



Brisbane CBD

Royal Brisbane
Hospital

Holy Cross
Primary School

Lutwyche City
Shopping Centre

Woolloowin
Railway Station

SUBJECT
PROPERTY

Kedron State
High School

Outline Indicative Only

PART OF 673 LUTWYCHE RD,
LUTWYCHE QLD 4030

RayWhite

INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD

FEBRUARY 2019



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THE OPPORTUNITY

3,000m² Lutwyche Site in the heart of schools, shopping and health catchment**

Seeking ALL Opportunities – Joint Venture, Lease, Partial sale

Key features of the offering are summarised below:

- 3,000m²** forming part of and complementing the St Andrew's Church
- Zoned CF4 Community Facilities
- Potential options include child care, swim school, allied health, education and community residential
- 5km* north of the Brisbane CBD within strong economic demographic
- Adjoining Woolowin State School and centrally located to a range of primary and secondary schools
- 500 metres* to Lutwyche City Shopping Centre and 4km* to Westfield Chermside
- 3.5km* to the Royal Brisbane and Women's Hospital
- Highly visible location - exposure to over 23,000^ vehicles daily

As the exclusive marketing agents we encourage your strong consideration of this outstanding asset and look forward to assisting you with your enquiries.



Matthew Fritzsche
Ray White Special Projects (QLD)

M 0410 435 891
E matthew.f@raywhite.com



Andrew Burke
Ray White Special Projects (QLD)

M 0417 606 128
E andrew.burke@raywhite.com

*Approximately

**Approximately - Subject to site survey, Council Approval and Titling.

^Sitewisely

Important: Prospective parties conduct due diligence investigations of the property strictly at their own expense and risk, and the owner will have no liability in relation to such expenses. Consent by the owner to the conduct by any potential party of due diligence activities or investigation will not in any circumstance be construed as a representation that the owner will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the owner intends to contract with that potential party, or at all.

EOI SUMMARY

Address

Forming part of 673 Lutwyche Rd, Lutwyche QLD 4030

Method of EOI

The property is being offered by Offer to Purchase.

OTP for 673 Lutwyche Rd, Lutwyche QLD 4030
c/- Matthew Fritzsche
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000

If the OTP is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)
Facsimile: (07) 3832 4777
E-mail: matthew.f@raywhite.com, andrew.burke@raywhite.com

Expressions of Interest Documents are available from the marketing agents upon request.

Marketing Agents

Matthew Fritzsche

Ray White Special Projects (Qld)

M 0410 435 891
E matthew.f@raywhite.com

Andrew Burke

Ray White Special Projects (Qld)

M: 0417 606 128
E andrew.burke@raywhite.com

PROPERTY OVERVIEW

Address	Forming part of 673 Lutwyche Rd, Lutwyche QLD 4030
Real Properties Details	Part of Lot 115 & 116 SP253379 and Lot 23 on SP253414
Town Planning	<p>The property is zoned “CF4 Community Facilities (Community Purpose)” under the current Town Planning Scheme for the Brisbane City Council.</p> <p>The purpose of the Community Facilities zone is to provide for community-related activities and facilities whether under public or private ownership. Community-related activities and facilities may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.</p>
Local Authority	Brisbane City Council
Land Area	2,500m ² * – 3,000m ² *
Overlays	<p>Council records indicate that the property is subject to the following overlay:</p> <ul style="list-style-type: none">• Heritage Overlays (over current lot)
Land Description	<p>The proposed site is positioned on the eastern alignment of Lutwyche Road, and benefits from exposure to high volumes of vehicular traffic. The site provides a suitable building contour for development. Currently built upon the site is a heritage listed Church Building, Founders Memorial Centre, a dwelling and well manicured grounds with internal road network.</p> <p>The property adjoins Woolloowin State School directly to the south, which is currently accessed via Lutwyche Road. It is a popular prep to year 6, co-educational state primary school, which we understand houses approximately 250 students.</p>
Roads and Access	<p>The existing site fronts Lutwyche Road, which forms one of the major road networks servicing the north side of Brisbane. It carries high volume of daily traffic.</p> <p>Access may also be provided to the property via a local laneway off Kedron Park Road. This parcel of land currently consists of a formed driveway, part of which is used as an easement benefitting properties from 92A to 94 Kedron Park Road.</p>
Services and Amenities	All normal utilities including electricity, telephone, reticulated town water and sewerage services are available and connected to the property.

*Approximately - subject to site survey, council approval and titling

PROPERTY OVERVIEW

THE OPPORTUNITY

The Anglican Church of Southern Queensland is seeking market interest for approximately 2,500m² to 3,000m² of land forming part of the historic St. Andrew's Anglican Church grounds at Lutwyche, Brisbane. The exact land area is to be determined and agreed subject to negotiation with proponents.

Market interest is sought for all opportunities, that complement the ongoing use of the St Andrew's Church, including Joint Venture, Lease or potentially partial sale. The land being offered is hatched on the detailed survey plan provided overleaf.

The land currently incorporates two semi modern brick and tile buildings, including the 'Founders Memorial Centre' along the property's northern boundary and 'Rectory' at the rear, eastern boundary. These buildings are not subject to heritage restrictions and may be suitable for demolition or retrofitting (subject to relevant approvals). The subject area also incorporates two ancillary sheds and bitumen hardstand currently utilised for carparking.



ST ANDREW'S ANGLICAN CHURCH

St. Andrew's Anglican Church was constructed in 1926 and was the second Anglican church to be built on the site. The new church integrated parts of the old 1866 timber church in its design by Melbourne architect Louis Williams. It has become a local landmark for its unique architecture and prominent hilltop position. It was also the first Church of England church in Brisbane to have a tower or spire. Throughout the first half of the twentieth century, St Andrew's parish continued to expand and by 1947 had become the largest parish in the diocese. To accommodate this continued expansion, in 1960, the 1866 church parts were demolished and sympathetic extensions were made to the 1926 church. A timber lych gate, which was completed in 1924 in anticipation of the new church, is also included in this heritage listing. The Brisbane City Council Heritage Citation is provided at Annexure H.



WOOLOOWIN STATE SCHOOL EXPANSION

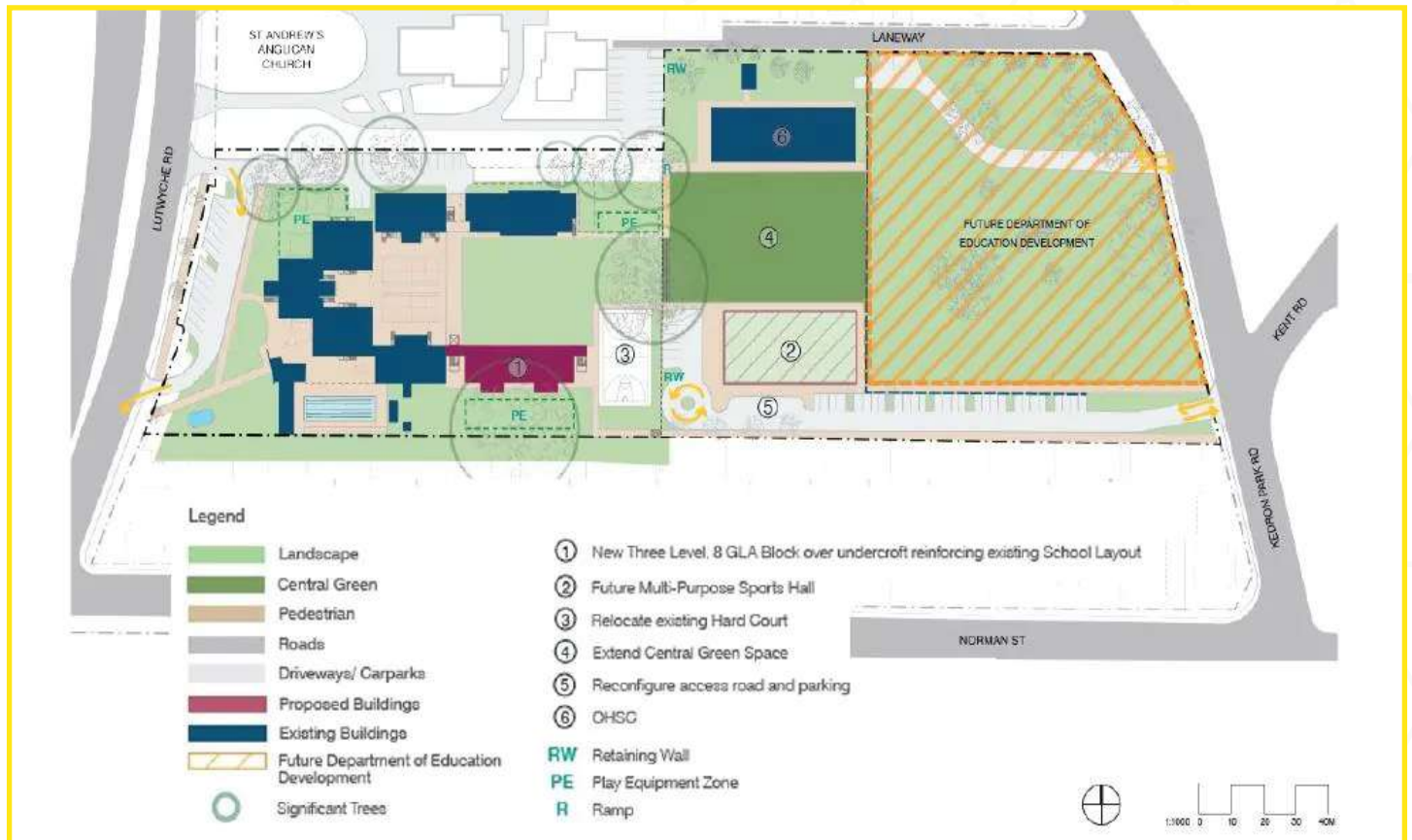
Education Queensland have recently released a masterplan for an extension of Woolloowin State School, detailing a new three-storey classroom block and expanded outdoor play areas.

The expansion is reflective of the strong current and predicted growth for Woolloowin and the general inner city suburbs of Brisbane. Over the last ten years around 5,000 additional students have enrolled at state schools located around the Brisbane central business district. This growth is set to continue with more than 3,000 additional students expected to move into the inner-Brisbane suburbs in the next five years.

The Queensland Government through the Building Future Schools (BFS) and Master Planning Program is supporting inner-city communities and planning for this forecast growth.

The Warilda Conference Centre previously owned by the Department Communities (situated directly east of the Woolloowin State School) was recently acquired by the Department of Education. It will be utilised to provide for future infrastructure for the Woolloowin State School, in line with the predicted population growth for the area.

(Source: The Courier Mail)



PROPOSED WOOLOOWIN STATE SCHOOL MASTERPLAN

PROPERTY OVERVIEW

APPROXIMATE DEVELOPABLE AREA CALCULATION PLAN



LOCATION OVERVIEW

Major housing development in the inner Brisbane suburb of Lutwyche dates back to the 1880's driven by the opening of the Sandgate railway line. Given this history and the suburbs wide appeal due to its proximity to the city and amenities, there is now a broad range of housing styles. These predominantly consist of cottages, Queenslanders and medium density apartment complexes.

The subject site adjoins the popular Woolloowin State School to the south, while multiple other schools service the surrounding area including Kedron State High School, Kedron State Primary School, Eagle Junction State School and Clayfield College Private Girls School and St Anthony's Primary School.

Lutwyche Road, a busy thoroughfare, is the main road through the suburb. It is lined with numerous small shops and restaurants in addition to larger shopping centres. The Lutwyche Shopping Centre acts as a retail hub for residents living in and around Lutwyche. Slightly further away, Stafford City and Brookside Shopping Centres supplement the stores in Lutwyche and major regional shopping is provided at Westfield Chermside.

Leisure parks such as Prentice Park, W.A. Jolly Park and Bradshaw Park provide a variety of bike and walkways, some running alongside Kedron Brook. Downey Park, Ballymore and Perry Park are also close by in Wilston, Herston, and Bowen Hills respectively.

The area benefits from regular bus stations and being located on the Northern Busway which allows buses to travel north / south through the Brisbane CBD without encountering traffic. In addition two railway stations (Woolloowin & Albion) are in close proximity.



LOCATION DEMOGRAPHICS



Lutwyche has seen a population **INCREASE** of 23.6% over the past 5 years



10 year house price growth – 3.4% per annum



10 year unit price growth – 4.3% per annum



Unemployment in Lutwyche is at circa 5.8%, sitting well below the Brisbane average.



Currently the median sales price of houses in the area is \$797,500

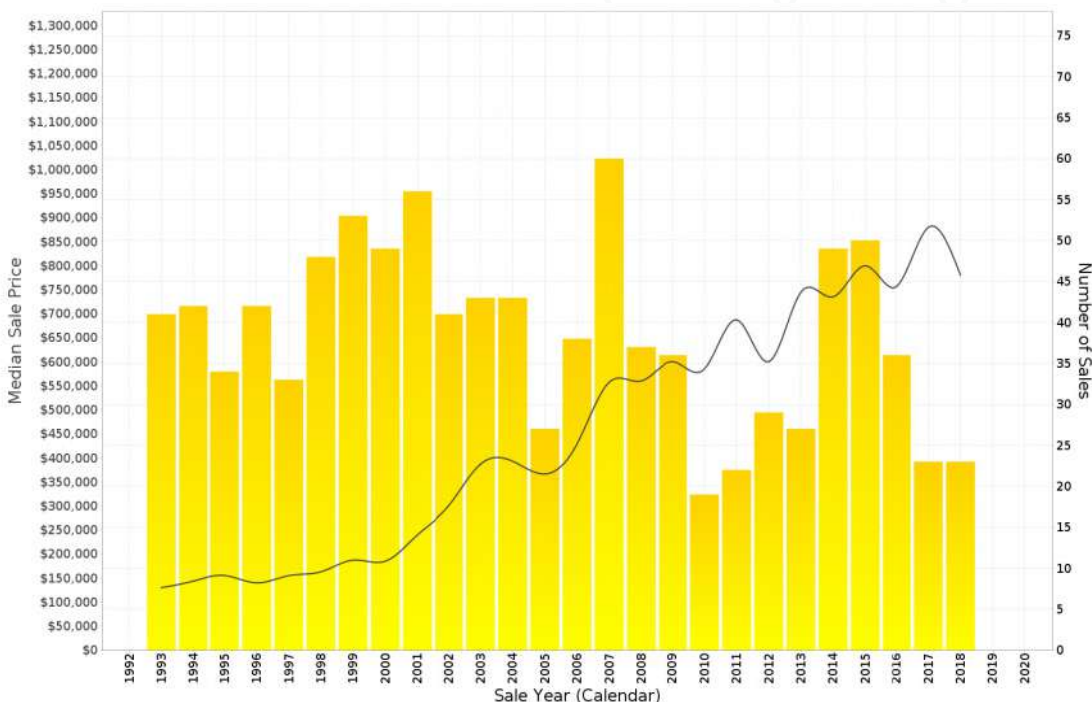
Currently the median unit price of houses in the area is \$427,500



65% OF THE POPULATION OWNER OCCUPY, WHILE 35% ARE RENTERS

(Source: REA Group Australian Bureau of Statistics)

MEDIAN HOUSE PRICE - LUTWYCHE



(Source: Pricerfinder)

LOCATION DEMOGRAPHICS

In analyzing the demographics, Lutwyche is a affordable inner city area highly suitable for young professional given its proximity to the Brisbane CBD and fringe, as well as with many young families buying and renting in the area.

Lutwyche currently has a median age for residents of 31 years.

The top three age groups within Lutwyche are shown below:



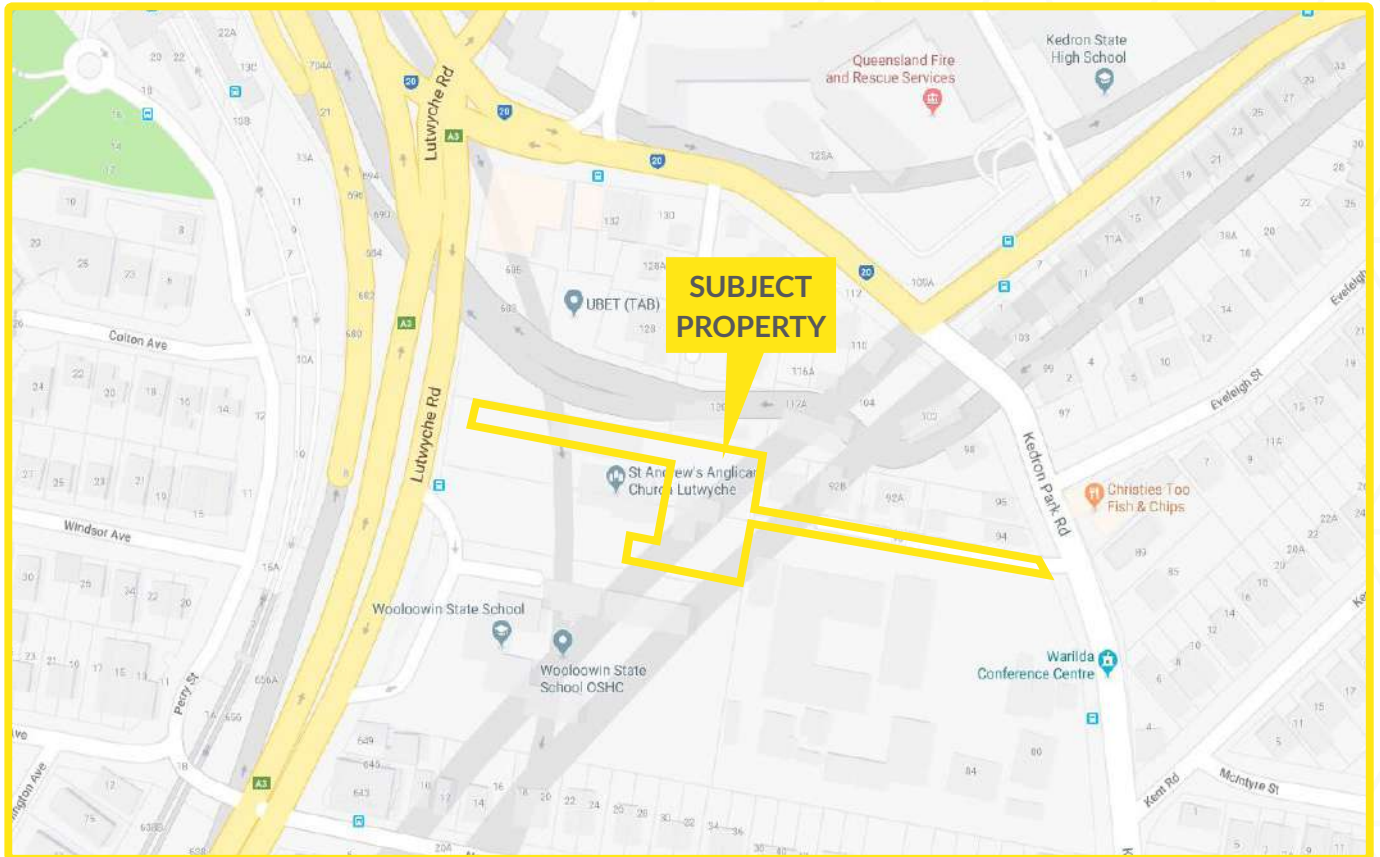
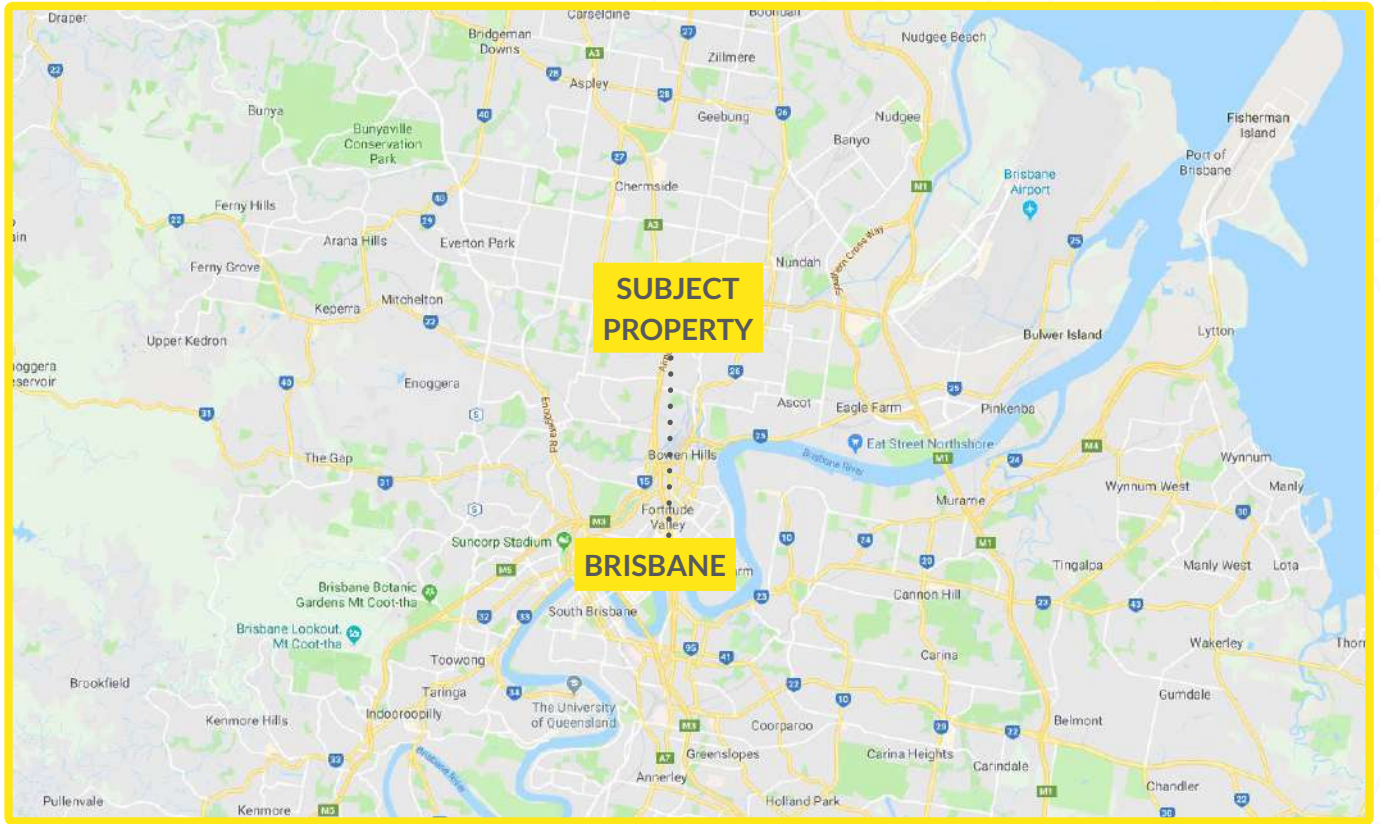
In the last 5 years, there's been a surge in apartment projects in the Lutwyche area. And, with the new refurbishment to Lutwyche City Shopping centre, there is sure to be many more in the near future.

The site is positioned only a short distance from the Royal Brisbane and Women's Hospital, the largest tertiary referral hospital in Queensland.

Recent improvements to public transport all mean that Lutwyche benefits from this accessibility to significant built infrastructure, lifestyle amenities and major employment opportunities.

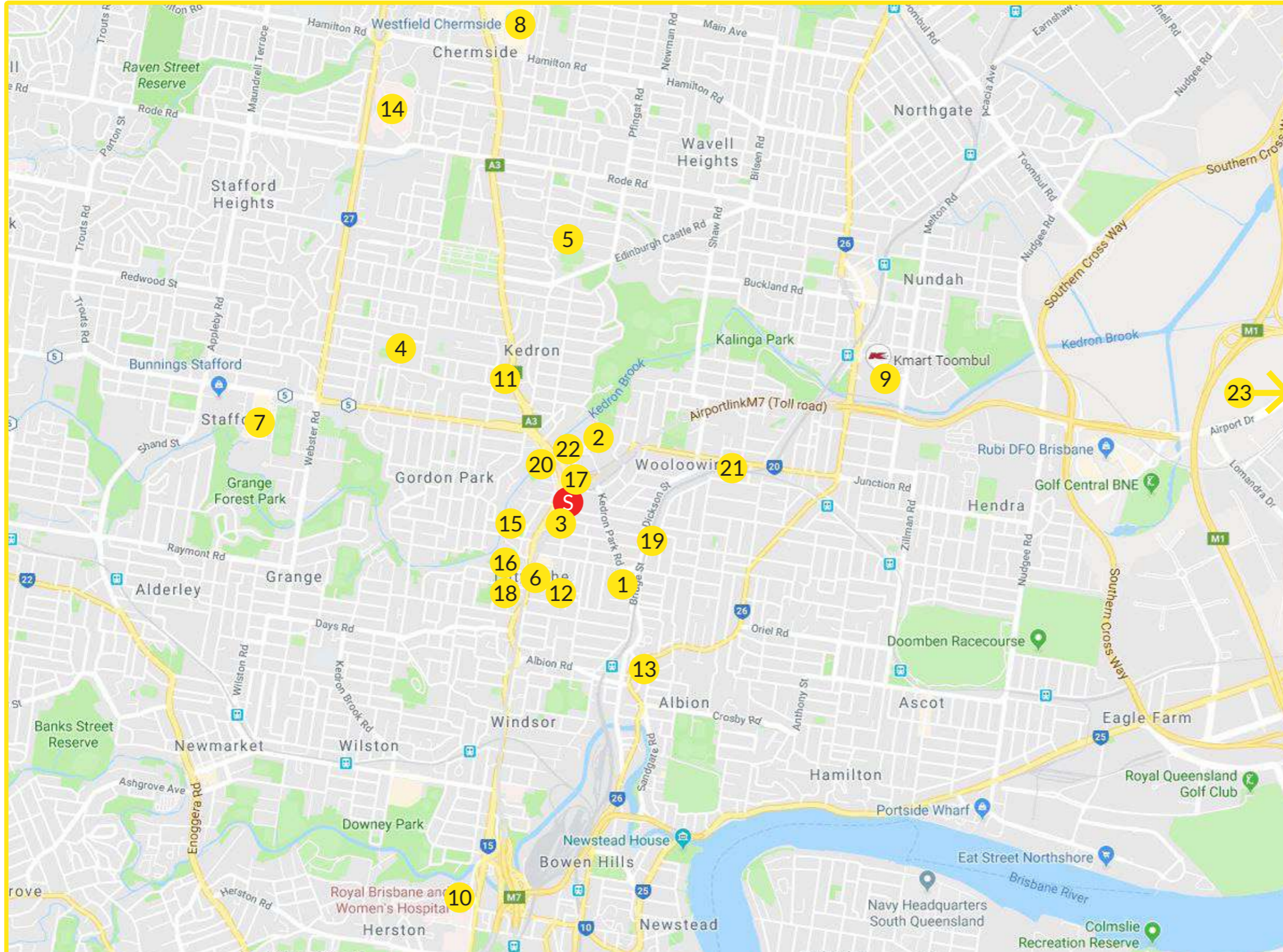
(Source: REA Group)

LOCATION MAP



*Outline and Locations indicative only

AMENITIES MAP



Locations indicative only

Schools

1. Holy Cross Primary School
2. Kedron State High School
3. Wooloowin State School
4. Padua College
5. Wavell State High School

Shopping

6. Lutwyche City Shopping Centre
7. Stafford City Shopping Centre
8. Westfield Chermside Shopping Centre
9. Toonbul Shopping Centre

Medical

10. Royal Brisbane Hospital
11. Kedron Wavell Medical Centre
12. SmartClinics Lutwyche Family Medical Centre
13. Family Doctors Plus
14. Prince Charles Hospital

Recreation and Parks

15. Bradshaw Park
16. Prentice Park
17. Kedron Park Hotel
18. North Brisbane Football Club

Public Transport

19. Wooloowin Railway Station
20. Northern Busway
21. Eagle Junction Railway Station
22. Entrance to the Airport Link Tunnel
23. Brisbane Domestic and International Airport

 Subject Property

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

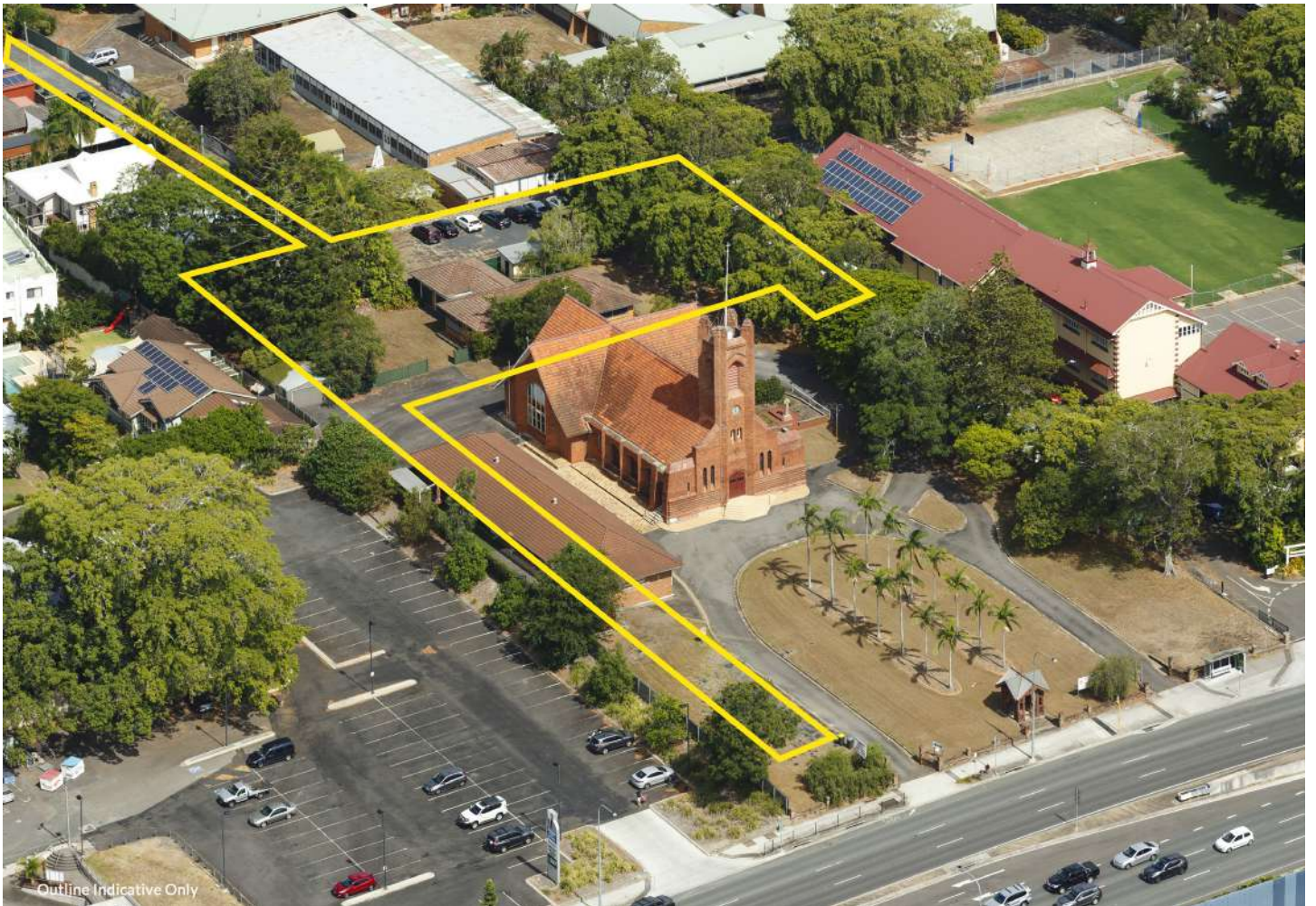
1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending parties for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the owner will not be binding on the owner or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the owners or with any agent, friend, associate or relative of the owner or any other person connected with the owner without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 03	Property Overview	RP Data
Page 05	Woolloowin State School Expansion	The Courier Mail
Page 06	Approximate Developable Area Calculation Plan	Ken McDonald Surveys
Page 07	Location Overview	Wikipedia, Google Maps, & Brisbane City Council
Page 08	Location Demographics	REA Group, Australian Bureau of Statistics, Pricerfinder
Page 10	Location Map	Google Maps
Page 11	Amenities Map	Google, visitbrisbane.com.au
Annexure A	Photography	Skyepics
Annexure B	OTP Form	Ray White
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Survey Plan	Department of Natural Resources and Mines
Annexure E	Detailed Survey Plan	Ken McDonald Surveys
Annexure F	Smart Map	Department of Natural Resources and Mines
Annexure G	BCC Heritage Citation	Brisbane City Council Heritage Unit
Annexure H	BCC Prelodgement Meeting Minutes (2018)	Brisbane City Council
Annexure I	BCC Prelodgement Request (2017)	Town Planning Alliance
Annexure J	RPS Planning Report (2016)	RPS

ANNEXURE A PHOTOGRAPHY

Source: Skyepics





Outline Indicative



Outline Indicative Only





ANNEXURE B

OTP FORM

Source: Ray White

OFFERS TO PURCHASE FORM

Offers to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at 673 Lutwyche Road, Lutwyche QLD 4030. ("the Property").

Property Details

Address 673 Lutwyche Road, Lutwyche QLD 4030

Real Property Description Part of Lot 115 & 116 SP253379 and Lot 23 on SP253414

Local Authority Brisbane City Council

Land Area 2,500m²* – 3,000m²*

Offer to Purchase

Proposed Price: \$ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date:

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company Name:
ABN:
Registered for GST: Yes or No (please circle one)

Contact Details Address:
Mobile:
Email:

FIRB approval require to purchase the Property: Registered for GST: Yes or No (please circle one)
Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust): Name:
Address:
Telephone:
Email:

*Guarantors should be directors of a company Buyer or principal beneficiaries if trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgment

In submitting an Offer to Purchase to buy the subject property ("OTP"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - the Vendors will accept the highest purchase price offered;
 - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer's OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

ANNEXURE C TITLE SEARCH

Source: Department of Natural Resources and Mines

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30621745

Search Date: 19/02/2019 10:47

Title Reference: 50902709

Date Created: 09/01/2013

Previous Title: 10194068

REGISTERED OWNER

Dealing No: 714872472 07/01/2013

THE CORPORATION OF THE SYNOD OF THE DIOCESE OF BRISBANE

ESTATE AND LAND

Estate in Fee Simple

LOT 116 SURVEY PLAN 253379
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19515043 (POR 195)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 19/08/2013 715259344 Certificate No. 1

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBAL X

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30621744

Search Date: 19/02/2019 10:47

Title Reference: 50902708

Date Created: 09/01/2013

Previous Title: 10047191

REGISTERED OWNER

Dealing No: 714872472 07/01/2013

THE CORPORATION OF THE SYNOD OF THE DIOCESE OF BRISBANE

ESTATE AND LAND

Estate in Fee Simple

LOT 115 SURVEY PLAN 253379
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19515043 (POR 195)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 19/08/2013 715259344 Certificate No. 1

** End of Current Title Search **

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Requested By: D-ENQ GLOBAL X

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30622481

Search Date: 19/02/2019 11:18

Title Reference: 50902706

Date Created: 09/01/2013

Previous Title: 10058232

REGISTERED OWNER

Dealing No: 714872470 07/01/2013

THE CORPORATION OF THE SYNOD OF THE DIOCESE OF BRISBANE

ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 253414
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19515043 (POR 195)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 19/08/2013 715259344 Certificate No. 1

** End of Current Title Search **

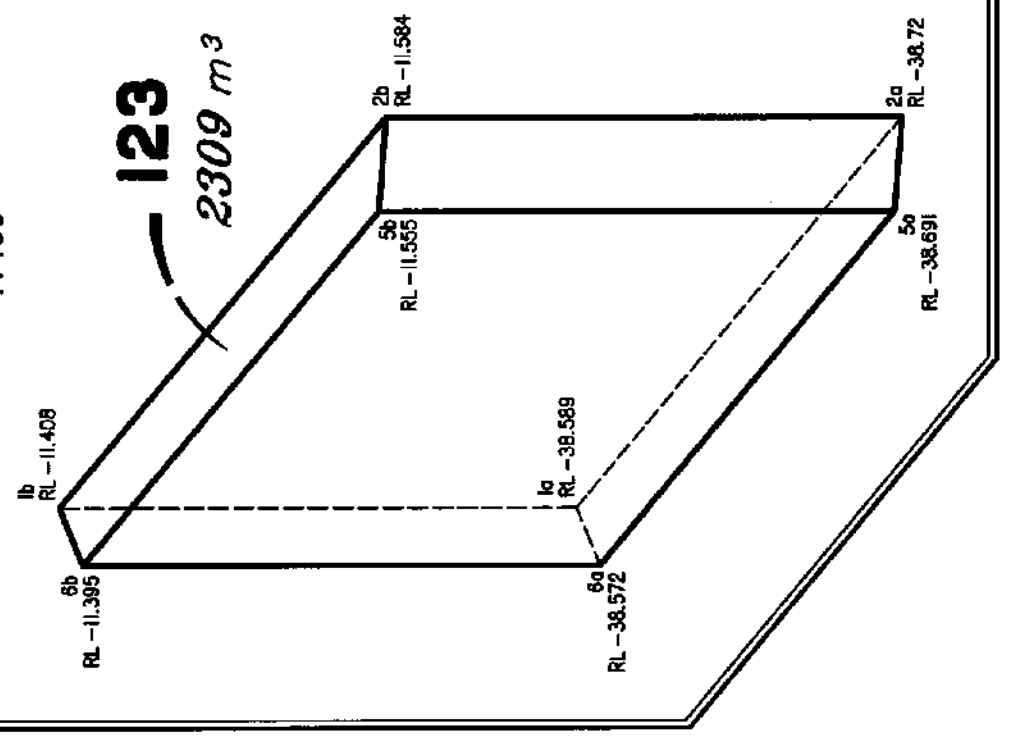
COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBAL X

