

BNC Ref. DA124-24
IMPACT: BWA

Date >> 4 December 2024

ASSESSMENT MANAGER
CHARTERS TOWERS REGIONAL COUNCIL
PO BOX 189
CHARTERS TOWERS QLD 4820
Attention: Planning
Via: mail@charters Towers.qld.gov.au

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR IMPACT ASSESSABLE BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME
8 DEANE STREET AND 11 JANE STREET, CHARTERS TOWERS QLD 4818
RPD: LOT 111 ON CT18232 AND LOT 1 ON RP720106**

BNC Planning acting on behalf of the applicant submits the attached change application to the Charters Towers Regional Council in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for building works assessable against the planning scheme for the demolition of two (2) local heritage places. The subject premises is addressed as 8 Deane Street and 11 Jane Street, Charters Towers more particularly described as Lot 111 on CT18232 and Lot 1 on RP720106.

This development application is being made to the Charters Towers Regional Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*. The common material making up the development application include:

- Relevant development application forms and written consent of the landowner(s).
- A detailed planning report and the relevant site detail.
- Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regard,



Benjamin Collings, Director
BNC Planning Pty Ltd



BNC PLANNING

town planning & property development consultants



DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME

at

8 DEANE STREET AND 11 JANE STREET

CHARTERS TOWERS QLD 4820

RPD: LOT 111 ON CT18232 AND LOT 1 ON RP720106



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME

8 DEANE STREET AND 11 JANE STREET, CHARTERS TOWERS QLD 4820
being
LOT 111 ON CT18232 AND LOT 1 ON RP720106
for
DEMOLITION OF A LOCAL HERITAGE PLACE

Report Matrix

APPLICATION SUMMARY	
Applicant:	North Queensland Hotel Investments Pty Ltd C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Building Works Assessable Against the Planning Scheme
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Dwelling House Demolition
Assessment Manager:	Charters Towers Regional Council
Referral Agencies:	NA
Planning Scheme:	Charters Towers Regional Town Plan
Planning Scheme Definition(s):	Demolition of a Local Heritage Place
Zoning:	General Residential Zone
Precincts/Sub-Precincts:	NA
Overlays:	Heritage overlay
SITE DESCRIPTION	
Property Address:	8 Deane Street and 11 Jane Street, Charters Towers QLD 4820
Real (Legal) Property Description:	Lot 111 on CT18232 and Lot 1 on RP720106
Site Area:	1012m2 and 607m2
Landowner:	North Queensland Hotel Investments Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	
Local Government Area:	Charters Towers Regional Council
Road Frontage(s)	Jane Street and Deane Street
Existing Use(s)	Dwelling House

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		North Queensland Hotel Investments Pty Ltd	DA124-24	Report No. DA124-24-PR
Version	Date	Author		
1.0	December 2024	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for Building works assessable against the planning scheme for the demolition of the existing dwellings on site that are categorised as local heritage places. The subject premises is addressed as 8 Deane Street and 11 Jane Street, Charters Towers QLD 4820 more particularly described as Lot 111 on CT18232 and Lot 1 on RP720106. The premises is within the General Residential Zone under the Charters Towers Regional Town Plan (the planning scheme) and is currently used as dwelling houses.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *North Queensland Hotel Investments Pty Ltd*.

Following a detailed assessment of the proposal against the applicable assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application therefore warrants approval in accordance with rules of impact assessment as established under the Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	North Queensland Hotel Investments Pty Ltd C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Building works assessable against the planning scheme
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Dwelling House Demolition
Assessment Manager:	Charters Towers Regional Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Charters Towers Regional Town Plan
Planning Scheme Defined Use(s):	Demolition of a Local Heritage Place
Zoning:	General Residential Zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Heritage overlay
SITE DESCRIPTION	
Property Address:	8 Deane Street and 11 Jane Street, Charters Towers QLD 4820
Real (Legal) Property Description:	Lot 111 on CT18232 and Lot 1 on RP720106
Site Area:	1012m ² and 607m ²
Landowner:	North Queensland Hotel Investments Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Charters Towers Regional Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by North Queensland Hotel Investments Pty Ltd (the Applicant) to prepare this town planning assessment report to support a development application which seeks Charters Towers Regional Council (Council) approval for Building Works Assessable Against the Planning Scheme for the Demolition of a Local Heritage Place, as described within this planning report.

