

Statement of Environmental Effects

Modification to Development Consent 893/2020

Nos.15-19 Enterprise Avenue

Padstow



STATEMENT OF ENVIRONMENTAL EFFECTS

MODIFICATION TO DEVELOPMENT CONSENT 893/2020

Nos.15-19 ENTERPRISE AVENUE

PADSTOW

9 November, 2024

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B3359

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Attachment 1: Land and Environment Court Judgement

Attachment 2: Approved Plans Development Consent No.893/2020

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1. INTRODUCTION

Nexus Environmental Planning Pty Ltd has been requested by United Muslims Australia (**UMA**) to prepare a Statement of Environmental Effects (**SEE**) to accompany a Section 4.56 (**s.4.56**) application to Canterbury Bankstown Council (**Council**) to modify Development Consent No.893/2020 at Nos.15-19 Enterprise Avenue, Padstow (**the Site**) which was approved in NSW Land and Environment Court Proceeding No.2021/362101.

The location of the Site is shown in **Figure 1**.

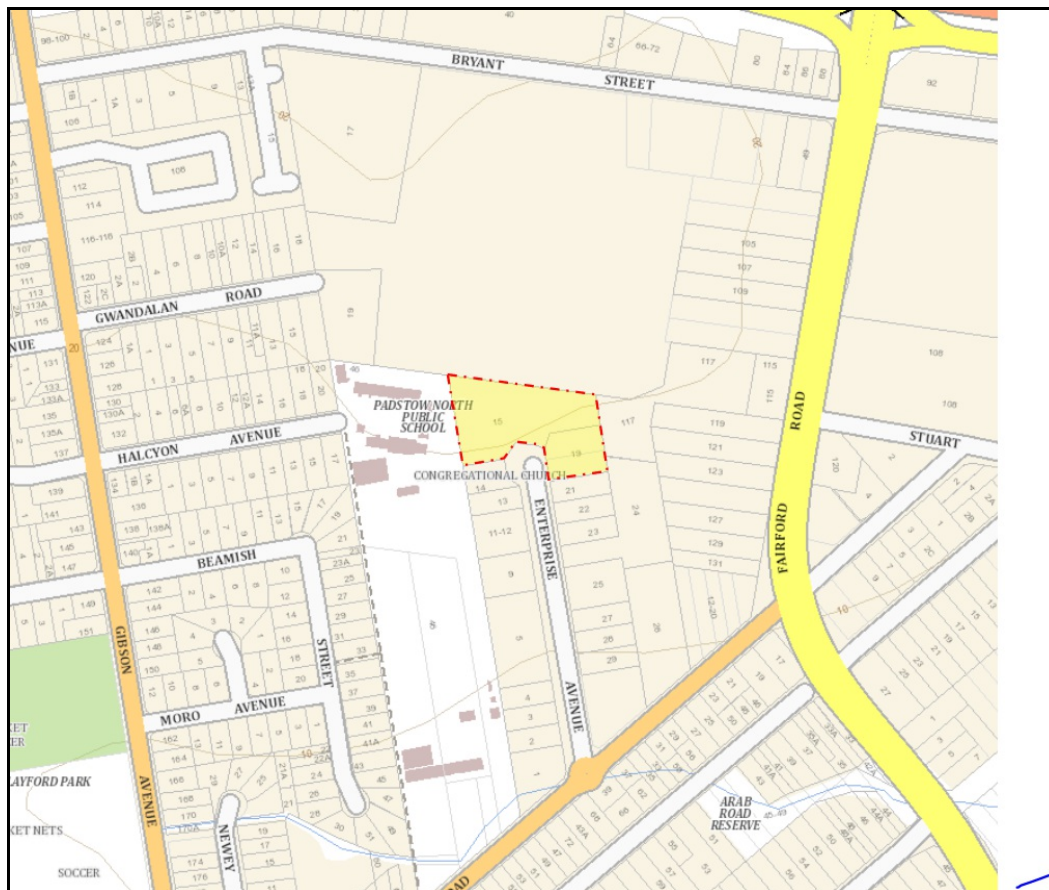


Figure 1: Location map with the Site highlighted in yellow. © SIX Maps

2. THE SITE

The Site has an area of 8,001.3m² and is legally defined as:

Lot 1, DP 632135 and Lots 19 & 20, DP 220041

Nos.15-19 Enterprise Avenue

PADSTOW

A cadastral map is at **Figure 3**.

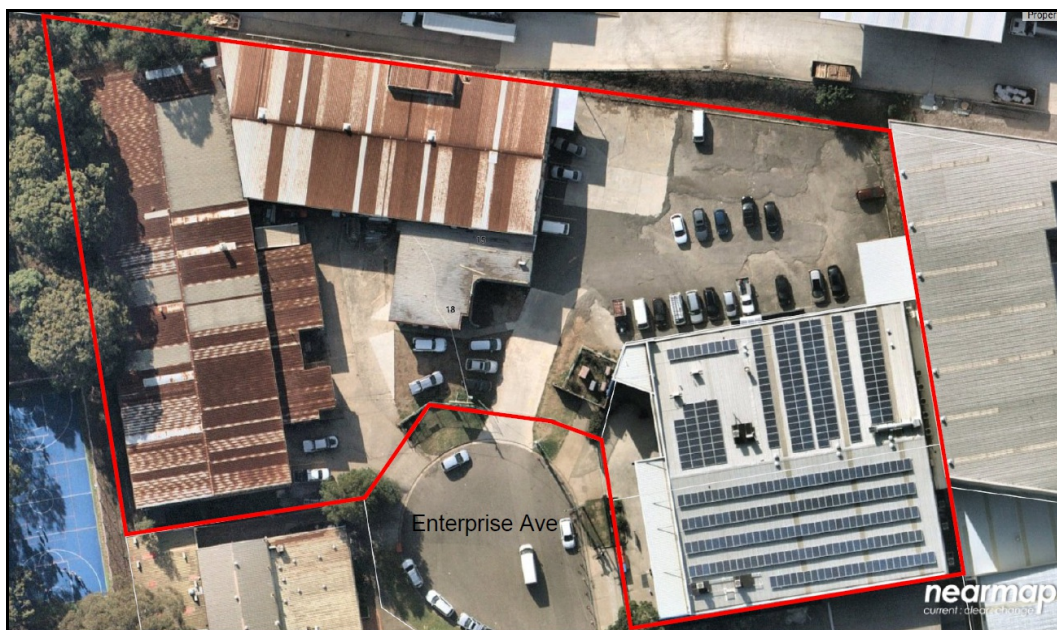


Figure 2: Extract from an aerial photograph with the Site outlined in red. © NearMap



Figure 3: Cadastral map with the Site highlighted in yellow. © SIX Maps

3. THE APPROVED DEVELOPMENT

By Notice of Determination dated 14 September 2022, the Land and Environment Court granted development consent to Development Application No.893/2022 being for:

Alterations and additions to the existing community facility and construction of a mixed use development including a place of public worship with ancillary facilities, food and drink premises, and basement car parking.

A copy of the Judgement of the Land and Environment Court is at **Attachment 1**.

The approved development is a "mixed use development" which is defined in the Bankstown Local Environmental Plan 2015 (**LEP 2015**) as:

mixed use development means a building or place comprising 2 or more different land uses.

The land uses which make up the approved Mixed Use Development are:

- A Place of Public Worship.
- A Community Facility.
- A Food and Drink Premises.

The above land uses are defined in LEP 2015 as:

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or café,

(b) *take away food and drink premises,*

(c) *a pub,*

(d) *a small bar.*

Plans of the approved development have been prepared by Ghazi Al Ali Architect Pty Ltd, reduced copies of which are at **Attachment 2**.

Having regard to the plans of the approved development, the development comprises the following:

Place of Public Worship A Mosque to cater for members of the UMA community.

Community Facility A Community Facility to service the physical, social, cultural and intellectual development and welfare of the community.

Food and Drink Premises A cafe/restaurant.

3.1 Place of Public Worship

The approved Place of Public Worship comprises:

- Ground level prayer hall for men and associated facilities catering for 416 worshippers plus 1 Imam.
- Mezzanine prayer hall for women and associated facilities catering for 93 worshippers plus child care facilities for those attending prayer sessions.
- Basement level car parking over two (2) levels for 309 vehicles to be utilised by all proposed facilities.

3.2 Community Facility

The approved Community Facility comprises:

- the men's gym area at ground floor level.
- the Indoor Activity Area.
- the café area.
- the women's gym and associated facilities.

In addition to the above , there is an approved building comprising of the following:

- **ground floor** Lecture Hall 1, Offices, Multi-media Room, Female Facilities.
- **level 1** Lecture Hall 2, Classrooms 1-8, Male and Female Facilities, Sitting Area with Indoor Landscaping and boardrooms/offices.
- **level 2** Lecture Hall 3, Classrooms 1-8, Male Facilities.

3.3 Food and Drink Premises

The approved Food and Drink Premises is a Café / Restaurant and is ancillary to the use of the both the Place of Public Worship and the Community Facility and does not service the general public.

