

Grapevine

September 2014 / St Mary's Anglican Church



**St Mary's
is a community...
Loving God,
Following Jesus,
Sharing God's love
with all.**

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From Gavin's Desk

Written by Rev. Gavin Ward

We launched a 10 year Vision on 4 May 2014 which is in two parts as follows:-

- (a) Our Vision is that by the end of 2019, St Mary's will have:-**
- 5 congregations, with an average attendance of over 400;
 - turned the first sod for our new building at our 150th Celebration; and
 - re-organised the existing St Mary's building to comfortably seat 150.
 - an online presence that enables anyone to access St Mary's.
- (b) Our Vision is that by the end of 2024, St Mary's will be worshipping in a new building, possibly on the Village Green which:-**
- is multi-purposed;
 - is multi-staged;
 - initially seats 400-500 with a capacity to expand;
 - preserves the existing St Mary's building and Village Green; and
 - is available to Sunbury as a facility for Community use

Let me update you on what has been happening since then and let me begin with part (b).

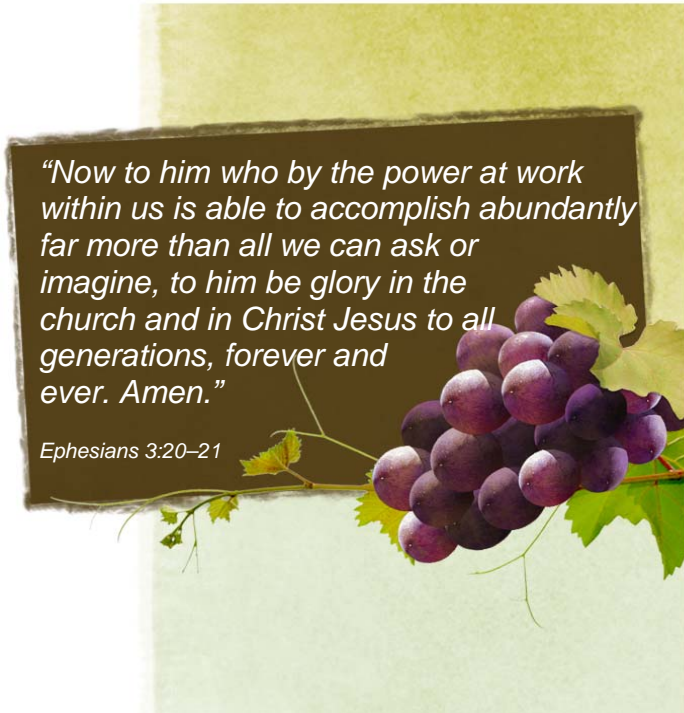
As you can see by the reports and documents in this Grapevine, we have been busy thinking about things.

Continued on page 2...

There is quite a process to go through and we are in the very, very early stages. We have had a couple of meetings with Hume Council planners and Councillors as well as our Archdeacon, Judi Pollard, to brief them on our thinking. We have also sent the reports and initial draft plans to the Diocese and Noel Sprague and I made a presentation at the North Western Regional Council on 18 September. In addition a submission has gone to Archbishop-in-Council for their meeting on 25 September to have an Approved Building Fund established. All this is very preliminary work and we will keep you informed as we proceed.

In regards to part (a), Ken Morgan from the Diocese has conducted a Pathways Training Day for the Mission Action Teams on 9 August. This training was essentially teaching us how to think strategically about what we are doing and how specifically to think about connecting with people in the community by meeting their needs, eventually introducing them to God's love through Jesus. The teams have been busy thinking through the material presented to them and there are plans in place to undertake some specific activities to which everyone will be invited to be involved. The Sing and Soup time is the first of these and we will conduct 3 of them in 2014.

In addition a committee was established to think about the reconfiguration of the St Mary's building to enable more people to be comfortably seated for services. The committee made a couple of great models (thanks Don and Geoff) and everyone was given an opportunity to make comments or suggestions around the building, seating etc. The Committee formalised a report and it was presented to Parish Council at its August meeting with further discussion at its September meeting. Decisions have been made to make the side chapel far more comfortable for people by purchasing some better chairs, fixing the draught under the door and improving the heating there. In the end it will probably end up the most comfortable place to sit at services.



