

Amended Concurrence Agency Response

This notice is issued by the Department of Environment and Resource Management and Queensland Heritage Council pursuant to Sections 3.3.17 and 3.3.18 of the Integrated Planning Act 1997 to advise of a decision or action.

Southern Downs Regional Council (Warwick Office)
PO Box 26
WARWICK QLD 4370

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

Our reference: 318441

Dear Sir/Madam

Re: Referral for Concurrence Agency Response

The Department of Environment and Resource Management (DERM) wishes to advise that on 17-SEP-2009, a decision was made to issue an amended concurrence agency response. This amended concurrence agency response replaces the concurrence agency response previously issued and dated 5-SEPT-2008.

The advice and/or conditions relevant to this response are attached. They are clearly identified to indicate which referral trigger they apply to.

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. Details of the recommendation

Aspect of Development

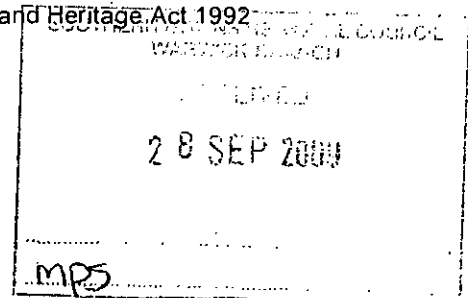
- Concurrence Response for Development on a heritage registered place
- Development carried out on a registered place under the Queensland Heritage Act 1992

Recommendation

- Preliminary Approval with conditions

EPA Ref Number

- IPCH00757707



3. Currency period

This approval will lapse unless substantially started within the currency period set by the Assessment Manager.

4. The approved plans

The approved plans and/or documents for this approval are:

Plan/Document No.	Plan/Document Name	Date
Unnumbered Plan Drawing	Rose City Shoppingworld, Palmerin Street, Warwick – Fitzroy Street Loading Dock, 1:200 @A3 by Thompson Adsett Architects	November 2008
	Conservation Assessment Report, Plumb's Chambers, prepared by Watson Architects.	July 2008

5. Codes for self-assessable development

Any self-assessable development for an environmentally relevant activity conducted in conjunction with this approval, must comply with the relevant code of environmental compliance.

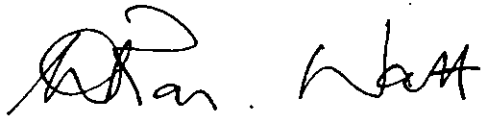
6. Assessment Manager Responsibilities

Please note that it is a requirement under Sections 3.5.15 and 3.5.17 of the Integrated Planning Act 1997 that a copy of the final Decision Notice (which includes the DERM's concurrence response) for this application issued by the Southern Downs Regional Council (Warwick Office), be forwarded to each referral agency. Therefore could you please send a signed hardcopy to the DERM's Ecoaccess Customer Service Unit, PO Box 15155 CITY EAST 4002 and an electronic copy to eco.access@derm.qld.gov.au.

In addition, the State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. Therefore in this instance, DERM has not provided a notification to native title parties.