4. Proposed Modification

It is proposed to modify Development Consent No.893/2020 by encompassing minor changes which have been detected as necessary during the preparation of Construction Certificate plans for the approved development.

The proposed modifications, shown as numbers in red on the proposed modification plans at **Attachment 3**, are:

Basement 02 (Approved DWG No.DA A1201,dated 22/06/22)

- 01 Updated service room layout, fire stair readjusted.
- 02 Substation location indicated, basement profile adjusted.
- 03 Inclusion of Electrical Communication Room.

Basement 01 (Approved DWG No.DA A1202,dated 22/06/22)

- 04 Basement profile updated, cavity space on Basement 01 level indicated.
- 05 Upgraded substation location indicated.
- 06 Old substation to be removed, additional landscaping provided.

Ground Floor Plan (Approved DWG No.DA A1203,dated 22/06/22)

- 07 Ground floor male bathroom and ablution area layout updated.

- 08 Audio/Visual control room provided adjacent to office 01.
 - a. Accessible toilet location shifted to the right.
 - b. Mechanical fan room and mechanical services room provided adjacent to Fire Stair 06.
- 09 Provision of service cupboards and risers as per CC coordination.
- 10 Stage in Lecture Hall 01 removed.
 - a. Provision of a Mechanical Plant Room and Storage room for the lecture hall.
- 11 Provision of 3 x Mechanical Chillers to the west boundary of the site.
 - a. Landscape reduced.

Roof (Approved DWG No.DA A1206, dated 22/06/22)

- 12 Lift Overrun Removed.
- 13 Provision of Access Hatch to roof, roof updated.

Elevations (Approved DWG Nos.DA 1301 - DA 1308, dated 22/06/22)

- 14 Materials updated accordingly.
 - a. Screens indicated as golden or similar.
 - b. Limestone or similar colour updated.

Condition 1 of the approved development states:

1. Approved Development.

- 1.1. Development must be carried out in accordance with the following approved plans, except where the conditions of this consent expressly require otherwise.*

A Table of approved plans is included in Condition 1.

To give effects to the proposed modifications, it will be required to modify Condition No.1 by substituting above mentioned modified plans into the Table to Condition.

5. Environmental Impact of Modified Development

Pursuant to **Section 4.56** of the *Environmental Planning and Assessment Act 1979*:

4.56 Modification by consent authorities of consents granted by the Court(cf previous s 96AA)

- (1) *A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the Court and subject to and in accordance with the regulations, modify the development consent if—*
 - (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
 - (b) *it has notified the application in accordance with—*
 - (i) *the regulations, if the regulations so require, and*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
 - (c) *it has notified, or made reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person, and*
 - (d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*
- (1A) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*
- (1B) *(Repealed)*
- (1C) *The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.*
- (2) *After determining an application for modification of a consent under this section, the consent authority must send a notice of its determination to each person who made a submission in respect of the application for modification.*

- (3) *The regulations may make provision for or with respect to the following—*
- (a) *the period after which a consent authority, that has not determined an application under this section, is taken to have determined the application by refusing consent,*
 - (b) *the effect of any such deemed determination on the power of a consent authority to determine any such application,*
 - (c) *the effect of a subsequent determination on the power of a consent authority on any appeal sought under this Act.*
- (4) *(Repealed)*

Sub-clause 4.56(1A) states:

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

This section provides an analysis of the proposed modification in terms of its impact on the environment. Specific reference is made to the relevant heads of consideration contained in Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The relevant Section 4.15 head is shown in italics with comments as appropriate.

- Section 4.15(1)(a)(i) (a) *the provisions of:-*
- (i) *any environmental planning instrument.*

5.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (**SEPP Resilience and Hazards**) aims:

- (a) *to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and*
- (b) *to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter, and*
- (c) *to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and*

- (d) *to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and*
- (e) *to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and*
- (f) *to require the advertising of applications to carry out any such development.*

A site contamination assessment was prepared as part of the assessment of DA No.893/2020. The Court assessed that assessment and concluded:

Consideration has been given as to whether the subject site is contaminated as required by cl 4.6 of the State Environmental Planning Policy (Resilience and hazards) 2021. Based on the Detailed Site Investigation report dated 9 August 14/09/2022, and the supplementary contamination report dated April 2019, the site is suitable for the development.

5.2 Bankstown Local Environmental Plan 2015

The Site is located in the IN2 Light Industrial zone, pursuant to Bankstown Local Environmental Plan 2015 (**LEP 2015**).

The Court, in its assessment of Development Application No.893/2020, considered the relevant provisions of LEP 2015 and concluded:

The site the subject of the development application is located within the IN2 Light Industrial zone pursuant to the Bankstown Local Environmental Plan 2015(BLEP), and development for the purposes of a place of public worship, community facilities and food and drink premises are permitted with development consent.

The proposed development complies with the relevant development standards in the BLEP.

Based on the Geotechnical Investigation Report dated 14 August 2020, I have considered the matters in cl 6.2(3) of the BLEP.

There are no changes to the approved development which would require assessment against those provisions compared to the approved development.

Section 4.15(1)(a)(ii)

(a) *the provisions of:*

(ii) *any proposed instrument.*

Social Impacts

There would be no social impact resulting from the proposed modification.

Economic Impact

There would be no economic impact associated with the proposed modification.

Section 4.15(1)(c) (c) *the suitability of the site for the development.*

Not applicable.

Section 4.15(1)(d) (d) *any submissions made.*

Not applicable.

Section 4.15(1)(e) (e) *the public interest.*

Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans. With regard to the proposed modification, there would be no impact to the public interest.

6. Conclusion

It is proposed to modify Development Consent No.893/2020 by undertaking minor modifications to the approved plans to reflect required changes to the approved development which were detected in the preparation of the Construction Certificate plans.

It has been demonstrated that the proposed modification would have no adverse impact on the environment.

The proposed modification has planning merit and should be approved by the Council.

Attachment 1

Land and Environment Court Judgement





Land and Environment Court New South Wales

Medium Neutral Citation: **Ghazi Al Ali Architect Pty Ltd v Canterbury-Bankstown Council [2022] NSWLEC 1493**

Hearing dates: Conciliation conference on 31 August 2022

Date of orders: 14 September 2022

Decision date: 14 September 2022

Jurisdiction: Class 1

Before: Gray C

Decision: The Court orders that:

- (1) The applicant is granted leave to rely upon the updated Plan of Management dated 30 August 2022.
- (2) The appeal is upheld.
- (3) Development Consent is granted to Development Application DA-893/2020 seeking alterations and additions to the existing community facility and construction of a mixed-use development, including a public place of worship with ancillary facilities, food and drink premises, and basement car parking at 15-19 Enterprise Avenue, Padstow subject to the conditions contained in Annexure A.

Catchwords: APPEAL – development application – alterations and additions to community facility and place of public worship - conciliation conference - agreement between the parties

Legislation Cited: Bankstown Local Environmental Plan 2015 cl 6.2
Environmental Planning and Assessment Act 1979, ss 2.22, 4.15, 4.16, 8.7, Sch 1
Environmental Planning and Assessment Regulation 2000, cl 55
Land and Environment Court Act 1979, s 34
State Environmental Planning Policy (Resilience and Hazards) 2021 cl 4.6

Category:	Principal judgment
Parties:	Ghazi Al Architect Pty Ltd (Applicant) Canterbury-Bankstown Council (Respondent)
Representation:	Counsel: T To (Applicant) G Farland (Respondent) Solicitors: Conomos Legal (Applicant) Canterbury-Bankstown Council (Respondent)
File Number(s):	2021/362101
Publication restriction:	Nil

JUDGMENT

- 1 **COMMISSIONER:** These proceedings concern an appeal against the refusal of a development application for alterations and additions to an existing community facility and construction of a mixed-use development including a place of public worship, a community facility and a food and drink premises, with ancillary facilities and basement carparking at 15-19 Enterprise Avenue, Padstow. The respondent refused the development application in December 2021. The appeal is lodged pursuant to s 8.7 of the *Environmental Planning and Assessment Act 1979* (EPA Act). In exercising the functions of the consent authority on the appeal, the Court has the power to determine the development application pursuant to ss 4.15 and 4.16 of the EPA Act. The final orders in this appeal, outlined in [11] below, are made as a result of an agreement between the parties that was reached at a conciliation conference.
- 2 The Court arranged a conciliation conference under s 34(1) of the Land and Environment Court Act 1979 (LEC Act) between the parties, which was held on 31 August 2022. I presided over the conciliation conference.
- 3 At the conciliation conference, an agreement under s 34(3) of the LEC Act was reached between the parties as to the terms of a decision in the proceedings that was acceptable to the parties. The agreement was filed on the same date. The agreement was reached following the lodging of an amended Plan of Management on the NSW Planning Portal with the agreement of the Council, which amends the development application pursuant to cl 55(1) of the Environmental Planning and Assessment Regulation 2000 (EPA Regulation 2000).
- 4 The amended development application proposes a mixed-use development with:

- A place of public worship comprising a ground level prayer hall for 416 worshippers, a mezzanine level prayer hall for 93 worshippers and basement level car parking over two levels for 309 vehicles.
 - A community facility that includes a men's gym, a women's gym, an indoor activity area, lecture halls and associated facilities.
 - A food and drink premises located on the ground floor that serves only those who attend the place of public worship or the community facility.
- 5 The Plan of Management gives direction and guidelines to ensure that the approved maximum capacity of the facility is complied with and that the use of the car park by attendees operates in an efficient and safe manner.
- 6 The decision agreed upon is for the grant of development consent subject to conditions of consent pursuant to s 4.16(1) of the EPA Act. The signed agreement is supported by a Statement of Jurisdictional Requirements that sets out the requirements about which the Court must be satisfied in order to have the power to grant development consent, and provides an explanation of the resolution of the contentions in the proceedings. I have considered the contents of the Statement of Jurisdictional Requirements, together with the documents referred to therein, the Class 1 Application and its attachments, and the documents that are referred to in condition 1. Based on those documents, I have considered the matters required to be considered pursuant to s 4.15(1) of the EPA Act.
- 7 As the presiding Commissioner, I am satisfied that the decision to grant development consent to the amended application subject to conditions of consent is a decision that the Court can make in the proper exercise of its functions (this being the test applied by s 34(3) of the LEC Act). I formed this state of satisfaction as each of the jurisdictional preconditions identified by the parties is met, for the following reasons:
- The site the subject of the development application is located within the IN2 – Light Industrial zone pursuant to the Bankstown Local Environmental Plan 2015 (BLEP), and development for the purposes of a place of public worship, community facilities and food and drink premises are permitted with development consent.
 - The proposed development complies with the relevant development standards in the BLEP.
 - Based on the Geotechnical Investigation Report dated 14 August 2020, I have considered the matters in cl 6.2(3) of the BLEP.
 - Consideration has been given as to whether the subject site is contaminated as required by cl 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021. Based on the Detailed Site Investigation report dated 9 August

2018 and the supplementary contamination report dated April 2019, the site is suitable for the development.

- The development application was publicly notified in accordance with the community consultation requirements of s 2.22 and Sch 1 of the EPA Act, and I have considered the issues raised in the submissions received in response to the notification.

8 Having reached the state of satisfaction that the decision is one that the Court could make in the exercise of its functions, s 34(3)(a) of the LEC Act requires me to “dispose of the proceedings in accordance with the decision”. The LEC Act also requires me to “set out in writing the terms of the decision” (s 34(3)(b)).

9 In making the orders to give effect to the agreement between the parties, I was not required to make, and have not made, any assessment of the merits of the development application against the discretionary matters that arise pursuant to an assessment under s 4.15 of the EPA Act.

10 The Court notes:

- (1) Canterbury-Bankstown Council, the respondent, as the relevant consent authority has agreed, under clause 55(1) of the Environmental Planning and Assessment Regulation 2000, to the applicant amending the development application DA number DA-893/2020 filed with the court on 21 December 2021, by the inclusion of an updated plan of management dated 30 August 2022.
- (2) The applicant uploaded the updated plan of management onto the NSW Planning Portal on 30 August 2022.
- (3) The applicant filed the amended application with the court on 1 September 2022.

11 The Court orders that:

- (1) The applicant is granted leave to rely upon the updated Plan of Management dated 30 August 2022.
- (2) The appeal is upheld.
- (3) Development Consent is granted to Development Application DA-893/2020 seeking alterations and additions to the existing community facility and construction of a mixed-use development, including a public place of worship with ancillary facilities, food and drink premises, and basement car parking at 15-19 Enterprise Avenue, Padstow subject to the conditions contained in Annexure A.

.....

Joanne Gray

Commissioner of the Court

Annexure A

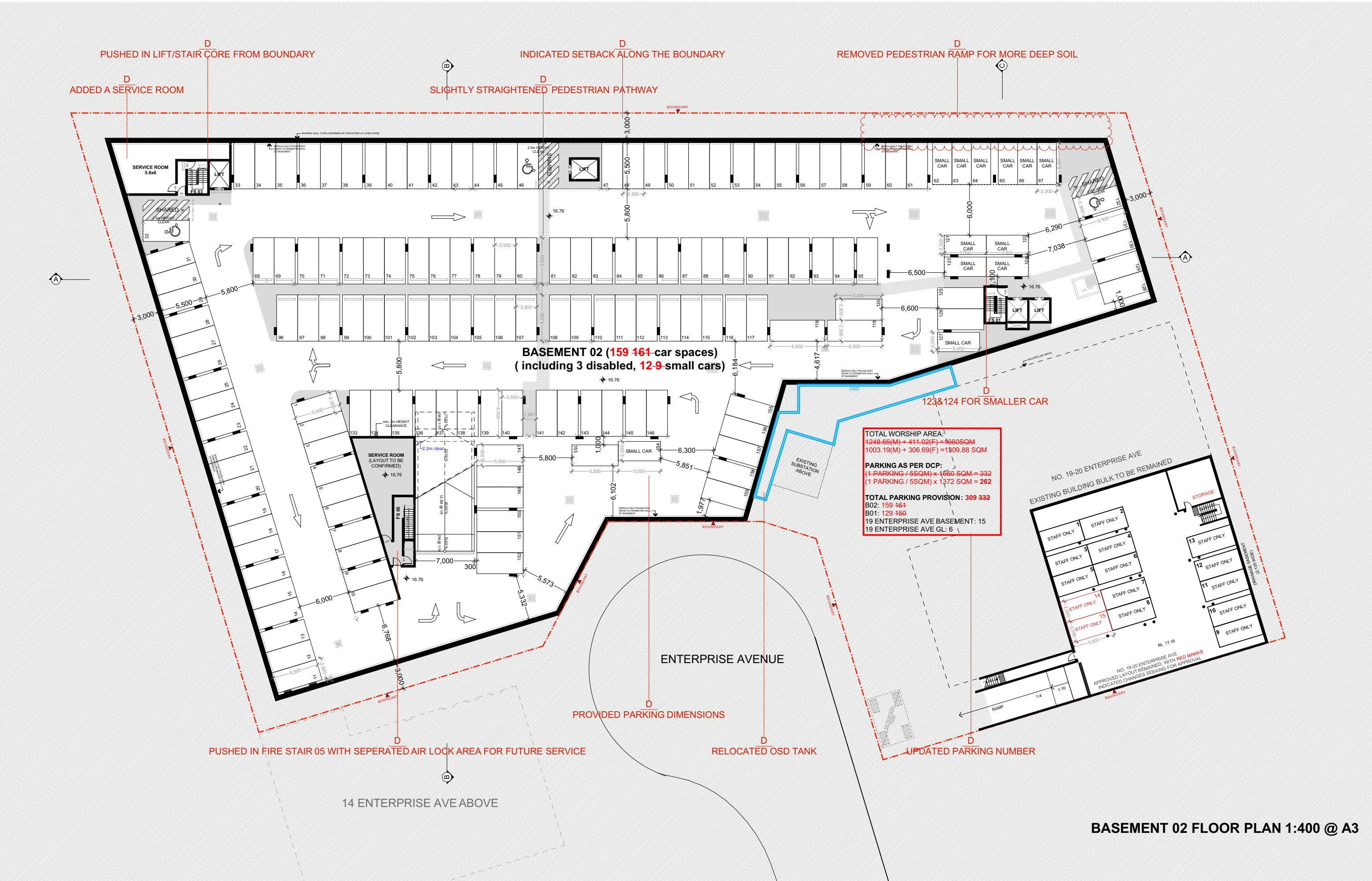
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Decision last updated: 14 September 2022

