Southern Downs
REGIONAL COUNCIL

Decision Notice (IPA s3.5.15)
APPROVAL

Our Ref: PS:PS/BLD\07991

26 November 2009

COPY

Please address all communications to:
The Chief Executive Officer
Southern Downs
Regional Council
PO Box 26
[illegible] Qld 4370

mail@southerndowns.qld.gov.au
www.southerndowns.qld.gov.au

abn 59 786 792 651

Warwick Office
64 Fitzroy Street
Warwick Qld 4370
t 07 4661 0300
f 07 4661 0333

Stanthorpe Office
61 Marsh Street
Stanthorpe Qld 4380
[illegible] 4681 5500
07 4681 5540

Urbis Pty Ltd
GPO BOX 3205
BRISBANE QLD 4001

Att: Rosie French

Dear Ms French

Preliminary Approval for Building Works

Applicant:	Urbis Pty Ltd
Owner:	Rose City Centre Pty Ltd
Property Address:	84 Fitzroy Street, Warwick
RPD:	Lot 1 RP94676, Parish of Warwick, County of Merivale
Proposal:	Preliminary Approval for Building Work (Partial Demolition of Building on the Register of Cultural Heritage Places)

I wish to advise that the above described application was approved subject to conditions by Council on 25 November 2009.

Please note that the applicant is required to provide at least the following information to Council as part of any application to extend the existing Rose City Shoppingworld:

1. Details of the proposed driveways and methods to ensure compatibility with heritage character of the adjoining building including pavement treatments, textures and colours, for both the southern and eastern side of the building at 84 Fitzroy Street;
2. Details of appropriate and sympathetic vehicle protection methods surrounding the building at 84 Fitzroy Street; and
3. Details relating to the methods of conservation, including timeframes, and the potential re-use of the building.

Conditions

The conditions relevant to this approval are attached. These conditions indicate whether the Assessment Manager (i.e. Southern Downs Regional Council) or a Concurrence Agency imposed them.

000259

Relevant Period

Unless otherwise stated in the conditions of approval, the standard relevant period stated in section 3.5.21 of the *Integrated Planning Act* applies to each aspect of development in this approval. The approval will lapse unless the first change of use under the approval happens within the relevant period.

Related Development Approvals

Development Approval must be obtained for Building Works associated with this development, prior to the development being carried out.

IDAS Referral Agencies

The following IDAS referral agency applies to this application:

- Department of Department of Environment & Resource Management as a Concurrence Agency

Submitters

The name and address of the principal submitter for each properly made submission about the application are:

- G Ziser: 102 Dragon Street, Warwick QLD 4370
- J Barnes: PO Box 357, Warwick QLD 4370
- J Cook: 104 Fitzroy Street, Warwick QLD 4370
- K Ryan: 103 Albion Street, Warwick QLD 4370
- R Blake: 43 Canningvale Road, Warwick QLD 4370
- G Cook: PO Box 1267, Fortitude Valley QLD 4006

Appeal Rights

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

Commencement of Approval

This approval takes effect in accordance with sections 3.5.19 and 3.5.20 of the *Integrated Planning Act*.

The development approval does not have effect until the submitter's appeal period ends. To hasten the commencement of the submitter's appeal period, the applicant can notify Council in writing that they do not intend to request a negotiated decision notice or appeal the decision.

Yours faithfully

Rod Ferguson
Chief Executive Officer

Attach: Schedule 1 – Southern Downs Regional Council Conditions as Assessment Manager
Schedule 2 – Department of Environment & Resource Management Conditions of Approval
Extracts from *Integrated Planning Act*

c.c. Ecoaccess Customer Service Unit
Department of Environment & Resources Management
Environmental Protection Agency
PO Box 15155
CITY EAST QLD 4002

Schedule 1 – Southern Downs Regional Council Conditions

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plan and report submitted by the applicant, as determined by the Director Planning and Environment, and subject to the final development being amended in accordance with the conditions of this approval.