The land subject of this development application is addressed as 8 Deane Street and 11 Jane Street, Charters Towers (the Site). This report addresses the merits of the development with regard to the provisions of the Charters Towers Region Town Plan (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and Planning Regulation 2017 (the Regulation). This report is to be read in conjunction with the maps, plans, drawings, technical reports and other supporting information accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Act and Sections 30 and 31 of the Regulation. This report provides the Applicant's assessment of the proposed development against these provisions.

3. SITE AND LOCALITY

The subject premises is made up of two Freehold land holdings addressed as 8 Deane Street and 11 Jane Street, Charters Towers QLD 4820 more particularly described as Lot 111 on CT18232 and Lot 1 on RP720106. The premises is within the General Residential Zone and the Planning scheme, adjoin to the Park Hotel and currently contain dwelling houses. The site forms part of the entry gateway into the CBD from the north which is a mix of residential, commercial and open space activities.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	8 Deane Street and 11 Jane Street, Charters Towers QLD 4820
Real (Legal) Property Description:	Lot 111 on CT18232 and Lot 1 on RP720106
Site Area:	1012m ² and 607m ²
Landowner:	North Queensland Hotel Investments Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Charters Towers Regional Council
Zoning:	Centre Zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	Dwelling House
Road Frontage:	Deane Street, and Jane Street
Significant Site Features:	The site consists of two lots that each contain one dwelling house acknowledged as Local Heritage Places. The site also sports ancillary structures and supportive landscaping.

Topography:	As residential lots, the site is fully developed and is generally flat with no notable topographic features.
Surrounding Land Uses:	Residential, commercial, open space

4. PROPOSAL SUMMARY

The applicant is proposing the demolition of two existing dwellings that adjoin to the Park Hotel. This will facilitate future development for the expansion of the Park Hotel on the site. The image below demonstrates the intended expansion of the Park Hotel with the demolition of the dwellings. The expansion proposal is subject to change and does not form part of the scope of this development application.



Image 1: Intended Park Hotel Expansion

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

ELEMENT	EXISTING USE RIGHTS	PROPOSED
Building height/ storeys:	Single storey	Complete Demolition
Boundary Setbacks:	Lot 111 to Deane St: 3m Lot 111 to Jane St: 4m Lot 1 to Jane St: 5m	Complete Demolition
Site cover:	Approx 25%	Complete Demolition

5. STATUTORY ASSESSMENT

The demolition of a local heritage place – 8 Deane Street and 11 Jane Street, within the Heritage overlay, is identified as *impact assessable* in the overlays table for building works assessable against the planning scheme. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

State Planning Policy

Charters Towers Regional Town Plan confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2017* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger referral agency assessment.

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Charters Towers Regional Town Plan and there are no other identified applicable local planning instruments.

Charters Towers Regional Town Plan

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning Scheme	<p>The Town plan</p> <p>The most relevant components being:</p> <p>Strategic Framework</p> <p>Heritage overlay code</p>

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the Strategic Framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

The proposal involves the demolition of two local heritage dwellings to facilitate the future development of the Park Hotel, which is also a local heritage place. The future development for the extension supports the economic growth of the region, and facilitates investment in tourist and recreation based activities. While the development will result in a loss of two local heritage dwellings it provides an opportunity to reinforce the heritage values of the Park Hotel through the planned extension. This directly aligns with the Strategic Outcome: *Celebrating and preserving local cultural heritage* in that:

- (1) the Park Hotel has rich historical value as a central location during the Queensland's gold mining boom of the late nineteenth and early twentieth century and provided accommodation for Mt Carmel students during the Second World War; and
- (2) future development of the Park Hotel supports the communal enjoyment of the site for present and future communities.

The development also aligns with the Strategic Outcome: *Enabling a diverse rural economy* in that:

- (7) The proposal will support the future development of the site for tourism and recreation related activities, which are appropriately sited as an extension of a historically established hotel in a centre zone, with no encroachment on rural land.

In addition to the above points directly addressing strategic outcomes, the development generally aligns with the strategic framework for the following reasons:

- As no built form is proposed, amenity impacts to the residential community are limited.
- No changes are proposed to the existing services and infrastructure provided to the site.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This planning report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework for the planning scheme as a whole.