ANNEXURE D SURVEY PLAN

Source: Department of Natural Resources and Mines

SURVEY PLAN

THREE DIMENSIONAL DIAGRAM
1:400



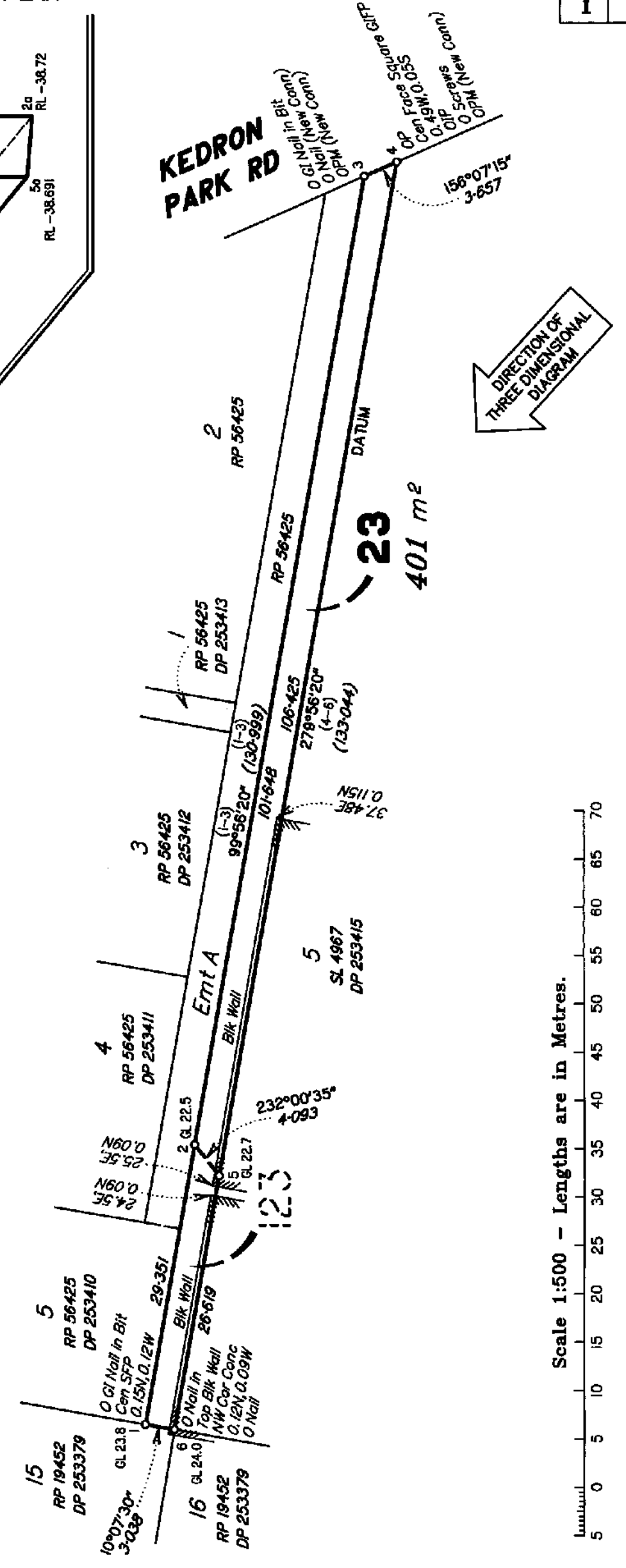
Lot 23 is a Standard Format Lot.
 Lot 123 is bounded by vertical planes.
 The Footprint of Lot 123 coincides with the external boundaries of the base parcel between stations 5-6-1-2.
 Ground levels (GL) shown are approximate only.
 Vertices of volumetric lot are not marked. Vertices below ground.

DATUM FOR LEVELS
 PM 43244
 RL 13.672 AHD

PERMANENT MARKS			
PM	BEARING	DIST	REMARKS
3-OPM (New Conn)	359°43'35"	46.606	1/5/2012 43244
4-OPM (New Conn)	156°34'35"	45.634	3/5/11 116734

REFERENCE MARKS			
STN	TO	BEARING	DIST
3	O Nail in Conc	341°26'15"	29.768
4	DIP (Loose)	66°30'	0.626
4	O Screw in Conc	37°15'	2.715
4	O Screw in Conc	133°23'20"	6.743
6	O Nail in Bit	277°02'	1.653

Footprint Area of Lot 123 **85 m²**
 (1-2-5-6-1)



Scale 1:500 - Lengths are in Metres.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Nicholas James BARDLEY, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Ray WILSON, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/4/2012.

[Signature]

Authorised Delegate

25/5/12

Date

Plan of

Lots 23 & 123
 Cancelling Lot 2 on RP43858

PARISH: **ENOGGERA**

COUNTY: **Stanley**

Meridian: **MGA (Zone 56) Vide IS242398**

F/N's: **No**

Scale: **1:500**

Format: **VOLUMETRIC**



SP253414

Plan Status:

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

714872470

NO FEE
07/01/2013 13:54

BE 400 NT

Registered

5. Lodged by

Property Acquisitions and Disposals
Dept of Transport and Main Roads
GPO Box 1412 Brisbane Q 4001

495/1330

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We
The State of Queensland
represented by
Department of Transport
and Main Roads as Constructing
Authority

(Names in full)
* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.
* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

SIGNED for and on behalf of
The STATE OF QUEENSLAND represented by
Department of Transport and Main Roads by
Mark Howard MacDonald


Director (Property Acquisitions And Disposals)
a person duly authorised to act in that behalf

This plan is exempt from local government
approval under schedules 19 and 26 of the
Sustainable Planning Regulation 2009.

* Rule out whichever is inapplicable

2. Local Government Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :
Name :

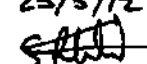
4. References :

Dept File :
Local Govt :
Surveyor : 110717-SI/A11A

6. Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
10058232	Lot 2 on RP43858	23 & 123				

NIR 712139860 is fully satisfied by this plan.

*Encroachment notice issued to the owner(s) of Lot 2 on
RP43858 and Lot 5 on SL4967 on 11/7/2011, in accordance
with s.19 of the Survey and Mapping Infrastructure
Regulation 2004 (Vide IS232204).*

23 & 123	Por 195	12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining * lots and road
Lots	Orig	
7. Portion Allocation :		Cadastral Surveyor/Director* Date *delete words not required
8. Map Reference : 9543-33424		
9. Locality : WOOLOOWIN		13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$
10. Local Government : BRISBANE CITY COUNCIL		
11. Passed & Endorsed : By: RPS Australia East Pty Ltd Date: 25/5/12 Signed:  Designation: CADASTRAL SURVEYOR		
14. Insert Plan Number		SP253414

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 5

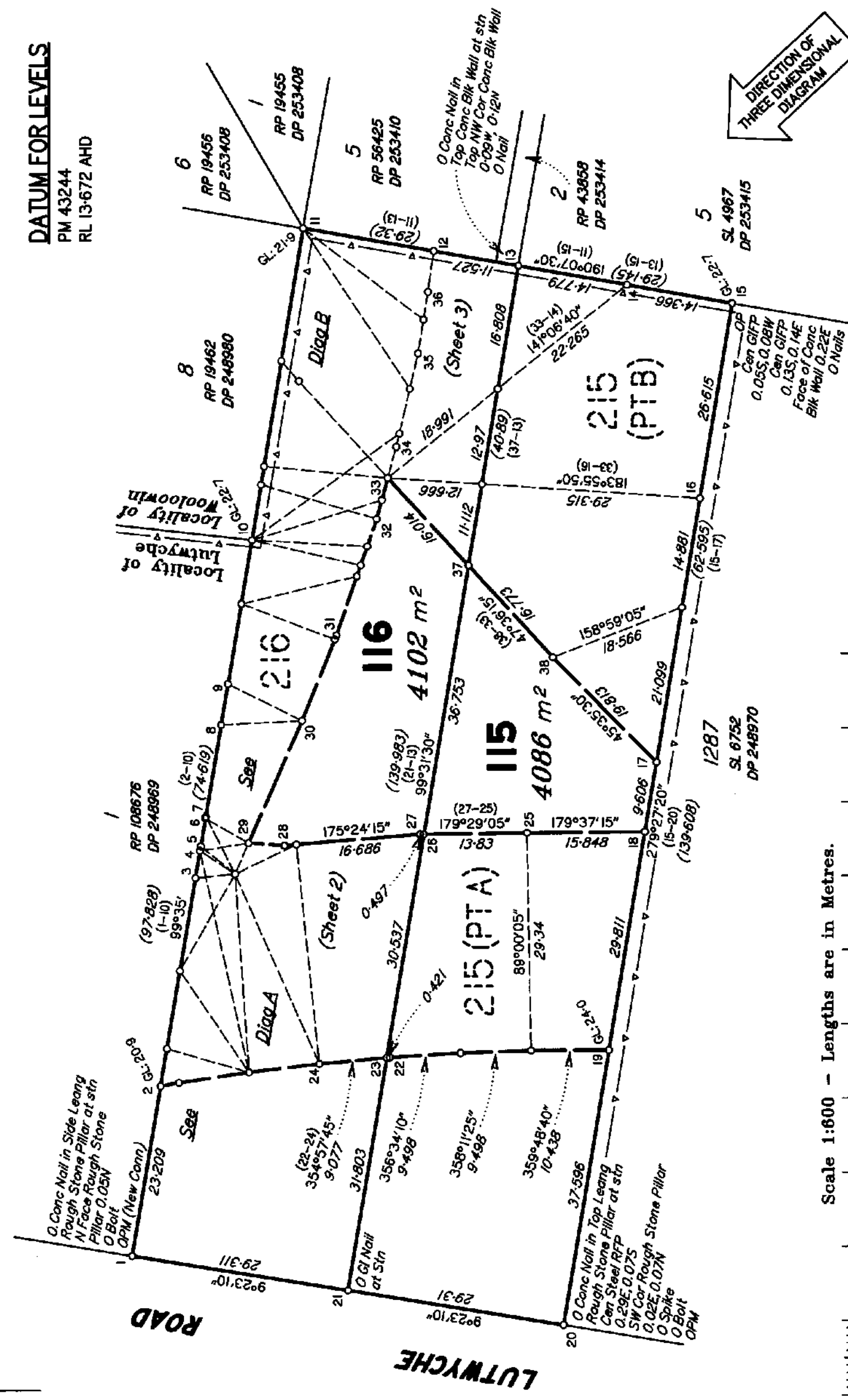
Footprint Area of Lot 215 (Pt A) 877 m²
(23-26-25-18-19-22-23)
Footprint Area of Lot 215 (Pt B) 1515 m²
(13-15-16-17-38-37-13)
Total Footprint Area of Lot 215 2392 m²
Footprint Area of Lot 216 2517 m²
(2-4-5-6-7-9-10-11-12-13-37-33-32-31-30-29-28-27-26-23-24-2)

DATUM FOR LEVELS

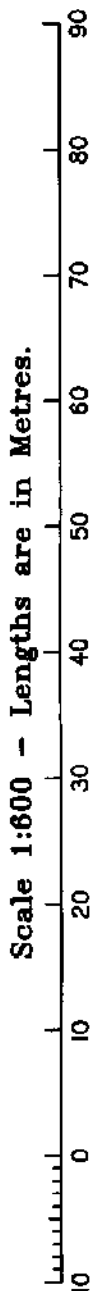
PM 43244
RL 13:672 AHD

Lots 115 & 116 are Standard Format Lots.
Lots 215 & 216 are bounded by vertical planes.
Ground levels (GL) shown are approximate only.
Vertices of volumetric lot are not marked. Vertices below ground.
For Reference & Permanent Mark Tables, See Sheet 2.

The Footprint of Lot 215 coincides with the external boundaries of the base parcel between stations 37-13-15-17, 18-19 & 23-26.
The Footprint of Lot 216 coincides with the external boundaries of the base parcel between stations 2-10-11-13-37 & 26-23.
For reinstatement see IS238538.



DIRECTION OF THREE DIMENSIONAL DIAGRAM



RPS AUSTRALIA EAST PTY LTD (ACN 140 292 782) hereby certify that the land comprised in this plan was surveyed by the corporation, by Maarten Peter SCHOTTE, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Stephen Patrick KELLY, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/3/2011.

Date 31-5-2012 Authorised Delegate

Plan of
Lots 115, 116, 215 & 216
Cancelling Lots 15 & 16 on RP19452
PARISH: **ENOGGERA** COUNTY: **Stanley**
Meridian: **MGA (Zone 56) Vide IS238538**

Scale: **1:600**
Format: **VOLUMETRIC**

SP253379
Plan Status: _____
F/N's: **No**

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

714872472

NO FEE
07/01/2013 13:56

BE 400 NT

Registered

5. Lodged by

Property Acquisitions and Disposals
Dept of Transport and Main Roads *96*
GPO Box 1412 Brisbane Q 4001

495/1330

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We
The State of Queensland
represented by
Department of Transport
and Main Roads as Constructing
Authority

(Names in full)
* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.
* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

SIGNED for and on behalf of
The STATE OF QUEENSLAND represented by
Department of Transport and Main Roads by
Mark Howard MacDonald

[Signature]
Director (Property Acquisitions And Disposals)
a person duly authorised to act in that behalf

This plan is exempt from local government
approval under schedules 19 and 26 of the
Sustainable Planning Regulation 2009.

* Rule out whichever is inapplicable

2. Local Government Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #
..... #

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :
Name :

4. References :

Dept File :
Local Govt :
Surveyor : 110717-SI/A11

6. Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
10194068	Lot 15 on RP19452	116 & 216				
10047191	Lot 16 on RP19452	115 & 215				

This plan satisfies NIR 712139860 in regard to Lots 15 & 16 on RP19452

115, 116, 215 & 216	Por 195
Lots	Orig

7. Portion Allocation :
8. Map Reference :
9543-33424

9. Locality :
LUTWYCHE
10. Local Government :
BRISBANE CITY COUNCIL

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : *31-5-2012* ^{4/7/12}
Signed : *[Signature]*
Designation : CADASTRAL SURVEYOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road,
* Part of the building shown on this plan
encroaches onto adjoining * lots and road

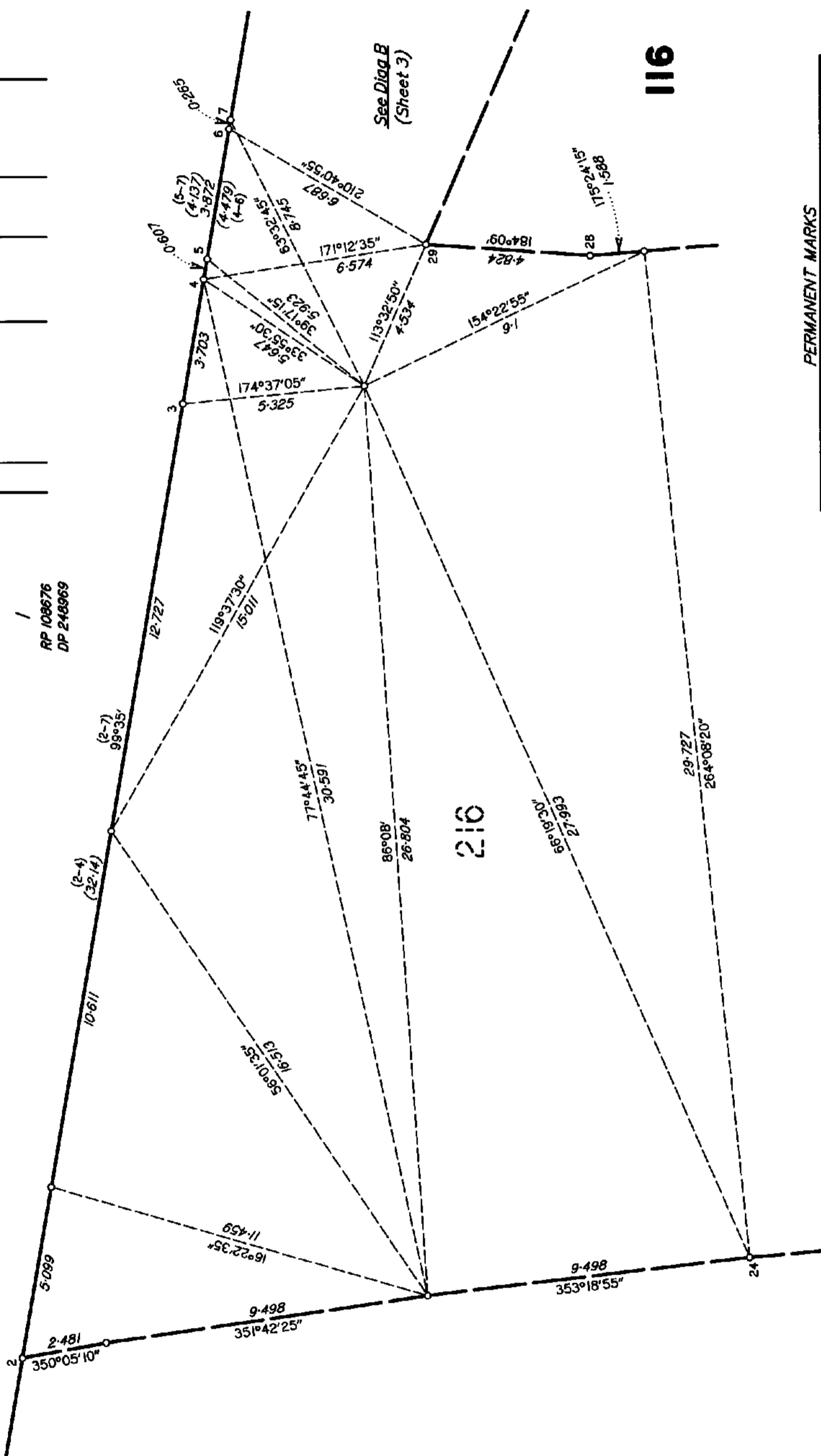
.....
Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP253379



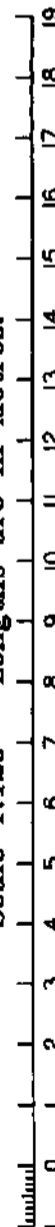
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1	O Bolt in Conc	195°43'	9.263	12/15238538
13	O Nail in Bit	277°02'	1.653	15/15207218
15	O GI Nail in Bit	359°21'	15.235	16/15238538
15	O Nail in Bit	321°42'	19.481	23/15219913
20	O Bolt	337°32'	1.594	13/15238538
20	O Spike in Bit	328°04'	7.101	13/15238538



PM	BEARING	DIST	NO	REMARKS
1-OPM (New Conn)	8°33'30"	85.65	124704	2/SP133081
20-OPM	60°47'	31.563	43942	13/15238538

DIAGRAM A
1:125

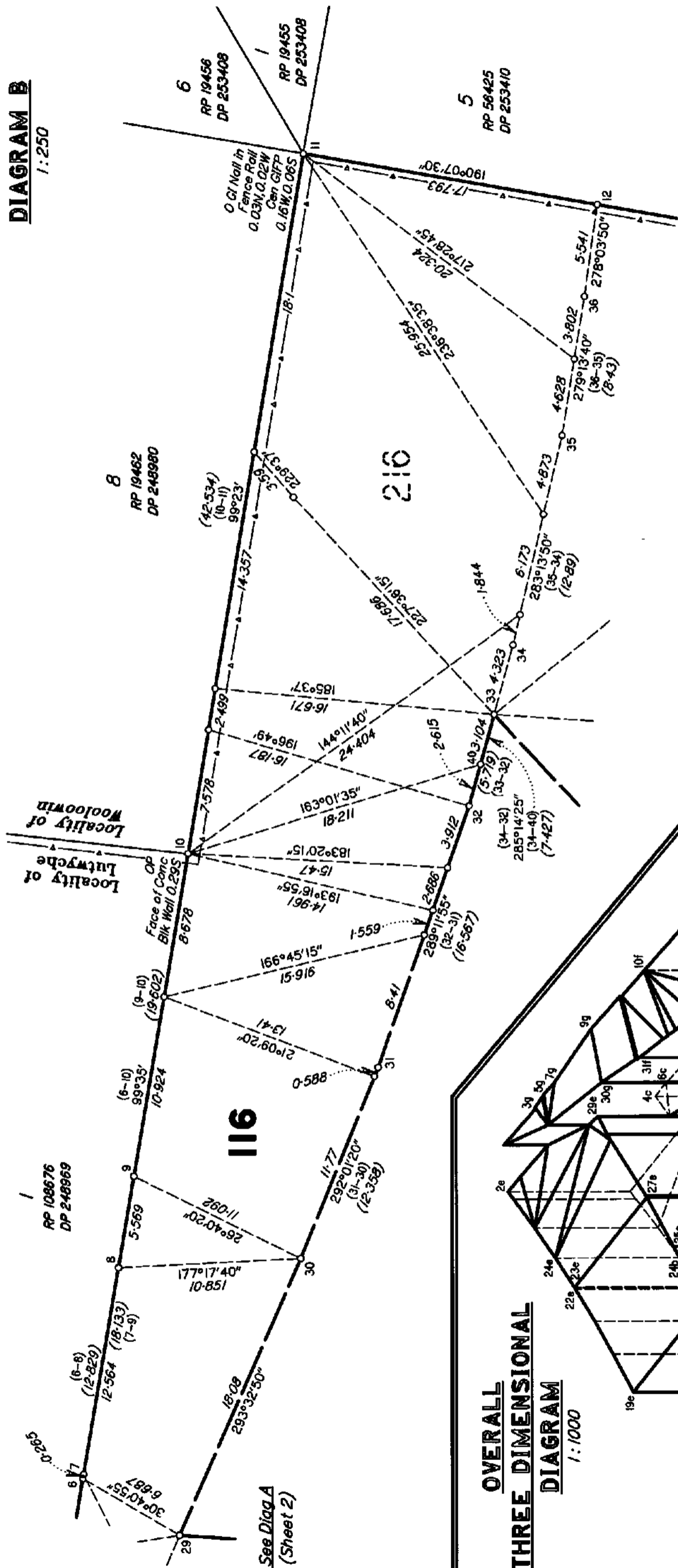
Scale 1:125 - Lengths are in Metres.



