

CLEMONTE

PROPERTY & CORPORATE ADVISORY

Anglican Parish of
Gisborne



Key Items for Discussion

Context and Approach

Stakeholder and Future Needs

Property Assessment and Recommendations

Context and Approach

- **Mission led, enabled by Property**
 - Sustainability
 - Outcomes
- **Parish is fortunate in the context of the significant asset base – presents substantial opportunity with a level of complexity**
- **Portfolio perspective and a staged approach to decision making**
- **Approach**
 - Stakeholder consultation
 - Review – SWOT
 - Caddick Design
 - Options analysis and evaluation
 - Recommendations

Future Needs

- **Property outcomes to fund mission and works of the Church**
- **Financial sustainability and fit for purpose, well utilised assets**
- **Importance of Op Shops**
- **Number of places of worship**
- **Your ministry**
- **Property specific views / comments**

5



6 Honour Avenue

- **Constrained parcel, with some opportunities, however limited**
- **Status quo**
- **Defer strategic opportunities (medium to long term potential)**

Gisborne (32 and 32A Fisher Street)

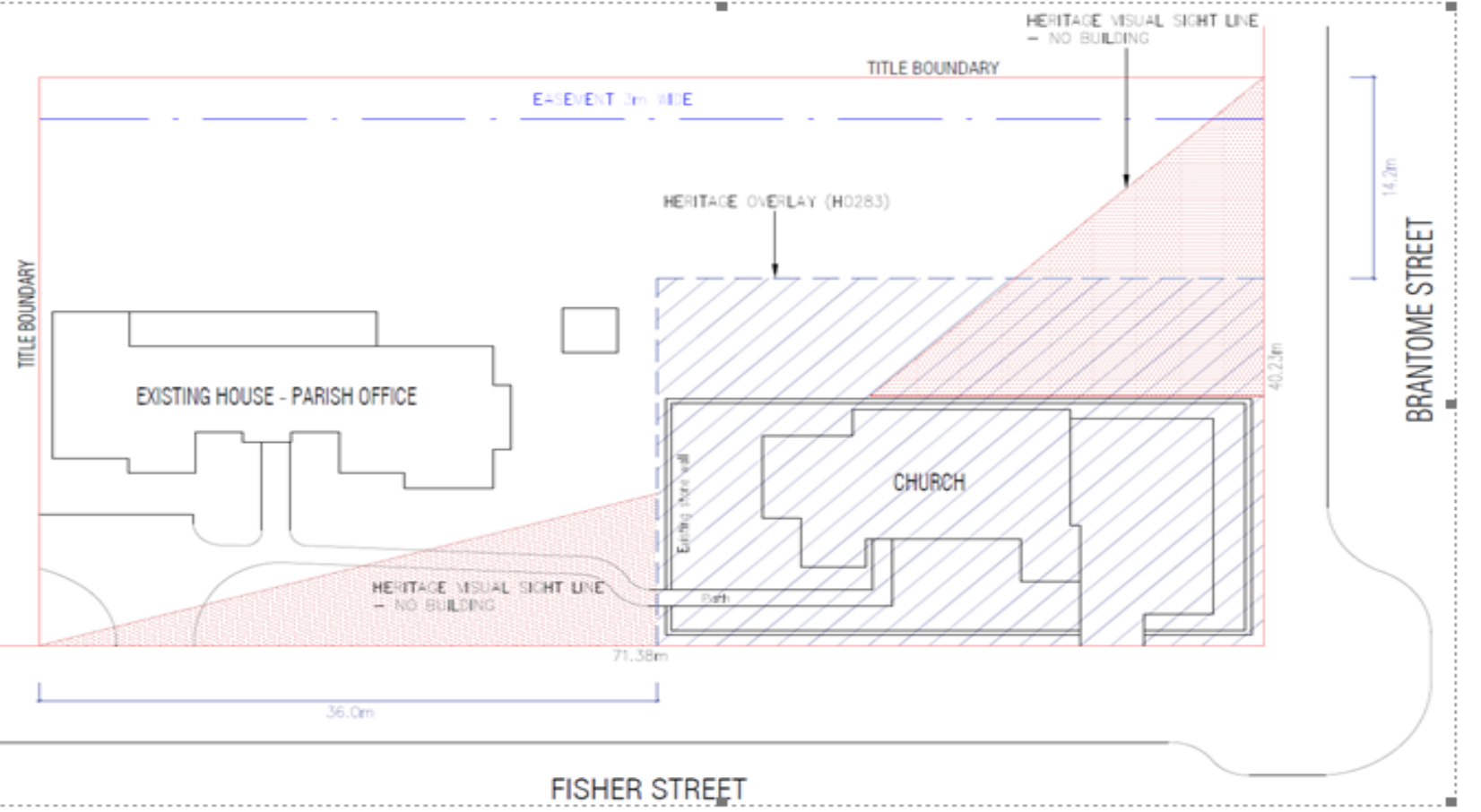
30 Fisher Street

- The integrity of the vistas to the Church and surrounds are listed as significant and need to be protected.
- The land to north of the Church has some potential for development, however the topography of the land presents challenges.

