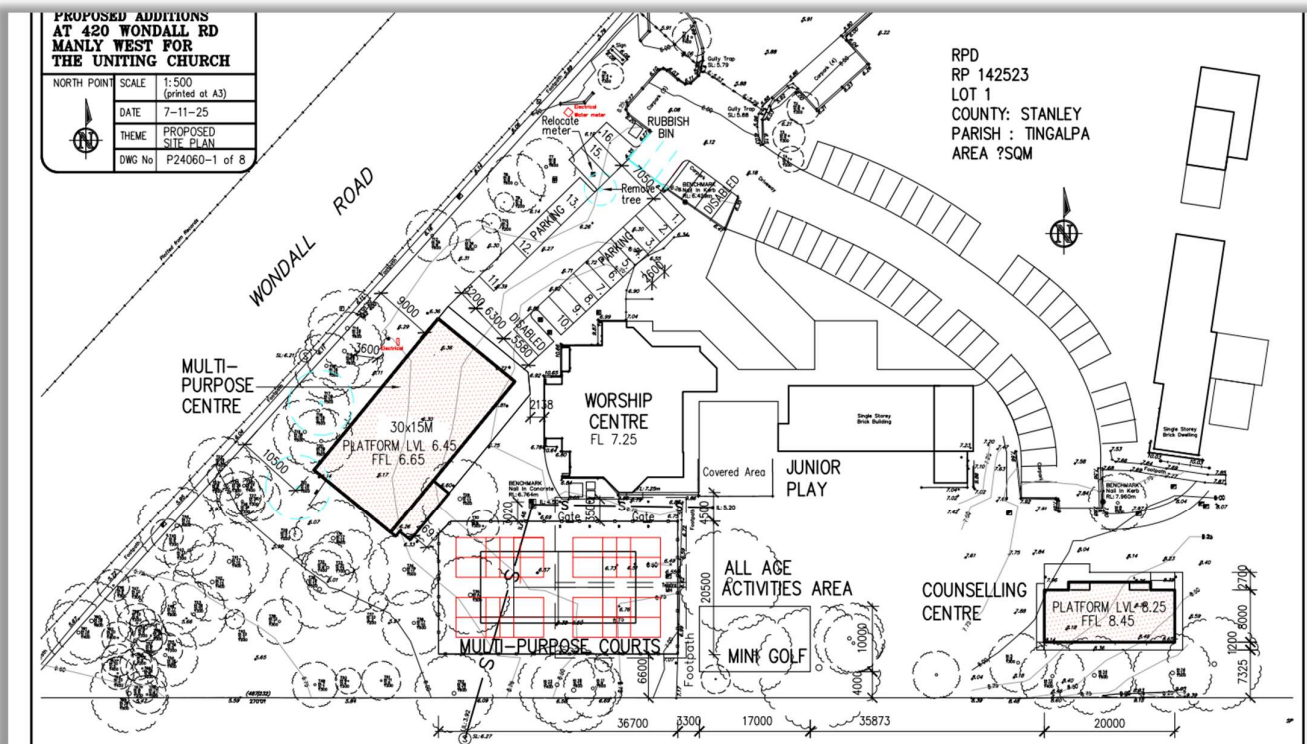


Our Ref: 8891

5 May 2026

Proposed place of worship (extension), multi-purpose and wellbeing centres, outdoor multipurpose court, mini-golf and car parking in the community facilities zone.

420 WONDALL RD MANLY WEST 4179



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| H | Traffic Report               |

