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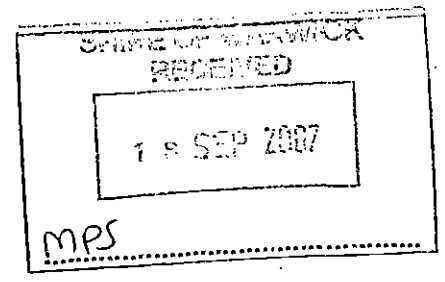
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14 September 2007



Chief Executive Officer  
Warwick Shire Council  
64 Fitzroy Street  
WARWICK QLD 4370

Dear Sir/ Madam

**Development Application for Preliminary Approval (Building Works) Demolition of 82 Fitzroy Street, and part of 84 Fitzroy Street, Warwick.**

As Council is aware McConaghy Group has been monitoring the structural integrity of the two buildings at 82 – 84 Fitzroy Street, Warwick. Both these buildings adjoin the Rose City Shoppingworld and since 2005 our client has been concerned that the current state of the structural integrity of the buildings. A recent visit by Farr engineers to monitor the buildings current structural state identified that the buildings structural integrity is continuing to deteriorate and our client now believed that they pose a significant public risk given:

- Both buildings are in a dilapidated state;
- Both buildings adjoin land to our clients site:
  - 84 Fitzroy Street is constructed to the boundary of Haig Avenue and as discussed in the attached reports the lower floor of the building is in a poor structural state, there is evidence of rising damp and that the wall along Haig Avenue contains a bow which has increased over the last couple of year;
  - The shopping centre is accessible (service vehicles and pedestrian access) from Haig Avenue and the current state of the wall is unsafe; and
  - 82 Fitzroy Street is identified at being at the end of its structural life given the lower floor framing is unsafe, the roof framing is water affected and rotten to a large degree and there is significant rising damp in the building.
- Discussions with the current owners identifies that they do not have the financial ability to undertake works to secure or restore the buildings.

In accordance with Section 3.2.1 of the *Integrated Planning Act 1997* and on behalf of McConaghy Group, we make a 'properly made' development application for Preliminary Approval Building Works (Impact Assessment) for a Demolition of 82 Fitzroy Street, Warwick and part of 84 Fitzroy Street, Warwick.

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In support of the application we enclose the following information:

- A signed Development Application Form 1 Part A;
- Development Application Form 1 Part E – Operational &/ or Building Work;
- Owners Consent;
- Referrals Checklist;
- 1 copy of a Structural Engineering report regarding the two buildings; and
- 1 copy of a Heritage Report on the two properties.

It is understood that Council will reimburse an existing application fee for approximately \$1,500.00 which constitutes the correct application fee. If you have any questions regarding the attached material please do not hesitate to call the undersigned on (07) 3007 3800.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Allen', is positioned above the typed name.

Adrian Allen  
Associate Director

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