"Now to him who by the power at work within us is able to accomplish abundantly far more than all we can ask or imagine, to him be glory in the church and in Christ Jesus to all generations, forever and ever. Amen."

Ephesians 3:20-21

Other decisions for reconfiguration, including moving the musicians (and piano) up onto the podium, moving the children's area away from the back of the church, providing cushions for all the pews in the main body of the church and conducting services from the podium were approved at September's Parish Council meeting. These changes will begin in October.

My thanks to all who have been working hard on these committees and Mission Action Teams and to all who participated with feedback and ideas about the reconfiguration of our building.

If you have any questions about any of these matters, please don't hesitate to speak with a member of Parish Council.

Let's keep honouring God as we take these steps, following the Vision he has set before us.



Building Committee Report- Noel Sprague

The building Committee- made up of Noel Sprague, Benjamin Clements, Peter Jones, Alan Phillips, and Phil Stacy has met on 4 occasions during 2013 /14 and developed a strategy for release for comment to move forward in consideration of St Mary's 10 year Vision.

This report is for circulation to parishioners for comment and feedback.

Our Vision is that by the end of 2024, St Mary's will be worshipping in a new building, possibly on the Village Green which:-

- is multi-purposed;
- is multi-staged;
- initially seats 400-500 with a capacity to expand dependent upon availability of car parking spaces;
- preserves the existing St Mary's building and Village Green; and
- is available to Sunbury as a facility for Community use.

" As we connect with people our space and building problems will increase and we will need to provide appropriate facilities for God's work in this area. Our 10 Year Vision is therefore to be worshipping in a new building which may have an initial seating capacity of somewhere between 400-500 people. The building will be multi-purposed so that it incorporates offices, meeting rooms, an auditorium and a potential cafe. This would enable flexibility for a range of outreach and community facilities. The building could quickly become a hub of activity for the Community of Sunbury for a variety of groups from children's activities to young parents to retirees. The building will be multi-staged- that is so that it can be added to in later stages as needs be."



Search for suitable land in 2013.

In mid-January 2013, Phil Stacy looked around the town for any land that may be available as a green field site for a new church. He visited Raine & Horne to speak with Albert Rizk who he has dealt with in the past. Here are some points raised & discussed.

- The land to the south along Vineyard Rd is owned by the farmer whose name is 'Mr Tom Millett'.
- He has earmarked 5 acres of land to the south of Mitchell Lane for a new Catholic school.
- Mr Millett's daughter Catherine works for the real estate company Brad Teal Real. They are developing the land in the new industrial area east of Vineyard Rd & south of the present Bunnings.
- The land opposite Bunnings where De Zurich used to be is now owned by Bunnings & they will be building a second store on that site (in addition to the other store across the street) once the Masters Home Improvements store is built. This has been completed.
- All the land to the south of the Bunnings, Masters Store is or will be zoned commercial & would have fewer restrictions for buildings & car parks etc.
- Land on the other side of Vineyard Rd south of Mitchell Lane is zoned residential, with tougher planning requirements.
- The spare block where the Bus lines workshop used to be in Horne St is free of environmental issues & is owned by an Italian man. This went to auction 2 years ago but was withdrawn the day before the auction. Albert thought it would have sold then for around \$1.3 Mil +.
- He thought that any parcel of land of about 2,000 sq meters in the immediate centre of town would go for at least \$1.5 Mil +.
- He mentioned the land on the corner of Macedon Street & Jackson St (opposite the Catholic Ch) is available and is the range of 2,000 s/m.



Since then, Catherine Callahan, the branch manager of Brad Teal Real estate & daughter of Mr Millet & owner of all the vacant farmland south of Mitchells Lane on both sides of Vineyard Road has been contacted.

- Brad Teal Real Estate is developing all the land south & either side of Vineyard Road, south of the present Bunnings store.
- Over the next couple of years, Elizabeth Drive will be extended south from Mitchells Lane & eventually join Vineyard Rd adjacent to where Harpers Creek crosses Vineyard Rd.
- Within a couple of years, there will be a new Big W store built on the North West corner of this new junction, opposite the new Masters store on the site currently being levelled on the eastern side of Vineyard Rd.