   - Plan Approval as a Concurrence Agency Response, stamped 17 September 2009, plan dated November 2008 prepared by Thomson Adsett Architects.
   - Report: Statement of Heritage Impact: Plumb's Chambers 82 & 84 Fitzroy St, Warwick, dated July 2008, prepared by Watson Architects.

Land Use & Planning Controls

2. The applicant is to preserve the existing "Cantors" signage, currently located on the eastern side of the verandah at 82 Fitzroy Street. The original sign is to be appropriately displayed within 84 Fitzroy Street, once conservation work has been completed.
3. The applicant is to preserve the blocks which currently contain the painted "Plumb's Chambers" sign on the façade of 82 Fitzroy Street. These original blocks are to be appropriately displayed within 84 Fitzroy Street, once conservation work has been completed.
4. The applicant is to appropriately photograph the facades of 82 Fitzroy Street and 84 Fitzroy Street together, and display at least one photograph within 84 Fitzroy Street, once conservation work has been completed. Along with the displayed photograph is to be a script detailing the history of each building, including previous tenants, and the buildings' significance to the Warwick district.

Building, Health & Development Compliance

5. The applicant is to **apply for Building Approval** in accordance with the *Integrated Planning Act* for the demolition works. The applicant will be required to submit the appropriate **forms, plans and fees** associated with this application. The demolition works are to accord with the plans approved in this approval.
6. The applicant is to permit Council officers unrestricted access to the site at any time subject to reasonable security and health restrictions on access, so as to ensure the demolition is being conducted in accordance with the conditions of the approval.
7. Provision shall be made for the storage and removal of building materials in accordance with the *Environmental Protection (Waste Management) Regulation 2000* to the satisfaction of the Director Planning and Environment, this includes any asbestos or other hazardous materials.

Amenity & Environmental Controls

8. The applicant is to ensure that all wastes are suitably collected and disposed of so as not to adversely impact on the environment.

Roadworks and Stormwater Drainage

9. The applicant must reinstate any footpaths, kerbing and channelling, roadworks and drainage works damaged during demolition works, to the satisfaction of the Director Engineering Services.

Water Supply & Sewerage

10. The applicant is to **apply for Plumbing and Drainage Approval** in accordance with the *Plumbing and Drainage Act* for the proposed disconnection of the water supply and sewerage system within the existing building, currently located on Lot 1 RP5801 and any of the proposed structures to be removed on Lot 1 RP94676. The applicant will be required to submit the appropriate **forms, plans and fees** associated with this application.

