



## HBC "BUILDING FEASIBILITY COMMITTEE" RECOMMENDATION DOCUMENT

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# PROJECTED CHURCH PROPERTY REQUIREMENTS

This document outlines the size and facilities a property would require for HBC to consider buying it. These initial requirements have been laid out by the Building Feasibility Committee. The Staff, Elders and the BFC would like these requirements to be presented to HBC Members for their comments and suggestions.

To submit your comments and suggestions either email [building.hbc@gmail.com](mailto:building.hbc@gmail.com) or drop your written comments in one of the red collection boxes before March 1<sup>st</sup>.

## SOME DETAILS ABOUT THESE PROJECTED REQUIREMENTS

1. In line with the Elders initial request, the purpose of a HBC church property would be to facilitate our *non-UniChurch* congregations. The HBC:UniChurch congregation will continue to meet on campus as long as it's able to.
2. The BFC agreed it would be responsible to consider a building which facilitates around 10 years growth.<sup>1</sup>
3. The BFC has considered building options based on the projected growth model of the initial Building Feasibility Report – that, by God's grace, HBC will continue its pattern of doubling in size every 5yrs.<sup>2</sup> (This would mean there would be about 1320 adults and about 620 children attending Sunday meetings in 2020).
4. The function of any HBC church property is *not* to make HBC members feel more comfortable or secure as a church. Rather it is to facilitate the proclamation and honor of Christ Jesus our Lord by as many people as possible. This is the prayer of the Staff, Elders and BFC. We hope it's yours too.

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<sup>1</sup> The reasons being; 10 years is a good round figure, not too soon, and long enough that if growth is less than or more than expected, we can take appropriate action. Also, at the growth rate anticipated, a church property that would suit HBC in 15 years would NOT suit HBC in the short-term.

<sup>2</sup> See Appendix 2



## PROJECTED CHURCH PROPERTY REQUIREMENTS

HBC runs many ministry structures throughout the week and at various times of the year. As the BFC discussed our church's projected requirements we found that if a building can fulfill the requirements for our Sunday meetings, most other ministry requirements would also be fulfilled.

**Property Location**                      **Ideally Hamilton, but otherwise in the area between Lambton, New Lambton, Broadmeadow, Hamilton and Newcastle-West (or even Kotara). See map in Appendix 1**

To reach the entire Newcastle area, a church property would best be within 20mins drive of as many people as possible. The 2006 Census data suggests that Hamilton is within 20mins drive of 150,000 people, and within 10mins drive of more than 93,000 people (more than 50% of the Newcastle electorate).

**Seating**                                      **Requires seating for about 500 people**

It is assumed that multiple meetings can be run on a Sunday, and that they will be pretty-well evenly attended by the 1320 adults. Therefore *if* HBC ran four Sunday meetings there would be about 330 adults at each meeting. However, we would not assume the number of children at each congregation would be evenly spread. We assume that about 85% of children (~530) would attend three of the 4 congregations. This would mean in 10 years, three HBC congregations would have 160-180 children, and would therefore need about 500 seats.

**Classrooms & Crèche rooms** **Requires the space for an adequate number of classrooms/crèche rooms for children's ministry during Sunday services.**

If there will potentially be 180 children in Sprout, and assuming classrooms could facilitate 20 children, a property would need 9 rooms/areas for those children. If the rooms could only facilitate 15 children, a property would need 12 rooms.

**Parking**                                      **Requires enough parking to fulfill council legal regulations.**

Although it would be ideal to have a multi-storey car park next to a church property, the only real requirement for parking is set by the council. However, the number of Sunday parking spots would be important to any property we considered. Ideally, there would be adequate parking that is within short-to-medium walking distance from the property for our Sunday Meetings, and for mid-week events (like Women's Bible Study).



Also ideally, church members would park furthest from the church, so that visitors could take the closest spots.

**General Facilities**                      **Requires adequate space for a kitchen and appropriate number of toilets. Requires appropriate ceiling height.**

Again, council and legal regulations will tell us the required number of toilets, though we may want to go over this. Also, HBC requires some kitchen facilities. Therefore a potential property needs adequate space for a kitchen with items like a sink, fridge, oven, bench-top, cupboard, etc.

