

5-01-15
eco

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Notice

Concurrence Agency Response

This notice is issued by the Environmental Protection Agency pursuant to Sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997 to advise of a decision or action.

Warwick Shire Council
PO Box 26
WARWICK QLD 4370

SOUTHERN DOWNS REGIONAL COUNCIL
WARWICK BRANCH
RECEIVED
1-1 SEP 2008
m.p.s.

Urbis
C/- McConaghy Group
GPO Box 3205
BRISBANE QLD 4001

Our reference: 318441

Dear Sir/Madam

Re: Referral for Concurrence Agency Response

The Environmental Protection Agency (EPA), wishes to advise that the referral for a concurrence agency response, received on 17-OCT-2007, has been assessed, and on 5-SEPT-2008 it was refused.

1. Property/Location:

Street address - 82-84 Fitzroy Street WARWICK QLD 4370

Lot/Plan - Lot 1 Plan RP5801, Lot 1 Plan RP94676, Lot 2 Plan RP5801, Lot 3 Plan RP5801

2. Reason for decision

While the demolition of 82 Fitzroy Street might be acceptable within the context of a more sympathetic development, the overall proposal has a negative impact on the heritage place for the following reasons:

- The proposed development tightly surrounds the remaining heritage building (No. 84), with a loading dock, turning circle and driveway. A monolithic new building is located to the east further compromising the setting of the heritage building.
- The heritage building (No. 84) is not functionally integrated into the proposed development nor is a viable future use for it proposed.
- The proposed shopping centre extension and loading dock area dramatically reduces the useable land adjacent to the heritage building, compromising both its amenity and future viability.

Aspect of Development

- Concurrence Response for Development on a heritage registered place
- Demolition of a Heritage place.



EPA Ref Number
- IPCH00757707

If you require more information, please contact Peter Todd, the Project Manager, on the telephone number listed below.

Yours sincerely



Delegate
Environmental Protection Agency
05-SEP-2008

Enquiries:
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