

20 May 2026

Our Ref: 5257092
File Ref: EXE2026/0004
Enquiries: Luke Acreman

Mark Champion
18/135 Bage Street
NUNDAH QLD 4012

Sent via email: markchampion1968@gmail.com

Dear Mark,

Exemption Certificate

(Given under Section 74 of the *Queensland Heritage Act 1992*)

The application for an Exemption Certificate (Heritage Exemption Certificate) to carry out the development described below, is approved with conditions on 19 May 2026 by Council's Delegate under Section 74 of the *Queensland Heritage Act 1992*.

This Heritage Exemption Certificate attaches to the premises. Any person, including the owners, owners' successors in title and occupiers of the premises, may carry out development permitted by this exemption certificate and is bound by the conditions.

This Heritage Exemption Certificate only applies to development substantially started within 4 years of this decision. Note that the *Queensland Heritage Act 1992* does not provide for extensions of time to Exemption Certificates. If development does not substantially start within 4 years of this decision, this approval will lapse and a new application will need to be made.

Terms and phrases used in this document are defined principally in the *Queensland Heritage Act 1992*, and in the *Planning Act 2016* and its Regulation.

NOTE:

- This Heritage Exemption Certificate does not give approval for works under the *Building Act 1975* and the
 - *Plumbing and Drainage Act 2018*.



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Applicant details

Applicant name: Mark Champion

Location details

Street address: 55-57 Plant Street, Richmond Hill (*Dwelling House*)
Real property description: Lot 5 MPH 20383 & Lot 1 MPH 20888

Development to which the Exemption Certificate relates

Application number: EXE2026/0004
Local heritage place: 55-57 Plant Street, Richmond Hill
Development proposed: Building work
Description of development: Building, repair and maintenance works and removal of a large mature tree
Reason for giving Exemption Certificate: The proposed development has been assessed as having no more than a minor detrimental impact on the cultural heritage significance of the place.

Approved plans and documents

Development stated in this Exemption Certificate must be generally in accordance with the below approved plans/documents:

Drawing title:	Prepared by:	Date:	Ref no:	Rev.:
(elevation)	Applicant	24/04/2026	-	-

The approved plans and/or documents in relation to this approval are included as an attachment.



Conditions of approval

General		
No.	Condition	Condition Timing
General		
1.	<p>Scope of the development. Carry out the development as described in the application received on 28 April 2026. In the case of a discrepancy between application documents and conditions, conditions take precedence.</p> <p><i>(Reason - To ensure development is carried out as approved)</i></p>	At all times.
2.	<p>Keep a copy of the approval on site A copy of this exemption certificate and a copy of any documents that describe the approved development must be retained at the Local heritage place.</p> <p><i>(Reason – To facilitate the monitoring of development for compliance purposes)</i></p>	For the duration of the development.
3.	<p>Photograph effect of development Submit photographs of the area of development, both before and after the development is completed to Charters Towers Regional Council at development@charterstowers.qld.gov.au. The submission must state the address of the place, the application number, and condition number 3.</p> <p><i>(Reason – To facilitate the monitoring of development for compliance purposes and ensure change is adequately recorded)</i></p>	Within 10 business days of completion of the development
4.	<p>Extent of works applicable under the HEC The works included in this HEC relate to the building works in accordance with the approved documents and as described in the application.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.
5.	<p>Protect the local heritage place from damage Protect the existing features of the local heritage place from incidental damage and maintain protective measures to ensure the development does not result in damage to, or deterioration of, the Local heritage place caused by weather, fire, vandalism, insects or other factors.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.



General		
No.	Condition	Condition Timing
6.	<p>Tree removal Removal is restricted to the tree on the main frontage that has been formally assessed as posing a risk of failure.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.
7.	<p>Installation of new box gutter Ensure that:</p> <ul style="list-style-type: none"> a) the roof sheeting is replaced like-for-like, including profile and short-sheeting b) the existing roof pitch remains unchanged c) The location and form of all roof vents remains unchanged. d) All roofing and rainwater good materials are compatible and do not result in galvanic (bimetallic) corrosion. <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised, maintained and managed)</i></p>	For the duration of the development.
8.	<p>New block wall The approved works must be limited to a low-height masonry wall between existing stumps and must not create, introduce, or increase opportunities for termite or other pest ingress, including via the formation of bridging paths.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development, and at all times.
9.	<p>Painting Ensure that:</p> <ul style="list-style-type: none"> a) Only surfaces with an existing finish are painted. b) Where the original paint colour is intact or is a significant feature, the new paint matches the hue, saturation and tone and allows for fading. c) An appropriate undercoat is used over existing paintwork to isolate and protect significant earlier layers and to create a stable surface for repainting <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.



