

21 April 2021

Our Ref: 1446901 & R3518
File Ref: 05/APP/02
Enquiries: Lachlan Deon

Carney Group Investments
C/- Neil Bennett
Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Sent via email: nbennett@braziermotti.com.au

Dear Mr. Bennett

Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 21 April 2021. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: Carney Group Investments C/- Brazier Motti

Location details

Street address: 8 Millchester Road, Queenton QLD 4820
Real property description: Lot 6 on RP707261

Application details

Application number: BWAP20/133
Approval type: Preliminary Approval
Development type: Building Works Assessable
Category of assessment: Impact Assessment
Description of development: Demolition of a Local Heritage Place – Dwelling House
Definition of use: N/A
Categorising instrument: Charters Towers Regional Town Plan Version 2

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.



Date: 21 April 2021
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	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Conditions of approval

Condition Number	Condition	Timing																									
Approved Plans/Documents																											
1)	<p>Development is to be carried out generally in accordance with the submitted application, including the following plans and supporting documentation, except where amendments are required to satisfy the conditions of this approval:</p> <table border="1"> <thead> <tr> <th>Drawing Title:</th> <th>Prepared by:</th> <th>Date:</th> <th>Reference No:</th> <th>Revision:</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>MacCallum Planning & Architecture</td> <td>15 December 2020</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>And supporting documents:</p> <table border="1"> <thead> <tr> <th>Document Title:</th> <th>Prepared by:</th> <th>Date:</th> <th>Reference No:</th> <th>Revision:</th> </tr> </thead> <tbody> <tr> <td>Technical Memorandum: 8 Millchester Road Condition Assessment.</td> <td>Langtree Consulting</td> <td>4 February 2021</td> <td>TM-BL0266</td> <td>-</td> </tr> <tr> <td>Heritage Assessment, Building Condition and Demolition Report Freestanding House 8 Millchester Road, Charters Towers</td> <td>MacCallum Planning & Architecture</td> <td>17 February 2021</td> <td>-</td> <td>B</td> </tr> </tbody> </table>	Drawing Title:	Prepared by:	Date:	Reference No:	Revision:	Site Plan	MacCallum Planning & Architecture	15 December 2020	-	-	Document Title:	Prepared by:	Date:	Reference No:	Revision:	Technical Memorandum: 8 Millchester Road Condition Assessment.	Langtree Consulting	4 February 2021	TM-BL0266	-	Heritage Assessment, Building Condition and Demolition Report Freestanding House 8 Millchester Road, Charters Towers	MacCallum Planning & Architecture	17 February 2021	-	B	At all times
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Site Plan	MacCallum Planning & Architecture	15 December 2020	-	-																							
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Heritage Assessment, Building Condition and Demolition Report Freestanding House 8 Millchester Road, Charters Towers	MacCallum Planning & Architecture	17 February 2021	-	B																							
Special																											
2)	The Applicant is to lodge for approval by Council, a Conservation Management Plan for the restoration of the Dwelling House (former Queenton Post Office). The Conservation Management Plan is to be prepared in accordance with the Department of Environment and Science <i>Guideline for preparing Conservation Management Plans</i> dated August 2015 and be prepared by a suitably qualified	Prior to the lodgement of a Building Application for Demolition																									



