

MCU/00860



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SOUTHERN DOWNS REGIONAL COUNCIL
WARWICK BRANCH

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- 7 NOV 2008

PLO

Notice
Cultural Heritage

EPA Information request – Concurrence Agency

This notice is issued by the EPA to advise of a request to provide additional information to support your application made under the *Integrated Planning Act 1997*

Attention: Adrian Allen
McConaghy Group Pty Ltd
c/- Urbis Pty Ltd
GPO Box 3205
BRISBANE QLD 4000

Cc. The Chief Executive Officer
Southern Downs
Regional Council
PO Box 26
Warwick Qld 4370
Attention: Annette Doherty

Your reference ASM/MCU/00860
Our reference IPCH01223808

Dear Sir

Re: Your application for development in Plumb's Chambers, 82-84 Fitzroy Street, Warwick

Your application was received by this office on 7 October 2008 and has been given the Project Reference Number of 601725.

Development	Location
Material Change of Use – Extension to existing shopping centre at 76 - 84 Fitzroy Street, Warwick	Lots 1,2 and 3 RP 5801 and Lot 1 RP 94676, Lot 1 RP 90982, Lot 60 SP 100924, Lot 1 RP 40226, Lots 1 and 2 RP 97879, Lot 1 and 2 RP 100863

The EPA has now considered the information provided in support of your application, and determined additional information is required to assist in further considering your application

Information required:

The EPA is concerned that the proposed development will have a detrimental effect on the fabric, setting, and amenity of the heritage place

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The EPA requests that further information be provided on the proposed new building and conservation works to the heritage place, particularly


1. details of the proposed development adjacent to 84 Fitzroy Street, showing the extent of outdoor space to be retained for the exclusive use of the latter,
2. details of the proposed conservation works to no. 84 Fitzroy Street,
3. details of the proposed measures taken to protect no. 84 Fitzroy Street from the impact of increased heavy vehicle traffic adjacent to the building,
4. details of the proposed future management and use of no. 84 Fitzroy Street,
5. details of the proposed Fitzroy street elevation of Rose City Shopping Centre, within the context of the entire city block between Palmerin and Guy Streets.

Under the *Integrated Planning Act 1997* an applicant must respond by giving the Assessment Manager and the Referral Agencies -

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) a notice -
 - (i) stating that the applicant does not intend to supply any of the information requested, and
 - (ii) asking the requesting authority to proceed with the assessment of application.

A response to the information request should be posted to the address at the bottom of this notice. Please do not hesitate to contact the Project Manager on the telephone number listed below if you wish to discuss any of these issues.

Yours sincerely



Signature

21 October 2008

Date

Gail Pini
Manager
Regional and Heritage Council Support
Environmental Protection Agency

Enquiries:
PO Box 15155
City East QLD 4002
Phone. (07) 3227 8988
Fax. (07) 3227 7803