

# St Silas Property Redevelopment

Presentation by the St Silas Property  
Development Task Group and  
Atelier Wagner Architects

# Overview of the last 12 months

- Approval for redevelopment
- “Reinvigorate Church”
- New foyer, new toilets, new kitchen, new storage, renovate downstairs
- \$2M arbitrary figure
- What next?

# Network Goals

- Network Goals
  - Mission – making, maturing and mobilising disciples of Jesus Christ
  - Vision – network of congregations in several locations transforming lives and communities, sharing God's love, supporting each other to serve and witness where we live, work, study, recreate
  - Strategy – improve buildings, connecting through being more visible, discipleship through supporting and strengthening our ministries

# Congregational Priorities for Redevelopment

- Grow the Church
- Effective Outward Focused Outreach
- Community Hub
- Develop Strong Christian Leaders
- Upgrade Facilities
- Creative Fun Spaces for Children's and Youth Ministry

# Identified Problems

- 10AM St Silas has outgrown the hall
- 3 disconnected spaces upstairs
- No visible link to garden and downstairs
- Unwelcoming to broader community
- Aged toilet and kitchen facilities
- Unprepared for changed community demographics and growth
- Children's ministry has outgrown downstairs

# Ministry Audit

- Variety of worship styles – contemporary and traditional
- Numerous community connections
- Variety of existing ministries
- Numerous potential ministries
- Numerous community enriching ministry options

# Facilities Audit

- Inadequate children's ministry facilities
- No crying room/pram access
- Need to integrate multicultural congregations
- Need to improve connection upstairs and between upstairs/downstairs/garden
- Kitchen/storage/toilets all in disrepair
- 10AM needs bigger contemporary space
- Need new AV equipment and better acoustics

# Goals of Redevelopment (1-4)

1. Reinvigorate buildings to enable worship, ministry and engagement with local community and schools
2. Enhance connection between Hall/Church/Guild Hall to enable flow between services/congregations/ministries
3. Better access and visibility between upstairs/downstairs/garden
4. New hospitality space and enlarged foyer with glass façade



# Goals of Redevelopment (5-8)

5. Renovation of church and halls for multi-service and concurrent use, different service styles, up to 120 children's ministry
6. Improved toilet/kitchen facilities, parent's room, disabled access and better amenity
7. Upgraded children's and youth discipleship ministry and outreach with connections to both entry points
8. Other community engaging activity onsite

# Property Redevelopment Task Group

- Convened in May 2016
- Broad spectrum of views on what could/should/could not/should not be done
- Constructive discussion and debate over alternatives, issues, solutions
- Agreement on entry, amenities, downstairs
- Main issue revolving around the future of the existing church space (best condition) and 10AM congregation (largest group)

# Property Redevelopment Task Group

- Refurbish the existing spaces or build new?
  - costs, constraints, other issues?
- September 2016 - Brief prepared to 4 architects seeking expressions of interest
- Detailed evaluation process assessing quality of response to our brief, church development experience, cost and quality of consultants
- Leading to appointment of Atelier Wagner

# Property Redevelopment Task Group

- Preliminary Work
  - Traffic Surveys
  - Review of historical attendance numbers
  - Discussions with planning consultants
  - Discussions with Boroondara Council
- Concerns around any attempt to increase overall size (parking requirements, planning permit/Council/VCAT issues, costs)

# The Proposed Redevelopment

- Atelier Wagner proposed an exciting holistic solution addressing feedback, issues and our goals
  - Far more than we thought possible
- We took a “blue sky” approach, including wishlist items to properly understand cost implications
  - We have commissioned a quantity surveyor to cost the plans in detail to understand what each aspect costs
  - This gives us flexibility in considering congregational feedback and preparing final plans
- Church Board has approved/endorsed the concept plans

# Summary of Upstairs Outcomes

- Formal unified entry point
- Contemporary worship space with children's area
- Traditional worship space
- Large central fellowship space
- New kitchen, toilets, storage and additional meeting room
- Lift access and exciting visual connection to downstairs/garden through the void and ramp

# Summary of Downstairs Outcomes

- Designated entry point from Maud Street
- Additional meeting room
- Bigger, more flexible floor area
- Proper visual connection to garden
- Removal of dangerous stairs
- Better amenities

# What next?

- David, members of the Property Task Group and I will be here if you would like further information
- Congregational Feedback Process (April)
  - Plans and information will be on website
  - Formal process for feedback and consultation
- Finalisation of Plans (May)
  - Task Group will review and incorporate feedback
  - Church Board confirmation of final plans
  - Confirmation of final plans to congregations
- Council Planning Approval application (May/June)