

CANNING DOWNS PTY LIMITED

ABN 45 009 705 819

P.O. Box 357
WARWICK QLD 4370

Ph: 07 4661 7437

Fax: 02 9949 1841

12 September 2008

Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

Dear Sir,

Objection to Application for Preliminary Approval (Building Works) to demolish 82 Fitzroy Street and part of 84 Fitzroy Street, Warwick.

The McConaghy Group has submitted the above-named application with a short window for objections to be made to the Southern Downs Council. We submit our objection to the Application by the McConaghy Group, for Preliminary Approval (Building Works) to demolish 82 Fitzroy Street and part of 84 Fitzroy Street, Warwick.

The buildings, called Plumb's Chambers, were erected circa 1860/1874 and form an important part of Warwick's cultural heritage. They are listed on the Queensland Heritage Register - see EPA website (www.epa.qld.gov.au, prompts; Cultural Heritage; Registers; Place Name: Plumb's Chambers). The buildings are important to Warwick's cultural heritage as they represent the streetscape which existed during the late 1800's at the dawn of Queensland's history. If they are destroyed, part of the unique character of Warwick is also lost forever.

Whilst the shopping centre is important to the amenity of the area, it should not be developed at the long term expense of the City, through demolition of these unique, original buildings which are important to the character of Warwick, as a unique and significant tourist destination. If this character is lost through demolition of heritage buildings in the important Fitzroy Street streetscape, the future economic returns from tourism, will be seriously jeopardised. These future economic returns, to the whole community, are likely to far outweigh the short term cost of redesigning the shopping centre.

It has to be recognised that the Report commissioned by the McConaghy Group for an architectural conservation assessment for the subject buildings, is not an independent and balanced assessment of the merits of retaining these buildings. As the greater value of the buildings to their owner, as the grantor of an option to the McConaghy Group and to McConaghy Group, is in their demolition rather than their preservation, this has been allowed to bias the report. Whilst the buildings have been allowed to fall into disrepair, in the hope that their heritage status will be overlooked by Council, they have significant potential for alternative owners who could repair and restore the buildings. The properties

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have a heritage protection listing which determines their value. Whilst ever there is a prospect of a large windfall profit to any owner, through removal of this encumbrance, it is unlikely that any restoration work will be done on these buildings. It is therefore important to ensure that the heritage protection is enforced so that the buildings can be preserved.

We urge you to reject the Application for demolition of this important part of the streetscape which includes the old sandstone Court House/Police Station and Leslie Park. This will help preserve Warwick's future as a unique and important destination for tourism and provide the greatest enduring benefit to the community.

Yours faithfully,

A handwritten signature in cursive script that reads "John Barnes". The signature is written in black ink and is positioned below the text "Yours faithfully,".

John Barnes

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