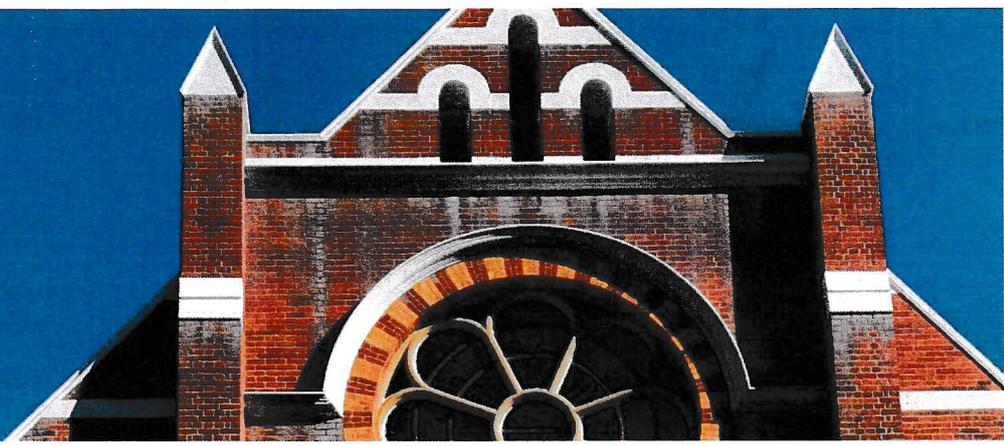


Hi Neighbour!

We are planning for
the future of the
Jubilee Catholic Parish



The Jubilee Catholic Parish has been a central part of the local community for well over 100 years, providing a range of masses, sacraments, facilities and outreach programs. With support from the Catholic Archdiocese, we are planning to lodge a planning application with Brisbane City Council which will allow for the careful upgrade and redevelopment of some of our properties over the next 30 years to support our missional objectives. Read on to learn more and how you can provide your feedback.

What is happening?

The Parish is an important provider of community spaces and services. However, there are challenges in managing our assets. Many facilities are ageing, there are significant costs associated with maintaining our heritage buildings and the needs of the Parish and congregation are changing, as is our local community.

In response to this, we are seeking to update the planning controls which apply to land in the Sacred Heart Church, Old St Bernards Church in Paddington and St Thomas More Church in Petrie Terrace to allow for their upgrade and redevelopment over time. This will support the sustainability of our Parish and to allow us to continue our pastoral presence in the area.

The planning application

Many of the Parish's properties are located in the 'Community facilities zone' under the *Brisbane City Plan 2014*. This zone allows for different types of community-oriented development – from schools and art galleries to funeral parlours and major indoor sporting facilities, not all of which are aligned with our mission or appropriate for the area.

The future development application will seek to establish new planning controls for our sites in the *Brisbane City Plan 2014* via a process known as a 'preliminary approval that includes a variation request'. This process aims to establish clear controls and allow for a broader range of development options to occur over time (30+ years) in response to the needs of our Parish and the community. The application will seek approval to:

- Change some of the levels of assessment* associated with different types of land uses that may occur on our properties
- Establish clear development parameters to guide the location, type and scale (e.g. building height, setback, building area) of different land uses.

Future assessable development will still require approval from Council and will need to demonstrate compliance with the *Brisbane City Plan 2014* (as varied by the above preliminary approval). There are no current development proposals for any of our properties.

TELL US WHAT YOU THINK!

We are seeking community feedback before we lodge the application to Brisbane City Council. We want to know if, and how you use the Parish's current facilities, what you value about the sites and what you think about the proposed changes.

COME TALK TO US

Members of the project team and Parish will be available to talk about the proposal and answer question. Note that there will not be a formal presentation.

- Saturday 29 May: 9–11am – Sacred Heart Church
- Wednesday 2 June: 6–8pm – Lavalla Centre Hall, Ground Floor
- Saturday 12 June: 8.30–10.30am – Sacred Heart Church

SURVEY

Complete an online survey available from the website, or using the QR code below. The survey will be available until 17 June 2021.

FIND OUT MORE INFORMATION

The Parish website is the central point of information and will provide updates on the project over time:

<http://www.jubileeparish.com/>

The project team can be contacted via qldengagement@ethosurban.com if you have any specific enquiries.

Use this QR code to access the online survey.



Sacred Heart

The Sacred Heart Precinct is centred around the Sacred Heart Church along Given Terrace and Fernberg Road, Paddington. It contains a range of community, administrative and recreational facilities many of which operate from old school buildings that are not well suited to their current operations. It also contains several heritage-listed buildings.

