

18 March 2021

Our Ref: 1433288  
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](mailto: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 18 March 2021. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

#### **Applicant details**

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Applicant name: Carney Group Investments C/- Brazier Mott

#### **Location details**

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Street address: 4 and 6 Millchester Road, Queenton QLD 4820

Real property description: Lots 1 and 2 on MPH21374

#### **Application details**

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Application number: BWAP20/134  
Approval type: Preliminary Approval  
Development type: Building Works Assessable  
Category of assessment: Impact Assessment  
Description of development: Demolition of two Local Heritage Places – Dwelling Houses  
Definition of use: N/A  
Categorising instrument: Charters Towers Regional Town Plan Version 2

#### **1. Details of the approval**

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



Date: 18 March 2021

Our Ref: 1433288

	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)	<div>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:</div> <table><tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Site Plan</td><td>MacCallum Planning &amp; Architecture</td><td>15 December 2020</td><td>-</td><td>-</td></tr></table> <div>And supporting documents:</div> <table><tr><th>Document Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Technical Memorandum: 6 Millchester Road Condition Assessment.</td><td>Langtree Consulting</td><td>4 February 2021</td><td>TM-BL0265</td><td>-</td></tr><tr><td>Technical Memorandum: 4 Millchester Road Condition Assessment.</td><td>Langtree Consulting</td><td>4 February 2021</td><td>TM-BL264</td><td>-</td></tr><tr><td>Heritage Assessment, Building Condition and Demolition Report Freestanding House 4 Millchester Road Charters Towers</td><td>MacCallum Planning &amp; Architecture</td><td>17 February 2021</td><td>-</td><td>B</td></tr><tr><td>Heritage</td><td>MacCallum</td><td>17</td><td>-</td><td>B</td></tr></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: 6 Millchester Road Condition Assessment.	Langtree Consulting	4 February 2021	TM-BL0265	-	Technical Memorandum: 4 Millchester Road Condition Assessment.	Langtree Consulting	4 February 2021	TM-BL264	-	Heritage Assessment, Building Condition and Demolition Report Freestanding House 4 Millchester Road Charters Towers	MacCallum Planning & Architecture	17 February 2021	-	B	Heritage	MacCallum	17	-	B	At all times
Drawing Title:	Prepared by:	Date:	Reference No:	Revision:																																	
Site Plan	MacCallum Planning & Architecture	15 December 2020	-	-																																	
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Heritage	MacCallum	17	-	B																																	



Date: 18 March 2021

Our Ref: 1433288

Condition Number	Condition					Timing
	Assessment, Building Condition and Demolition Report Freestanding House 6 Millchester Road Charters Towers	Planning & Architecture	February 2021			
Special						
2)	The Dwelling House located at 6 Millchester Road, Queenton QLD 4820 more formally described as L1/MPH21374 is to be relocated to another property located within the General Residential Zone as per the Charters Towers Regional Town Plan Version 2 (as amended). 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 over the new property as part of the relocation.					As part of construction works and thereafter
General						
3)	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 a) 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						
4)	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 &amp; Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .					As part of construction works and thereafter
5)	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
6)	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						



Date: 18 March 2021

Our Ref: 1433288

Condition Number	Condition	Timing
7)	Obtain a Development Permit and Building Final for Building Works in accordance with the <i>Planning Act 2016</i> for the demolition of each Dwelling House.	Prior to construction works
8)	All internal drainage must be sealed and capped by a licensed Plumber and Drainer. A Form 4 – Notifiable Work must be lodged with the Queensland Building and Construction Commission.	Prior to construction works

#### Advisory Notes

##### Scale or Intensity of Use

- A. Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.

##### Local and State Heritage

- B. 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

- C. 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

- D. 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.



### 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. Submission(s)

Properly made submissions were not made in relation this development. The details of these submissions are included below:

### 6. Notice of Reasons

This Notice is prepared in accordance with Section 3(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