## Report Summary

### Site Details

|                                 |                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant name                  | The Uniting Church In Australia Property Trust (Q.)<br>C/- Bayside Uniting Church                                                                                                                                                                                                                                                        |
| Report prepared by              | Gateway Survey & Planning (Ellen McDonogh)                                                                                                                                                                                                                                                                                               |
| Site address                    | 420 WONDALL RD MANLY WEST 4179                                                                                                                                                                                                                                                                                                           |
| Real Property Description (RPD) | Lot 1 on SP211371                                                                                                                                                                                                                                                                                                                        |
| Site area                       | 45,540 m2                                                                                                                                                                                                                                                                                                                                |
| Zone                            | CF7 Community facilities (Health care purposes)                                                                                                                                                                                                                                                                                          |
| Neighbourhood plan              | Wynnum West neighbourhood plan                                                                                                                                                                                                                                                                                                           |
| Overlays                        | Airport environs overlay<br>Bicycle network overlay<br>Community purposes network overlay<br>Critical infrastructure and movement network overlay<br>Flood overlay<br>Potential and actual acid sulfate soils overlay<br>Road hierarchy overlay<br>Streetscape hierarchy overlay<br>Transport noise corridor overlay<br>Wetlands overlay |

### Aspects of Development

|                               |                                                                                                                                                                                                                                              |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of development           | Material change of use                                                                                                                                                                                                                       |
| Proposed uses                 | Place of worship (extension)<br>Community Care Centre<br>Educational Establishment<br>Outdoor Sport and Recreation                                                                                                                           |
| Brief description of proposal | Multi-purpose Centre will feature Chapel, Study room, shop and storeroom.<br>Covered multi-purpose court for pickleball and tennis<br>Mini Golf.<br>Counselling centre featuring meeting rooms, reception, lunchrooms and counselling rooms. |
| Category of assessment        | Impact assessment                                                                                                                                                                                                                            |
| Referral agencies             | None                                                                                                                                                                                                                                         |
| Specialists reports provided  | Annexure C- Support document<br>Annexure D- Earthworks plan<br>Annexure E- Engineering Code compliance<br>Annexure F- Stormwater management plan<br>Annexure G- Arborist report<br>Annexure H- Traffic Report                                |
| Pre-lodgement advice          | A006327528                                                                                                                                                                                                                                   |

## 1 Site Location & Background Review

This report has been prepared by Gateway Survey & Planning Pty Ltd in relation to various proposed uses at 420 Wondall Rd, Manly West QLD 4179, associated with the existing place of worship (Bayside Uniting Church).

The site contains an existing retirement village- 44 fully self-contained units and a place of worship- Bayside Uniting Church, a junior play area and associated car parking approved by Council over several years across multiple applications.

The proposal relates to the western third of the subject property, whereas the eastern two thirds of the site, containing the retirement village remains unchanged. Please refer to **Annexure C** – support document for written support of the proposal. It is understood no concerns were raised by the residents.

The subject development involves retaining the existing uses and proposes the following:

- **Community care centre** - Wellbeing Centre (two levels), with two large (+ 20m2) purpose-built training/meeting rooms for groups, and four smaller consulting rooms for counselling and consulting.
- **Community care centre and educational establishment** - Multi-Purpose Centre, with four large areas for group activities of which one can convert into three small rooms for educational programs/ tutoring/ mentoring.
- **Outdoor sport and recreation** – Covered multi-purpose court (Tennis and Pickleball) and mini-golf course.
- Additional parking- 13 car parks and a disabled bay.

Cut and fill is proposed to appropriately accommodate the above as such an earthworks plan has been prepared, as well as a preliminary services layout, please refer to **Annexures D and E** for engineering detail. The proposal involves a lawful point of discharge, being the existing stormwater main traversing the existing parking area, which exits the site to Wondall Road, refer to Annexure F for the site based stormwater management plan.

The site is said to contain protected vegetation, as such the proposal retains vegetation where possible. Please refer to **Annexure G** – arborist report discussing proposed tree removal, retention and tree protection zones.

Due to intensification of use on site, additional carparking has been provided. Please refer to **Annexure H** – Traffic Report for further detail on parking, access and vehicle manoeuvring.

The subject site is within the community facilities zone, health care purposes precinct, as such it is believed the proposal aligns with the intent of zone and is suitable for Council support, despite the level of assessment being impact. The proposal does not introduce substantially different uses to the site, however can be seen as an extension of the existing church.