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General		
No.	Condition	Condition Timing
10.	<p>Report any damage to the local heritage place that occurs During development, should damage occur to any features of the Local heritage place report such incidents immediately to the Planner at development@chartersowers.qld.gov.au.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	Immediately, should damage occur.
11.	<p>Like-for-like repairs Any repairs to fabric incidentally damaged because of the works must be undertaken on a like-for-like basis. This includes matching original materials, profiles, finishes, and construction methods. Substitute materials or modern techniques are not permitted unless prior written approval from Council's Planner.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately managed)</i></p>	For the duration of the development.
12.	<p>Permit access to the local heritage place Permit access to the local heritage place by Charters Tower Regional Council officers if requested.</p> <p><i>(Reason – To facilitate the monitoring of development for compliance purposes)</i></p>	For the duration of the development.
13.	<p>Like-for-like replacement Where practicable, ensure that replacement components (balustrades, verandah floorboards) match the existing material, size and profile and, in the case of the floorboards, orientation.</p> <p><i>(Reason - To ensure the cultural heritage values of the Local heritage place are appropriately recognised and managed)</i></p>	For the duration of the development.

Should you wish to discuss this matter, please contact Council's Planner on (07) 4761 5300 or via email development@chartersowers.qld.gov.au.

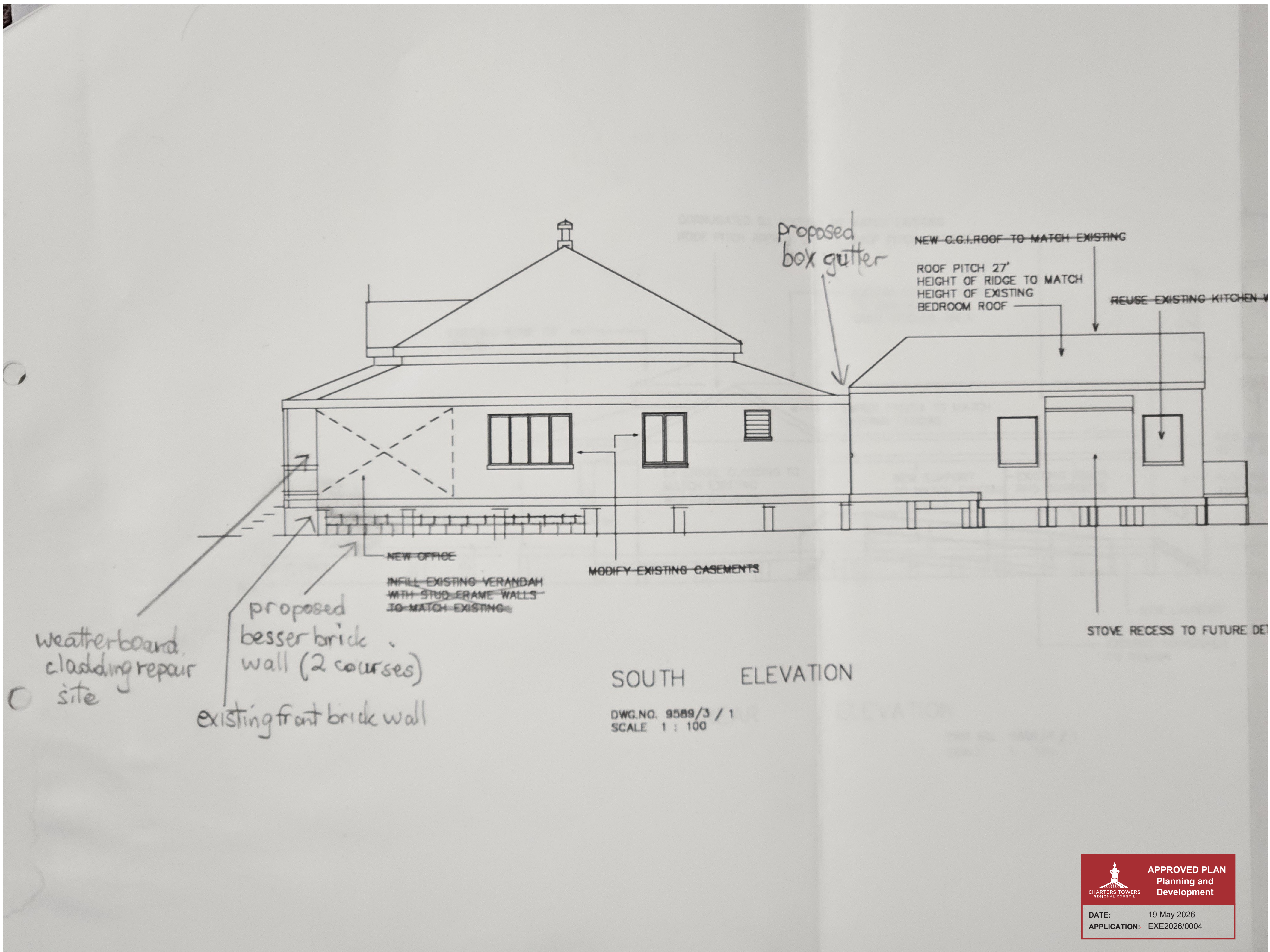
Yours faithfully



Timna Green
Manager Planning & Development

Enc. Approved Plans





SOUTH ELEVATION

DWG. NO. 9589/3 / 1
SCALE 1 : 100


APPROVED PLAN
 Planning and
 Development
 DATE: 19 May 2026
 APPLICATION: EXE2026/0004