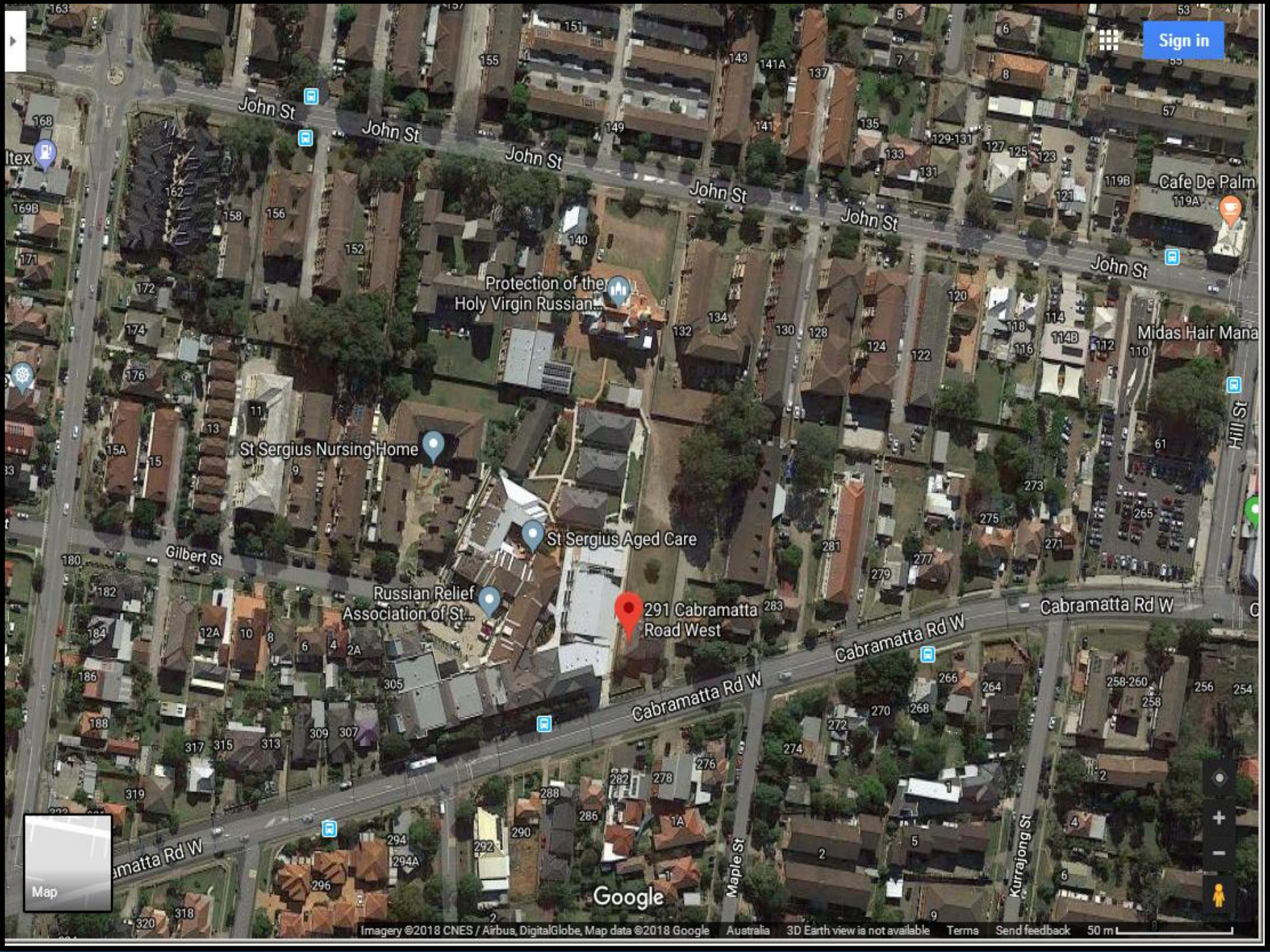


Sign in



Protection of the Holy Virgin Russian...

St Sergius Nursing Home

St Sergius Aged Care

Russian Relief Association of St...

291 Cabramatta Road West

Cafe De Palm

Midas Hair Mana

Map

Google

The situation with the Church  
block at 291 Cabramatta Rd.

# The block at 291 Cabramatta Road

- This land was donated to the Church
- One of the donors is still alive
- Donated to the Church because it is valuable in that it adjoins Church land
- Its value is much more than a market valuation

# Uses for the block

- Provides parking for the parish which is invaluable in this area
- The fact that other parishes do not have parking is not an argument to give it away
- It is an ideal house for a future parish priest
- The fact that Fr. Boris doesn't need it is again not an argument to give it away

# Who should be making an offer?

- The parishioners shouldn't be trying to find a deal suitable to the RRA
- If the RRA wants this block, the RRA should be making an offer to the Church, which the parish should then consider

# Comments on Option A

- This land would be worth 2.5M if it was anywhere else in Cabramatta
- But this block adjoins Church land
- Because of this, this land is worth much, much more to the parish than 2.5M

# Comments on Option B

- For the parish to own the Independent Living Units (ILUs), the parish has to obtain a Nursing Home Licence
- The ILUs by themselves are land-locked – there is no vehicle access to them
- Overflow parking on the RRA block is not practical because there is only single-lane access from the altar onwards

# Comments on Option C

- The 1200 sq. m. area is land-locked – there is no vehicle access from Cabramatta Road
- Therefore, we would never be allowed to build anything there
- Parking on this block is also not practical because there is only single-lane access from the altar onwards



134 & 132 John Street

CHURCH  
gets 134  
John Street  
80m x 21m

RRA  
gets 132  
John Street  
80m x 21m

# Option D

- If the parish still wants to pursue a land swap, it is suggested that the only block that could be of equivalent value to the parish is the block directly behind the altar – 134 John St.
- The RRA could buy the whole set of units and keep 132 John St. for itself. This would give it access to John St. as well as Cabramatta Rd.
- While the RRA is buying it, it could pay the parish the equivalent of the rent of the units

# Unmentioned Options

- Why was the option of leasing 291 Cabramatta Rd. not mentioned?
- There are other options of connecting the two RRA areas either underground or above ground through the air space
- The parish expects a serious consideration of these options and documented reasons why they were rejected

# The vote

- This is a life-changing decision for the parish because it turns on its head plans that have stood for tens of years
- If it will be a 50/50 vote, then up to 50% of the parish could still be against this – not a good situation
- It should be at least a 2/3 majority vote to pass because it is equivalent to changing the parish constitution

# Questions to the RRA

- If you think that the parish should give this land to you because you are a sister organisation and you have a need for it, why do you consider that giving the Church something of even greater value in return is a bad deal for you?
- The Church lives on donations and goodwill
- The RRA lives on fees from its customers

# Another question

- Why don't you make a proposal to the parish which can stand on its own merits and not have to be coerced through?
- E.g. offer to swap the block at 291 Cabramatta Rd. with both blocks at 132 and 134 John St.
- This has a good chance of receiving a 2/3 yes vote from the parish membership

# In Conclusion

- Please remember that the block at 291 Cabramatta Rd. was DONATED to the parish because the donors saw it as valuable land for the parish to have
- If the donors wanted the RRA to own it, they would have donated it to the RRA
- Thank you for your attention