

Our Reference: PSW/2025/2894
CS Portal Reference: N/A
Contact Officer: Sophie Spencer
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FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Lite Brick Mount Isa Pty Ltd
C/- Precinct Urban Planning
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TOOWOOMBA QLD 4350

Email: paul@precinctplan.com.au

13 October 2025

Dear Sir/Madam,

Application for: Preliminary Approval for Building Works – Impact -
Demolition of a Local Heritage Place
Location: 64-72 Anzac Avenue and 108-110 Hill Street, NEWTOWN QLD
4350
Property Description: Lot 150 SP108206, Lot 1 SP217771, Lot 2 SP217771

The further information provided by you in response to Council's Information Request dated 2 June 2025 was received on 15 September 2025 and has been reviewed.

The Council email correspondence included in Attachment D of the Applicant's Information Request Response, while acknowledging opportunity for redevelopment of the site, still requires the application to genuinely consider and interpret heritage values on the site to address the applicable Council benchmarks. The supporting documentation, as required in Council's Information Request, is necessary in order to satisfy the minimum documentation requirements to justify the proposed demolition and achieve the outcomes sought in Council's email correspondence.

Further to this, please note this subject demolition application is a stand-alone application. Material relating to a proposed extension (MCUC/2025/2885 & PSW/2025/2886) has been submitted. However this material is subject to the separate assessment, and cannot form part of any approval documentation should this demolition application be approved. As such, on the basis that the minimum documentation to support the demolition of heritage places is provided, stand-alone drawings and implementation strategies of the demolition are required in order to move forward with this application.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. DEMOLITION OF LOCAL HERITAGE PLACE

1.1	<p>Aspect of Development:</p>
	<p>The submitted Heritage Impact Assessment confirms the heritage values of the premises.</p> <p>While the proposed demolition of unsympathetic latter additions to the heritage-listed buildings is supported, including the TAB tenancy and rear additions to the Hotel, the remaining demolition of the heritage-listed places is required to be supported by documentation that satisfies PO1. As such, the development must satisfy the remainder of PO1 (Heritage Overlay Code Table 8.3.1:2) that either the heritage place to be demolished is “<i>structurally unsound and uneconomically repairable</i>” OR “<i>is of no cultural heritage significance</i>”.</p> <ul style="list-style-type: none"> • Demolition of elements of the Newtown Hotel – The demolition of later rear additions to the Hotel are supported on the basis they have no heritage significance. However, the demolition plans do not clearly show what elements of heritage value are demolished/removed and which will be retained. The plans ought to coincide with the Heritage Impact Assessment, Tables 11 and 12 which lists elements that “will be retained in the Hotel building”. However, the drawings provided do not include sufficient detail to demonstrate this. • Demolition of Newtown Service Station building - A Structural Engineering Report has been provided to justify the building is structural unsound, satisfying part of the Heritage Overlay Code PO1. While this report makes a suggestion about the cost of repair/replacement, a cost estimate must be provided to fully satisfy PO1. • Demolition of air-raid shelter – The majority of the air-raid shelter is proposed to be demolished, with a portion retained. However, demolition plans show the entirety removed.
	<p>Further Advice</p>
	<p>(a) Documentation of demolition of Newtown Hotel heritage elements</p> <ol style="list-style-type: none"> (i) Provide demolition drawings that show the treatment of heritage elements, as identified in Tables 11 and 12 of the Heritage Impact Assessment, such as retention/demolition, protection during construction. (ii) Provide demolition drawings to enable a north-east corner building entry, as a future contribution to the heritage place and streetscape. <i>Please note, re-instating the corner building entrance would make a significance contribution to the heritage place. Refer to the original architectural drawings in the Heritage Impact Assessment for details of an appropriate built form that is sympathetic with the Hotel’s heritage values.</i> <p>(b) Demolition of the Newtown Service Station building</p> <ol style="list-style-type: none"> (i) Provide a cost estimate of the repair of the Newtown Service Station, in order to address PO1 fully. <p>(c) Air Raid Shelter</p> <ol style="list-style-type: none"> (i) Provide updated demolition plans showing the extent of retention and demolition of the Air Raid Shelter. At a minimum, elevations should be included to show the extent, height, and detail of building elements to be retained, along with a demolition methodology. <i>Please note, an implementation strategy is also required to justify the demolition. See Item 1.3.</i> (ii) Provide a simple Historic Record of the structure that includes measured floor plans and elevations, and photos, prior to demolition.
1.2	<p>Aspect of Development:</p> <p>This subject demolition application is a stand-alone application. However, application material includes the proposed extension subject to a separate development application (MCUC/2025/2885 & PSW/2025/2886). Plans of the extension cannot be used in this application.</p>

	<p>Plans and elevations showing the development post-demolition (i.e. what it would look like in the interim prior to any redevelopment) is required, and these would form part of any approval documentation. This must relate to all three significant buildings, including the Newtown Hotel, Newtown Service Station and Air Raid Shelter.</p> <p>It is further noted that material indicates the façade and port-cochere of the Newtown Service Centre will be fully reconstructed, and its full demolition may make reconstruction difficult. It is unclear if any part of the front of the building would be retained, including framing, and if so any bracing required etc.</p> <p>Of particular note, the demolition plans for the Newtown Hotel are not complete and simply make reference to the hotel being retained and refurbished. It is unknown what elements of significance will be retained or demolished, e.g. the retention of the ground floor fireplace and mantle etc, and whether the first floor fireplace is intended to be retained / demolished.</p>
	<p>Further Advice</p> <p>Provide demolition drawings including plans and elevations post-demolition (without any extension) for the Newtown Hotel, Newtown Service Station and Air Raid Shelter. Include simple “before and after” elevations and floor plans for comparison, showing elements to be retained or demolished, and protection during demolition work, aligning with Tables 11 and 12 of the Heritage Impact Assessment.</p> <p>Alternatively, where the applications are amended to be a combined application, the minimum documentation requirements may be reduced e.g. interim demolition elevations and plans would not be required. A combined application will still require demolition plans and elevations showing heritage elements to be demolished and those to be retained along with construction details of protection during demolition.</p>
<p>1.3</p>	<p>Aspect of Development:</p> <p>The submitted Heritage Impact Assessment states that an archival recording and interpretation strategy will be developed to mitigate the loss of heritage elements to be removed / demolished.</p> <p>An archival record of the Newtown Service Station was submitted. However there is no interpretation strategy for the on-site heritage buildings / elements which would be demolished. Please note, this is a stand-alone development application and cannot rely on reinterpretation or reconstruction as per the separate extension application MCUC/2025/2885 & PSW/2025/2886.</p> <p>Should the subject demolition application be approved, an interpretation strategy would be a required document for approval with the intent this would apply to any future redevelopment of the site. This is also to achieve the outcomes sought in Council email correspondence (Attachment D of the Applicant Information Request Response) that there is genuine effort to reinterpret the heritage values to ensure heritage values continue in a meaningful way.</p> <p>Further Advice</p> <p>Provide an Interpretation Strategy to be integrated by future development of the site.</p>

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council’s further advice and if so, a proposed timeframe for your response to Council.

You may wish to consider stopping a current period in the development assessment process in accordance with Chapter 1 Section 32 of the *Development Assessment Rules* if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Lead Senior Planner, Sophie Spencer on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Coleman', with a long horizontal flourish extending to the right.

Matthew Coleman
Principal Planner, Planning Branch

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