Condition Number	Condition	Timing
	professional experience in conservation management.	Works
3)	The Dwelling House (former Queenton Post Office) located at 8 Millchester Road, Queenton QLD 4820, more formally described as L6/RP707261 is to be relocated to 4 Millchester Road, Queenton QLD 4820 more formally L2/MPH21374.	As part of construction works
4)	The Applicant is to construct a historical plaque illustrating the local historical significance of the former Queenton Post Office, as per the findings of the Conservation Management Plan. The plaque is to be visible by pedestrians from the 4 Millchester Road frontage and have a minimum face of 0.15m ² .	As part of construction works
General		
5)	a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instances b) Meet the cost of all works associated with the development, including any alterations, relocations or repairs to damaged Council infrastructure, and c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.	At all times
Environmental		
6)	Ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>International Erosion Control Association – Best Practice Erosion & Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .	As part of construction works and thereafter
7)	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays, as per Section 440R of the <i>Environmental Protection Act 1994</i> . Noise generated from construction must be within the limits set by the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 20019</i> .	At all times
8)	Ensure that: a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises.	As part of construction works
Building and Plumbing and Drainage Works		
9)	Obtain a Development Permit and Building Final for Building Works in accordance with the <i>Planning Act 2016</i> for demolition works.	Prior to and after construction works
10)	A Development Permit and Building Final for Building Works for a Class 1a Dwelling House in accordance with the <i>Planning Act 2016</i> must be obtained as part of the relocation.	Prior to and after construction works
11)	All internal drainage must be sealed and capped by a licensed Plumber and	Prior to



Condition Number	Condition	Timing
	Drainer. A Form 4 – Notifiable Work must be lodged with the Queensland Building and Construction Commission.	construction works

Advisory Notes

Local and State Heritage

- A. The Charters Towers Regional Council Local Government Area contains significant Local and State heritage features, including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the *Planning Act 2016*. Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.

Workplace Health and Safety

- B. Ensure compliance with the *Work Health and Safety Act 2011*. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

Environmental nuisance

- C. Ensure compliance with the *Environmental Protection Act 1994*. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.

Conservation Management Plan

- D. A Conservation Management Plan is a practical tool that helps owners, managers and assessing authorities make sound decisions about conserving and managing heritage places. It identifies the place's cultural heritage significance, sets out conservation policies to protect the cultural heritage significance of the place in the light of change and provides a strategy for putting these policies into action.

A Conservation Management Plan will help guide planning and expenditure when changes to a heritage place are proposed. It can reduce delays when undertaking changes by ensuring that all heritage considerations and statutory obligations are addressed at an early stage. Good planning is a wise investment in every type of property management.



Advisory Notes

The Department of Environment and Science *Guideline for preparing Conservation Management Plans* dated August 2015 can be located [here](#).

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

4. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- 1) Building Works, and
- 2) Plumbing and Drainage Works.

5. Referral agencies

There were no referral agencies triggered by Schedule 10 of the Planning Regulation 2017.

6. Submission(s)

Properly made submissions were made in relation this development. The details of these submissions are included below:

Name:	Address:	Electronic Address
Malcolm MacDonald	PO Box 1684, Charters Towers City QLD 4820	-

7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of the development:	The proposed development is for a Preliminary Approval for BWAP20/133 Building Works Assessable against the Planning Scheme for the Demolition of two Local Heritage Places (Dwelling Houses) at 4 and 8 Millchester Road, Queenton QLD 4820, more formally described as Lot 2 on MPH21374 and Lot 6 on RP707261.
Reasons for the decision:	Conditions have been recommended that will see the relocation of the Dwelling House to 4 Millchester Road which is in proximity to the current location. With conditions recommended for a Conservation Management Plan and historic plaque visible from the Millchester Road frontage, it is considered that the proposal has demonstrated merit where non-compliance with the Charters Towers Regional Town Plan Version 2 was found.
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the North Queensland Regional Plan 2020 and the Charters Towers Regional Town Plan Version 2 including the:



	<p>1) Strategic Framework, and 2) Heritage Overlay Code.</p> <p>The proposed development was assessed against all the assessment benchmarks listed about and complies with all with the exceptions listed and responded to below.</p>	
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:
	Strategic Framework: Section 3.6.1.1, Point 2	In response, the proposal seeks the Dwelling House to be relocated to 4 Millchester Road. Whilst this is not the original location of the Dwelling House, the relocation will allow for the building to remain within proximity to the current site and within the Queenton suburb. Furthermore, the relocation will result in a more prominent and visible location compared to the existing location where it is overshadowed by the Low Impact Industrial use (Mike Carney Toyota). Additionally, the Applicant has stated that both internal and external restoration will be undertaken as part of its relocation. Due to this, compliance is achieved with the outcomes of the Strategic Framework.
	Heritage Overlay Code Performance Outcome 2	In response, the only aspect of non-compliance associated with Performance Outcome 2 is that the Dwelling House located at 8 Millchester Road has been in the same location since earliest documentation in 1883. Relocation to 4 Millchester Road may cause a minor loss of cultural significance as it is not the original location, however it is within proximity. To offset this non-compliance, the Applicant has notified Council that restoration works will be undertaken to restore the external façade of the Dwelling House and documentation of the history of the property will be undertaken. Conditions requiring a Conservation Management Plan and a plaque located at the 4 Millchester Road frontage of the site have been recommended to ensure compliance is achieved.
	Heritage Overlay Code Performance Outcome 4	In response, the Applicant has chosen to relocate the Dwelling House to 4 Millchester Road to restore and preserve the significant heritage value of the building. Additionally, as the relocation will move the Dwelling House to the corner of the block, it will remain in close vicinity to the original location, preserving the heritage values of the former Queenton Post Office as best as possible, while also placing it in a more visible and prominent location. Due to this, compliance is achieved with Performance Outcome 4.
Relevant matters:	Not applicable.	
Matters raised in submissions:	Submission Point:	Council Response:
	The relocation will result in a loss of cultural heritage significance and diminish from heritage value of the Dwelling	As the Dwelling House is the former Queenton Post Office and has been in the same location since construction in 1883, the location does have significant cultural significance. As part of the relocation, the Dwelling House will remain in the suburb of Queenton and a Conservation Management Plan has been recommended as a condition of approval. The combination of these two factors will prevent a significant detractor from the cultural heritage values of the Dwelling House.



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	House.	
	The submission was concerned regarding the future usage of the Dwelling House once relocated and if it would be left as a vacant building.	Conditions have been recommended that the Applicant obtain a Development Permit for Building Works for a Class 1a Dwelling House along with receipt of a Final Certificate. Any Building Works in addition to the demolition and relocation will require a separate Development Application for Building Works Assessable against the Planning Scheme Application, unless an Exemption Certificate is able to be obtained.

