

MBC Building Project Update #01

29 August 2008

Dear Family

As promised at the Church AGM on the 16th of August, as the building project gets underway, it is important that we respond with open communication about how things are going. I believe that it is vital that all members of the body are kept in the loop about the challenges we face, as well as acknowledging the demonstration of God's blessing throughout this process. This will be the first of many updates over the next 12 months. Each update will be sent to the MBC email mailing list as well as a number of copies being printed out and available from the church. If you receive this update via email and want to be removed from the list – or – if you aren't receiving this email and you would like to be added to the list, please send me an email at Steven.Tye@westnet.com.au. Unfortunately, because this is the first project update, there are a number of things to cover off, so I do apologize for the length of this update. Also, you will see that every update will list a number of praise points and prayer points – I believe that prayer is compulsory in the success of this project and encourage your constant prayer about the specific points of this project.

Submission to Council

Firstly, for those who haven't yet heard, the plans for our building have been submitted to council for planning approval. This includes the plans of the building you may have seen on the poster board in the church foyer as well as a number of other surveys and reports which have been completed by engineering and planning firms, coordinated by architects [Sanders Turner & Ellick](#). Preparation of these documents and the associated processing fees for council has amounted to approximately \$14,000 paid by the church. This however does not include any payment to [Sanders Turner & Ellick \(STEA\)](#) for their time and expertise in the design of the plans and the coordination of activities relating to the submission to council. To date we have been very blessed to have [STEA](#) provide services without charge due to Steve Turner's long association with the Church and the various versions of this project over the past 6 years.

The submission to council was for "planning approval". Council will review the application to identify and highlight any concerns regarding such things as traffic impact, drainage, electricity, sewerage, zoning and soil condition (amongst other things). The building design is also reviewed in terms of council regulations to ensure that it is an acceptable size, position and purpose for the size and location of the property. The more technical aspects of the project and finer details, such as the internal walls, position of amenities etc are actually not yet specified at this point (that happens later).

Praise Points:

- For reaching the milestone of having plans completed and submitted to council.
- For the diligent and gracious services of Steve Turner and Sanders Turner & Ellick Architects in their preparation of plans.



An intentional decision was made in the development of this design to create the largest possible building on the current property without compromising any of council's standard requirements. This was done to minimize the cost of the building and to remove any foreseeable obstacle from the plans being approved in council.

The likely length of time that it takes to receive planning approval is simply unknown at the moment. The Mackay Regional Council website indicates that average approval times are between 42 and 58 days. We are basing our planning around 3 months from the date of submission (mid July). Some projects have been held up in council for years at this stage – however those projects were far more complex. Continual prayer for a positive and speedy result from council is needed.

Property Development Committee

As mentioned also at the AGM, we have a need to form a separate committee to assist in the administration of the project. Whilst the Church Board still have ultimate accountability for the project, having a small, dedicated subcommittee involved to plan and administer the project will hopefully spread the work over a few more bodies. The members of the group will need to act with both worldly and God’s wisdom and be stewards of God’s funds which have been provided to the project. I (Steve) will be the Board’s representative on this committee.

Two early tasks for this committee will be to formulate a project plan and to commence consultation with each of the various ministries to capture some of the more specific requirements about the building. For example – it would be unwise for us to approve a layout of the kitchen without first consulting those members of the church who use the kitchen as part of their ministry. It is important that we complete this planning work before council approval is received to make sure that there are no holdups in the process from our end.

Prayer Points:

- The speedy approval of the plans in council.
- That the project building costs will be within budget.
- That God will raise up people from the congregation to help in the administration of the project.

Plans go wrong for lack of advice;
many advisers bring success.
— Proverbs 15:22 (NLT)

I ask that you prayerfully consider involvement in this committee. I see no reason why the committee needs to be limited by gender or age. The only prerequisite is a love of God and of His people. If you would like more information including the scope statement for the

committee, please contact me. Also keep in mind that you don’t have to be on a committee to give your feedback and comments on this project – feel free to contact me via email or on 0408 071 771.

Next Update

In the next update, I hope to inform you of the progress of the council application and will give you an idea of how the building project cost will be estimated, including the approval process by the Church.

Yours in Christ

Steven Tye

Steven.Tye@westnet.com.au
0408 071 771.