## 1.1 Site Characteristics

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Shape/Dimensions</b> | From the Entrance, the property is irregular, approximately 310m along the boundary to Bunnings, 70m curved along Kianawah Road South boundary, 470m along Moreton Bay College boundary, and 160m along Wondall Road boundary resulting in approximately 45,540 m2 in total area.                                                                                                                                                                                                                                                                               |
| <b>Access</b>                | Direct access Wondall Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Existing Vegetation</b>   | Majority of vegetation is located on the boundaries of the site and will remain unaffected. The vegetation within the proposed development area has already been marked and identified, refer to arborist report- <b>Annexure G</b> .                                                                                                                                                                                                                                                                                                                           |
| <b>Topography</b>            | The eastern half of the site generally falls in a northerly direction, whereas the western portion grades towards Wondall Road to the west.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Flooding</b>              | <p>Although mapped with creek flooding- no flood planning areas affect the site.</p> <p>There is an existing overland flow path affecting the northern and eastern boundaries of the site. No development is proposed in the vicinity of the overland flow path.</p>                                                                                                                                                                                                                                                                                            |
| <b>Infrastructure</b>        | <p>Infrastructure for water, electricity, and telecommunications is already in place.</p> <p>Municipal stormwater infrastructure primarily services the residential eastern half of the site, with flows conveyed north into Council infrastructure within the adjoining commercial property before discharging to the unlined drainage channel in Emmett Street Park. In comparison, the western half has limited council stormwater infrastructure, relying on two stormwater gullies to the north-west that discharge to Wondall Road via a 375 mm pipe.</p> |
| <b>Easements</b>             | The site is not affected by any existing easements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## 1.2 Site History

The site contains an existing residence, carport and private pool from previous horse-breeding years. The retirement village of 44 fully self-contained units, a worship centre called Bayside Uniting Church, a Hall with kitchen and toilets, a large shed and significant car parking approved by Council over several years across multiple applications.

The oldest application available on council records was for a Men's Shed within the site. The other applications available on council records are;

- 2015- A004282435- DA of 1st extension to Men's Shed.
- 2019- A005267250- DA of 2nd extension to the Men's Shed on site.





