



Department of Infrastructure,
Local Government and Planning

Our reference: SPL-0517-039334
Your reference: 100001-4

9 June 2017

73(2)Irrelevant

Sent via email: 73(2)Irrelevant

Attention: 73(2)Irrelevant

Dear 73(2)Irrele

**Pre-lodgement meeting record—proposed development
1, 150 Oceana Terrace, Lota QLD 4179 – Lot 62 on RP839534**

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting. This record provides initial advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application.

Reference information

Departmental role: Concurrence agency
Jurisdiction: Schedule 7, Table 2, Item 19 - Queensland Heritage Place
Pre-lodgement meeting date: 30 May 2017

Meeting attendees:

Name	Position	Organisation
Caitlin Pozzi	Senior Planning Officer	SARA Brisbane Region
Andrew Finch	A/Manager	SARA Brisbane Region
Andrew Woodward	Principal Heritage Officer	Department of Environment and Heritage Protection (DEHP)
Ellie Lee	A/ Senior Heritage Officer	DEHP
73(2)Irrelevant	Director CEO Director Director	73(2)Irrelevant

Site details

Street address: 1, 150 Oceana Terrace, Lota QLD 4179
 Real property description: Lot 62 on RP839534
 Site area: 39,970m²

Proposed development details

Development type: Material change of use
 Development description: Retirement Facility
 Four buildings incorporating, 108 Independent Living Units, up to 2000m² of community facilities, car parking, landscaping and service areas associated with the establishment of a retirement village.

Supporting information

Plan / Report title	Author	Reference no.	Version and date
Proposed Manly Village			
Lota House – Edwin Marsden Tooth Memorial Home			
Pre-lodgement Request	73(2)Irrelevant	100001-4	May 2017

Meeting minutes

Item	Discussion and advice
1.	<p>DEHP expressed concern about the siting, bulk and scale of the proposal, highlighting likely impacts on the cultural heritage significance of the State heritage place. In particular:</p> <ul style="list-style-type: none"> - Significant views to and from Lota House including Moreton Bay - Impact on the surviving eucalypt woodlands and other early trees; - Impact on the open space as evidence of the nature of the early Lota estate garden and grounds.
2.	<p><u>Views</u></p> <p>The significance of views is identified in Criterion B and E of the State Heritage Register entry. The impact of the proposed development on views will be assessed against PO2 of the State Development Assessment Provisions (SDAP).</p> <p>It is recommended a view analysis be undertaken and an assessment of the development's impact be provided with the application.</p>
3.	<p><u>Woodlands</u></p> <p>The woodland within the lot boundary is considered significant and identified this within the State Heritage Register entry.</p> <p>There is a physical encroachment into the woodland and the proposed development is considered to impact on the relationship between Lota House and woodland.</p>
4.	<p><u>Open Space</u></p> <p>Lota House would have previously had extensive open space. The proposed GFA and built form is considered to result in a reduction of this open space.</p> <p>The proposed bulk is considered an avoidable detrimental impact. Any development application should include an assessment against PO2 of SDAP.</p>
5.	<p><u>Bulk</u></p> <p>It is considered that the number of independent living units proposed impact on setting and views, and dominate Lota House.</p> <p>Any development application should include an assessment against PO1.2 of SDAP, and demonstrate how the development's bulk and scale has minimised impacts.</p> <p>Any proposal should first minimise impacts, and then if not reasonably achievable, mitigate this impact.</p>

Item	Discussion and advice
6.	<p>It is acknowledged that the works are required to assist in the ongoing conservation of the property.</p> <p>It is recommended that applicant undertake an assessment of the fabric and submit a proposal for conservation repair if any necessary conservation works were identified.</p>
7.	<p>The department is happy to meet with the applicant on site to further discuss and clarifying the above items.</p>

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

If you require any further information, please contact Caitlin Pozzi, Senior Planning Officer, on 3452 6806 or Caitlin.pozzi@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

73(2)Irrelevant

Paul Beutel
 Manager – SARA Brisbane Region



Department of Infrastructure,
Local Government and Planning

PaOur reference: 1709-1570 SPL

3 November 2017

73(2)Irrelevant

Sent via email: 73(2)Irrelevant

Attention: 73(2)Irrelevant

Dear 73(2)Irrelevant

Pre-lodgement meeting record

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting. This record provides advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the department during the pre-application meeting, this advice is not binding.