They showed us a number of sites they will be developing in the Elizabeth Dr/ Vineyard Rd area, namely,

- The southwest corner of the junction of Mitchells Lane & the new Elizabeth Dr. This is relatively flat area and will be next to a proposed new Catholic school site. This could have good connections for use of shared parking and their use of our multi-function auditorium etc.
- Another area is where Elizabeth Dr will bend from its southerly direction to the left, towards the junction with Vineyard Rd. This again is relatively level & has parkland on two sides.
- Another area is opposite the new Masters Store & diagonally opposite the proposed Big W, on the southern side of the new proposed Devery Road. This site may need some building up above the 100 year + .6 Meter flood level along its southerly side bounding the continuation of Harpers CK.

- There is a site on top of the hill (to the East of the Vineyard Rd cutting) south of Bunnings where the old ruined blue stone granary is situated. This would be a difficult site to build on but would have great visual impact.
- The developer would expect to value this land in a fully developed state at about \$300/ sq. meter. As we would require at least 2 hectares, these blocks of land would be in the region of \$6,000,000. As we would not need quite the same amount of infrastructure as fully serviced home lots, the cost may be lower.
- The Old Bunnings Store may be available to purchase as a new worship centre

The land previously mentioned on the corner of Macedon Street & Jackson St (opposite the Catholic Ch) is available for about \$2.8 Mil but may be less than the 2,000 s/m we require. Finding adequate parking would be a problem on this site.

Glyn Crawford Colliers Real Estate was also contacted. They are managing the sale of three 4 + hectares of land roughly bounded by Mitchell s Lane, Wilson Lane and Gap road northwest along Gap Rd from the Wilson Lane round about. This parcel of land is over 12 hectares & Glyn did not think the three owners would sell off 2 hectares at this point, as they would want to sell the entire parcel of land to one developer. This is a possibility but would be on the edge of town for some time to come.

We understand that Dr Keskevich owns approximately 40 hectares of land of opposite these Gap Rd blocks, going up the hill towards & bounding Reservoir Rd. He may be developing this or be open to the sale of 2 hectares sometime in the future. This land is increasingly steep as it nears Reservoir Rd and Mt Lion and is on the edge of town.

This is where enquires regarding vacant land stand now. We have not investigated land at Diggers Rest, but this is an option for future research if the need arises.

Building Committee Recommendation

The committee feels that the high cost of land in addition to the cost of a new building would be difficult to fund requiring funds in the vicinity of \$5M to complete. For this reason the committee have been investigating the possibility of locating another church building on the village green adjacent to the existing church. This option would require the removal of the parish house so as not to encroach onto the village green excessively.

To this end we have approached the Hume council to determine their support for this proposal. Henry Dong Town Planner for Hume was contacted and attended a meeting on the site, where the proposed building was discussed. Henry has indicated that the proposal would require extensive car parking to receive council approval. In addition a meeting of our local councillors was arranged and Ann Potter attended and indicated her support in principle for the building, she also mentioned parking requirements. Jack Ogilvy and Jack Medcraft have also been contacted to determine their position. They both highlighted the need for adequate carparking.

Three concept designs have been produced at this stage to enable the committee to demonstrate the impact on the Village Green, we have not finalised any design or agreed on a concept. These have been conservatively priced at around \$3M.

The Diocese has been contacted with the view to obtaining support for the project. There is much documentation and planning and consultation to be undertaken prior to any work beginning.

The process will take time to achieve, the vision outlines a 10 year timeframe and it is the building committee's hope this can be achieved. Please talk to a warden or building committee member if you have any feedback or suggestions.

