

FACILITIES MASTER PLAN
RELATING TO CURRENT PROPERTY ASSETS

PART A - REPORT

FOR

THE CATHOLIC PARISH OF IVANHOE

REV JOHN CUNNINGHAM PP

AND

THE PARISH LEADERSHIP TEAM

REPRESENTING THE COMMUNITIES OF ST BERNADETTE'S, MARY IMMACULATE
AND MOTHER OF GOD

DECEMBER 2008

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1.0 INTRODUCTION

1.1 CONTEXT OF THIS REPORT

The Catholic Parish of Ivanhoe commissioned FPPV Pty Ltd, Architects in July, 2008 to undertake a Facilities Master Plan relating to Parish property assets.

The Parish has considerable land and building assets located in the three original parish localities of Ivanhoe West, Ivanhoe and Ivanhoe East.

The Parish wishes to move forward into the future with a clear vision and strategy. It is currently undertaking a Parish Master Plan which will focus on the future of the Parish, embracing many aspects of parish life. These considerations include the welfare of it's priests, parishioners, older persons, families, youth and it's children. Other aspects of parish life being considered include worship, faith development, pastoral care and education.

Allied to these considerations is a review of parish property and building assets. The Parish wishes to identify how best to utilise parish assets for the welfare of all. This entails an overview of all parish properties and buildings, their present use and relevance, their condition and maintenance implications. It seeks ideas as to how property assets might be put to better or different uses. It wishes to identify opportunities for the redevelopment of selected properties.

It has therefore sought the services of a professional organisation, suitably experienced in strategic property planning and building design, to undertake an objective study of its property assets. FPPV Architects has been engaged to undertake this 'Facilities Master Plan' which will form a part of an overall 'Parish Master Plan' being undertaken by the Parish Priest and Parish Leadership Team.

1.2 BACKGROUND

The Catholic Parish of Ivanhoe was formed as a 'cluster parish' in September, 2005 by combining the communities of St Bernadette's, West Ivanhoe, Mary Immaculate, Ivanhoe and Mother of God, East Ivanhoe.

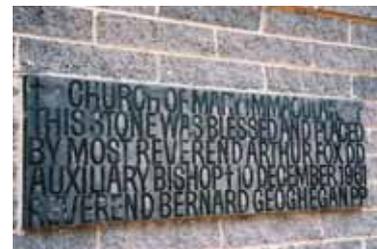
Whilst the Parish has considerable property and building assets, it has little in the way of cash or investments. Substantial funds will be required to enable the Parish to carry out the necessary maintenance and building works on such a large property portfolio into the future.

The Parish Priest Rev John Cunningham and the Parish Leadership Team have identified the probable need to undertake building works and make property asset determinations in an effort to unify the Parish and to rationalise its facilities and asset holdings. Questions such as the establishment or otherwise of the primary Mass Centre have been in the forefront of parish considerations.

It is clear that Fr John and the Parish will have to make some hard decisions in the best interests of the present and future Parishioners. It is incumbent

1.2 BACKGROUND (cont'd)

upon them to consider appropriate strategies affecting the changes which will serve the Parish effectively for a long time to come. Far-sighted decisions must be reached. This can be achieved after careful and open consideration of the issues and decisive action.





2.0 BRIEF AND SCOPE OF REPORT

2.1 EVOLUTION OF THE BRIEF

Throughout the course of several meetings with Fr Cunningham and the Executive of the Parish Leadership Team the 'Brief' for this 'Facilities Master Plan' has emerged. The following words attempt to encapsulate the essence of the brief along with essential background information.

2.2 SUMMARY OF PARISH ASSETS AND CURRENT USES OVERVIEW

The Parish currently operates from three localities at Ivanhoe West, Ivanhoe and Ivanhoe East.

St Bernadette's Ivanhoe West facilities are located on 3 No. sites:

One site contains a large brick church, a single storey brick veneer presbytery including lock-up garage, associated carport and brick outbuilding, a 2-storey brick convent building and a single storey steel-clad relocatable-style community building containing meeting rooms. The site provides significant outdoor space some of which is used as car parking area for the primary school teachers and churchgoers.