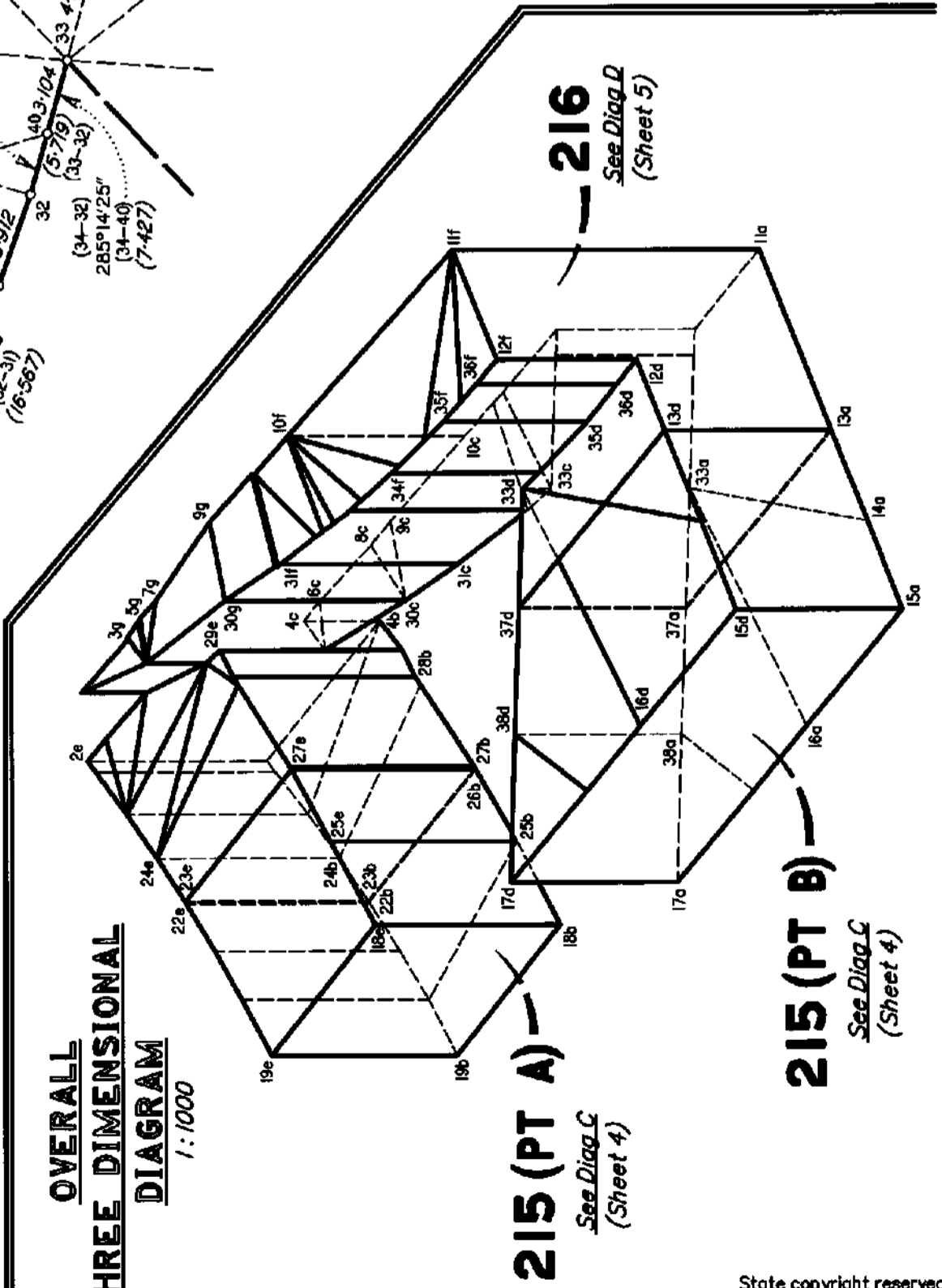
State copyright reserved.

Insert Plan Number **SP253379**

DIAGRAM B
1:250



OVERALL THREE DIMENSIONAL DIAGRAM
1:1000

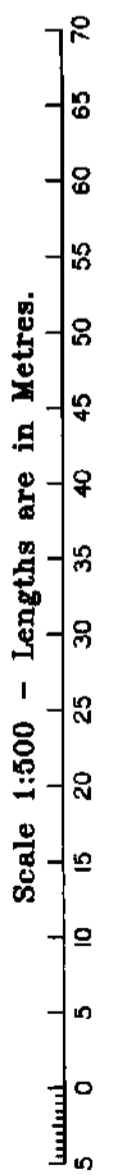
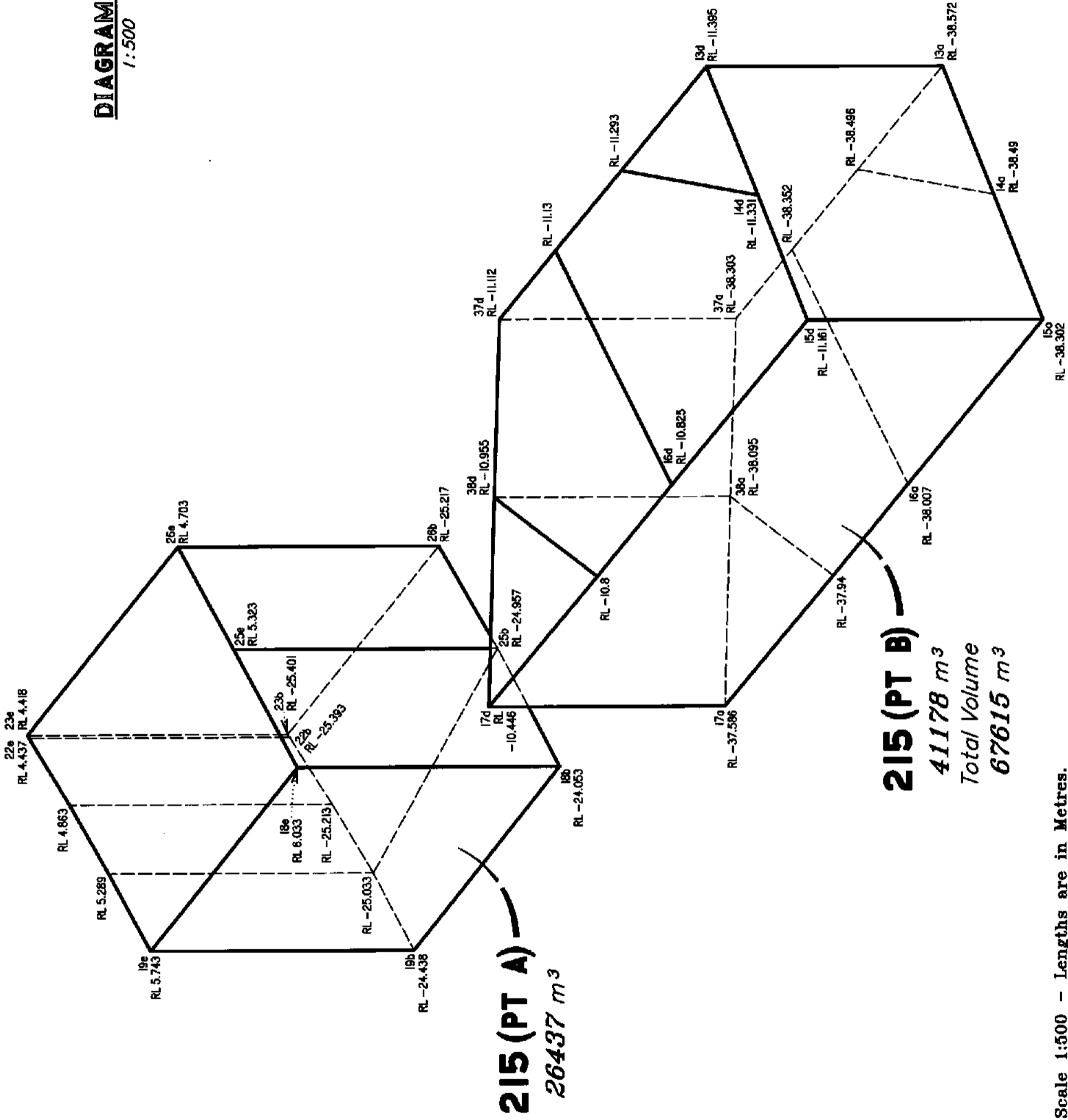


215 (PT A)
See Diag C (Sheet 4)

215 (PT B)
See Diag C (Sheet 4)

DIAGRAM C
1:500

Lot 215 is bounded
by vertical planes.



ADDITIONAL SHEET

DIAGRAM E
Not to Scale

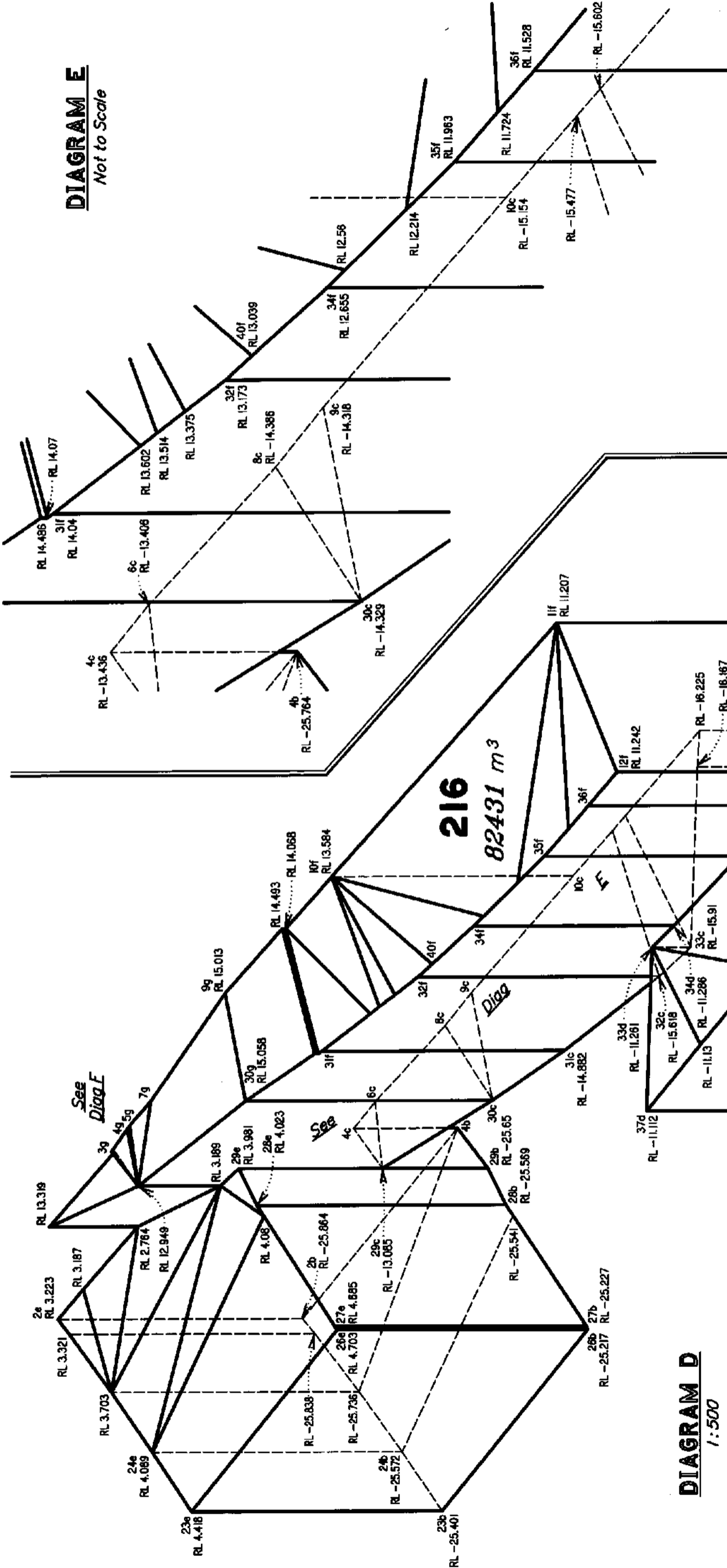


DIAGRAM F
1:100

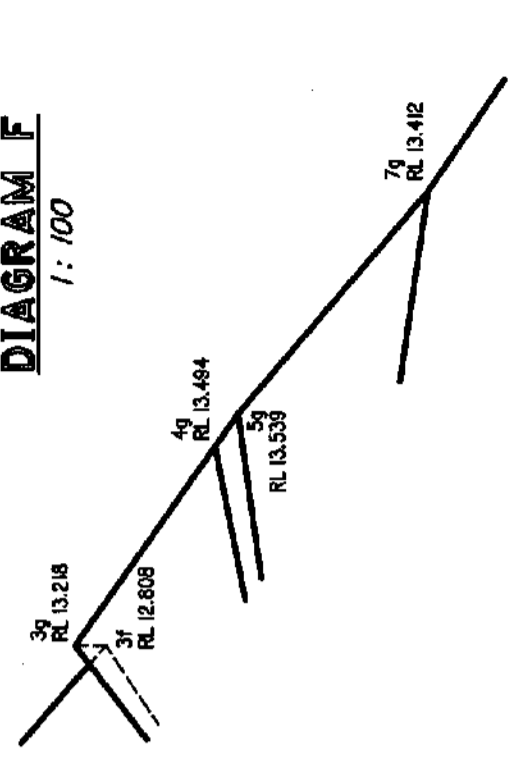
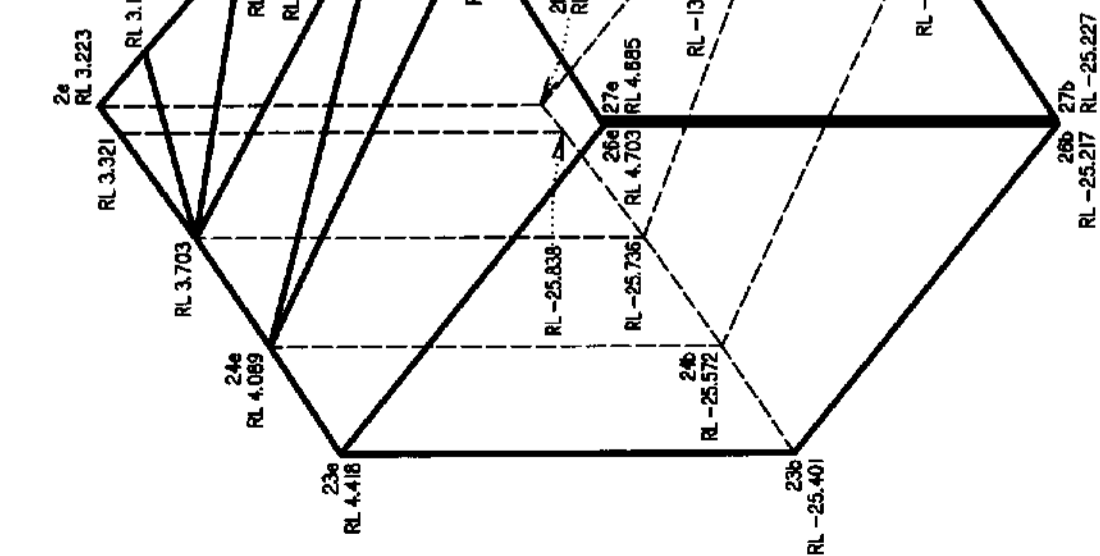


DIAGRAM D
1:500

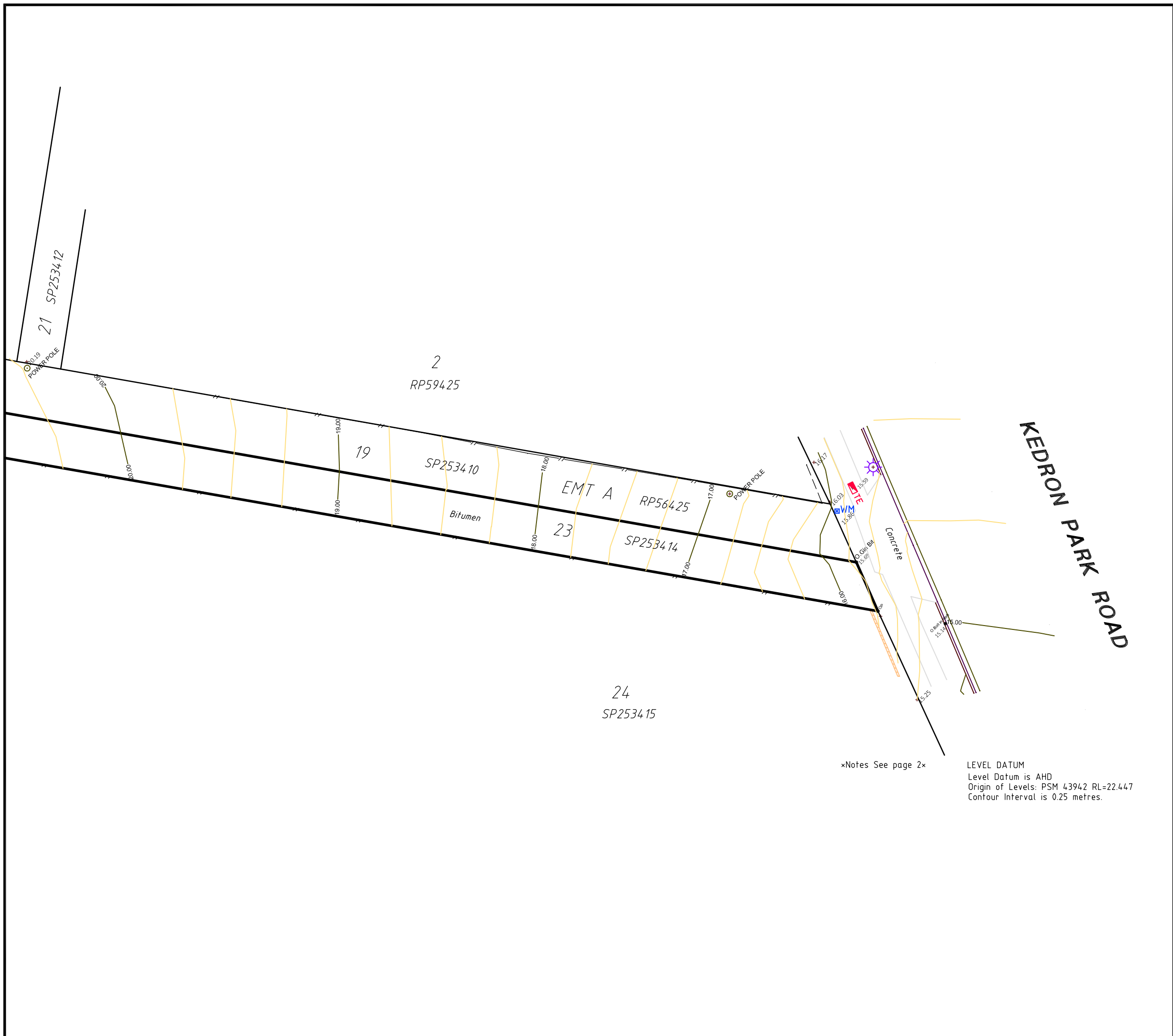


Lot 216 is bounded
by vertical planes.