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

Yours sincerely



Delegate
Department of Environment and Resource Management
17-SEP-2009

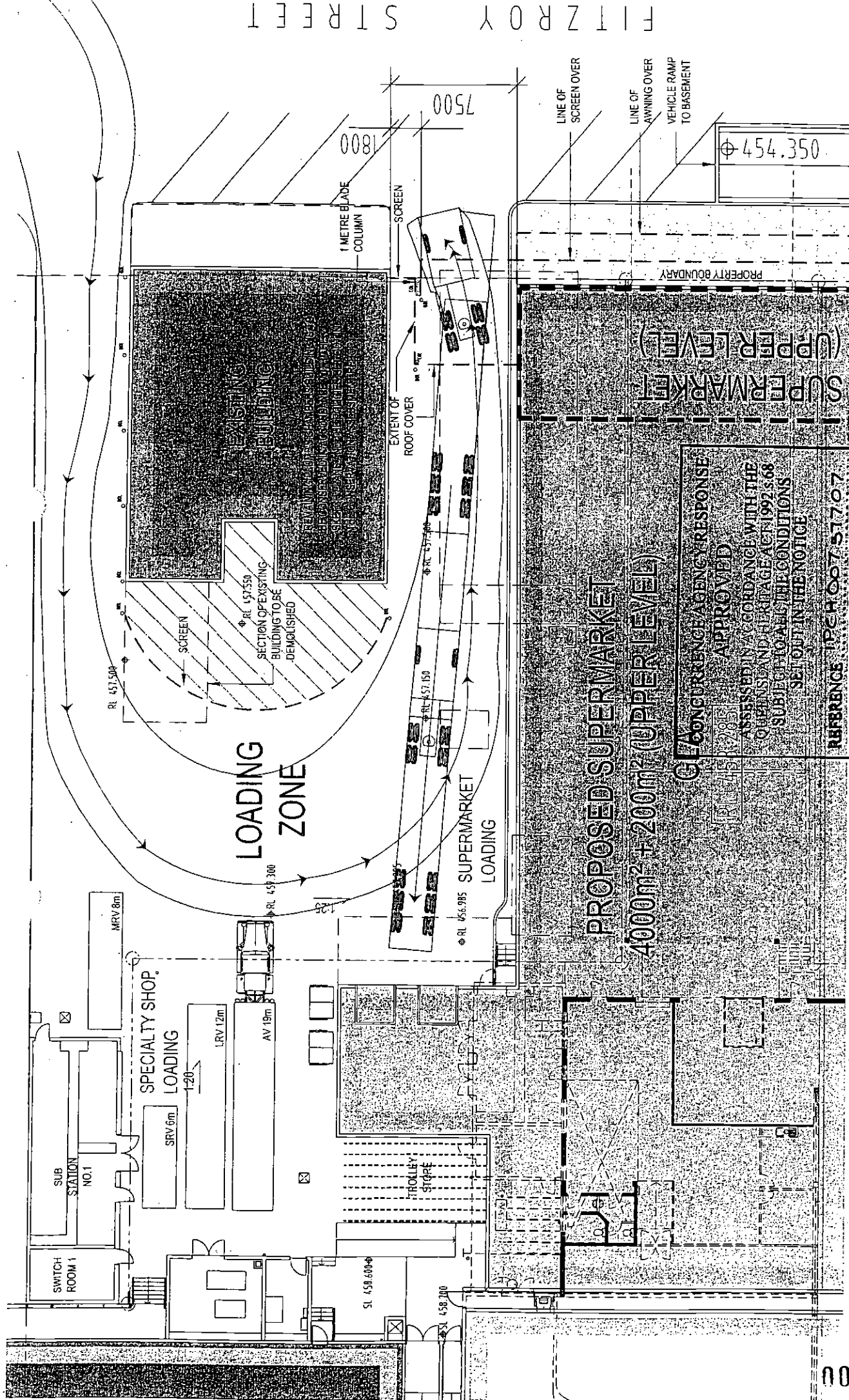
Enquiries:
Regional and QHC Support - Central Office
PO Box 15155
CITY EAST QLD 4002
Phone: (07) 3227 8828
Fax: (07) 3227 7803

Amended Concurrence Agency Response

Attachment - Concurrence Agency Response

Conditions of Approval: Plumb's Chambers -Demolition Works, 17 September 2009
 Project Ref No 318441 : QHR No 601725 Permit No. IPCH00757707