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

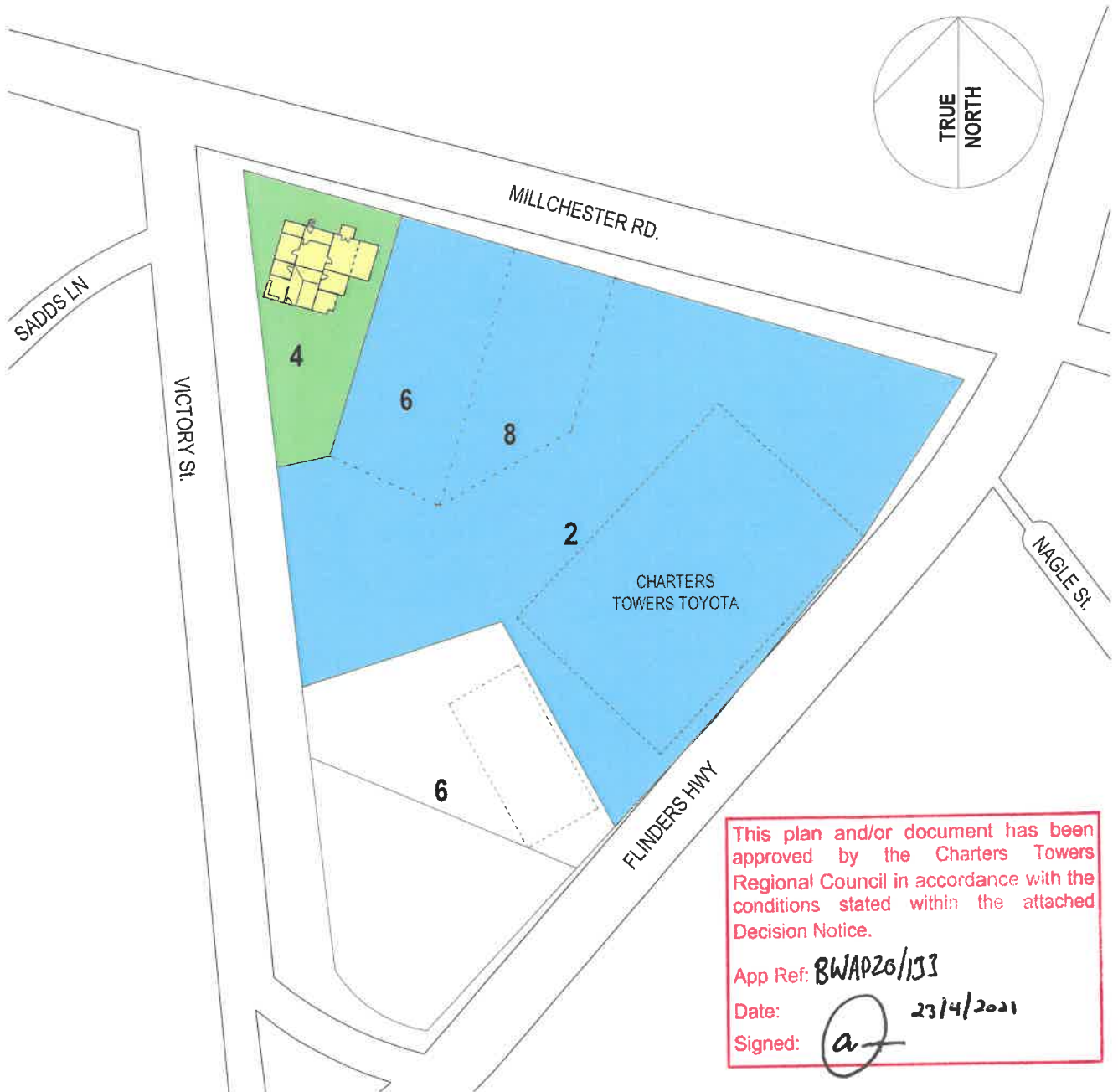
Should you wish to discuss this matter, please contact Lachlan Deon, Graduate Planner on (07) 4761 5300.

Yours faithfully



Aaron Johansson
Chief Executive Officer





This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref: **BWAP20/133**

Date: **23/4/2021**

Signed: *[Signature]*

1 GF - SITE (PROPOSED)
1:1000

NOTE
PROPERTY BOUNDARY AND SCALE
APPROXIMATE



PROPOSED DEVELOPMENT SITE PLAN

MACCALLUM PLANNING & ARCHITECTURE



Technical Memorandum

To Neil Bennett - Brazier Motti

CC

Subject 8 Millchester Road Condition Assessment

From Michael Lancini RPEQ 18786

Reviewed By Brett Langtree RPEQ 11932

File/Ref No. TM-BL0266

Date 4th February 2021

1.0 INTRODUCTION

Langtree Consulting has been engaged by Brazier Motti (BM) to undertake the structural inspection of the residential building located at 8 Millchester Road, Charters Towers. Refer to **Figure 1**. The building at this location is the former Queenton Post Office and is a timber framed building that was erected on Millchester Road in 1888. It is significant for being one of the few remaining timber post office buildings still standing in Queensland. The inspection was requested as the client wishes to relocate the building to No. 4 Millchester Road, due to requirements to expand the Toyota dealership adjacent. The purpose of this report is to determine if the building is suitable from a structural perspective to be preserved and relocated to another site.



Figure 1: Locality Plan

The structural Inspection was completed on Monday 25th January 2021. The inspection was a visual assessment completed only on the accessible structural elements of the building and it did not involve any destructive testing. The purpose of this technical memo is to provide commentary on the structural condition of the existing building and provide recommended remedial works for the defects identified.