One site contains a brick-clad primary school and a parish assembly hall.

One site has 4 No. 'en tout cas' tennis courts and a derelict timber-clad pavilion. Water restrictions have limited the use of these courts to 2 No. The remaining two are in poor condition and require refurbishment.

The Korean Catholic Community has a significant presence in the parish. A Korean priest, Fr Maria Joseph Yoon, lives in the presbytery. Korean Catholics from all over Melbourne form a community and celebrate mass each Sunday at St Bernadette's church. Their Sunday activities consist of religious education classes for around 125, luncheon for around 250 and mass. The community uses space for its Sunday classes in the parish hall at the primary school, the community meeting-rooms building, the presbytery and the convent building. Parish facilities are also used throughout the week for meetings and the church for some masses.

Fr Len Thomas also lives at the presbytery. Fr Len's current ministry involves pastoral care of the intellectually impaired community.

The convent building is currently occupied by a small community of students and two elderly Christian brothers.

Mary Immaculate Ivanhoe's facilities are located on 2 No. sites:

One site contains a large concrete block church and a large single storey concrete block parish centre building comprising a former presbytery, housekeepers flat, lock-up garage and large meeting room. At the rear of



2.2 SUMMARY OF PARISH ASSETS AND CURRENT USES OVERVIEW (cont'd)

the parish centre is an outbuilding which provides toilets for the church. The external area around the church and between the church and parish centre is mostly paved and provides parking for 43 No. cars. The parish centre building is the headquarters for parish administration.

One site contain a brick and brick-clad primary school. This site is remote from the church and parish centre being around 150 -200 metres walking distance away.

Mother of God Ivanhoe East's facilities are located on 3 No. sites:

These three sites are close together and are separated only by a street width.

One site contains a large silica-lime brick-clad church.

One site contains a brick presbytery which is occupied by Fr John Cunningham the Parish Priest.

One site contain a small primary school of mixed construction. Alterations and additions to the value of around \$1m are expected to begin sometime in the New Year (2009).

2.3 THE TASK AND SCOPE

The Parish Priest and Parish Leadership Team are seeking a 'Facilities Master Plan' from a professional architectural organisation to provide objective reporting, opinions and recommendations concerning parish property and building assets. The Facilities Master Plan is to include:

- General overview of all property holdings and parish assets in the light of present and possible future needs
- Commentary on existing conditions and facilities uses
- Consideration stakeholder interests
- Condition of buildings and future maintenance needs
- Future redevelopment opportunities
- Opportunities to raise capital or income streams from parish assets
- Possible rationalisation of worship venues in the light of future maintenance and upkeep
- Recommendations of property and asset utilisation for consideration by the Parish Leadership Team

2.4 CHURCH OF THE FUTURE AND THE ENVIRONMENT

FPPV believe that this report and it's recommendations should attempt to consider the manner in which the Catholic Parish of Ivanhoe of the future may reach out and bear witness to the wider community in terms of faith and social responsibility. It must also consider it's obligations to the wider community with respect to the environment and the consumption of resources. Additionally, all future works must comply with relevant legislation for disability access and the Disability Discrimination Act.



3.0 ST BERNADETTE'S - IVANHOE WEST

3.1 PREAMBLE

Please refer to Section 2.2 for an overview regarding the property and building assets at St Bernadette's.

Drawings presented with this Report (Part B) have two main origins:

- those which have been prepared by FPPV using information from old drawings, where available, and some on-site check measurements. These drawings are not purported to be accurate but should be adequate to illustrate important relationships and general plan layout. They should not be scaled and any electronic version should not be used as base drawings, particularly for construction drawings.
- those which have been provided by the School Principal for the primary school

3.2 THE PRIMARY SCHOOL SITE AND PRIMARY SCHOOL

St Bernadette's Primary School is located on an L-shaped site, largely fronting Stanley Street but with minor frontages to Ford Street and Fairway Street. Except for the church site on the opposite side of Stanley Street the surrounding area is residential.

The school currently has 159 enrolments from Prep to Grade 6. In 2009 there are expected to be 179 enrolments and the school will begin a new Pre-Prep class.

