

ST MARK'S LUTHERAN CHURCH CALOUNDRA

Growing Our Space for Worship and Welcome

Renewing St Mark's for the next generation
of faith and community

FUTURE BUILDING PROJECT – STAGE 1 & 1A

("Got to build a bigger boat")



"Celebrating 80 Years of Worship and Community"

*"To God be the glory in the church and
in Christ Jesus throughout all generations."*

Ephesians 3:21

A WORD FROM THE PASTOR

Dear Members and Friends of St Mark's,
For nearly 80 years, people have gathered as St Mark's Lutheran Church in Caloundra to worship God, grow in faith, and care for one another.

Across the decades, each generation has contributed to the life and ministry of this congregation. Along the way, the congregation has also cared for and improved the buildings that support our worship and community life.

In 1989, as St Mark's celebrated its 20th anniversary, the congregation expanded the sanctuary to provide more space for worship.

In 2019, marking the 50th anniversary of the congregation, further building and seating improvements were undertaken to enhance the comfort and flexibility of the worship space.

More recently, in 2023, the church roof was replaced — a significant project that was fully funded through the generosity of members and friends of St Mark's.

Each of these moments reflects the same spirit of faith, care, and shared commitment that has sustained St Mark's through the years. Today we again find ourselves considering how our buildings can best support the life of the congregation. We are grateful to see growing participation in worship and congregational life through ministries such as St Mark's Makers, the Saturday Sunset Service, and our regular Sunday gatherings.

The Future Building Project – Stage 1 focuses on renewing and improving the spaces we already have so they can continue to support worship, hospitality, accessibility, and community life for years to come.

This booklet shares the vision, plans, and progress of the project so far. It also invites members and friends of St Mark's to learn more about the project and prayerfully consider how they may support this next chapter in the life of the congregation.

Thank you for your prayers, encouragement, and commitment to the mission and ministry of St Mark's.

With gratitude and hope,

Pastor Ray Morris

LIFE AT ST MARK'S

St Mark's continues to be a place where people gather to worship Christ, grow in faith, and support one another. Across the week and throughout the year, many moments of faith and community take place within these walls.

WORSHIP: Gathering for worship each Sunday morning.



ST MARK'S MAKERS: Children exploring faith through creativity and learning together.

FELLOWSHIP / MORNING TEA: Sharing hospitality and conversation after worship.



SUNSET SERVICE: Reflective worship and shared meals at the Saturday Sunset Service.

These ministries are part of why we are planning improvements to our building — so that our spaces can continue to support the life of the congregation and welcome others into our community.

BUILDING ON 80 YEARS OF FAITH

As we celebrate 80 years of worship in Caloundra, this project is an opportunity to prepare St Mark's for the generations still to come.

For eight decades, St Mark's Lutheran Church has been a place where people encounter the love and grace of Christ.

Generations have gathered here to worship, pray, learn, and serve. Children have been baptised here. Families have celebrated weddings here. Many have been comforted here in times of loss and grief.

Across the years, the congregation has always cared faithfully for this place of worship. Buildings have been maintained, improved, and adapted so that St Mark's could continue to serve the needs of each new generation.

1969 – St Mark's Church built and dedicated

1989 – Sanctuary extension

2019 – Building improvements

2023 – New roofs (church and toilets)