<b>Description of the development:</b>	The proposed development is for a Preliminary Approval for Building Works (Demolition of two Local Heritage Places) at 4 and 6 Millchester Road, Queenton QLD 4820.	
<b>Reasons for the decision:</b>	The demolition of the Local Heritage Places has been supported by technical documents demonstrating the structural integrity of both Dwellings and their local historical significance. As such, reasonable and relevant conditions have been recommended in support of the relocation of 6 Millchester Road to an alternative property within the General Residential Zone.	
<b>Assessment benchmarks:</b>	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan Version 2 including the: <ol style="list-style-type: none"> <li>1) Strategic Framework, and</li> <li>2) Heritage Overlay Code.</li> </ol>	
	The proposed development was assessed against all the assessment benchmarks listed about and complies with all with the exceptions listed and responded to below.	
	<b>Assessment benchmark:</b>	<b>Reasons for the approval despite non-compliance with benchmark:</b>
	Strategic Framework: Section 3.6.1.1, Point 2	As part of the response to Council's Information Request, Langtree Consulting undertook inspections of the Dwellings Houses. The reports were completed by a Registered Professional Engineer of Queensland (RPEQ) who deemed that the Dwelling House at 4 Millchester Road was in a state of disrepair and not suitable to be preserved and relocated to another site. In addition, Northern House Raising provided an assessment against 4 Millchester Road which stated that the building had significant amounts of asbestos and removal would render the building unsound for relocation. However, the reports noted that the Dwelling House located at 6 Millchester





Date: 18 March 2021

Our Ref: 1433288

		Road was structurally stable and suitable for relocation. Due to this, a condition has been recommended that the Dwelling House located at 6 Millchester Road is to be relocated to another property located within the General Residential Zone. Due to these reports, partial compliance is achieved with the Strategic Framework through conditions requiring that the Dwelling House located at 6 Millchester Road be relocated to another property located within the General Residential Zone.
	Heritage Overlay Code Performance Outcome 2	The Applicant contracted Langtree Consulting to undertake a structural review of the properties. This review found the Dwelling House at 4 Millchester Road to be structurally unsafe and unsuitable for removal. However, the Dwelling House located at 6 Millchester Road is structurally sound and could be relocated to another property within the General Residential Zone. Additionally, MacCallum Planning & Architecture provided a Heritage Impact Report for the properties. These Heritage Impact Reports stated that 4 Millchester has no merits for the restoration and refurbishment while they found no reason for 6 to remain on the heritage register as there is no supporting documentation demonstrating merits for its listing as a Local Heritage Place. As such, a condition has been recommended that the Dwelling House at 6 Millchester Road be relocated to another property located within the General Residential Zone. Such a condition provides partial compliance with the Performance Outcome by preserving and relocating the Dwelling House at 6 Millchester Road.
	Heritage Overlay Code Performance Outcome 4	In response, as the application is for a demolition of Local Heritage Places, compliance cannot be achieved with requirements (a) and (d) of the Performance Outcome. However, the Applicant has provided reports on both the structural integrity and cultural significance of the Dwelling Houses and it is the opinion of the authors of the reports that the Dwelling House at 4 Millchester Road is unsuitable for relocation and repair while the Dwelling House at 6 Millchester Road has minimal to no remaining heritage features. Due to this, compliance is achieved with Performance Outcome 4. However, as the Dwelling House at 6 Millchester Road is structurally stable and suitable for relocation, there will be a condition requiring that it must be relocated to an alternative property within the General Residential Zone.
<b>Relevant matters:</b>	Not applicable.	
<b>Matters raised in submissions:</b>	<b>Submission Point:</b>	<b>Council Response:</b>
	No Submissions Received	No Submissions Received

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

There are no other requirements.

## 7. Appeal rights



Date: 18 March 2021

Our Ref: 1433288

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*.