The Parish Hall on the site is used by the school and occasionally by the two other primary schools. It is also used by the parish and the Korean community. The building was opened in 1969 as a School Assembly Hall. It is a basic building and requires re-roofing. FPPV has been advised that a quotation or estimate for a new roof is around \$85,000. As this is a large sum, the medium/long term viability of the hall is considered by the parish as problematic.

The pre-fab community meeting building on the church site is used by the school for before school and after school care.

The general condition of the school buildings is considered 'good' – refer to the 'Survey of School Facilities' St Bernadette's 2008 in Appendix A. Plans and photographs of the school are contained within Part B of the Facilities Master Plan.

The teaching spaces at the school are generally in the form of cellular individual classrooms. Contemporary open and flexible teaching spaces promoting creative learning experiences, do not appear to exist.

The Parish considers this small primary school to be very well run, is popular and successful and is likely to remain viable into the foreseeable future.



3.2 THE PRIMARY SCHOOL SITE AND PRIMARY SCHOOL (cont'd)

St Bernadette's primary school is much better placed than the other two parish schools because it has room for further development, with the potential to have future facilities on the church site opposite. There is potential for the school to become a two-stream school in all primary grades.

3.3 THE CHURCH SITE

There are several stakeholders with a particular interest in this site:

- The parish and parishioners generally
- The primary school
- The Korean community
- The Christian brothers and community occupying the convent building
- Fr Len Thomas who lives in the presbytery

The church site is large and has wide frontages to Bond Street and to Stanley Street. Refer to site plans and photographs in Part B. The property has a number of significant trees, the area fronting Bond Street is extensively grassed, it has limited landscaping and a network of paved pathways links the buildings.

The site is suitable for considerable creative redevelopment.

3.4 THE CHURCH

The church was designed by Robert Ellis, Architect and was opened on 3 December, 1961. It's design predated Vatican 2 and the nave is long and narrow. It's approximate capacity is 350-370. It is probably the best of the three parish churches in terms of architecture, ambience, quality of construction and general condition. It's general form is elegant, it boasts a copper roof and is well detailed. As with many churches it is 'introverted' in character with solid timber doors; it does not invite the passer-by in.

Mass is held in the church on a Saturday night for the general community (100-120 in attendance). Sunday mass is held essentially for the Korean community (large attendances). A weekday mass is held for the primary school children on a rotational class basis. The Korean community utilise the church for some evening weekday masses.

The Korean community in their own 'Master Plan' (mid-term plan) would like to see some renovation of the church including:

- modification of Narthex to form an infant room and amenities for families with young children
- fixing roof leaks
- a new spot light
- a new sound system
- decrease distance between the altar and the front row of seats
- improve heating and cooling



3.3 THE CHURCH (cont'd)

No conditions report has been undertaken by FPPV however, a general visual impression suggests that the building is in reasonably sound condition with some brickwork cracking evident. Otherwise knowledge of it's condition and defects is anecdotal (eg. Korean community points listed above).

FPPV believes that the church lends itself to considerable improvement and enlargement; however the essential architecture needs to be respected. Any alterations and additions need to be carried out sensitively and creatively by a suitably experienced architect.

3.5 THE PRESBYTERY

This is a fairly large brick-veneer structure with a flat metal deck roof and overhanging eaves. It's planning and design is poor. Amenity or pleasantness is lacking. However the building lends itself to limited replanning and renovation should it be retained into the future.

No conditions report has been undertaken by FPPV however a general visual impression suggests that the building is in reasonably sound condition. However, the roof collects considerable debris from the surrounding trees. This has resulted in deterioration of rainwater goods and the eaves (soffit) lining. The roof should be inspected. Obvious immediate works should include replacement of gutters, possibly downpipes, and soffit lining. The external painted elements should be thoroughly repainted.

Currently the Korean Priest Fr Maria Joseph and Fr Len live in the building. The Korean community have over the last six years had an increasing presence and use of the building.