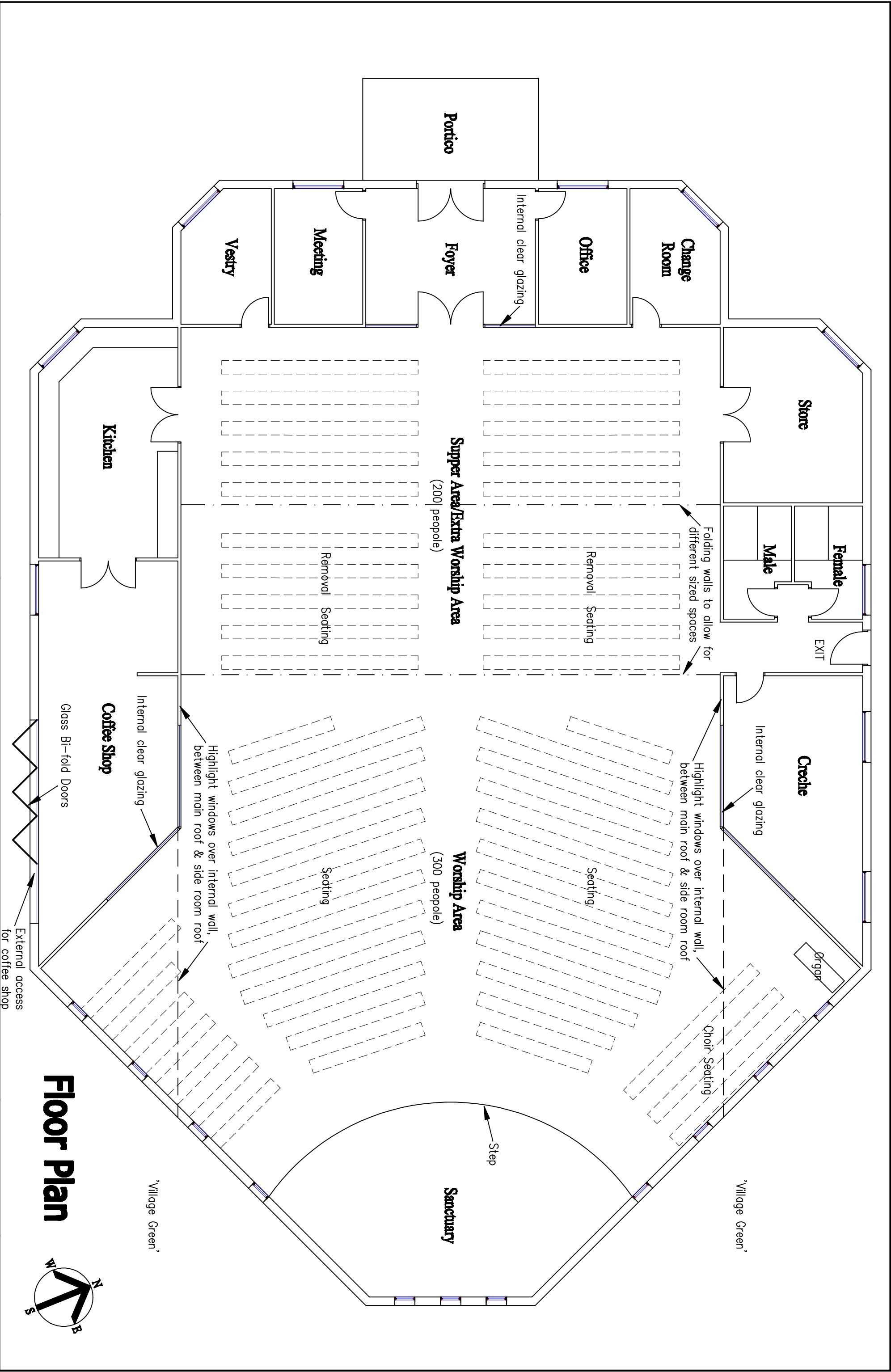
The obvious one is how will we fund such an ambitious building program. To this extent a finance committee has met to discuss options. We have been able to clear our debts on the Vicarage loan with much thanks to the Telford bequest. This places us in a stronger financial footing for the planned building works.