**Offices**                                      **Requires potential space for: about 10 staff offices/counseling rooms; a photocopying/utilities room; meeting rooms for 5-30 people; storage and library facilities**

If staff growth projections were to match church growth projections, we'd anticipate about 30 church staff and about 30 MTS apprentices by 2020. By then, some senior staff and some admin staff would need personal offices. Training rooms could be used by staff as well as other HBC ministries. The church hall area can also be regularly used by staff and MTSers assuming there is wireless connectivity, etc...

Storage space is needed for much of the craft and irregular equipment used by church.

**Small group areas**                      **Requires adequate spaces for up to 10 small groups – while the classrooms/crèche rooms are in use (e.g. during Women's Bible Study).**

Although the "church hall" area could simply be used for this requirement, its worth noting it as a regular need not to be forgotten 😊.

## GENERAL REQUIREMENTS OF A CHURCH PROPERTY

As well as the above, it is important to note the general requirements and items that will need to be either already in a church property or purchased and installed at some point over the 10 years.

- Chairs
- Audio and Visual system
- Lighting



- Floor coverings and ceilings
- Air-conditioning
- Bathrooms
- Internet connectivity and wireless access
- Phone and communications
- Furnishings
- Privacy and accessibility changes

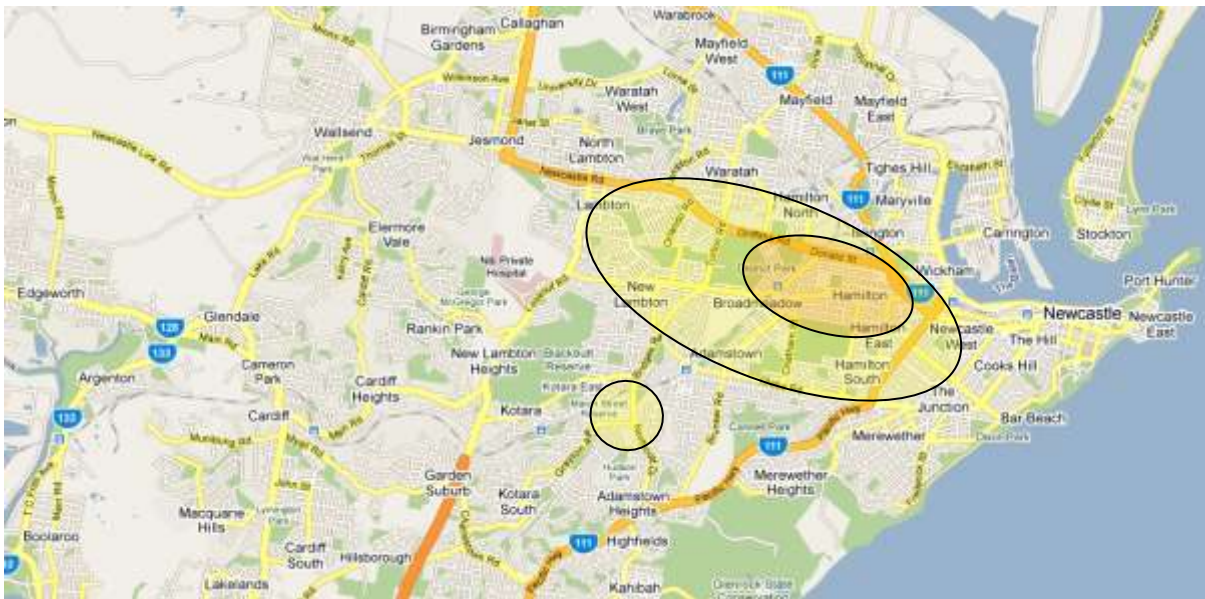
When a building is presented to the BFC, these are the requirements that will be used to determine whether the proposed property could be used as a HBC church building and facilitate 10 years of projected growth. These requirements will also assist to determine the scope of works to be done on a property.