The Korean community in their own 'Master Plan' (short-term plan) and as part of their top priority, would like to see some modification of the presbytery, including:

- conversion of lock-up garage into a community office and meeting room
- the construction of a two car carport at the north end of the presbytery for the priests cars

FPPV can envisage issues and difficulties for the stakeholders in the mixed use of the presbytery building. The short term plan of the Korean community suggests a somewhat 'ad hoc' approach to the provision of their needs. The stakeholders might be better served by a more decisive, more permanent, 'clean-cut' arrangement – refer 3.9 Opportunities and Options.

3.6 THE COMMUNITY BUILDING

This single storey steel-clad relocatable - style building community building contains 2 separate meeting rooms, a kitchen and toilets. It is located at the rear of the presbytery and is readily accessible by the primary school for before and after school care.



3.6 THE COMMUNITY BUILDING (cont'd)

It is convenient for parish use as well. It is used by the Korean community for meetings and for religious education classes on Sundays.

The building has limitations in terms of its relatively small spaces, its inability to expand and link the spaces (flexibility), general lack of facilities and storage. It is relatively unsuitable for formal gatherings.

Its existence into the future should be questioned. Its existence should be reviewed in the light of a master plan for the site generally.

3.7 THE CONVENT BUILDING

This is a very large two-storey load-bearing brick structure, with internal masonry walls both load-bearing and non-load bearing. The upper level has a suspended concrete floor. It has a flat metal deck roof and overhanging eaves. It has a narrow two-storey high chapel space. It was reconfigured as a student housing facility in the 1990's. Its planning is very basic with a central corridor and rooms of various sizes either side. It is an introverted building with an unwelcoming front entry. Amenity or pleasantness is lacking. However the building lends itself to considerable improvement with creative modification of its internal planning, appropriate additions and general renovation.

No conditions report has been undertaken by FPPV however a general visual impression and anecdotal comment by others, suggests that the building is in reasonably sound condition. However, the roof collects considerable debris from the surrounding trees. This has resulted in deterioration of rainwater goods and the eaves (soffit) lining. It is understood that the roof sheeting has been replaced, however FPPV recommend that the roof should be further inspected. Obvious immediate works should include replacement of gutters, possibly downpipes, and soffit lining. Any external painted elements should be thoroughly repainted.

The convent building is currently occupied by a small community of students and two elderly Christian brothers. The Korean community has recently negotiated the use of chapel space for Sunday religious education classes.

The Korean community in their own 'Master Plan' (mid-term plan) would like to use this chapel space for daily mass and prayers, not as a classroom.

FPPV can envisage possible issues and difficulties for the stakeholders in the mixed use of the convent building. The stakeholders might be better served by a more decisive, more permanent, 'clean-cut' arrangement – refer 3.9 Opportunities and Options.

3.8 THE TENNIS COURTS SITE

This is a large rectangular site of 3,574m², orientated north/south, with a frontage to Ford Street.

A partially paved right-of-way runs along its east boundary discharging to both Ford Street, at the south end and Bond Street at the north end.

It is located in a pleasant residential area and its Town Planning zoning is Residential 1. A 10-unit housing development, facing Bond Street, abuts the site to the north.

The subject site has 4 No. 'en tout cas' tennis courts and a derelict timber-clad pavilion. In recent times water restrictions have limited the use of these courts to 2 No. The remaining two are in poor condition and require refurbishment.

The site would be ideal for a quality low-level residential development.



