

MP ref: M2635
QA: hw.ms.pm

23 February 2026

Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820
Via: development@charters Towers.qld.gov.au

Attention: Planning and Development

Dear Sir/ Madam,

Re: Exemption Certification for Local Heritage Place on land described as Lot 808 on CT1824 and located at 73 Gill Street, Charters Towers

On behalf of the Applicant, Milford Planning hereby make the enclosed exemption application seeking the abovementioned development approval on the abovementioned land in accordance with Section 46 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Charters Towers Regional Council's (Council) Schedule of Fees and Charges 2025/26.

Component	Calculation	Fee
Exemption Certificate	\$295 per application	\$295
TOTAL ASSESSMENT FEE:		\$295

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

07 4724 0095
info@milfordplanning.com.au
283 Flinders Street
Townsville City Q 4810
PO Box 5463
Townsville City Q 4810
ABN 31 162 988 132
milfordplanning.com.au



Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's of an exemption certificate to facilitate a concurrent development application.

If you have any questions regarding this correspondence, please contact the undersigned or Matteo Sandona on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

A handwritten signature in black ink, appearing to read "Henry Wells".

Henry Wells

GRADUATE TOWN PLANNER

Encl: Exemption Certificate

Exemption Certificate for Local Heritage Places Application

Use this form to apply for an Exemption Certificate under section 72 of the *Queensland Heritage Act 1992* (the Act) for development on a Local Heritage Place (which is a place entered in a local government's heritage register or identified as being of local heritage significance in the relevant local planning instrument (i.e. planning scheme)).

An Exemption Certificate may only be issued under limited circumstances and for development at a Local Heritage Place that:

- will have no more than a minimal detrimental impact on the cultural heritage significance of the place, or
- is permitted under a heritage agreement.

Before completing the relevant sections of this form, the following must be understood:

- an Exemption Certificate cannot be issued for a Local Heritage Place that is also a Queensland Heritage Place (which is a place entered in the Queensland Heritage Register under the *Queensland Heritage Act 1992*). Council may request further information if required to make a decision.
- After your application is submitted, Council may issue a 'Further Advice' letter requesting more information or details be provided in order for a decision to be made regarding the exemption certificate.
- A refusal from Council to issue a requested Exemption Certificate does not necessarily mean the proposed development is not supported. This means that the request has not met the relevant requirements of the Act and therefore, the proposal must be lodged as an application for assessable development against the relevant local planning instrument.
- Fees apply and must be paid prior to Council considering your application.

1. Applicant details

Are you applying on behalf of a business or corporation?

NO YES

BUSINESS OR CORPORATION NAME (IF APPLICABLE) IJS and DA Urquhart c/- Milford Planning (Henry Wells)	
FAMILY NAME OF APPLICANT OR ORGANISATION REPRESENTATIVE	
GIVEN NAME (S)	TITLE
Residential Address, Or Registered Business Address For Corporations PO BOX 5463	POSTCODE 4810
TELEPHONE (07) 4724 0095	
EMAIL info@milfordplanning.com.au	
POSTAL ADDRESS (WRITE "AS ABOVE" IF SAME AS RESIDENTIAL/REGISTERED BUSINESS ADDRESS) AS ABOVE	POSTCODE

2. Details of place

NAME OF LOCAL HERITAGE PLACE AND/ OR FORMER NAME The Northern Miner Building (Northern Miner)		
STREET ADDRESS 73 Gill Street, Charters Towers		
REAL PROPERTY DESCRIPTION	LOT 2 808	PLAN RP725933 CT1824
LOCAL GOVERNMENT AUTHORITY CHARTERS TOWERS REGIONAL COUNCIL		
RELEVANT PLANNING INSTRUMENT	CHARTERS TOWERS REGION PLANNING SCHEME <input checked="" type="checkbox"/>	
OWNERSHIP DETAILS LANDOWNER (FREEHOLD)		

3. Pre-lodgement

3.1 Have you consulted with Council about this application or other applications relating to this place?

- NO → Go to section 3.2
- YES → Provide following details

NAME OF COUNCIL CONTACT OFFICER Luke Acreman
BRIEF DESCRIPTION OF ADVICE GIVEN A heritage exemption form be submitted alongside a Material Change of Use application.

3.2 Have you attended a pre-lodgement meeting with Council about this application?

- NO → Go to section 4
- YES → Provide following details

DATE OF MEETING

September 2025.

NAMES OF PERSONS WHO ATTENDED THE MEETING

A meeting was held between the applicant and Council (Luke Acreman).

4. Proposed Development

4.1 General details

Type of development proposed (e.g. building work, landscaping, archaeological excavation)	Internal building work.
Brief description of proposed development	Removing non-heritage office spaces and kitchens. Reinstatement of original building scale and features and establishment of a new museum and soda bar, which will involve minimal building work.
Reason for carrying out development	To provide a new use for the Northern Miner Building that celebrates the history and architecture of the building.

Estimated cost of development (for statistical purposes)	N/A
--	-----

4.2 Is the development permitted under a current heritage agreement?

- NO → Go to section 4.3
- YES → Provide the following details

NAME OF AGREEMENT
DATE OF COMMENCEMENT
PERSONS WHO ENTERED THE AGREEMENT

4.3 Will the development help to conserve the place?

- NO → Go to section 4.4
- YES → Provide the following details

List conservation techniques to be used	<ul style="list-style-type: none"> All external features of the building will be preserved and maintained for the purposes of conserving heritage. Non-heritage office and kitchenette spaces and plasterboard walls will be removed to reveal the original height, windows and trusses of the building. Printing press displays will be set up to further display the print publishing history of the building. Existing timber flooring in the memorabilia area and foyer is to remain to further preserve the heritage. Existing windows will be unchanged to preserve the heritage and character of the interior and exterior of the building. Reinstating fixed internal glazing which were removed during construction of offices spaces.
List any heritage policies for the place that have been used to guide the development	<ul style="list-style-type: none"> The Heritage Overlay code from the Charters Towers Regional Planning Scheme has been assessed against in a concurrent development application.
Has advice been sought from a heritage consultant or specialist conservation tradesperson <i>(if yes, provide details)</i>	

4.4 How will the development change the place?

Describe the existing condition of the place including any structural or maintenance issues	<ul style="list-style-type: none"> Building in good structural condition.
List the changes that will be made to the place as a consequence of the development	<ul style="list-style-type: none"> Removal of non-heritage office and kitchenette; and New soda bar seating area and kitchen with new timber floors (designed to reflect original timber floor elsewhere).

Provide details of any existing features to be removed or demolished	<ul style="list-style-type: none"> ▪ No heritage features being removed.
List significant features of the place affected by development	<ul style="list-style-type: none"> ▪ Development should not affect any heritage features, given the purpose of the works are to restore and reveal heritage features for the proposed use.
Describe work that alters or varies original building details (e.g. vents, capping, carving, chimneys, window and door hardware, fittings, decoration or glazing)	<ul style="list-style-type: none"> ▪ Steps in floor to soda bar area.
Describe changes to the setting or context of the place (including views to and from the place)	<ul style="list-style-type: none"> ▪ No external changes made – views retained.

4.5 Will building, repairing, cleaning or other work required by the development directly affect or alter a significant heritage feature?

- NO → Go to section 5
- YES → Provide the following details

List the works required to carry out the development	
List trade skills to be used in carrying out the work	
List conservation or traditional work methods to be used that will match existing appearance, techniques or materials at the heritage place	
List new materials and work methods not previously found at the heritage place that will be used	
Provide details of any chemicals or cleaning treatments to be used	

5. Supporting information (no larger than A3 format)

Supporting information must be provided to fully describe the development and enable assessment of its impact on the cultural heritage significance of the local heritage place. A request for further information may be made by Council if incomplete information is provided.

5.1 Mandatory information required for all applications

Tick the boxes to show information is attached to support the application.

- Scaled site plan (show heritage register boundary, existing features of the place, location and extent of development and any proposed demolition)
- Recent photographs of the place (show all areas that will be affected by the development)
- Copy of heritage agreement (for development where a heritage agreement exists for the property)

5.2 Additional supporting information as required

Tick the boxes to show what other information is attached to support the application.

- Scaled drawings of proposed development including plans, sections and elevations
- Specification of works proposed
- Technical reports (e.g. arborist's report, engineer's structural assessment, archaeological management plan)
- Heritage impact statement

6. Consent of owner

Under the *Queensland Heritage Act 1992* an Exemption Certificate application may be made by the owner of a place or with the owner's consent another person who has an interest in the place.

6.1 Are you the owner of the place?

- YES → Go to Section 7
- NO → Provide the following details

WHAT IS YOUR INTEREST IN THE PLACE? (e.g. lessee, trustee) Town Planner dealing with concurrent development application.

OWNER'S NAME (INDIVIDUAL OR ORGANISATION) IJS and DA Urquhart c/- Milford Planning

6.2 Is the owner an organisation or represented by a legally authorised entity?

- NO → Go to Section 6.3
- YES → Provide the following details

NAME OF PERSON AUTHORISED TO PROVIDE OWNER'S CONSENT Milford Planning (see Land Owner Consent)

POSITION OF AUTHORISED PERSON Town Planner

6.3 Signature of owner or authorised person

As owner of the place, the subject of this application, or the legally authorised representative of the owner, I consent to the making of this application.


OWNER'S OR AUTHORISED PERSON'S SIGNATURE SEE LANDOWNER CONSENT FORM.	DATE
---	------

OWNER'S OR AUTHORISED PERSON'S FULL NAME SEE LANDOWNER CONSENT FORM.

7. Applicant declaration

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*.