Looking forward to your comments and feedback,

David Moore and the HBC Building Feasibility Committee  
[building.hbc@gmail.com](mailto:building.hbc@gmail.com)



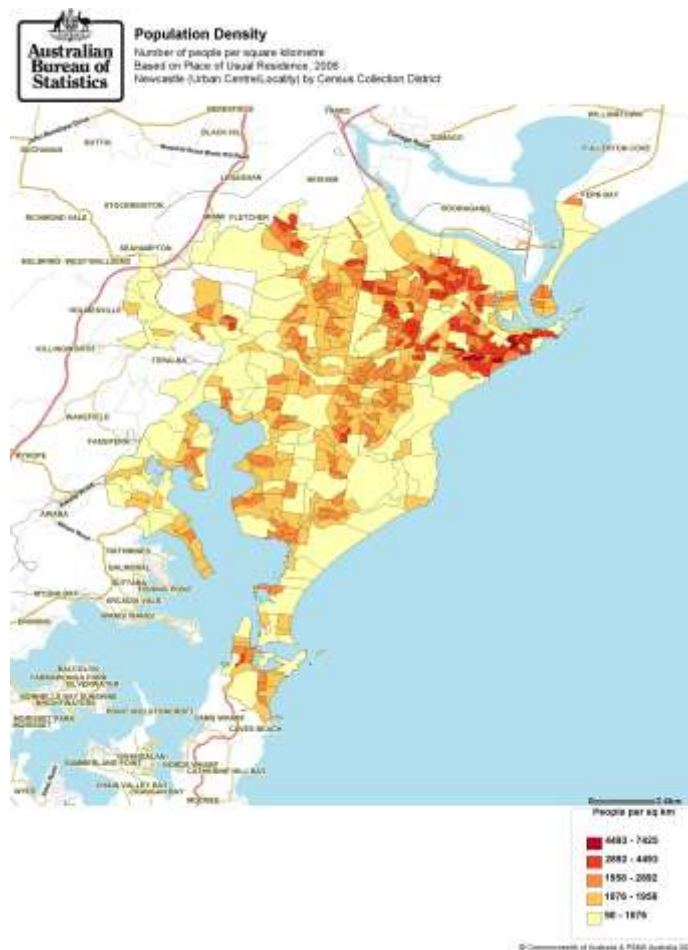
APPENDIX 1. MAP OF “CRITICALLY” AND “MODERATELY” IMPORTANT LOCATIONS



It is critically important to be in the area marked Yellow (light shaded).

It is moderately important to be in the area marked Orange (darker shade).

2006 CENSUS DATA: POPULATION PER SQR KM





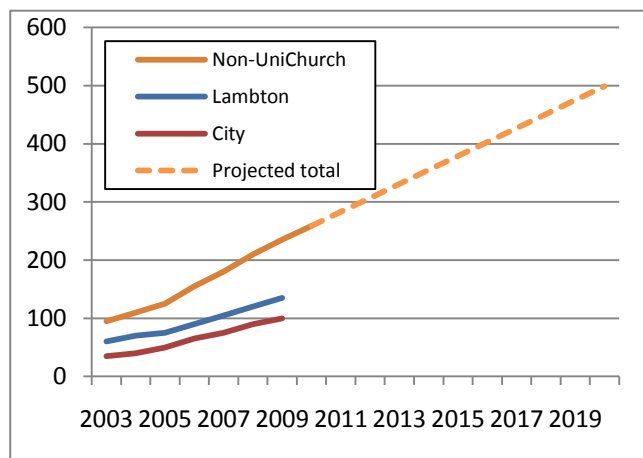
APPENDIX 2. PROJECTED GROWTH CALCULATIONS (FROM ORIG. BFC REPORT)

Various mathematical models have been suggested and trialed against past growth data. However the simplest model of projecting future growth was almost exactly the same as the most complicated and mathematically precise model. So, for the purpose of simplicity and under the umbrella of God’s timing and sovereignty, we’ll use the simple model of expecting ‘exponential growth’ to continue at about **100%** growth every 5 years (i.e. that’s *double* every five years).

This may sound aggressive, however it should be noted that it’s a *conservative* estimate, since we’ve really been growing at about **117.3%** every 5 years. (When you compare 2003 with 2008, and 2004 with 2009). It should also be noted that these growth projections are very dependent on us, as a church, transitioning from a “Medium” sized church to a “Large” church. This means our systems, structure, thinking, approach etc probably must change. The things that we did under God’s direction that helped us grow from 100 to 400 are probably not the things that will make us grow from 400 to 2000.