2.0 BACKGROUND

The building located at 8 Millchester Road, Charters Towers, is shown in **Figure 2** below.



Figure 2: 8 Millchester Road, Charters Towers

The building is a single storey low set timber stud framed residential structure which consists of a combination of concrete stumps and SHS posts which support timber floor framing. The wall framing consisted of weatherboard clad walls. The roof cavity was not inspected at the time of the inspection; however, it is assumed that the roof structure consists of timber rafters.

3.0 SITE INSPECTION FINDINGS

3.1.1 External Condition Assessment

3.1.1.1 Posts/columns

The building was inspected externally to determine the condition of the visible structural elements. The posts supporting the building are a combination of circular concrete stumps (believed to be the original posts) and square hollow sections, which have been installed at a later date. It is noted that the majority of the concrete stumps have been replaced, with exception to two (2) stumps in the south-eastern corner of the building.

From the inspection, the posts appear to be settling at some locations. This is evident by the sagging of various perimeter walls. The posts supporting the building are shown in **Figure 3** below.



Figure 3: Posts supporting timber floor framing.

3.1.1.2 Timber Floor Framing

From the inspection, the timber floor framing was found to be weathered, with some isolated areas of rot and splitting evident. Evidence of overstress and deflection was also evident in the timber framing with cracking identified in isolated joists. It is noted that there was no positive fixing evident between the floor framing and concrete stumps / SHS posts. The fixing between the floor framing to steel posts consisted of a nail embedded in the timber bearers then bent over the column end plate. The timber bearers were measured on site to be 125mm x 100mm hardwood members with a span of approximately 2400mm (continuous span). The timber joists were measured on site to be 100mm x 50mm hardwood members with a span of approximately 2000mm, with exception to the eastern side of the building which had joist spans of approximately 3000mm. The joists were a mixture of single span and continuous.

Evidence of overstress and deflection was evident in the timber framing with cracking identified in isolated joists. From a structural assessment completed on the timber framing, the bearers and 2400mm spanning joists were found to have sufficient capacity for floor loading. However, the joists on the eastern side of the building with a 3000mm span do not comply with today's relevant Australian Standards. It is noted that the floor framing was not

checked for wind loading and an applied wind loading would likely fail the floor framing. The timber floor framing is shown in **Figure 4**.



Figure 4: Timber Floor Framing

3.1.1.3 External Walls

The external walls consist of weatherboard cladding and were found to be in a fair state with minor wear and tear evident to the majority of the external walls. The walls were observed to be sagging at some locations, indicating differential settlement of the foundations. The sagging/settlement was most prominent at the rear of the property adjacent to the door and window framing. The cladding is shown in **Figure 5**.



Figure 5: Weatherboard Cladding

3.1.1.4 Tie Downs and Roof Structure

The fixing from the roof structure to the external wall could not be seen during the inspection. It is assumed that wall studs with a top plate are supporting the roof structure. It is also noted there was no soffit lining present. As a result of the absence of soffit lining the exposed rafters could be inspected and were found to be rotting in various locations and the corrugated iron roof is corroding with section loss evident in various areas of the sheeting. It was also observed that the fascia board is damaged and roof gutters are severely corroded in some locations.

For a building of this configuration, tie down rods would be expected to be present to the external walls and fixed to the timber floor framing. However, from the site inspection no tie downs could be identified.

Figure 6 shows an example of the damaged rafters, fascia board and roof sheeting.



Figure 6: Deteriorated roof structure

3.1.2 Internal Inspection

As the property was locked at the time of the inspection, the internal areas of the house could not be inspected in detail. However various elements of the structure could be inspected through the windows and other penetrations.