Over time, it is envisaged the Precinct will become the spiritual and administrative heart of the Parish. We intend to upgrade the Lavalla Centre to create a fit-for-purpose community hub with a range of meeting spaces, co-working spaces and catering facilities which could be hired by the general public. Our Parish offices will also be relocated to this building.

Current uses allowed under the planning scheme

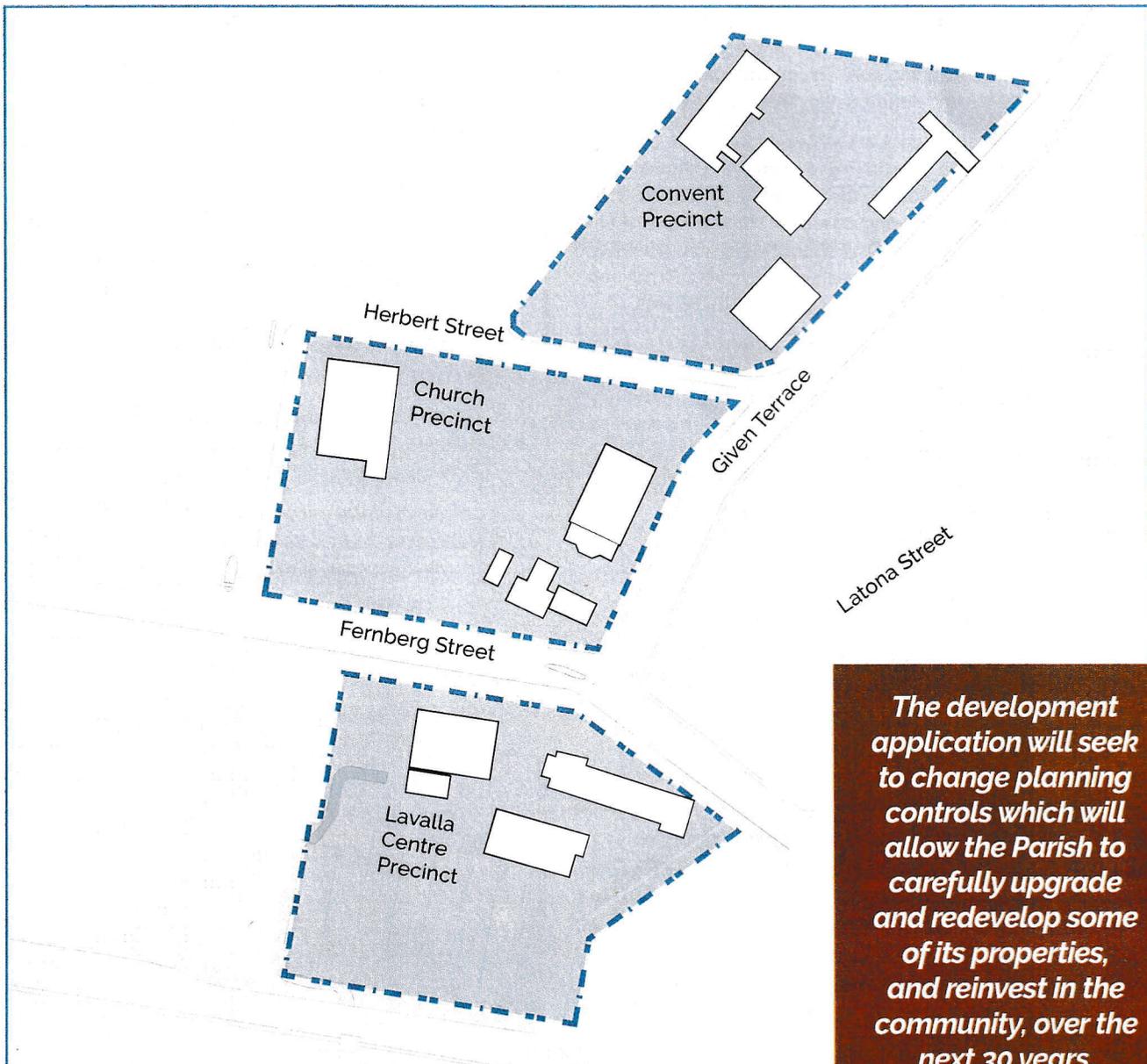
- Community facility uses, including education facility, childcare centre, community centre, art gallery, library, hospital, major sport and recreation, crematorium, emergency services, substation

Proposed changes to uses allowed under the planning scheme

- Remove some community facility uses, crematorium, hospital, major sport, recreation and entertainment, and substation
- Allow residential uses, including dwelling house, multiple dwelling, residential care retirement facility
- Commercial and retail uses, including office, café and shop

Proposed building height

- Maximum building height of 4–5 storeys at key sites, reducing to 3 storeys adjoining residential properties.