APPLICANT'S FULL NAME Debie Urquhart c/- Milford Planning	
APPLICANT'S SIGNATURE  Electronic	DATE 20.02.26

8. Applicant checklist

- Application form completed and signed
- Owner's consent given
- Supporting information attached (no larger than A3 format)

Send one copy of the completed form and supporting information to:

Email:

development@chartersowers.qld.gov.au

Mail:

Planning & Development
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4740

In person:

12 Mosman Street, Charters Towers QLD 4820

Further information

- email development@chartersowers.qld.gov.au
- call (07) 4761 5300 and ask to speak to an officer in the Planning and Development team
- visit www.chartersowers.qld.gov.au



Exemption Certificate for Local Heritage Places Application form

The information collected on this form will be used by the Charters Towers Regional Council for the purpose of processing and assessment of your application/request. Your personal details will not be disclosed for a purpose outside of Council protocol, except where required by legislation (including the *Right to Information Act 2009* and *Information Privacy Act 2009*). This information will be stored on Council's database. The information collected will be retained as required by the *Public Records Act 2002*.

MP ref: M2635
QA: hw.ms.pm

23 February 2026

Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820
Via: development@charters Towers.qld.gov.au

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Material Change of Use - Community Use and Food and Drink Outlet (Museum and Soda Bar) on land described as Lot 808 on CT1824 and Lot 2 on RP725933 and located at 73 Gill Street, Charters Towers

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Charters Towers Regional Council's (Council) Schedule of Fees and Charges 2025/26.

Component	Calculation	Fee
Food and Drink Outlet	\$1,250 + \$5 per m ² of GFA (80 m ²)	\$1,650
Community Use	\$1,250 + \$5 per m ² of GFA (100 m ²)	\$1,750
TOTAL ASSESSMENT FEE:		\$3,400

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

07 4724 0095
info@milfordplanning.com.au
283 Flinders Street
Townsville City Q 4810
PO Box 5463
Townsville City Q 4810
ABN 31 162 988 132
milfordplanning.com.au



Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's draft conditions for review and discussion prior to the issue of a Decision Notice.

If you have any questions regarding this correspondence, please contact the undersigned or Matteo Sandona on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

A handwritten signature in black ink, appearing to read 'HW', with the word 'Electronic' printed in a light grey font underneath it.

Henry Wells

GRADUATE TOWN PLANNER

Encl: Development application package

Applicant **IJS and DA Urquhart**

Reference **M2635**

Date **February 2026**

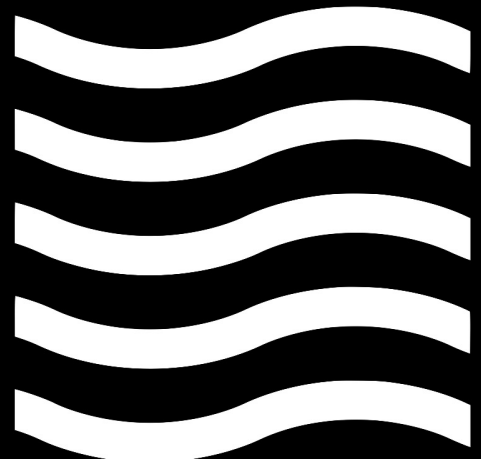
Development Application

Proposed
Development

**Material Change of Use –
Community Use and Food
and Drink Outlet
(Museum and Soda Bar)**

Property
Details



**Lot 808 on CT1824; and
Lot 2 on RP725933
73 Gill Street, Charters
Towers**





DOCUMENT CONTROL

Applicant	IJS and DA Urquhart
Proposed Development	Material Change of Use – Community Use and Food and Drink Outlet (Museum and Soda Bar)
Contact	Henry Wells

Quality Assurance		
Date 23.2.26	 Henry Wells GRADUATE TOWN PLANNER	 Matteo Sandona SENIOR TOWN PLANNER
Version 1		
Issue Final		
Template DA-STN-1		
	Author	Reviewer

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APPENDICES

Appendix 1	DA Form 1; and land owner's consent
Appendix 2	SmartMap; and site aerial plan of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed development plans



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Material Change of Use – Community Use and Food and Drink Outlet (Museum and Soda Bar) (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



2.0 SUBJECT SITE

2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner	Ian James Stanley Urquhart and Deborah Alice Urquhart (refer Appendix 1)
Street Address	73 Gill Street, Charters Towers
Formal Description	<ul style="list-style-type: none">▪ Lot 808 on CT1824; and▪ Lot 2 on RP725933.
Site Area	1,214 m ² (site total) (refer Appendix 2)
Easements	Easement A on RP725933 for the purpose of providing access to Lot 2 on RP725933 (burdening Lot 1 on RP725933).
Street Frontage	Gill Street and Ryan Street (access handle only).
Topography	The site has generally even topography.
Existing Use	Vacant – formally used for newspaper publication.
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ reticulated water (Council);▪ reticulated sewer (Council);▪ electricity (Ergon); and▪ telecommunications (NBN).
Local Heritage Register	The site is listed on the Local Heritage Register – The Northern Miner Building (Northern Miner) (1903).
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	No State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3).



2.2 Surrounding Area

North	Directly north of the site is Lot 1 on RP725933, which is burdened by an access easement. Further north is Ryan Street and residential properties.
East	Directly adjoining the Northern Miner Building to the east, is a local heritage building, used currently as a real estate office. Further east is a mixture of shops along Gill Street.
South	Directly south is Gill Street, including multiple shopfronts.
West	Directly adjoining the Northern Miner Building to the west, is a local heritage building used currently for a variety discount store. Further west is a mixture of shop along Gill Street.



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves the establishment of a new museum and soda bar within the existing heritage building at 73 Gill Street, Charters Towers. Specific detail of the proposed development is provided below.

Purpose of Development

The purpose of the development is to repurpose and activate the Northern Miner Building, which is a local heritage building. The activation will comprise of two aspects, being a new Community Use (museum) and a Food and Drink Outlet (soda bar). The development is designed to celebrate the Northern Miner Building, both in architecture and history. The building, as it is seen today, was constructed in 1903 for the purpose of publishing and printing *The Northern Miner* newspaper, which ran for 148 years from 1874 to 2020. The proposed museum will allow visitors to view memorabilia within a restored western front room, as well as historic printing equipment in the double-height workroom. The second component of the development will be the establishment of a soda bar and kitchen on the eastern side of the building. This replaces the existing kitchenette and office, which was a later addition. The new Soda Bar will be operated by local company Whitbreads', who are a long running institution and have operated in Charters Towers since 1896.

The proposed development will activate the frontage of the Northern Miner Building to Gill Street, and form an attractive, sympathetic and interesting new activity within Charters Towers.

Design Overview

Internal building work has been designed to reveal and celebrate the heritage features of the building, as well as its rich history in print news publishing. The existing front reception, office and staff room which were added within the building will be removed, including suspended ceilings and some stud and plaster walls, to reveal the original scale of the building, including views of original timber trusses and clerestory roof. Within the soda bar room, tiling will be replaced by sympathetic timber flooring, which aligns with the character features of the building. Regarding the museum room, 12 timber and glass decorative panels will be reinstated, providing views out to printing equipment. The existing timber flooring in this room and foyer will be retained. It is noted that the development will reveal the full height of front windows and allow light in, rather than being concealed by suspended ceilings. The rear bathroom will be renovated, and some minor access features will be provided, as metal handrails and steps.



Operational Overview

The proposed soda bar will initially operate around three to four days per week and increase as demand allows. The use will operate during standard business hours, servicing demand within the town centre.

Access and Parking

Staff parking and deliveries relating to the new use will be via an access easement to Ryan Street, burdening Lot 1 on RP725933. Delivery frequency or intensity are not expected to be outside of that expected by the centre zone, or by the site. It is noted the Whitbreads' manufacturing facility is located approximately 500 m to the north.

Water and Sewer

The development will not involve any changes to existing water and sewerage connection, with the existing servicing adequate to meet the demand of the proposed new use.

Stormwater

The proposed development will not make any external changes and will not alter the stormwater regime of the site.

Electricity and Communications

The property will retain existing electrical and communication connections that service the site.

Landscaping

The proposed development will not introduce any additional landscaping, given no external building work is being undertaken, as well as the nature of the building being built to boundary.

3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below.

Title	Number	Issue	Date
Title Plan	2025082 - SK01	B	2.12.2025
Site Plan	2025082 - SK02	B	2.12.2025
Floor Plan	2025082 - SK03	B	2.12.2025
Floor Plan – Soda Bar	2025082 - SK04	B	2.12.2025
Internal Elevations	2025082 - SK06	B	2.12.2025
Soda Bar – Perspectives	2025082 - SK07	B	2.12.2025



3.3 Prelodgement Meeting

The proposed development was the subject of a prelodgement meeting between Charters Towers Regional Council (Council) and the Applicant in September 2025. Council were noted as being generally supportive of the proposed development given sufficient demonstration to relevant planning scheme codes are made, and recommended that a heritage exemption certificate be lodged concurrently with Council.



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Material Change of Use
Definition or General Description	Community Use, and Food and Drink Outlet
Specific Description	(Museum and Soda Bar)

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Charters Towers Regional Council
Planning Instrument	<i>Charters Towers Regional Town Plan 2020</i> (the planning scheme)
Zone and Precinct	Centre Zone
Triggered Overlays	Heritage Overlay (Local Heritage Place)
Category of Assessment	Code
Table of Assessment Reference	Table 5.4.2.1 – Material Change of Use (Community Use and Food Drink Outlet) – not accepted development.



Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">▪ Centre Zone Code▪ Heritage Overlay Code▪ Development Works Code▪ Landscaping Code
---	--

4.5 Referral Agency Assessment Parameters

Referral Agencies	No referral agencies are relevant to the proposed development.
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	The proposed development does not trigger referral.



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 1 – A leading economy in regional Australia, and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.



5.3 Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



5.4 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	
■	Criteria is clearly met and no further assessment is required.
■	Criteria is met and further explanation is provided for clarity.
■	Criteria is not met and further performance assessment is required.
■	Not applicable or no criteria prescribed.

