

# Welcome



## Community Consultation

Regarding the former Caltex Service Station site  
Corner of Curzon, King, and Hawke Streets,  
West Melbourne



ALL WELCOME  
Tuesday May 31  
Elm Street Hall  
North Melbourne  
Commencing at 7.30 pm



This site is owned by The Eighth Day Baptist Community, who are inviting input from neighbours, workers, business operators and potential users in the area, as they seek to develop the site. This consultation provides members of the wider community with an opportunity to listen and engage with the church family as it addresses the needs of the local community and the challenges of development.



Contact Details:

Church: 9329 8750 or e: [theeighthday@gmail.com](mailto:theeighthday@gmail.com)

Response to community engagement can be left at

<http://westmelbsiteplans.wordpress.com>



# The People

**Brent Lyons-Lee (Baptcare)**

**Mark Jackman (The Eighth Day)**

**Gary Heard (The Eighth Day)**

**Leanne Yeung (The Eighth Day)**

**Rohan Andrew (McCorkell Constructions) –  
Project Manager Feasibility**

**Bill McCorkell (Techne) – Architects**

**Justin Northrop (Techne)**

**Members of The Eighth Day**

# Agenda for Tonight

1. History of the site
2. Outline of the process to this point
  - Questions/comments
3. The Building Concept introduced
4. Questions and Feedback

# A short History

- Church acquired site in 1870
- Original bluestone building constructed



# A short History

- Church acquired site in 1870
- Original bluestone building constructed



# A short History

- Church acquired site in 1870
- Original bluestone building constructed

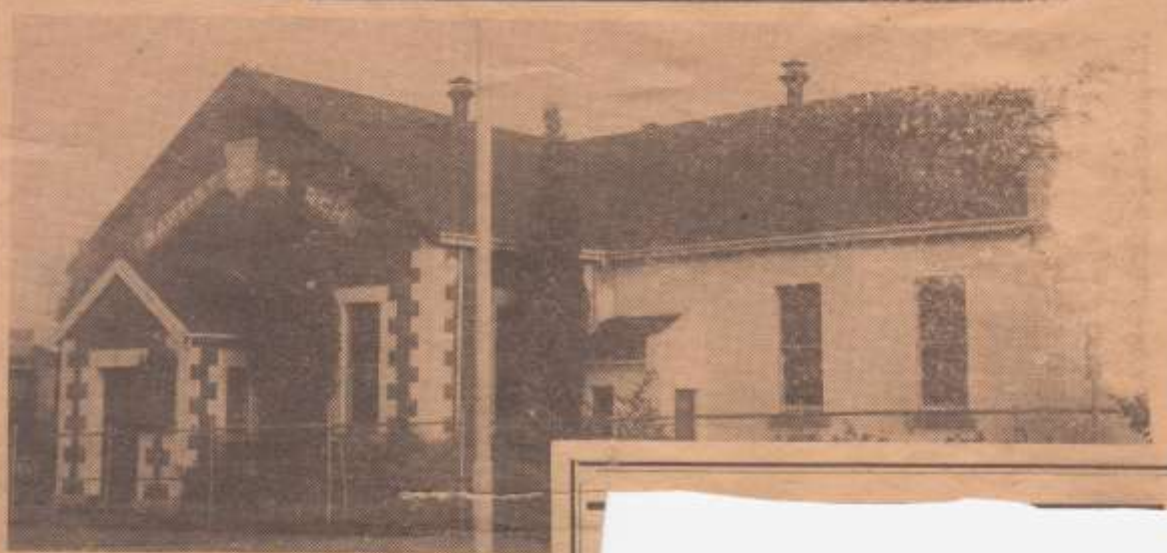


# A short History

- Church acquired site in 1870
- Original bluestone building constructed
- 1960 – church facing significant renovation costs.
  - Freeway planning overlay
  - Small membership
- 1962 Building demolished. Leased for fuel outlet.

UTION'

## Why a church will



↑ THIS 92-year-old Baptist Church in West Melbourne will be closed soon — to make way for a service station.

And yesterday, its pastor for the past 14 years, the Rev. W. J. Salter, told why he thought it had happened. He blamed . . .

- Today's "shallow, hectic life";
- Decentralisation;
- The movement of young people to the outer suburbs; and
- "Loose living."

"People are happy to just look at TV with a couple of cans of beer, and that's no life at all," he said.

The land has been leased to an oil company for 25 years and a service station will be

built on the three-quarter-acre "island" site bounded by King, Curzon, Victoria and Miller-sts.

Mr Salter said that 80 years ago the congregation comprised 300 adults and 600 children.

Now it had dwindled to 20 adults and 30 children — and they'll continue to worship in the manse at the back of the hall.

Last service will be held on Sunday and demolition will begin in a fortnight.

The church was built in 1870.



# 1962-2002

Original 25 year lease extended three times (1987, 1992, 2002)

Church membership remained small.

Freeway overlay removed in 1980s

Challenges associated with re-developing the site have been significant.