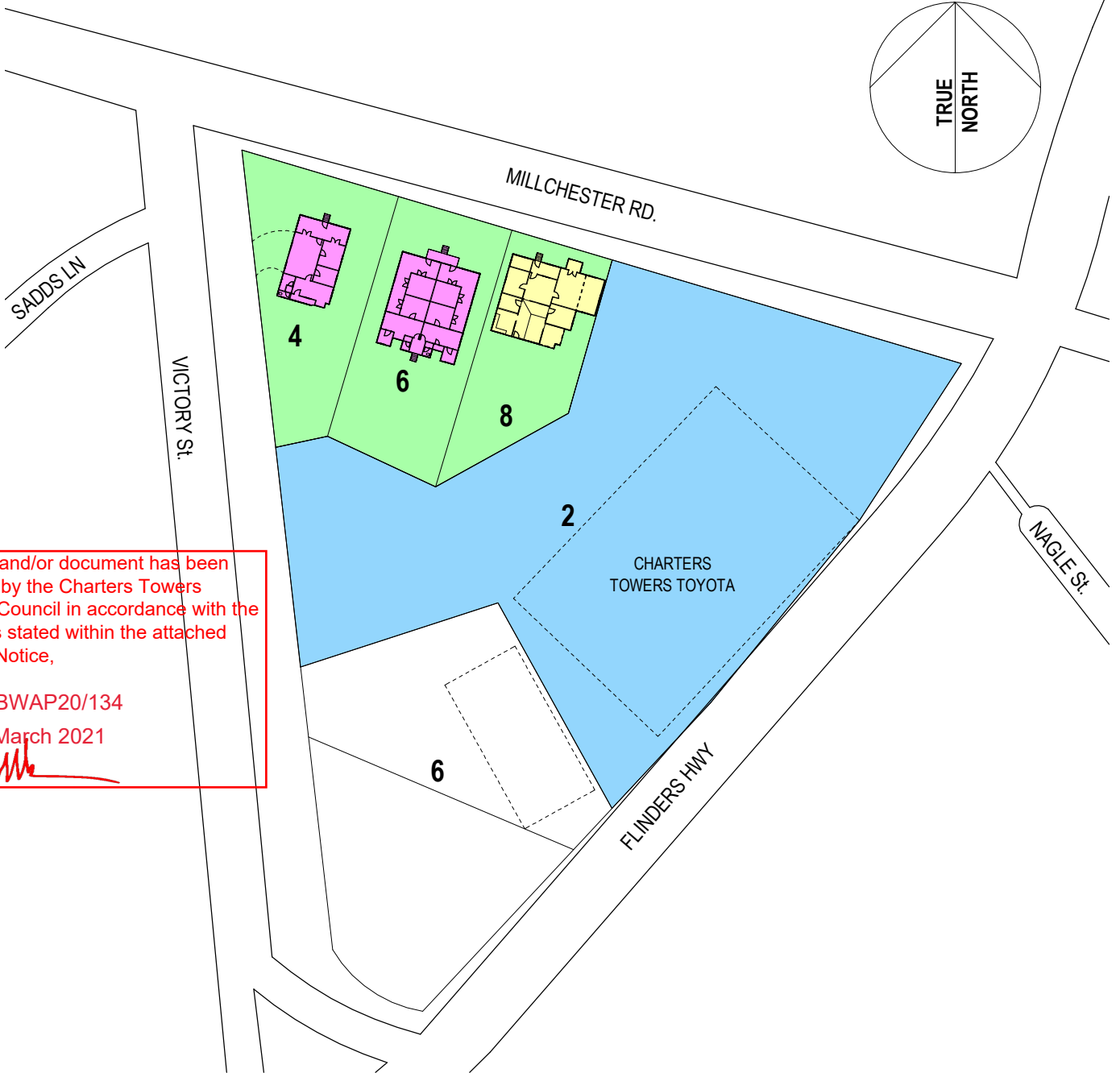
Should you wish to discuss this matter, please contact Lachlan Deon, Graduate Planner on (07) 4761 5300.

Yours faithfully



Matthew Kelly  
**Manager Regional Development**






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: BWAP20/134

Date: 18 March 2021

Signed: 

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04.01

GF - SITE (EXISTING)  
1 : 1000

NOTE  
PROPERTY BOUNDARY AND SCALE  
APPROXIMATE



# EXISTING CONDITION SITE PLAN

MACCALLUM PLANNING & ARCHITECTURE





# Technical Memorandum

To Neil Bennett - Brazier Motti

Pages 7

CC

Subject 6 Millchester Road Condition Assessment

From Michael Lancini RPEQ 18786

Reviewed By Brett Langtree RPEQ 11932

File/Ref No. TM-BL0265

Date 4<sup>th</sup> 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 6 Millchester Road, Charters Towers. Refer to **Figure 1**. The inspection was requested as the house was found to be in a state of disrepair and is not suitable to be preserved and relocated to another site.



**Figure 1:** Locality Plan

The structural inspection was completed on Friday 26th November 2020. 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 6 Millchester Road, Charters Towers, is shown in **Figure 2** below.



**Figure 2:** 6 Millchester Road, Charters Towers

The building is a two (2) storey residential structure which consists of concrete stumps which support timber floor framing. The wall framing consisted of timber framing with asbestos sheeting. The roof cavity was not inspected at the time of the inspection; however, it is assumed that the roof structure consists of timber rafters or trusses.