Reference information

Departmental role: Referral agency
 Departmental jurisdiction: Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 – Queensland heritage place
 Pre-lodgement meeting date: 12 October 2017
 Meeting attendees:

Name	Position	Organisation
Caitlin Pozzi	Senior Planning Officer	SARA Brisbane Region
Paul Beutel	Manager	SARA Brisbane Region
Paddy Waterson	Cultural Heritage Coordinator	Department of Environment and Heritage Protection (EHP)
Ellie Lee	Heritage Officer	EHP
73(2)Irrelevant	Director	73(2)Irrelevant
	Executive Director	

73(2)Irrelevant	Director Director	73(2)Irrelevant
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Location details

Street address:	1, 150 Oceana Terrace, Lota QLD 4179
Real property description:	Lot 62 on RP839534
Local government area:	Brisbane City Council

Details of proposal

Development type:	Material change of use
Development description:	Retirement Facility Four buildings incorporating, 108 Independent Living Units, up to 2000m2 of community facilities, car parking, landscaping and service areas associated with the establishment of a retirement village.

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Proposed Manly Village	73(2)Irrelevant	-	-	-
Pre-lodgement Request	73(2)Irrelevant	May 2017	100001-4	-

Meeting minutes

1. EHP expressed concern about the bulk, height, scale, location and view corridors of the proposal, highlighting the impacts on the cultural heritage significance of the State heritage place.

In particular, the development

- a. will impact on views to and from Lota House - i.e. from Lota House toward the surviving eucalypt woodlands (and other early trees), and from the streetscape to the Lota House;
- b. will visually compete with Lota House itself due to its proposed height of up to six-storeys

Bulk

2. The bulk of the proposed independent living units impact on the setting and views to and from Lota House, and will physically compete with the Lota House itself. Lota House was historically the dominant building in the area.

The location and siting of Lota House as a prominent gentry estate overlooking the bay is considered significant and is identified within the Queensland Heritage Register entry.

Any development application should include an assessment against PO1 of State Code 14 of the State Development Assessment Provisions (SDAP), the applicant would be required to demonstrate against PO1.2 how they will minimise the impact of the development.

Height/ scale

3. The woodland contained within the lot boundary is considered significant and is identified within the State Heritage Register entry.

The height/scale of the proposed independent living units obstructs views from the south-eastern side of Lota House, and views of Lota House from the streetscape. This is considered to impact on the relationship between Lota House and the woodland area and the significant view corridors to the Lota House itself.

Any development application should include an assessment against PO1 and PO2 of State Code 14 of the SDAP.

Views

4. EHP recommended a views analysis be undertaken and an assessment of the development's impact on view corridors toward the elevated position of Lota House be provided with the application. The setting and the views to and from Lota House is considered significant and is identified within the State Heritage Register entry.

Location

5. Lota House previously would have had extensive open space and that the proposed location would result in a reduction of this open space.

Advice

1. The proposal is not supported in its current form. While there are positive elements of the proposal such as the increase in open space immediately around the eastern and south eastern aspects of Lota house and the retention of view lines/relationship with the Bay, the overall impacts on the setting and woodland are significant. The applicant will need to demonstrate how they comply with the relevant provisions of the SDAP. EHP recommends mitigating impacts by:
 - a. Adjusting the scale of the proposal by reducing the height of the development to not physically and visually compete with Lota House;
 - b. Reviewing the location of the proposed development to not impact or reduce the impact upon significant woodlands and open space;
 - c. Examining options to retain significant views lines and the spatial relationships of heritage elements within the site.
2. In addressing PO2 of the SDAP, the applicant should take into consideration the following:
 - a. detail how the existing significance of the place can be maintained or enhanced by the development proposal particularly where that significance involves established patterns of public movement through the site, or view corridors and vistas from or through open spaces.
 - b. detail how damage to significant trees and gardens is avoided, including avoiding damage to canopies and root zones, supported by an arborist's report where necessary.