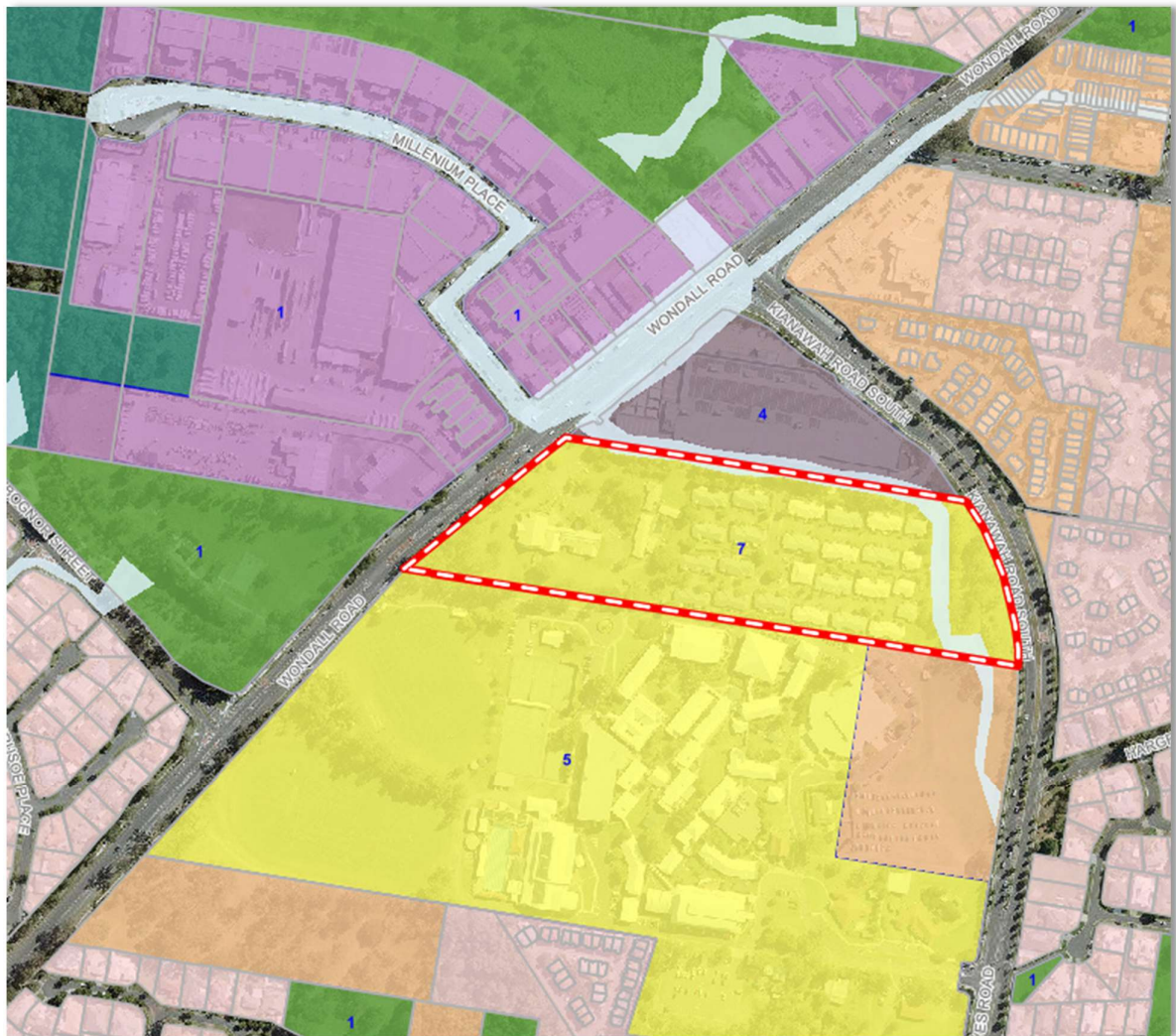


Figure 2: Surrounding zoning



Figure 3: Google Streetview (c)

## **2 Proposal**

### **2.1 Overview of the Proposed Development**

This Development Application seeks approval for a Material Change of Use to facilitate a range of community-focused uses at 410–420 Wondall Road, Manly West, within land zoned CF7 – Community Facilities (Health care purposes) under the Wynnum West Neighbourhood Plan.

The proposal is intended to complement and expand the existing church community and wellbeing functions already established on the site, including the Bayside Uniting Church and the BlueCare Wondall Gardens Retirement Living facility. The development has been carefully designed to operate as an integrated community hub, supporting physical, social, spiritual, educational, recreational and mental wellbeing outcomes for the wider community.

Importantly, all existing approved uses on the site will be retained, with the proposal representing an additive and low-impact expansion of community infrastructure consistent with the intent of the zoning and surrounding land uses.

→ Refer to Annexure A—Proposed Plans.

### **2.2 Description of Proposed Uses**

The proposed development comprises the following key components:

#### **a) Multi-Purpose Centre- Community Use and Education Establishment**

A new multi-Purpose Centre is proposed to support a variety of community, worship, educational and group-based activities. The building will include four large flexible internal spaces designed to accommodate group activities and gatherings for specific purposes, examples are:

- A Chapel/creative worship space to support religious and reflective activities,
- A Study Room/Tutoring/Mentoring space, local school students with retired teachers,
- A Charity Shop & Storeroom to sort and provide practical help for the underprivileged.

The design allows for adaptable use throughout the week, supporting both formal and informal community engagement.

#### **b) Outdoor Multi-Purpose Courts- Outdoor Sport and Recreation**

The development includes the provision of outdoor multi-purpose courts, designed specifically to accommodate tennis, pickleball and specialist activities to enhance healthy lifestyle options, providing opportunities for recreation, exercise and social interaction for users of the church, retirement village and the broader community. The courts are designed to be compatible with the surrounding land uses and will be located to minimise any potential amenity impacts.

