

Notice
Cultural Heritage

5.01.15
5.01.03
5.01.01

Information request – QHC as concurrence agency

This notice is issued by the Queensland Heritage Council to advise of a requirement to provide additional information under Section 3.3.6 of the *Integrated Planning Act 1997* (in support of an application made under the *Queensland Heritage Act 1992*).

Mr Adrian Allen
Urbis Pty Ltd
C/-McConaghy Group
GPO Box 3205
Brisbane Qld 4001

Cc: Ms Annette Doherty
Chief Executive Officer
Warwick Shire Council
64 Fitzroy Street
Warwick Qld 4370

Your reference :

LGA/Certifier Application No: BLD/07991

Our reference : Project Ref No 318441 : QHR No
601725 : Permit No IPCH00757707

Dear Mr Allen

Re: Your application for development in Plumbs Chambers, 82-84 Fitzroy Street Warwick

Your application was received by this office on 17 October 2007 and has been given the Project Reference Number of 318441.

| Activity | Location |
|---|---|
| Preliminary Approval for Building Work (Demolition of Heritage Listed Buildings) | Plumbs Chambers, 82-84 Fitzroy Street Warwick |

Information request – QHC as concurrence agency

The EPA, on behalf of the Queensland Heritage Council, has now considered the information provided in support of your application, and determined that there is insufficient information to complete a proper assessment. The additional information required by the Queensland Heritage Council to further consider your application is outlined below.

Information required:**Background**

Plumbs Chambers are important in illustrating the design, materials and construction techniques of mid-19th century masonry building in Queensland, and both have potential to reveal further information about 19th century stone and brick construction. Both buildings occupy a prominent role in the streetscape along Fitzroy Street between Guy and Palmerin Streets, and the pitch of the roofs contribute to the unity of the street.

The 1874-75 building (84 Fitzroy Street) survives as an excellent example of a substantial, two-storeyed, stone building with commercial premises on the ground floor and residence on the first floor, designed to impress and inspire confidence. Few buildings of this type and material have survived in Queensland, and even fewer Georgian-styled stone shop-houses in Queensland overlook a town square.

Concerns

The proposal by the applicant is to demolish 82 Fitzroy Street (brick and timber building) and demolish the single story section of 84 Fitzroy Street (two storey sandstone building) to facilitate the extension of the adjacent Rose City shopping centre.

The applicant has provided details on the dilapidated state of both buildings but no details on whether options to retain the building have been explored.

There is no detail in the application on how or if the two storey sandstone section of 84 Fitzroy will be repaired or used if the current application was successful.

The formal application received by the EPA did not include the engineering or heritage reports as mentioned in the applicant's letter to Warwick Shire Council (14/09/07). These reports have however been forward to the EPA but they do not detail the specific extent of demolition proposed nor do they explore the issue of no prudent or feasible alternative to demolition of over half of Plumb Chambers

Information requested

Provide copies of both the engineering reports and heritage report on the two properties as stated in the application.

Provide a statement of cultural heritage impact of the proposal to demolition on 82 Fitzroy Street and part of 84 Fitzroy Street.

Information request – QHC as concurrence agency

Provide evidence to demonstrate that Urbis has comprehensively investigated all prudent and feasible alternatives to the total demolition of 82 Fitzroy Street and partial removal of 84 Fitzroy Street.

Provide a written statement of works proposed for 84 Fitzroy Street including drawings detailing the extent of demolition proposed.


Under the *Integrated Planning Act 1997* Section 3.3.8(1), an applicant receiving an information request from the assessment manager or concurrence agency (the "requesting authority") must respond by giving the requesting authority -

- (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.

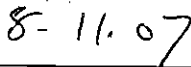
Under Section 3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

A response to the information request should be posted to Anthony Simmons, the Project Manager at 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



Date

Marcus Richardson
Manager, Cultural Heritage
Southern Region

Environmental Protection Agency

for the Chairperson, Queensland Heritage Council

Enquiries:
Anthony Simmons
Southern Region EPA
158 Hume Street
Toowoomba Qld 4350
Phone. (07) 46994358
Fax. (07) 46994399