The development application will seek to change planning controls which will allow the Parish to carefully upgrade and redevelop some of its properties, and reinvest in the community, over the next 30 years.

St Thomas More Church

The St Thomas More Church is located at 7–9 Chapel Street, Petrie Terrace. It contains a Church and two houses which are rented to members of the clergy. It hosts Italian mass every Sunday. This site is located in the 'Mixed use zone'. The only change proposed is to increase the maximum building height from three storeys to five storeys.

Current uses allowed under the planning scheme

- Community facility uses, including a childcare centre, community centre, art gallery, library, hospital, major sport and recreation, crematorium, emergency services, substation
- Residential uses, including multiple dwelling, retirement facility
- Retail and commercial uses, including office, showroom, service station, vet, bar, café, shop and theatre

Proposed changes to uses allowed under the planning scheme

- No change

Proposed building height

- Maximum of building height 5 storeys



Old St Bernard's Church

Old St Bernard's Church is located at 189–195 Kennedy Terrace, Paddington and has two halls which are currently leased to a dance school and café. Mass is also celebrated at the Church during the month.

Current uses allowed under the planning scheme

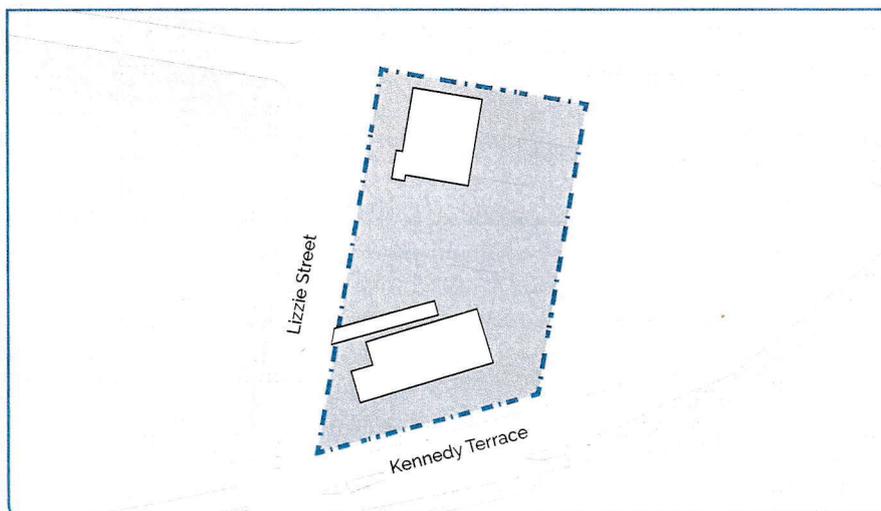
- Community facility uses, including a childcare centre, community centre, art gallery, library, hospital, major sport and recreation, crematorium, emergency services, substation

Proposed changes to uses allowed under the planning scheme

- Remove some community facility uses, such as crematorium, hospital, major sport, recreation and entertainment, and substation
- Allow residential uses, including dwelling house, multiple dwelling, residential care facility, retirement facility
- Allow some commercial and retail uses, including office, food and drink outlet

Proposed building height

- Maximum building height of four storeys along Kennedy Terrace frontage, working with the topography of the site



Any future development will be designed and located to respond to local character and consider landscaping, car parking and its interface with surrounding properties.



Other considerations



Heritage

The Parish are the custodians of several heritage buildings of State and local significance. Maintaining and enhancing the integrity of these assets is a key objective of the Parish. A conservation management plan is being prepared for all significant buildings and will form part of the development application. This will document the heritage values of the buildings and how these values can be best conserved and managed as development occurs.



Traffic

A traffic study has been undertaken to understand the impacts of the proposed changes on the local and district roads. The study found that the uses proposed, and the amount of development allowed under the changed planning controls, will not result in the need to upgrade the existing traffic network.



Car parking

The proposal does not seek to alter the car parking requirements which apply to the different sites and land uses. Future development will need to comply with the Council standards contained in the *Brisbane City Plan 2014*.



Public realm

The proposal seeks to improve the character and appearance of all of the sites through further planting and greenery.

Key benefits of the proposal

- Support the sustainability of the Jubilee Catholic Parish
- Preserve and enhance heritage buildings
- Repurposing of the Lavalla Centre to a contemporary community hub
- Upgrade and improvement of ageing buildings
- Allow for more diverse housing in the area.



Timeframes

The Parish is seeking your early input prior to lodging the development application to Brisbane City Council.

The engagement period will close on 17 June 2021.

We intend on lodging the application with Council in the middle of the year. There will be further opportunity for further community feedback as part of the formal public notification stage of the development application once submitted.