## 3.0 SITE INSPECTION FINDINGS

### 3.1.1 External Condition Assessment

#### 3.1.1.1 Timber Floor Framing

The building was inspected externally to determine the condition of the visible structural elements. 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, with exception to isolated concrete stumps which supported columns over. The timber floor framing is shown in **Figure 3**.



**Figure 3:** Timber Floor Framing

#### 3.1.1.2 External Walls

The external wall cladding was identified to be timber weatherboard. The wall cladding was generally found to be in a deteriorated state with wear and tear and chipping evident to the majority of the cladding. The deteriorated cladding is shown in **Figure 4**.



**Figure 4:** Deteriorated Cladding

#### 3.1.1.3 External Tie Downs

The external walls were generally found to support the roof structure however, it is noted that the fixing from the roof structure to the external wall could not be seen during the inspection. At the top of the external wall framing was a timber ring beam which the timber trusses/rafters fix to. These ring beam members span between vertical timber posts and are fixed with a bolted connection. Although these timber posts take the wind loading that the roof is subjected to, the majority of the timber columns did not have a positive fixing to the substructure and were located directly on top of the timber bearers.

**Figure 5** shows an example of timber posts which are bolted to the ring beam, however there is no fixing to the timber floor framing.



**Figure 5:** Timber Post with No Identifiable Fixing

#### 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 could be viewed from various penetrations in the external wall framing. From the inspection the timber wall framing consisted of timber studs which support timber wall cladding.

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.

**Figure 6** shows the internal wall framing.



**Figure 6:** Internal Wall Framing



#### 4.0 RECOMMENDATIONS AND CONCLUSION

Langtree Consulting have been engaged by Brazier Motti to undertake the structural inspection of the residence located at Lot 6 Millchester Road, Charters Towers. The inspection was requested as the house was found to be in a state of disrepair and is not suitable to be preserved and relocated to another site. 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.
- External Wall Framing
  - The external wall framing was found to be deteriorated and insufficiently tied down to the substructure. The roof is supported by a timber ring beam which has been bolted to intermediate timber posts, however these posts are not fixed to the timber floor framing in various locations. Where the posts are located over the bearers, if a connection was retrofitted, it would overstress the bearer during a wind event.
- Internal Wall Framing
  - 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
  - Although the roof could not be inspected in detail, no fixing was identified from the rafters/trusses to the external ring beam.

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 shear walls throughout the building;
- Replacement of deteriorated timber members (floor framing and roof framing);
- Strengthening of floor framing members which support roof loading; 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 for the relocated building.

# Technical Memorandum

To Neil Bennett - Brazier Motti

Pages 6

CC

Subject 4 Millchester Road Condition Assessment

From Michael Lancini RPEQ 18786

Reviewed By Brett Langtree RPEQ 11932

File/Ref No. 0512: TM-BL264

Date 4<sup>th</sup> 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 4 Millchester Road, Charters Towers. Refer to **Figure 1**. The inspection was requested to determine whether the house is suitable for relocation.



**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 its suitability to be relocated.

## 2.0 BACKGROUND

The building located at 4 Millchester Road, Charters Towers, is shown in **Figure 2** below.



**Figure 2:** 4 Millchester Road, Charters Towers

The building is a two (2) storey residential structure which consists of concrete stumps to the external perimeter of the building and steel circular hollow posts internally, which support the timber floor framing. The wall framing consisted of timber framing with what appeared to be asbestos sheeting. The roof cavity was not inspected at the time of the inspection however, it is assumed that the roof structure consists of timber rafters or trusses.

## 3.0 SITE INSPECTION FINDINGS

### 3.1.1 External Condition Assessment

#### 3.1.1.1 Timber Floor Framing

The building was inspected externally to determine the condition of the visible structural elements. From the inspection, the timber floor framing was found to be weathered, with some isolated areas of rot and splitting evident. In isolated timber members there was evidence of previous termite damage.

The timber joists were measured on site to be 100mm x 50mm hardwood members with a span of approximately 2000mm. It is noted that both single and continuous span joists were identified on site. The timber bearers were found to be continuous members and were measured to be 100mm x 75mm hardwood members with a span of approximately 2100mm. Evidence of overstress and deflection was evident in the timber framing with cracking identified in isolated joists. From a structural assessment of the timber joists and bearers it was found that the both the bearers and joists do not comply with today's relevant Australian Standards. The joists fail in serviceability whilst the bearers fail both strength and serviceability.