CONCEPT FOR RETIREMENT VILLAGE



3.9 OPPORTUNITIES AND OPTIONS AT ST BERNADETTE'S

ITEM NO.	OPPORTUNITY OR OPTION	REMARKS*
1	<p>The Primary School site</p> <p>Demolition of the old Parish Assembly Hall and replacement with contemporary creative learning facilities based on current education philosophy.</p> <p>Timing needs to be considered in relation to the construction of a new hall facility on the Church site.</p>	<p>This option is an alternative to the reroofing the hall at the approximate cost of \$85,000. This level of expenditure would probably increase the likelihood of retaining this basic facility when the money might be put to better use when considering the longer term view.</p>
2	<p>Redevelopment of the Church site Option A – short term plan</p> <ul style="list-style-type: none"> Retain the relocatable Community Building for the time being Move the community, currently occupying the Convent building, into the Presbytery after Fr Len decides he wishes to move elsewhere Move the Korean community as well as the Korean priest into the Convent building 	<p>Refer to Part B - Drawings</p> <p>Undertake minor modifications to the Presbytery building as well as maintenance works and repainting.</p> <p>The Convent building could be modified to create a proper apartment for the priest, along with the creation of larger spaces for classes. Additions could be constructed to both levels to form a better formal entry at ground floor level with a generous assembly space over. The rear backyard could be beautifully developed for social events with direct connection from the kitchen, dining and lounge spaces onto a large deck with barbeque facilities.</p>
3	<p>Redevelopment of the Church site Option B – middle term plan</p> <ul style="list-style-type: none"> Sell relocatable Community Building Construct a new Parish Assembly Facility including larger hall space, meeting rooms and before and after school care provisions 	<p>Refer to Part B - Drawings</p>
4	<p>Redevelopment of the Church site Option C – long term plan</p> <ul style="list-style-type: none"> Demolish Presbytery building Extend Primary school onto church site or construct an Early Learning Centre (subject to feasibility) 	<p>Refer to Part B - Drawings</p>
5	<p>Redevelopment of Tennis Courts site</p>	<p>Based upon the City of Banyule Planning Scheme, redevelopment of this site could be achieved on the basis of 1 No. dwelling per 300m² of site. This would yield around 11 No. units. Site could either be sold outright or a scheme of arrangement entered into with Catholic Homes with a view to construction of accommodation for retired persons, particularly for older parishioners who may wish to down-size or live in a more communal setting. Could provide accommodation for the Parish Priest.</p>



4.0 MARY IMMACULATE - IVANHOE

4.1 PREAMBLE

Please refer to Section 2.2 for an overview regarding the property and building assets at Mary Immaculate.

Drawings presented with this report have two main origins:

- those which have been prepared by FPPV using information from old drawings, where available, and some on-site check measurements. These drawings are not purported to be accurate but should be adequate to illustrate important relationships and general plan layout. They should not be scaled and any electronic version should not be used as base drawings, particularly for construction drawings.
- those which have been provided by the School Principal for the primary school

4.2 THE PRIMARY SCHOOL SITE AND PRIMARY SCHOOL

Mary Immaculate Primary School is located on the corner of Rockbeare Grove and Rocke Street. It's formal entrance faces Rockbeare Grove. It is understood to be the oldest of the three primary schools. It is around 150-200 metres walking distance to the church and parish centre. The surrounding area is residential.

The school currently has 155 enrolments from Prep to Grade 6. In 2009 there are expected to be 165 enrolments. The school has a 'cap' on enrolments of 175, which has been imposed by the City of Banyule due to pressure from local residents.

The general condition of the school buildings is considered 'good' except for general learning areas – refer to the 'Survey of School Facilities' Mary Immaculate 2008 in Appendix B. Plans and photographs of the school are contained within Part B of the Facilities Master Plan.

The teaching spaces at the school are generally in the form of 'cellular' or individual classrooms. Contemporary open and flexible teaching spaces promoting creative learning experiences do not appear to exist.

The Parish considers this small primary school to be very well run, is popular and successful and is likely to remain viable into the foreseeable future.

4.3 THE CHURCH SITE

The key stakeholders with a particular interest in this site:

- The parish and parishioners generally
- The primary school



4.3 THE CHURCH SITE

The church site is around 3,000m² in area. It is situated on the corner of Upper Heidelberg Road and Waverley Avenue and has wide frontages to each. Refer to site plans and photographs in Part B. The site has a very steep slope with an upward gradient of around 1 in 7 from east to west. The property has a limited number of significant trees, notably two eucalypts near the south east corner. The site is dominated on the corner by the mass of the parish church with its spire and the large single storey parish centre along the rear or western side of the site. The area around the church and between the church and parish centre is hard paved and it mostly reserved for required car parking.

The site and it's buildings indicate the prominence of the Catholic Church in the area.

The site is potentially quite valuable and is suitable for considerable creative redevelopment.

