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STATEMENT OF HERITAGE IMPACT

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



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STATEMENT OF HERITAGE IMPACT

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

**For
The McConaghy Group**

Prepared by Watson Architects

July 2008

071001-6.2

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ABN 34 124 016 502

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1.0 INTRODUCTION

This report has been commissioned by the McConaghy Group as part of their development proposal for the expansion of the existing Shopping Centre known as Rose City Shopping World.

The expansion is required to meet the needs of a growing population within the Warwick Shire district and to maintain a significant retail centre within the central business district of Warwick. To satisfy the needs of shop retailers for space and the demand for growth, the expansion would require the use of the site occupied by 82 Fitzroy St and 84 Fitzroy St known as Plumb's chambers.

The development proposal therefore includes the purchase of the site containing the two buildings. The site is currently under an option to purchase subject to the outcome of current development applications.

The development proposal would involve the demolition of 82 Fitzroy Street and the partial demolition, retention and conservation of 84 Fitzroy St. The retained and conserved building (84 Fitzroy St) would remain associated with the shopping centre development.

Plumb's Chambers is currently listed on the Queensland Heritage Register. This report addresses heritage conservation issues related to the development and its impact on the existing Plumb's Chambers site. In particular, it addresses the issues related to:

- the proposed conservation approach (being the full demolition of 82 Fitzroy St and the partial demolition of 84 Fitzroy St) and the subsequent impact on the cultural significance of the buildings.
- the development of the retail centre and its impact upon the heritage listed buildings.

To aid this assessment, this report refers to the recently commissioned Conservation Assessment Report by Watson Architects (June 2008).

A development application for the above proposal has been lodged with the local authority and this report is to also form a response to the EPA's information request related to the proposal.

Where reference is made to "84 Fitzroy St" it will mean the two-storey sandstone Heritage Place located at this address. Where reference is made to "the proposal" it will mean the development scheme as indicated by the Thomson Adsett Architects drawings set out in Appendix 1.

As-existing drawings and sketch [proposals for the alterations and future reuse of 84 Fitzroy St are set out in Appendices 3 and 4 respectively.

This report is prepared in accordance with the principles set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and the guidelines to the Burra Charter.

2.0 EXISTING CONDITIONS

The site is described as Lots 1-3 RP5801 and Lot 1 RP94676. It is located on the southern side of Fitzroy Street facing Leslie Park approximately halfway along that portion of Fitzroy St between Palmerin St (the main street of Warwick's retail centre) and Guy Street. The site sits at the corner of Fitzroy St and Haig Avenue, a small road that provides access to the existing shopping centre development behind the site and to the police station to the west of the site. The Queensland State Heritage-listed Warwick Police Station and Court House buildings are located at the western end of Fitzroy St.

The site is currently in private ownership with both buildings remaining vacant.

The Conservation Assessment Report included an investigation of the physical fabric of the buildings to assess the existing condition and the extent to which early fabric survives. The investigation was informed by the structural report prepared for the client by Farr Engineers Associates Pty Ltd, July 2007.

The condition of each building is discussed in detail within the Conservation Assessment Report. This report concluded that the condition of the two buildings were in differing states of disrepair, with both buildings suffering from significant structural issues.

82 Fitzroy St

The smaller brick and timber building, 82 Fitzroy St, is considered substantially compromised in its structural stability and unsafe in its current condition. Due to the extent of decay and deterioration, the scope of work required to stabilise and repair the structure would include the complete removal of the remaining existing internal floor structure, finishes and roof framing. This would require the almost complete loss of the existing fabric and reconstruction of the building.

Significant conservation and reconstruction of the masonry walls would also be required to overcome the damp issues and settlement within the masonry structure.

The report concluded that due to the extent of decay to the fabric and required reconstruction, this work would substantially reduce the cultural significance of the place and result in a replicated building with no original fabric or patina. Having regard to the current state of the building, associated issues of safety and health of the public and the economic undertaking to reconstruct the building, there remains no realistic prudent or feasible alternative to its demolition.

84 Fitzroy St

The condition of 84 Fitzroy St, although structurally compromised was considered capable of structural repair and retention. Conservation of the building would need to address two main broad issues:

1. The requirement to stabilise and repair the structure
2. The requirement to make the building useable and habitable, potentially with the need to upgrade the building to satisfy certain current building standards and codes.

A third issue relates to the complexity and logistics of the required conservation measures.

The most structurally compromised wall of 84 Fitzroy St is located on its boundary adjoining Haig Avenue. As a result, all conservation / building work related to stabilising the wall will likely need to be undertaken from inside the building envelope. The need to undertake remedial work to the building from within the property will have a significant impact on the cost of the works and the potential damage to other parts of the fabric. Temporary shoring of the wall may be possible with approvals from the Queensland Department of Main Roads and the Police Station however we understand that there will remain a need to maintain public access to the shopping development.

Summary

We have been advised that the current owner does not possess the desire nor the resources required for the maintenance or the conservation of either of the buildings. As the current owner has no resources to maintain or repair the buildings, the buildings will fall further into disrepair.

Without significant structural repair and conservation the buildings cannot be safely occupied. Further, as the buildings are considered structurally compromised, if remedial work is not undertaken they will present an increasing potential public safety risk as they continue to degrade.

Due to the existing condition of 82 Fitzroy St and the extensive loss of original significant fabric as part of any reconstruction proposal and its potential issues of safety and health to the public; it is considered the removal of the building should be supported.

The retention and conservation of the culturally significant portions of 84 Fitzroy St is considered possible and worthwhile. The extent of work required is considerable, particularly in relation to the building's structural consolidation, however as a result of the conservation work the building would continue to retain much of its original fabric and could be returned to a functioning building.

3.0 BACKGROUND TO DEVELOPMENT

The development proposal is the result of an expansion of Warwick's role as the principle retail and commercial centre for the Shire and Southern Darling Downs region. The intent of the Warwick Shire Council is to continue to strengthen Warwicks' role as the major community and economic centre and to strengthen the central business district as the focus of the town.

It is understood that the expansion of the existing Rose City Shopping Centre conforms to the intent for the growth of Warwick and is supported by the Warwick Shire Council. This is discussed in more detail within the town planning report prepared by Urbis¹ that accompanied the development application.

The proposed development includes a two-storey expansion of the shopping centre up to the corner of Palmerin and Fitzroy Streets to accommodate expanding major retail outlets and new speciality shops. The expansion also includes additional basement car parking and an upgrading of the existing service area accessed from Fitzroy St. In order to accommodate the required expansion of the major retail components, redevelopment of a substantial portion of the site area occupied by Plumb's Chambers is proposed.

It is our understanding that without the additional area provided by the Plumb's Chamber site, the required floor area and infrastructure for the development cannot be achieved and therefore would not proceed. This is discussed in further detail in the original town-planning report and the architect's statement located in Appendix 2.

A series of potential development options for the two buildings were reviewed and are outlined in Section 4 of the Conservation Assessment report. The development option considered most prudent and viable involves the demolition of 82 Fitzroy St and the partial demolition, retention and conservation of 84 Fitzroy St. The retained and conserved building (84 Fitzroy St) would remain associated with the shopping centre development.

Those portions of 84 Fitzroy St proposed for demolition include the rear-most single storey components of the building. The removal of 82 Fitzroy St and the rear-most single storey portion of 84 Fitzroy St would allow for the upgrade of the service area for the expanded shopping centre.

¹ Urbis, Town Planning Report *Integrated Retail Development*, Oct 2007

4.0 CULTURAL HERITAGE SIGNIFICANCE

Plumb's Chambers is an acknowledged place of cultural significance and is currently entered on the following heritage registers:

- The Queensland Heritage register
- Warwick Shire Council Planning Scheme Policy 1 – Cultural Heritage.

As discussed in the Conservation Assessment Report, the Queensland Heritage Register entry sets out a combined statement of significance for both buildings. The register entry provides a broad description of the qualities of the place without specifically identifying particular features that must be conserved. A summary of the Statement of Significance notes the buildings' importance in:

- Demonstrating the pattern of development of Warwick, particularly in relation to the stone building of 84 Fitzroy being indicative of Warwick's first building boom.
- demonstrating rare aspects of a Georgian-styled stone shop-house in Queensland and aspects of the nature of the accommodation and work place of a successful 1870s business family in a developing Queensland rural town (in relation to the stone building of 84 Fitzroy)
- illustrating the design, materials and construction techniques of mid-19th century masonry building in Queensland
- demonstrating the principal characteristics of a particular class of cultural place, particularly in relation to the stone building of 84 Fitzroy, 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
- occupying a prominent role in the streetscape, with the pitch of the roofs contributing to the unity of the street
- its close association with Warwick chemist and seedsman David Clarke (the developer of the stone building of 84 Fitzroy St)

The Conservation Assessment Report generally adopts the statement of Significance in the Queensland Heritage Register as reasonably representing the cultural significance of the buildings.

Following the acceptance of the statement of significance, the Conservation Assessment Report identifies the relative significance of the various elements of the buildings, in particular 84 Fitzroy St, and provides Conservation Policies which deal with the conservation approach for the building. Any future developments of the site are to be guided by the conservation policies set out in the document.

5.0 PROPOSED DEVELOPMENT

The proposed expansion of the shopping centre would provide an additional 2,670 square metres (sqm) of retail space and includes:

- a 600sqm expansion of the existing Bilo Supermarket;
- provision for additional new speciality shops;
- extension of the existing internal pedestrian arcade from Grafton St through to the corner of Fitzroy and Palmerin Streets;
- expansion of basement car parking by an extra 1675 cars;
- provision for retail uses and continuous pedestrian awning along the Palmerin and Fitzroy street frontages.²

A site plan of the proposal is set out in Appendix 1.