#### **c) Counselling Centre- Community Use**

A purpose-built Counselling Centre is proposed to deliver professional support services within a safe, accessible and community-oriented environment. The centre will include:

- A reception and waiting area
- Multiple private counselling rooms
- Meeting rooms suitable for group sessions and workshops
- Staff lunchrooms and associated amenities



The Counselling Centre is intended to support mental health, family, and wellbeing services, aligning with the site's existing healthcare and community focus.

#### **d) All-Abilities Mini Golf Course**

An all-abilities mini golf course is proposed as a recreational feature designed to be inclusive and accessible to people of all ages and abilities. This element further enhances the site's recreational and social offering and supports active lifestyles and intergenerational interaction.

### **2.3 Car Parking and Access**

The proposal includes additional on-site parking to support the increased level of activity, comprising:

- 14 additional standard car parking spaces (included 1 PWD)

Refer to **Annexure H- Traffic Report** for more detail on safe access, Car parking calculations and other relevant information.

### **2.4 Site Layout and Environmental Considerations**

The proposed development has been sited to:

- Avoid the existing **overland flow path** located along the eastern boundary of the site.
- Retain the majority of existing vegetation, particularly along site boundaries- Refer to **Annexure G- Arborist Report**.
- Respect existing topography and drainage patterns.
- Utilise areas of the site already disturbed or cleared where possible.

No development is proposed within mapped flood planning areas, and infrastructure services including water, electricity and telecommunications are already available to service the development

### **2.5 Design and Layout**

The proposed development demonstrates an appropriate and well-considered site layout that responds to the size, configuration and established community use of the subject site. Built form is consolidated within existing developed areas, with the multi-Purpose Centre located adjacent to Wondall Road and the existing Worship Centre, and the Counselling Centre positioned in a quieter eastern portion of the site to support its intended function. Outdoor courts and recreational areas are centrally located to integrate with surrounding uses while maintaining separation from sensitive areas. The layout avoids mapped flood and overland flow areas, retains existing vegetation where practicable, and utilises existing access and circulation arrangements. Overall, the proposal achieves an orderly and efficient use of land consistent with the CF7 Community Facilities zone and the Wynnum West Neighbourhood Plan outcomes.