5.2.2 Overlay Codes

Heritage overlay code

The purpose of the heritage overlay code is to conserve places of local heritage. Both lots of the subject site are identified as being on the local heritage register which has been the key consideration given to the proposed scope of works by the applicant. The demolition of the site presents an opportunity for the future development of the adjoining Park Hotel, which displays typological local heritage values and a key facilitator of tourism in the region. The extension of the Park Hotel demonstrates the continued dedication to the operation of the heritage place, and the commitment to improve upon its functionality, while maintaining its contributing historical characteristics.

Because the development proposal does not propose a material change of use, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
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.	The dwellings on site are recognised to have historical value under the planning scheme through the statement of local cultural heritage significance, acknowledging that the places make a significant contribution to our understanding of local history. However, the planning scheme does not provide a description of the places, nor a statement on how the place meets the criterion to be a local heritage place. This is common for a large number of dwellings within or around the Charters Towers CBD, as residential detached dwellings of “timber and iron” style are commonplace.
PO3 Development is compatible with the conservation and management of the cultural	No acceptable outcome is nominated.	While the proposed development will remove local heritage places, the demolition of the dwellings on site do not represent a significant loss of cultural heritage. Older “timber and iron” style dwellings are widespread

heritage significance of the Local heritage place.		close to and within the CBD and the historical character of the local area will be retained through this frequency.
PO4 Development does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values including: <ul style="list-style-type: none"> (a) maintaining views to and from the heritage place where significant; (b) consistency with the character, setbacks, setting or appearance of the heritage place; (c) minimising for overshadowing on to the heritage place; (d) avoiding altering, removing or concealing significant heritage features; (e) avoiding the removal of significant established trees and vegetation; and (f) consistency with open space and landscaping features. 	No acceptable outcome is nominated.	Furthermore, the development will facilitate the extension of another local heritage place of the Park Hotel. This local heritage place is recognised as significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers in the 19 th and 20 th century. The extension of the Park Hotel demonstrates the continued dedication to the operation of the heritage place, and the commitment to improve upon its functionality, while maintaining its contributing historical characteristics. The Park Hotel has a strong presence within the Charters Tower's community as a tourism facilitator with its rich historical values. In this way, the loss of the local heritage dwellings will further the wider cultural heritage values of the Charters Tower's region through the future development of the Park Hotel. Complies with the Strategic Framework of the Planning Scheme.
Archaeology		
PO9 Development does not adversely impact on known or potential archaeological deposits.	No acceptable outcome is nominated.	The site is not recognised to have or has potential for an archaeological deposit. Complies with PO9.
General		
PO10 Any changes as a result of development and associated works to a Local heritage place, are appropriately managed and documented.	AO10 Development is compatible with a Conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.	Prior to demolition works, an Archival Report is prepared and submitted to Council for endorsement. Complies with PO10.

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the Heritage overlay code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.3 External Referrals

The development application does not trigger referral agency assessment, as discussed in section 5.1 above.

5.4 Public Notification

The application is impact assessable and will undergo public notification in accordance with Part 4 of the Development Assessment Rules.

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for Building works assessable against the planning scheme for the demolition of the existing dwellings on site that are categorised as local heritage places. The subject premises is addressed as 8 Deane Street and 11 Jane Street, Charters Towers QLD 4820 more particularly described as Lot 111 on CT18232 and Lot 1 on RP720106. The premises is within the General Residential Zone under the Charters Towers Regional Town Plan and is currently used as dwelling houses.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development
- The proposal does not undermine the planning scheme
- The proposal does not establish precedence that could result in the future undermining of the planning scheme

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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) (individual or company full name)	North Queensland Hotel Investments Pty Ltd C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (PO Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763 or 0438 789 612
Email address (non-mandatory)	enquire@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA124-24

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans</u> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> 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).

Unit No.	Street No.	Street Name and Type	Suburb
	8	Deane Street	Charters Towers
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4820	111	CT18232	Charters Towers Regional
Unit No.	Street No.	Street Name and Type	Suburb
	11	Jane Street	Charters Towers
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4820	1	RP720106	Charters Towers Regional

2.2) 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

3) 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 the [DA Forms Guide](#)

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

☐ Yes – proceed to 8)

☒ No

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

Charters Towers Regional Council

6) 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

7) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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

8) Are there any associated development applications or current approvals?

