COAST COMMUNITY CHURCH

Notice of Special Business Meeting

Wednesday, 2nd September 2026 | 7:00 PM | 39 Bundaleer Cres, Bensville

Dear Church,

Over the past two years, we have been excited to share with you the vision for Coast Christian School to expand beyond a primary school and establish a secondary school. In November 2024, following much prayer, planning and discernment, the School Board resolved to commence a High School in 2027. The Elders fully endorsed this decision, believing it represents an important next step in the ministry and mission of Coast Community Church.

It has been encouraging to see this vision become a reality. Construction of Stage 1 is progressing well and remains on schedule, with the school preparing to welcome its first two Year 7 classes—approximately 50 students—in 2027.

While this is a significant milestone, it is only the beginning. The long-term vision is for Coast Christian School to become a dual-stream Kindergarten to Year 12 school, providing Christ-centered education to many more children and families in our community for generations to come.

As many of you know, Coast Community Church owns the land on which the school is built, with the school leasing the property from the church. To enable the school to fulfil its long-term vision, the church has a unique opportunity to purchase the residential property, 37a Bundaleer Crescent, immediately behind the existing Bensville site.

Acquiring this property is strategically important. National construction regulations relating to bushfire building setbacks limit how close future school buildings can be constructed to the surrounding bushland. Ownership of the adjoining property will ensure that the school can successfully meet the planning regulations and construct the buildings and facilities critical to school's vision of becoming a full dual-stream Kindergarten to Year 12 campus.

We are pleased to share that the current owners have agreed to sell the property to the church at an agreed price. In addition, the Churches of Christ Property Trust has approved funding that will enable the church to borrow the monies required for the purchase, for which we are truly grateful.

A requirement of providing additional funding is that the existing loan relating to the Bensville property and the proposed loan for the adjoining property be secured by the church's Tumbi site. This has been requested by the Property Trust because the current lender to the School, Christian Finance Australia, is first mortgagee of the existing Bensville site. This forms part of the resolution that Partners will be asked to consider.

The Elders understand that this aspect of the proposal may raise questions, particularly for those who worship at our Tumbi campus. We want to assure Partners that this requirement has been carefully considered as part of the overall finance strategy of the church. The Elders are satisfied that it represents a prudent and appropriate structure that strengthens the Property Trust's security position while supporting the long-term ministry of both Coast Community Church and Coast Christian School.

The Elders have approached this opportunity with both faith and careful stewardship. Over recent months detailed financial modelling and long-term planning have been undertaken to ensure that the proposed acquisition is both responsible and sustainable. This work has included consideration of the church's future financial commitments, the ongoing operation of Coast Christian School, and the long-term stewardship of the property entrusted to us.

Should the purchase proceed, a new long-term lease arrangement will be established between Coast Community Church and Coast Christian School that appropriately reflects the school's use of the church's property and supports the ongoing partnership between the church and the school. Together with the approved financing from the Churches of Christ Property Trust, the Elders are confident that the proposal provides a sound and sustainable foundation for the future growth of this important ministry. We encourage anyone with questions to attend one of the information sessions, where we will explain the financing structure in more detail and provide an opportunity for discussion.

The Elders would also like to acknowledge the outstanding work of the Coast Christian School Board and Principal, Matt Drennan. Their faith, vision, diligence and countless hours of work have been instrumental in bringing this exciting project to life. We thank God for their leadership and commitment.

Special Business Meeting

In accordance with our Constitution, the purchase of the property requires approval from the Partners of Coast Community Church.

We therefore invite all Church Partners to attend a Special Business Meeting:

Date: Wednesday, 2nd September 2026

Location: 39 Bundaleer Crescent, Bensville

Time: 7:00pm

Purpose: To consider and vote on the resolution authorising Coast Community Church to purchase the adjoining property to support the future development of Coast Christian School.

Please note that in accordance with the Churches of Christ in New South Wales Incorporation Act 1947, *only partners in attendance on the night can vote regarding the resolution*. We therefore strongly encourage all partners to attend, as your vote matters.

The Special Business Notice (resolution) in its entirety has been attached for your information and will also be available online via our church Linktree.