5.1 Development of the Retail Centre

Due to the existing layout of the shopping centre, the expansion will mean the removal of the existing buildings between 84 Fitzroy Street and the corner of Palmerin and Fitzroy Streets. This includes the removal of 82 Fitzroy St.

This part of Fitzroy Street will primarily house the expanded Supermarket and additional servicing areas.

The development includes new traffic and service arrangements which include:

- A new basement car park entry on Fitzroy Street;
- Expanded service vehicle facilities on Fitzroy Street to service the expanded supermarket;

The area immediately behind 84 Fitzroy St will be enlarged to provide the required servicing area for the shopping centre expansion. Access to the area will remain via Haig Avenue on the western boundary of the building. Egress from the service area will be via a new path located on the eastern boundary of the building. A series of bollards adjacent to both the east and west elevations will be installed to protect the building.

The nature and size of the service area is a function of the planning and servicing requirements of the tenancies and the requirements for service vehicle movements. Although not an ideal outcome for the immediate surrounds of 84 Fitzroy St, it appears that few alternatives exist if the shopping centre is to expand. This is discussed in more detail in the architects statement located in Appendix 2.

² Urbis, Town Planning Report *Integrated Retail Development*, Oct 2007

The single-storey rear-most western wing of 84 Fitzroy St would be removed in order to allow sufficient manoeuvrability for service vehicles.

To mitigate the impact of the service area behind, it will be separated from 84 Fitzroy St by a free-standing continuous curved masonry wall at the rear of the building which will act as a physical and visual barrier and provide a small rear court area for the building. This new rear court area can be used for landscaping and outbuildings/stores related to the use of the building.

Servicing for 84 Fitzroy St can be undertaken from either the shopping centre service area or from Fitzroy St direct.

5.2 Proposed Alterations /Adaptations to 84 Fitzroy St

This two storey sandstone building is proposed to be conserved and adapted to provide commercial /retail space. The proposed work is to be undertaken in accordance within the recommendations and policies outlined in the Conservation Assessment Report.

The proposal includes the removal the single-storey rear-most western wing, the insertion of new code-compliant stairs to the upper level, new toilet facilities and services infrastructure. The intent is to provide this new work within the shell of the existing single storey skillion roofed rear extension.

Portions of the internal ground level masonry walls and one timber framed upper level wall are proposed for removal to expand the floor area of the existing tenancies and provide additional flexibility for future tenancy arrangements. Preliminary sketch drawings for the proposal are located in Appendix 3.

The proposal also includes the deconstruction and reconstruction of the western stone wall and the underpinning of masonry footings and elimination of rising damp to masonry walls. As noted in Section 2 of the Conservation Assessment report, a substantial extent of remedial work is required in order to provide a safe, structurally stable and secure building.

A proposed scope of works for the building would include a combination of conservation measures and new work:

Conservation Measures

General

- Removal of termite activity throughout the building
- Repair / reconstruction of damaged timber frames, windows and doors and trims.
- Repair / reconstruction of damaged timber ceilings and cornices.
- Repair / reconstruction of damaged fireplaces and associated mantelpieces and hearths
- Repair / reconstruction of verandah timber frame, flooring and balustrades.
- Repair /reconstruction of rainwater goods and ground stormwater conditions.

Conservation Measures (continued)

Ground Floor Level – Main Building

- Excavation of the subfloor area and replacement of damaged timber framing
- Temporary shoring of western wall and internal floor framing
- Deconstruction and rebuilding of the existing western stone wall
- Excavation and underpinning of existing masonry footings – particularly in relation to the western stone wall
- Increase in subfloor ventilation through new grilles
- Injected chemical damp proof course to all masonry walls
- Installation of termite barriers (physical where possible, chemical where no alternative)
- Removal and replacement of existing ground level damaged timber flooring
- Possible incorporation of internal steel bracing measures
- Removal of damp affected plaster and replastering of masonry walls with matching plaster

First Floor Level

- Possible strengthening and bracing of the first floor frame structure
- Repair and finish existing timber flooring
- Repair/reconstruction of termite/rot damaged timber members to eastern shopfront
- Fine detail repair work of cracked plaster

Single Storey Service Wing

- Repair/reconstruction of the retained masonry walls and roof of the single storey service wing.
- New floor structure to the single storey service wing and the new construction.

Proposed New Work

General

- Refurbishment of the building for commercial use.
- Potential upgrade of portions of the structure to meet current Building Code requirements.
- New electrical services throughout – pathways to be resolved
- Preparation of an access management plan for submission to HEROC & the EPA to address current statutory requirements such as the Disability Discrimination Act.
- Appropriate location of signage for future tenants
- New water tanks at rear
- New courtyard masonry wall to separate from loading dock area

Ground Floor Level – Main Building

- Opening of internal masonry party walls (3m wide x 2.4 m high maximum)
- Removal of lower stair flight (retention of landing door opening)

First Floor Level

- Enclosing of existing upper stair flight with new walkway to new fire isolated stairwell at rear of main building

- Widen opening of existing stairwell southern window to act as door egress to stair
- Opening of internal single sided timber framed wall

Single Storey Service Wing

- Demolition of portions of single storey service wing (western side), excluding roof and masonry walls
- New floor structure to the single storey service wing and the new construction.
- New plumbing & toilet infrastructure (in the service wing of the building)
- New fire isolated stairwell to upper floor

The structural rectification work to be undertaken is considered essential if the building is to be retained. Although this work has the potential to impact on the fabric and cultural heritage significance of the building, the intent is to minimise its impact. A summary description of the structural methodology has been provided by the structural engineer and is set out in Appendix 4.

6.0 IMPACT ON SIGNIFICANCE

The proposed development constitutes two main issues in relation to the heritage Place:

- The development of the retail centre and its impact upon the heritage listed buildings.
- The proposed conservation approach and alterations (being the full demolition of 82 Fitzroy St and the partial demolition of 84 Fitzroy St) and the subsequent impact on the cultural significance of the buildings.

6.1 Development Impact on the Streetscape

In regards to the development and its impact within Fitzroy Street and on the Heritage Place, the proposal attempts to mitigate its impact through the design and massing of the shopping centre and the treatment of the pedestrian edge of the street between Palmerin St and 84 Fitzroy Street. This is documented in the streetscape photomontage in Appendix 1 and within the Architect's statement set out in Appendix 2.

It would appear from the streetscape photomontage that the proposed massing of the shopping centre will be similar in height to 84 Fitzroy St and sufficiently separated from the building so as not to visually 'overwhelm' the building. The inclusion of a pedestrian awning should also provide a sense of a similar human scale to 84 Fitzroy St and shade and shadow to the proposal.

The proposal also appears unlikely to impinge on further distance views of 84 Fitzroy St, such as those from Leslie Park opposite. Refer Figure 1. The proposal is unlikely to obscure views of the building from the intersection of Palmerin and Fitzroy Streets to any more extent than currently exists. The proposal should have no impact on views from the western end of Fitzroy St and will instead act as a backdrop to the three principal historic buildings (the stone two-storey 84 Fitzroy St, the stone Police station and the stone Courthouse) lining this western end of the street. Refer Figure 2.

In this regard, the proposal has adequately addressed Policies 60 and 61 of the Conservation Assessment Report:

Policy 60: Views of the building from Leslie Park and from either approach along Fitzroy Street should be retained.

Policy 61: Future development of the site should not adversely affect the cultural significance of the building and its setting:

- ***do not build substantial structures that interrupt the view / sight lines of the building from either approach along Fitzroy Street***



Figure 1



Figure 2

- *do not add to the principle two-storeyed verandahed portion of the building*
- *do not build additions higher than the eaves height of the main roof form.*

It is considered that the impact of the development within the streetscape will have a minimal visual impact on the cultural significance of 84 Fitzroy St and is acceptable.

6.2 Impact on Street Context

The proposal requires the removal of four existing buildings, (including 82 Fitzroy St) between Palmerin St and 84 Fitzroy St.

It should be noted that other than 82 Fitzroy St, the buildings being removed do not form part of a cohesive or readily identifiable character streetscape, nor include buildings that have been identified on any heritage registers. The current streetscape between 84 Fitzroy St and Palmerin Street could not be considered a culturally significant or historic streetscape. Two of the four buildings appear to be post-war masonry buildings while the remaining building (separated from 82 Fitzroy St via an existing shopping centre service road) appears to be a potentially early, but substantially modified, single-storey gable building. Refer Figure 3.

These current structures (other than 82 Fitzroy St) are considered to provide minimal historical context or character to this portion of the street other than perhaps a remnant understanding of an early subdivision pattern. Their loss in regards to their combined contribution to the cultural heritage significance and context of the street is considered negligible and acceptable.

The western end of Fitzroy Street which contains the stone Courthouse, stone Police Station and 84 Fitzroy St, can be considered to provide a character and historical context for this portion of the street through their similar age, materials, scale and setting. This portion of Fitzroy Street will not be affected by the proposal.

6.3 Impact from Expanded Service Vehicle Facilities

The proposal acts to mitigate the impacts of the service dock area and access roads through the use of a rear screen masonry wall, the bollard protection and the timing of large-scale service vehicle deliveries to out-of-business hours where possible.

The single-storey rear-most western wing of 84 Fitzroy St would be removed in order to allow sufficient manoeuvrability for service vehicles.