From the inspection no positive fixing was evident between the floor framing and the supporting members (concrete stumps and steel posts). The timber floor framing is shown in **Figure 3**.



**Figure 3:** Timber Floor Framing

#### 3.1.1.2 External Walls

The external walls were found to be in a moderately weathered state with minor wear and tear evident to the majority of the cladding. Although testing was not undertaken, Langtree Consulting understand that asbestos is present to the external cladding.

The deteriorated cladding is shown in **Figure 4**.





Figure 4: Cladding

#### 3.1.1.3 External Tie Downs

The external walls were generally found to support the roof structure however, it is noted that the fixing from the roof structure to the external wall could not be seen during the inspection. 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. No positive fixing was identified between the timber floor framing and concrete/steel posts. **Figure 5** shows the floor framing with no identifiable tie downs.



**Figure 5:** Concrete Post with No Identifiable Fixing

### 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. No structural wall framing was visible as it is cladded in its entirety.

#### 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 4 Millchester Road, Charters Towers. The inspection was requested to determine whether the house is suitable for relocation.

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 or circular hollow posts.
  - A structural assessment of the timber members found:
    - The bearers fail in both strength and serviceability when assessed in accordance with today's relevant Australia standards.
    - The joists fail in serviceability when assessed in accordance with today's relevant Australia standards.
- External Wall Framing
  - The external wall framing was not able to be inspected as the building is cladded in its entirety.
  - The external cladding is also understood to contain asbestos which would need to be removed in order to relocate the building.
- Internal Wall Framing
  - 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 and wall tie downs.
- Although the roof could not be inspected in detail, no tie down roads were evident in the structure.

Based on the identified defects to the existing structure, relocation of the building is not recommended as significant strengthening would be required to the majority of the building to ensure it can withstand the loads required by today's relevant Australian Standards. As the building does not have sufficient tie downs or lateral racking capacity, it is recommended that it is demolished prior to the cyclone season.

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: BWAP20/134

Date: 18 March 2021

Signed: 



## Heritage Assessment, Building Condition and Demolition Report

# Freestanding House 4 Millchester Road Charters Towers



## MacCallum Planning & Architecture

Town Planning

Urban Design & Master Planning

Project Management

Landscape Architecture

Interior Design Graphic Design

Heritage & Conservation

Queensland . New South Wales . Victoria

Z:\MPA - DMO - MST\Projects\1.0 Current Projects\20020 - 4,6&8 Millchester Rd, Charters Towers\Report\4 Millchester Rd\20020 - 4 Millchester Rd - Heritage Assessment.docx



## 4 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.


### CURRENCY

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	DRAFT FOR CLIENT COMMENT	15.12.20
B	RM	AK	FIRST ISSUE	17.02.21

### Sign-off Approval

Name	Company	Signature	Date
ROGER MACCALLUM	MACCALLUM PLANNING & ARCHITECTURE		17.02.21

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



## **4 Millchester Road, Charters Towers HERITAGE IMPACT REPORT**

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>4</b>
1.1	OVERVIEW.....	4
1.2	SCOPE OF REPORT .....	4
1.3	BACKGROUND INFORMATION & RESEARCH.....	4
1.4	REFERENCE DOCUMENTS.....	4
1.5	PLANNING SCHEME REQUIREMENTS.....	5
1.6	PROPOSAL .....	5
<b>2.0</b>	<b>HERITAGE SIGNIFICANCE.....</b>	<b>6</b>
2.1	CULTURAL SIGNIFICANCE .....	6
2.2	DOCUMENTARY EVIDENCE.....	6
2.3	PHYSICAL EVIDENCE .....	6
<b>3.0</b>	<b>CONCLUSION.....</b>	<b>8</b>
3.1	RECOMMENDATIONS .....	8

### **ATTACHMENTS:**

**A – Charters Towers Regional Council Planning Scheme Extract**

**B – MPA Floor Plan**

**C – MPA Photo Survey**

**D – Structural Engineers Report**



## **4 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, and whether it should be retained on or removed from the register of the local council.