4.4 THE CHURCH

The church was designed by Mockridge, Stahle and Mitchell, Architects and was opened in 10 December, 1961. Whilst it's design predated Vatican 2 it is not typical of many pre-Vatican 2 churches with the nave being fan shaped rather than long and narrow. It's official seating capacity under the town planning permit is believed to be 430. It is probably the least of the three parish churches in terms of architecture, ambience and general condition.

Subjective reaction suggests that it is 'hard' and 'sombre'. It is somewhat introspective and unwelcoming; its does not invite the passer-by in. It is relatively bland as a worship space and lacks the quality and refinement associated with beautiful liturgical buildings. It has significant ventilation, heating and cooling problems. It lacks adequate quality social spaces.

FPPV is advised that, inter alia, it requires a better sound system, better lighting, heating and cooling.

It is understood that 9.00am Sunday mass attendance averages between 150 and 170 with the Sunday evening masses attracting around 60. A weekday mass is held for the primary school children on a rotational class basis.

No specific conditions report has been undertaken by FPPV however, a general visual impression suggests that the building is in reasonably sound structural condition. However several problems and defects are apparent and include large dark masonry walls which absorb considerable solar radiation, blocked-off ventilation, defective edge detailing to the tiled roof, rotting facias and the need for repainting.

Should any alterations or refurbishment works be contemplated they need to be carried out sensitively and creatively by a suitably experienced architect skilled in liturgical and environmentally sustainable design.



4.5 THE PARISH CENTRE

The existing building is large, has been built in stages, has several components and is sited on the western side of the property away from the church. It's planning and relationship to boundaries makes inefficient use of the property. No conditions report has been undertaken by FPPV however a general visual impression suggests that the building is in reasonably sound condition.

4.6 OPPORTUNITIES AND OPTIONS AT MARY IMMACULATE

ITEM NO.	OPPORTUNITY OR OPTION	REMARKS*
1	Major refurbishment of both the Church and the Parish Centre plus site development improvements	Costs depend on scope of works. Indicative costs might easily be in the following order: Church - \$1.5m- \$1.75m Parish Centre - \$0.25m - \$0.50m <u>plus</u> cost of site development improvements
2	Refurbishment of the Church and the construction of new Parish Centre	Costs depend on scope of works. Indicative costs might easily be in the following order: Church - \$1.5m- \$1.75m Parish Centre - \$1.1m+ <u>plus</u> cost of site development improvements
3	Demolition of both Church and Parish Centre and the reconstruction of both	Costs depend on scope of works. Indicative costs might easily be in the following order. Church - \$2.5m Parish Centre - \$1.1m+ <u>plus</u> cost of site development improvements
4	Demolition of both Church and Parish Centre and the replacement of facilities with a new Parish Centre incorporating a large Chapel.	Costs depend on scope of works. Indicative costs might easily be in the following order: Combined Parish Centre and Chapel- \$1.5m+ <u>plus</u> cost of site development improvements
5	To seek rezoning of the site as Business 1 Zone. Selling the eastern-most portion of the site for a multi-level 'mixed use' development, with basement car-parking, to be carried out by others. Constructing a new Parish Centre incorporating a large Chapel on the western portion of the site. The site layout and general development parameters to integrate the two components of the development and be part of the town planning permit.	This site is valuable based upon its current zoning of Residential 1. It would be considerably more valuable if rezoned as Business 1; the sale of a rezoned property would enable the Parish to undertake necessary works without borrowings. The extent of required basement car parking has yet to be determined. Combined Parish Centre and Chapel – \$1.50m+ <u>plus</u> cost of site development improvements

* Please Note: Cost Indications for building works herewith have not been provided by a Quantity Surveyor. They are indicative figures only based upon recently estimated costs for similar facilities. Actual costs are fundamentally driven by the scope of works and the market prevailing at the time. More accurate figures can only be determined after a specific scope of works has been decided. GST should be added to the above figures.



5.0 MOTHER OF GOD - IVANHOE EAST

5.1 PREAMBLE

Please refer to Section 2.2 for an overview regarding the property and building assets at Mother of God.