Information Sessions

The Elders recognise that Partners may have questions and would like to understand the proposal in greater detail before the meeting. We encourage everyone to attend one of the following information sessions:

- In-person Information Sessions: Following the morning services at both the Bensville and Tumbi campuses on Sunday, 23 August 2026
- Online Zoom Information Session: Wednesday, 26 August 2026, 7:00pm

These sessions will provide additional background to the proposal and offer an opportunity to ask questions.

We believe this represents a significant and exciting opportunity to invest in the future ministry of Coast Community Church through Coast Christian School. We encourage all Partners to prayerfully consider the proposal and, if possible, attend one of the information sessions before joining us at the Special Business Meeting on the 2nd of September.

Thank you for your continued prayers, encouragement and faithful partnership as together we seek God's leading for the future of our church and school.

A note regarding Partnership

You may have noticed that we have spoken very little about partnership in recent years. This has not been an oversight. As per our recent Elders update, we have been exploring Coast Community Church becoming an incorporated entity, which is another matter we will bring before partners to decide upon shortly. This decision will require us to update our current constitution and would likely require us to revisit and reshape aspects of our partnership (membership) arrangements.

We have also been reflecting on the relationship between our governance structures and our aspirations regarding spiritual formation, participation and church unity. For that reason, we have been cautious about promoting a model we anticipated would undergo review in the near future.

At the same time, we want important decisions, such as the one to purchase this property, to be as open and inclusive as possible. Therefore, if you would like the opportunity to participate formally in this Special Business Meeting, or any future decision that requires partners to vote, we encourage you to explore becoming a Coast Community Church Partner under the current arrangements, understanding that partnership itself will likely be revisited following incorporation as part of a broader governance review. You can do this by reaching out to any of our Elders or Ministers, or alternatively you can complete your application online using the link provided HERE.

Please be aware, that if you are interested in becoming a partner and would like to vote at this upcoming Special Business Meeting, we'd need to receive your application no later than Wednesday the 26th of August 2026 to ensure we can process and approve your request ahead of the meeting.

Grace and peace,

The Elders
Coast Community Church

Notice of Church Special Meeting
being convened pursuant to the terms of the
Churches of Christ in New South Wales Incorporation Act 1947 *("1947 Act")*

Coast Community Church members (partners) and the Registrar of Churches of Christ in NSW are hereby notified that a **Special Meeting** will be held at 7:00pm*, Wednesday, 2 September 2026, at 37-39 Bundaleer Crescent, Bensville.*

The purpose of the **Special Meeting** will be for members (partners) present to consider by secret ballot a (proposed) **Special Resolution** about matters including the security offered for loans to the Church; a loan for the proposed purchase of 37A Bundaleer Crescent, Bensville ["37A Bundaleer Land"]; and the purchase of the 37A Bundaleer Land.

As the Special Meeting will be convened pursuant to the terms of the *Churches of Christ in New South Wales Incorporation Act 1947* it should be carefully noted that:

1. the meeting can only discuss the business advertised;

2. the proposed resolution can be voted upon but not amended;

3. a chairman of the meeting will need to be elected;

4. the proposed resolution will require a mover and seconder, before the proposed resolution can be debated and voted upon;

5. for the proposed resolution to be carried it will need to be supported via a secret ballot of at least 75% of members aged 18 years or older present at the meeting;

6. if the proposed resolution is carried, a statutory declaration – recording the details of the meeting (including the chairman appointed, names of the mover and seconder), and resolution passed – will be completed and sent to the Trust after the meeting.

Following is the wording of the resolution that is proposed to be considered at the special meeting –

Resolution
That Coast Community Church:

a) *notes* that the land known as *37-39 Bundaleer Crescent, Bensville* – being the land described as Lot 1 in Deposited Plan 1193406 (the, "**Bensville Land**") – is owned by The Churches of Christ Property Trust ("**Trust**") and held on trust and for the benefit of Coast Community Church (the, "**Church**");

b) *notes* that by request of the Church to the, "**Trust**" that the majority of the **Bensville Land** is currently leased to Coast Christian School (the, "**School**");

c) *notes* that the land known as 22 Adelaide St, Tumbi Umbi (aka Killarney Vale) – being the land described as Lot 1 in Deposited Plan 738465 ("**Tumbi Land**") – is owned by the Trust and held on trust and for the benefit of the **Church**;