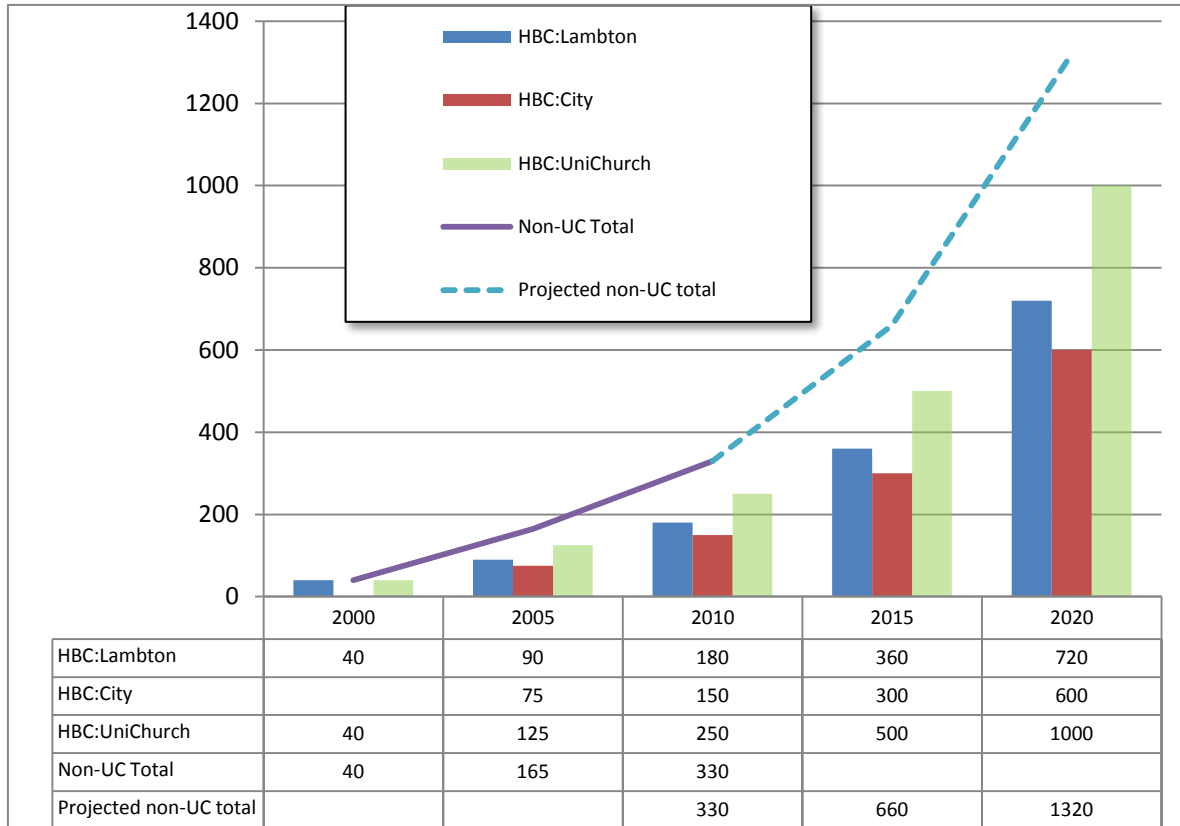
WHY USE AN ‘EXPONENTIAL GROWTH’ MODEL?

One of the other growth models we considered was a ‘linear growth’ model. These assume we’ll continue to grow by the *same number* of people every year. Since the ‘average growth’ of our non-Unichurch congregations has been about 24 people p.a. over the last 6 years, if we continued at this rate, by 2020 our Non-Unichurch congregations would be about 500 combined.





However, the staff thinks that this ‘linear growth’ model would be an irresponsible model to work from. They would encourage us as a Church to humbly expect and pray that God



would continue to see us grow by more and more people, and see more and more converts every year. **And what’s more, this is not simply the type of growth we should expect, it’s the type of growth that we should want for the gospel.** Therefore they have recommended that we use the best ‘exponential growth’ model we can.

This graph represents the estimated growth projection for HBC.

This growth model will need to be re-assessed year by year. This reassessment is important in case we find that these projections are *over*, or indeed, *under* what God provides.