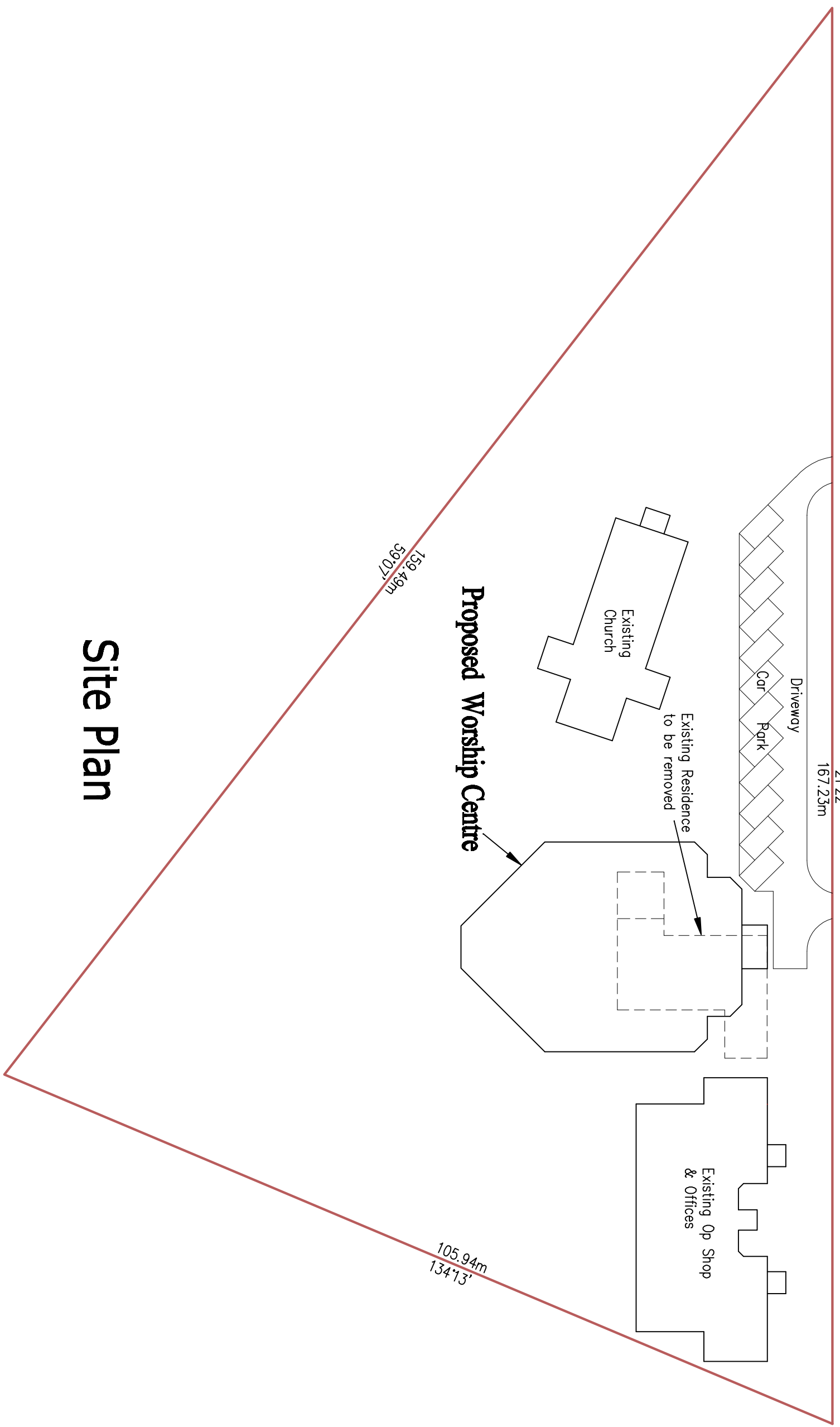
Concept Designs

The following pages contain concept designs prepared by "Vibrancy Designs" (Benjamin Clements) and Caddick Designs. As detailed in the Building committee report, *"the three concept designs have been produced at this stage to enable the committee to demonstrate the impact on the Village Green, we have not finalised any design or agreed a concept"*.