Outcome PO or AO	Centre Zone Code		Development Works Code		Landscaping Code		Heritage Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO
1	Green	Green	Green	Green	Orange	Gray	Green	Green
2	Gray	Gray	Green	Green	Gray	Gray	Orange	Gray
3	Gray	Gray	Green	Green	Gray	Gray	Green	Gray
4	Gray	Gray	Green	Green	Gray	Gray	Green	Gray
5	Green	Gray	Gray	Gray	Gray	Gray	Gray	Gray
6	Gray	Gray	Gray	Gray	Gray	Gray	Orange	Gray
7	Green	Gray	Gray	Gray	Orange	Red	Gray	Gray
8	Orange	Gray	Green	Orange	Green	Gray	Gray	Gray
9	Green	Gray	Green	Green	Green	Gray	Gray	Gray
10	Green	Gray	Green	Green	Green	Gray	Green	Green
11	Green	Gray	Green	Green	Green	Gray	Gray	Gray
12	Gray	Gray	Green	Green	Green	Gray	Gray	Gray
13	Orange	Gray	Orange	Red	Gray	Gray	Gray	Gray
14	Gray	Gray	Green	Green	Gray	Gray	Gray	Gray
15	Green	Gray	Green	Green	Gray	Gray	Gray	Gray
16	Green	Gray	Gray	Gray	Gray	Gray	Gray	Gray
17	Green	Gray	Green	Green	Gray	Gray	Gray	Gray
18	Gray	Gray	Green	Green	Gray	Gray	Gray	Gray
19	Gray	Gray	Green	Green	Gray	Gray	Gray	Gray

Outcome PO or AO	Centre Zone Code		Development Works Code		Landscaping Code		Heritage Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO
20	Orange	Gray	Green	Gray	Gray	Gray	Gray	Gray
21	Green	Gray	Green	Gray	Gray	Gray	Gray	Gray
22	Green	Gray	Green	Green	Gray	Gray	Gray	Gray
23	Green	Green	Green	Gray	Gray	Gray	Gray	Gray
24	Green	Gray	Green	Gray	Gray	Gray	Gray	Gray
25	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
26	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
27	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
28	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
29	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
30	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
31	Gray	Gray	Green	Gray	Gray	Gray	Gray	Gray
32	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
33	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
34	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
35	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
36	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
37	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray
38	Gray	Gray	Gray	Gray	Gray	Gray	Gray	Gray



Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

5.5 Planning Scheme Detailed Assessment

Centre Zone Code

PO8

No acceptable outcome is nominated.

Buildings are designed to:

- (a) overlook the external street network by having buildings built up to the street alignments and providing active building frontages to public streets and spaces;
- (b) respect and complement the existing historic building character of the area;
- (c) maintain an appropriate human scale;
- (d) minimise the use of highly reflective materials; and
- (e) respond to climatic conditions.

Complies with PO8

In terms of building work, the development involves no external development works and will only involve minor internal building work. The proposed changes will remove both non-heritage and non-complementary features of the building, such as suspended ceilings and the modern offices, and add in respectful, minimal and new building work (refer **Appendix 4**). The development is designed to repurpose the building with uses that directly relate to viewing, learning and appreciating the heritage value of the building, including its history in print publishing.

The proposed development complies with PO8.

PO13

No acceptable outcome is nominated.

Buildings and pedestrian entries:

- (a) are visible and accessible from the main street and car parking areas;
- (b) incorporate well designed and functional sun and rain shelter, such as overhangs or awnings; and
- (c) are defined by design elements (such as recessing of doors and landscaping).

Complies with PO13

The facade of the Northern Miner Building is an important feature of Gill Street and is a key heritage feature of Charters Towers. The proposed development will retain existing external entry points at the rear and frontage, without the addition of shelters, awnings or landscaping. This is designed to protect the historic facade and ensure the building can be viewed from the street.



The proposed development complies with PO13.

PO20

Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) visual impact;
- (e) signage;
- (f) odour and emissions;
- (g) lighting;
- (h) access to sunlight;
- (i) privacy; and
- (j) outlook.

Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.

No acceptable outcome is nominated.

Complies with PO20

The proposed development involves new uses which are designed to be of a very low scale in terms of intensity. The uses comprise of a soda bar, which involves a seating and 'bar' area, and a museum. The proposal is designed to celebrate the history of the Northern Miner Building with uses complementary to both enjoying the building and learning its history. Operating hours are consistent with the Centre Zone, being standard business hours. Given no external building work is being undertaken and the building is built to three boundaries, no changes to sunlight, privacy, outlook, or visual impact are made.

The proposed development complies with PO20.

Development Works Code

PO8

Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.

A08

Car parking is provided in accordance with Table 8.3.1.3(b)—Car parking requirements.

Complies with A08

The proposed development will require approximately seven parking spaces as per the requirements under Table 8.3.1.3(b). It is noted that all employee parking, of which only relates to the Soda Bar, can be accommodated within the rear gravel carpark. This is considered efficient



given the size of this parking and manoeuvring area (approximately 650 m²), and the low intensity of operation and staff on site at any given time. In terms of customers, the proposed development is designed to respond to the Gill Street interface, which has a strong and traditional form (built to boundary), and is serviced largely by on-street parking and pedestrian activity. This is considered appropriate to remain, with the frontage being the primary entrance for customers. Considering the above, AO8 is considered met.

PO13

Pedestrian access to buildings:

- (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths;
- (b) are not visually overbearing (or form visual clutter) in the streetscape; and
- (c) provide safe, efficient and convenient access including wheelchair access.

AO13

Steps, escalators, ramps and lifts are:

- (a) located wholly within the site; and
- (b) setback a minimum of 1.5m from the front boundary.

Complies with AO13

It is noted that pedestrian access to the building will occur primary from the frontage, which consists of two shallow steps. The historic building is built to the front boundary, and so is not setback, however this is consistent with the streetscape. Given the heritage nature of the building, no changes to the built form of the entry are being proposed, with no entry alternatives, such as a ramp, being proposed or considered viable. In terms of wheelchair access, the building does feature an internal ramp to the soda bar, and allows for access into viewing areas, however non-stair access is only achieved from the rear.

Considering the above, AO13 is considered to be complied with.

Landscaping Code

PO1

Landscape design of both public and private spaces:

- (a) compliments the intended character of the streetscape and zone;
- (b) is functional and designed to be visually appealing in the long-term; and
- (c) incorporates plant types appropriate for the region and local climate.

No acceptable outcome is nominated.

Complies with PO1

It is noted that no landscaping is being proposed, as the development involves no external building work and retains the rear manoeuvring area. Given the Northern Miner Building is built to boundary, there is no provision for landscaping.



PO1 is considered met.

PO7

Open air car parking areas are provided with suitable levels of shade.

A07.1

Shade trees are located at the rate of one tree per 6 car spaces.

A07.2

Wheel stops are provided to protect vegetation.

Complies with PO7

The development does not propose any trees within the rear carpark. This is to allow for the flexibility of vehicle movement and parking. For the intensity of the proposed uses, which is low, and retained the existing arrangement is considered appropriate.

PO7 is considered met.

Heritage Overlay Code

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.

No acceptable outcome is nominated.

Complies with PO2

The development will involve the removal of non-heritage features, being the front office, to essentially reveal the existing character features and internal scale, which have been hidden in previous building work. The proposed museum and soda bar both relies on, and has been designed in response to, the heritage features and history of the Northern Miner Building. The proposal is a unique development which is shaped by the heritage of the building. It is noted that:

- original fixed-glass windows in the museum viewing area will be reinstated;
- the pressed metal ceiling will be retained;
- original timber floors will be retained;
- new timber floors will replace carpet/tiles of the previous office rooms, in the proposed soda bar;
- stud and plasterboard walls will be removed;
- suspended ceilings will be removed; and
- new or altered walls will be cladded to match the heritage fabric.



The development is sympathetically designed to reveal and celebrate the history of the Northern Miner Building, of which represents a rich cultural history to Charters Towers, and will allow residents and visitors to reflect on this, whilst supporting an equally celebrated local operator in Whitbread's.

Considering the above, PO2 is considered met.

PO6

Building work incorporates design elements which are compatible with the values of the heritage place in terms of:

- (a) architectural features;
- (b) external materials; and
- (c) finishes and colours.

No acceptable outcome is nominated.

Complies with PO6

Any new building work is designed to remain compatible with heritage features. Whilst much of the building work involves removing non-heritage features, such as the former office. The only new elements will be a new wall to separate the foyer from the rear storage and printing press display, which will feature complementary cladding, and the soda bar, which will be set where the previous kitchenette and office was.

Considering the above, PO6 is considered met.



6.0 CONCLUSION

6.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

6.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Title Plan	2025082 - SK01	B	2.12.2025
Site Plan	2025082 - SK02	B	2.12.2025
Floor Plan	2025082 - SK03	B	2.12.2025
Floor Plan – Soda Bar	2025082 - SK04	B	2.12.2025
Internal Elevations	2025082 - SK06	B	2.12.2025
Soda Bar – Perspectives	2025082 - SK07	B	2.12.2025

Appendix 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	IJS and DA Urquhart c/- Milford Planning
Contact name <i>(only applicable for companies)</i>	Henry Wells
Postal address <i>(P.O. Box or street address)</i>	PO Box 5463
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address <i>(non-mandatory)</i>	info@milfordplanning.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	M2635

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		73	Gill Street	Charters Towers City
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	808	CT1824	Charters Towers Regional
b)	Unit No.	Street No.	Street Name and Type	Suburb
		73	Gill Street	Charters Towers City
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	2	RP725933	Charters Towers Regional

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Community Use (Museum) and Food and Drink Outlet (Soda bar).