This single storey structure is attached to the rear of the sandstone skillion structure on the western side of the building and consists of rendered brick walls with chamferboards facing the rear court area. This additional structure appears later in construction and features a low-pitched hip roof. It contains a recently constructed timber framed and fibrous cement-sheeted room and an ablutions area at the rear. The



Figure 3

building has recent custom orb roof sheeting and quad guttering. Refer Figure 4.

This rear-most western wing was assessed in Section 3 of the Conservation Assessment Report to have little remaining fabric of cultural heritage significance and its removal is considered acceptable.

The remainder of the rear of the site contains two outbuildings (associated with 82 Fitzroy St); a weatherboard toilet with curved corrugated iron roof and a chamfer-board shed with toilet and gabled roof. Little vegetation or sign of earlier structures or landscaping exists. Based on the reported size of the buildings in the late 19th century,³ it is possible that archaeological remnants of structures may exist. The outbuildings were assessed and considered in Section 3 of the Conservation Assessment Report to have minimal cultural heritage significance and their removal is therefore considered acceptable.

It is considered that although the expansion of the service area has reduced the existing rear yard of the building and requires the removal of the rear-most western wing, the impact on the more significant portions of 84 Fitzroy St have been minimised. To this affect, the proposal is in accordance with Policy 2 of the Conservation Assessment Report:

Policy 2: Conservation action should be appropriate to the level of significance of individual elements.

The impact to the rear of 84 Fitzroy St through the loss of the rear yard and the rear-most western wing is considered acceptable.

6.4 Development Impact/ Conservation proposal for Plumb's Chambers

The building's future is considered best served through its continuing use. It is unlikely that the building could survive as an intact historical place such as the Shire's "Glengallan" or "Pringle Cottage Museum".

The proposed sketch drawings for 84 Fitzroy St (refer Appendix 3) have been designed to address conservation policy set out in the Conservation Assessment Report and accommodate the client's requirements. The proposal is not a definitive or fully resolved scheme however it forms the basis for an acceptable approach for the future use of the building.

The proposal includes the reuse of the building for possible commercial and retail purposes. Modern residential accommodation aspirations are such that this was not considered a realistically achievable use for the upper floor without significant impact to the building. Commercial and retail uses were considered the most appropriate and least interventionist approach.



Figure 4

³ EPA Heritage Register Entry Plumb's Chambers 2006

Possible future uses considered acceptable which would likely involve minimal intervention could include:

Retail / Travel agents
Professional suites, 'white collar' small businesses
Art gallery / Exhibition area / Photographic studio
Restaurant / Café / Internet cafe
Community societies / centres / clubs

The proposal retains the original planning layout within the main two-storey portion of the building and limits the extent of new work to the single-storey rear skillion portion. Changes or loss of fabric within the main two-storey building include the removal of internal timber stud walls (c. 1930-40s); removal of the later lower stair flight; and widening of openings within the tenancy party walls to provide greater future flexibility for the use of the spaces.

This is considered an acceptable approach for the use and planning of the building and in accordance with Policies 4 and 5 of the Conservation Assessment Report:

Policy 4: A use other than that set out in Policy 3 [commercial building with residential accommodation above] may be considered if it is compatible with the place's significance. Uses or activities which confuse or obscure the cultural significance of the place should not be permitted.

Policy 5: New uses or plan changes should respect the original 19th Century planning layout and hierarchy of the building.

The proposed conservation measures highlighted in the scope of works (refer Section 5 of this report and the structural summary in Appendix 5) are considered necessary for the future structural stability and longevity of the building. The conservation measures proposed are in accordance with the general policies outlined in the Conservation Assessment Report, including:

Policy 16: Physical intervention in the place's fabric of cultural significance should only occur for conservation processes.

Policy 17: Where intervention in the fabric is unavoidable, such intervention should be planned to occur in areas of least cultural significance and to cause the least possible damage to fabric of cultural significance.

Policy 18: Intervention in the fabric is permissible to guide conservation work but only where there are sufficient resources to carry out the conservation work.

The proposed new work to the building, including a new stairwell, toilet facilities and building services, have been located in lesser areas of cultural significance and are considered necessary for the potential reuse of the building. These proposals have been considered in accordance with the general policies 19, 20 and 44 in particular:

Policy 19: Appropriate areas for intervention to facilitate new uses include:

- to the ground floor tenancies spaces (with temporary internal low height partitions)
- selected openings of the ground floor internal masonry walls to allow 'connection' of the tenancy spaces – provided that the openings are not full height nor greater than an accumulated approximate 60% of the wall length.
- the east elevation (for potential fire escape stairs)
- the single storey skillion service wing (for wet area services, plant etc)

Policy 20: The introduction of wet area services should be avoided within the main two-storey building. If unavoidable, they should be minimised in their extent and restricted to the specific locations at the rear half of the building. Modifications to the single storey skillion service wing for these services would be acceptable.

Policy 44: Retain and restore the form and masonry walls of the single storey skillion service wing. Intervention to these existing walls and concrete slabs is permissible. Refer also Section 5.6 policies. [policies 19, 20]

Further detailed policies are found within the Conservation Assessment Report which set out more specific conservation approaches. These include policies for existing external and internal fabric; areas for controlled intervention; removal of intrusive fabric; and provision of new building services.

The sketch proposal for 84 Fitzroy St has been carefully matched to ensure minimal intervention to the building's cultural significance. At this preliminary stage, it is possible to identify that acceptable policy approaches to removal, retention, and minimal intervention to significant fabric have been adopted in the proposed adaptive reuse of the building.

It is generally concluded that the approach conforms to the relevant policies in the Conservation Assessment report.

7.0 CONCLUSION

As a preliminary assessment based on the level of detail currently available, it is concluded that the development proposal and the treatment of 84 Fitzroy St are informed by and generally accord with the Conservation Policy set out in the Conservation Assessment report.

The proposal however, does impact upon the cultural significance of the Heritage Place. This impact occurs through the resulting loss of the building at 82 Fitzroy St, the loss of the rear-most western wing of 84 Fitzroy St; and the surrounding of the building with hardstand for servicing. Some of this impact is of greater significance than others. For example, the loss of 82 Fitzroy St has greater impact on the cultural significance of the buildings and the streetscape than the loss of the rear-most western service wing.

It should not be forgotten that both these buildings are currently vacant and in a derelict and structurally deficient state. Although the impacts brought by the development proposal are not ideal, the proposal does provide the opportunity to retain and conserve the more significant of the two buildings and provide it with the ability to be re-used. Without the proposed shopping centre development, it is considered unlikely that sufficient desire, funding or commitment would be found to undertake the necessary stabilisation, conservation and adaptation necessary to retain and re-use 84 Fitzroy St.

Due to the existing condition and circumstances and providing the proposed work to 84 Fitzroy St remains informed and guided by the Conservation Assessment Report, then the impact on the Cultural Significance of the Heritage Place is considered acceptable.

For this reason the development proposal should be considered acceptable.

APPENDICES

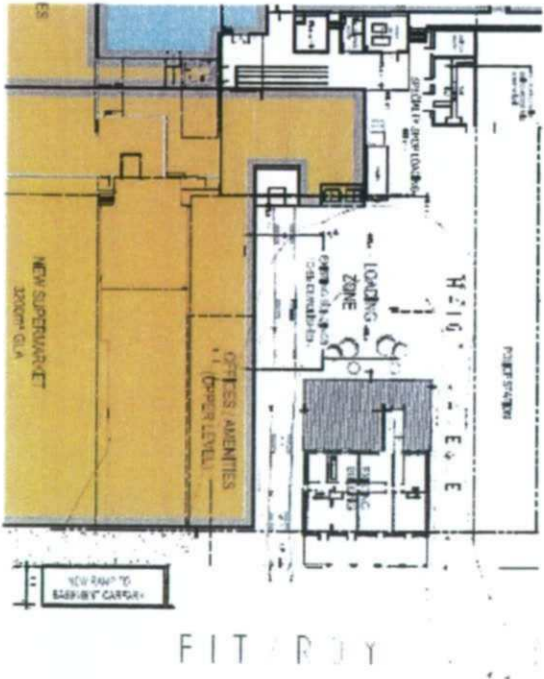
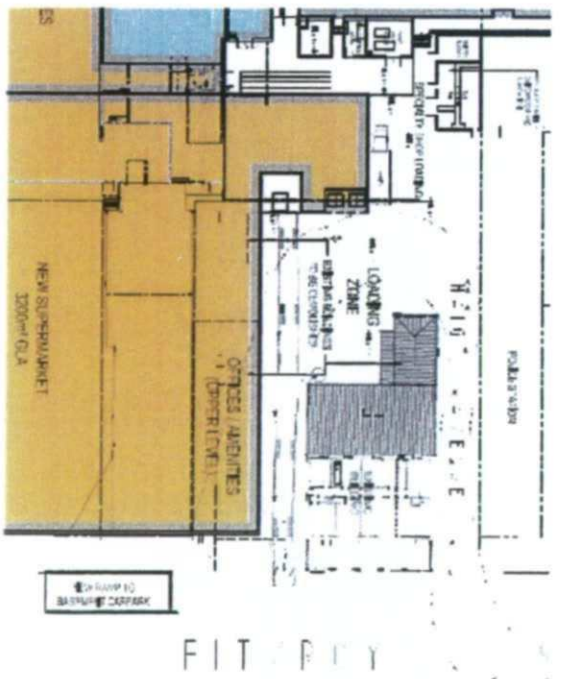
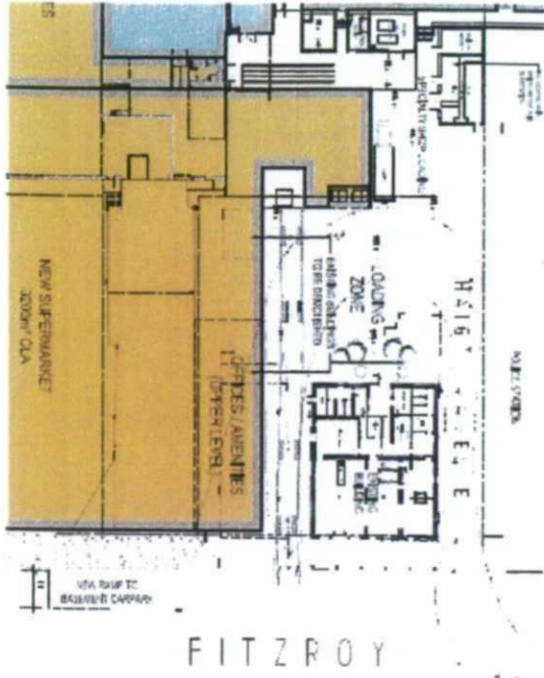
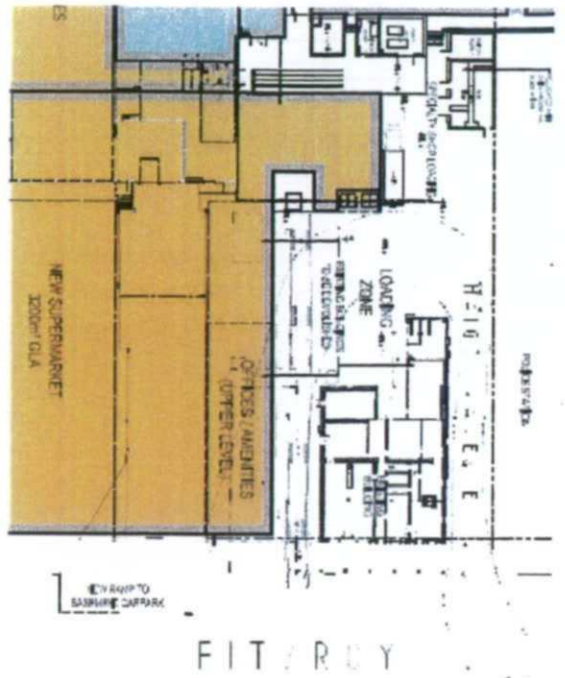
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APPENDIX 1

