

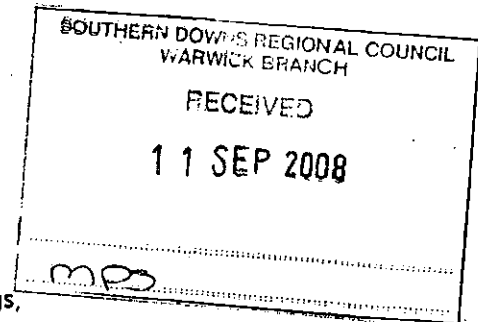
September 10<sup>th</sup> 2008

Southern Downs Regional Council  
PO Box 26.  
Warwick  
Qld 4370

**ATTENTION: The Chief Executive Officer**

Dear Sir

**Development Application MCU 100860  
Preliminary Approval to demolish heritage Listed Buildings,  
82+84 Fitzroy Street Warwick**



We refer you to the Environmental Protection Agency heritage listing 601725, Plumb's Chambers and the Warwick Shire Council Planning Scheme, specifically Section 4 "Measures for Particular Land Use Areas" and the Cultural Heritage Policy.

Under the state listing both buildings at 82 and 84 Fitzroy Street satisfy Cultural Heritage Significance Criteria A to H, indicating that they represent unique, irreplaceable historic value to the city of Warwick.

The Warwick Shire Council Planning Scheme for 4.2 City Centre in 4.2.1 Key Policy Statements item (ii) states:-

*The city centre will have a high standard of amenity, with a cohesive streetscape character in which buildings of heritage significance are protected and new development occurs in a compatible form*

- The intent is that cultural significance will be protected not demolished

The Warwick Shire Council Planning Scheme for 4.2 City Centre in 4.2.2 Policy Intent paragraph 5 states:-

*The buildings of heritage significance within the city centre are listed in Planning Scheme Policy – Cultural Heritage. It is intended that these buildings are to be used for commercial activities; however, development is to be undertaken in such a way as to protect their heritage values.*

- The intent is that cultural values will be protected not demolished

And paragraph 7 states:-

*Development on other premises in the city centre is to occur in manner which is compatible with the buildings listed in the Cultural Heritage Policy*

- The intent is that where development is to occur around or within culturally significant sites the work will be compatible with the listed buildings not cause their demolition.

The Warwick Shire Council Planning Scheme for 4.2 City Centre, 4.2.5 City Centre Development Code, 4.2.5.2 Purpose states:-

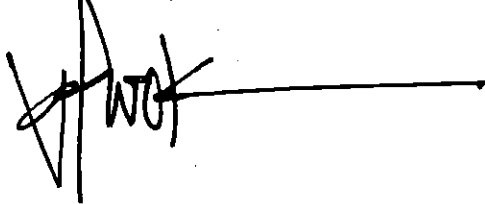
*The purpose of this code is to retain the heritage qualities of the City Centre through the retention of highly significant and significant heritage places in a streetscape context which provides for sympathetic alterations to existing buildings and the incorporation of new development which is compatible with, and respectful to, the existing streetscape character.*

- the intent is that retention of heritage places is paramount, not demolition

We object to the proposal and request that it be not approved on the basis of the following points.

- Demolition would contravene the Council's Planning Policies
- The Environmental Protection Agency has listed both buildings for the purpose of their conservation and permanent protection
- The option to purchase the property currently held by the developer with the intention of demolition could be determined as resulting in only one outcome which is to prevent the conservation or at least temporary preservation of the buildings.
- Submissions made to Council to date focus on demolition as the most appropriate action and could be biased towards this solution due to an underlying motivation to establish a site that enables a more simplistic and profitable development approach.
- Although there is a suggestion in documentation lodged with the Council that repair and reuse of some minor part of one building would be carried out as a concession to the buildings' value, there is no evidence that this would be done or even enforceable if any of the existing fabric of either building is removed as a result of a preliminary approval for demolition.
- No work should be done without expert consultant advice being carried out in accordance with ICOMOS and Burra Charter principles.
- The buildings are not divisible and jointly comprise the listing. The fact that there are 2 does not make the removal of one an option on the basis that one remains. This should not be considered as a trade off as there is only one appropriate neighbour to 84 Fitzroy Street and it currently exists at 82 Fitzroy Street. The challenge in the design of buildings to be constructed in the future is their appropriateness and compatibility with the existing listing.

Yours faithfully



Geoff Cook  
DIRECTOR

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