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Museum	Community Use		
Soda Bar	Food and Drink Outlet		

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

- | | |
|--|---|
| <input type="checkbox"/> Subdivision <i>(complete 10)</i> | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i> |
| <input type="checkbox"/> Boundary realignment <i>(complete 12)</i> | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Charters Towers Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government:

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority:

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the Gold Coast Waterways Authority:

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the Queensland Fire and Emergency Service:

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further information.



Queensland
Government

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	The Northern Miner Building (Northern Miner); and Masonic Lodge Charters Towers (adjoining)	Place ID:	600411 (Masonic Lodge) (adjoining)
-----------------------------	--	-----------	------------------------------------

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Yes



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Government**

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) Yes Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

MP ref: M2635
QA: hw.pm.ms

3 February 2026

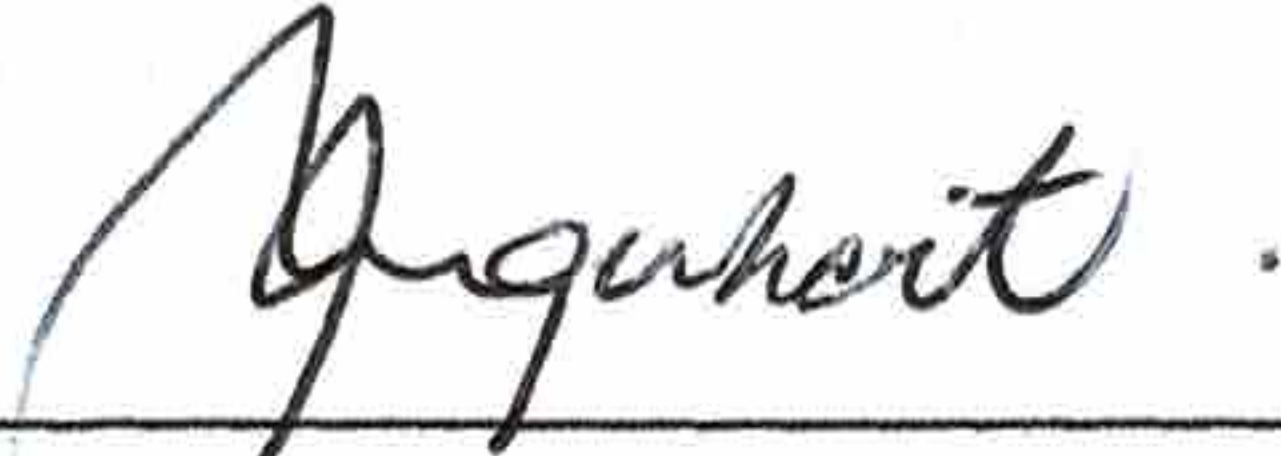
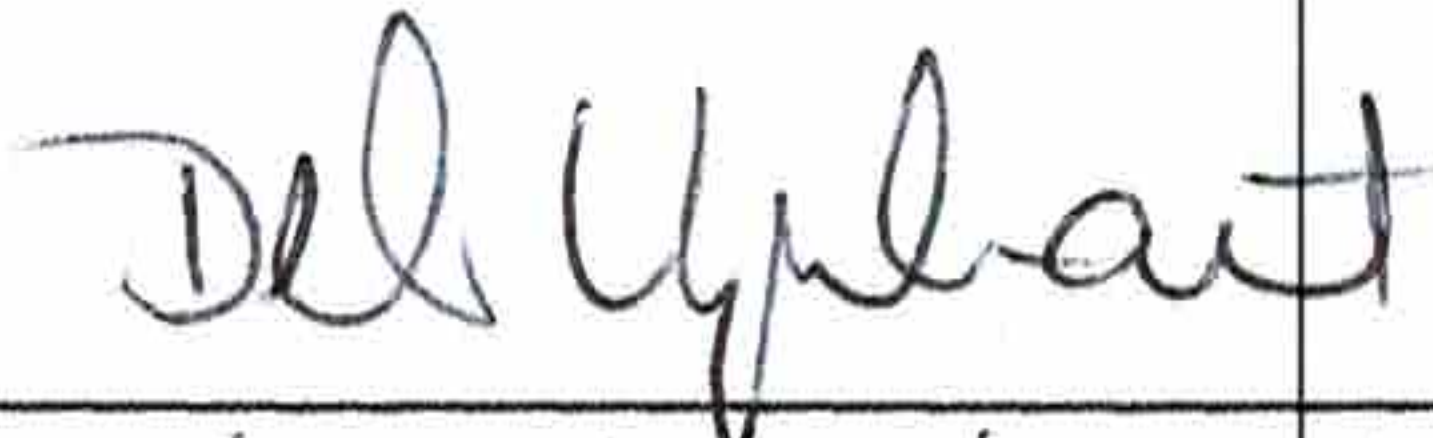
Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **IAN URQUHART** and **DEBORAH URQUHART**, being the registered owner of land described as **LOT 808 ON CT1824** and **LOT 2 ON RP725933** and located at **73 GILL STREET, CHARTERS TOWERS**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

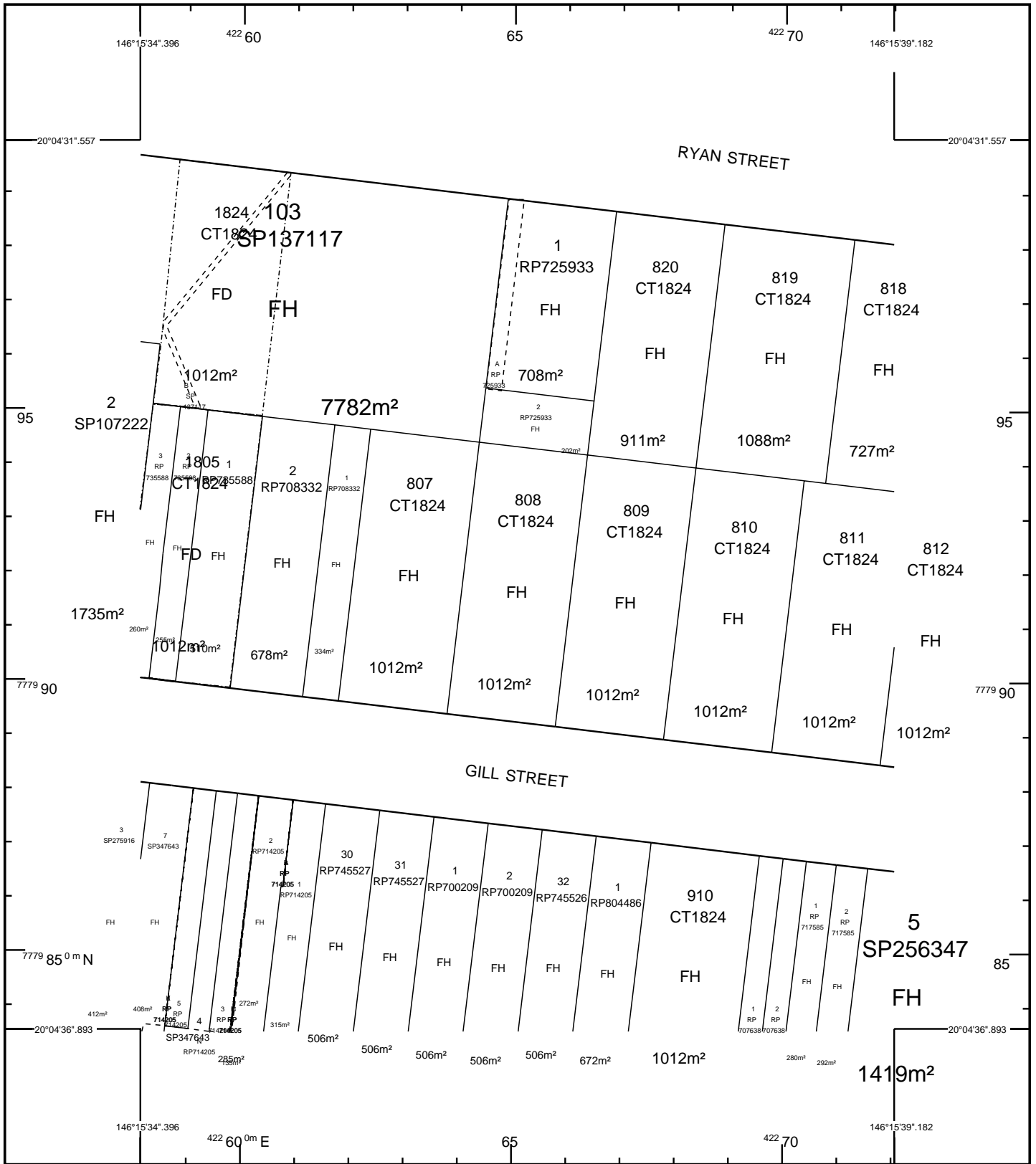
Date	19th	February	2026
	Day	Month	Year
Signature			
	Ian Urquhart	Deborah Urquhart	
Name			
Position	Owner	Owner	

Note

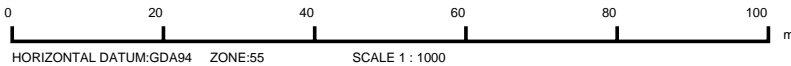
Where registered owner is a company the ACN must be included and accompanied by:

- (a) the signature of either:
- two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director.

Appendix 2



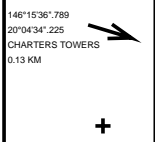
STANDARD MAP NUMBER
8157-14344



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION CLIENT SERVICE STANDARDS

DCDB
Lot/Plan 808/CT1824
Area/Volume 1012m²
Tenure FREEHOLD
Local Government CHARTERS TOWERS REGIONAL
Locality CHARTERS TOWERS CITY
Segment/Parcel 46778/109

PRINTED 03/02/2026
DCDB 02/02/2026
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Queensland Government
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Drawing
Site Aerial

Property
73 Gill Street, Charters Towers
Lot 808 on CT1824; and
Lot 2 on RP725933

Drawing Number	Issue	Sheet
M2635-SK-01	A	1
Date	Author	Reviewer
2.2.26	DD	HW

Legend

-  Cadastre
-  Subject Site



Scale (A3 Original)

1:500



Sources

Milford Planning GIS (2026)
DCDB extract - State of Queensland (2026)
Aerial imagery - Bing (2026)

Disclaimer

Areas and dimensions are approximate only
and are subject to site survey.