PROPOSAL DRAWINGS (Reduced)

Site Plan
Streetscape Photomontage

(Thomson Adsett Architects)



PROJECT: PLANS FOR THE DEVELOPMENT OF THE FITZROY
 ARCHITECT: [Logo]
 DATE: []
 SCALE: 1:100
 SHEET NO. 1/1
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 PROJECT NO. []
 SHEET NO. [] OF []



FITZROY STREET SCENE - EXISTING



FITZROY STREET SCENE PROPOSED



FITZROY STREET SCENE - PROPOSED IMPROVEMENTS



LOOKING NORTH - OVER FITZROY STREET

FITZROY STREET, WARWICK

APPENDIX 2

ARCHITECT'S STATEMENT

1st August 2008



THOMSON
ADSETT
ARCHITECTS

ROSE CITY SHOPPINGWORLD EXPANSION – ARCHITECTURAL STATEMENT

1 Background

Rose City Shopping Centre requires expansion to meet the needs of the growing population in Warwick. The proposed expansion to the existing Shopping Centre will contain additional retail uses that will help build the contribution of the current centre to the local community and economy.

2 Design Influences

In considering and developing the layout and design for this proposal, several key design requirements have guided the final outcome. These key design principles include:

- A desire to preserve the heritage values of the site;
- A desire to provide active frontages along Palmerin Street;
- A need to effectively incorporate the proposal with the streetscape of Fitzroy Street;
- A desire to promote connectivity of the Shopping Centre to the town centre;
- A functional need for an additional service area; and
- Space requirements of retailers intending to occupy the expansion.

The heritage listed properties at 82 and 84 Fitzroy Street have been a fundamental consideration in the design of the centre expansion. As detailed in section 4.3 of the Conservation Assessment Report, numerous options for retaining the buildings have been considered. After consideration of design, layout, feasibility, and structure and heritage assessment advice, the final design best satisfies all of these criteria and competing requirements. Further, this design and layout will allow for the expansion of the existing centre inline with the needs of the local community, whilst providing a significant contribution toward the heritage values of Warwick.

A desire to promote best practice design and to maintain active frontages along Palmerin Street, a main thoroughfare through Warwick township is also sought. To promote an active frontage, small tenancies are proposed along this street frontage. These tenancies will include shop windows, inviting facades and entrances. Locating the required supermarket in on this frontage was not considered an option given its exterior would not promote an active frontage.

The Fitzroy Street streetscape and the response of the proposal to it was a further key design principle. Accordingly, the proposed design seeks to respond to the streetscape and the heritage place by:

- Providing variation through colour, recess, and the layering of timber battens;
- Maintaining the height of the proposal to be consistent with that of the heritage place;
- Inclusion of a pedestrian awning positioned at the same height as the adjoining heritage place to provide pedestrian shelter and scale to the proposal; and
- Incorporation of street trees and landscaping to breakup the façade.

Enhanced connectivity is also a desired outcome, with a focus on allowing for ease of movement throughout the centre and the effective function of retailers within the centre. Connectivity is achieved by the provision of a walkway within the expansion linking the centre to the corner of Palmerin and Fitzroy Streets. This walkway must be of a specific width and length to allow for ease of movement, hence a further space requirement.

Further large retailers intending to occupy space within the expansion have strict minimum floor area requirements. These requirements must be met by the development in order to secure their tenancy and can not be altered.

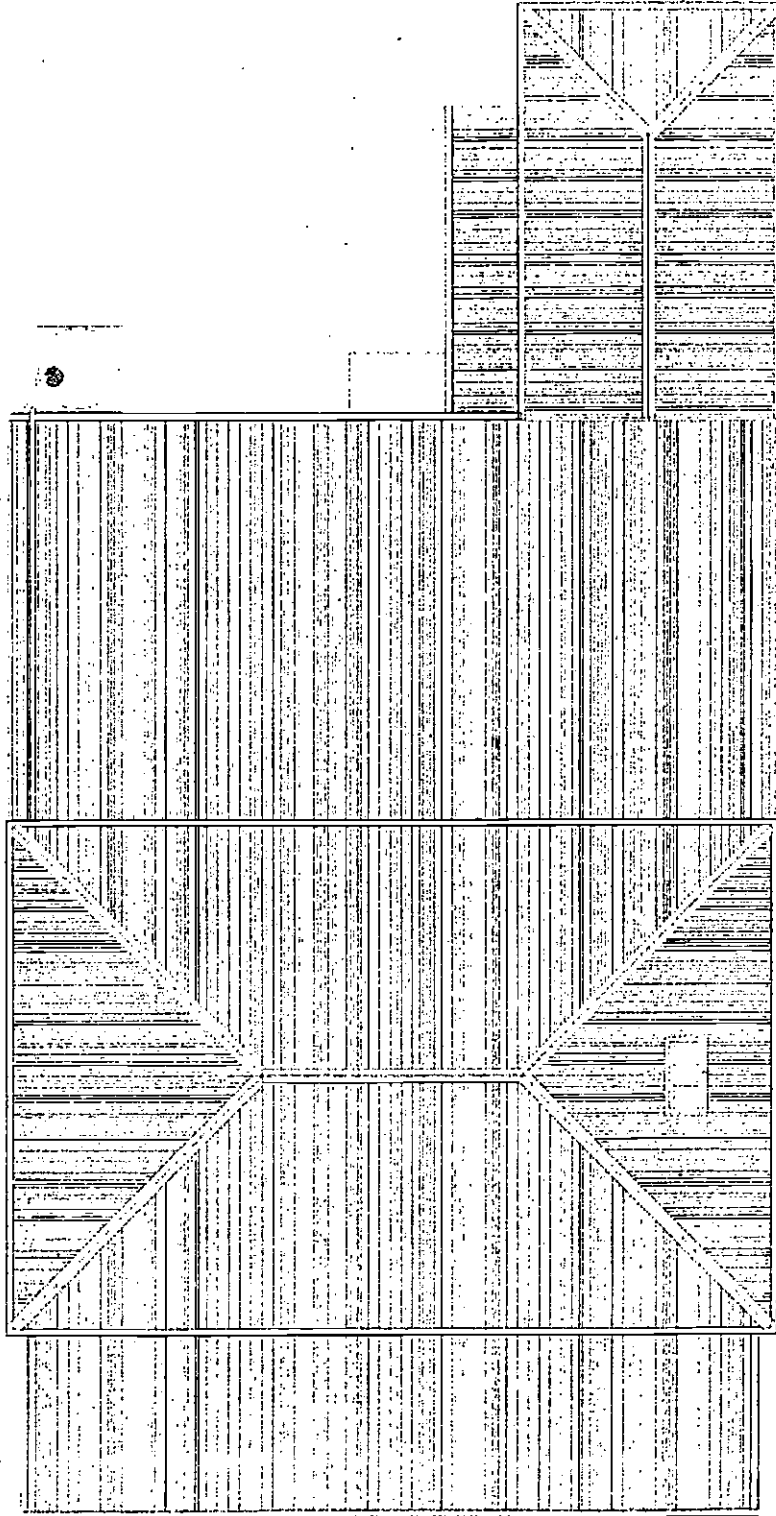
The final design principle relates specifically to a need for additional service and loading areas. The allocation of an appropriately sized and safe service area is needed to avoid unnecessary queuing of services vehicles or disruption in Fitzroy Street and ease of manoeuvrability. Further given the combined space requirements of the other outcomes sought, no other layout effectively meets all design principles and allows for required servicing needs. Design treatments including wrap around timber batons providing a soft edge to the heritage place are proposed as is fencing and associated landscaping to the rear of the heritage place. This provides enhanced amenity for future tenants of the heritage place and a physical barrier to the proposed servicing area.