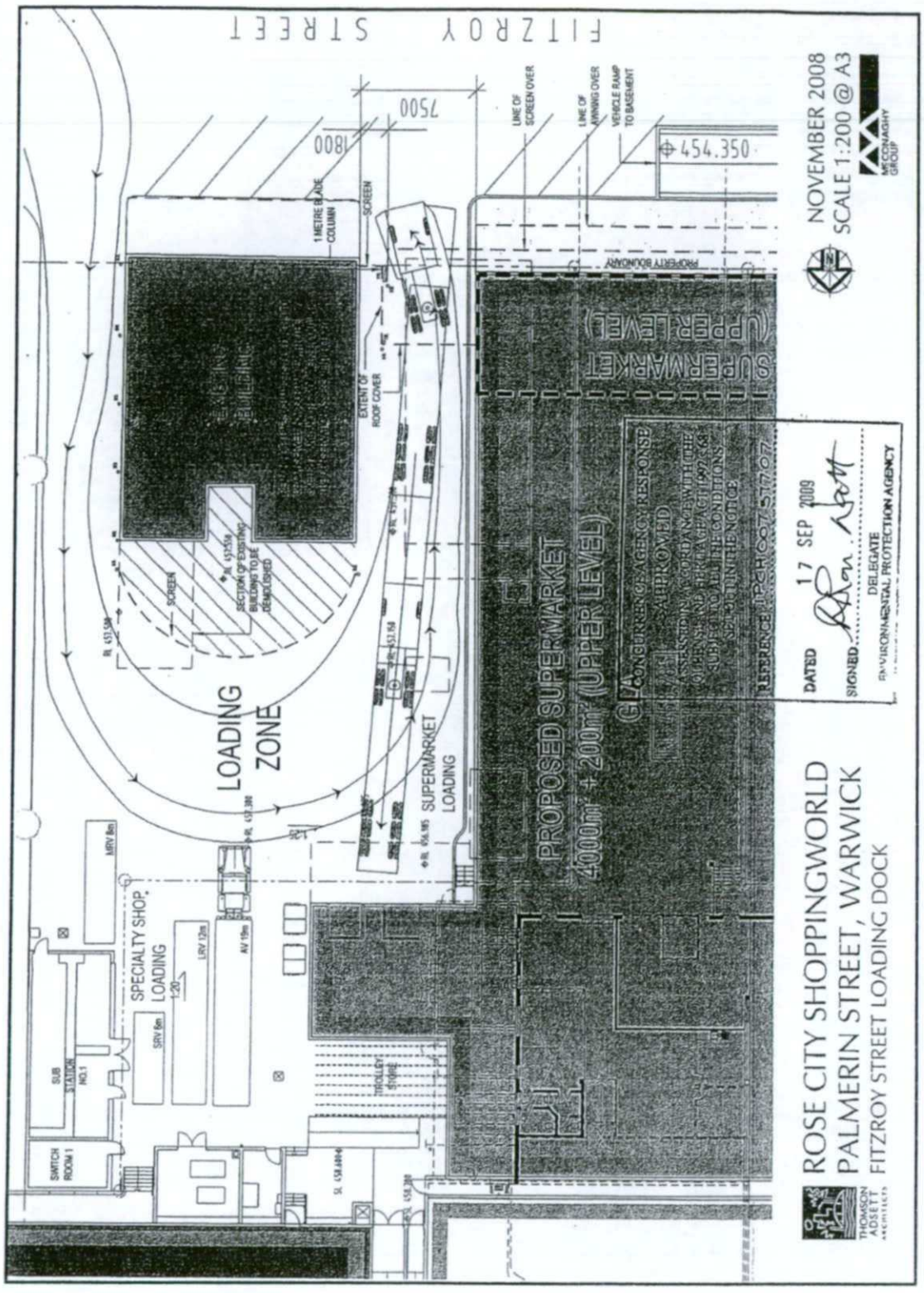
Aboriginal Cultural Heritage

11. In carrying out the development, all reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will be complying with the cultural heritage duty of care if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from *www.nrw.qld.gov.au.*

Schedule 2 – Department of Environment and Resource Management (Formerly Environmental Protection Agency) Conditions as a Concurrence Agency

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
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. 1.1 Prepare an archival record of the registered place, including all existing buildings, structures and established vegetation in accordance with *EPA Guideline: Archival recording of heritage registered places (Draft January 2009)* 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. 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. 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. 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. 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.	To ensure that the cultural heritage values of the place are appropriately recognised and managed.
2. The applicant must only demolish buildings and additions in accordance with the following as modified by these conditions of approval: Drawing: Rose City Shoppingworld, Palmerin Street, Warwick – Fitzroy Street Loading Dock, November 2008, 1:200 @A3 by Thompson Adsett Architects Conservation Assessment Report, Plumb's Chambers, prepared by Watson Architects, July 2008	To ensure development is carried out as approved.


FITZROY STREET
7500
1800
LINE OF SCREEN OVER
LINE OF AWNING OVER
VEHICLE RAMP TO BASEMENT
454.350
1 METRE BLADE COLUMN
SCREEN
PROPERTY BOUNDARY
EXTENT OF ROOF COVER
SUPERMARKET (UPPER LEVEL)
SECTION OF EXISTING BUILDING TO BE DEMOLISHED
LOADING ZONE
SUPERMARKET LOADING
PROPOSED SUPERMARKET
4000m² + 200m² (UPPER LEVEL)
GLA
CONCURRENCE AGENCY RESPONSE
APPROVED
REFERENCE: IPCH007 57707
DATED 17 SEP 2009
SIGNED
DELEGATE
ENVIRONMENTAL PROTECTION AGENCY
SPECIALTY SHOP LOADING
MRV 8m
LRV 12m
AV 19m
SRV 6m
SUB STATION NO.1
SWITCH ROOM 1
TROLLEY STORE
NOVEMBER 2008
SCALE 1:200 @ A3
MCCONAGHY GROUP
ROSE CITY SHOPPINGWORLD
PALMERIN STREET, WARWICK
FITZROY STREET LOADING DOCK
THOMSON ADSETT