Appendix 3

Matters of Interest for all selected Lot Plans

Queensland heritage place

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 808CT1824 (Area: 1012 m²)

Queensland heritage place

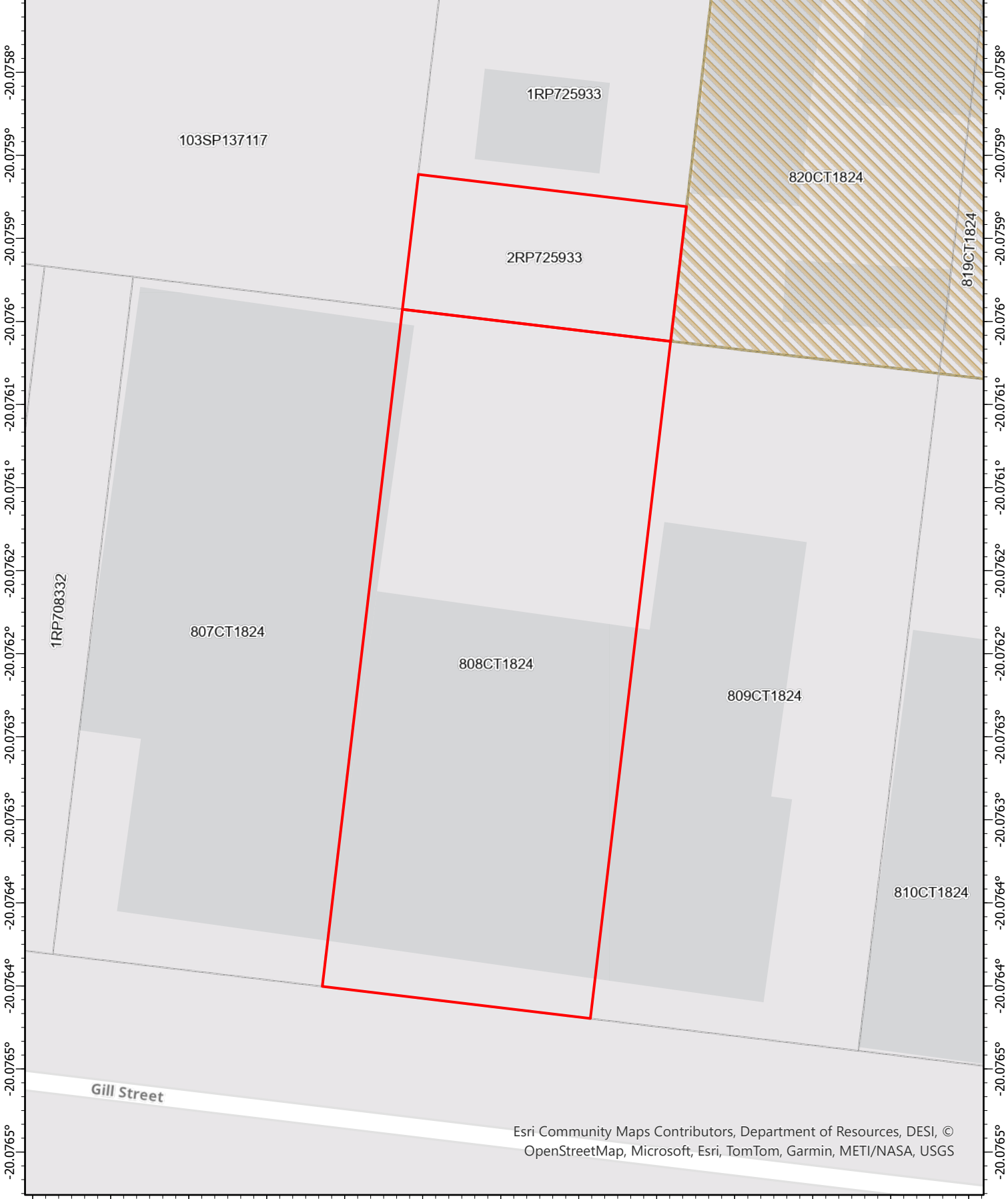
Water resource planning area boundaries

Lot Plan: 2RP725933 (Area: 202 m²)

Queensland heritage place


Water resource planning area boundaries

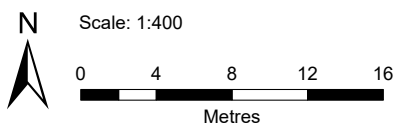
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 Queensland heritage place



Queensland Government

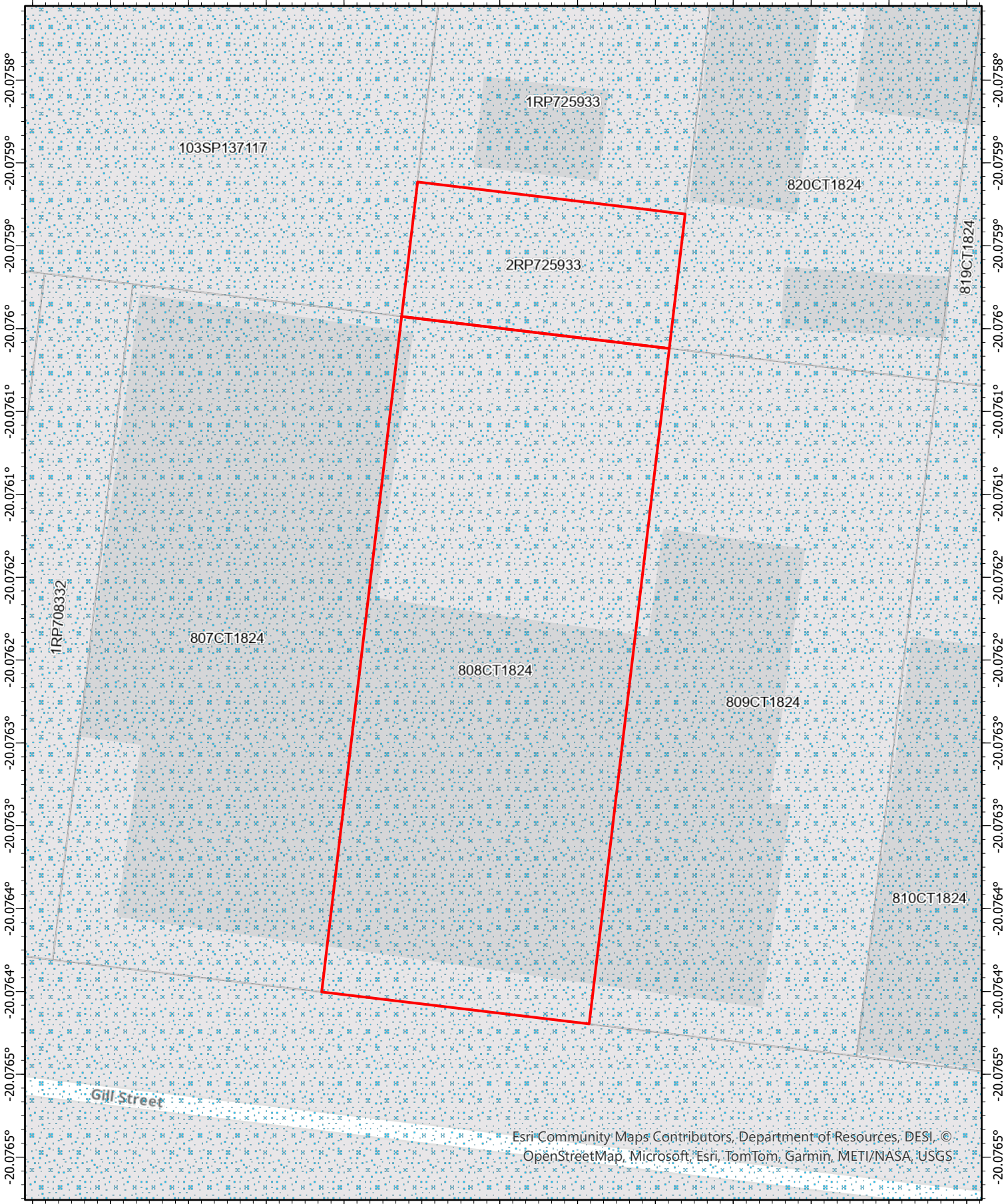


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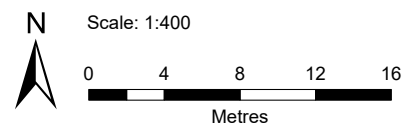
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146.2598° 146.2599° 146.26° 146.26° 146.2601° 146.2601° 146.2602° 146.2602° 146.2603° 146.2603° 146.2604° 146.2605°



Water resource planning area boundaries

Date: 03/02/2026



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 Version: 1, Version Date: 05/03/2026



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Appendix 4

Project No.