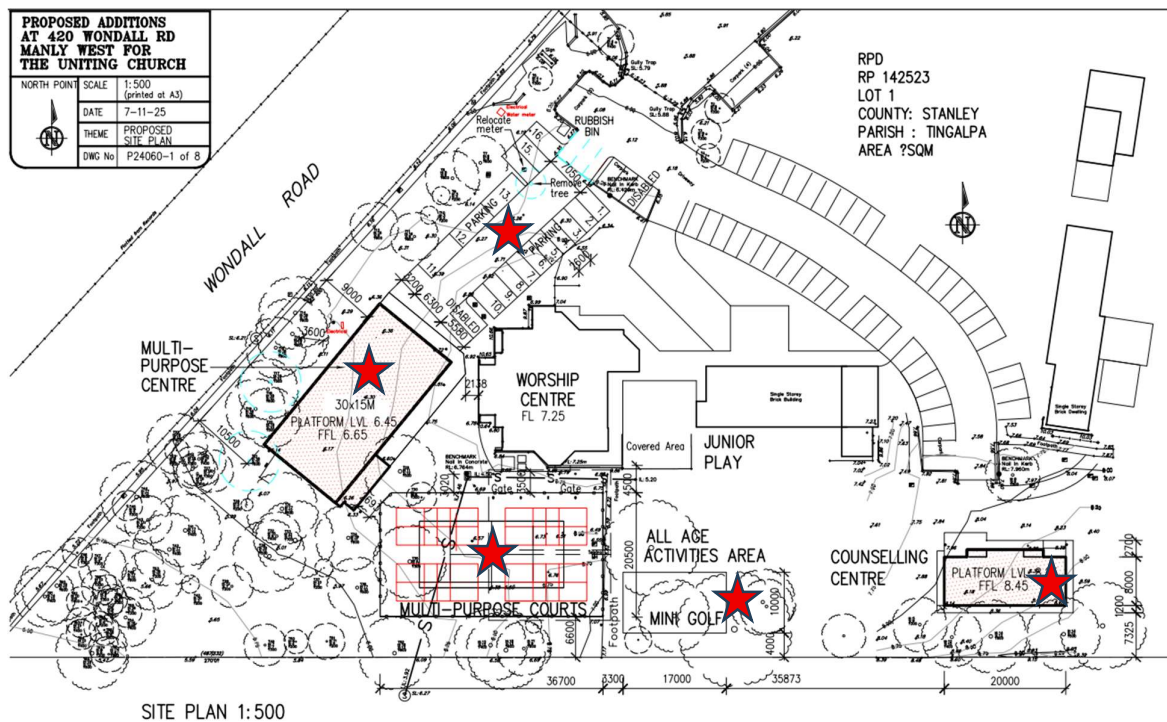


Figure 4. Proposed site plan. ★ Proposed items

## 2.6 Hours of Operation

The proposed hours of operation reflect the community-based nature of the development and are designed to minimise amenity impacts on surrounding land uses. Activities are generally limited to daytime and early evening periods, with no late-night operations proposed. Higher activity uses such as pickleball, tennis and mini golf are scheduled at defined times, while quieter uses including counselling, church groups and the charity shop occur predominantly during standard daytime hours. Overall, the operating hours are considered reasonable, predictable and compatible with the established and surrounding uses.

The proposed hours of operation for the development are as follows:

Table 1. Proposed hours of operation.

| Proposed Use                                                                   | Hours of Operation                                                                                                                                                       |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Church services – existing Worship Centre and proposed Chapel/Reflection Space | Standard service times                                                                                                                                                   |
| Mini Golf                                                                      | Reasonable hours during the week and on weekends, depending on other church related activities. It is initially only proposed to open on weekends, closing at about 5pm. |
| Charity Shop                                                                   | Tuesday – Saturday<br>8:30am – 12:30pm                                                                                                                                   |
| Multipurpose court                                                             | Reasonable hours (btw 7am – 9.30pm) depending on other church related activities.                                                                                        |
| Counselling and multi-purposes centres                                         | Varying daily hours, but will generally operate during reasonable hours between 7am and 9.30pm.<br>Some smaller groups may meet as early as 5am.                         |

## 2.7 Stormwater and Utilities

The proposed development results in only minor increases in peak discharge, noting that the works occupy a small proportion of the overall site. New stormwater infrastructure will be introduced to manage runoff from the proposed works, with flows directed to the existing municipal network within the site in accordance with lawful point of discharge requirements. Since operational works do not exceed 2,500m<sup>2</sup> the development is considered low risk. Therefore, water quality objectives are not deemed to be required. Given the site's position within the lower sixth of the Bulimba Creek catchment and the considerations outlined in Section 5.6, on-site detention is not required. The proposed stormwater management approach is considered appropriate for the development. Refer Annexure F for the proposed stormwater management layout.

The site is within the service area for reticulated water and sewerage. New or upgraded connections (if required) are subject to further water and plumbing approval. Existing electrical and telecommunications connections from Wondall Road will be reutilised or upgraded as required.

Refer to **Annexures D and F**- site based- Stormwater management plan and Earthwork plan

### 3 Assessment Benchmarks and Compliance

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

#### 3.1 South East Queensland Regional Plan

The development involves uses within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

#### 3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

##### NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

##### STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Wildlife hazard buffer zone
- Aviation facility

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

#### 3.3 Temporary Local Planning Instruments

Table 2. Current TLPs in effect (Brisbane City Council).

| TLPI        | Description                         | Comments               |
|-------------|-------------------------------------|------------------------|
| 02/25 (Qld) | Kurilpa Sustainable Growth Precinct | No effect on the site. |
| 01/25 (Qld) | Colmslie Road Industry Precinct     | No effect on the site. |

#### 3.4 Public Notification

The application requires impact assessment and, as such, is subject to public notification requirements pursuant to section 53 of the *Planning Act 2016*.

For this application type, the minimum public notification period is 15 business days.

#### 3.5 Referral Agencies

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2017*.

