



REPORT

St Peter's Parish

Strategic Redevelopment Project:
Workshop Report

JULY 2018

**Creating
Communities**

Project Details

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1. INTRODUCTION

1.1 Background

The St Peter's Parish Committee is planning to undertake a strategic redevelopment and masterplanning process to upgrade their precinct and facilities in Bedford. The first steps proposed in this process are redeveloping the Priest's House and Hall and the paying down of debt using funds from the sale of a house at 98 Wood Street.

The Parish Committee contracted community engagement consultants Creating Community to deliver a workshop with Parishioners to inform their planning processes. The appointed project architect Fred Chaney, from Taylor, Robinson, Chaney and Broderick Pty Ltd was also in attendance to hear the feedback from the attendees.

The objectives of the workshop were to:

- Engage with Parish stakeholders to inform them about St Peter's master planning process
- Seek input from the Parish community on the master planning process, in particular the proposal to redevelop the Priest's House and Hall and the paying down of debt using funds from the sale of a house at 98 Wood Street.
- Inform the future plans and used of assets in the Parish precinct – through identification of the issues, opportunities, challenges and solutions that will enable a high quality plan to be developed

1.2 Purpose of this Report

This document is a report of the findings from the interactive workshop held with Parishioners and reflects the feedback from participants regarding the Strategic Redevelopment Project and Masterplanning process. This report will be used to help inform the future planning and potential redevelopment of St Peter's Parish assets and facilities.

2. RECOMMENDATIONS

The following recommendations are made in response to the findings of the workshop:

1. The information in this report should be used to inform the future planning and development aspirations for the Parish precinct.
2. Key findings from this report should be provided to Parishioners and the wider Parish community, including an outline of some initial actions that are proposed in response to the findings.
3. A simple masterplan should be done for the Parish precinct that shows future stages of redevelopment and how connections can be made between facilities to create more usable spaces for the community and derive greater benefit from existing assets.
4. Information on the financial modelling should be clearly stated to the Parish community from the proposed sale of 98 Wood Street (i.e. outline the level of debt that will be negated; and specific details on how the funds will be utilised to improve the Priest's House and Hall).
5. Engage with a wider demographic of Parishioners and other stakeholders. In particular there is a desire from workshop participants to see younger demographics engaged. Approaches could include:
 - a. Inform school to advise parents in the school newsletter that this report is available for viewing/perusal: Should anyone wish to do so please contact the office or view on the St Peter the Apostle web site.
 - b. As St Peters Parish has already posted photographs of the workshop on Facebook, further advertise on Facebook that this report is available for viewing/perusal as per point a. above.
6. Once a draft masterplan and proposed redevelopment of the hall and priest house has been done – share it with the Parish community and seek feedback.

3. METHODOLOGY

On Saturday 30th June 2018, Andrew Watt from Creating Communities facilitated a two-and-a-half hour workshop that sought feedback from Parishioners to inform the proposed Strategic Redevelopment Project and masterplanning process for the Parish.

56 Parishioners were in attendance and were split into table groups for group discussions and activities. This was more than the 37 that had provided an RSVP.

Prior to the activities, Father Geronimo led the group in prayer.

Presentations

To introduce the workshop Andrew Watt provided an overview of the workshop process.

Then, Rolly Martin from the St Peter's Parish Committee delivered a presentation to outline the purpose and rationale for the Strategic Redevelopment Project and masterplanning process, including details of the proposed concept to redevelop the Priest's House and Hall and paying down of debt (using funds from the sale of the house at 98 Wood Street). Mr Martins also asked one of the Parishioners who is a plumber to describe the concerns and issues regarding the plumbing at the Priest's house.

Activity 1 - Unique Character and Spirit of the Parish

This initial activity asked participants to consider the aspects of the Parish that are unique and that should be preserved through the project. Groups discussed the character and spirit of the Parish and each individual provided three words on sticky notes to describe its unique character and spirit.

Activity 2A - Visioning

Activity sheets were provided and groups worked together to discuss the vision for the Parish in the future. The discussion of the vision was framed in terms of what facilities and services Parishioners would be proud to show a visitor in 20 years' time. The groups then explored challenges that may need to be addressed in order to achieve this vision. Feedback from each group was recorded on the activity sheets.

Activity 2B - The Hall

Activity sheets were provided and groups worked together to discuss feedback relevant specifically to the hall, which is potentially a priority facility for planning and redevelopment.