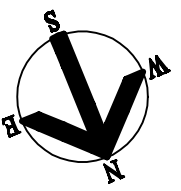
Any comments and/or feedback regarding the concept designs should be addressed to the Building Committee in writing and sent via email to admin@stmarysanglican.org.au and they will be passed on to the Building Committee, or you can discuss them in person with any members of the Building Committee- Noel Sprague, Benjamin Clements, Peter Jones , Alan Phillips or Phil Stacy.



O'Shanassy Street



Site Plan



DO NOT SCALE FROM DRAWINGS.
Written dimensions take preference. Drawings are to be read in conjunction with specifications and other subconsultants documents that relate to these drawings. This design and drawing is the property of Coddick Designs and copyright laws apply, drawings must not be used, copied or reproduced wholly or in part without written permission.



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**Proposed New Worship Area
at O'Shanassy Street, Sunbury.
for St. Marys Anglican Church**

Scale – 1: 500
Date – 18/4/2013
Amnd –
Areas –

Project No. **1232**
Sheet No. **2 of 2**



St Mary's Redevelopment Concept

Prepared for: St Mary's Building Committee

Prepared by: Benjamin Clements, Vibrancy Design

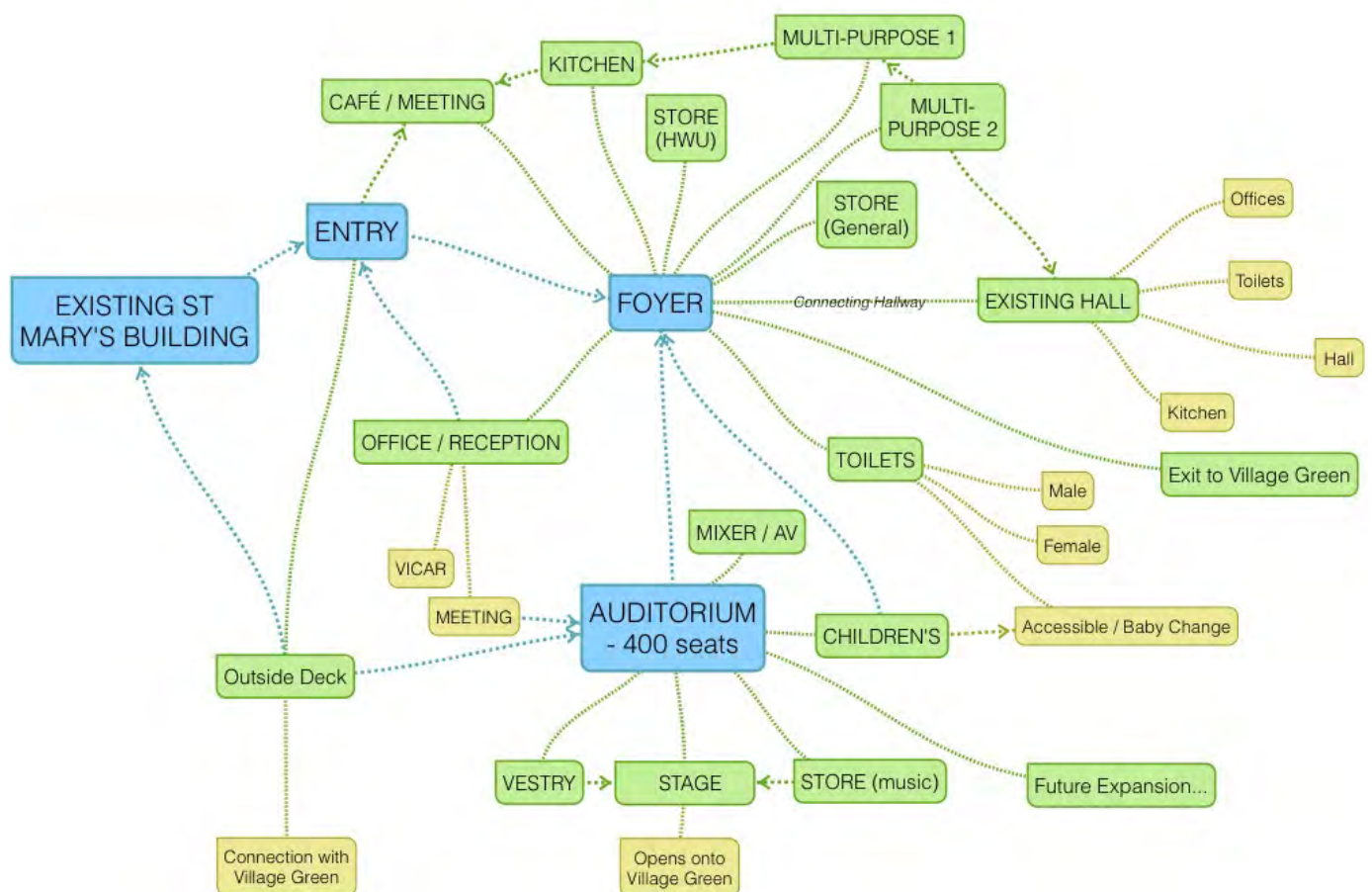
17 June 2014

Project No: 2014-03 ST MARYS BUILD

St Mary's 10 Year Vision

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POTENTIAL CONNECTIONS BETWEEN SPACES



Initial Briefed Facility Requirements

Extract from 2014 Vision. Some key features of the building will be:-

- It may or may not be built on the Village Green (we will be exploring options with the Hume Council over the next six months);
- If it's on the Village Green – it's planned that the new building have large windows which open onto the existing St Mary's building (which will remain) and the Village Green;
- If it's on a new site, the existing St Mary's building will remain to be used for various services, including weddings, funerals and possibly even some form of weekly service etc; and
- Any new building be made available for the Community of Sunbury for community purposes, as we are able.

Current Church Attendance

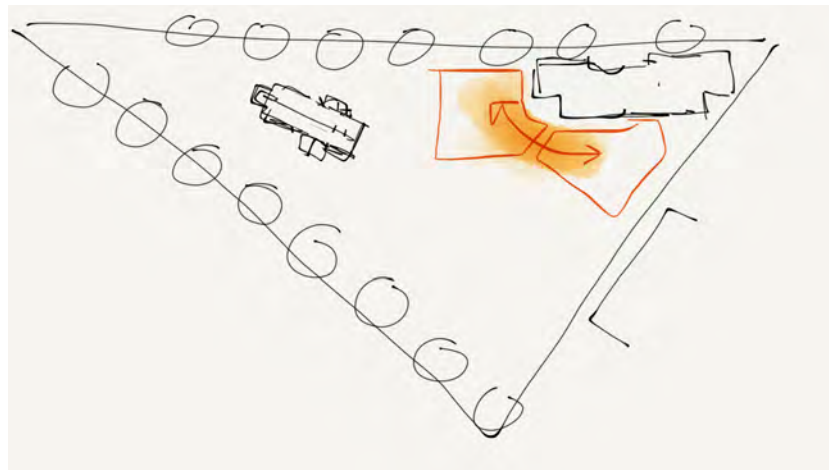
According to figures provided at Newcomer's Lunch 15/06/14:

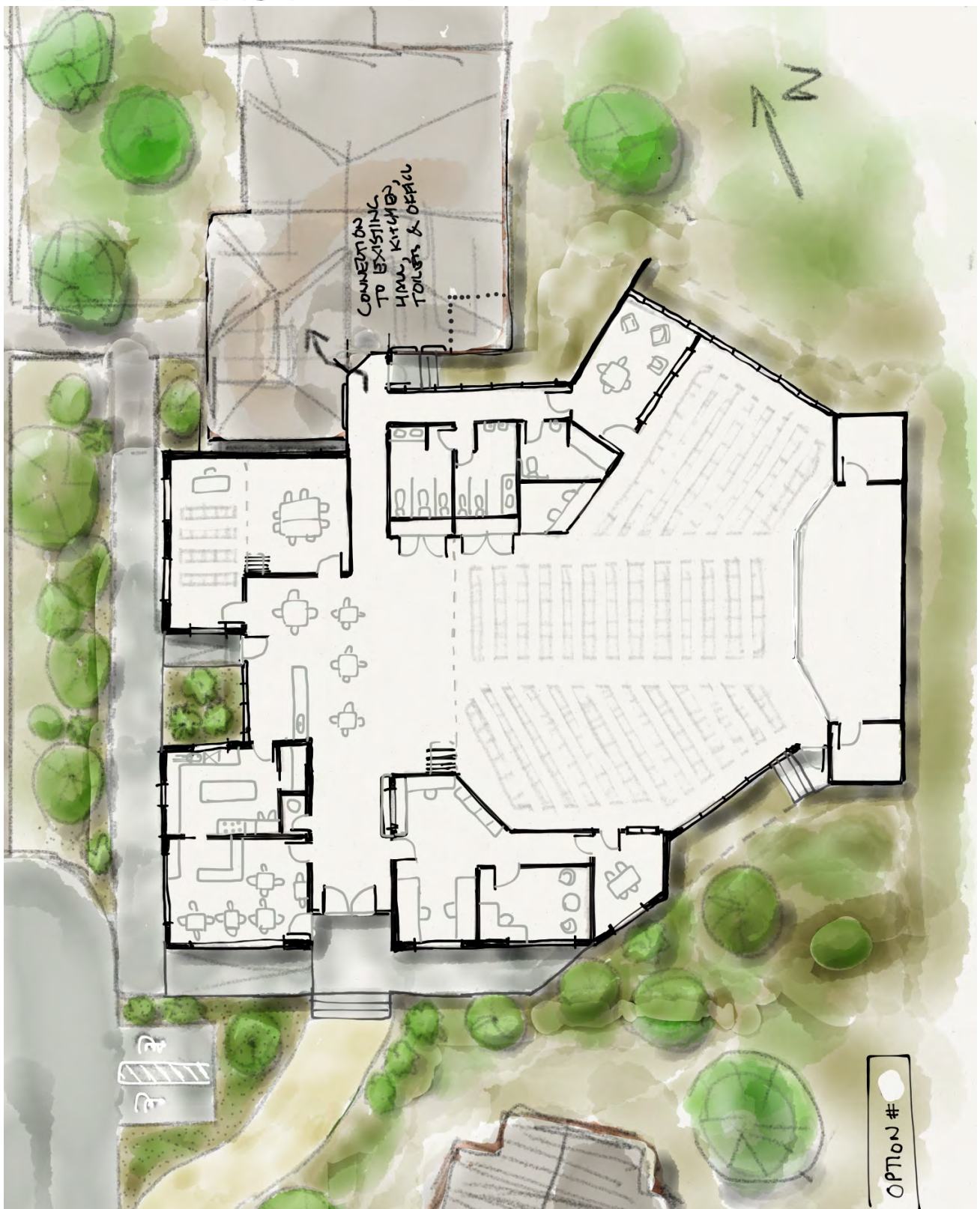
- Sunday 8:30 - 60 attendees average
- Sunday 10:30 - 80 attendees average
- Sunday 7:30 (monthly) - 50-60 attendees average
- Wednesday 10:00 - 25 attendees average

Potential challenges with new build and areas of consideration

Several factors or requirements which may have to be met with development of this new facility:

- Number of on-site car park spaces will likely be determined by operational capacity of new facility. I.e: more capacity, more car park spaces.
- Consideration of how any new development will impact/engage with public events on Village Green: Carols service, Good Friday service, etc.
- Direct/Indirect connections with existing facilities. Hall/Offices Building, Church Building.
- Consideration of site levels for DDA (AS1428) compliance (disabled access).
- What should the seated capacity of the main auditorium area be?
- Project budget and balance between quality and quantity.
- Determining level of lay access to facility. Eg: removable ceiling panels for future Audio Visual cabling vs plasterboard ceilings.
- Whether the new facility should look like a church or a multifunction centre or a gymnasium.
- Exploring the concept of an on-site café: would this be run by parishioners or external personnel, level of access to church kitchen, foyer and amenities.
- Future expansion options: further onto Village Green or into Existing Hall building?
- How we obtain feedback from parish and how decisions are communicated.





Initial Concept Plan