d) *notes* that Christian Finance Australia (previously known as Baptist Financial Services) is lender to the **School** and in that capacity is mortgagee of the **Bensville Land**;

e) *notes* that the **Trust** is lender to the **Church** of three loans referenced as Loan #134 990 002, Loan #134 990 003, Loan #134 990 029 which have a combined total balance as at 31 May 2026 of $1,790,030;

f) *notes* that pursuant to section 19(k) of the *Churches of Christ in New South Wales Incorporation Act 1947* ("**1947 Act**") that Loans #134 990 002 and #134 990 003 are currently secured by the **Bensville Land** and that Loan #134 990 029 is currently secured by the **Tumbi Land**;

g) *notes*, however, as a consequence of (d) above that the **Trust** is a subordinated lender in respect of Loans #134 990 002 and #134 990 003;

h) *notes* that the **Trust** has requested and that the Board of Elders has agreed that –

- Loans #134 990 002 & #134 990 003 be consolidated into a 20-year Principal & Interest Loan commencing 1 July 2026, and, Loan #134 990 029 is also to be 20-year Principal & Interest loan from 1 July 2026; &

- any existing loan made or future loan (if advanced) to the **Church** by the **Trust** is to be secured by the **Tumbi Land**;

i) *notes* thus that Loans #134 990 002 & #134 990 003 have been consolidated into a 20-year Principal and Interest Loan effective from 1 July 2026, and, that Loan #134 990 029 has been made a 20-year Principal & Interest loan effective from 1 July 2026;

j) *authorises* any existing loan made or future loan (if advanced) to the **Church** by the Trust to be secured by the **Tumbi Land**;

k) *notes* that the **School** is planning to expand from *Prep to Year 6* to *Prep to Year 12* and that statutory development controls will necessitate additional adjoining land to be purchased for use by the **School** to enable this expansion to fully occur;

l) *notes* that the Board of Elders have been in discussion with the owners of land adjoining the **School** that is known as 37A Bundaleer Crescent, Bensville (being the land described as Lot 4 in Deposited Plan 866734 ["**37A Bundaleer Land**"] about a possible purchase of that **37A Bundaleer Land**;

m) *notes* from those discussions that the Board of Elders have negotiated that the **37A Bundaleer Land** be purchased for a price of $3.3 million;

n) *notes* that the Board of Elders are, therefore, seeking to borrow an amount of *up to* $3.5 million for the total costs of the proposed purchase of the **37A Bundaleer Land** (purchase price, stamp duty, legal costs, etc.) with the loan to be serviced by the **Church** from its consolidated revenue (including but not limited to the rent paid by the **School** to the **Church**);

o) *authorises* the Board of Elders to accept any loan of up to $3.5 million for the total costs of purchasing the **37A Bundaleer Land**;

p) *authorises* the **Trust**, at the request of the Board of Elders, to purchase the **37A Bundaleer Land** – which is to be held on trust and for the benefit of the **Church** – subject to the Board of Elders having accepted the terms of any loan offer made for an amount of up to $3.5million for the costs of purchasing the **37A Bundaleer Land**;

q) *authorises* the **Trust**, at the request of the Board of Elders, to rent the **37A Bundaleer Land** and to apply the rent to any loan made for its purchase;

r) *authorises* the **Trust**, at the request of the Board of Elders, to consolidate the **37A Bundaleer Land** with the **Bensville Land** into one lot (the, "**Consolidated Bensville Land**");

s) *authorises* the Board of Elders to negotiate a new lease with the School as an, "arms-length" transaction compliant with the terms of the *Education Act 1990 (NSW)*, having regard to the contemporaneous market rental value of the **Consolidated Bensville Land**;

t) *authorises* the **Trust** (in its capacity as trustee for the **Church**), at the request of the Board of Elders, to enter into the new lease with the **School** of the **Consolidated Bensville Land**;

u) *delegates* to the Board of Elders the authority to negotiate any lease of the **Consolidated Bensville Land**, and also the **Tumbi Land** from time-to-time and on such terms as the Board of Elders see fit and *authorises* the **Trust** to enter into such leases at the request of the Board of Elders;

v) *requests* The Churches of Christ Property Trust to do all things necessary to give effect to this resolution, also noting for the avoidance of any doubt that this resolution will not affect any of the powers of the **Trust** under the **1947 Act**.