30A Fisher Street

- The Parish Centre is in reasonable condition and currently accommodates Parish Administration as well as providing flexible meeting/activity spaces.
- Some improvement/upgrades could be made if funds are available, however functional for next 5years.

Gisborne (32 and 32A Fisher Street)



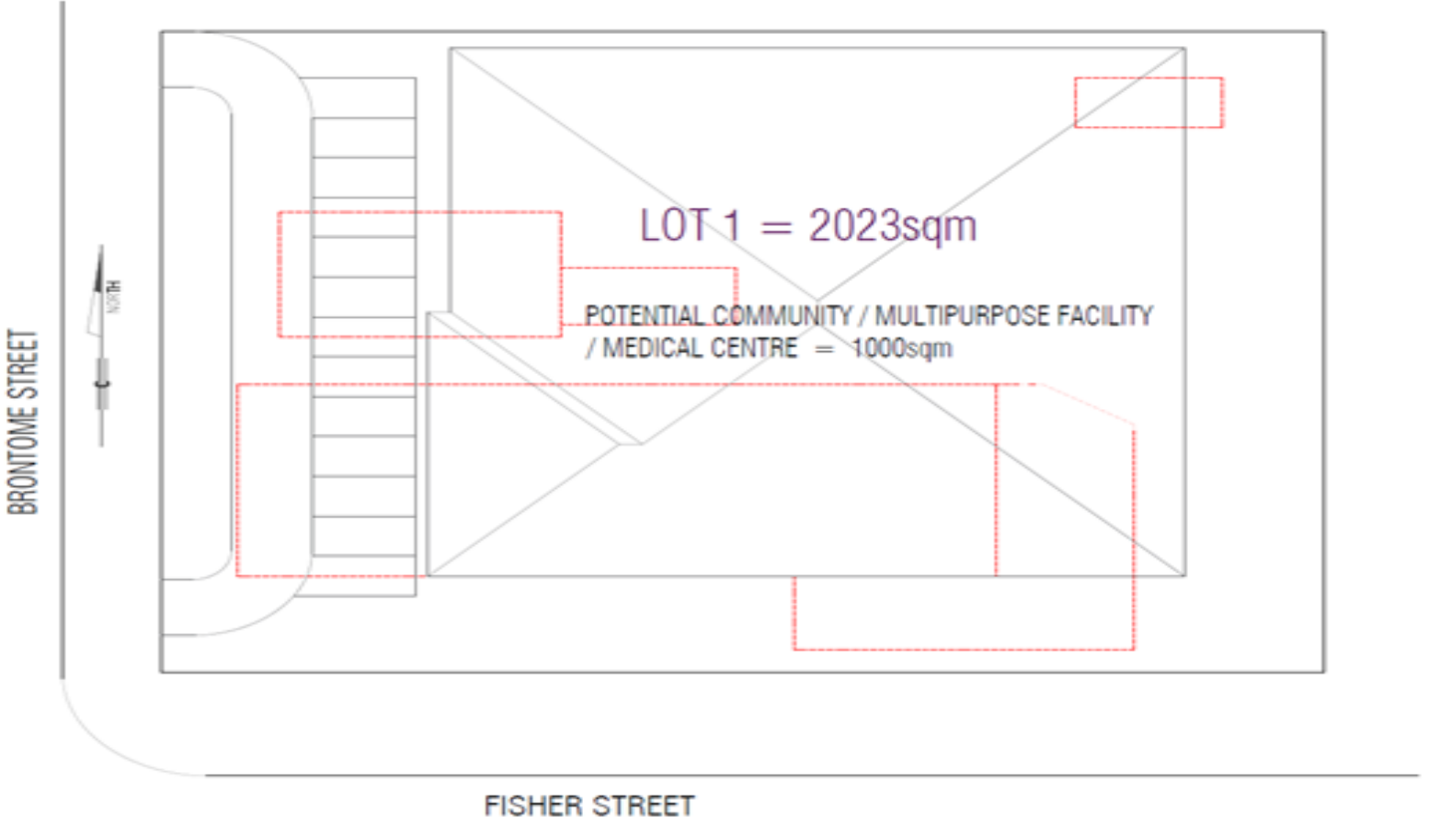
Gisborne (30 Fisher Street)

- The Hall is not fit for purpose
- CAPEX and risk management
- Balance land – opportunity cost
- Site has the greatest capital return/development value and strong potential for revenue generation. The site has capacity for a multi level development.