3 Outcomes

Given the space requirements necessary to achieve all of the desired design outcomes, combined with the existing constraints of the site, possible design options are severely limited. The proposed design is accordingly considered to best fulfill the key design principles.

APPENDIX 3

AS EXISTING DRAWINGS – 84 Fitzroy St (Reduced)



Site
1 100

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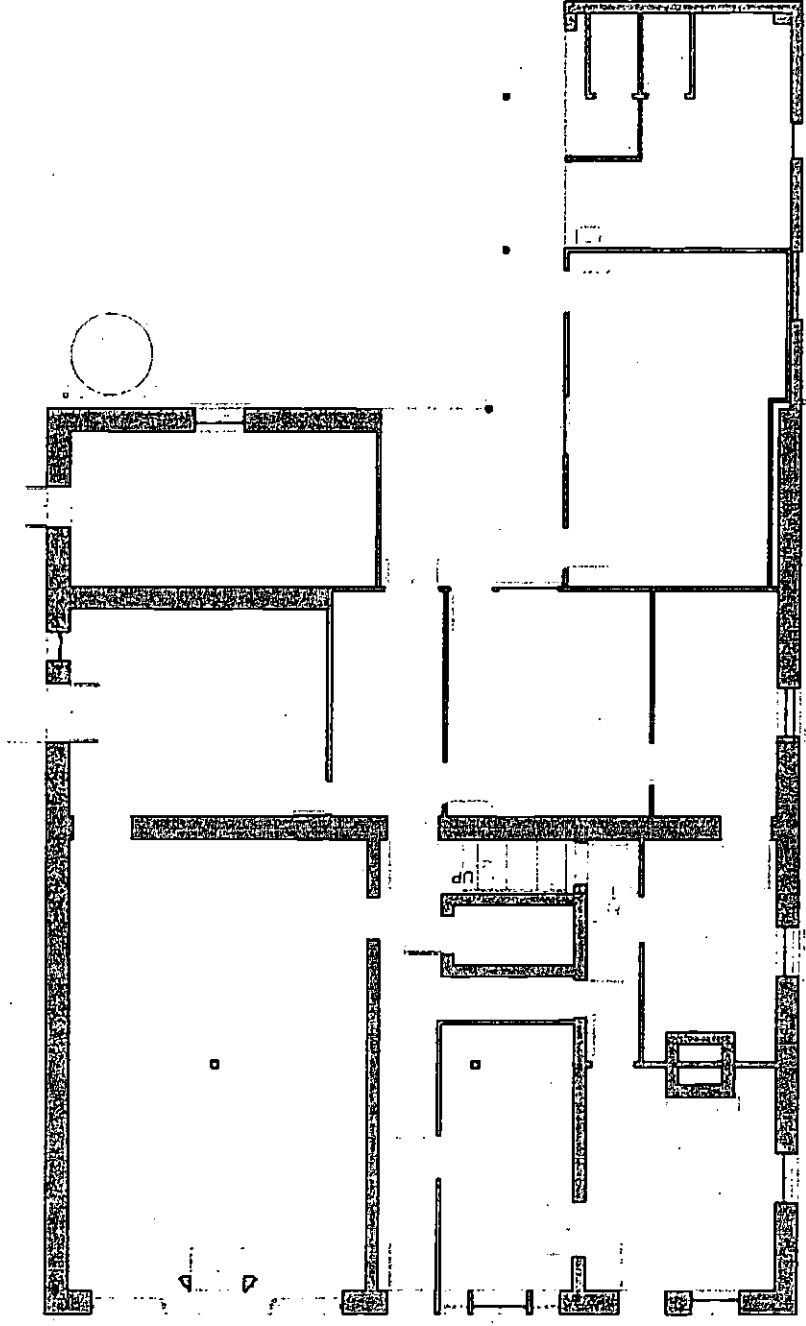
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Project Title / Client
 84 Flitzroy St Warwick
 As-Existing Drawings
 For the Watson Architects Group

Drawing Title
 Roof Plan

Scale
 1:100
 Drawn
 ALW
 Checked
 AE 01-A
 Date
 June 2008
 Issue
 A

000085



1
Ground Floor
1:100

REF: 2003.1

Project No.	U904/01A	AE 02-A	Issue	A
Scale	1:100	Arch	Drawn by	
Drawn by		Checked by		
Issue		Date	June 2003	

Ground Floor

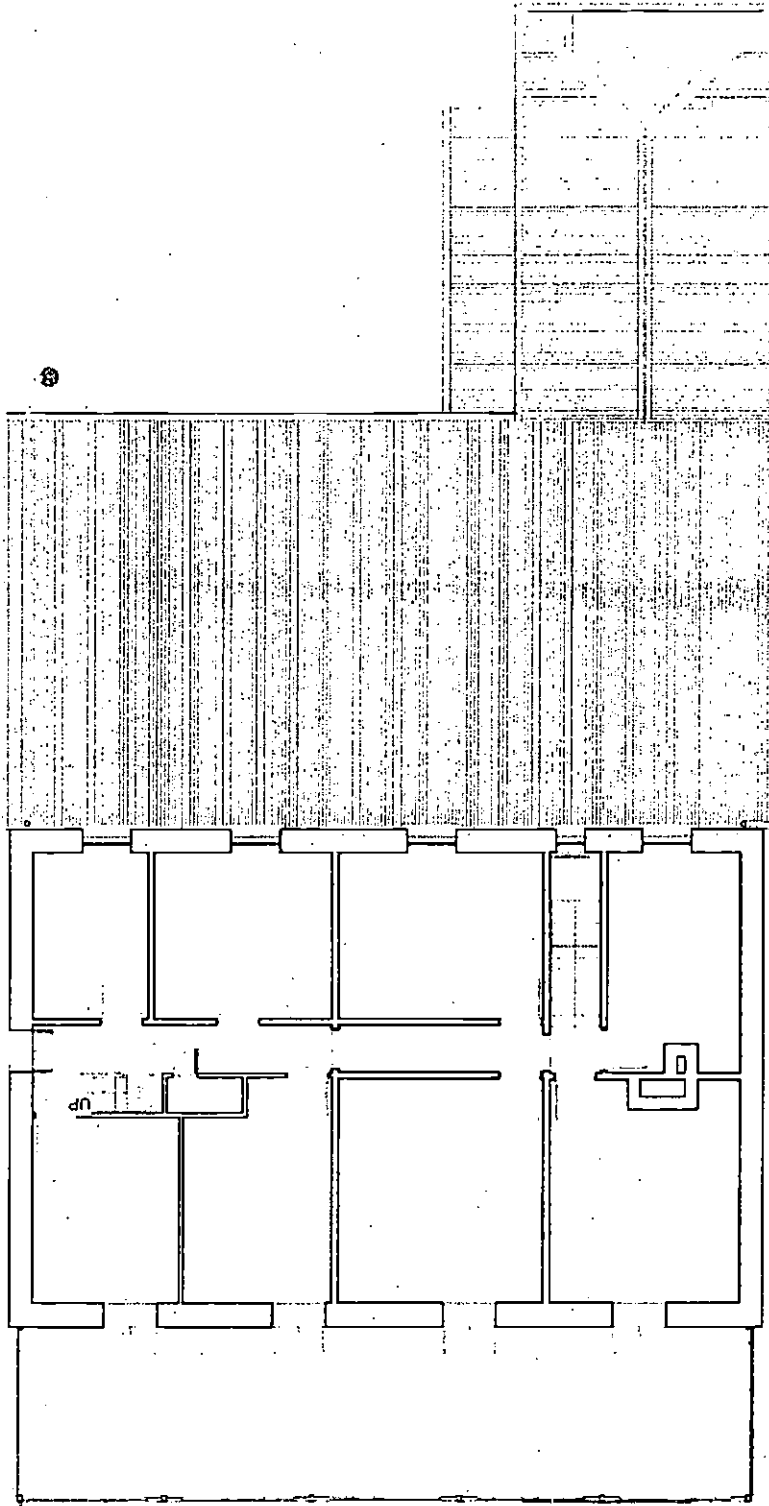
Project No: 2003.1
84 Fitzroy St Warwick
As-Existing Drawings
For the McCaughey Group