**NB:** Baptist churches are independent.

All property must be maintained and paid for by the local congregation

# 2002-present

In 2002, the church renewed the lease for a further five years in order to deliberately explore options for the future

## Options already explored

- Sale
- Re-lease to Caltex
- Lease to another petrol retailer
- Lease by tender
- Develop and sell
- 2006 Consultant's report

# Key Values

Property to be developed

- To reflect the church's mission and vision
- To develop the community's assets
- To align with the church's financial constraints
  - Construction cost is funded within the church's capabilities
  - Ongoing income is generated to finance the church's ongoing mission
- In ways which reflect and strengthen the diverse social environment in West/North Melbourne
- To deliver a healthy model of community living
- In ways sensitive and responsive to environmental concerns

# What's already been rejected

- Fast Food Outlet
- Petrol outlet
- Developer approaches
- Commercial Estate Agents
- Maximising profit/financial return on investment

# Wide Community Engagement

- Local residents
- (Vic) Department of Planning and Community Development
- Office of Housing
- Minister for Housing in former State government
- City of Melbourne officers
- Local member of State Parliament
- Community Group Forum on community space requirements in North/West Melbourne hosted by local MP Bronwyn Pike
- Local Federal MP (former)
- Local councillors (not all),
- North and West Melbourne Precinct Association
- The Centre: Connecting Community in North and West Melbourne
- North and West Melbourne Association
- North Melbourne Legal Service
- Doutta Galla Community Health Service
- Spring Fling listening post 2010
- Community housing services: Yarra Housing, Ecumenical Housing Trust, Port Phillip Housing, Servants in Hawthorn, Common Equity Housing Ltd, Affordable Housing Solutions; Loddon Mallee Housing
- Baptcare
- Service providers based in the Docklands precinct through the Docklands Churches Forum
- Ecumenical Council of North and West Melbourne
- North Melbourne Learning and Life Centre
- North Melbourne Language and Learning
- Curzon Street Child Care
- Burns Bridge Consulting
- McDonalds Australia
- Caltex Australia P/L
- United Fuel
- Property developers (numerous)
- Commercial real estate agents (numerous)
- Simpsons Real Estate

# Present Parameters

The church embraces the policy framework of the City of Melbourne as laid out in City Plan 2010, specifically:

## **Strategic Directions:**

- 3.1** Welcome and facilitate all sectors of the community to participate in life in the inner city
- 3.2** Encourage social equity, inclusion and well-being
- 3.3** Deliver and provide access to facilities and services to support those living in, visiting, and working in the City
- 3.5** Enhance the liveability and diversity of local areas; and
- 4.5** Create a sustainable built form for the City.

# Present Parameters

## **Financial**

Both the cost of building and the ongoing cost of maintenance must be met from the building itself.

## **Social**

It must fit with the West Melbourne ethos, and become space which invites and provides access for the broader community.

The composition of tenants to reflect the diversity of the wider community

## **Missional**

It seeks to embody a holistic vision of community – both within the building and as a hub where the wider community can gather – through the range of services and the community culture of the site's operations.

## **Environmental**

The building must be sensitive and responsive to the environmental challenges.

***The Site*** is currently undergoing remediation

# Advisors

Baptcare – The Social Services arm of Victorian Baptists

McCorkell Constructions

Techne Architects

Department of Planning and Community Development

City of Melbourne

Jen Stone (Community Engagement)

# Funding

This feasibility study is made possible by grants from:

- The Victorian Government Community Support Fund



- Baptcare



- Baptist Union of Victoria



- The Eighth Day



# The First Step

**Community Input is important**

**Feedback from today will shape the plan**

**Opportunities for ongoing engagement**

<http://westmelbsiteplans.wordpress.com>

**email:** [theeighthday@gmail.com](mailto:theeighthday@gmail.com)

4 Miller Street West Melbourne 3003

9329 8750

**Further session(s)**

# The Concept in Outline

## Community/Commercial Component

**Welcoming/entrance/reception  
space**

**Entrance space which provides a  
sense of welcome and invitation  
to access the building.**

**Church/Community Space**

**Multi-use community space for  
the church as well as a gathering  
point for the community.  
Accessible to other community  
organisations.**

# The Concept in Outline (2)

**Available Commercial Space**

**Space which incorporates functions which add to the overall community culture of the site, providing compatible services for tenants and/or (a range of) commercial services which are of benefit to the local community. These may be either purely commercial or community organisations.**

# The Concept in Outline (3)

## Residential Component

### Affordable Housing

#### NOT

- Emergency Housing
- Short-term stay
- A single demographic

Providing accessible housing in the inner city to people who could otherwise not afford it. This could include space for families, elderly, students and for disabled residents.

### Private Residential Apartments

Designed according to market demand and with consideration to impact on community diversity.

# The Concept in Outline (4)

## Other Spaces

### Rooftop Space

This provides potential space for community and environmental activities – community garden, outdoor activity/meeting space, environmentally-friendly supplements (solar panels, etc).

### Underground parking

Potential underground space for parking for tenants, local residents, and/or local community.

# The Concept in Outline (5)

## Other Spaces (contd)

**Green Space**

**Negotiation with City of Melbourne in relation to the Open Spaces project and use of Curzon Street space**

**Church Manse (house on site)**

**Will remain as is, with possible integration later.**

# The Concept in Outline (6)

## Overall building size

Preliminary analysis suggests an overall height of six storeys will be required to make it financially viable:

- Up to 2 levels of underground parking
- 2 levels of community/commercial space
- 4 levels of residential living
- Potential for a rooftop community garden space

Final determinations in relation to space and its availability will depend upon financial constraints in the context of planning requirements.

# Your Feedback

- ✓ How the commercial space can be used with consideration for neighbourhood amenity
- ✓ Proportions of space
- ✓ Mix of apartments (number of bedrooms, style of accommodation, who should be accommodated)
- ✓ How the development integrates with the streetscape
- ✓ Use of open space and access to open space
- ✓ How the church should be integrating with the community
- ✓ Use and style of internal community space

# Your Feedback

Feedback sheets tonight (include contact details)

On-line public feedback

<http://westmelbsiteplans.wordpress.com>

Email: [theeighthday@gmail.com](mailto:theeighthday@gmail.com)

Snail Mail: 4 Miller Street, West Melbourne 3003

Talk to us: 9329 8750

Further Community Session(s)

Comments tonight