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

☒ No

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

9) Has the portable long service leave levy been paid?

- ☐ 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☒ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	8 Deane Street	Place ID:	111CT18232
Name of the heritage place:	13 Mosman Street	Place ID:	1RP720106

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) 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 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 5 – BUILDING WORK DETAILS

14) Owner's details

☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Total demolition of two (2) local heritage dwellings

e) Proposed construction materials – **NA**

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
1			
g) New building use/classification? (if applicable)			
NA			
h) 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 .			
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?
\$55,000

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>
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 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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

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	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

Landowners Consent Form
Planning Act 2016

I,

Steven Shoobridge
Sole Director

Being the delegate representative of NORTH QUEENSLAND HOTEL INVESTMENTS PTY LTD being the owner of the premises identified as follows:

8 Deane Street CHARTERS TOWERS QLD 4820
Lot 111 on CT18232
AND
11 Jane Street CHARTERS TOWERS QLD 4820
Lot 1 on RP720106

consent to the making of a change application under the *Planning Act 2016* by:

BNC Planning Pty Ltd

on the premises described above for:

Material Change of Use

.....
Signature of Delegate

19/11/2025

.....
Date

APPENDIX 2

SITE DETAILS

20°4'15"S 146°15'30"E

20°4'15"S 146°15'39"E



20°4'24"S 146°15'30"E

20°4'24"S 146°15'39"E

Legend located on next page



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Print date: 22/11/2024

able for accurate measurement.