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000089



1
First Floor

000087

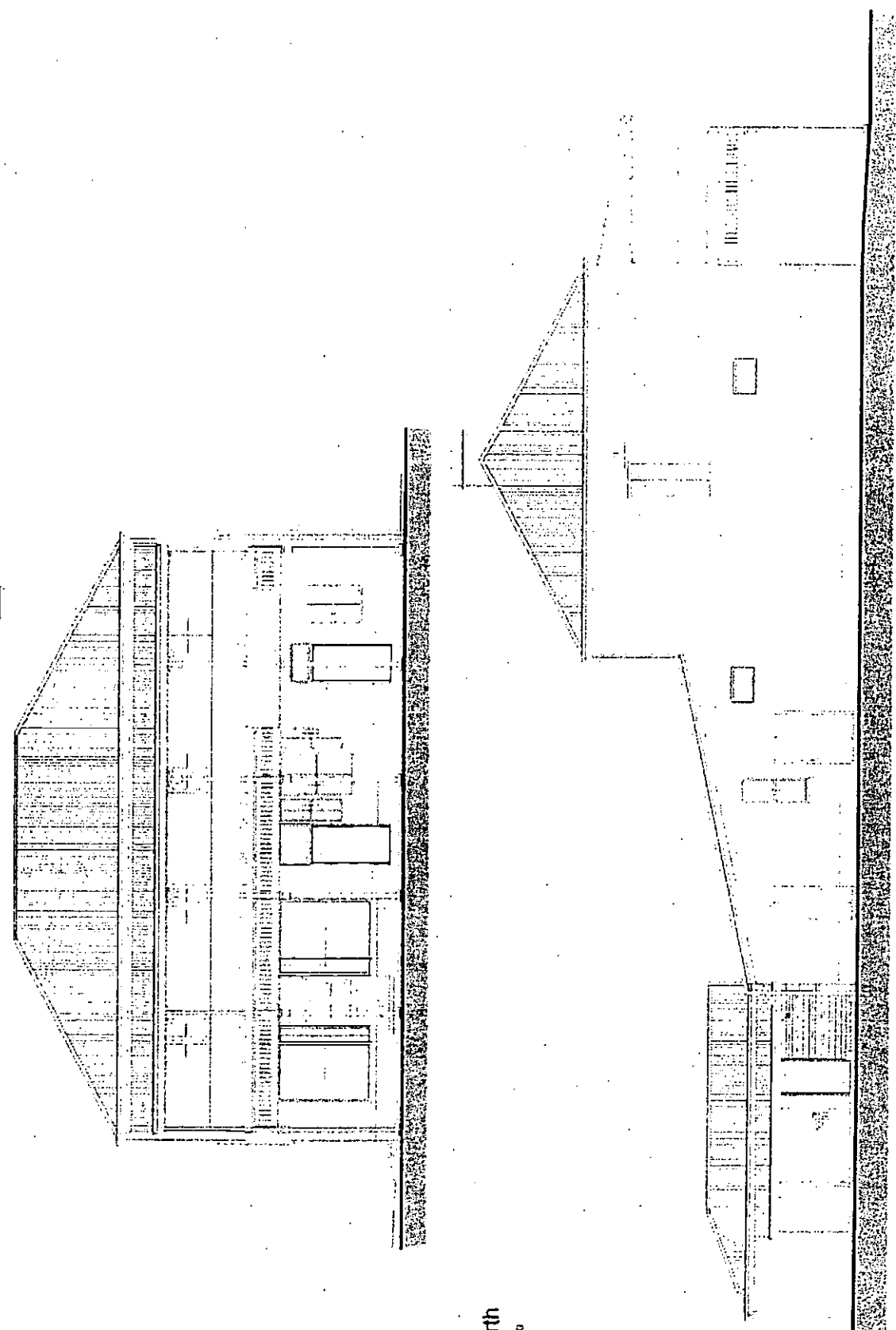
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Project Name
64 Fitzroy St Warwick
As-Existing Drawings
For the Community Group

Project No
1-100
Client
UR03401A
Issue
AE 03-A
Date
June 2008

Project Title
64 Fitzroy St Warwick
As-Existing Drawings
For the Community Group

Project No
1-100
Client
UR03401A
Issue
AE 03-A
Date
June 2008



2 North
1:100

1 East
1:100

080401A

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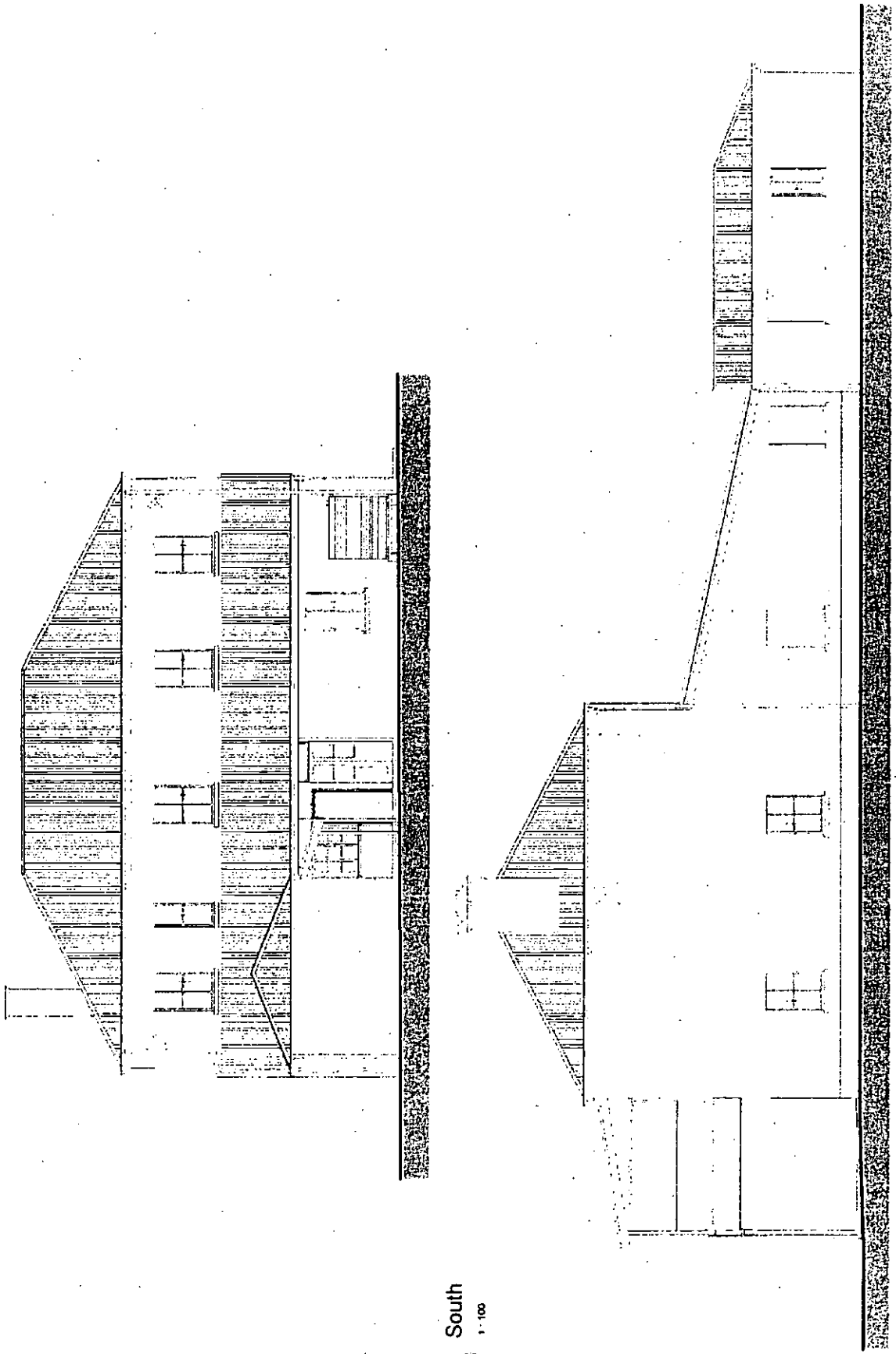
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Project: 84 Fitzroy St Warwick
 As-Existing Drawings
 For the McConeghy Group

Project Title: Elevations
 Drawing No: AE 04-A

Scale: 1:100
 Project No: 080401A
 Date: June 2008
 Issue: A

880000



1 South
1:100

2 West
1:100

000089

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Project Title: Client
 84 Fitzroy St Warwick
 As-Existing Drawings
 For the Watson Architects Group