Activity 3 - The Strategic Redevelopment Project and Masterplanning Process (benefits, challenges and barriers)

Activity sheets were provided and groups worked together to discuss the proposed Strategic Redevelopment Project and masterplanning process. Benefits of, issues with and barriers to the process were discussed. Feedback from each group was recorded on the activity sheets.

Question and Answer Session

Finally, participants were given the opportunity to ask questions of the Parish Finance Committee.

4. COMMUNITY ENGAGEMENT – DETAILED FINDINGS

This Section details the feedback received during the workshop. Feedback was provided on sticky notes (for the first activity) and on feedback sheets (for the remaining activities). Participants also had the option of completing an individual feedback form if they wished to provide additional feedback. Sections 4.1 – 4.3 below present this feedback by the method of receipt.

4.1 Sticky Notes – Unique Character and Spirit

Workshop participants were asked to respond to the following question on sticky notes and place their responses on a board:

“What is the unique character and spirit of St Peter’s Parish that we want to preserve?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times the same specific response was stated.

Themes	Specific Responses
Welcoming, friendly community (72)	<ul style="list-style-type: none"> • Welcoming (21) • Community (13) • Friendly/Friendship (12) • Inclusiveness (4) • Warmth of people (3) • Helpful (3) • Unity (3) • Intimate/comfortable (2) • Understanding • Connection • Generosity • Working Together • Respectful • Embracing • Caring and thoughtful • Support • Companionship • Accepting • Loyalty
Range of demographics, diversity (19)	<ul style="list-style-type: none"> • Family-oriented (7) • Cohesive diversity (3) • Highly multi-cultural (2) • Ageing (2) • Children’s mass • Centre for Youth Activity • European • Middle socio-economic • Demography (Population)
Faith and spirituality (12)	<ul style="list-style-type: none"> • Spirituality of love, peace (6) • Faith (3) • History of Faith

	<ul style="list-style-type: none"> • Worship • Devout
Priest and services (7)	<ul style="list-style-type: none"> • Good Priest (4) • Services/masses (3)
Church building/facilities (7)	<ul style="list-style-type: none"> • Beautiful building (2) • Landmark Church (2) • The Church itself • Scale • Columbarium
Happy/energetic (5)	<ul style="list-style-type: none"> • Happy (2) • Vibrant • Active • Energy
Historical/established (6)	<ul style="list-style-type: none"> • History (3) • Established Parish (3)
Positive atmosphere (4)	<ul style="list-style-type: none"> • Relaxed atmosphere (3) • The atmosphere
Negative qualities (2)	<ul style="list-style-type: none"> • Disengaged • Fractured
Stakeholder relationships and support (2)	<ul style="list-style-type: none"> • Relationship with school • Parishioner support
Other (8)	<ul style="list-style-type: none"> • Unique location • Bell ringing • Times • Witness • 'IN ' Group • Initiative • Embedded • Grow

4.2 Group Workshop Activities

The findings this section describe the responses from eight (8) groups who each had sheets on which to provide responses. They do not represent individual responses – but responses from the groups.

4.2.1 Vision

Workshop participants worked in groups to respond to the following question:

“If you were taking people on a tour of the Parish facilities and services in 20 years’ time what would they see that makes you proud and shows improvement on what is available today?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
Attracting people, in particular younger families (8)	<ul style="list-style-type: none"> • More people • Plans to increase activities in the church resulting in more families and a thriving Parish • Facilities that attract all age groups • More Parishioners to mass – younger families • Before and after school care – will help with income generation and will help cover maintenance costs/upkeep of new facilities • Kids’ room in church • Drawing in people especially children/youth. Future proof by next generation needs being met, make connections non practising catholic parents • Safe environmental for children to be able to play and feel part of the church community
Accessibility and connection between buildings (6)	<ul style="list-style-type: none"> • Mobility access (including toilets, walkways, limit steps, altar) (4) • Undercover walkway between Church, Presbytery Parish Centre • Better physical connection between buildings
Questions about needs and vision (5)	<ul style="list-style-type: none"> • What sort of future faith community? E.g. Parish working together • What are the needs in our faith community? How do facilities support this? • What do we do well? Want to continue? • How do we see “church”? • Why maintaining assets – decide current /future needs?
Maintenance without changing feel of church (4)	<ul style="list-style-type: none"> • We don’t want to lose the time appeal or feeling of the church: bell tower, simplicity, focus on religion and a place of peace • No frills needed of the church • No embellishment of current church-just maintenance • Preserve heritage but has to be functional
Columbarium (4)	<ul style="list-style-type: none"> • Columbarium (3) • Columbarium surrounded by memorial garden/grotto
Offices and meeting rooms (4)	<ul style="list-style-type: none"> • Parish centre/offices: Common meeting area for all committees/subcommittees/groups i.e. youth groups, music bands, choir, Vinnies groups (2) • Small new facilities for meetings, a secretary office between presbytery and hall