ANNEXURE E

DETAILED SURVEY PLAN

Source: Ken McDonald Surveys



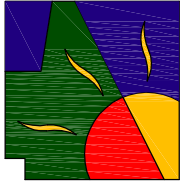
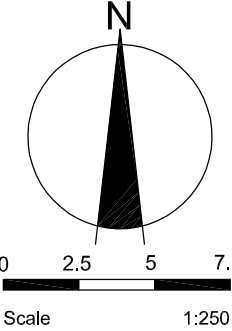
xNotes See page 2x

LEVEL DATUM
Level Datum is AHD
Origin of Levels: PSM 43942 RL=22.447
Contour Interval is 0.25 metres.

LEGEND TO SYMBOLS

- BENCH MARK
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - ELECTRICAL PIT
 - STORMWATER M/H'S
 - TREE
 - WATER SERVICE MANHOLE
 - STREET LIGHT/POWER POLE
 - GRATED PIT
 - COMMUNICATIONS PIT
 - SEWERAGE MANHOLE
 - GAS PIT
 - ROOF WATER KERB ADAPTOR
 - PARKING METER
 - SIGN
 - MANHOLE (UNKNOWN ORIGIN)
- SW STORM WATER
 - S SEWER MAIN
 - W WATER MAIN
 - T COMMUNICATIONS CONDUIT
 - E ELECTRICITY
 - G GAS
 - FENCELINE

REVISION	DATE	ZONE
A	31/08/17	

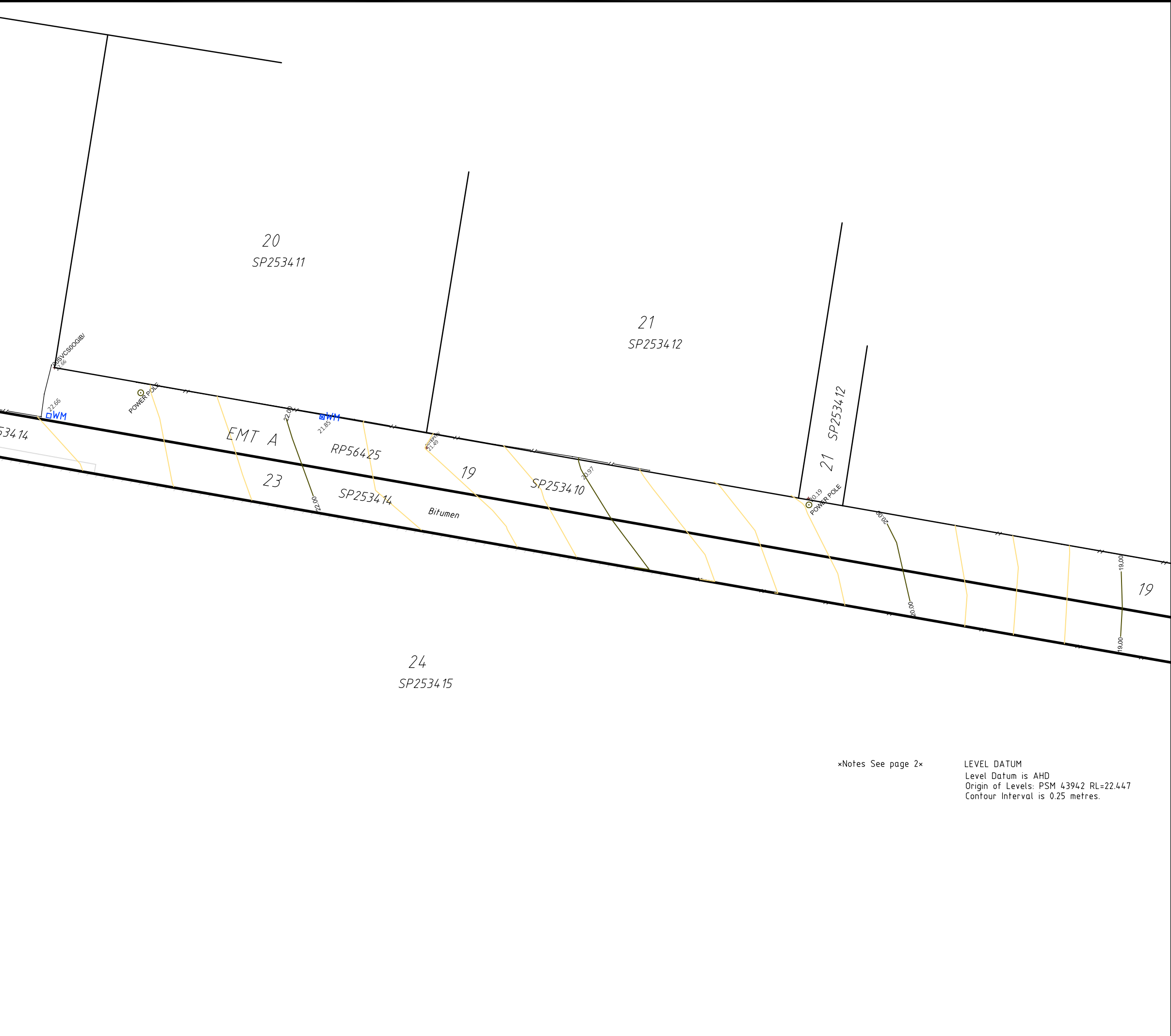


**Ken McDonald
SURVEYS**
14 Virginia Street, Virginia, Qld 4034
PO Box 307, Zillmere, Qld 4034
Tel: 07 3865 3658
Fax: 07 3865 7035

Surveyor	RSW	31/08/17
Drawn	RSW	31/08/17
Checked	KM	31/08/17
Approved	KM	31/08/17

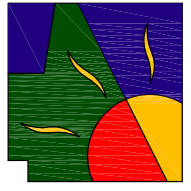
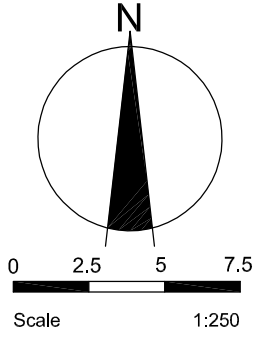
673 Lutwyche Rd, Lutwyche
Plan of contour and detail survey over
Lot 115 and 116 on SP253379

Local Government: Brisbane City
Drawing No. 17152 Detail Rev A
Sheet No. 6 of 6 17152 Detail.dwg



- LEGEND TO SYMBOLS**
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A ORIGINAL ISSUE	31/08/17	

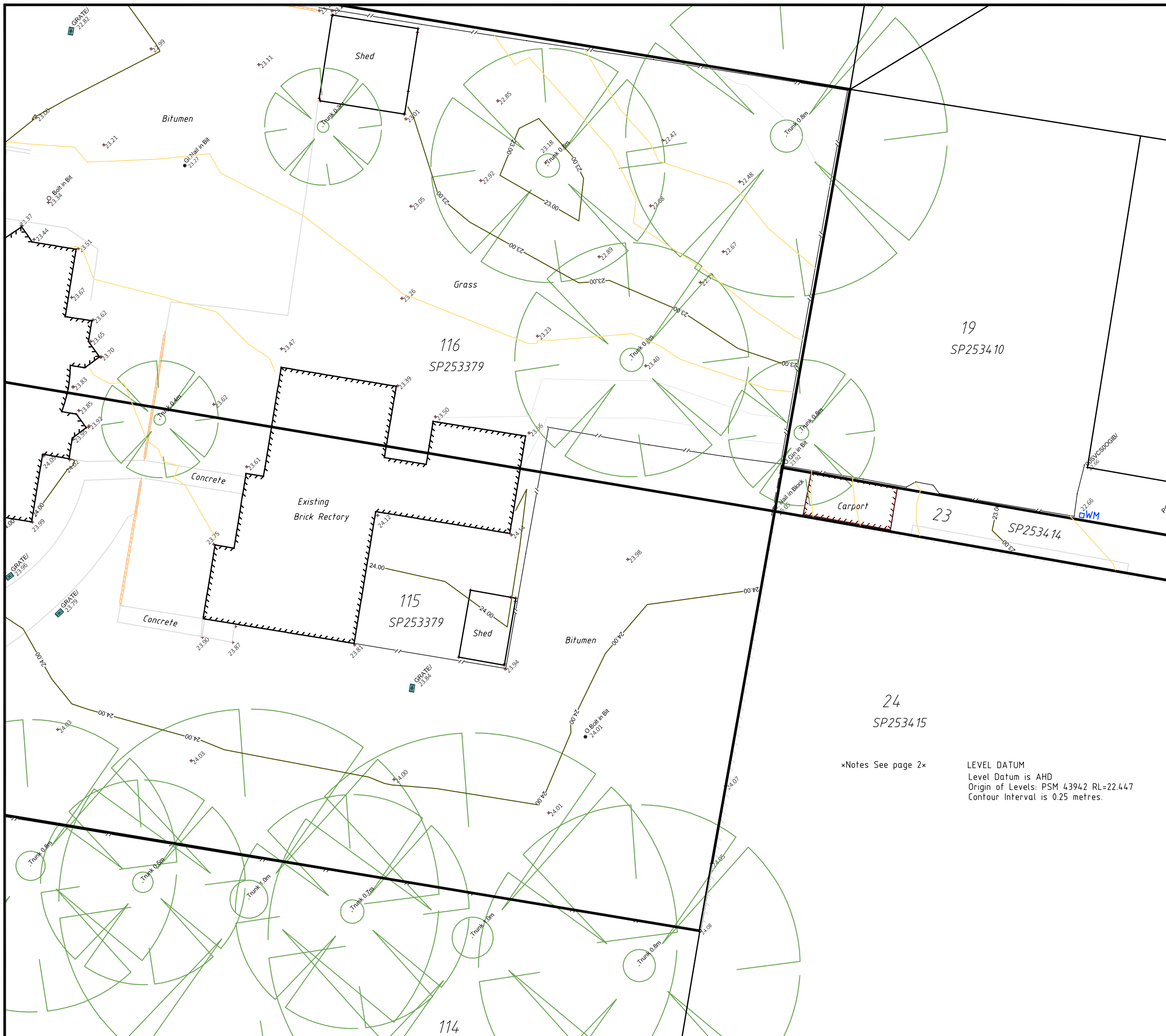


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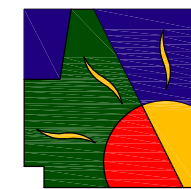
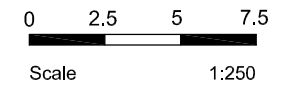
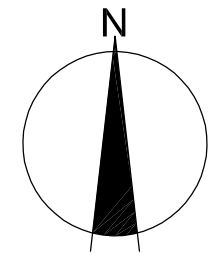
Local Government: Brisbane City
Drawing No. 17152 Detail Rev A
Sheet No. 5 of 6 17152 Detail.dwg
A3



LEGEND TO SYMBOLS

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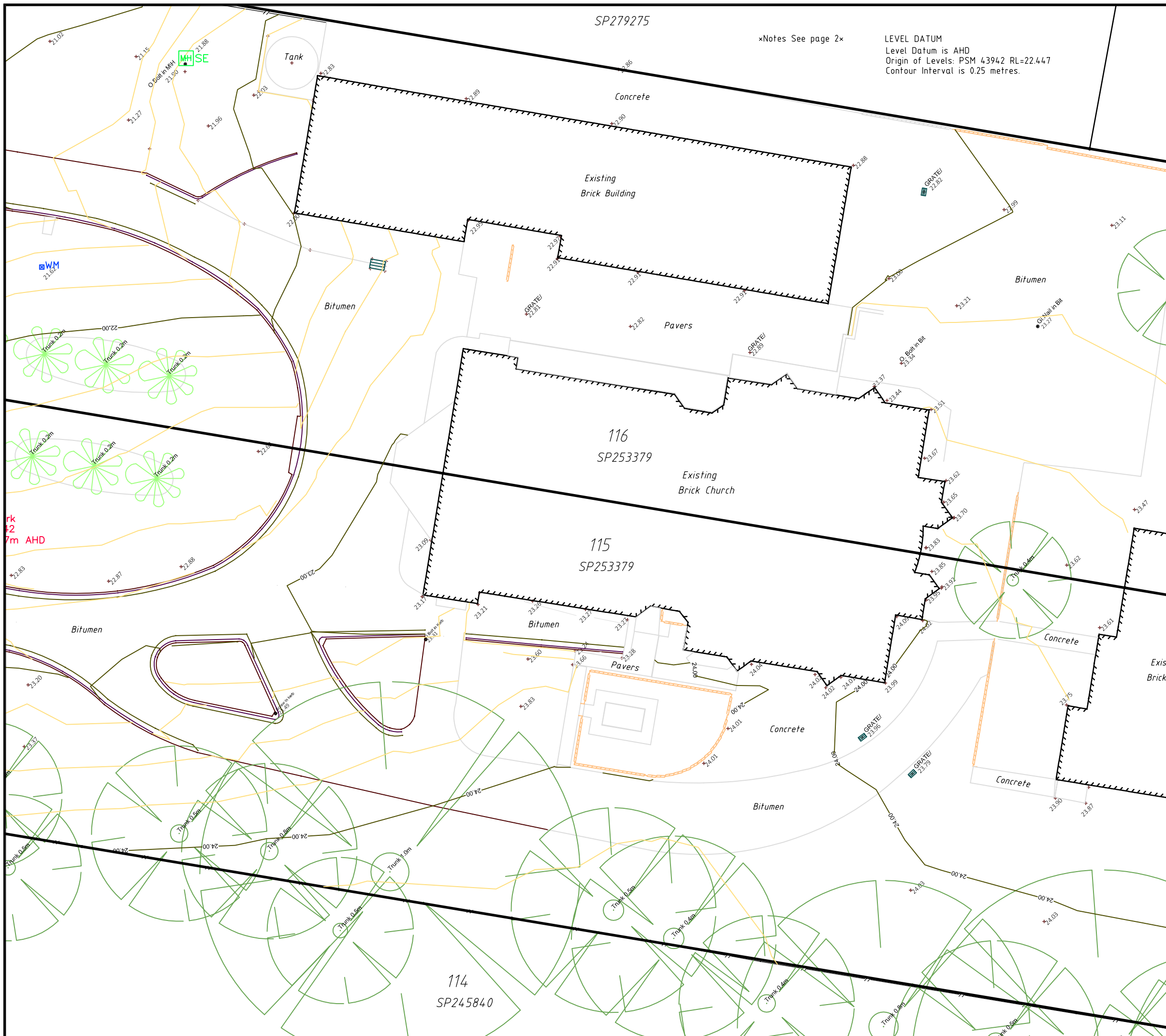
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Checked	KM	31/08/17
Approved	KM	31/08/17

673 Lutwyche Rd, Lutwyche
 Plan of contour and detail survey over
 Lot 115 and 116 on SP253379

Local Government: Brisbane City
 Drawing No. 17152 Detail Rev A
 Sheet No. 4 of 6 17152 Detail.dwg

xNotes See page 2x

LEVEL DATUM
 Level Datum is AHD
 Origin of Levels: PSM 43942 RL=22.447
 Contour Interval is 0.25 metres.



xNotes See page 2x

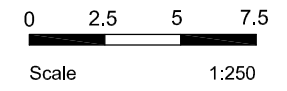
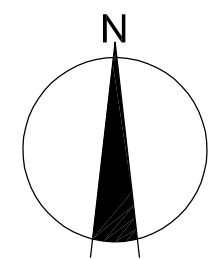
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 Contour Interval is 0.25 metres.

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- GAS PIT
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- PARKING METER
- SIGN
- MANHOLE (UNKNOWN ORIGIN)

SW — STORM WATER
 S — SEWER MAIN
 W — WATER MAIN
 T — COMMUNICATIONS CONDUIT
 E — ELECTRICITY
 G — GAS
 F — FENCELINE

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Surveyor	RSW	31/08/17
Drawn	RSW	31/08/17
Checked	KM	31/08/17
Approved	KM	31/08/17

673 Lutwyche Rd, Lutwyche
 Plan of contour and detail survey over
 Lot 115 and 116 on SP253379

SERVICES
 Only Visible Surface features have been located.
 The relevant Authorities have been contacted for underground locations,
GAS
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.
WATER
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.
SEWER
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.
ELECTRICITY
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.

STORM WATER
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TELSTRA
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NOTE:
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 Surface indication only of services shown hereon have been located by field survey. Underground Service and features have not been located by field survey.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services conduits.

BOUNDARIES
 The boundaries have been compiled from original boundary dimensions and limited original boundary reference marks.

LEVEL DATUM
 Level Datum is AHD
 Origin of Levels: PSM 43942 RL=22.447
 Contour Interval is 0.25 metres.

