

Mission Property Committee

(A progress report from the Mission Property Committee.)

Strategic Land acquired in Leppington, NSW

1. Following an intensive land search and due diligence program since 2013, the Mission Property Committee ("MPC") acquired a strategically located site at 30 Heath Road in the growth suburb of Leppington in Sydney's South West in August 2014.
2. The cost of \$2.75 million was materially funded by all parishes across the Diocese through the Synod approved greenfields land acquisition levy ordinance (the "Ordinance") that commenced in 2013 to promote the Diocesan Mission by enabling all parishes to support the establishment of church sites in new growth areas. In addition to acknowledging the crucial support of parishes, the MPC also especially thanks the parishes of Parramatta and Robertson which have both made important financial contributions to the mission over and above those contemplated by the Ordinance.
3. The 2-hectare site has sufficient land area on which to construct a new ministry centre with car parking areas and room for future expansion in the coming decades.
4. MPC encourages Synod to support an initiative to expand the scope of the Ordinance so that funds contributed may also be used to construct church buildings on the Greenfield sites.

From a paddock to a church:

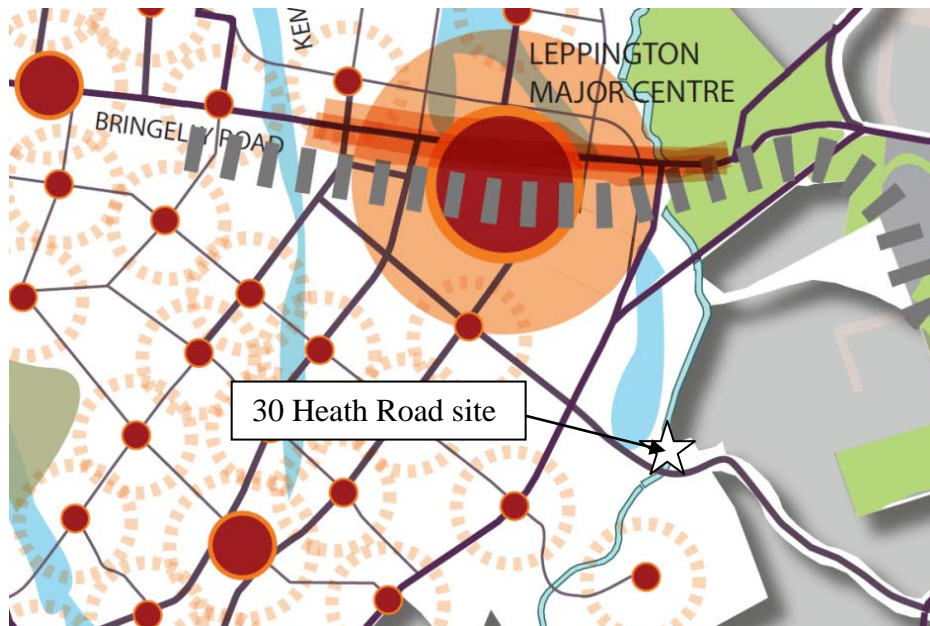


Pictured from Left to right:

Peter Hayward, Bishop of Wollongong; Geoff Kyngdon, Chair, MPC; Tony Willis, Assistant to the Bishop of Wollongong; Daisy the cow

5. The NSW Government has designated Leppington as the Regional Centre for the South West Growth Centre. NSW Department of Planning and Environment ('DoP') forecasts indicates population growth within a 4km radius of the proposed ministry centre to be 50,000+ people by 2035.
6. Leppington includes large tracts of land located in close proximity to the MPC Leppington site currently being released at Willowdale and Emerald Hills where the DoP forecast is for the population to grow to 13,500 people with other development to follow in the next 20 years.

Leppington Major Centre



South West Growth Centre Structure Plan Courtesy NSW Government www.qcc.nsw.gov.au

7. The Leppington site is strategically located in close proximity to the significant transport infrastructure initiatives currently being constructed by the NSW Government including Camden Valley Way upgrade and nearby Leppington railway station, which will be within easy walking distance.

8. The MPC plans to seek approval for the use of an existing residence located on the Leppington site (which comprises multiple meeting rooms and a large outbuilding) for use as a temporary Anglican ministry centre until sufficient funds are available to fund the construction of a permanent ministry centre. This temporary use provides a meeting place for church until such time as the surrounding population grows to a critical level and funds become available for the construction of a permanent ministry centre for the community.



9. The site and its surrounds are currently semi-rural lands with the first of the new housing developments Willowdale / East Leppington land release (ready to be occupied in December 2014) only 500m away from the site that is set to transform the area through the building of new schools & neighbourhood centres.

10. To expand the platform for the ministry scope of the Leppington site, a nearby residential lot was acquired in July 2014. The strategy is to leverage the positive experience for the mission that was

gained from building a rectory at Oran Park at the same time as families were building and moving into neighbouring houses even though the church building was some years away. The MPC and Wollongong Regional Council are working together to build the ministry residence. The aim is for a church planter and family to commence ministry in 2016.

Oran Park Ministry Centre

11. Construction of the Oran Park ministry Centre on Marcus Loane Way, Oran Park, is well underway on the prominent site overlooking the town. The site was acquired using a grant authorised by Synod that was made from the Diocesan Endowment in 2009. In the five years that have followed, the area has been transformed from a rural and motor racing destination to a vibrant community of some 2,500 people, with the DoP forecast showing ongoing annual population increases of 2,000 over the next ten years.



12. This building project is not being funded by the Land Acquisition Levy but is funded from the limited existing resources of the MPC plus generous funding from the parishes of Beecroft and Bowral and the Grace Betty Davidson Estate.

13. The first stage of the iconic public building will feature a 250-seat auditorium, associated breakout area and foyer space, children's meeting rooms, kitchen and amenities as well as car parking.

14. During August 2014 ground works commenced and completion of the ministry centre is anticipated around Easter 2015. This will allow the church to continue to "ride the wave" of the population growth in the precinct.

Ongoing MPC land acquisition due diligence

15. The MPC is actively undertaking due diligence in the other identified growth areas across the diocese including Marsden Park and Box Hill in the North West, and Bringelly North and Wilton Junction in the south West and West Dapto in the Illawarra. Opportunities to co-locate with other diocesan organisations, along the line of the Oran Park model, such as Sydney Anglican Schools Corporation in these future growth areas are also being explored.

For and on behalf of the Mission Property Committee

GEOFF KYNGDON
Chair

BISHOP IVAN LEE

26 August 2014