2025082

Project Title

WHITBREADS SODA BAR

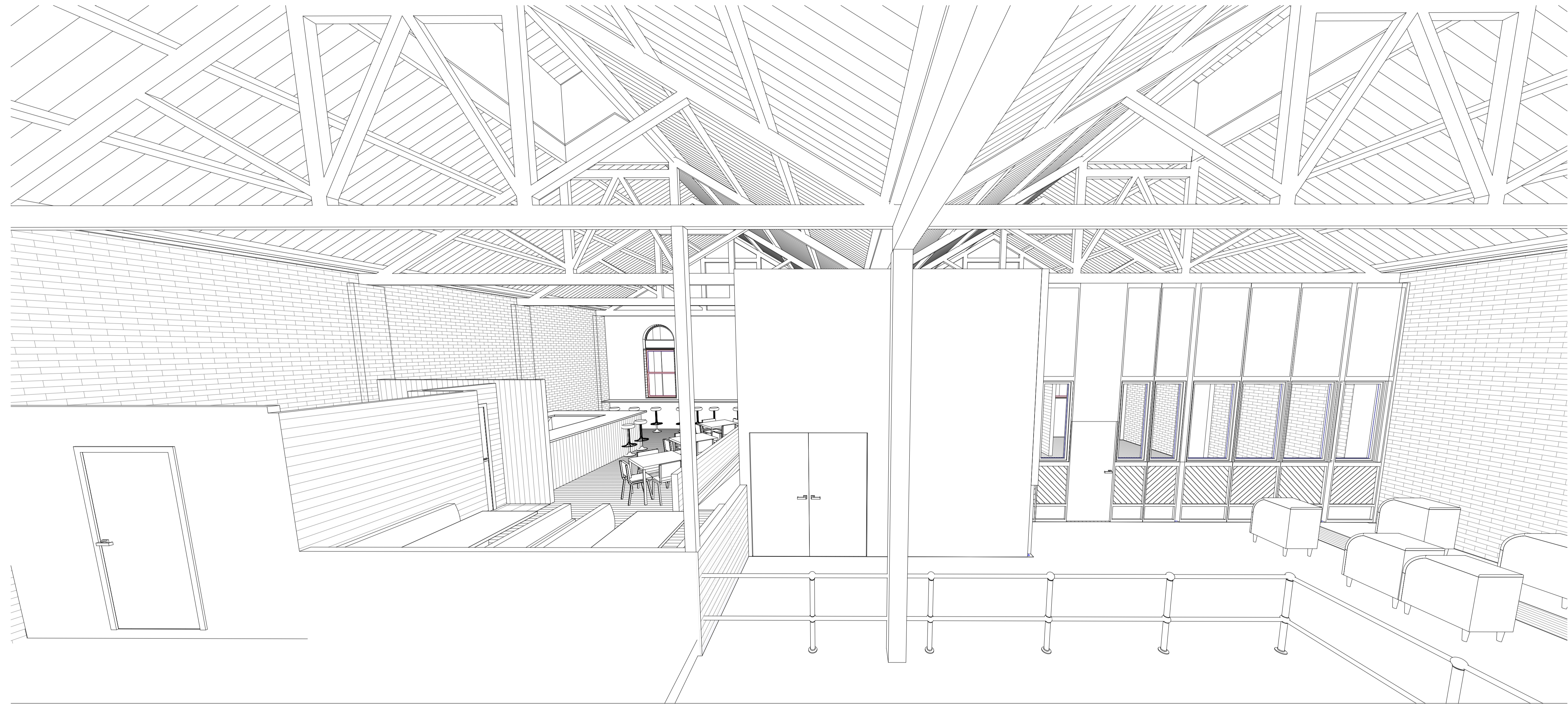
Site Address

73 GILL STREET, CHARTERS TOWERS

Client

DEBBIE URQUHART

Contractor



CONCEPT

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CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS
FOR MATERIALS USED

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Rev.	Description	Date
A	PRELIMINARY CONCEPT ISSUE	
B	CONCEPT	21/2/2025



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Townsville City QLD 4810
www.drawingworks.com.au
projects@drawingworks.com.au



DESIGNED
Designer

REVIEWED
Checker

DRAWN
LMU

SIGNED:

Project Title
WHITBREADS SODA BAR

Site Address
73 GILL STREET, CHARTERS TOWERS

Client
DEBBIE URQUHART

Sheet Title
TITLE PAGE

Project No.
2025082

Sheet No.
SK01

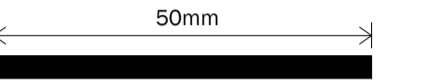
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REVISION
B

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Revision Schedule

Rev.	Description	Date
A	PRELIMINARY CONCEPT ISSUE	
B	CONCEPT	2/12/2025

CONCEPT

Principal Contractor

Engineer

Project Title
WHITBREADS SODA BAR

Site Address
73 GILL STREET, CHARTERS TOWERS

Client
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Sheet Title
SITE PLAN

Drawn by LMJ	Issue Date 03/12/2025
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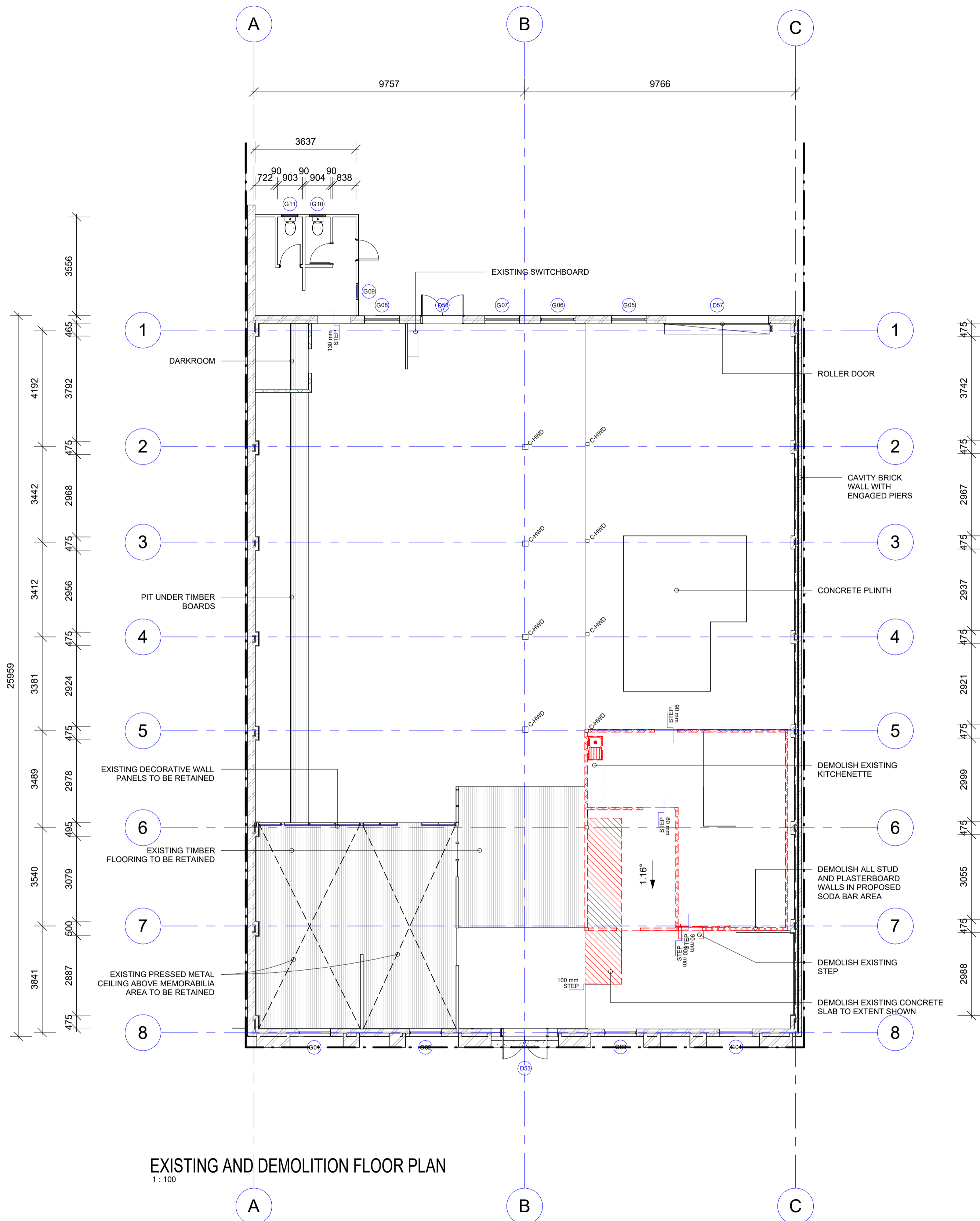
Project No. 2025082	Sheet No. SK02
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REAL PROPERTY DESCRIPTION

LOT 808 ON CT1824
PARISH CHARTERS TOWERS
COUNTY DAVENPORT
SITE 1011.7
LEGAL AUTHORITY:
DISTRICT: NORTH KENNEDY
PRECINCT.