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Aerial

8 Deane Street and 11 Jane Street, Charters Towers QLD 4820

 Legend

 Attribution

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel

 1RP720106

 111CT18232

Green bridges



Roads and tracks

 Motorway

 Highway


 Secondary

 Connector


 Local

 Restricted Access Road

 Mall

 Busway


 Bikeway

 Restricted Access


 Bikeway

 Walkway

 Restricted Access

 Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

Bridges



Tunnels



Railway stations



Railways

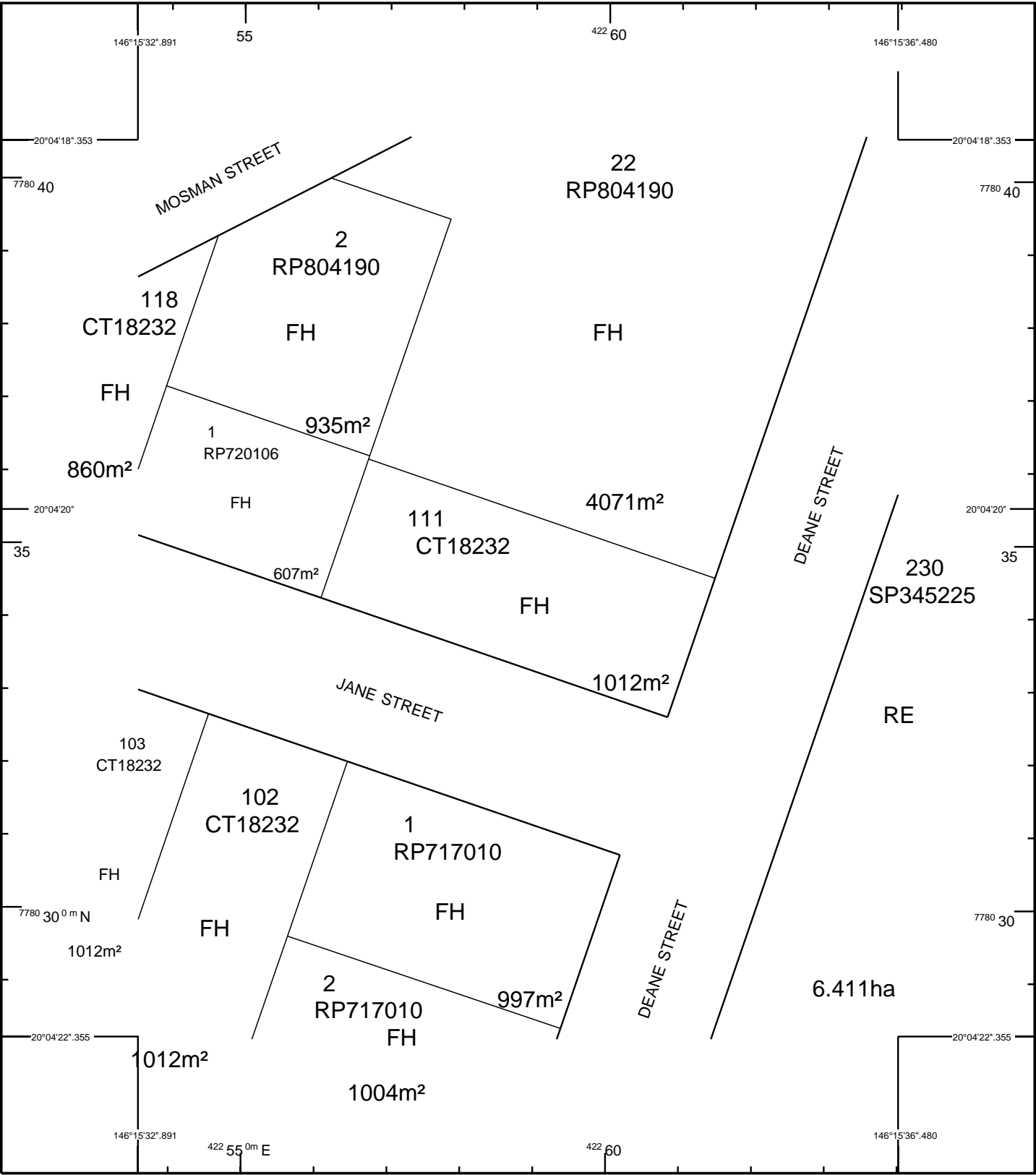