Conditions of Approval	Reasons for Conditions
<p>1. Prior to commencement of demolition works within the registered place (82 and 84 Fitzroy Street), the applicant must comply with conditions 1.1 to 1.6.</p> <p>1.1 Prepare an archival record of the registered place, including all existing buildings, structures and established vegetation in accordance with <i>EPA Guideline: Archival recording of heritage registered places (Draft January 2009)</i></p> <p>1.2 Engage a suitably qualified heritage architect to document conservation works to the building at no. 84 Fitzroy Street (including work associated with the structural stabilization of building fabric and reconstruction of damaged and missing elements), generally in accordance with Conservation Assessment Report, Plumb's Chambers, prepared by Watson Architects, July 2008.</p> <p>1.3 Prepare documentation of proposed methods to structurally stabilize the building at 84 Fitzroy Street, and engage an engineer experienced in the conservation of heritage buildings whose appointment is approved by the Manager, Regional and Heritage Council Support, Environmental Protection Agency, to review proposed methods of structural stabilization of no. 84 Fitzroy Street.</p> <p>1.4 The conservation works documentation referred to in 1.2 and the proposed methods of structural stabilization referred to in 1.3 are to be submitted to the Manager, Regional and Heritage Council Support, Environmental Protection Agency for approval.</p> <p>1.5 Conservation works to the building at 84 Fitzroy Street are to be carried out after the approvals in 1.4 is obtained. The conservation works are to include the conservation works referred to in 1.2 and the structural stabilization referred to in 1.3.</p> <p>1.6 On completion of the conservation works referred to in 1.4, the applicant must obtain written confirmation from the Manager, Regional and Heritage Council Support, Environmental Protection Agency that the conservation works to no 84 referred to in 1.4 have been satisfactorily carried out.</p>	<p>To ensure that the cultural heritage values of the place are appropriately recognised and managed.</p>
<p>2. The applicant must only demolish buildings and additions in accordance with the following as modified by these conditions of approval:</p> <p>Drawing: Rose City Shoppingworld, Palmerin Street, Warwick – Fitzroy Street Loading Dock, November 2008, 1:200 @A3 by Thompson Adsett Architects</p> <p>Conservation Assessment Report, Plumb's Chambers, prepared by Watson Architects, July 2008</p>	<p>To ensure development is carried out as approved.</p>



NOVEMBER 2008
SCALE 1:200 @ A3



CONCURRENCE/AGENCY RESPONSE
 HAS BEEN APPROVED
 ASSESSED IN ACCORDANCE WITH THE
 QUEENSLAND HERITAGE ACT 1992, S.68
 SUBJECT TO ALL THE CONDITIONS
 SET OUT IN THE NOTICE

REFERENCE: IPEC00751707

DATED 17 SEP 2009

SIGNED: *Alan Abbott*

DELEGATE
 ENVIRONMENTAL PROTECTION AGENCY

ROSE CITY SHOPPINGWORLD
 PALMERIN STREET, WARWICK
 FITZROY STREET LOADING DOCK



000215

FITZROY STREET

CONCURRENCE AGENCY RESPONSE
APPROVED
ASSESSED IN ACCORDANCE WITH THE
QUEENSLAND HERITAGE ACT 1992 s.68
SUBJECT TO ALL THE CONDITIONS
SET OUT IN THE NOTICE

REFERENCE IPCH 00757707

DATED 17 SEP 2009

SIGNED *Don. Watt*

DELEGATE
ENVIRONMENTAL PROTECTION AGENCY



CONSERVATION ASSESSMENT REPORT

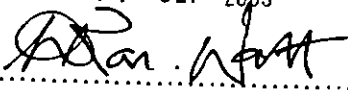
**PLUMB'S CHAMBERS
82 & 84 FITZROY ST
WARWICK**

CONCURRENCE AGENCY RESPONSE
APPROVED

ASSESSED IN ACCORDANCE WITH THE
QUEENSLAND HERITAGE ACT 1992 s.68
SUBJECT TO ALL THE CONDITIONS
SET OUT IN THE NOTICE

REFERENCE IPCH 00757707

DATED 17 SEP 2009

SIGNED 

DELEGATE
ENVIRONMENTAL PROTECTION AGENCY

CONSERVATION ASSESSMENT REPORT

**PLUMB'S CHAMBERS
82 & 84 FITZROY ST
WARWICK**

**For
The McConaghy Group**

Prepared by Watson Architects
July 2008

071001-6.6

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