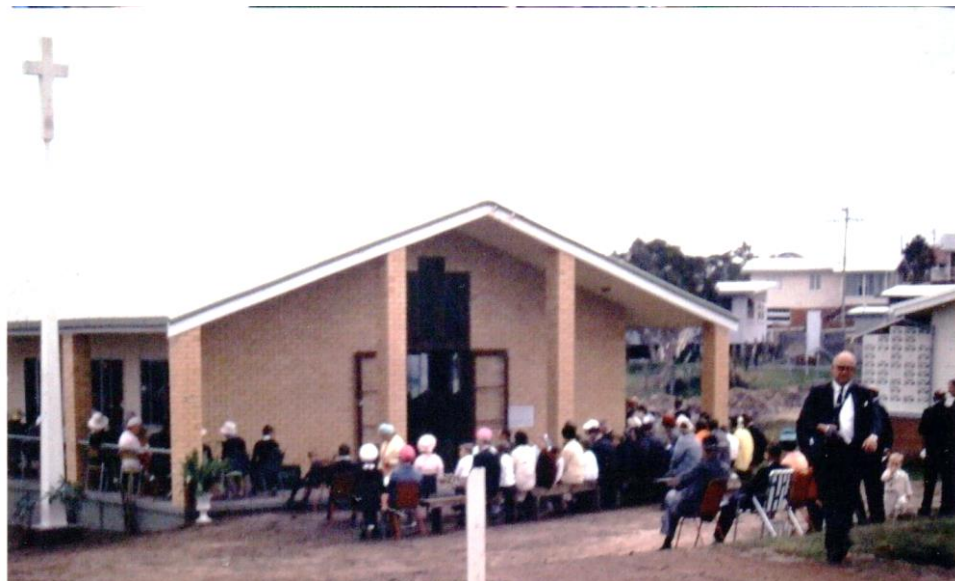
2026 – Future Building Project

Today we give thanks for all who have been part of that story. We are grateful for the faith and generosity of those who came before us, who ensured that St Mark's would remain a place where people could gather in worship and community. Now it is our turn to continue that story.

The Future Building Project is not about creating something grand or new. Instead, it is about renewing and improving the facilities we already have, so that this place can continue to support the life and ministry of the congregation.

As we celebrate 80 years of worship in Caloundra, we look ahead with hope, trusting that God will continue to guide and bless the ministry of St Mark's for many years to come.

The opening and Dedication of St Mark's on June 29, 1969



Replacement of old Asbestos Roof 2023

PROJECT AT A GLANCE

St Mark's Future Building Project

Stage 1 & 1A

The Future Building Project focuses on practical improvements that will strengthen worship, hospitality, accessibility, and building safety.

Estimated Project Cost: \$270,000

The congregation intends to move forward without taking out new loans for this stage of the project.

KEY IMPROVEMENTS:

Worship Space

- ✦ expanding seating capacity within the existing building
- ✦ improved lighting and audio-visual systems

Accessible Toilets

- ✦ improved accessibility for all ages and mobility needs
- ✦ greater privacy and comfort

Kitchen Renovation

- ✦ improved layout and functionality
- ✦ greater capacity for hospitality and shared meals

Building Renewal

- ✦ asbestos removal
- ✦ replacement of windows, ceilings, flooring and cladding
- ✦ improved air-conditioning

Outdoor Improvements

- ✦ safer pathways
- ✦ landscaping and shaded gathering areas

“Our buildings are tools for ministry — places where people gather, worship, learn, and experience the grace of God.”

THE PLANS

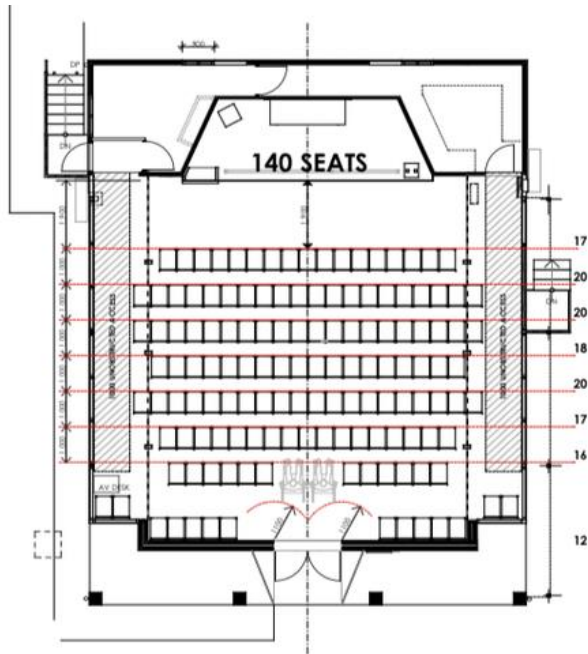
Through the generous work of volunteer architect Graham Courtney, plans have been prepared showing how the existing building can be renewed and improved, guided by extensive consultation, and with a limited budget in mind.

Importantly, the project focuses on working within the existing building footprint, making better use of the spaces we already have.