Options

- Relocate the Op Shop to a premises in the Town Centre (Shopping precinct).
- Scope / evaluate alternate, nearby premises to accommodate the Children's ministry programs. E.g., other community space that is for hire.
- Activation of future development for income. Additional revenue has potential to fund resources to support Parish Mission including; community outreach/engagement /support and to build the congregation.
- EOI process

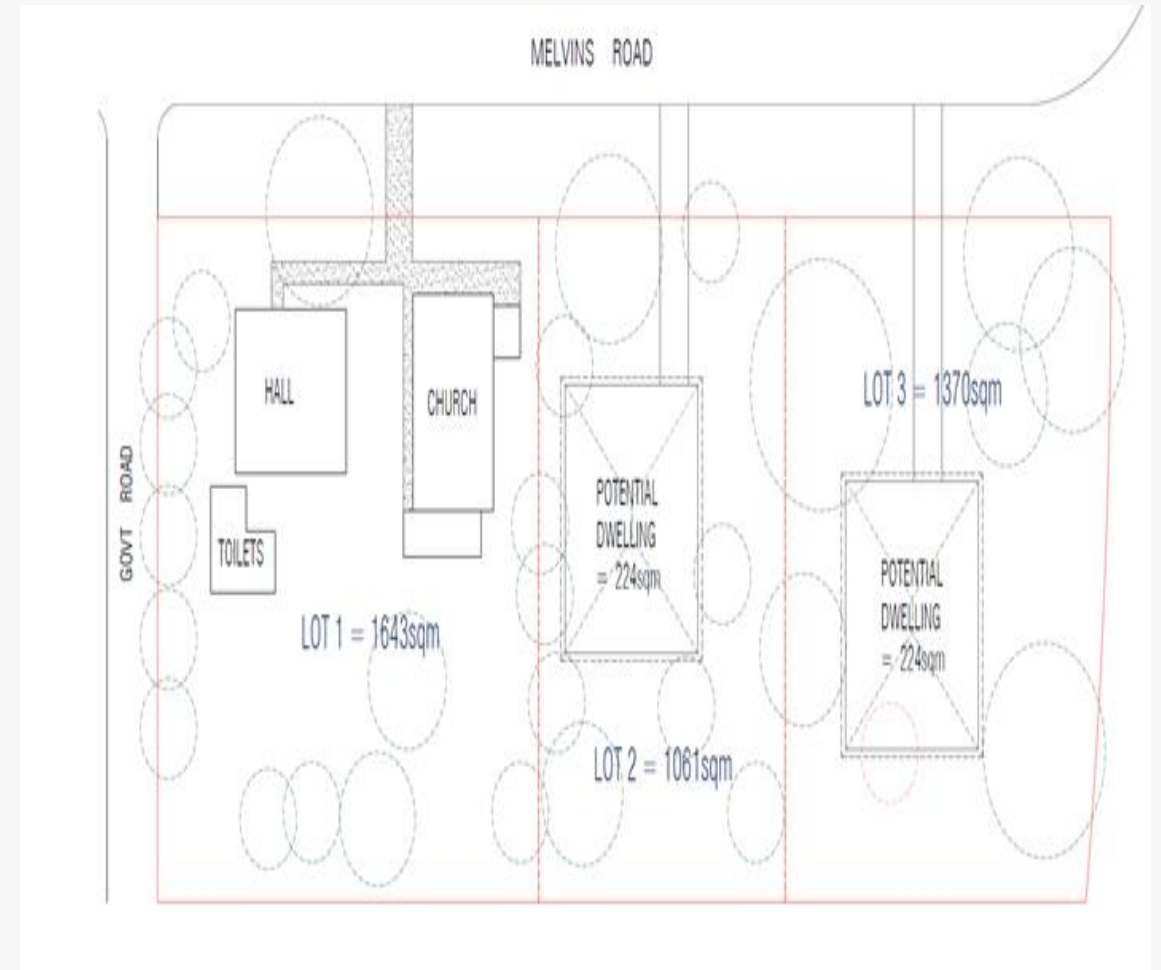
Gisborne (30 Fisher Street)



Riddells Creek

- Vacant land to the north and west is underutilized and has the potential to be developed, subdivided or sold
- Condition of Church and Hall
- The parishioner attendance and utilisation levels
- Sensitivities and memorial gardens
- Options
 - Staged approach
 - Whole of site outcome
- Importance to land on a way forward

Riddells Creek





Copyright © 2021 Clemonte Advisory Pty Ltd.

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this Proposal, however Clemonte Advisory accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss of damage arising from reliance in information in this Proposal.

Liability limited by a scheme approved under Professional Standards Legislation.

Clemonte Advisory Pty Ltd
ABN: 74 976 816 995
Suite 10, 10-20 Gwynne Street
Cremorne VIC. 3121
W: www.clemonte.com.au
E: admin@clemonte.com.au