

Please Quote Our Ref: 8891

5 May 2026

Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attn: Assessment Manager

**RE: Request for Fee Concession – MCU Application
410-420 WONDALL RD MANLY WEST 4179**

We write on behalf of The Uniting Church in Australia Property Trust (Q.), being both the owner of the land and the applicant, in relation to the current Material Change of Uses (MCU) application over 410–420 Wondall Road, Manly West.

The proposal comprises:

- Community Care Centre and Educational Establishment – Multi-Purpose Centre,
- Outdoor Sport and Recreation – outdoor multi-purpose courts (including pickleball and tennis) and mini golf,
- Community Care Centre – counselling centre.

We request Council's consideration for a 50% fee concession in the applicable development application fees.

Community and Charitable Nature of the Proposal

The applicant is a recognised religious, charitable and not-for-profit organisation. The proposed development is not a commercial venture but rather an expansion of community-based services designed to support the social, recreational, and wellbeing needs of the local Manly West community.

The outdoor sport and recreation components (pickleball, tennis and mini golf) will be accessible to church members and their friends and families and intended to:

- Promote community health and social connection
- Provide affordable recreational opportunities
- Support inclusive access to sport and activity

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Importantly, the Community Care Centre and multi-purpose centre will primarily serve the local community through counselling services, educational activities, pastoral care, and community programs. These services are delivered on a charitable, community-focused basis and are not operated for profit.

Public Benefit

The proposal delivers significant public benefit by:

- Enhancing access to counselling and wellbeing services
- Providing safe, structured recreational spaces
- Supporting youth, families, and vulnerable members of the community
- Activating an existing church site for broader community use

Given the charitable status of the applicant and the strong community service focus of the development, we respectfully submit that the proposal aligns with Council's broader objectives of fostering community wellbeing, social infrastructure, and active recreation.

In light of the above, we kindly request that Council consider a reduction in the applicable development assessment fees, having regard to:

- The not-for-profit status of the applicant
- The religious and charitable nature of the organisation
- The significant community benefit outcomes
- The absence of a primary commercial objective

We would be pleased to provide any additional documentation required to support this request, including confirmation of charitable status if necessary.

Thank you for your consideration of this request. We look forward to continuing to work collaboratively with Council throughout the assessment process.

Yours faithfully,

GATEWAY SURVEY & PLANNING

Ellen McDonogh

Ellen McDonogh
Town Planner