It is considered that the above summary is an accurate record of the matters discussed at the pre-ldgement meeting.

For further information please contact Caitlin Pozzi, Senior Planning Officer, on 3452 6806 or via email BrisbaneSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

73(2)Irrelevant

Paul Beutel
Manager - SARA Brisbane Region

Published on DES
Disclosure Log
RTI Act 2009



Department of Infrastructure,
Local Government and Planning

Our reference: 1709-1570 SPL

5 December 2017

73(2)Irrelevant

Sent via email: 73(2)Irrelevant

Attention: 73(2)Irrelevant

Dear 73(2)Irrelevant

Pre-lodgement meeting record

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting. This record provides advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the department during the pre-application meeting, this advice is not binding.

Reference information

Departmental role: Referral agency
 Departmental jurisdiction: Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 – Queensland heritage place
 Pre-lodgement meeting date: 22 November 2017
 Meeting attendees:

Name	Position	Organisation
Caitlin Pozzi	Senior Planning Officer	SARA Brisbane Region
Paul Beutel	Manager	SARA Brisbane Region
Patrick Atkinson	Director	Development Assessment
Marie-Anne Ammons	Principal Heritage Officer	Department of Environment and Heritage Protection (DEHP)
Ellie Lee	Senior Heritage Officer	DEHP
73(2)Irrelevant	Director	73(2)Irrelevant
	Director	

73(2)Irrelevant	Director	73(2)Irrelevant
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Location details

Street address: 1, 150 Oceana Terrace, Lota QLD 4179
 Real property description: Lot 62 on RP839534
 Local government area: Brisbane City Council

Details of proposal

Development type: Material change of use
 Development description: Retirement Facility
 Four buildings incorporating, 108 Independent Living Units, up to 2000m2 of community facilities, car parking, landscaping and service areas associated with the establishment of a retirement village.

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Revised Scheme	73(2)Irrelevant	-	-	-
Lota House – State-Code 14	73(2)Irrelevant	-	-	-

Meeting minutes

Impact on woodlands and landscape

1. The impact of the proposed independent living units on the existing trees is unknown and should be demonstrated as part of any application.
2. The applicant should detail the height of existing trees on-site in relation to proposed buildings.

Significant views and relationship with Lota House

3. The impact of the proposed independent living units on Lota House has been reduced by the revised proposal.
4. Significant views from the south-eastern streetscape have been reintroduced under the current proposal. To expand this view further the applicant should investigate rotating proposed building 4 to provide further appreciation of this view corridor between Oceana Terrace and Lota House. This should not however be done at the expense of impacts on the view of the building from Oceana Terrace (ie. Further exposing basement carparking to the street).

Application

5. Any development application should include an assessment against PO1 of State Code 14 of the State Development Assessment Provisions (SDAP), the applicant would be required to demonstrate against PO1.2 how they will minimise the impact of the development.
6. To meet PO1, the applicant must demonstrate minimisation of impacts on Lota House and then if not reasonably achievable, provide mitigation measures.
 - If conservation work is proposed to be undertaken in Lota House building, SARA would require an updated Building Fabric Survey and Conservation Management Plan to assess the works. If no work is proposed, or detail of works is not known, it is suggested that the applicant does not mention ongoing maintenance as conservation works.

- Tree removal should be mitigated by replacing significant trees with mature stock of the same species.
7. In response to PO2 the following should be provided:
- An updated Landscape Conservation Management Plan addressing how the future management of trees within the woodlands will be achieved.
 - Detail on how damage to significant trees will be avoided, supported by an arborist's report. Where damage cannot be reasonably avoided, mitigation measures to be provided.
 - Plans detailing proposed tree protection zones onsite.
 - Detailed survey and contour plans, and a proposed site plan including ground level contours.
 - PDF of LIDAR survey.
 - Elevations and/or sections identifying the proposed buildings, Lota House and accurate height of woodland trees to be retained.

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

For further information please contact Caitlin Pozzi, Senior Planning Officer, on 3452 6806 or via email BrisbaneSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

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Paul Beutel
Manager - SARA Brisbane Region

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RTI Act 2009