3.1.2.1 Internal Wall Framing

The internal wall framing of a building is generally used to provide resistance to lateral racking loads imparted on a building during a wind event. To achieve sufficient racking capacity the shear walls generally have plywood or similar fixed with specified nailing patterns and steel tie down rods at each end and at 1200mm centres. These rods are generally seen in the floor framing as they are required to anchor directly to the substructure. However, from the site inspection no tie down rods or any positive fixings were identified from the internal walls to the floor framing/substructure.

4.0 RECOMMENDATIONS AND CONCLUSION

Langtree Consulting have been engaged by Brazier Motti to undertake the structural inspection of the residence located at Lot 8 Millchester Road, Charters Towers. The inspection was requested as the client wishes to relocate the building to No. 4 Millchester Road, due to requirements to expand the adjacent Toyota dealership.

The structural inspection of the property was undertaken with the following items found:

- Timber Floor Framing
 - The timber floor framing was identified to be weathered and splitting is occurring to various members. No positive fixing was identified between timber members or from the bearers to the concrete stumps / RHS posts.
 - The timber bearers were found to have sufficient capacity for today's relevant Australian Standards (floor loading only).
 - Any applied wind load would overstress the bearers.
 - The joists with 2000mm spans were found to have sufficient capacity for today's relevant Australian Standards (floor loading only).
 - The joists with 3000mm spans (eastern side of the building) were found to have insufficient capacity for today's relevant Australian Standards (floor loading only).
- External Wall Framing
 - The external wall framing was not able to be observed at the time of the inspection. The tie down between the roof and the walls and the walls and the floor framing should be investigated prior to relocation so that suitable remediation works can be identified.
 - As settlement was identified in various walls due to movement in the foundations, it is likely that the timber framing has sustained damage over time as a result of this settlement.

- Internal Wall Framing
 - The Internal walls were not able to be inspected.
 - As no shear walls were identified to the structure, the building is considered to have insufficient racking capacity to withstand the loads during a high wind event.
- Roof tie downs
 - The roof could not be inspected in detail, so we were not able to determine if a fixing from the rafters/trusses to wall framing is present.
 - No tie down rods were evident in the structure.

Based on the identified defects to the existing structure and the significance of the building, relocation of the building is possible with strengthening required to the majority of the building, to ensure it can withstand the loads required by today's relevant Australian Standards. The strengthening works would need to consist of the following:

- Installation of tie down rods to walls which support roof load;
- Installation of shear walls throughout the building;
- Replacement of deteriorated timber members (floor framing and roof framing);
- Replacement of deteriorated roof sheeting;
- Repair/reinstatement of wall framing where sagging/settlement has occurred;
- Strengthening of floor framing members which support roof loading;
- Strengthening of joists with spans in excess of 2000mm; and
- Introduction of adequate fixings between the substructure and the timber floor framing.

It is noted that the above mentioned remedial works is not an exhaustive list and if the building is considered to be kept, a more detailed inspection will be required to review all of the aspects of the building which could not be viewed during the inspection undertaken. Structural documentation completed by an RPEQ engineer would also be required to confirm the extent of the strengthening works.



Heritage Assessment, Building Condition and Re-location Report

Post Office 8 Millchester Road Charters Towers

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

App Ref: BWAP20/133

Date: 23/4/2021

Signed: 



MacCallum Planning & Architecture

Town Planning
Urban Design & Master Planning
Project Management
Landscape Architecture
Interior Design Graphic Design
Heritage & Conservation
Queensland . New South Wales . Victoria

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8 Millchester Road, Charters Towers HERITAGE IMPACT REPORT

LIMITATION

This report has been produced for the information of the client and the officers of Charters Towers Council. Every effort has been made to ensure accuracy and objectivity.

This report relies on published facts and circumstances current and relevant at the date of issue.