Themes	Specific Responses
	<ul style="list-style-type: none"> • Upgrade of presbytery including easy access to meeting room facilities for visiting priests
Improved hall (4)	<ul style="list-style-type: none"> • The Hall: Window, sound-proofing, security, future use of hall, comfortable hall with modern facilities and toilets • Exterior to remain but needs updating-utilise asset of the hall for future income. Offices and toilets need to be internal in the hall, to develop rental of all • Church building – fully functioning • Upgrade Parish Hall
Multi-functional spaces (3)	<ul style="list-style-type: none"> • Multi-functional areas e.g. flexibility of closing off areas, partitioning to separate smaller areas (2) • Flexible space design (that allows multi-users at one time)
Relationship between Parish and school (3)	<ul style="list-style-type: none"> • Bringing together Parish and school community (2) • Accommodation in all aspects of Parish and school life which would create a social bond between Parish and school
Gardens/grounds (3)	<ul style="list-style-type: none"> • Statue/rock with St. Peter be outside representing our patron “St. Peter” • Better use of grounds/external • Nice gardens/grounds
Accommodating Parish Priest (2)	<ul style="list-style-type: none"> • Explore radical ideas of locating priest on site etc. • Father’s House (Complete renovation)
Full revitalisation / redevelopment (2)	<ul style="list-style-type: none"> • Re-develop the hall/ grounds into fully functional Parish centre which could include Parish offices/training rooms/ function centre to be available to youth/ elderly and so on • Sell Wood St to develop presbytery or replace/develop hall – draw on Parish expertise e.g. trades (proviso to timeline)
Other (7)	<ul style="list-style-type: none"> • Hall being used for the community • Harnessing technology • Diocesan directions/pull on Parish • Right Priest • Debt-free • Well maintained and presentable • Better facilities for music ministry

4.2.2 Requirements for achieving the Vision

Workshop participants worked in groups to respond to the following question:

“In relation to our existing facilities and services, what are some of the key issues and challenges that need to be addressed if we are to achieve a positive vision? (i.e. list these on the sheet provided in your group)”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
Need for upgraded built form / currently dilapidated facility (10)	<ul style="list-style-type: none"> • Upgrading buildings • Fix hall and presbytery • Age of assets • Hall not fit-for-purpose • Presbytery not habitable • Hall: Needs window replaced, new ceilings, heating and cooling, toilet facilities • Presbytery: Needs interior gutted to achieve proper plumbing and has only 1 bedroom (at times have 2-3 priests) • Church: The under-croft needs to be redone as it is rusting and leaking and the front needs to be redesigned • Maintenance in building must be updated as certain buildings in our Parish are deteriorating e.g. steps to church-dangerous and uneven paving • Physical facilities
Poor accessibility (4)	<ul style="list-style-type: none"> • No access for funeral and wedding cars • Lack of parking • Disability access to all areas • Ageing Parish – wheelchair, walking frames access
Environmental design (4)	<ul style="list-style-type: none"> • Energy efficient • Solar panels • Providing sustainable energy sources • Environmental design
Relationship between faith, mission and facilities (3)	<ul style="list-style-type: none"> • Are we a place of maintenance or of mission (in relation to faith and not buildings)? • Which ministries – Word, Witness – express faith in practical ways? • What does it mean to be a faith community in this area? As authentic? Faith formation? How does this inform needs of facilities?
Mass (time/length/attendance) (3)	<ul style="list-style-type: none"> • Mass times • Length of mass (family in particular) • Attendance by families from school attending mass
Functional space (2)	<ul style="list-style-type: none"> • Functionality/flexibility for all concerned • A lot of dead space outside
Alternatives to selling the property (2)	<ul style="list-style-type: none"> • Assets: To keep or rent? Keep 98 for income (is it a possibility) • Maintenance: What are the immediate needs? The father’s house – can we raise the funds quickly without selling number 98?