Attachment 2

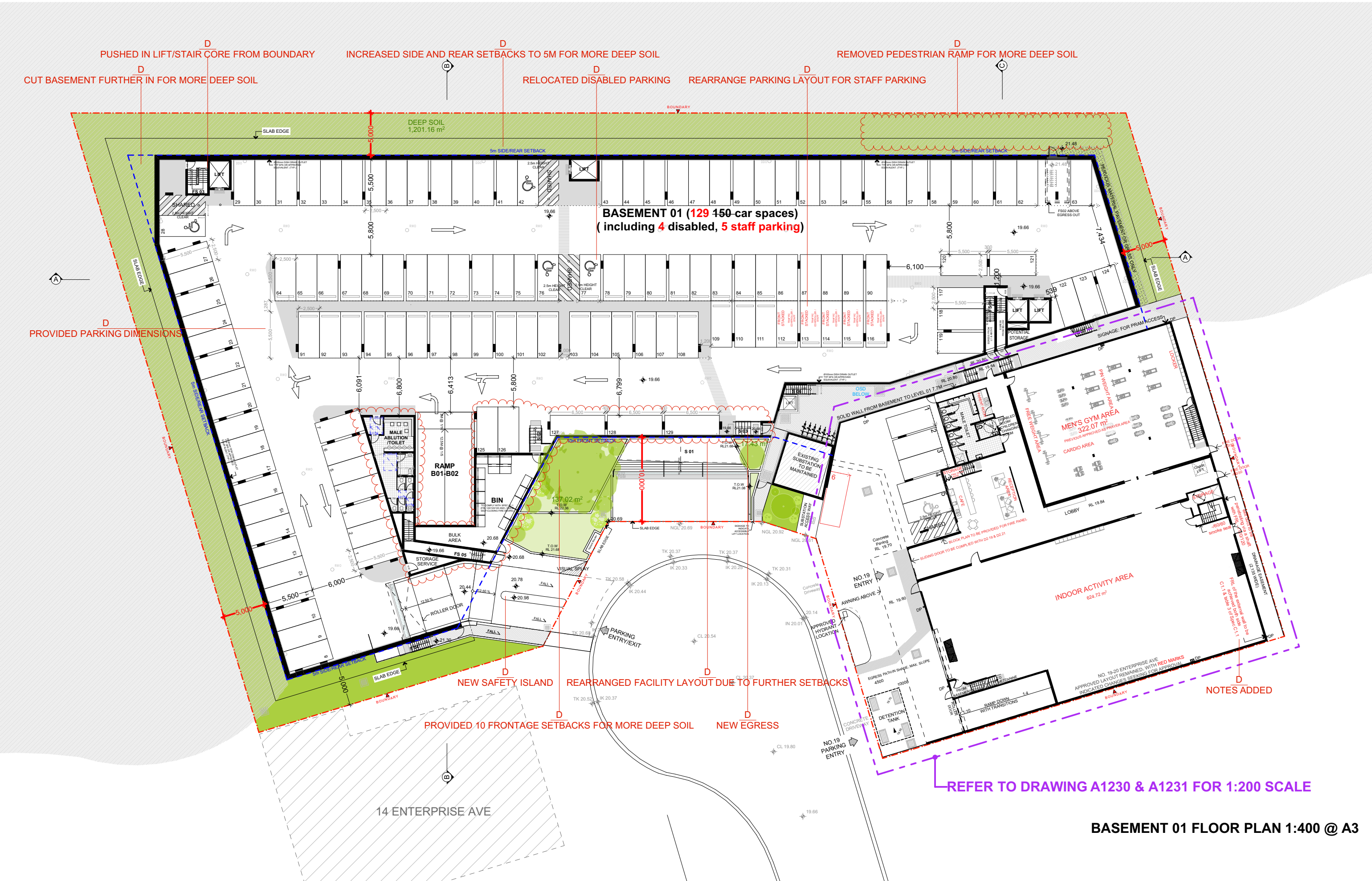
Approved Plans of Development Consent No.839/2020





BASEMENT 02 FLOOR PLAN 1:400 @ A3

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION	DA	Drawing Original Size A3	<table border="1"><thead><tr><th>Rev</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>D</td><td>22-Jun-22</td><td>DA</td></tr><tr><td>C</td><td>18-May-22</td><td>DA</td></tr><tr><td>B</td><td>17-Apr-22</td><td>DA</td></tr><tr><td>A</td><td>21-Mar-20</td><td>DA</td></tr></tbody></table>	Rev	Date	Description	D	22-Jun-22	DA	C	18-May-22	DA	B	17-Apr-22	DA	A	21-Mar-20	DA	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		KEY MAP: 	STORMWATER: S&G Consultants T: (02) 8861 4239 E: sam@s-g.com.au	SGC Engineering & Survey CONSTRUCTION CONSULTANTS	ACQUSTIC: Acoustic Consulting Engineers T: 0423 392 182 E: dan@acousticconsulting.com.au	ACQUSTIC CONSULTING ENGINEERS PTY LTD GEO-ENVIRONMENTAL: Geo-environmental Engineers T: 0431 480 980 E: stephen@geoenvironmental.com.au	WASTE MANAGEMENT LOKA CONSULTING ENGINEERS T: (02) 9487 42 E: herman@loka.com.au	LANDSCAPING: Concept Landscape Architects T: (02) 9522 5312 E: rob@concept.net.au	TRAFFIC: POC CONSULTANTS T: (02) 7900 6514 E: info@podconsultants.com.au	BCA ACCESS: Building Innovations Australia T: (02) 9099 0370 E: Mardion@buildinginnovations.com.au	PLANNING: NEXUS ENVIRONMENTAL PLANNING T: (02) 9736 1313 E: kernen@zenreal.com.au	NEXUS Environmental Planning Pty Ltd ABN 58 061 284 615	ARCHITECT: GHAZI AL ALI ARCHITECT NSW reg. no. 7542 T: +612 9744 7035 E: office@ghazia.com ABN: 57167131848 Suite 21 / 47-55 John St, Leichhardt NSW 2040	PROJECT: 15-19 ENTERPRISE AVENUE CLIENT: UMA CENTRE PTY LTD SCALE: 1:400 DATE: 22-Jun-22 DRAWN BY: LL CHECKED 1: LL APPROVED: GA	DRAWING NAME: BASEMENT 02 DRAWING NUMBER: DA PROJECT NUMBER: A1201 ISSUE: D 42.14
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B	17-Apr-22	DA																																
A	21-Mar-20	DA																																



BASEMENT 01 FLOOR PLAN 1:400 @ A3

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PROJECT:
15-19 ENTERPRISE AVENUE

CLIENT:
UMA CENTRE PTY LTD

SCALE:
1:400

DRAWN BY:
LL

DATE:
22-Jun-22

CHECKED 1:
LL

APPROVED:
GA

DRAWING NAME:
BASEMENT 01

DRAWING NUMBER:
DA

PROJECT NUMBER:
42.14

ISSUE:
D

REFER TO DRAWING A1201 FOR 1:200 SCALE

REFER TO DRAWING A1220-A1223 FOR 1:200 SCALE

REMOVED PEDESTRIAN RAMP FOR MORE DEEP SOIL

REDUCED BUILDING/INTERNAL ROOMS SIZE DUE TO FURTHER SETBACKS

REDUCED FACILITY BUILDING SIZE FOR FURTHER SETBACKS

ENCLOSED FIRE STAIR, AND PROVIDED PEDESTRIAN RAMP

RELOCATED TOILET

REMOVED HARDPAVING FOR DEEP SOIL

REFER TO DRAWING A1230 & A1231 FOR 1:200 SCALE

PROVIDED 10 FRONTAGE SETBACKS FOR MORE DEEP SOIL

INCREASED SIDE AND REAR SETBACKS TO 5M FOR MORE DEEP SOIL

REDUCED OVERALL MOSQUE SIZE AND INTERNAL PRAY AREA, WIDEN COLONNADE SPACE, INCREASED PATHWAY AND FACILITY AREA

GROUND FLOOR PLAN 1:400 @ A3

—REFER TO DRAWING A1220-A1223 FOR 1:200 SCALE

REDUCED BUILDING SIZE & INTERNAL ROOMS SIZE DUE TO FURTHER SETBACKS



<p>FOR DA PURPOSES ONLY</p> <p>NOT FOR CONSTRUCTION</p> <p>DA</p>	<p>A3</p> <p>Drawing Original Size</p>	<table border="1"> <thead> <tr> <th>Rev</th><th>Date</th><th>Description</th></tr> </thead> <tbody> <tr> <td>A</td><td>20-Jun-22</td><td>DA</td></tr> <tr> <td>B</td><td>06-May-22</td><td>DA</td></tr> <tr> <td>C</td><td>13-Apr-22</td><td>DA</td></tr> <tr> <td>D</td><td>21-Jul-20</td><td>DA</td></tr> </tbody> </table>	Rev	Date	Description	A	20-Jun-22	DA	B	06-May-22	DA	C	13-Apr-22	DA	D	21-Jul-20	DA	<p>© COPYRIGHT</p> <p>DO NOT SCALE DWGS. USE DIMENSIONS ONLY! REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>KEY MAP:</p> 	<p>STORMWATER:</p> <p>S&C Consultants T: (02) 960 4200 E: sara@sandsc.com.au</p> <p>QUANTITY SURVEY: Construction Consultants Australia E: michael@emco.com.au</p>	<p>SGC Sustainable Green Construction</p> <p>ACOUSTIC: Acoustic Consulting Engineers T: (0432) 390 162 E: sara@acousticconsulting.com.au</p> <p>ACOUSTIC CONSULTING ENGINEERS PTY LTD T: (02) 8006669 E: noreen@acoustic.com.au</p> <p>GEOTECHNICAL: Geo-environmental Engineers Australia E: stephen@geoenvironmental.com.au</p>	<p>WASTE MANAGEMENT LOKA CONSULTING T: (02) 9603 4239 E: sara@lokaconsultants.com.au</p> <p>LANDSCAPING: Concept Landscaping Australia T: (02) 9602 5212 E: rob@concept.net.au</p>	<p>TRAFFIC: PDC CONSULTANTS T: (02) 7600 6014 E: sara@pdcconsultants.com.au</p> <p>BCA / ACCESS: Building Innovations Australia T: (02) 9099 0370 E: sara@buildinginnovations.com.au</p>	<p>PLANNING: NEXUS ENVIRONMENTAL PLANNING T: (02) 9738 1253 E: sara@nexusplanning.com.au</p> <p>ARCHITECT: GHAZI AL ALI ARCHITECTS T: +612 9744 7035 E: office@ghaziha.com.au</p>	<p>PROJECT: 15-19 ENTERPRISE AVENUE UMA CENTRE PTY LTD</p> <p>CLIENT: UMA CENTRE PTY LTD</p> <p>SCALE: 1:400</p> <p>DATE: 22-Jun-22</p> <p>CHECKED BY: GA</p> <p>APPROVED: GA</p> <p>DRAWING NAME: LEVEL 01</p> <p>PROJECT NUMBER: 42.14</p> <p>DRAWING NUMBER: DA</p> <p>ISSUE: A1204</p> <p>D</p>
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B	06-May-22	DA																							
C	13-Apr-22	DA																							
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REDUCED BUILDING SIZE & INTERNAL ROOMS SIZE DUE TO FURTHER SETBACKS