Revision History

Revision	Prepared By	Reviewed	Description	Date
A	RM	AK	FINAL DRAFT	15.12.20
B	RM	AK	FIRST ISSUE	17.02.21

Sign-off Approval

Name	Company	Signature	Date
ROGER MACCALLUM	MACCALLUM PLANNING AND ARCHITECTURE		17.02.21

Author:
Roger MacCallum
Director
Architect
BOAQ 1255 NSW 3686 ARBV 3686 FRAIA FM MPIA



8 Millchester Road, Charters Towers HERITAGE IMPACT REPORT

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ATTACHMENTS:

A – Charters Towers Regional Council Planning Scheme Extract

B – MPA Floor Plan

C – MPA Photo Survey

D – Structural Engineers Report

E – House Removalist Report

F – Queenton Post Office Citation

G – MPA Existing Site Plan

H – MPA Proposed Site Plan



8 Millchester Road, Charters Towers HERITAGE IMPACT REPORT

1.0 INTRODUCTION

1.1 OVERVIEW

This report has been prepared on instructions of Brazier Motti following a request from Carney Property for a heritage assessment of the building on the subject site, this to include considerations of its heritage value and importance, whether it should be retained on the heritage register of the local council, and whether it is suitable for re-location to No. 4 Millchester Road.

1.2 SCOPE OF REPORT

MPA are to:

- Visit the place
- Inspect the building
- Obtain and review the criteria for the listing
- Assess the significance
- Assess the condition of the Structure and fabric;
- Assess merits of retention, restoration, relocation and demolition

1.3 BACKGROUND INFORMATION

MPA carried out the following to obtain necessary background information to prepare this assessment:

- The place was inspected on 10th December 2020
- MPA contacted the Charters Towers Council Planning Department to obtain details of the listing – see Attachment A
- MPA contacted the Charters Towers Archives to obtain particulars of the material supporting the listing- see Attachment B

1.4 REFERENCE DOCUMENTS

Charters Towers Regional Town Plan Version 2: Schedule 5 Cultural heritage statement of significance

The place is listed in the planning scheme as below:

- Place Name: Queenton Post Office
- RP description: 6RP707261
- Address: 8 Millchester Road
- Theme: D

On enquiry MPA were advised that council has no further information on file to support this listing and that this would be available from the Charters Towers Archives.

The extract from the planning scheme is included in Attachment 'A'



8 Millchester Road, Charters Towers HERITAGE IMPACT REPORT

Charters Towers Archives

On enquiry MPA were advised for the payment of a fee information would be provided relevant to the listing of the place.

The citation and material referenced, specifically supports the inclusion of the place on the heritage register.

This addresses some aspects of social history with brief mention of the building structure itself.

It includes the following citation:

- Queenton Post Office - 8 Millchester Road, Charters Towers – 6RP707261,

This is included as Attachment F.

1.5 PLANNING SCHEME REQUIREMENTS

Charters Towers Planning Scheme

This project is to be assessed against the following aspects of the Charters Towers Planning Scheme:

- Strategic Framework: Items 1 and 2 of Section 3.6.11 – Celebrating and Preserving local heritage;
- The Heritage Overlay Code: Schedule 4.3 Heritage Town Planning Policy – Impact Assessment.

1.6 PROPOSAL

The client wishes to relocate the building to No. 4 Millchester Road, due to requirements to expand the Toyota dealership adjacent.

The proposal is explained on MPA Plans included as Attachment G and H.

The client is of the opinion that the building has real merit for remaining on the council register and that relocation, repairs and restoration are viable options.

To support this request the client has obtained the following report:

Engineer's Report on Condition

Langtree Consulting TM-BL0266 – 8 Millchester Road Condition Assessment – Dated 4th February 2021.



8 Millchester Road, Charters Towers HERITAGE IMPACT REPORT

2.0 HERITAGE SIGNIFICANCE

2.1 CULTURAL SIGNIFICANCE

Criteria for assessing significance involves:

- Assessing what criteria are appropriate in determining why the place is significant;
- Methodology for an assessment of the degree of significance; and
- Determining who should do the assessment.

