



'A Time to Build' – Newsletter

SEPTEMBER 2009



Welcome to the second of a new series of newsletters about our property development plans. We look forward to sharing our news and activities with you from time to time.

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Information Exchange meetings

Two information exchange meetings were held on 24th and 25th June. A total of about 93 people attended. At each meeting, three presentations were made.

The Rector outlined the need for our property redevelopment and the process followed over the last 4 years.

The Treasurer outlined the proposed financial plan for funding the project which involves selling some assets, borrowing money from a bank and by parishioners committing to a program of sacrificial giving.

The Rector then outlined the process for the future:

1. Further newsletters, consultation and discussion
2. To investigate the potential to develop or sell the Edward St land to raise funds for the project.

Although the architect's plans at this stage are still a concept plan with little real detail, most of the discussion revolved around the plan and design. A summary of the main comments and discussion follows:

◆ Size of the new hall:

Although it would cost another \$300,000 approx. many people were of the view that we should revert to the larger plan as presented to the Vestry meeting in March 2008. Opinions expressed were that we should step out in faith, providing for the future and not just our immediate needs.

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Information Exchange feedback - (continued)

- ◆ **Storage:**
We need to ensure there is plenty of storage space in the final design
- ◆ **Location of kitchen and toilets:**
Numerous views expressed. A special committee will be established to investigate and consider the kitchen layout
- ◆ **Parking:**
Many suggestions: from using Woolworths to providing underground parking. – In reality a traffic management report will be required to be submitted with the DA.
- ◆ **Removal of Cemetery:**
This has been considered, but it is very difficult to achieve
- ◆ **Cost:**
Various opinions expressed from the ethical issues of spending the money on buildings, to stepping out in faith and the fact that the cost will never be cheaper than it is today
- ◆ **Other issues discussed included:**
 - ◇ Location of the play area
 - ◇ Access issues
 - ◇ Office space
 - ◇ Diocesan issues
 - ◇ Accommodation during construction
 - ◇ Heritage issues
 - ◇ Tree removal
 - ◇ Growth and demographics of the community and congregation
 - ◇ Funding
 - ◇ Current & future needs – Children/youth/seniors
 - ◇ Include parent's room – bookshop – under-floor storage
 - ◇ Possible tours of other churches' redevelopments

*Step out in faith.
The cost will never be less
than it is today.*

Where appropriate, this feedback will be referred to the architect.

The Edward Street Land

A few weeks ago, the Rector and representatives of Parish Council had an informal meeting with a town planner and engineer at the Shire Council to discuss options which may be open to us for the use of the Edward Street land.

The land in question has an area of 6,298 sq m. It is on a separate title deed to the rest of the church land and it is zoned for residential use. Although it may be possible to obtain approval for limited other uses, the council representatives indicated the most likely approval would be for subdivision into three residential allotments.

It may be possible for the church to undertake such a subdivision which would allow us to sell two allotments and retain one. The church could then build a house on the allotment retained to replace 82 Bowral Street which we already have Diocesan approval to sell.

Parish Council has given approval to seek authority from the Diocese to proceed on this basis. If authority is given, this will be brought to a church meeting before any final decision is made.

What will we get for the money?

The cost of the redevelopment was estimated at about \$3 million and if we revert to the larger plan, this could increase to about \$3.3 million. This may seem to many, to be a very large amount of money. However, we need to consider what we would be getting for this expenditure. In reality it is quite extensive and includes the following:

- ◆ A new main multipurpose hall with seating for 250 people, with the option to open a removable wall to an adjoining new hall with seating for a further 100 people
- ◆ A dedicated, purpose built children's and youth hall with wet area facilities, kitchenette and children's toilets
- ◆ An adjoining verandah and play area with facilities meeting modern safety standards
- ◆ A much larger and up-to-date kitchen
- ◆ A new fellowship meeting room
- ◆ A new open lounge which would become the focal meeting and gathering space
- ◆ A new reception area with office and photocopy room
- ◆ 3 new ministers' offices/interview rooms
- ◆ A new entry foyer providing undercover vehicle drop off and pick up with wheelchair access
- ◆ The existing heritage hall and office will be refurbished, providing a small hall and 2 meeting rooms
- ◆ A completely new toilet area with disabled toilet facilities
- ◆ Additional storage facilities
- ◆ Fencing around the cemetery precinct
- ◆ Parking for up to 90 cars
- ◆ Revised vehicle access across the Bendooley Street frontage to provide for weddings and funerals
- ◆ Landscaping to much of the land, but in particular to the area between the church building and the Rectory, providing level pedestrian and wheelchair access to the church building
- ◆ Proper drainage as required by council
- ◆ All designed to meet council requirements of and respecting the heritage value of the property.



While this is an extensive list, it does not cover every detail. However, it shows that we are getting far more than just a new hall and that it will indeed provide facilities to match our ministry for the next 30 to 40 years.

Donations.

All donations to the building fund of \$2 or more are tax deductible.

At the time of publication, we already have \$120,054 in the building funds.

As has been indicated previously, we will be launching a major fund raising campaign early next year, when our parishioners will have the opportunity to commit to giving to the building program. However, should you wish to make a donation to the building fund now, this can be done as follows.

Write out your cheque made payable to: "The St Jude's Christian Education Centre Building Fund". Place it in an envelope together with details of your name & address for receipt purposes and send it to:

The Public Officer,
The St Jude's Christian Education Centre Building Fund,
34 Bendooley St,
Bowral NSW 2576.

Donations can be posted, placed in the Offertory or left at the church office.

Q & A

- Q.** The concept plan presented by the architect appears to have different floor levels. How will this impact the use of the buildings and can this be explained?
- A.** The plans do show 3 different floor levels. The areas involved are:
The church building and most of the new building will all be on the same level.
The proposal is to lower the floors to the existing kitchen and middle hall to the same level.
The old front hall remains as it is which is 76.5cms higher than the church and new building. The plan provides for 5 steps up to this level.
At the eastern end of the new building, the land falls away from the levels close to Bendooley Street. It is therefore expedient to have a floor level that is at an appropriate level relative to the land. This means that the dedicated children's area only will be at a lower level.
- Q.** Can the floor plan configuration be changed?
- A.** Yes. The plans presented are at a concept stage only. Any variation that will improve the usage and functionality can be put to the architect before detailed plans and drawings are undertaken.

There will be more Q & A in future newsletters.

Dates to remember

<p>Bible Fellowship Group visits. It is planned to have a visitor call on each Bible Fellowship group with a presentation about the redevelopment project. This will be a further opportunity to be informed about the proposal.</p>	<p>During the month of October.</p>
<p>Extra-ordinary General Meeting of Parishioners. A proposal will be put to the meeting regarding the potential sale of property and to proceed with the planned redevelopment. This will be an in principle proposal, subject to various approvals. (at the Parish Hall)</p>	<p>Sunday 8th Nov. 2009 11:30 a.m.</p>
<p>The launch of our major fund raising effort. The launch will cover a period of time and include: A series of sermons on our response to God's Love and Grace The distribution of information packs A combined service of celebration and commitment.</p>	<p>Commencing on Sunday, 31st January 2010.</p>



Find out more

Check out our web site for the latest information about St Jude's and the redevelopment plans.
www.bowralanglican.org.au