DA

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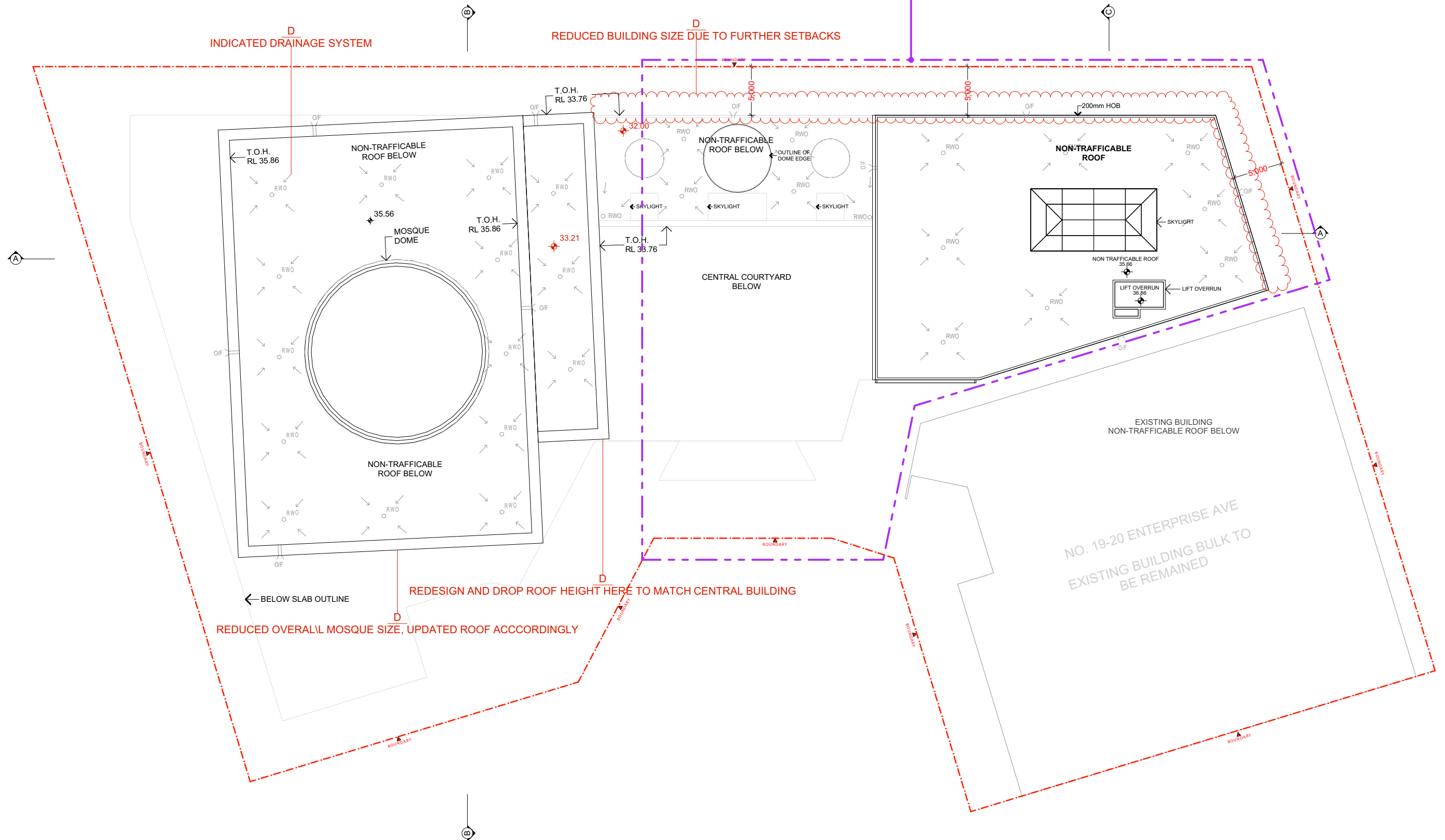
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GA

DRAWING NUMBER

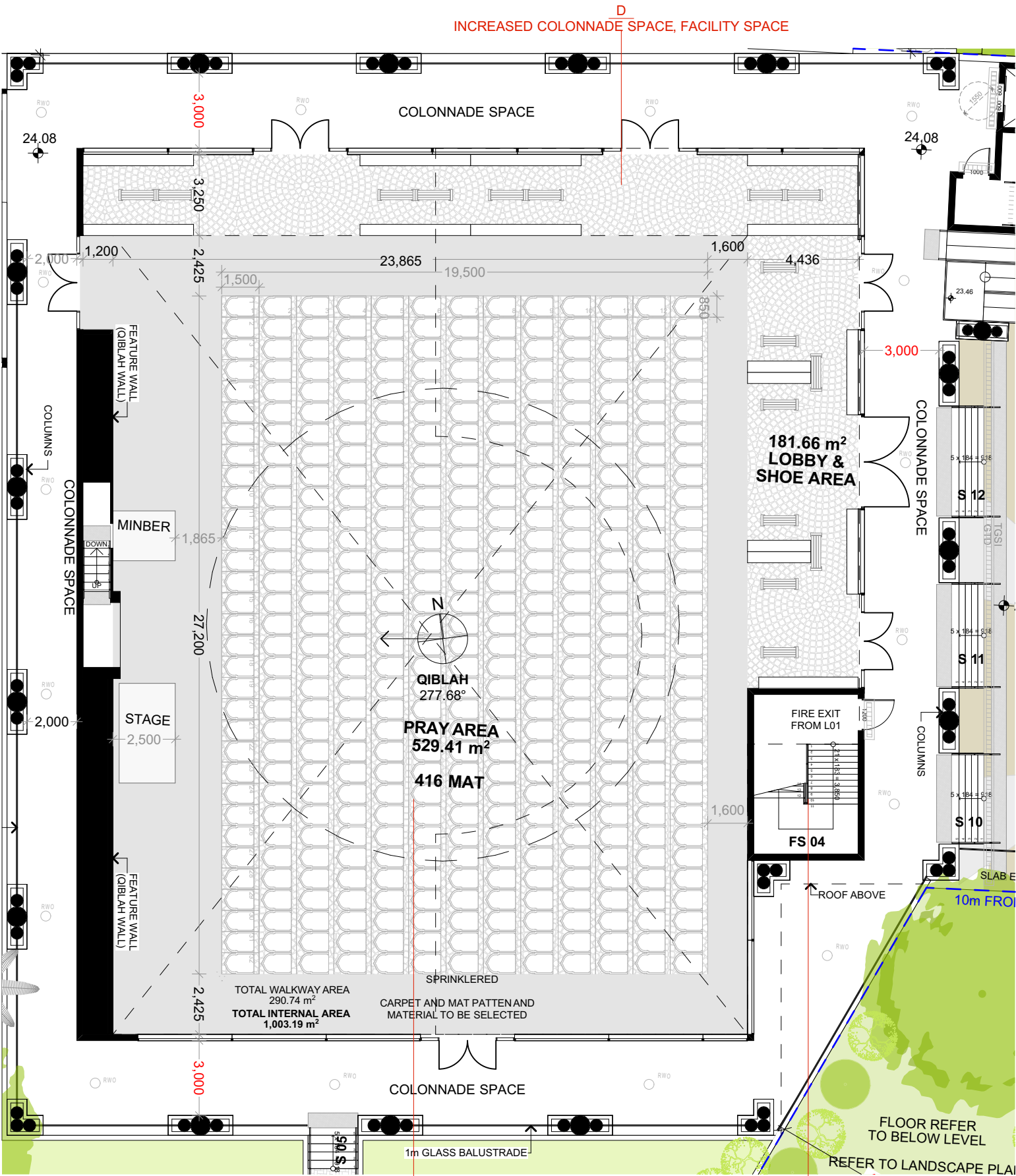
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A1205	ISSUE D