#### **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 & RESEARCH**

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

- The place was inspected on 10<sup>th</sup> December 2020
- MPA contacted the Charters Towers Council Planning Department 9<sup>th</sup> Dec 2020 to obtain details of the listing
- MPA contacted the Charters Towers Archives 9<sup>th</sup> Dec 2020 to obtain particulars of the material supporting the listing

#### **1.4 REFERENCE DOCUMENTS**

**The only reference relevant is the Charters Towers Regional Town Plan Version 2: Schedule 5, Table SC5.1.2 Statement of significance for local heritage places; and the notation on overlay Map OM4**

The places described as below:

- Place Name: Dwelling
- RP description: 2MP21374
- Address: 4 Millchester Road
- Theme: A

On enquiry MPA were advised Council have nothing on file for this property.

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

#### **Charters Towers Archives**

On enquiry MPA were advised the archives have nothing on file for the place.



## **4 Millchester Road, Charters Towers HERITAGE IMPACT REPORT**

### **1.5 PLANNING SCHEME REQUIREMENTS**

#### **Charters Towers Planning Scheme: Assessment**

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 building owner wishes to demolish the building as it is of the opinion that it has no merit for listing on the council register, and it is in such poor condition relocation, repairs and restoration are not viable options.

To this end the following has been obtained:

#### **Engineer's Report on Condition**

Langtree Consulting TMOBLO264 – 4 Millchester Road Condition Assessment – Date 4<sup>th</sup> February 2021.





## 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
- 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*
- The assessment should be carried out by an accredited expert practitioner well versed in the principles involved

### 2.2 DOCUMENTARY EVIDENCE

#### Social History Assessment

There is no material available from the Charters Towers Council or the Charters Towers Historical Group to support the inclusion of the place on council's register.

The Manager of the Charters Towers Historical Group Mr Michal Brumby is of the Opinion that the place has no social history.

#### Social Significance

Accordingly, as the place does not meet with this aspect of assessment it can be assumed there is none.

### 2.3 PHYSICAL EVIDENCE

#### Building Assessment

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

- Formal or aesthetic qualities
- Condition
- Heritage significance



## **4 Millchester Road, Charters Towers HERITAGE IMPACT REPORT**

### **Formal or Aesthetic Qualities**

The exterior form is typical of timber framed hipped roof residential construction of the 1910-1930's with skillion veranda, originally clad with timber weatherboard, entry door at front and rear, side windows with external timber stairs.

Of rudimentary single storey high set timber framed construction, the building is approx. 8.5m wide and 14m long, with clearance internally of about 2.3 m at the external wall line, this increasing as the roof framing rises to the ridge, the main ceiling are approximately 3.4m and the ridge is approximately 6m off the floor.

The verandah, internal rooms and wet areas have ceiling and wall linings. No structural framing is visible as it is cladded in its entirety .

External cladding appears to be asbestos cement sheet materials.

Windows have generally been replaced with steel framed glass louvres.

The building is extensively "modernised" inside and out and displays no discernible formal or aesthetic qualities that would support a listing under commonly accepted criteria.

### **Condition**

The roof is corrugated iron with corrosion evident in roof sheets, gutters and downpipes.

Flooring is varied in level with widespread evidence (in the undercroft) of previous structural repairs and in some areas, exhibits excessive movement underfoot.

The building structure and enclosing fabric show signs of movement and settlement and is possibly in poor condition, although now concealed by flat sheets. There is evidence of past termite and weathering damage.

Power was connected: the power and light services are also in poor condition and some appear non-functional.

Water is connected and the drainage is connected.

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

### **Building Significance**

The building, whilst having the basic form of commonly constructed hipped roof, highset 2 bedroom housing at the early 20<sup>th</sup> century, has been modified to the degree it has lost completely the inherent qualities of the original construction, is in poor structural condition and has no significance to merit its retention.



### 3.0 CONCLUSION

#### 3.1 RECOMMENDATIONS

Having regard for all of the above I see no merit in recommending its restoration or refurbishment, and support the proposal to demolish and remove.

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 P02

*“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, the above criteria exists for demolition, and I recommend that:

- Council permit the demolition of the building.