ROAD

LUTWYCHE

106
 SP279275

116
 SP253379

115
 SP253379

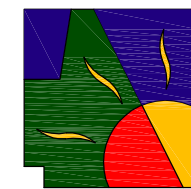
LEGEND TO SYMBOLS

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- S - SEWER MAIN
- W - WATER MAIN
- T - COMMUNICATIONS CONDUIT
- E - ELECTRICITY
- G - GAS
- FENCELINE

A	ORIGINAL ISSUE	31/08/17
REVISION		DATE ZONE

Scale 1:250



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673 Lutwyche Rd, Lutwyche
 Plan of contour and detail survey over
 Lot 115 and 116 on SP253379

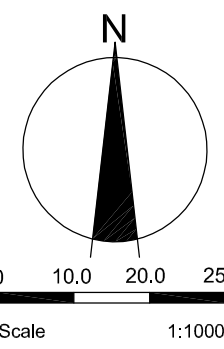
Local Government: Brisbane City
 Drawing No. 17152 Detail Rev A
 Sheet No. 2 of 6 17152 Detail.dwg



LEGEND TO SYMBOLS

- BENCH MARK
- WATER VALVE
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REVISION	DATE	ZONE
A	ORIGINAL ISSUE	31/08/17



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Checked	KM	31/08/17
Approved	KM	31/08/17

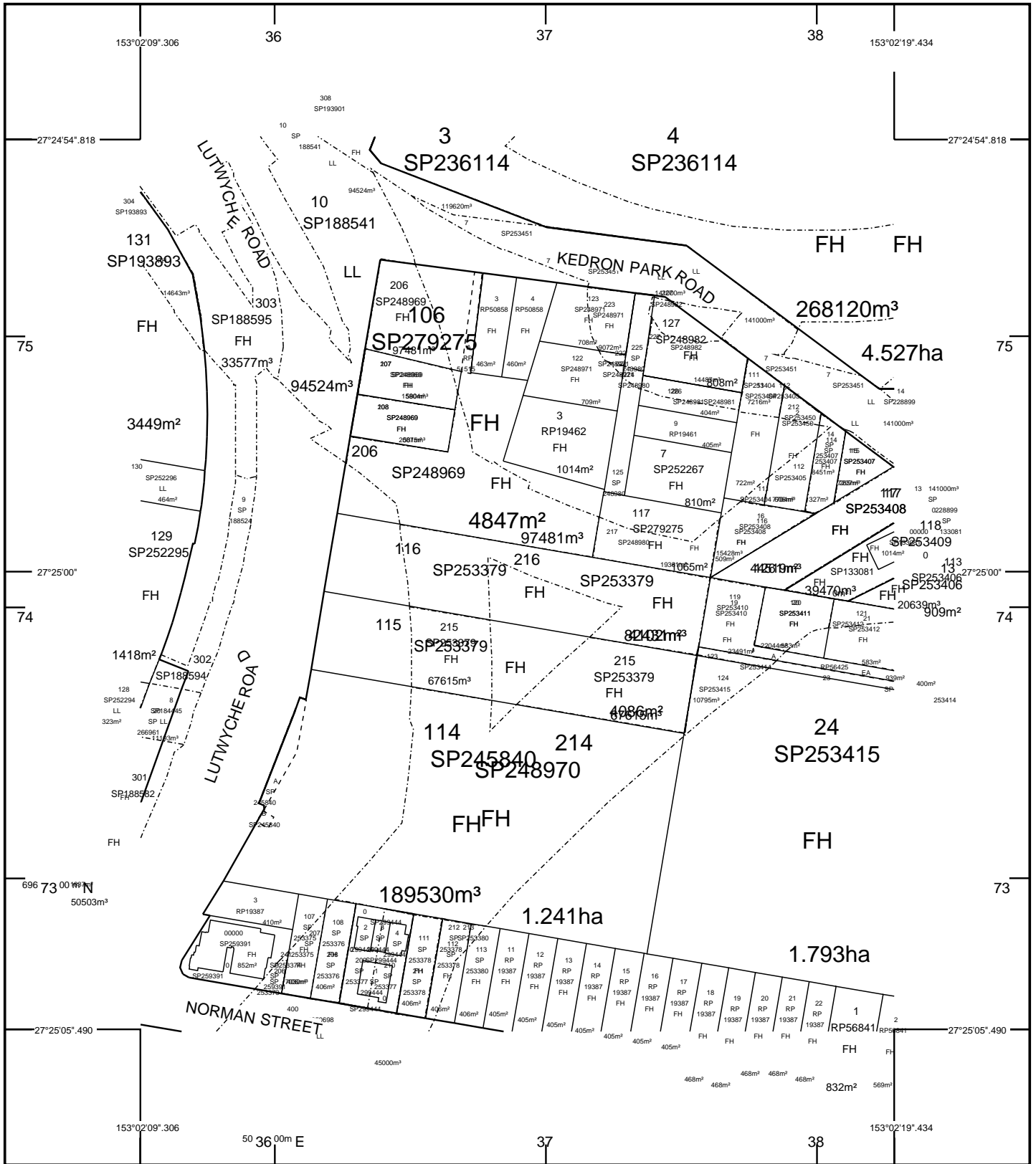
673 Lutwyche Rd, Lutwyche
 Plan of contour and detail survey over
 Lot 115 and 116 on SP253379

Local Government: Brisbane City
 Drawing No. 17152 Detail Rev A
 Sheet No. 1 of 6 17152 Detail.dwg
 A3

ANNEXURE F

SMART MAP

Source: Department of Natural Resources and Mines



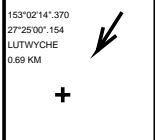
STANDARD MAP NUMBER
9543-33424



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	116/SP253379
Area/Volume	4102m ²
Tenure	FREEHOLD
Local Government	BRISBANE CITY
Locality	LUTWYCHE
Segment/Parcel	28016/125

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 19/02/2019

DCDB 18/02/2019

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ANNEXURE G

BCC HERITAGE CITATION

Source: Brisbane City Council Heritage Unit

St Andrew's Anglican Church



Elevation from Lutwyche Rd

Address:	673 Lutwyche Rd, Lutwyche
Real Property Description:	Lots 15-16 on RP 19452 and Lot 2 on RP 43858
Other Names:	
Date of Construction:	1926
Architect:	Louis Williams, Melbourne; Ford, Newtown and Newell (additions)

SUMMARY

St. Andrew's Anglican Church was constructed in 1926 and was the second Anglican church to be built on the site. The new church integrated parts of the old 1866 timber church in its design by Melbourne architect Louis Williams. It has become a local landmark for its unique architecture and prominent hilltop position. It was also the first Church of England church in Brisbane to have a tower or spire. Throughout the first half of the twentieth century, St Andrew's parish continued to expand and by 1947 had become the largest parish in the diocese. To accommodate this continued expansion, in 1960, the 1866 church parts were demolished and sympathetic extensions were made to the 1926 church. A timber lych gate, which was completed in 1924 in anticipation of the new church, is also included in this heritage listing.

HISTORY

The land upon which St Andrew's Anglican Church at Lutwyche stands was originally donated to the Church by the prominent judge, Mr Justice Alfred James Peter Lutwyche, who was the first judge of the Supreme Court of Moreton Bay. In 1859-60 Lutwyche bought almost 200 acres near Kedron Brook and built a Gothic Villa, Kedron Lodge, now located in Nelson Street. Lutwyche and his wife were dedicated Anglicans; the judge often conducting services when clergy were scarce, and his wife active in religious and charitable fund raising. He purchased the land on which the church is built in 1864 for £10 and was instrumental in the building of the Church. Upon Judge Lutwyche's death in 1880, he was buried in St Andrew's Church grounds, where his wife Mary Ann Jane erected a granite Celtic cross over his grave.

The original timber church was dedicated by Archdeacon Glennie on St Andrew's Day, 1866, having been built in the style of a quiet English village church. The cost of over £200 had been raised by public subscription and the church remained free of debt. Previously services had been held in the home of the judge's sister-in-law, Mrs Neilson.

In 1882 the Lutwyche, Albion and Hamilton districts were separated from the Valley parish to form a new parish with its own Rector, who also administered St Matthew's, Grovely. Judge Lutwyche's widow donated the land adjoining the Church for a parsonage for the new Rector who conducted services at St. Mark's, Albion, at Hamilton, at St Matthew's, as well as St Andrew's. The parish continued to grow and in 1885 the timber church was extended by twenty feet to accommodate the extra worshippers. Sunday School attendances also attest to the commitment of the community with 183 pupils and 14 teachers in 1886.

In December 1887 a building committee was formed for the erection of a new church. However, debts remained on St Mark's, Albion and the rectory, and the current account was heavily overdrawn. The floods and economic depressions of the 1890s further damaged the parish's finances and the parish was divided into six districts to assist in collecting funds. The Parochial Council formed in 1895-6 assisted in the revitalisation of the parish and was unique in having women as elected members. The parish then turned its attention to St Mark's. By the turn of the century the parish included churches at Albion, Cabbage Tree Creek, Grovely and Hamilton.

By 1911 the financial situation had eased and the parish discussed the possibility of a pipe organ for St Andrew's. In April 1914 a permanent building fund was established to raise money for the erection of a permanent church of stone, brick, cement or other suitable material. A committee comprising mainly women parishioners was formed and successfully raised several hundred pounds before World War One started, suspending efforts towards a new church. A new belfry however was erected in the grounds of the church in 1915 because of the poor state of the one on top of the old church. The purchase of 'Armstrong House' and surrounding property in 1917 was arranged to secure an entrance to St Andrew's from Kedron Park Road. This was resold in 1923 retaining only ten feet as an entry to the church grounds.

During 1918 it was decided that once the war was over the new church would be built as a memorial to members of the parish who had died in the war, and in November the committee again proceeded with organising the funds. Meetings were held to foster interest and raise the estimated £2500 required. In the 1920s, surrounding housing estates were rapidly filling and parish numbers had outgrown the Sunday School facilities. A new hall was built at St Andrew's, opening in December 1921 at a cost of £613/10/11. As a result of offers of tradesmen's services the lych gate and stone fence were also completed before the church. The rock faced granite stones for the fence were purchased by individuals in remembrance of their relatives lost in the war. The parish memorial, the Lych Gate designed by Mr Mayer, formed the centre of the wall and both were dedicated on 6 July 1924. The Rectory, built in 1884, also needed repairs and was moved to its present site and renovated in October 1925.

The Church was designed by Melbourne architect, Louis Williams, whose brief was to plan a design utilising part of the old church and costing no more than £6000. By April 1925 the parish fund totalled £3173 in real and anticipated assets with a loan of £2000 promised by the diocese. The architects estimated cost of the structure was £5000. Construction of the present church began in October 1925 and was carried out by Mr J.C. Hobbs, who was both builder and contractor on the site. The foundation stone, donated by Mr Ives, a Kedron stonemason, was laid by Canon Osborne in the presence of 1500 parishioners on 29 November 1925, the feast of St Andrew.

The construction of the church proceeded. While the original tender of £4244 was for the construction of the church without the tower, parishioners persuaded the committee to authorise the completion of the tower. The building of the tower meant that St Andrew's was the first Church of England in Brisbane to have a tower or spire. The tower was dedicated as a memorial to Archdeacon Osborn, the fifth rector of the parish from 1890 to 1920, who had not lived long enough to see his dream completed. The clock on the face of the building, also a memorial to the Archdeacon, was the first public clock in Windsor. In 1927 a set of bells, donated by brothers Herbert, E.P. and Sydney Jones, in memory of their father Alfred Jones, was installed in the tower. The octave of bells was the only clavier-operated carillon in Australia and the first electrically controlled carillon of its kind in Queensland. Another bell was added in 1929, and another five in 1938, with two of the original bells being removed at this time.

St Andrew's Church, Lutwyche, was opened on 8 August 1926 by his Excellency Lord Stonehaven, the Governor-General. Others present included Lady Stonehaven, Captain Davidson, A.D.C., the Rector (Rev A.H. Osborn), his brother (Rev N. Osborn), Bishop Le Fanu, Alderman W.A. Jolly (Mayor of Brisbane) and Rev R.S. Dingle, of the local Methodist Church. There were also representatives of the Masonic, Manchester Unity, Protestant Alliance, Foresters, and Druids as well as Sunday School children, church officers and Boy Scouts. Bishop Le Fanu performed the opening ceremony and dedicated the building.

The St Andrew's parish continued to grow and despite Albion becoming a separate parish in 1925, was the largest parish in the diocese in 1947. Early in 1958 tentative plans were drawn up for the completion of the church by Brisbane architects Ford, Newtown and Newell for Mr Louis Williams, Melbourne. In July, tenders were called with the lowest tender of £18,500 accepted from Mr A.L. Place. The old church, which had formed the sanctuary, chancel and Lady Chapel was demolished in January 1960. The extensions to St Andrew's were completed and the whole church was consecrated on 4 December 1960. Brickwork was matched to the original building by re-opening the claypit from which the original bricks had been made and the stained-glass windows of the old church were incorporated into a large stained glass section in the chapel wall. As well as the previously mentioned memorials to the victims of World War One, Archdeacon Osborn and Albert Jones, the church contains numerous personal memorials and gifts from parishioners which attest to the ongoing commitment of the Anglican community to their church.

DESCRIPTION

This red brick, Gothic style building has a steeply pitched gable roof clad in tiles, and a square bell tower. Built in two stages, it sits on a large site above Lutwyche Road, behind an avenue of tall palm trees. It is a local landmark.

The floor plan of the church is shaped like a cross, consisting of a nave, side aisles and two short transept wings which contain a chapel, vestries and organ loft. Located at the east end of the nave is the sanctuary; and to the west, the tower, main entry doors and baptistery. Entry is made through a central door under the tower or via two side vestibules at the front corners of the nave. Disabled access is provided through the chapel, located on the south side of the nave. The older section of the building comprises of the nave and tower, with the sanctuary, vestries and chapel added later.

Exterior

The building appears as a homogenous whole, although distinction can be made between the two stages of the building by variations in massing and roof treatment. The nave and tower have thick parapet walls, whilst the transept and chancel area are lighter in massing with overhanging eaves. Both the nave and transept have bellcast roofs, extending perpendicular to each other.

The side walls of the nave are divided into bays by triangular buttresses which support intermediate arches over windows or doors. Above these, a coping lined with brick dentils forms the parapet top. The rhythm of buttresses is continued on the three gable ends of the chancel

extension, defining a central bay within each wall. In the transept walls, this space is filled with a large five bay pointed arch window. Behind the sanctuary a rendered curved wall with central cross forms the back of niche, with full height windows to each side. This niche is framed by a shallow pointed arch.

Three wall bays to each side of the nave, feature a pair of leadlight doors containing pairs of coloured glass. Each pair has a leadlight fanlight which sits within an arched frame. The doors open out onto small concrete balconies. To accommodate the chancel extension, a fourth set of doors appear to have been replaced with smaller, stained glass, twin lancet windows. The main entry doors to the nave comprise of a pair of tongue and groove, vertical joint timber doors, with each door containing three small panes of coloured glass. Located within an arched opening, each entry is crowned by an arched timber panel. Of particular note in the building is the large five bay stained glass window in the chapel which incorporates the stained glass windows from the original timber church. Other small stained glass windows are located in each side wall of the sanctuary and a wall at the rear of the baptistery.

The symmetrical front facade of the building has a central square tower, with an entry door, accessible via a flight of tiled steps. To each side of this, massive parapet walls feature a few narrow stained glass windows. Below sill height, several projecting stringcourses form horizontal bands across the facade above a narrow stone and brick plinth. The tower rises above the building's main entry doors which are set into a stepped pointed arch opening, and surmounted by a decorative brick cross. Above this, the front wall of the tower features a pair of lancet windows and a clock. Large vents to each face of the tower identify the belfry, each vent is framed by a squinch arch. Buttresses to each corner of the tower extend past a chamfered brick coping which caps the tower. It is crowned by a flagpole which extends from the centre of the tower.

Interior

The heavy massing of the nave exterior is continued into its interior. Brick columns and arches define the side aisles of the nave and extend into the chancel area, with a larger arch visually separating the vestry, organ loft and chapel from the sanctuary. Two blind arches beyond, have been set into the sanctuary walls. Smaller arches span the nave aisles. The steep timber lined ceiling of the nave, with exposed timber framing is supported by four large hammer beam trusses. Above the chancel area, a shallow pitched suspended ceiling hangs within the roof space. A large pendant light hangs from its centre.

A lightweight wall and metal screen provide a barrier to the vestry and organ loft incorporating the organ pipes. Behind the communion table is a curved wall featuring a central cross. The building's timber floor is carpeted to traffic areas and raised in the crossing and sanctuary. The church contains much of its original furniture and is very intact.

Lych gate

A dominant feature on the Lutwyche Road alignment is a timber framed Lych gate. This structure is square in plan, with a cross pitched gable roof clad in timber boards. Its open timber framed walls each feature three bays. These bays include a central opening with a narrow decorative bay to either side incorporating gothic motifs. Within the central opening to the street are two cross braced gates, whilst chains hang across the openings in each side wall. Timber trusses feature within each gable end.



STATEMENTS OF SIGNIFICANCE

This is a place of local heritage significance and meets one or more of the criteria for entry in the Heritage Register of the Brisbane City Plan 2000. It is significant for the following reason/s:

a) It is important in demonstrating the evolution and pattern of the City's or local area's history for the evidence it provides of the development of the Lutwyche/Kedron area from as early as 1866 and the strong presence of the Anglican faith community.

d) It is important in demonstrating the principal characteristics of a particular class or classes of cultural places as a fine example of a 1920s Anglican church.

e) It is important because of its aesthetic significance as a striking example of a large, Gothic brick church that has become a notable landmark due to its prominent hilltop location and belltower which incorporates windows from the original 1866 timber church; and for the timber lych gate near the front fence which complements the church.

g) It has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons as a place of Anglican worship for more than 80 years; and, as a memorial to parishioners who died in World War I.

References:

Architectural & Building Journal of Queensland, 10 August 1926.

McKeering, B.K. n.d., St Andrew's Anglican Church Lutwyche 1866 - 1991 (The Diary of a Parish), n.p.

Newspaper File: Brisbane - suburbs - Lutwyche, John Oxley Library.

St Andrew's Church of England, Lutwyche, Queensland: Combined funds canvas 1956.

Telegraph, 17 September 1966.

Date of Citation: October 1996; updated May 2003, 2011

Author of Citation: Brisbane City Council Heritage Unit

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Note:

This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

ANNEXURE H BCC PRELODGE MEETING MINUTES (2018)

Source: Brisbane City Council

PRELODGEEMENT MEETING RECORD

COMMERCIAL IN CONFIDENCE

MEETING DETAILS:

Application Number:	A004855494	
Applicant:	The Corporation Of The Synod Of The Diocese Of Brisbane C/- Town Planning Alliance PO Box 5329 WEST END QLD 4101	
Meeting Date & Time:	26 February 2018, 11:00:00 AM	
Meeting Location:	Brisbane Square Development Lounge	
In Attendance:	<u>Council:</u>	<u>Applicant:</u>
	Dave Hooper (Principal Planner)	Vu Nguyen (Consultant)
	Chris Dixon (Urban Planner)	Alex Tonkin (Consultant)
	George Kaithakkottil (Engineer)	Shane Djordjewitsch (Development Manager)
	Martin Mollee (Environmental)	Richard Quinn (Q Traffic)
	Anita Chesterman (Architecture)	

SITE DETAILS:

Address of Site:	673 LUTWYCHE RD LUTWYCHE QLD 4030
Real Property Description:	L115/116 SP.253379 & L23 SP.253414
Zone:	COMMUNITY FACILITIES (COMMUNITY PURPOSE) ZONE, LOW DENSITY RESIDENTIAL ZONE
Name of Ward:	Hamilton

Proposal:

Childcare centre (86 places, 568m²) and Office/Allied Health Consulting (373m²)

City Plan details:

Zone: Community facilities (Community purpose) zone and Low density residential zone
Neighbourhood Plan: Lutwyche Road corridor neighbourhood plan code

Type of application required:

Impact assessable

Key issues identified by the applicant for discussion:

- Use
- Access
- Heritage
- Car parking
- Vegetation
- Noise
- Stormwater

Signed _____

Date 27 February 2018

Disclaimer

The aim of a prelodgement meeting is to provide initial advice on nominated major issues relevant to a development proposal to assist in the timely processing of applications. It cannot replace the in-depth investigation normally associated with the formal assessment of an application and consideration of any public submissions. While the advice is given in good faith, it in no way binds a decision by the Council.