—REFER TO DRAWING A1220-A1223 FOR 1:200 SCALE



ROOF PLAN 1:400 @ A3

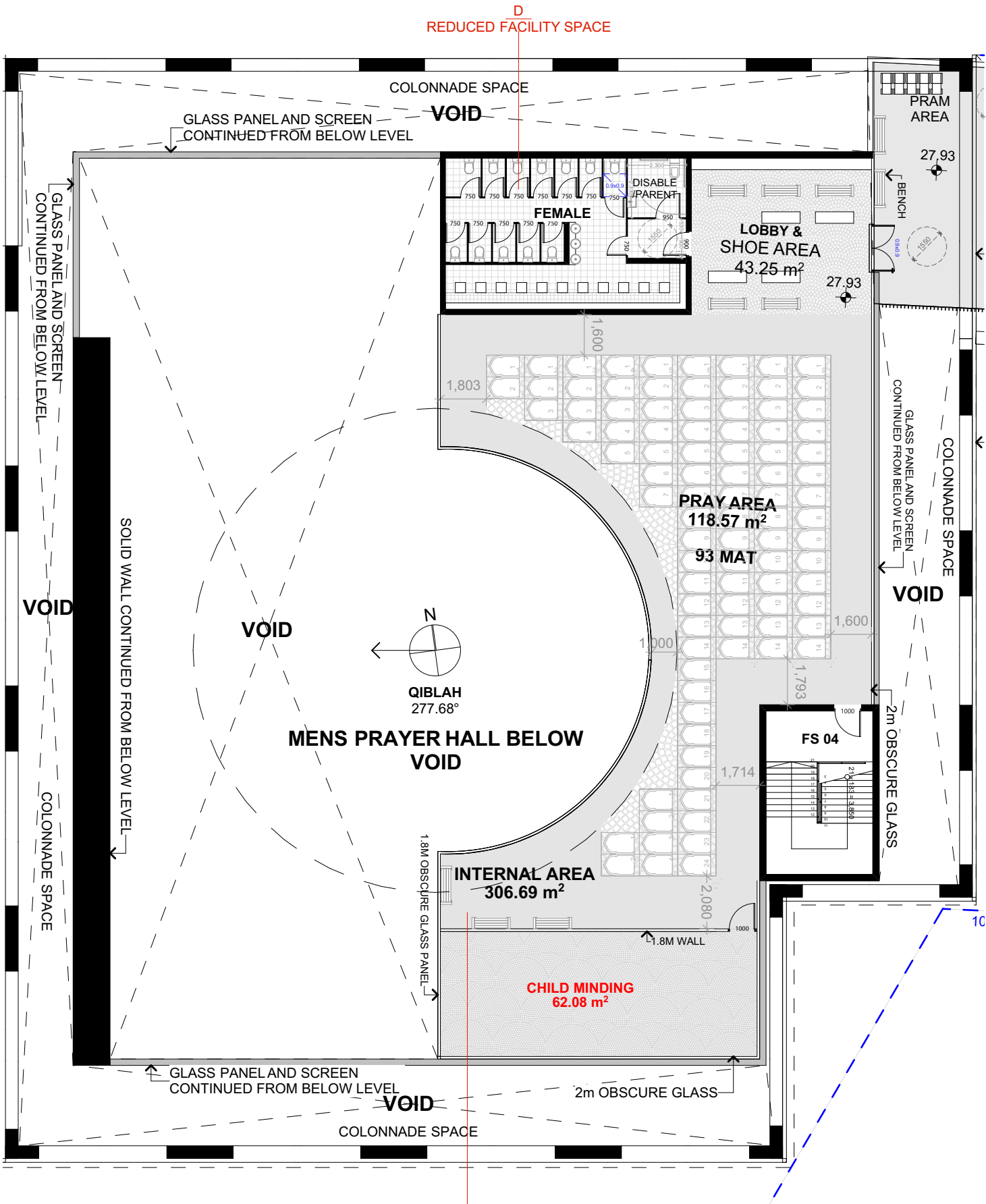
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		<p>20-Jan-22</p> <p>08-May-22</p> <p>13-May-22</p> <p>21-Jun-22</p>	<p>QUANTITY SURVEY:</p> <p>Quantis Landscape Consultants</p> <p>T: (02) 9593 9253</p> <p>E: michael@quantis.com.au</p>	<p>LANDSCAPING:</p> <p>Concept Landscapes</p> <p>T: (04) 480 980</p> <p>E: stephen@goenvironmental.com.au</p>	<p>BCA / ACCESS:</p> <p>Building Innovations</p> <p>T: (02) 9069 0370</p> <p>E: Madros@buildinginnovations.com.au</p>	<p>SCALE:</p> <p>1:400</p>	<p>DATE:</p> <p>22-Jun-22</p>	<p>DRAWN BY:</p> <p>LL</p>	<p>CHECKED BY:</p> <p>GA</p>	<p>APPROVED:</p> <p>GA</p>	<p>DRAWING NUMBER</p> <p>DA</p>	<p>PROJECT NUMBER</p> <p>42.14</p>



GROUND FLOOR 1:200 @ A3

REDUCED FROM 1226 MAT, INTERNAL AREA FROM 1248.65 M2

ROTATE AND SLIGHTLY RELOCATED FS04



REDUCED FROM 274 MAT, INTERNAL PRAY AREA FROM 411.02 M2

L01 1:200 @ A3

BELOW SLAB OUTLINE

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DA

Drawing Original Size
A3

Rev	Date	Description
D	22-Jun-22	DA
C	18-May-22	DA
B	12-Apr-22	DA
A	21-Mar-20	DA

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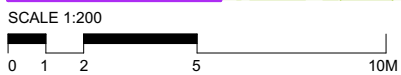
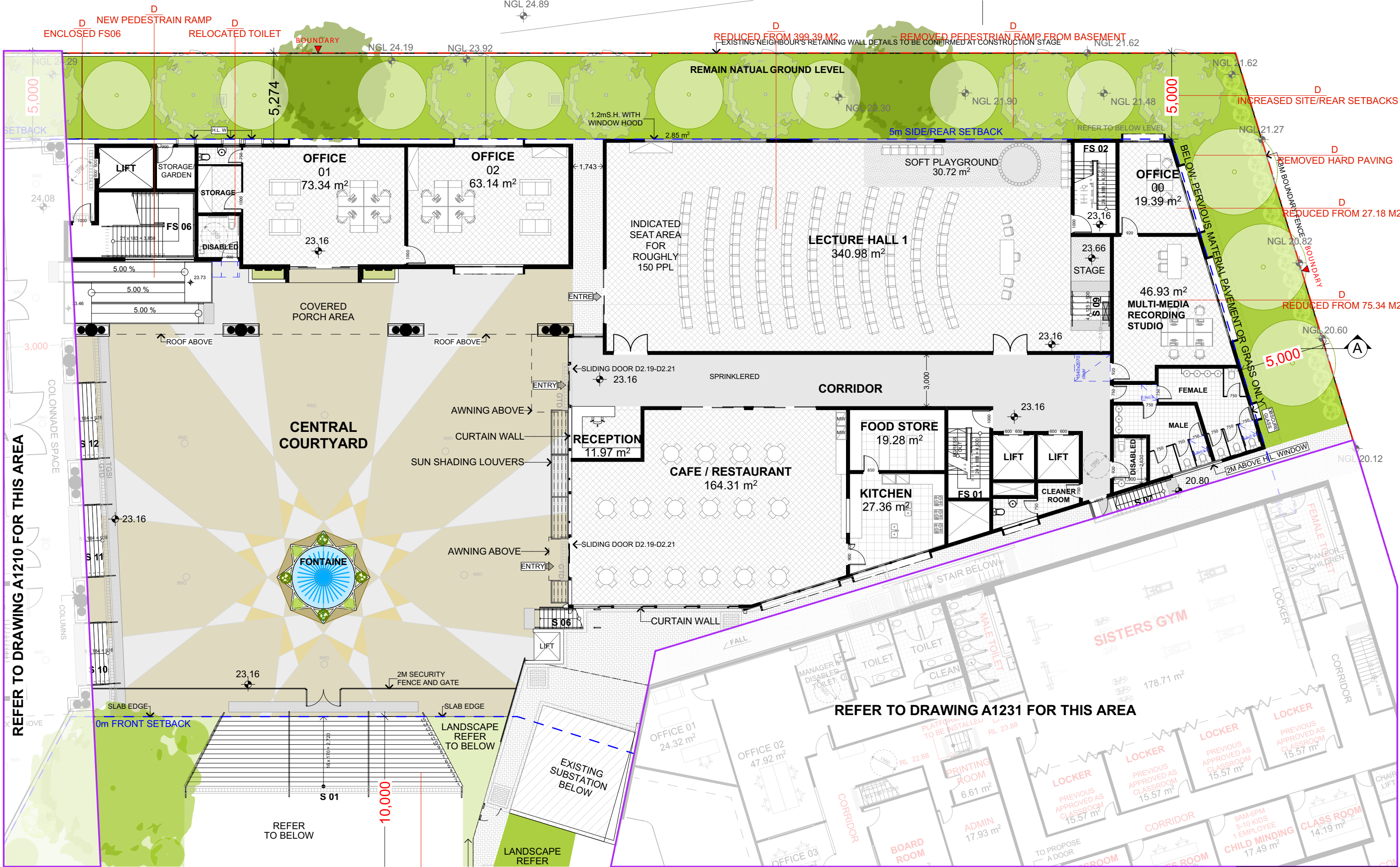
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PROJECT:
15-19 ENTERPRISE AVENUE
CLIENT:
UMA CENTRE PTY LTD
SCALE:
1:200
DRAWN BY:
LL
DATE:
22-Jun-22
CHECKED BY:
LL
APPROVED:
GA