watsonarchitects
design sustain conserve

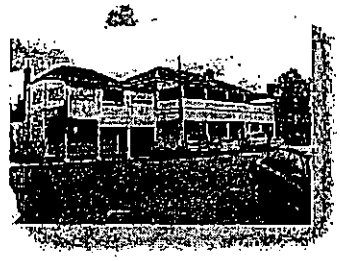
CONCURRENCE AGENCY RESPONSE
APPROVED
ASSESSED IN ACCORDANCE WITH THE QUEENSLAND HERITAGE ACT 1992 s.68
SUBJECT TO ALL THE CONDITIONS SET OUT IN THE NOTICE

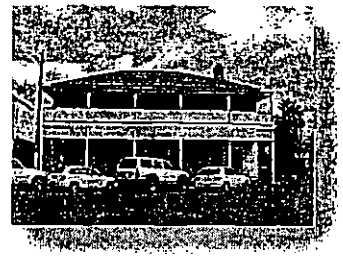
REFERENCE IPCH 00757707

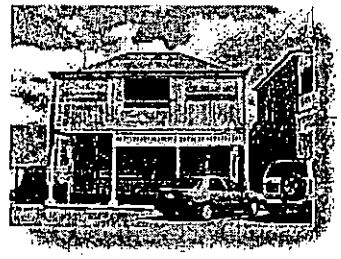
DATED 17 SEP 2009

SIGNED

DELEGATE
ENVIRONMENTAL PROTECTION AGENCY







CONSERVATION ASSESSMENT REPORT

PLUMB'S CHAMBERS
82 & 84 FITZROY ST
WARWICK

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 007577707

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

© Copyright Watson Architects Pty Ltd 2008
ABN 34 124 016 502

CONTENTS

1. Introduction

   1.1. Scope
   1.2. Methodology

2. Assessment of Existing Fabric

   2.1. Scope of analysis
   2.2. 82 Fitzroy
      2.2.1. Description
      2.2.2. Noticeable Changes Over Time
      2.2.3. Analysis of Existing Fabric
      2.2.4. Integrity of Fabric
   2.3. 84 Fitzroy
      2.3.1. Description
      2.3.2. Noticeable Changes Over Time
      2.3.3. Analysis of Existing Fabric
      2.3.4. Integrity of Fabric

3. Assessment of Significance 24

   3.1. Assessing Significance
   3.2. Other assessments
   3.3. Summary Statement of Significance
   3.4. Relative Significance of the fabric

4. Conservation / Development Strategies 35

   4.1. Client's requirements
   4.2. Required Conservation / Stabilisation Measures
      4.2.1. 82 Fitzroy St
      4.2.2. 84 Fitzroy St
   4.3. Retention / Development Options
   4.4. Conclusion

5. Conservation Policy 41

   5.1. General Approach
   5.2. Client's Requirements
   5.3. External requirements - Legislation
   5.4. Interpretation and retention
   5.5. Control of Intervention
   5.6. Care of Fabric
   5.7. Provision of building services
   5.8. Setting and landscape
   5.9. Management

6. Conclusion 59

Appendices

1. QLD Heritage Register Entry
2. Structural Engineer's Report
3. Qld Act Assessment Criteria
4. Burra Charter Definitions
5. HEROC Website excerpt on access
6. As existing Drawings – 84 Fitzroy St

CONCURRENCE AGENCY RESPONSE
3 APPROVED
ASSESSED IN ACCORDANCE WITH THE QUEENSLAND HERITAGE ACT 1992 s.68 SUBJECT TO ALL THE CONDITIONS SET OUT IN THE NOTICE
5
REFERENCE IPCH007557707
DATED 17 SEP 2009
SIGNED
DELEGATE
ENVIRONMENTAL PROTECTION AGENCY