GILL STREET



EXISTING AND DEMOLITION FLOOR PLAN
1:100



PROPOSED FLOOR PLAN
1:100

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Designer

REVIEWED
Checker

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SIGNED:

Project Title
WHITBREADS SODA BAR

Site Address
73 GILL STREET, CHARTERS TOWERS

Client
DEBBIE URQUHART

Sheet Title
FLOOR PLAN

Project No.
2025082

Sheet No.
SK03

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Revision Schedule

Rev.	Description	Date
A	PRELIMINARY CONCEPT ISSUE	
B	CONCEPT	2/12/2025

CONCEPT

Principal Contractor

Engineer

Project Title
WHITBREADS SODA BAR

Site Address
73 GILL STREET, CHARTERS TOWERS

Client
DEBBIE URQUHART

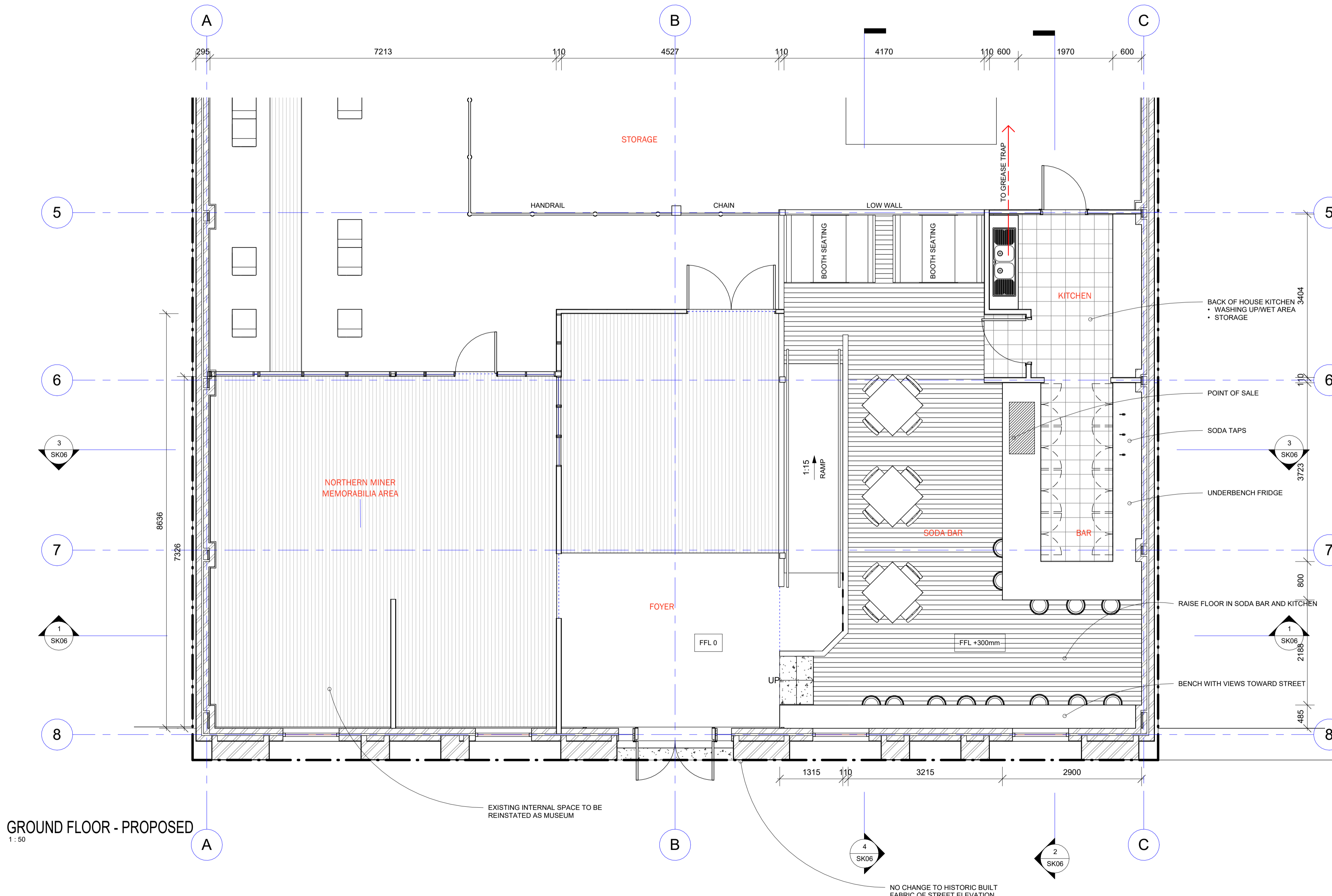
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Project No.
2025082

Sheet No.
SK04



GROUND FLOOR - PROPOSED
1:50

EXISTING INTERNAL SPACE TO BE REINSTATED AS MUSEUM

NO CHANGE TO HISTORIC BUILT FABRIC OF STREET ELEVATION

Revision Schedule

Rev.	Description	Date
A	PRELIMINARY CONCEPT ISSUE	
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CONCEPT