Please note that as this is a Council document it will be subject to the provisions of the *Right to Information Act 2009*.

Please note a copy of this page will be provided to the relevant Ward Councillor for THEIR INFORMATION ONLY.

1.0 Detailed description of proposal

Childcare centre (86 places, 568m²) and Office/Allied Health Consulting for the treatment of kids (373m²). Access is via ingress on Lutwyche Road and egress onto Kedron Park Road.

2.0 Supporting information provided for discussion

The following plans were provided as part of the prelodgement meeting request:

- Applicant letter
- Proposed plans
- Enquiry form

3.0 Meeting outcome

The following prelodgement advice is provided in relation to the prospective purchase of the subject property.

Proposal **supported in principle** subject to detailed assessment and resolution of the key matters outlined below.

4.0 Issues discussed at meeting

4.1 Proposed use

The area shown as “Office” on the plans is described as being used for services such as speech therapy, psychological and occupational therapies, and is therefore best defined as “Health care services” under City Plan 2014. It has not been demonstrated how the Health care services provides a nexus and supports and enhances the primary uses of the site, being a Place of worship and Childcare centre. Further information is required demonstrating how the proposal meets the requirements of (7)(b) and (7)(c) of the Community facilities zone code, including how it will serve local residents’ day-to-day needs by carrying out a needs assessment and how it will not undermine the viability of the nearby centre south of the subject site.

An allied health component with a maximum GFA of 250m² is considered to better reflect a small-scale non-residential use and demonstrate a small-scale complementary use on the site that is not stand-alone.

4.2 Site access

A Traffic Impact Assessment (TIA) is required in accordance with section 2 of the Transport, access, parking and servicing (TAPS) planning scheme policy (PSP).

The proposed car park egress from the site via Lot 23 on SP253414 is not supported. The lot and easement accesses Kedron Park Road at a crossover located near to bends to the north and south that constrain sight distance. Presently, all turning movements at the driveway are permitted, and construction of a median would not be practical due to the width of the road reserve and impact on nearby driveways. The introduction of significant additional traffic egressing to Kedron Park Road should be strongly opposed.

Left in access from the existing northern driveway to Lutwyche Road and left out egress from the southern crossover to Lutwyche Road may be supported, subject to providing a traffic report prepared and endorsed by a Registered Professional Engineer of Queensland (RPEQ), demonstrating access for the largest vehicles required to use the driveways. It is noted that

there is existing infrastructure (pedestrian fencing, service pit, bus stop, bus shelter, drainage gully and driveway of school) that needs to be identified and addressed in the report.

Safe and convenient pedestrian access from road frontages has not been identified, however it appears that the pedestrian circulation does not comply with PO7 / AO7.2 and PO8 of the Childcare centre code.

One-way traffic leaving the site via Kedron Park Road is also a concern due to the conflict with vehicular or pedestrian movement to and from adjoining residences within the laneway. PO8 of the Childcare centre code should be reviewed in relation to conflicts between existing residential and new development, in relation to both pedestrian and vehicular access and circulation.

The bus stop is separated from the J –pole to the bus seat by the site egress. This separation is caused by the heritage nature of the site. Furthermore, a bike lane uses the access / egress and footpath along the frontage of the site to avoid the bus stop. A TIA will need to address the safety of this bus stop. No road widening is required.

4.3 Heritage preservation

The heritage citation for the St Andrews Anglican Church includes:

St. Andrew's Anglican Church was constructed in 1926 and was the second Anglican church to be built on the site. The new church integrated parts of the old 1866 timber church in its design by Melbourne architect Louis Williams. It has become a local landmark for its unique architecture and prominent hilltop position. It was also the first Church of England church in Brisbane to have a tower or spire. Throughout the first half of the twentieth century, St Andrew's parish continued to expand and by 1947 had become the largest parish in the diocese. To accommodate this continued expansion, in 1960, the 1866 church parts were demolished and sympathetic extensions were made to the 1926 church. A timber lych gate, which was completed in 1924 in anticipation of the new church, is also included in this heritage listing.

The size of the proposed building is substantial and therefore has the potential to compromise the church's setting if not sited appropriately. Keeping the building single storey and low scale is considered essential given the location in relation to the church and surrounding houses.

The house on the northern boundary of the site sits very close to the boundary. Elevations and sections will be required to show the impact of the centre on this house.

The proposed centre will site very close to the church. Whilst the proposed setback is supported in principle, further information will be required including any buffers and visual impacts that will result from this tight configuration.

The church is a landmark building in the area, strong in form with its architecture emphasises by the space and setting around it. The new work must not impact or detract from the prominence and significance the setting and space around the church. Materials, finishes, and built form will have to compliment but not mimic the church in line with the Burra Charter.

4.4 Car parking

Sufficient parking needs to be provided to accommodate the peak parking demand generated by all uses within the site, shown through a parking management plan. Shared use of parking

and servicing may be supported (PO14/AO14.1 and AO14.2 of the Transport, access, parking and servicing (TAPS) code), however events associated with the Place of worship, such as weddings and funerals, may have a weekday parking demand. Currently, the proposal falls considerably short of the amount of parking required under the TAPS code, which is not supported. Reducing the scale of the proposed development may assist in meeting the parking requirements.

The TAPS requirement for a Childcare centre with 86 children is 17 spaces. 11 spaces are to be allocated for staff parking and can be provided in tandem. One space is to be allocated for PWD. The 340m² GFA Health care services use has a parking requirement of 31 spaces (14 spaces plus 5 spaces per 100m² GFA).

The proposal provides 28 parking spaces with no PWD in addition to the existing parking described as “informal” on sealed and unsealed areas. The informal parking could be formalized and then included with the total parking within the site. PWD parking is required at a rate of 1 PWD space per 50 spaces.

The design service vehicle for the Childcare centre is a van. The design service vehicles for the Health care services use is a van for regular access and a SRV for occasional access.

4.5 Stormwater

Stormwater discharge from the proposed development must comply with Stormwater code and ID PSP - Stormwater. A Site-based stormwater management plan is required showing details of the lawful point of discharge including on-site detention if required. The SBSMP is to be designed/certified by a RPEQ. Only developed areas will need to be modelled for stormwater.

4.6 Vegetation

Existing trees will be impacted by the proposal, however specific details have not been provided. A Tree Retention Plan and Arborist Report are required.

A mature Hoop Pine has been identified near the southern boundary (1.0m trunk, near 24m contour) and a mature Bunya Pine exists near the north eastern corner. From the information provided, it appears that the Hoop Pine will be impacted by the driveway realignment beside the church and memorial. It also appears that the Bunya Pine is proposed for removal as it is within the building footprint. Accurate location and tree identification is required to confirm this.

The new car park zone is located within the TPZ of significant trees (covered by NALL) along the southern boundary. The car park would need to move approximately 5m to the north of the current proposed location to protect trees in accordance with PO5 of the Child care centre code and to meet NALL requirements for protection of significant vegetation.

A playspace is proposed within the canopies of existing trees. The trees must be identified to determine the suitability of the playspace in this zone. The loss of the Bunya tree near the playspace is not supported, however, playspace under the Bunya tree canopy cannot be achieved due to the sharp nature of leaf litter.

4.7 Noise

The proposed Child Care Centre and its location near sensitive land uses/zoning have the potential to impact on the noise amenity of such uses. It therefore needs to be demonstrated that an adequate level of amenity as per the Childcare centre code can be provided. Further information is to be submitted demonstrating that the proposed use can comply with the hours

and acoustic barriers as prescribed in AO10.1 – AO10.3 of the Childcare centre code. Where compliance cannot be achieved, the applicant is to submit for approval an Acoustic Report in accordance with PO10 of the Childcare centre code. Further guidance can be found in the Noise Impact Assessment Planning Scheme Policy.

4.8 Stormwater quality management plan

The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m² as per Section B of the *Stormwater code*. Compliance with AO16 and AO17 of the Stormwater code is to be demonstrated. Submit an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the *Infrastructure Design Planning Scheme Policy*. The plan is to include pollutant export modelling using MUSIC (≥ Vers 6). The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

4.9 Streetscape

No upgrades or verge widening is required. Apart from the driveway at Kedron Park Road, the development does not have a direct interface with the streetscape on either frontage.

4.10 Refuse

Refuse storage and collection needs to comply with the TAPS and Refuse PSPs. Bin storage and the on street refuse bin collection point are to be identified. Any medical waste is to be collected on-site by a private contractor.

Note: An in-depth assessment has not been carried out for the proposed development. The meeting has addressed the key issues/matters that have been identified by the applicant on the DA enquiry form.

5.0 Other Key Matters

5.1 Referral agencies

Referral to SARA is required as the site is located above the Airport Link Tunnels.

6.0 Miscellaneous

6.1 Queensland Urban Utilities (QUU)

Council does not undertake water and sewer assessment of any planning applications lodged on or after 1 July 2014. On this basis it is highly recommended that you contact QUU to discuss any water and sewer issues that may affect development of this site. Whilst not a legislative requirement it is highly recommended that you obtain a Service Advice Notice (SAN) from QUU prior to lodging your development application with Council. If you do this it will negate the need of any potential modification to a planning approval being required due to water sewer issues.

6.2 State Assessment and Referral Agency (SARA)

Where an application is required to be referred to the State government as a concurrence or advice agency Council recommends early discussions with those agencies to minimise the state assessment period and potential delays relating to providing responses to their information requests.

Please note: Applications are required to address the *State Planning Policy* (<https://planning.dilgp.qld.gov.au/planning/better-planning/state-planning>)

6.3 Electronic Application Submission

It is recommended that applications are lodged electronically. Electronic versions of the required DA forms are available on the Department of Infrastructure, Local Government and Planning, website: <https://planning.dilgp.qld.gov.au/planning/resources?query=DA%20form>. Forms and plans should be lodged in PDF format.

All electronic applications are to be lodged through Smart eDA (electronic lodgement) dalodgement@brisbane.qld.gov.au. You must provide an email address that Council will use as the primary form of correspondence. This address will be required on all Council and DA forms.

6.4 Eligibility for on-street residential parking permits in Brisbane

Residents of new multi-unit developments and student accommodation (Rooming Accommodation) located within a regulated parking traffic area or a residential parking permit area where development applications are lodged after 31 March 2015 will not be eligible for on-street residential or visitor parking permits.

It is recommended that this restriction be taken into consideration when proposing a performance outcome for the number of on-site resident car parking spaces. Any development seeking a performance outcome must clearly justify the number of car parking spaces against the Brisbane City Plan 2014 and this may only be supported in exceptional circumstances.

For further information about the location of traffic and resident parking permit areas in Brisbane, visit www.brisbane.qld.gov.au and search for 'parking permits'. For details about on site car parking requirements for developments, visit www.brisbane.qld.gov.au and search for 'City Plan factsheets'. To read more about the Taskforce and its recommendations, visit www.brisbane.qld.gov.au and search for 'parking taskforce'.

ANNEXURE I BCC PRELODGEMENT REQUEST (2017)

Source: Town Planning Alliance



17 January 2018

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Sent Via: Online Smart Form

Dear Sir/Madam,

RE: REQUEST FOR PRE-LODGEMENT MEETING IN RELATION TO A PROPOSED CHILD CARE CENTRE AND OFFICE UPON LAND AT 673 LUTWYCHE ROAD, LUTWCHYE







We write on behalf of *Anglican Church Southern Queensland* to request a pre-lodgement meeting with Council regarding a proposed development on the abovementioned land for a Child Care Centre and Office.

Details of the site and proposal are outlined in the Sections below.

1. Site Details

Site Address	673 Lutwyche Road, Lutwyche
Lot / Real Property Description	Lot 115 on SP253379 Lot 116 on SP253379 Lot 23 on SP253414
Site Area	8,589m ²
Planning Area	Community Facilities Zone (Community Purpose) Low Density Residential Zone
Easements	N/A
Local Government Area	Brisbane City Council – Hamilton Ward

The subject site comprises of 3 (three) allotments totalling 8,589m² in area. The subject site has frontage to both Lutwyche Road and Kedron Park Road. Lutwyche Road is an Arterial Road (major road) and Kedron Park Road is a suburban Road (major road). Furthermore, the site is located above the Airport Link M7 tunnel and is subsequently subject to referral to SARA. The subject site currently hosts the St. Andrew's Anglican Church. The site is identified as being contained within the following overlays:

-  Airport Environs Overlay;
-  Critical Infrastructure and Movement Network Overlay;
-  Dwelling House Character Overlay;
-  Heritage Overlay;
-  Road Hierarchy Overlay;
-  Streetscape Hierarchy Overlay;

- Transport Air Quality Corridor Overlay; and
- Transport Noise Corridor Overlay.

As illustrated in Figure 1 below, the surrounding area is identified as being largely comprised of Low Density Residential, Community Facilities and Neighbourhood Centre zoned land.

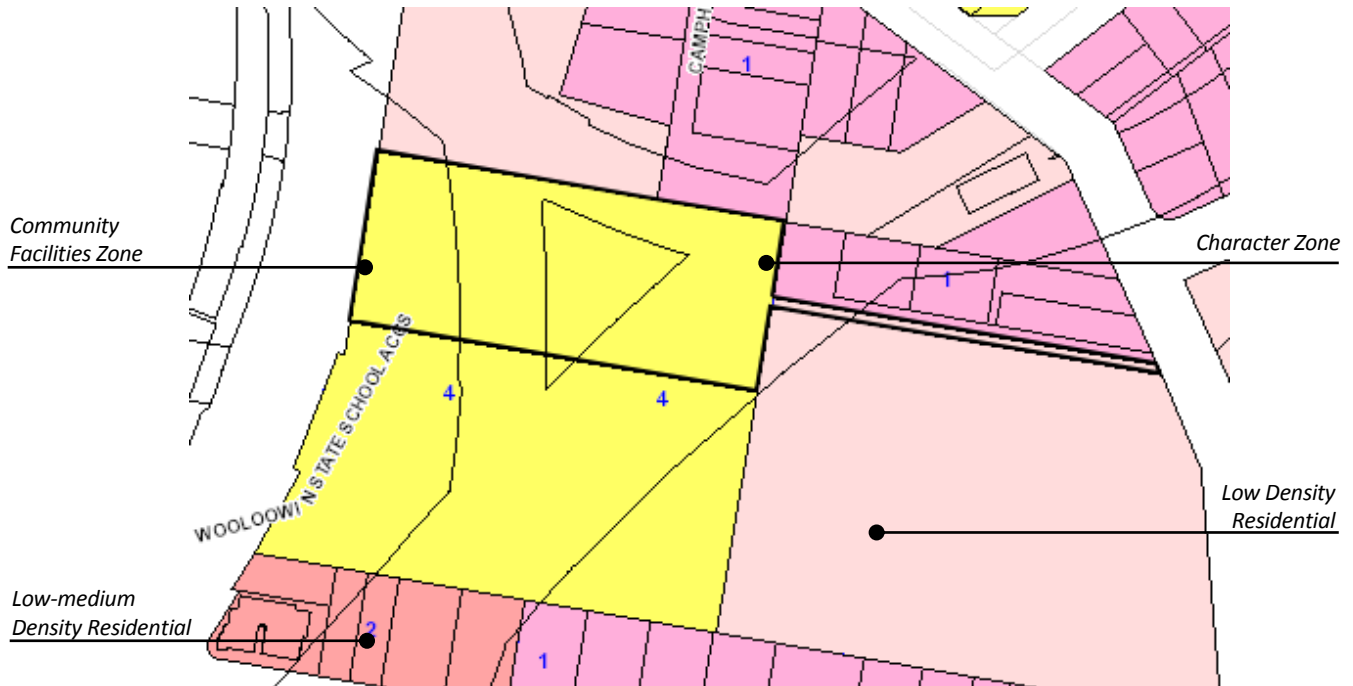
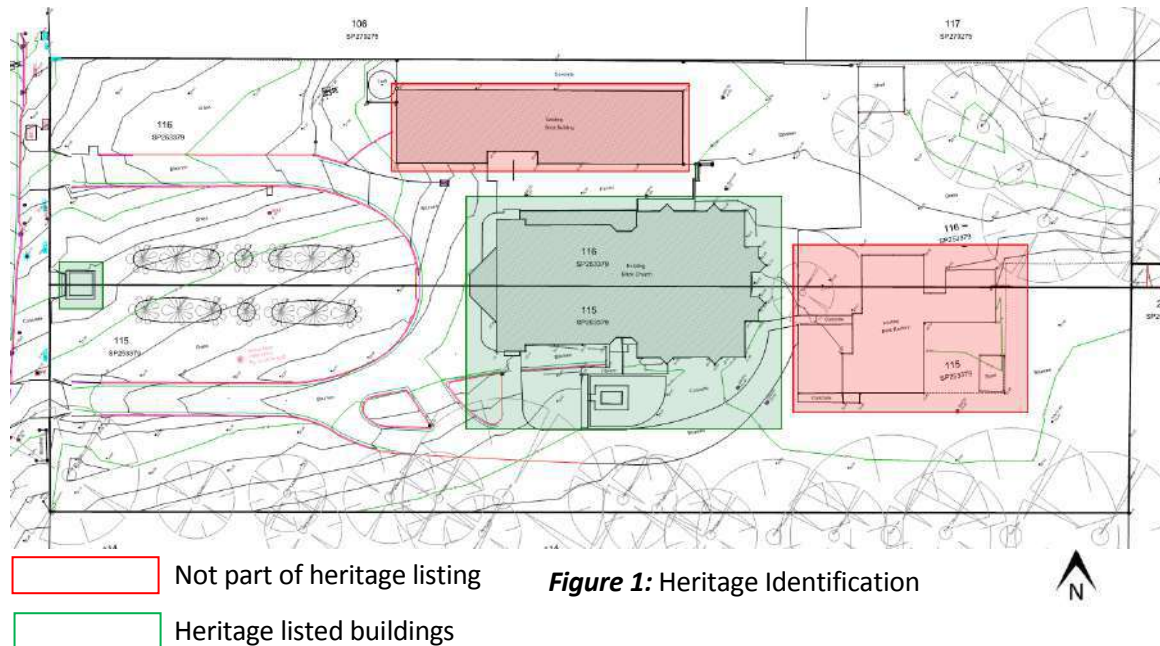


Figure 1 – Zoning Map

2. Heritage Listing

The subject site is currently registered on the Brisbane City Council Heritage Register. The brick Anglican church which was constructed in 1926 is listed on the register along with the timber lych gate which was constructed in 1924 in anticipation of the forthcoming church.