Drawing Title
 Elevations

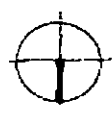
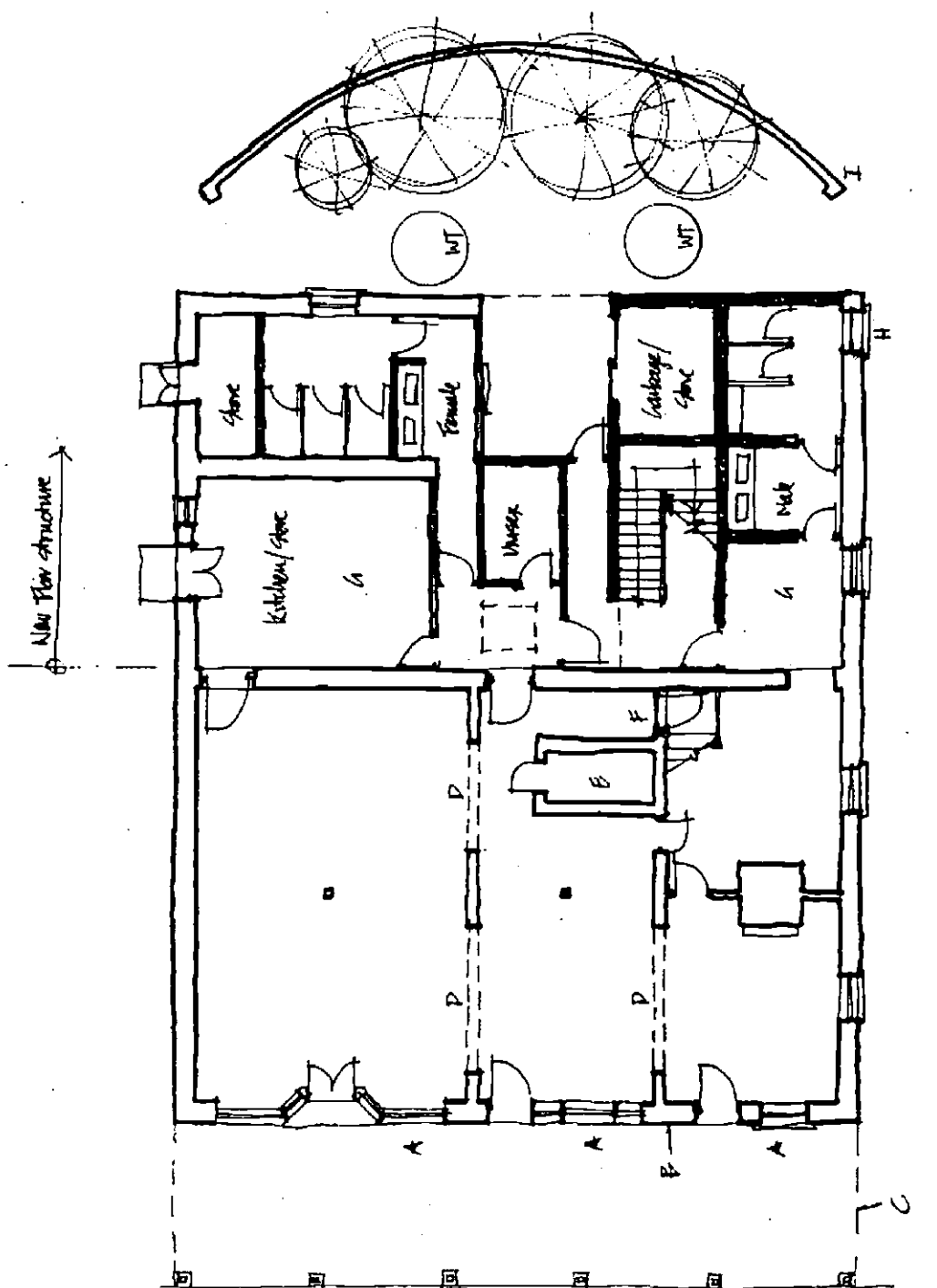
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 Drawn
 ALW
 Checked
 G. Jones
 Issue
 AE 05-A
 Date
 June 2008
 Issue
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APPENDIX 4

PROPOSED SKETCH DRAWINGS FOR 84 FITZROY ST (Reduced)

(Watson Architects)

- A Retain existing slopfronts
- B Remove paint finish to sandstone
- C Reconstruct/repair verandah
- D New wall openings 7000w x 2400mm
- E Retain grate
- F Remove lower stair flight, retain existing landing & door opening
- G New floor structure, plumbing services under
- H Reinstate window
- I New courtyard masonry wall



Scale 1:750 NS
 Project No 080401A
 Drawing No SK 01
 Date June 2006
 Issue A

Drawn By Sketch Drawing
 (ROUND FLOOR PLAN)

Project Title / Client 84 Fitzroy St Warwick
 For the M... ty Group

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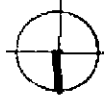
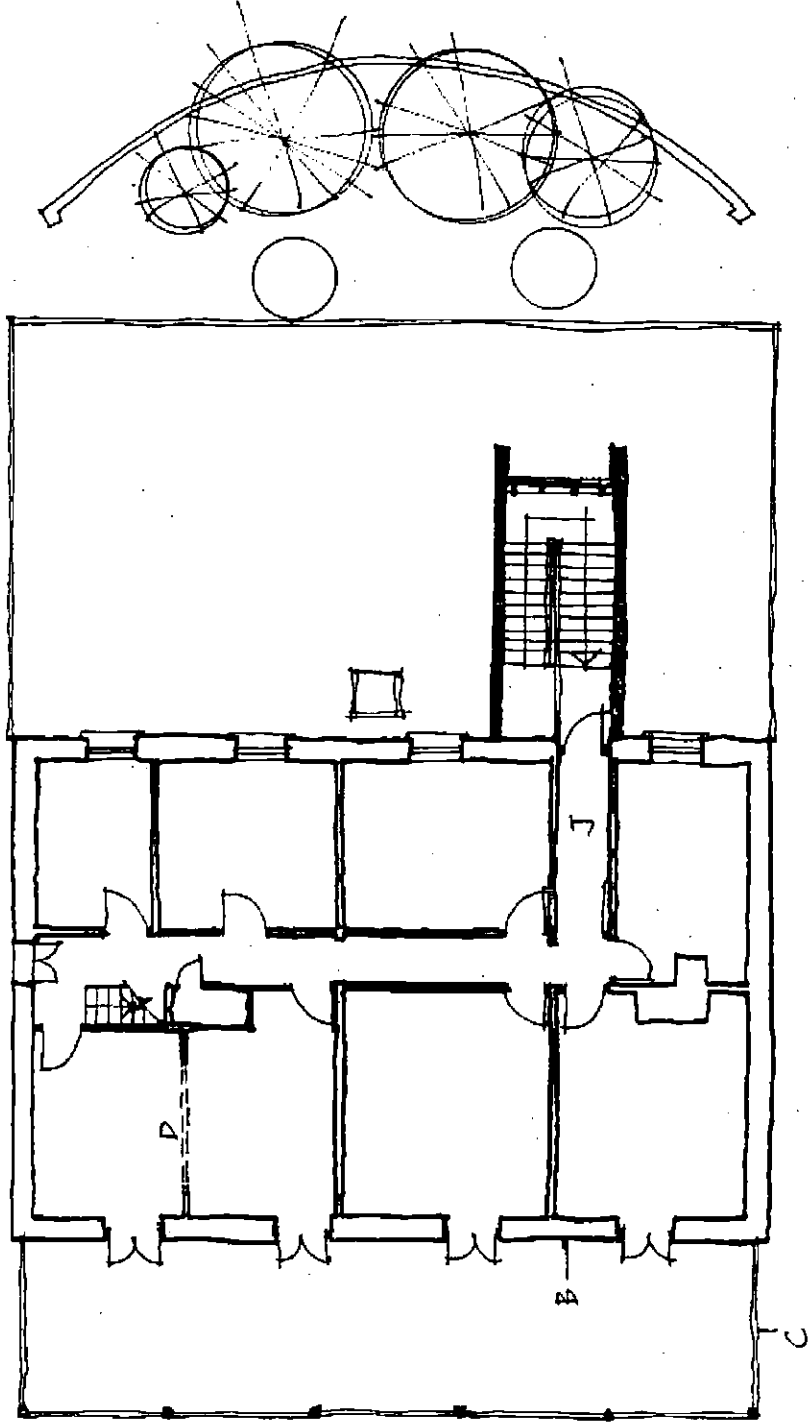
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000091

- B Remove paint finish to sandstone
- C Reconstruct / repair verandah
- D New wall openings 3000 x 2400 max
- J Retain upper stair flight within
- Enclose with new timber walkway to new fire stairs
- Cut new opening in southern wall.



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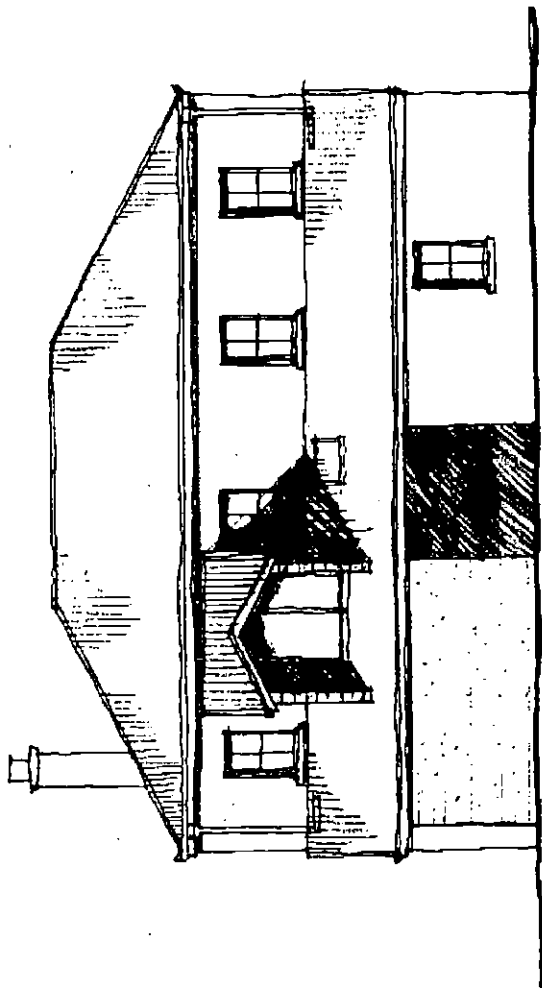
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Amendments

