or restaurant. In this way, the Park Hotel actively preserves and reinforces historical values through high exposure to the public to generate lived experiences. The ways in which the Park Hotel contributes to conserving cultural heritage for present and future generations is considered more significant than what the dwelling houses are able to provide, especially considering the abundance of local heritage dwellings.

Thus, the loss of the local heritage dwellings will further the wider cultural heritage values of the Charters Tower’s region through the future development of the Park Hotel. The development achieves the purpose of the Heritage overlay code by furthering the development of the Park Hotel for the conservation of cultural heritage values for present and future generations.

While not considered necessary, Council are within their rights to condition that a heritage impact assessment be provided prior to building approval being issued for any works on the site. Meaning there is no basis to refuse this development application given sufficient conditions of approval can be imposed should Council still form the option that such a report is required despite the further justification provided above.

Summary

I trust the additional common material included in this response provides sufficient information to allow the assessment of the development application to proceed. Should there be any issues, or should additional information be required, please contact the office.

Kind regards,

Sai Santoso-Miller
Planner
BNC Planning