ARCHITECTURAL DRAWING IMPROVED DRIVEWAY & ACCESSIBLE PATHS

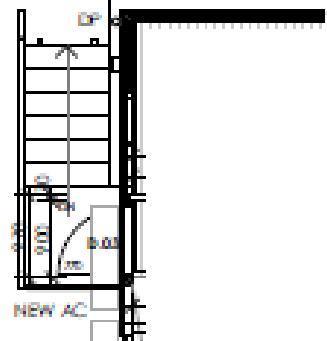
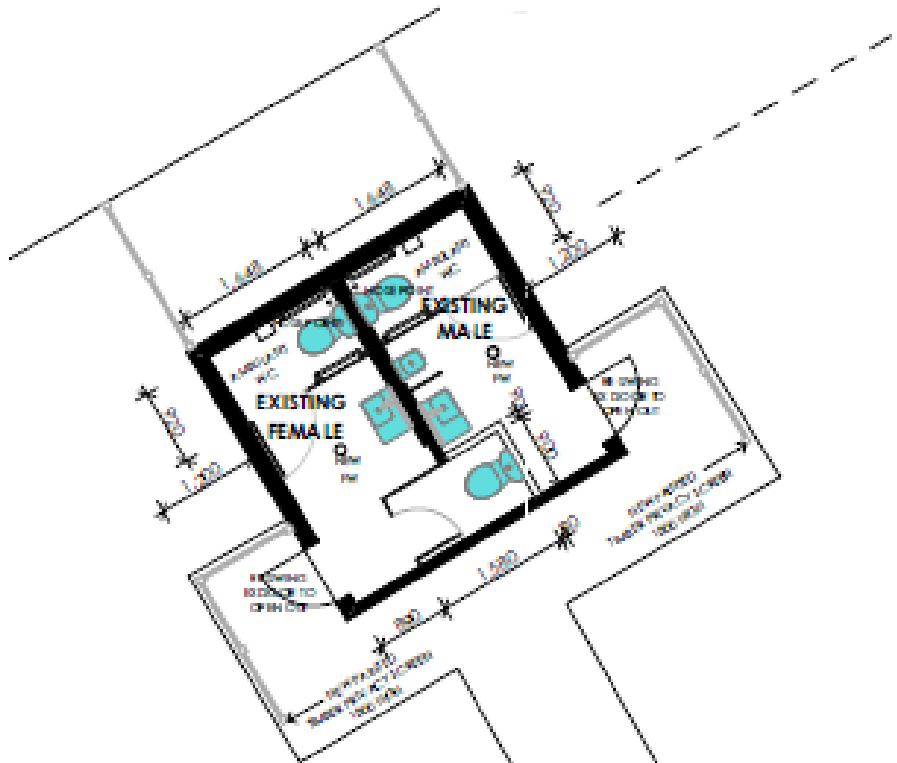


DRAWING OF IMPROVED WORSHIP SPACE



"Our buildings are tools for ministry — places where people gather, worship, learn, and experience the grace of God."

EXISTING AMENITIES PLAN



These drawings help us imagine how the building can continue to serve the congregation and community into the future.

SHARED OPPORTUNITY

Throughout the history of St Mark's, the congregation has moved forward through shared generosity and faith.

The Future Building Project invites members and friends of St Mark's to participate in this next chapter. Rather than asking for formal pledges, the congregation simply invites people to consider gifts, donations, or special offerings toward the project as they are able. We already have \$75,000 from Estate bequests.

Some people may choose to contribute through:

- ✦ a one-off gift
- ✦ special offerings over time
- ✦ a gift in honour or memory of someone
- ✦ a thanksgiving gift for God's blessings

Every contribution, large or small, helps move the project forward.

Above all, this project is something we undertake together as a congregation, trusting in God's guidance and provision.

NEXT STEPS

Significant preparation for the project has already taken place.

Recent progress includes:

- ✦ Building plans prepared by volunteer architect Graham Courtney
- ✦ Property owner consent granted by the LCA Queensland District
- ✦ Plans submitted to the certifier to begin the approval process
- ✦ A \$35,000 grant application submitted to the Community Benefit Fund for accessibility improvements – decision pending.

Congregational presentations will be held on:

Sunday 15 March & Sunday 22 March

These gatherings will provide an opportunity to learn more about the project and ask questions.



Bible Study



St Mark's Makers



Cuppa and Chat

"Young at Heart, Strong in Faith, Genuine Friendships"



Maudy Thursday 2025



German / English Bi-lingual Christmas Service 2025

For more information:

Please feel free to speak with:

Pastor: Ray Morris - 0429 856 532

Chairperson: Narelle Jefferd – 0413 081 734

Email: lutherancaloundra@gmail.com

Frequently Asked Questions

Why is St Mark's considering these building improvements?

Over recent years we have been grateful to see growing participation in the life of the congregation. Ministries such as Sunday worship, St Mark's Makers, fellowship gatherings, and the Saturday Sunset Service are placing increasing demands on our current facilities.