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STANDARD MAP NUMBER
8157-14344



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	111/CT18232
Area/Volume	1012m ²
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL
Locality	CHARTERS TOWERS CITY
Segment/Parcel	46770/43

CLIENT SERVICE STANDARDS

PRINTED 22/11/2024

DCDB 21/11/2024

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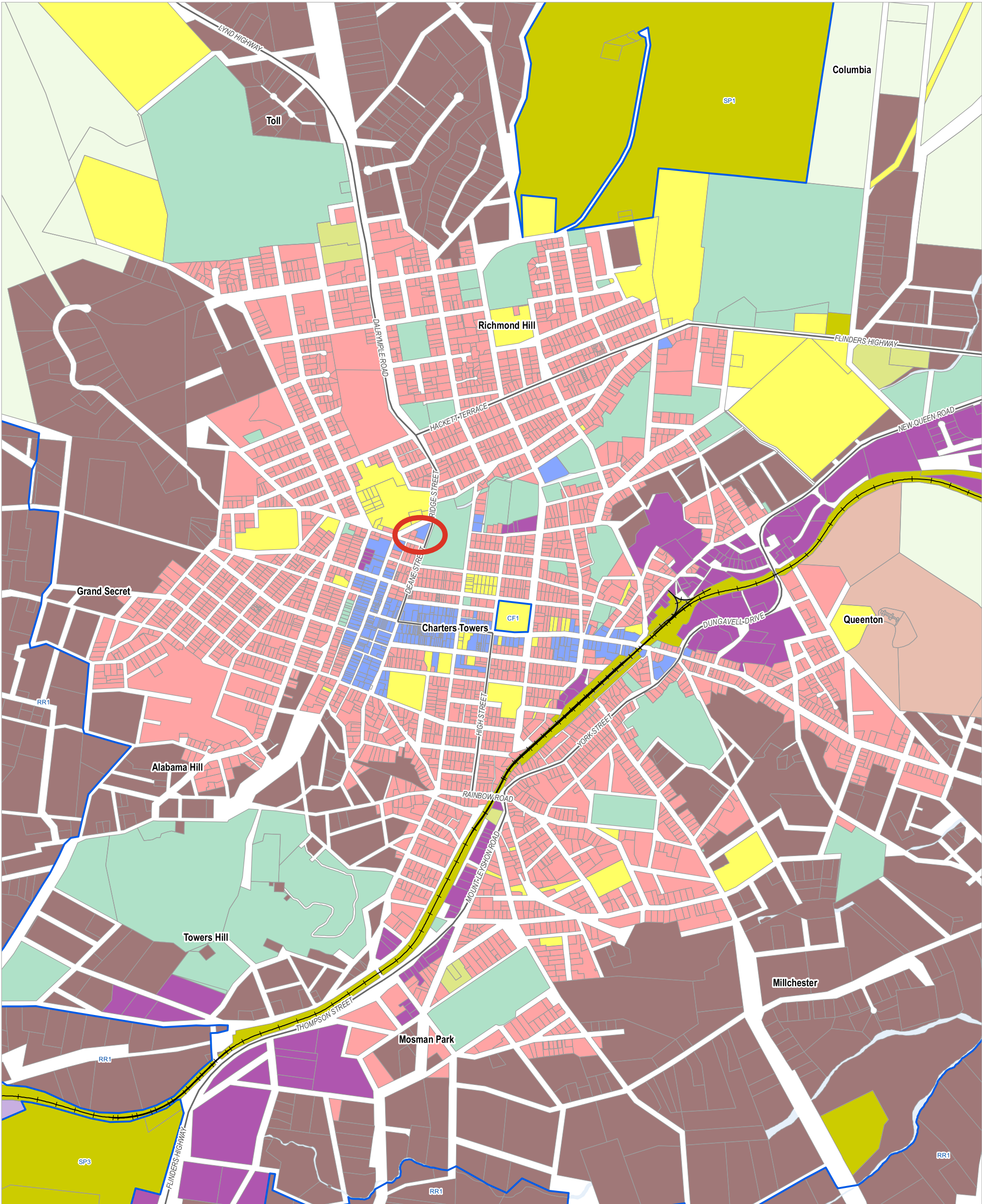
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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**Charters Towers
Regional Town Plan
Zone Map**