Principal Contractor

Engineer

Project Title
WHITBREADS SODA BAR

Site Address
73 GILL STREET, CHARTERS TOWERS

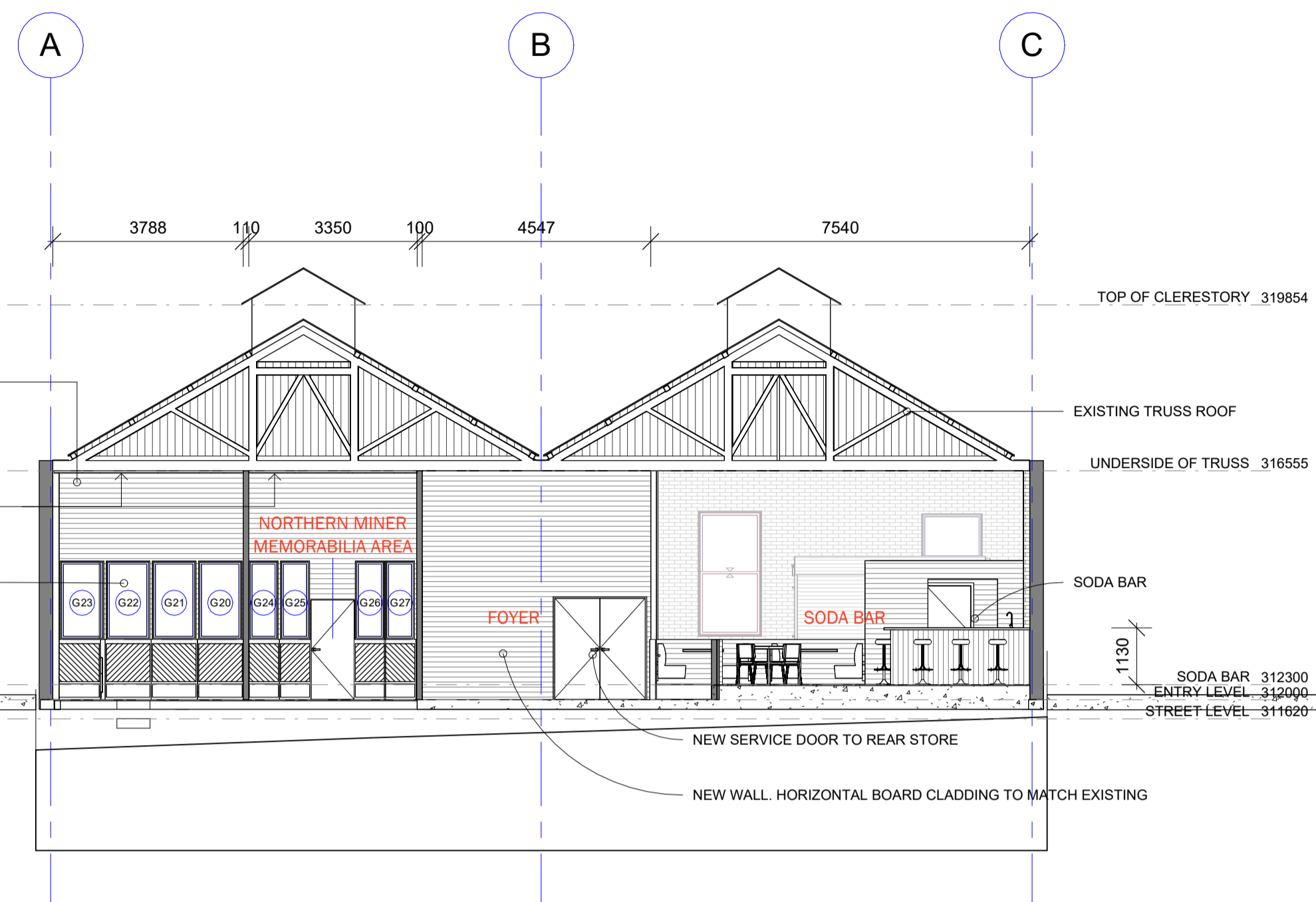
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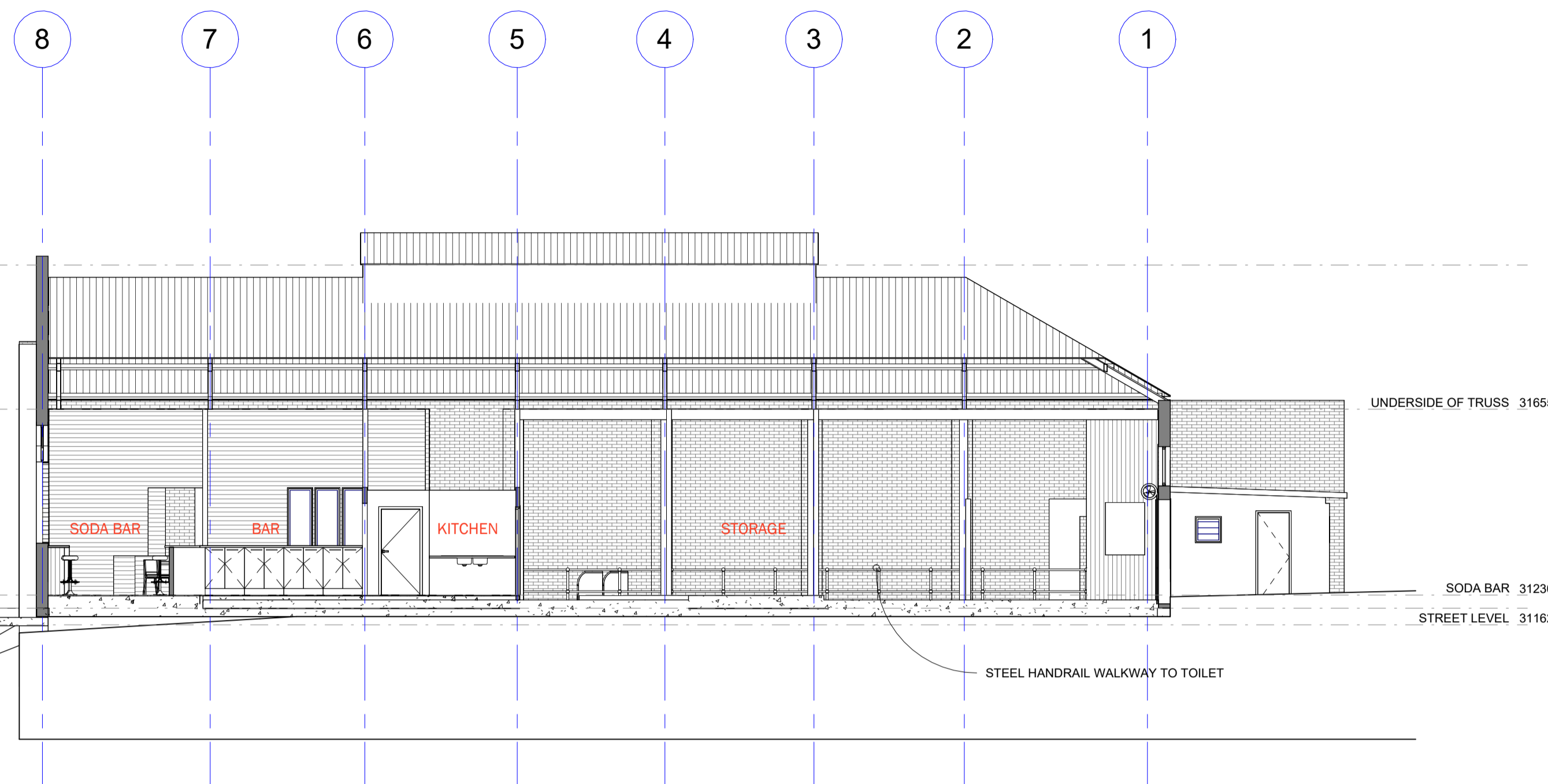
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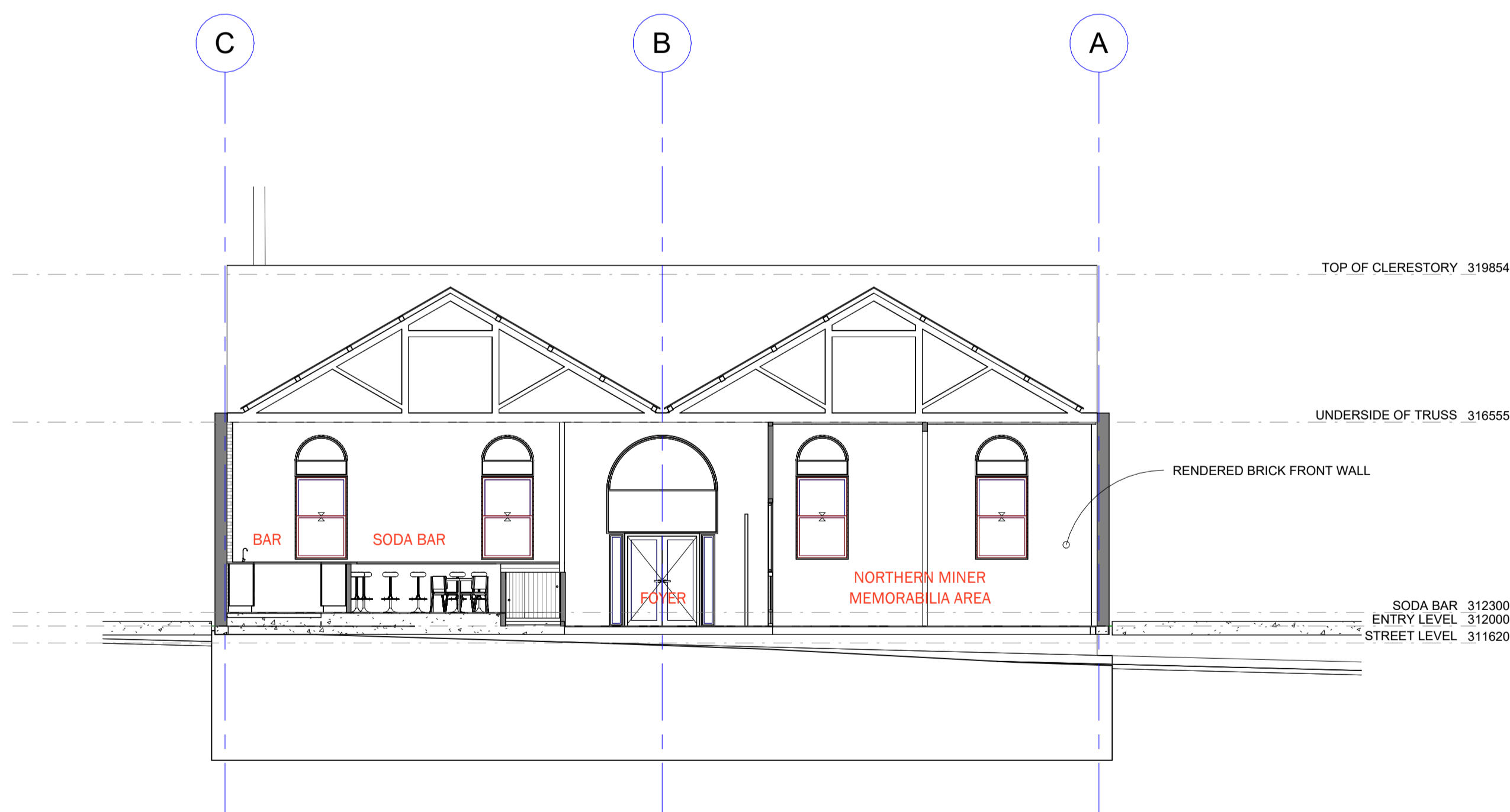
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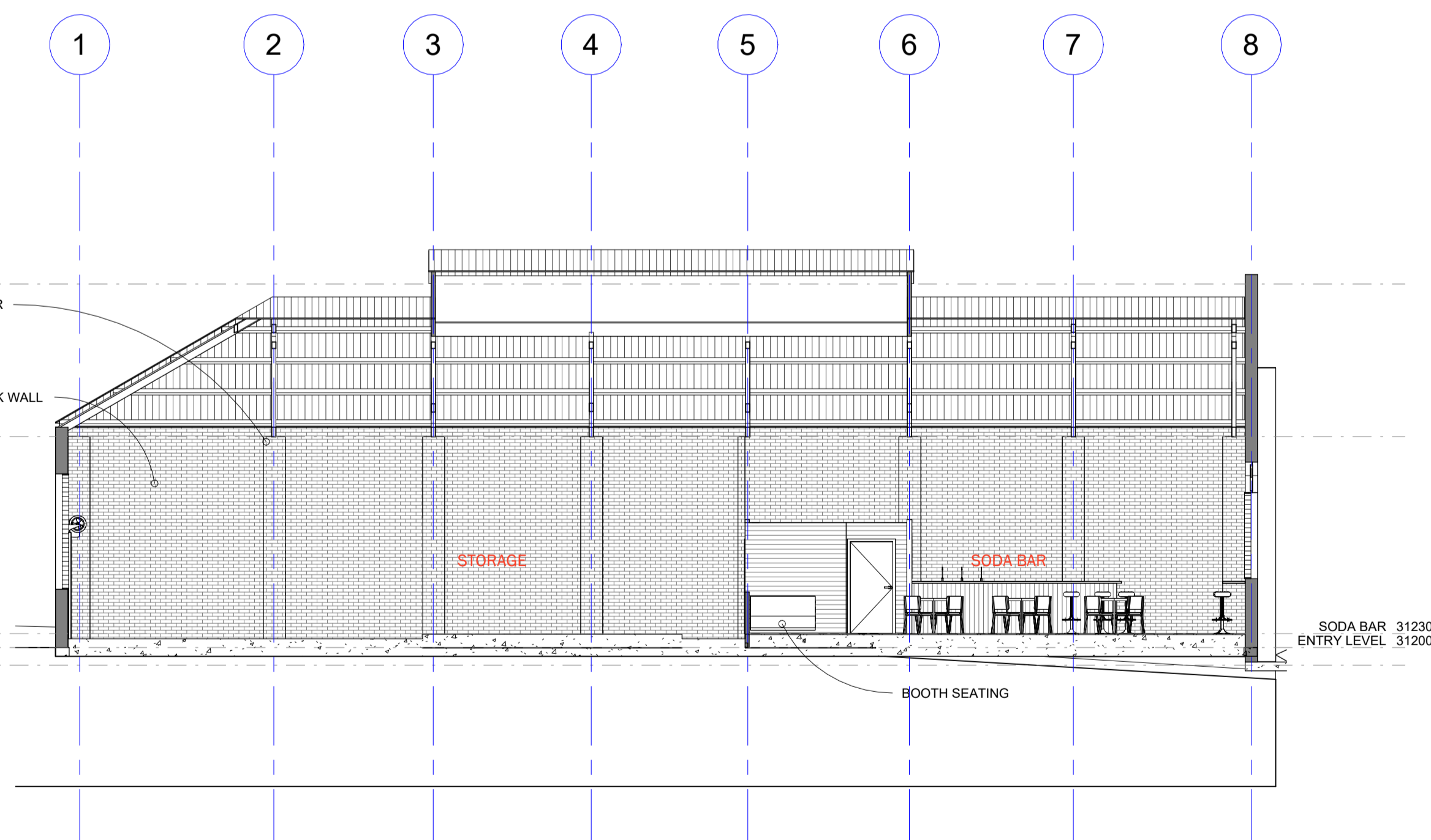
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2 SECTION 2
SK06 1: 100



3 SECTION 3
SK06 1: 100



4 SECTION 4
SK06 1: 100



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Principal Contractor

Engineer

Project Title
WHITBREADS SODA BAR

Site Address
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Client
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Sheet Title
SODA BAR - PERSPECTIVES

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Project No.
2025082

Sheet No.
SK07

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