The proposed improvements focus on renewing and improving the spaces we already have so that they can better support worship, hospitality, accessibility, and community life for many years to come.

What is the estimated cost of Stage 1?

The estimated cost for Stage 1 of the project is **\$270,000 (as at March 2026)**. This estimate includes building improvements, accessibility upgrades, kitchen renovation, asbestos removal, structural upgrades, improved air-conditioning, audio-visual improvements, and external landscaping works.

As with most building projects, final costs may vary slightly depending on contractor quotations and approvals.

Will the congregation need to take out a loan?

At this stage, the congregation does not intend to take out new loans for Stage 1 of the project.

The goal is to move forward through a combination of:

- ✦ congregational generosity
- ✦ gifts from friends of St Mark's
- ✦ possible grants from church and community organisations

The congregation currently has a loan associated with the manse property, which is being responsibly managed through rental income and offerings.

Has the project received the necessary approvals?

Important steps in the process have already taken place.

- ✦ Building plans have been prepared by volunteer architect Graham Courtney
- ✦ LCA Queensland District property owner consent has been granted
- ✦ Plans have been submitted to the building certifier to begin the approval process
- ✦ A \$35,000 grant application has been submitted to the Community Benefit Fund to assist with accessibility upgrades

Further approvals will continue as the project progresses.

How can members support the project?

Members and friends of St Mark's are invited to support the project in ways that are meaningful for them.

Some people may choose to contribute through:

- ✦ prayer for the project and the congregation
- ✦ participating in congregational discussions
- ✦ gifts, donations, or special offerings toward the building project

Every contribution helps move the project forward as we continue to care for this place of worship and community.

Future Project Items my contribution will support:

- ✦ Building Certifier and Town Planner Fees (Paid)
- ✦ 50 Chairs: \$125 (44) and \$175 for an armed chair (6) (Paid)
- ✦ Removal of all Asbestos (toilets & church)
- ✦ Recladding of exterior walls and replacement of some internal walls
- ✦ Replacing of existing brick piers with new metal posts
- ✦ Removal and replacement of windows with cyclone-rated glazing
- ✦ New flooring, lighting and ceiling for extension of building within existing framework
- ✦ Electrical work includes relocation of new power box
- ✦ Plumbing and refurbishing existing toilets
- ✦ Efficient air conditioning (2 extra units)
- ✦ Recoating of existing floors
- ✦ Relocation and updating of audio-visual equipment
- ✦ Concreting of circular driveway, accessible paths to toilets
- ✦ Refurbishment of existing kitchen includes air conditioning and hot water (some volunteer work)
- ✦ Onsite Project Manager
- ✦ Labour costs (carpenters and other trades)
- ✦ Hire of safety fencing and equipment
- ✦ Painting (completed by volunteers)

How can I donate to the project:

- ✦ By your offering on Sunday in an envelope marked "Building Improvement"
- ✦ EFTPOS at the Church to "Building Improvement"
- ✦ By making a Deposit to the Bank with the following Bank details and include your name if you wish. You may remain anonymous.

BSB: 704-942

Account No: 101031653

St Mark's Building Improvement Fund

Reference: Donation / Name (optional)

Thank you!

August 2026

St Mark's Lutheran Church Caloundra
Strategic Financial Plan – Congregational Summary
Growing Space for Faith and Community

1. Why We Are Preparing a Strategic Financial Plan

St Mark's is experiencing a season of encouraging ministry growth. God is opening new opportunities through:

- expanding worship attendance
- the encouraging of young faith with St Mark's Makers ministry
- deeper pastoral care
- the Saturday Sunset service
- new families connecting from Sunshine Coast including Caloundra South / Aura

Our current facilities are ageing (asbestos) and now at capacity for hospitality, Makers, mid-week ministry, pastoral conversations, and flexible worship space.

To continue **Growing Space for Faith and Community**, we must move forward with **Stage 1a** of our building project: expanding worship space and upgrading hospitality.

At the same time, construction costs on the Sunshine Coast continue to rise.

This means delaying Stage 1a will significantly increase the cost, making it harder to complete later.

Because of these realities, Mission & Vision and Church Council have prepared a **Strategic Financial Plan** to guide our next steps responsibly and transparently.