Drawings presented with this report have two main origins:

- those which have been prepared by FPPV using information from old drawings, where available, and some on-site check measurements. These drawings are not purported to be accurate but should be adequate to illustrate important relationships and general plan layout. They should not be scaled and any electronic version should not be used as base drawings, particularly for construction drawings.
- those which have been provided by the School Principal for the primary school

5.2 THE PRIMARY SCHOOL SITE AND PRIMARY SCHOOL

Mother of God Primary School is on a relatively small corner site, fronting Robinhood Road and Wilfred Road. The site is adjacent to a State primary school. The primary school, church and presbytery are on separate sites which are close together. Collectively they lie between the rear of the East Ivanhoe Village shopping area and the surrounding residential areas.

The school currently has 180 enrolments from Prep to Grade 6. Expected enrolment in 2009 is also 180.

The general condition of the school buildings is considered 'good' except for general learning areas – refer to the 'Survey of School Facilities' Mother of God 2008 in Appendix C. Plans and photographs of the school are contained within Part B of the Facilities Master Plan.

The school is currently seeking a renewal of a Town Planning Permit to construct additional administration facilities and learning areas. This project of around \$1.00m is expected to be underway early in 2009.

The school currently uses spaces within the church for some of its assemblies and for its performing arts needs. It is expected that these needs will continue into the future. During construction of the new works in 2009 the school will probably use the available church spaces to an even greater degree.

The teaching spaces at the school are generally in the form of 'cellular' individual classrooms. Contemporary open and flexible teaching spaces promoting creative learning experiences do not appear to exist. The proposed new learning spaces, whilst more interesting in shape, are essentially individual spaces with limited flexibility.

The Parish considers this small primary school to be very well run, is popular and successful and is likely to remain viable into the foreseeable future.



5.3 THE CHURCH

The key stakeholders with a particular interest in the church building are:

- The parish and parishioners generally
- The primary school

The church was designed by Mockridge, Stahle and Mitchell, Architect and was opened on 11 November, 1956. It's design predated Vatican 2 and the nave is long and narrow. It's approximate capacity is understood to be 220-250 plus a further 200 accommodated on the mezzanine and in the downstairs overflow space, giving a total capacity of around 450. It is probably the second best of the three parish churches in terms of architecture, ambience and general condition. It's boasts a slate roof and is well detailed. The church was extended at it's north end in 1987. The contract works included extensive repairs to the original building, especially to the external concrete-encased steel portal frame columns.

It is understood that 10.30am Sunday mass attendance averages between 120 and 130. Special events masses attract larger congregations. A weekday mass is held for the primary school children on a rotational class basis.

No specific conditions report has been undertaken by FPPV however, a general visual impression suggests that the building is in reasonably sound condition. Otherwise knowledge of it's condition and defects is anecdotal.

It has been suggested that the building could be improved as follows to ensure its longevity and relevance into the future:

- reroofing with metal roof sheeting, including a reappraisal and renewal of rainwater goods
- increasing seating within the Nave by moving the altar further back, including a new 'reredos' design
- lighting upgrade
- sound system upgrade and improved visual facilities
- new carpets
- refurbishment of pews
- maintenance of defective items
- painting inside and out
- improve the baptistry area – introduce some light
- the church is cold - better heating is needed
- glazed wall at mezzanine level requires better sun control
- review of security to the secondary exit on Robinhood Road
- review of ground drainage generally along the Robinhood Road side

FPPV believes that the church lends itself to considerable improvement; however the essential architecture needs to be respected. Any alterations and additions need to be carried out sensitively and creatively by a suitably experienced architect skilled in liturgical design.



5.4 THE PRESBYTERY

This residence currently provides accommodation for the Parish Priest Fr John Cunningham. The house is of solid brick construction and has a terra-cotta tiled roof. It has a separate garage at the end of a very narrow driveway.

No conditions report has been undertaken by FPPV. Refer to Appendix F for a condition report prepared by the DBMAS.