- Zone**
- Centre
 - General Residential
 - Industry
 - Industry Investigation
 - Community Facilities
 - Minor Tourism
 - Recreation and Open Space
 - Environmental Management and Conservation
 - Rural Residential
 - Emerging Community
 - Rural
 - Special Purpose
 - Township

- Precinct**
- CF1 - Hospital and Health Care Services Precinct
 - RR1 - Environs Precinct
 - RR2 - Hervey Range Precinct
 - SP1 - Airport Precinct
 - SP2 - Defence Precinct
 - SP3 - Sales Yard Precinct
 - Precinct Boundary
- Other Map Layers**
- Cadastral Boundary
 - Local Government Boundary
 - Waterway
 - Railway Network
 - Major Roads

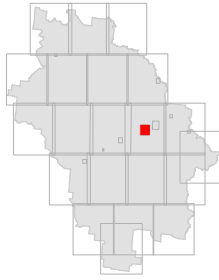
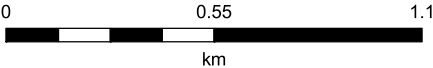
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Cadastral boundaries as at December 2019 sourced from QSpatial.

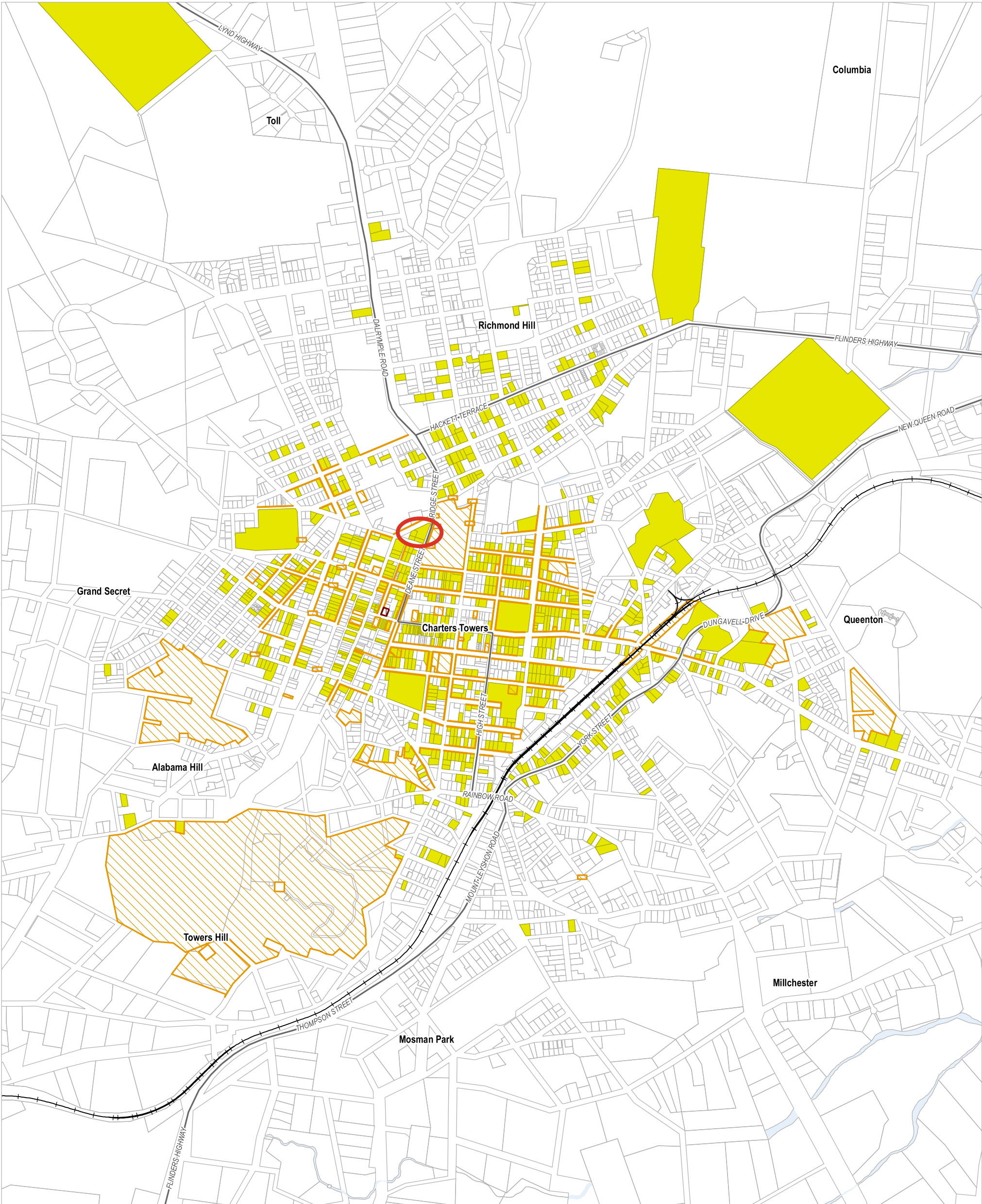
Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:20,000



**Zone - ZM1.2
Charters Towers Urban Area**



**Charters Towers
Regional Town Plan
Heritage Overlay Map**

- Cultural Heritage Places**
- National Heritage Place
 - State Heritage Place
 - Local Heritage Place
- Other Map Layers**
- Cadastral Boundary
 - Local Government Boundary
 - Waterway
 - Railway Network
 - Major Roads

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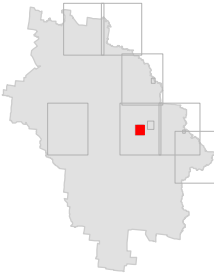
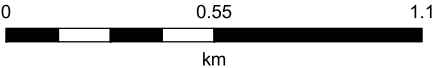
Cadastral boundaries as at December 2019 sourced from QSpatial.
State heritage as at 21/06/2019, sourced from QSpatial. National heritage place as at 29/03/2019.

Refer to State Government mapping for the latest version of the overlay if applicable.

Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:20,000



**Heritage Overlay - OM4.2
Charters Towers Urban Area**

APPENDIX 3

PLANS OF DEVELOPMENT

PLANS OF DEVELOPMENT

Site Plan DA124-24
Dec 2024





8 Deane St



8 Deane St

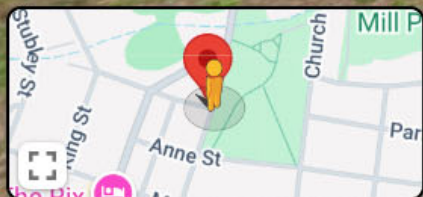
Richmond Hill, Queensland



Google Street View

Aug 2024

[See more dates](#)



Google



8 Deane St



18 Jane St

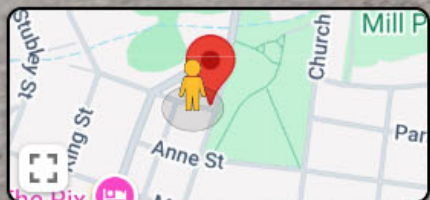
Charters Towers City, Queensland



Google Street View

Aug 2024

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