2. What Has Already Been Achieved (Stage 1 and 1a)

Through generous support, St Mark's has already completed Stage 1 (toilet upgrades):

- Community Benefit Fund: \$35,000 (toilets renovations)
- Bequest: \$25,000 (toilet accessibility)

Other offerings/donations/gifts to the Building Improvement Fund by end of July 2026 is **\$27,222** - partly utilised towards 50 new chairs, Town Planner, Structural Engineer, Certifier costs. We have also received a \$14,000 LLL Mission Outreach Grant, recognising the value of Makers and the Sunset Service.

Architect **Graham Courtney** is generously donating his time and guiding the planning process for all of Stages 1 and 1a and future development plans.

3. The Manse: Our Key Asset for Funding Stage 1a

The manse at 11 Elvena Circuit:

- is valued at \$1.20m–\$1.25m
- could list at offers over \$1.25m
- is no longer required for pastoral housing
- carries a \$153,000 loan
- is an under-utilised asset that can be released for mission

Unlocking the value of the manse is the most responsible way to fund Stage 1a.

This aligns with LCAQD encouragement toward responsible asset realisation.

4. Future Pastoral Housing – Reassurance

Selling the current manse does not remove the ability to house a future pastor.

St Mark's owns **two blocks (three lots)** on Bombala Terrace valued at **\$8–\$10 million**. This land gives us long-term flexibility for:

- a future manse on the church site
- integrated ministry and community spaces
- income-generating components
- whole-site planning

This is a key part of our long-term vision and stewardship.

5. Rising Costs and Timing Pressures/Long Term Benefits

Stage 1a cost estimate: **\$370,000** Builder contingency: **30%** → **\$460,000 exposure**

Construction inflation: **6–9% per year**

Delaying Stage 1a risks:

- **\$40k–\$80k** extra cost over 12 months
- **\$80k–\$120k** over 18–22 months

Waiting for a higher manse sale price may be cancelled out by rising building costs.

6. Proposed Financial Pathway

Mission & Vision Team (Church Council) propose:

1. **Sell the manse**, subject to congregational approval on **13 September**.
2. Use the sale proceeds to:
 - repay the \$153k manse loan
 - fully fund Stage 1a
 - removal of old house at 16 Bombala (estimate only \$50,000)
 - new storage shed at rear of church building (estimate only \$30,000)
 - new permanent/demountable multipurpose office/room on northern side of church building (estimate only \$70,000)
 - deposit surplus funds in interest bearing account for St Mark's – (part earmarked for possible future manse needs – estimated \$400/500,000)
3. Continue transparent communication with the LCA Queensland District, who must approve the listing and sale.
4. Begin long-term planning for future pastoral housing on the church site.

This pathway is transparent, responsible, and mission-focused.

Common Questions & Answers

1. Why sell the manse now?

Because it is no longer required for pastoral housing and represents the most responsible way to fund Stage 1a without taking on new debt. It is 17 years old and with tenants, it is now requiring regular and ongoing repairs and maintenance.

2. Will we need a manse again in the future?

Possibly — and we have excellent options. Our Bombala Terrace land allows us to build and incorporate an appropriate suitable size manse on the church site if needed as part of the future development of the vacant blocks (estimated \$400/500,000 available)

3. Why not wait until the lease ends to sell the manse?

Because construction inflation is rising faster than property prices. Waiting could cost St Mark's **\$40k–\$120k** more in building costs.

4. Is this a large redevelopment plan?

No. Stage 1a is a modest, essential upgrade to support current ministry.

Long-term planning for Bombala Terrace will come later.

5. Why are we informing the District now?

Because transparency is good governance. The District must approve any listing and sale, and early communication ensures a smooth process.

6. Will the congregation vote?

Yes. A **Special Congregational Meeting** will be held on **13 September**, with a **secret ballot**.

Proposed Motion for 13 September

Move: That St Mark's Lutheran Church Caloundra approve the sale of the manse at 11 Elvena Circuit, and authorise the Mission & Vision Team, in conjunction with the LCA Queensland District Property & Finance Committee, to undertake all necessary steps to prepare, list, and complete the sale; and that the net proceeds be used to repay the existing manse loan and to fund Stage 1a of the Future Building Project, removal of old house and provide replacement storage, office space and relocatable disabled toilet suite and surplus funds invested for St Marks'.

Closing Word

Thank you for your prayerful support as we continue **Growing Space for Faith and Community**. This plan is about managing our resources wisely, supporting our growing ministry, and preparing for the future God is shaping for St Mark's.

Blessings,

Pastor Ray Morris and Narelle Jefferd

(on behalf of Mission and Vision Team)