Themes	Specific Responses
Financial issues (2)	<ul style="list-style-type: none"> • Funding required to make all repairs/upgrades • Set up a financial plan and costs needed, timeline/ fundraising
Responsibilities of different parties (2)	<ul style="list-style-type: none"> • Charisma of Parish Priest can ignite Parish. Encouragement of priest in our personal faith development. Capacity needs to be built within laity. We have enormous responsibility ourselves • Volunteers
Other (6)	<ul style="list-style-type: none"> • Plan to decide what priorities come first • Heritage • Regional considerations with neighbouring Parishes • Future of Mercy Care (old St. Primary facilities) • Technology for IT for enabled • Transparency – all the communities to be in the know

4.2.3 The Hall

Workshop participants worked in groups to respond to the following question:

“In particular, what are the key issues and challenges in the Hall that need to be addressed?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
Specific features and facilities (10)	<ul style="list-style-type: none"> • Windows, ceilings, toilets, roof, lighting (4) • Improved kitchen facilities (3) • Heating and cooling systems (2) • Storage facilities
Connection to other areas (3)	<ul style="list-style-type: none"> • Connection to outside from inside – disconnected from church • Hall to link with offices and fathers house • Provide fixed offices for Parish secretary etc.
Multi-function spaces (2)	<ul style="list-style-type: none"> • Multi-functional area: Parish centre, good neighbours’ morning teas, social functions • Ability to apportion areas within the hall for different groups
History and heritage (2)	<ul style="list-style-type: none"> • History: Can we use current Parishioners to develop history so we don’t lose valuable resource e.g. how was 98 paid for, was it given? Uphold transparency so as not to lose history • Heritage listing constrains ability to meet vision cost effectively: Windows, ceiling, toilets, and floors
Costs (2)	<ul style="list-style-type: none"> • Very costly to upgrade hall to meet vision • Apply for heritage money
Cater to different demographics (2)	<ul style="list-style-type: none"> • Age of people in the Parish: Generational gap, renovation should consider at all members of the Parish and integrate newer generations

	<ul style="list-style-type: none"> • Multicultural: Needs to suit all members-welcome and inviting
Other (4)	<ul style="list-style-type: none"> • Mercy Care • Asbestos – environmental • Defer until big questions answered • Congregational participation

4.2.4 Benefits

Workshop participants worked in groups to respond to the following question:

“What are the benefits of taking positive action via the Strategic Redevelopment Project and Masterplanning Process?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
The plan and new Parish are outcomes of a consultative process (7)	<ul style="list-style-type: none"> • Consultation process will result in more inclusive and broader output/results – this reduces the scope for people to complain • Inclusivity of all members of the Parish draws the interest of the Parish which increases community spirit and this event should happen at least annually • Provides forum for open discussion • Open discussion, feedback given by community, sharing ideas • The ability of Parishioners to collaborate and provide input into the proposals i.e. inclusiveness • Gives everyone a chance to express their opinions, concerns and gives you a sense of direction • By listening to the various views and ideas of those present
Long term thinking / visioning (5)	<ul style="list-style-type: none"> • Asset Management: Plan for reality, not waiting until there’s an emergency or is costly • Long-term planning and not perceived reactive work • Ensure its done with vision • Providing long-term assets and benefits for the Parish • Forces key stakeholders to think strategically/ longer term yielding better outputs
Increasing connection between groups of Parishioners (4)	<ul style="list-style-type: none"> • Bring Parish Together • Bring in younger Parishioners with commitment to continuing the work of the current members present today • Develop more interest groups – women’s, mother’s, holy male society • Increase more young to the Parish-teenagers
Community as an asset (4)	<ul style="list-style-type: none"> • Community benefits: Creates a community environment, community spirit • Knowledge: Talent of people here today, meet and talk and use the strength we have in the community • By offering an all-inclusive community, we would expect to grow • Closer connection to the school – strengthen ties
Facility improvements (2)	<ul style="list-style-type: none"> • Improvements take place – happy Parishioners – all problems solved

Themes	Specific Responses
	<ul style="list-style-type: none"> Improvements to facilities
Big picture view (2)	<ul style="list-style-type: none"> Master planning process provides for all assets of the Parish community to be considered as to use and functionality Benefit of the overall plan
Other (4)	<ul style="list-style-type: none"> Possible income generating process/for others i.e. after school care, hire of hall Archdiocesan approval on final plan Able to “keep your finger on the pulse” Health and safety issues (Parish Priest residence, duty of care)

4.2.5 Issues and Concerns

Workshop participants worked in groups to respond to the following question:

“What issues or concerns do you have regarding the Strategic Redevelopment Project and Masterplanning Process?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
Financial viability (10)	<ul style="list-style-type: none"> How do we finance/fund it? (2) Who gets to decide on what money spent on? Is selling 98 Wood Street necessary? Have cost analysis been done on different options: sale of house, hall and priest home Will we be able to have long-term success with the Parish facilities Spend wisely Are we dwindling our assets by selling 98? Are we creating better assets by developing the hall? Is it the right time to sell 98 Wood (bad property market)? If we are spending the money can we ensure that it will be used?
Prioritisation and valuation of expectations and feedback (6)	<ul style="list-style-type: none"> Ensure prioritisation of expenditure (most important first) How do we prioritise, what order do we place all of our wishes? Majority rules is not always the best solution Majority rules, so listen to the majority opinions and act accordingly The ability to provide and cater for all Parishioners expectations Ensure ownership of choices/vision – seek a consensus as much as realistic
Communications and engagement (5)	<ul style="list-style-type: none"> Continue the engagement and discussion – come back with summary and options Lack of participation by younger people Are we going to get younger families involved (fit liturgy to demographic) Ongoing communication among the Parishioners Lack of communication and feedback

Relationship between faith, mission and facilities (3)	<ul style="list-style-type: none"> • Need more info of heritage nature of buildings – will it renew the Parish and fit in with our mission? • The building doesn't make a faith community • Learn from other communities and how they use their assets to achieve their vision
Uncertainty (3)	<ul style="list-style-type: none"> • Not meeting its objectives • Not knowing the process fully • What are the next steps?
Need to progress with the process (2)	<ul style="list-style-type: none"> • Easy to deviate from the main issue and start backtracking • Stop procrastinating and move forward
Longevity (1)	<ul style="list-style-type: none"> • Longevity

4.2.6 Barriers

Workshop participants worked in groups to respond to the following question:

“What barriers need to be overcome to successfully deliver the Strategic Redevelopment Project and Masterplanning Process (and how could they be overcome)?”

Responses are shown below, categorised into common themes. The number in brackets indicated how many responses relate to this theme, or how many times a similar specific response was stated (note: similar responses may have been stated by the same group or by different groups).

Themes	Specific Responses
Overcoming barriers through engagement and communication (3)	<ul style="list-style-type: none"> • Ensuring sufficient consultation (be open to emails) • Have we considered to opinion of all age groups (young); morning tea for the parents of children's liturgy? • ABC rule: Always Be Communicating
Other (2)	<ul style="list-style-type: none"> • Notwithstanding different opinions, that Parishioners come together to support the strategic committee in delivering the best possible outcome • Change of leadership (priest)

4.3 Individual Feedback Sheets

Participants had the option to complete individual feedback sheets if there was additional feedback they felt they had not provided during the group activities.

Ten participants completed individual feedback sheets.

Note that most participants who completed an individual feedback sheet did *not* respond to all questions on the sheet.

4.3.1 Positive Aspects

Participants who complete individual feedback sheets had the opportunity to respond to the following question:

“What are the positive aspects of the Strategic Redevelopment Project and Masterplanning Process for St Peter’s Parish?”

Responses are shown below, categorised into common themes. Due to the small number of responses, these have not been themed.

Specific Responses
<ul style="list-style-type: none">• Moving forward for a better Parish community for the future• To improve the Parish assets and leave the Parish debt-free• It is a start!• The importance of health and safety as well as community growth

4.3.2 Concerns

Participants who complete individual feedback sheets had the opportunity to respond to the following question:

“Do you have any concerns about the Strategic Redevelopment Project and Masterplanning Process for St Peter’s Parish?”

Responses are shown below, categorised into common themes. Due to the small number of responses, these have not been themed. The number in brackets indicates the number of times that the same response was stated by more than one individual.

Specific Responses
<ul style="list-style-type: none">• No (4)• My only concern is: is this the best time for selling in such a depressed market with low interest rate loans?• I don’t know what the “process” is

4.3.3 Recommendations

Participants who complete individual feedback sheets had the opportunity to respond to the following question:

“Do you have any recommendations for the Strategic Redevelopment Project and Masterplanning Process for St Peter’s Parish?”

Responses are shown below, categorised into common themes. Due to the small number of responses, these have not been themed. The number in brackets indicates the number of times that the same response was stated by more than one individual.

Specific Responses
<ul style="list-style-type: none">• No (4)• Have a second stage quickly to maintain participation

4.3.4 Other comments or questions

Participants who complete individual feedback sheets had the opportunity to respond to the following question:

“Do you have any other comments or questions?”

Responses are shown below, categorised into common themes. Due to the small number of responses, these have not been themed.

Specific Responses
<ul style="list-style-type: none">• No (2)• Can we separately address needs/aspirations first, not just of a financial/building nature, but of a visionary nature• Happy to entrust Committees to make decisions and move forward after due consideration of feedback• Can we have more activities for children and the Youth Group?

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