5.5 OPPORTUNITIES AND OPTIONS AT MOTHER OF GOD

ITEM NO.	OPPORTUNITY OR OPTION	REMARKS*
1	Sell the Presbytery building	<p>This is an opportunity to gain much needed capital for other Parish commitments.</p> <p>Suggest that the building remains in Parish ownership until such time as Fr John does not wish to continue to live there. If it is to be sold, seek advice before spending much money on it's presentation before sale.</p>
2	Refurbish the Presbytery building	<p>Retain as priest's residence <u>or</u> lease to a tenant to derive an income for the Parish. Refer to Appendix F - DBMAS report on building condition. Consider construction of a carport for the priest as access to the garage is too narrow. Costs will be dependent upon the actual scope of works.</p> <p>Suggest consideration of the following rough budget allowances:</p> <ul style="list-style-type: none"> • carport (say \$ 3,000) • front paving upgrade (say \$3,000) • external water supply upgrade (say \$2,000) • electrical rewiring (subject to electrical inspection and quotation) (say \$12,000) • repainting internally and externally (say \$15,000) • Fees and Contingency allowance (say \$10,000) <p>Consider a preliminary budget of \$45,000 to \$50,000 to cover works – subject to closer scrutiny.</p>
3	Refurbishment the Church building	<p>Costs will be dependent upon the actual scope of works.</p> <p>Suggest consideration of the following rough budget allowances:</p> <ul style="list-style-type: none"> • remove roof slates and battens; reroof with metal roof sheeting, including a reappraisal and renewal of rainwater goods (say provisional allowance of \$100,000) • increase seating within Nave by moving the altar further back including a new 'reredos' (rear screen) design (say provisional allowance of \$50,000) • lighting upgrade (say \$25,000) • sound system upgrade and improved visual facilities (say \$50,000) • new carpets (say \$70,000) • refurbishment of pews (say \$40,000) • maintenance of defective items (say \$10,000) • painting inside and out (say \$40,000) • improve the baptistry area – introduce some light (say \$20,000) • the church is cold – better heating is needed (say \$30,000) • glazed wall at mezz level requires better sun control (say \$10,000) • review of ground drainage along the Robinhood Rd side (say \$5,000) • Contingency allowance (say \$25,000) • Fees and charges (say \$60,000) <p>Consider a preliminary budget \$500,000 to \$550,000 to cover works – subject to closer scrutiny.</p>

* Please Note: Cost Indications for building works herewith have not been provided by a Quantity Surveyor. They are rough budget figures only. GST should be added to the above figures.



6.0 RECOMMENDATIONS

It is anticipated that there will be considerable debate regarding the relative priority of the various Opportunities and Options listed in this Report. It is also anticipated that their implementation may need to be 'parallel-phased' to a considerable degree.

FPPV however recommend the adoption of the following Opportunities and Options:

Priority 1. Item 5 – Tennis Courts Development.

Refer to Section 3.9 OPPORTUNITIES AND OPTIONS AT ST BERNADETTE'S

This could raise significant 'start-up' funds for the Parish as well as providing opportunities for retirees to 'down-size' and live in a carefully designed environment and in quality accommodation.

It is anticipated that the development might comprise 10 No. independent residences and community building. Refer to concept drawing in Part B of this Report.

Priority 2. Item 3 – Refurbishment of Church building .

Refer to Section 5.5 OPPORTUNITIES AND OPTIONS AT MOTHER OF GOD

Priority 3. Item 2 – Redevelopment of the Church Site **Option A – short term plan**

Refer to Section 3.9 OPPORTUNITIES AND OPTIONS AT ST BERNADETTE'S

Subject to Fr Len's movements.

Priority 4. Item 5 – Rezoning of Site for Redevelopment

Refer to Section 4.6 OPPORTUNITIES AND OPTIONS AT MARY IMMACULATE

Continue the planning process already begun. A pre-application meeting has already taken place with the City of Banyule Planning Department.

This priority includes the possible rezoning of the property, disposing of part of the land and constructing a new purpose-built Parish Centre incorporating a large Chapel.

Sale of this property will yield capital funds, particularly if rezoned as Business 1.

Priority 5. Item 2 – Refurbish the Presbytery Building

Refer to Section 5.5 OPPORTUNITIES AND OPTIONS AT MOTHER OF GOD

After refurbishment retain as priest's residence for the time being.

Priority 6. and beyond - To be determined

Subject to decision-making and the progress on other items.



7.0 ACKNOWLEDGEMENTS

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