#### 3.6 Brisbane Planning Scheme and Planning Scheme Policies

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 3. City Plan 2014 categories of development and assessment—subdivision.

| <b>Subdivision</b>                                   | <b>Community Use</b>   | <b>Educational Establishment</b> | <b>Outdoor Sport and Recreation</b> |
|------------------------------------------------------|------------------------|----------------------------------|-------------------------------------|
| <b>Zone</b>                                          |                        |                                  |                                     |
| CF7 Community facilities (Health care purposes)      | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| <b>Neighbourhood Plan</b>                            |                        |                                  |                                     |
| Wynnum-Manly neighbourhood plan                      | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| <b>Overlays</b>                                      |                        |                                  |                                     |
| Airport environs overlay                             | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| Bicycle network overlay                              | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| Community purposes network overlay                   | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| Critical infrastructure and movement network overlay | Not applicable         | Not applicable                   | Not applicable                      |
| Flood Overlay                                        | Not applicable         | Not applicable                   | Not applicable                      |
| Potential and actual acid sulphate soils overlay     | Not applicable         | Not applicable                   | Not applicable                      |
| Road hierarchy overlay                               | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| Streetscape hierarchy overlay                        | <b>Code assessment</b> | <b>Impact assessment</b>         | <b>Impact assessment</b>            |
| Transport Noise corridor overlay                     | Not applicable         | Not applicable                   | Not applicable                      |
| Wetlands overlay                                     | Not applicable         | Not applicable                   | Not applicable                      |

Relevant assessment benchmarks are set out in the applicable planning scheme codes. Based on the tables of assessment in *City Plan 2014*, the following codes apply to this development:

Table 4. Applicable City Plan 2014 codes.

|                           |                                                                |
|---------------------------|----------------------------------------------------------------|
| <b>Primary Code</b>       | Community facilities code<br>Outdoor sport and recreation code |
| <b>Zone Code</b>          | Community facilities zone code                                 |
| <b>Neighbourhood plan</b> | Wynnum West neighbourhood plan                                 |
| <b>Secondary Codes</b>    | Filling and excavation code                                    |
|                           | Infrastructure design code                                     |
|                           | Landscape works code                                           |
|                           | Stormwater code                                                |
|                           | Transport, access, parking and servicing code                  |
| <b>Overlay Codes</b>      | Airport environs overlay                                       |
|                           | Bicycle network overlay                                        |
|                           | Community purposes network overlay code                        |
|                           | Road hierarchy overlay code                                    |
|                           | Streetscape hierarchy overlay code                             |



### 3.7 Other Relevant Matters

According to section 45(5)(b) of the Planning Act 2016, impact assessment may involve consideration of any other 'relevant matter' (subject to limitations described therein). In this instance, no relevant matters are recognised and as such, assessment should be carried out only against the applicable categorising instrument—*City Plan 2014*.

## 4 Recommendation and Conclusion

The proposed Material Change of Use at 420 Wondall Road, Manly West represents a well-considered and low-impact expansion of existing community, religious and wellbeing facilities on land appropriately zoned CF7 – Community Facilities (Health care purposes) under the Wynnum West Neighbourhood Plan.

The development has been designed to function as an integrated community hub, named Bayside Uniting Church, under UCA Property Trust (Q.), retaining all existing approved uses while introducing complementary facilities that support social, spiritual, educational, recreational and mental WELLBEING outcomes for Church members, Wondall Gardens residents (see Annexure C-Support document) and the wider community.

The proposed uses, hours of operation, parking provision, access arrangements and stormwater management measures are reasonable, compatible with the surrounding land uses, and consistent with the intended role of the site as a community-focused precinct. Importantly, the development aligns with the purpose and outcomes of the CF7 Community Facilities zone and the Wynnum West Neighbourhood Plan by facilitating accessible, inclusive and community-serving infrastructure.

On this basis, the proposed development is considered to comply with the relevant provisions of the Brisbane City Plan 2014 and is therefore recommended for approval, subject to appropriate and reasonable conditions.