

8 May 2025

Our Ref: 5059802  
File Ref: PBW2024/0004  
Enquiries: Kelly Reaston

North Queensland Hotel Investments Pty Ltd  
C/- BNC Planning  
PO Box 5493  
**TOWNSVILLE QLD 4810**

Sent via email: [enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)

Dear Ben

**Further advice notice**

(Given under Section 35 of the Development Assessment Rules)

**Applicant details**

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Applicant name: North Queensland Hotel Investments Pty Ltd

**Location details**

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Street address: 8 Deane Street and 11 Jane Street Charters Towers QLD 4820  
Real property description: Lot 111 on CT18232 and Lot 1 on RP720106

**Application details**

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Application number: PBW2024/0004  
Approval sought: Development Permit  
Development type: Building Works Assessable  
Description of development: Demolition of a Local Heritage Place (Dwelling Houses)  
Categorising instrument: Charters Towers Regional Town Plan Version 2

Council refers to the application material associated with the abovementioned Development Application PBW2024/0004 received on 6 December 2024 and the response to Council's Information Request dated 15 April 2025.

**Heritage Assessment**

Council's Information Request sought supporting information demonstrating compliance could be achieved with PO2 of the Heritage Overlay Code.



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The Applicant's response to the Information Request does not provide any additional information from a suitably qualified professional to either address the structural integrity of the dwellings or demonstrate that the demolition will not result in the loss of the cultural heritage significance of a heritage place.

Council has consistently requested this information from Applicants to demonstrate compliance with the relevant assessment benchmarks in the Planning Scheme. The community has an expectation that Council will appropriately uphold its heritage values and legitimately assess the implications of the demolition of Local Heritage Places.

The Charters Towers Regional Town Plan Version 2 was publicly advertised and adopted by Council with a clear list of dwellings that threshold as a Local Heritage Place. Council is unable to reasonably assess the value of these properties without the supporting information requested.

It is not appropriate for Council to condition the provision of the information requested as a condition of approval, as it is fundamental component of the assessment as to whether the application is capable of being approved.

**Information Required:**

Please provide:

- an Engineering report by a suitably qualified professional (Registered Practicing Engineer of Queensland) that demonstrates the building/s or structure/s are structurally unsound, represents a public safety risk and is beyond reasonable repair; or
- 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.

**Summary**

Officers consider that the above matter is essential to the assessment and subsequent determination of the application and a failure to provide this information may result in Council being unable to support the Application.

Should you wish to discuss this matter, please contact Kelly Reaston, Consultant Town Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully



Timna Green  
**Manager Planning & Development**