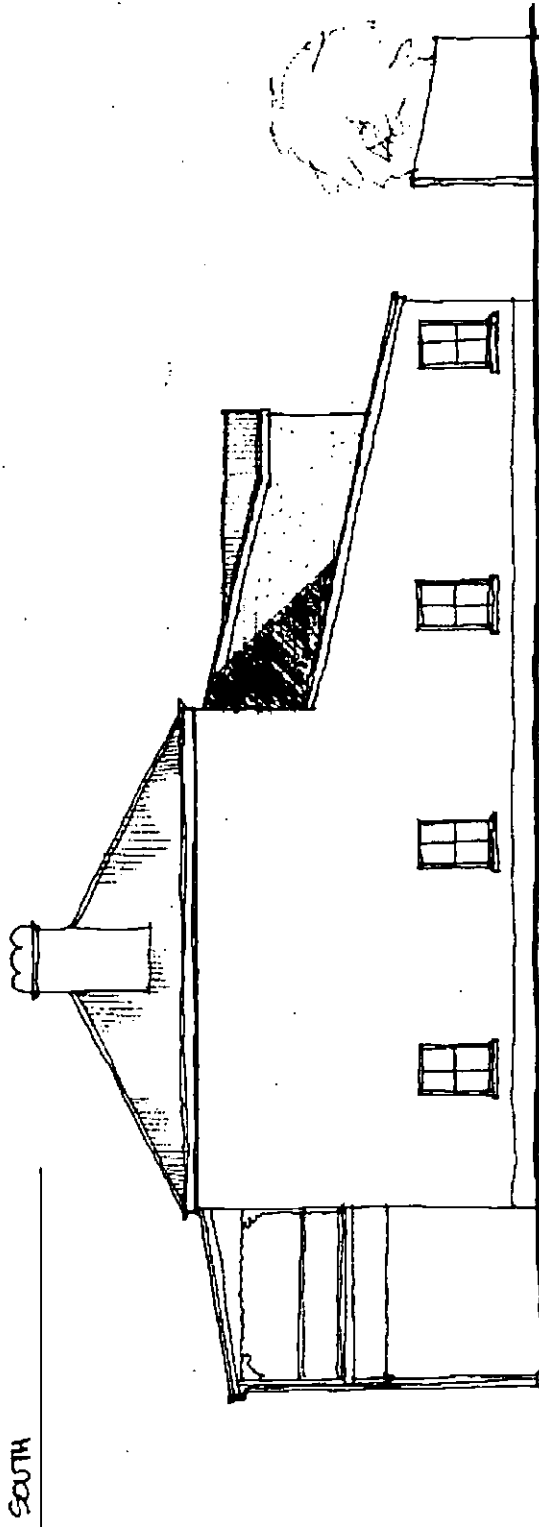
Project Title / Client
 84 Fitzroy St Warwick
 For the McCarthy Group

Drawing Title
 Sketch Drawing
 FIRST FLOOR PLAN

Scale	Drawn	Date
1:10 @ A3	ALW	June 2008
Project No	Drawing No	Issue
080401A	SK 02	A



SOUTH



WEST



000093

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Approved

Project Title / Client
84 Fitzroy St Warwick
For the Property Group

Drawing Title
Sketch Drawing
WATERWAYS

Scale	Drawn	Date
1:100	ALW	June 2008
Project No	Drawing No	Issue
080401A	SK 03	A

APPENDIX 5

STRUCTURAL ENGINEER'S STATEMENT

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Plumb's Chambers 82 & 84 Fitzroy St. Warwick

Structural Engineers Statement

1. Preamble

This report summarizes the structural work required to repair, conserve and modify the existing building situated at 84 Fitzroy St. Warwick referred to in the *Statement of Heritage Impact* prepared by Watson Architects. It is proposed in the Statement that the existing building at 82 Fitzroy St. is demolished.

An outline of the work proposed to the 84 Fitzroy St. structure is contained in section 5.2 of the *Statement of Heritage Impact*. The following lists the methodology and outcomes to return the building fabric to a serviceable condition that will provide long term durability and structural stability of the frame to current standards, but remembering that the Conservation Policy set out in the Conservation Assessment Report will be adopted to guide the conservation measures proposed

2. Conservation Measures

The existing building structure exhibits significant distress caused by foundation movements, termite activity and deterioration from lack of maintenance and inadequate original construction methods. The following table describes the required structural work to the existing building in order that the structure is stable in the longer term.

Measure	Activity	Outcome
Remove Termite Damage	Demolish non-loadbearing partitions and lift ground flooring (retain flooring timber for reuse) and framing to determine extent of activity.	Provide long term termite protection
Control rising damp	Instal to all potential entry points physical stainless steel mesh barrier if possible or chemical top-up ground treatment if physical barriers not feasible. Instal chemical and physical barriers to reduce moisture uptake in stone and brickwork. Protect supports for timber framing. Provide ventilation to subfloor. Remove render from walls.	Eliminate evidence of rising damp in ground floor walls, and protect timber frame from rot.
Excavate subfloor	Increase the clear height under the ground floor sub-floor to provide a minimum of 450mm. Drain sub-floor to a sump and pump any standing water to kerb and channel.	Allows space to inspect subfloor and reduces moisture level in subfloor.
Inspect existing foundations and renew or underpin	Ensure existing foundations to timber flooring supported on competent strata. Renew if required to found below zone of reactive movement. Inspect masonry wall foundations. Underpin if required to competent strata. (Needs to be carried out from inside the existing building on the west side.	Reduce movements in all foundations due to seasonal moisture change.

Measure	Activity	Outcome
West and East Wall refurbishment	Scaffold building externally to extent of east and west walls. Prop roof and first floor frame. Mark and remove sandstone blocks to level where evidence of movement and wall out-of-plumb is below acceptable limit (probably below first floor level for west wall which will require demolition from inside), and reconstruct wall using marked blocks in same locations as before. Install if required steel mullions to inside skin of walls. Reconnect walls to internal and external wall returns. Refer photos 2.1-2.5	Eliminate need for ties in walls to restrain outwards rotation. Stabilize walls long term Eliminate cracking within between external and internal walls. Upgrade structural capacity of walls to withstand current standards for wind loading.
Brace lower floor	Point up existing walls that have not been reconstructed using original mortar type. Inspect lower floor and assess bracing requirements to current standards. Install additional bracing in new partitions and connect external walls to internal structural frame to provide required design racking resistance.	Upgrades structure to current wind loading standards
New openings in internal walls	Install lintels and bracing frames (steel or masonry) to proposed penetrations in internal walls.	Allow for contiguous spaces to ground floor.
Replace timber framing	Replace timber framing to lower floor using if possible existing flooring.	Upgrades floor to design loading for commercial use
Upper Floor Framing	Inspect upper floor framing and bracing and upgrade to current standards.	Upgrades to current standards
Upper floor walling	Remove tie rods installed to restrain wall movements. Repair cracking and re-render internally.	Returns upper structure to original condition.
Roof framing	Check to determine compliance of framing to current standards. Strengthen if necessary. Provide effective roof tie-down.	Upgrades framing to current standards
Single storey Service Wing	Remove existing flooring (concrete slabs and timber framing) to allow installation of new drainage services. Carry out termite protection and damp proofing as per the main building. Install new floor framing and slabs and reuse as is possible existing timber flooring. Repair or reconstruct walling and roof framing, upgraded to current wind load standards for tie-down and bracing.	Upgrades framing to current standards

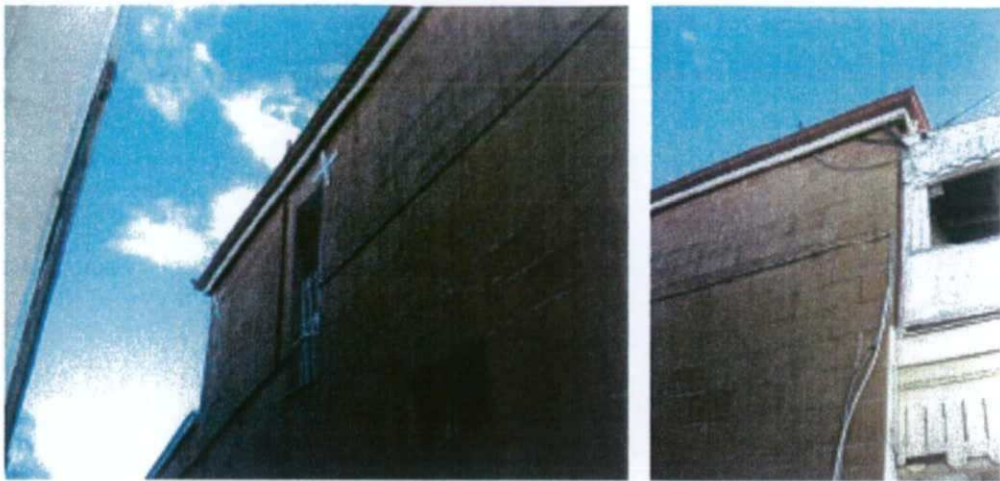


Photo 2.1 2.2 East wall Existing condition



Photo 2.3 2.4 West wall existing condition



Photo 2.5 West wall reconstruction

3. New Work

The changes to the existing structure to accommodate the proposed layout will entail structural modifications as listed in the table below.

Measure	Activity	Outcome
Demolish rear section of existing Replace existing floor	Demolition to create truck turning circle for loading dock to rear Take up existing floor and replace with new concrete after termite protection. Rising damp and minimum clearances to timber framing have been addressed. New concrete slab to rear portion.	Provides new floor structure upgraded and protected to current standards.
New Stairwell	Create new fire isolated stairwell from ground to upper level in timber framing. Trim existing roof framing. Penetrate sandstone wall to rear of upper floor of existing building at existing window. Provide new roof framing over stairwell.	Provides BCA compliant stair to upper level.
New free standing wall	Provide foundations and structure for new wall to rear of existing building	Encloses rear courtyard

4. Summary

The intent of the structural modifications are to upgrade the structure to current standards and renew foundations to found in competent strata. These actions will result in reducing long-term maintenance costs to that akin to a new building, maintain the heritage fabric of the existing structure as far as is possible, and carry out reconstruction in a sympathetic manner that blurs the boundary between reconstructed and existing walling.

Farr Engineers Associates Pty. Ltd.



A.C. Farr