DRAWING NAME:
MOSQUE 1:200 PLAN - GL & L01
DRAWING NUMBER:
DA
PROJECT NUMBER:
A1210
ISSUE:
D



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A	21-Mar-20	DA

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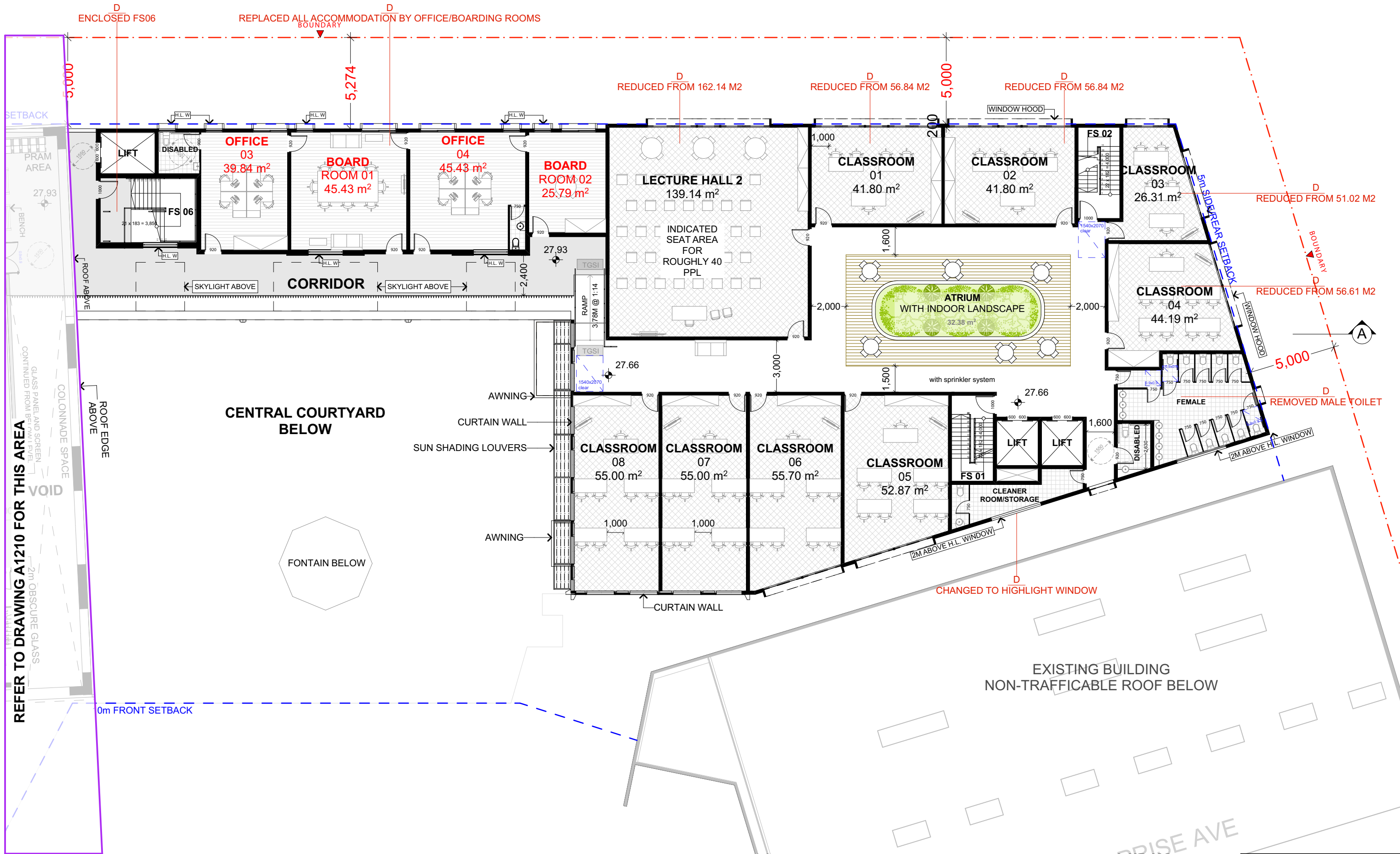
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PROJECT:
15-19 ENTERPRISE AVENUE
CLIENT:
UMA CENTRE PTY LTD

SCALE:
1:200
DATE:
22-Jun-22
DRAWN BY:
LL
CHECKED 1:
LL
APPROVED:
GA

DRAWING NAME:
COMMUNITY CENTRE
1:200 PLAN - GL
DRAWING NUMBER:
DA
PROJECT NUMBER:
A1220
ISSUE:
D

42.14



SCALE 1:200

0 1 2 5 10M

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PROJECT:
15-19 ENTERPRISE AVENUE
CLIENT:
UMA CENTRE PTY LTD

SCALE:
1:200

DATE:
22-Jun-22

CHECKED 1:
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APPROVED:
GA

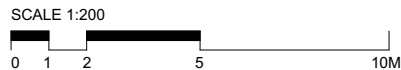
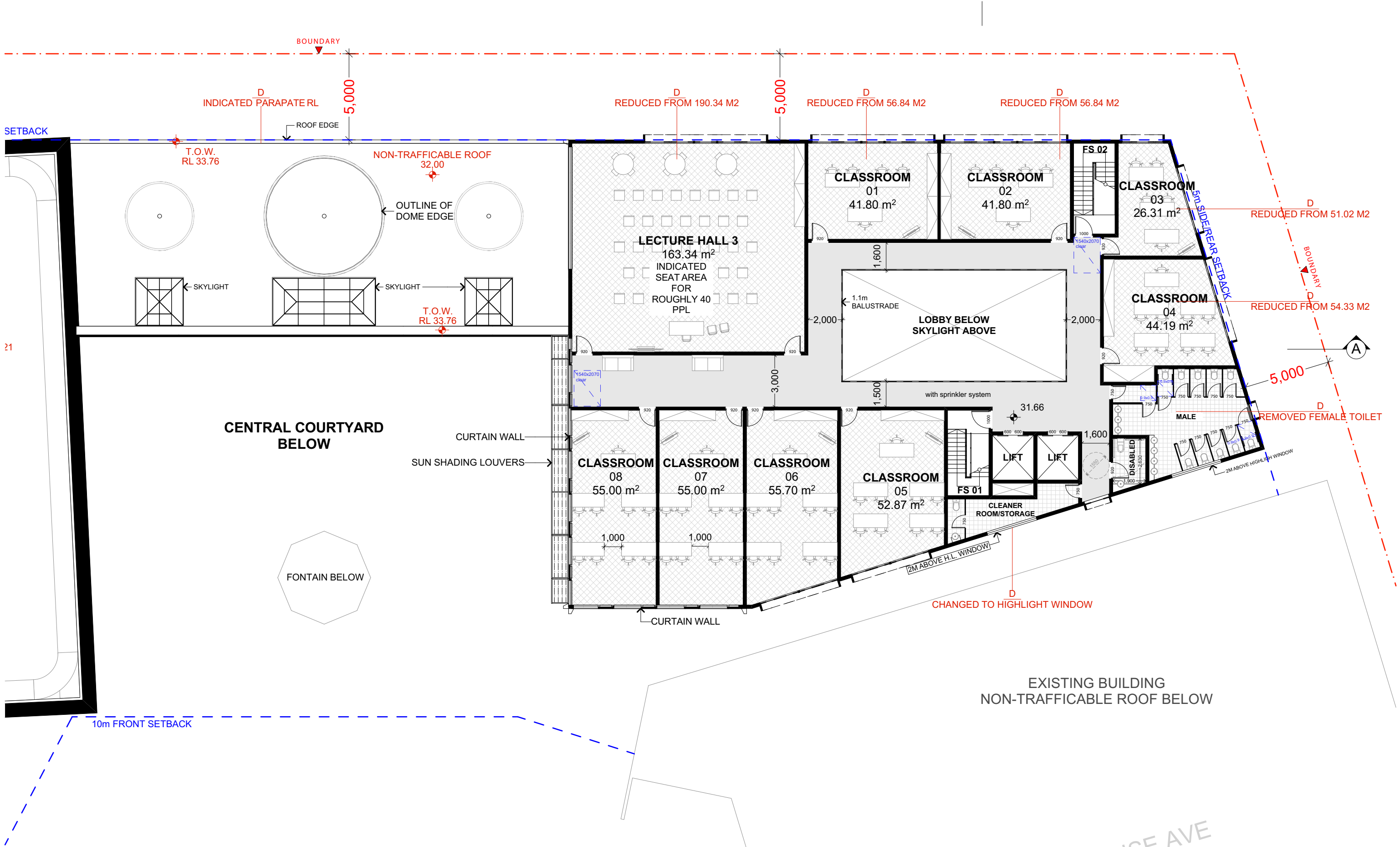
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COMMUNITY CENTRE
1:200 PLAN - L01