The brick memorial building on the northern portion of the site and brick rectory on the western portion of the site are not heritage listed. The following figure below delineates the heritage listed buildings on the site from the non-heritage listed buildings:



The proposal does not directly involve the heritage listed church or lych gate. Notwithstanding, the proposal has considered the heritage value of the church and provides a design which remains sympathetic to the church will not impact on its heritage value. Similarly, the proposal does not involve the lych gate and subsequently will not impact on its heritage value.

3. Proposal

The proposal involves a Material Change of Use for a Child Care Centre (86 Places) and an Office (approx. 700sqm) at the rear of the existing church building. The proposal also includes a carpark and a new access point to Kedron Park Road.

The proposal reflects a single storey design which is compatible with the built form and intent of the surrounding area. The development incorporates generous boundary setbacks to ensure that any potential amenity impacts from the proposed uses are mitigated are avoided

4. Issues for Discussion at Pre-lodgement Meeting

We summarise the key issues for discussion below:

Proposed Use –

We are seeking confirmation from Council that the proposed uses will be supported on the Community Facilities zoned land.


Under, the *Brisbane City Plan 2014* the site is located within the Community Facilities (Community Purpose) Zone. Overall Outcome (4)(a) of the Community Facilities Zone Code states the following:

 *“Development provides for the continued use of the land for community facilities identified as appropriate for the particular Community facilities zone precinct.”*

The proposal seeks to retain the primary use of the site as that of a Place of Worship, which is listed as a Community Facility under Schedule 1 of *City Plan 2014*. As such, the proposal will meet the intent of the Overall Outcome described above. Schedule 1 also includes a Child Care Centre use under the Community Facility Activity Group.

The proposal is therefore considered to provide the continued use of the land for Community Facilities and subsequently achieving the strategic intent for the site as stipulated by the Community Facilities Zone Code.

Additionally, Overall Outcome (7) (b) states the following:

 *“Development for a complementary use such as a food and drink outlet, function facility, health care purpose, office or shop, where they support and enhance the primary use, may also be accommodated.”*

The proposed office use will complement the primary use of the site being a Place of Worship. The office use is intended to be used by community service oriented organisations.

As such, we consider the proposed uses to achieve the purpose of the Community Facilities Zone and subsequently be appropriate for the subject site.

We seek clarification regarding Council’s support for the proposed Child Care Centre and Office use.

 **Site Access**

The subject site contains Lot 23 on SP253414, which is described with the street address of 90 Kedron Park Road. This parcel of land currently consists of a formed driveway, part of which is used as an easement benefitting properties from 92A to 94 Kedron Park Road.

The proposed development seeks to utilise this lot to allow an additional egress point from the site onto Kedron Park Road which is a lower order road under *City Plan 2014*. Specifically, the proposal seeks for car park of the site to feature a one way exit on to Lot 23 on SP253414. This will allow for cars to exit the site via a left turn onto a lower order road (Kedron Park Road – Suburban Road) compared to currently (Lutwyche Road – Arterial Road).

As alluded to above, the existing driveway crossovers to Lutwyche Road are being considered for potential widening so as to enable easier and safer access to and from the site. Please refer to the Preliminary Plans prepared by *Cyber Drafting & Design* for further details.

In summary, we seek feedback from Council with regards to the proposed design and access and whether this layout would be supported by Council.

Heritage Preservation –

We seek confirmation from Council that the proposed development will not significantly impact on the heritage value of the church.

The proposed development will not involve physical changes to the heritage listed brick church. As illustrated on the preliminary plans prepared by *Cyber Drafting & Design*, the proposed new Office and Child Care Centre building is to be separated from the church by at least 4 metres.

Furthermore, the proposed new building is to be located at the rear of the site and mostly out of sight when viewed from the street. As such, the church is considered to maintain the unimpeded visual projection it provides to Lutwyche Road and subsequently sustaining the heritage value it delivers to the Lutwyche area. Please refer to the Preliminary Plans prepared by *Cyber Drafting & Design* for further details.

The proposed new building is to be of a single storey form and will not be overbearing with respects to the scale and intensity of the built form of the site. The scale of the proposed new building will ensure that the church remains the dominant built feature of the site, especially when viewed from Lutwyche Road.

The proposed Office and Child Care Centre uses are subordinate to the church and subsequently not considered to have potential to cause detriment to the enduring heritage value of the brick church and lych gate. These proposed uses are complimentary to the church and will assist in increasing use and visitation to the heritage listed site.

The proposal will involve the widening of the driveway crossover to Lutwyche Road so as to improve access off the Arterial Road. This will involve temporary deconstruction of the mason wall and gate surrounding the existing driveway crossover. Following the widening of the driveway, the mason wall and gates are to be reconstructed so as to provide the appearance and aesthetic value provided by these features to the streetscape prior to development.

It should be noted that this aspect of the development does not involve the lych gate at the front of the site which is heritage listed. As such, this aspect of the development will not cause detriment to the heritage value of the church.

In summary, we seek advice from Council as to whether the proposed design would be supported and if there are any concerns for the heritage value of the subject site.

Car Parking –

The subject site currently includes a number of car parking areas which can be described as informal. Parking on the site occurs on both sealed and unsealed areas which are mostly not marked. The proposal seeks to provide 28 additional car parking spaces at the

southern portion of the site. Please refer to the Preliminary Plans prepared by *Cyber Drafting & Design* for further details.

The proposed development will result in multiple uses for the site which will operate on different schedules to one another. The Church use will predominantly see the site being used on the weekends, whereas the proposed Office and Child Care Centre uses will mainly operate on the weekend. This sharing arrangement should be considered to be appropriate given the nature of the proposed uses.

As such, 28 car parking spaces will adequately service the proposed development. Furthermore, the subject site is located within 250m walking distance of the entrance to the Kedron Brook Busway Station.

In summary, we seek confirmation from Council that the proposed car parking will be adequate in terms of provision and layout.

 **Transport Services / Engineering-**

We seek advice from Council regarding any relevant infrastructure planning for trunk infrastructure which would impact upon the future development of the site.

 **Vegetation-**

A search of Council records indicates the subject site contains protected vegetation under Natural Asset Local Law (ref: 7396925).

Our search does not identify which trees on the subject site are protected under Natural Assess Local Law. We note that the proposal involves minimal loss of vegetation on the site. As such, we seek comment from Council with regards to this matter.

We attach for your records the following:

 Preliminary Plans prepared by *Cyber Drafting & Design*

We now await a confirmation of a suitable meeting time from you. Should you wish to discuss the matter further please do not hesitate to contact our office on 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE



Vu Nguyen
DIRECTOR

ANNEXURE J

RPS PLANNING REPORT (2016)

Source: RPS



MEMORANDUM

Date:	15 August 2016
To:	Laurel George & Bill Davidson - Anglican Diocese of Brisbane
From:	RPS – Simon Pollock and Chiara Towler
Subject:	673 and 679 Lutwyche Road, Lutwyche and 90 Kedron Park Road, Woolloowin

Dear Laurel and Bill

Thank you for your time last week to discuss and brief us in relation to the development opportunities for St Andrew's, at 673 and 679 Lutwyche Road and 90 Kedron Park Road, Woolloowin.

Based on the discussion last week, it is understood that the Diocese and Parish are looking to better understand the opportunities that are potentially available that can make the most of the land available to create an income stream for the Parish.

It is understood that a reasonable amount of investigations have been undertaken to date. The purpose of this memo is to provide an overview of the site, with a focus on the potential land uses (as per the City Plan 2014) and the development criteria that currently exist for the site to provide a baseline document and inform internal discussions.

Overview

Based on a review of the City Plan 2014, we are of the opinion the desired uses including a child care centre, small office, and health care services (dental clinics, medical centre, physio) can be supported on the site, however, many of these uses will trigger an Impact Assessable application. As you are aware, Impact Assessable applications undergo public notification and are subject to third party appeal rights.

The City Plan 2014 does not provide specific parameters to guide built form on the site but rather states that development must be of a height, scale and form which is consistent with the amenity and character of surrounding development.



The development criteria for the site and permitted Gross Floor Area (GFA) will depend on the use proposed. For instance, there is not specific GFA for a child care centre, but requirements for play areas, hours of operation and setbacks, for example.


The inclusion of the site on the Council's Heritage Register also provides some element of a constraint to the site, but the influence of this will depend on the location and form of the development and the extent it interacts to the heritage values of the site.

We understand that the redevelopment will likely involve removal of significant trees / vegetation in the north east corner of the site. The vegetation on the site is not protected by the Planning Scheme, however the vegetation on Lot 115 on SP253379 is registered as 'Significant Urban Vegetation' under Council's Natural Assets Local Law (NALL). We would recommend an arborist/ecologist's input to guide the removal of vegetation on the site as a result of redevelopment.

The following summarizes our findings in relation to the subject site.

Site Details

Street address and suburb	673 and 679 Lutwyche Road, Lutwyche and 90 Kedron Park Road, Woolloowin
RPD	Lots 115 and 116 on SP253379 and Lot 23 on SP253414 
Site Area	8,589m ²
Local Government	Brisbane City Council
Local Plan	Lutwyche Road Corridor Neighbourhood Plan
Local Plan Precinct	Not included in a Precinct
<i>City Plan 2014</i>	
Land Use Zone	Community Facilities (Community Purposes Precinct - CF4) and Low Density Residential (LDR) (Access Handle) 
Zone Intent	The purpose of the Community Facilities zone code is to provide for community-related activities and facilities whether under public or private ownership. Community-related activities and facilities may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

<p>Zone Precinct Intent</p>	<p>Community Purposes Zone Precinct</p> <ul style="list-style-type: none"> - to provide premises for the provision of artistic, cultural, social or community services, which may also include ancillary administration and catering facilities. - Uses such as a food and drink outlet, function facility, health care purpose (Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic), office or shop, where they support and enhance the primary use, may also be accommodated. - Development for a small-scale non-residential use such as health care services, office, shop or veterinary services, where serving local residents' day-to-day needs, and not undermining the viability of nearby centres, may also be accommodated in a predominantly residential area. 	
<p>Overlays</p>	<p>Airport Environs Overlay</p>	<p>Potential and Actual Acid Sulfate Soils Overlay</p>
	<p>Bicycle Network Overlay</p>	<p>Road Hierarchy Overlay</p>
	<p>Critical Infrastructure and Movement Network Overlay</p>	<p>Streetscape Hierarchy Overlay</p>
	<p>Dwelling House Character Overlay</p>	<p>Transport Air Quality Corridor Overlay</p>
	<p>Heritage Overlay (Local Heritage Place) (Actual Site) Adjoining Site (State Heritage Place)</p>	<p>Transport Noise Corridor Overlay</p>
<p>Natural Asset Local Law</p>	 <p>Legend</p> <ul style="list-style-type: none"> Local Government Areas Council Vegetation Significant Urban Vegetation 	
<p>State Referrals</p>	<p>The site trigger referral to the State Assessment Referral Agency (SARA) for the following triggers:</p> <ul style="list-style-type: none"> ▪ State controlled transport tunnel ▪ Proximity to a State controlled road <p>Triggers will need to be confirmed further once the proposal progresses.</p>	



MEMORANDUM

Level of Assessment:

Zoning

Due to the zoning of the subject site and the limited Code Assessable outcomes, it is accepted that to develop the site to its full potential an Impact Assessable application is likely to be required. Below we have listed the Code Assessable uses and the Impact Assessable uses which we believe would be suitable for the site.

Code Assessable Uses:

- Caretaker's Accommodation
- Club
- Child Care Centre
- Community Care Centre
- Community Use
 - o Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink, such as Art Gallery, Community Centre, Community Hall, Library, Museum).
- Place of Worship
- Food and Drink Outlet (where not a restaurant or bistro and if less than 250m² in GFA)
- Function Facility (if less than 500m² GFA)
- Indoor Sport and Recreation
- Outdoor Sport and Recreation

Based on the zone precinct intent, we have listed some uses that we understand will trigger an **Impact Assessable** application but that Council would be more inclined to support:

Impact Assessable Uses:

- Health Care Services (Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic)
- Office or Shop (where small in nature and not taking away from the services offered in nearby centres)

Overlay

The Heritage Overlay states the following in relation to the Level of Assessment:

- MCU is Code Assessable if involving a new premises or an existing premises, if in the Local heritage place sub-category where not involving removal, demolition or demolition of a component of a heritage place, where an exemption certification has not been issued under section 74 of the *Queensland Heritage Act 1992*.
- Building Work to remove or demolish a component of a heritage place is Impact Assessable.

Heritage

The site is registered on the Local Heritage Register by Brisbane City Council. The register outlines that **the Church and the timber lych gate are protected and are to be protected with any redevelopment** of the site.

Natural Assets Local Law

It is understood that there is a significant tree located in the north eastern corner of the site. This is not protected by the planning Scheme or Council's Natural Assets Local Law (NALL). However, Lot 115 on SP253379 is listed as 'Significant Urban Vegetation' under NALL.

State Controlled Transport Tunnel

We understand that the tunnel will not prevent development however the State outlines that development does not adversely affect the groundwater or soil, nor will development overload or affect the tunnel from additional or removal of lateral loading.



MEMORANDUM

The State Government will need to be consulted during due diligence to ensure all requirements regarding the tunnel are met by any future development on the site.

Built Form

The planning scheme does not specify height, site cover or setbacks for the site. Therefore, we have pulled sections of the scheme which are relevant to guide built form on the site:

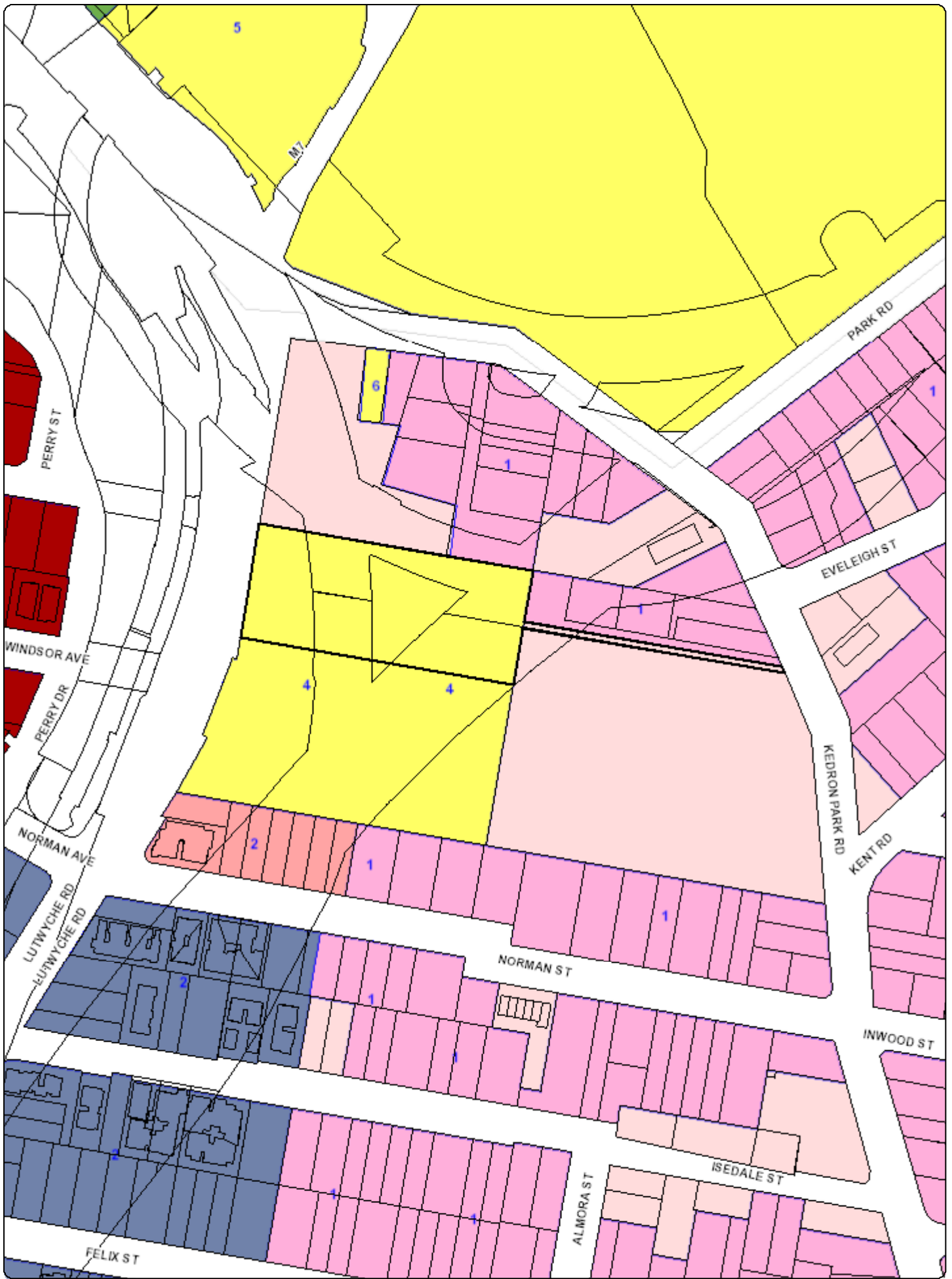
- *The Neighbourhood Plan outlines that development is height, scale and form which is consistent with the amenity and character of the area.*
- *A site is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.*
- *Development needs to be of a scale, height and bulk that is not greater than that of surrounding development.*
- *Development has a building setback for a site boundary with a residential premises of a minimum of 3m, or half the height of the building at that point, whichever is greater.*

To begin with, a two (2) storey height limit is a starting point for building height. There would be scope to explore additional height for development, but this will depend on the use and design of the built form. Where building heights greater than two storeys is being considered, any design would need to be able to step down to the property boundaries. More detailed discussion will be required regarding the built form once the use is better understood.

Car Parking

Depending on the use for the site, this would impact on the number of car parking spaces required. We have provided the rates for the preferable uses outlined above:

- Club (if not licensed): 3 spaces per 100m² GFA
 - Child Care Centre: 1 space per 5 children (60% of these spaces are for staff and can be provided in tandem)
 - Community Care Centre: 14 spaces plus 5 spaces per 100m² GFA
 - Community Use (Community Centre of Hall): 10 spaces per 100m² GFA
 - Place of Worship: 10 spaces per 100m² auditorium and seating area
 - Health Care Services (if 200m² or greater GFA): 14 spaces plus 5 spaces per 100m² GFA
 - Office: 3 spaces per 100m² GFA
 - Shop: 5 spaces per 100m² GFA
-



Brisbane City Plan 2014



BRISBANE CITY
Planning Scheme

NOTES

This map is notional only and should not be used for interpreting City Plan provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. The Digital Cadastre Database (supplied by State of Queensland - Department of Natural Resources and Mines) will be updated from time to time.

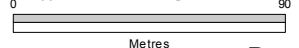
Mapping adopted by Council, effective 18 September 2015.

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Projection: Map Grid of Australia, Zone 56
Horizontal Datum: Geocentric Datum of Australia 1994

Approximate Scale @ A4 1:2,500



Metres

MATTHEW FRITZSCHE

M 0410 435 891
E matthew.f@raywhite.com

ANDREW BURKE

M 0417 606 128
E andrew.burke@raywhite.com