Relevant to this process:

- Guidelines for the criteria are provided in the state heritage legislation- the Queensland Heritage Act;
- The methodology is provided in the accepted reference document: *Australia ICOMOS Guidelines to the Burra Charter: Cultural Significance*; and
- The assessment should be carried out by an accredited expert practitioner well versed in the principles involved.

2.2 DOCUMENTARY EVIDENCE

Social History Assessment

The documents provided by the Charters Towers Historical Group mainly address social history.

This information is the only material made available to support the inclusion of the place on council's register.

The primary source and summary documents provide information about the building contract, individuals and family members who operated a carrying business from the site.

They are focussed on local history and the activity of the Post Office in Charters Towers in the late years of the 19th century and early days of the 20th century.

As such they are of community interest and if not recorded this aspect of life and business in the early days of the district may well have been lost forever.

2.3 PHYSICAL EVIDENCE

Building Assessment

The building was inspected with the view of determining it's:

- Formal or aesthetic qualities
- Condition
- Heritage significance



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Formal or Aesthetic Qualities

With prominent double gabled entry porch for the business access, and secondary veranda access for the attached residence, the composition of the Post Office as viewed from the street is an outstanding example of timber framed commercial construction of the late 19th century- consisting of a weatherboard clad walls, double hung windows, corrugated iron roofing, traverse gable roof and large ventilator.

Of rudimentary single storey low set timber stud framed construction, the building is approximately 16m wide and 13m long, with floor to ceiling clearance internally of about 3.6m. The ridge is approximately 7m off the floor.

The front "office" area has ceiling and wall linings, the rear areas, being secondary and residential space, displaying the structural framing.

The original courtyard, now roofed, and two toilets are located to the rear and are additions to the original construction.

The building has formal or aesthetic qualities that support a listing under commonly accepted criteria.

Condition

The building is basically secure.

The roof is damaged and leaking in some areas.

Condition of flooring is varied and the level uneven, with widespread evidence of previous repairs and in some areas, exhibits excessive movement.

The building structure and enclosing fabric is in fair condition. There is some termite and weathering damage.

The assessment by the engineering consultant details this and should be read together with this report.

The power and light services are also in poor condition and appear non-functional.

Water is connected and the toilet facilities remain functional.

The building in its present condition does not comply with the most basic requirements of the BCA and relevant Australian Standards for a habitable structure.

Local Heritage Significance

The building has local significance as described in the citation.

"Local Significance

Criterion 3 - The former Queenton Post Office is a timber framed building that was erected on Millchester Road in 1888. It is significant for being one of the few remaining timber post office buildings still standing in Queensland. Criterion 5 - The former Queenton Post Office has a strong association with the community of the township of Queenton for the crucial role it played in the provision of essential postal and telecommunication services."



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3.0 CONCLUSION

3.1 RECOMMENDATIONS

Having regard for all of the above I see merit in recommending its relocation and refurbishment.

- The Code included within the regulations under the Queensland Heritage Act – Schedule 2, Part 2 – Purpose of the Code, clause (2) provides

“ In considering whether there is no prudent and feasible alternative to demolition or removal the Assessment Manager (Charters City Council) must have regard to

- (a) Safety health and economic considerations
- (b) Any other matters that the assessment manager considers relevant”

- The Heritage Overlay Code within the Charters Towers Regional Council Planning Scheme – sec. 7.2.3 – Heritage Overlay Code – provides at PO2.

“Any demolition must:

- (a) Not result in the loss of the cultural heritage significance of the heritage place; or*
- (b) Demonstrate the building or structure to be demolished is not capable of structural repair and represents a safety hazard; or*
- (c) Ensure that part of the local heritage place is not of cultural heritage significance.”*

In the circumstances, and in my opinion, I recommend that:

- Council permit the relocation of the building to No. 4 Millchester; and that
- A condition be made requiring the building be fully documented before relocation and a heritage management plan be prepared to guide the re-location and refurbishment processes to ensure the preservation of this important heritage asset of Charters Towers.

Roger MacCallum