

MPC Property Acquisition Town Planning Report - Meeting with Brisbane City Council

Phil, Bruce and I met with BCC officers on 12 October to discuss the staged concept design that has previously been presented to the congregation. The meeting progressed much along the lines we had expected / hoped and **overall was positive**. In particular:

1. Council confirmed in principle support for the proposal. i.e.:
 - § acknowledged the existing church development;
 - § indicated the proposal seemed a "logical extension for the church";
 - § confirmed "it would be supported in principle"; and
 - § welcomed the proposed pedestrian entry from Blackwood Street and the 'activation' that would bring to Blackwood Street.

2. On this basis, discussion progressed to slightly more detailed matters that Council will be looking that we address as part of any application in future. e.g.:
 - § appearance of the building from Blackwood Street (e.g. including windows, doors etc. rather than blank walls; keeping the building to a similar height as other development in the area);
 - § **landscaping provision** - landscaping around the perimeter of the site to soften the appearance of the car parking area;
 - § making sure we provide 'equitable access' (e.g. compliant wheelchair ramps etc);
 - § **traffic** – Council were cautious about having vehicle access/egress to Blackwood Street ... but were generally not concerned by extra traffic on Ruby Road if we maintained the car park entry generally where it is now;
 - § **car parking** – Council just referred us back to their standard policy requirements and car parking rates, and acknowledged proximity to railway station / overflow parking ... i.e. no issue identified here;
 - § **noise** – again Council will require that we comply with their standard policy requirements/Australian Standards ... just to make sure we don't cause any disturbance to our neighbours;
 - § **overland flow area in rear corner** – Council flagged that we need to be careful what structures or fill we propose in the very rear corner near where stormwater culverts flow from under the railway line. This is just something for us to be aware of ... not a 'show stopper'.
 - § **trees** – Council recognised that at least some trees will need to be removed. Council noted that the trees are not natives (which are the ones they typically seek to protect.)
 - § **water, sewer, run-off stormwater** – comply with Council's standard policies.

These are all quite standard matters that we as a congregation will want to work through as we refine our brief / plans etc. ... as we are obviously interested in a 'high quality development' ourselves. They are also standard matters that Council would consider as a matter of course in just about any DA.

Some of the issues above would require that we engage qualified consultants to prepare reports (e.g. an engineer to prepare a basic acoustic report). This is all quite standard procedure / 'par for the course'.

From the meeting we did **not** identify any 'show stopper' issues that would suggest our proposal is unreasonable and that we should not proceed with land purchase. On the contrary ... good willingness from Council to support the proposal

Cheers,
Steve Mason