Roger MacCallum

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: BWAP20/134

Date: 18 March 2021

Signed: 



## **Heritage Assessment, Building Construction and Re-location Report**

# **Freestanding Duplex 6 Millchester Road Charters Towers**



## **MacCallum Planning & Architecture**

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

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## 6 Millchester Road, Charters Towers

### 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.


### CURRENCY

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



## 6 Millchester Road, Charters Towers

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>4</b>
1.1	OVERVIEW .....	4
1.2	SCOPE OF REPORT .....	4
1.3	BACKGROUD INFORATION .....	4
1.4	REFERENCE DOCUMENTS.....	4
1.5	PLANNING SCHEME REQUIREMENTS.....	5
1.6	PROPOSAL .....	5
<b>2.0</b>	<b>HERITAGE SIGNIFICANCE.....</b>	<b>6</b>
2.1	CULTURAL SIGNIFICANCE .....	6
2.2	DOCUMENTARY EVIDENCE.....	6
2.3	PHYSICAL EVIDENCE .....	6
<b>3.0</b>	<b>CONCLUSION.....</b>	<b>8</b>
3.1	RECOMMENDATIONS .....	8

### 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**





## 6 Millchester Road, Charters Towers

### 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, or if able to be relocated to another site successfully, whether it should be retained on or removed from the register of the local council.

#### 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, or demolition

#### 1.3 BACKGROUND INFORMATION AND RESEARCH

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

- The place was inspected on 10<sup>th</sup> December 2020
- MPA contacted the Charters Towers Council Planning Department to obtain details of the listing
- MPA contacted the Charters Towers Archives to obtain particulars of the material supporting the listing

#### 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: Dwelling
- RP description: 1MP21374
- Address: 6 Millchester Road
- Theme: A

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

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



## **6 Millchester Road, Charters Towers**

### **Charters Towers Archives**

On enquiry MPA were advised they have nothing on file for this property.

There is no citation or material available that specifically supports or is directed to the inclusion of the place on the heritage register

## **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 a location in Charters Towers to be confirmed), even so it is of the opinion that it has no merit for remaining on the council register as it does not display any of the characteristics meeting the criteria for retention.

In support of this proposal the client has obtained the following report:

### **Engineer's Report on Condition**

Langtree Consulting 0512-TM-BL264 – 6 Millchester Road Condition Assessment – Dated 4<sup>th</sup> February 2021.



## 6 Millchester Road, Charters Towers

### 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
- 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

There is no evidence available at this time to support maintaining the listing under this criteria on the register.

The manager of the Charters Towers Heritage Group Mr Michael Brumby is of the opinion the place has no social history or aesthetic qualities to justify its inclusion in the council register.

#### 2.3 PHYSICAL EVIDENCE

##### Building Assessment

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

- Formal or aesthetic qualities;
- Condition; and
- Heritage significance.

##### Formal or Aesthetic Qualities

The building is typical of timber framed highset residential duplex construction of the early 20<sup>th</sup> century with an iron clad pyramid roof, exposed stud walls with weatherboard cladding, extensive use of timber louvres and windows in external walls, and internal T & G wall linings concealing the stud framing.

The plan is mirrored along the centre line of the structure with both units being 2 bedrooms, with amenities to the rear, and stair access front and rear.



## **6 Millchester Road, Charters Towers**

The building is approximately 13.5m wide and 16m long, with clearance internally of about 2.3 m at the external wall line, rising to 3.6m in the central area. The ridge is approximately 7m off the floor.

Toilets and bathrooms are located to the rear of the duplex.

### **Condition**

The building is secure.

The roof is corrugated iron in aged condition.

Flooring is a mixture of T&G and flush jointed hardwood and softwood.

The building structure and enclosing fabric is in reasonably sound condition. There is minor termite and weathering damage. The assessment by the engineering consultant should be read together with this report.

The power and light services are also in aged condition.

Water is connected and the toilet facilities functional.

The building in its present condition probably does not comply with the basic requirements of the BCA and relevant Australian Standards.

### **Heritage Significance**

Whilst displaying the features typical of timber housing of the period, the building has no formal or aesthetic qualities that would support a listing under commonly accepted criteria as a heritage item of significance.



## 6 Millchester Road, Charters Towers

### 3.0 CONCLUSION

#### 3.1 RECOMMENDATIONS

Having regard for all of the above I see no merit in retaining the listing on the heritage schedule, and support the proposal to relocate.

When considering demolition or relocation, the following is relevant:

- 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 P02.

*“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 heritate significance.”*

In the circumstances, and after consideration of the above statutory criteria, I recommend that:

- Council permit the relocation of the building to a place in Charters Towers to be nominated by the client;
- Council remove the listing of the structure from the Heritage Schedule.

Roger MacCallum