DRAWING NUMBER:
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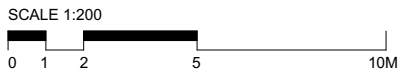
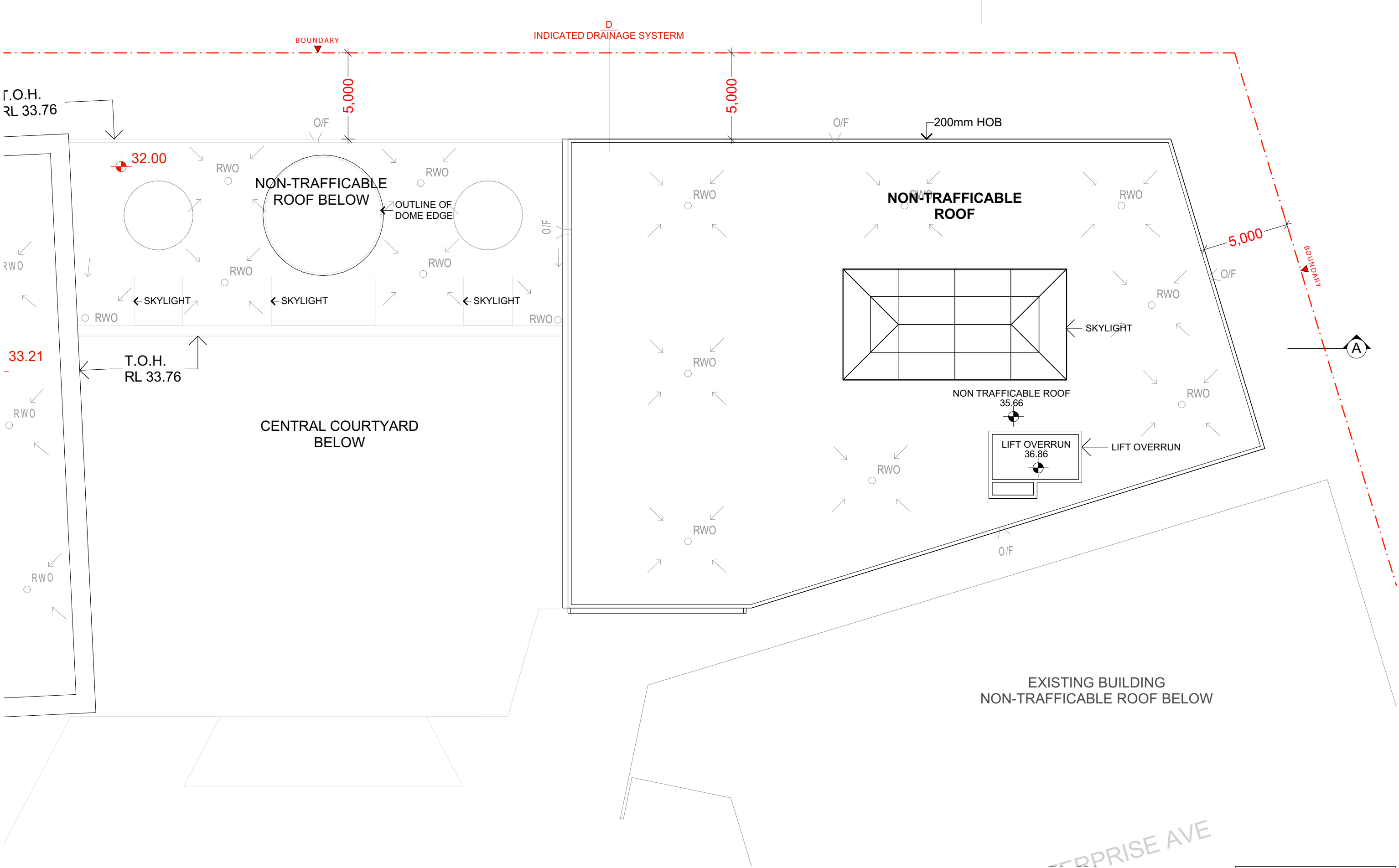
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ISSUE:
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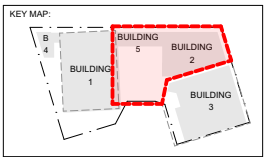
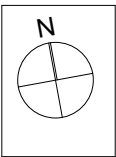
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Drawing Original Size
A3

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C	08-May-22	DA
B	12-Apr-22	DA
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PROJECT:
15-19 ENTERPRISE AVENUE
CLIENT:
UMA CENTRE PTY LTD

SCALE:
1:200

DATE:
22-Jun-22

DRAWN BY:
LL

CHECKED 1:
LL

APPROVED:
GA

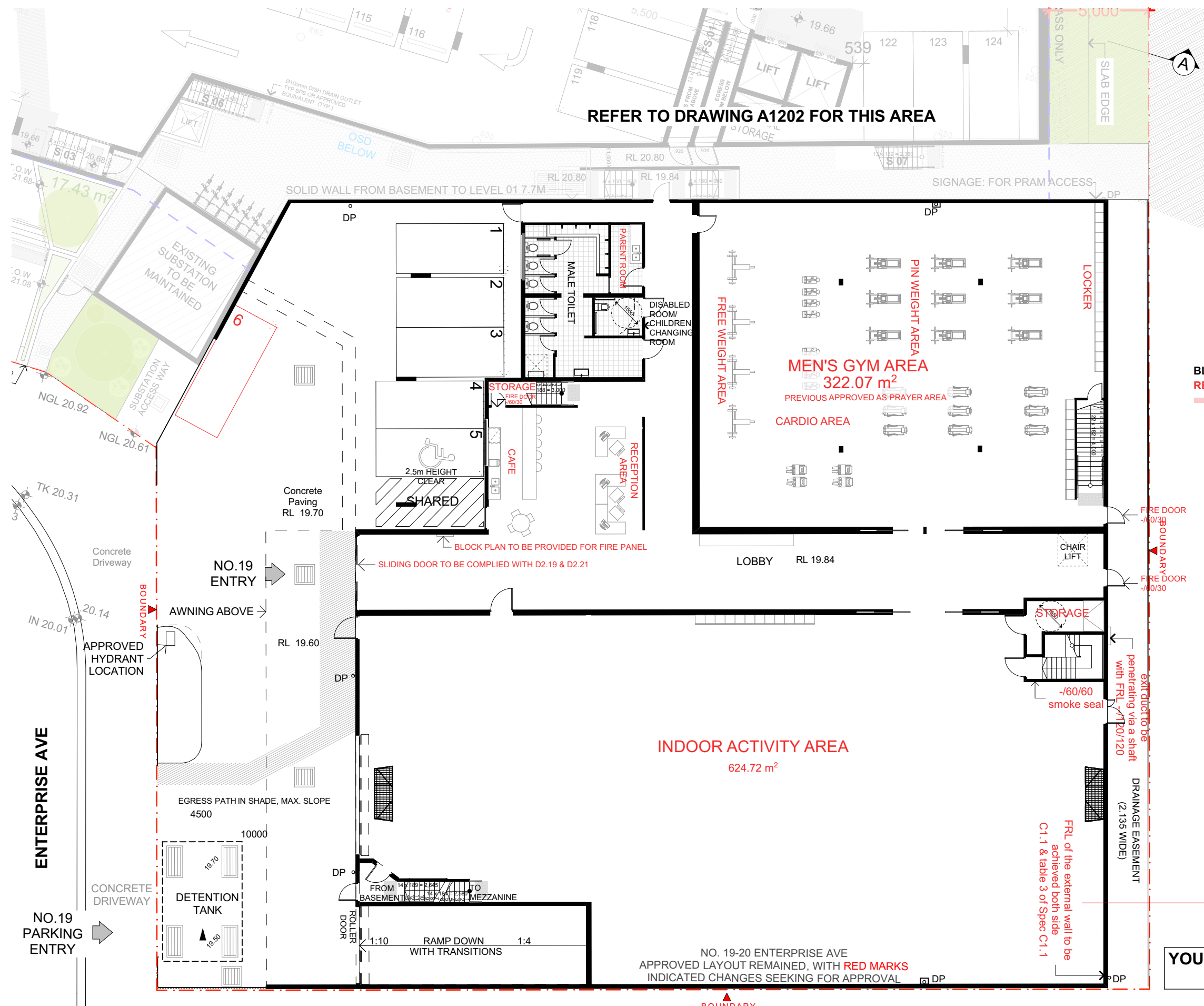
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COMMUNITY CENTRE
1:200 PLAN - ROOF

DRAWING NUMBER:
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PROJECT NUMBER:
A1223

ISSUE:
D

42.14



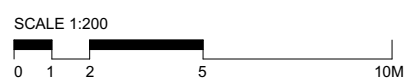
LEGEND

BLACK TEXT AREA REMAIN AS DA APPROVED

RED TEXT AREA CHANGE OF USE

RED LINE WALL TO BE DEMOLISHED

YOUTH & RECREATIONAL CENTRE
1:200 PLAN - GROUND



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Drawing Original Size **A3**

Rev	Date	Description
D	22-Jun-22	DA
C	18-May-22	DA
B	12-Apr-22	DA
A	21-Mar-20	DA

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PROJECT:
15-19 ENTERPRISE AVENUE
CLIENT:
UMA CENTRE PTY LTD

SCALE:
1:200

DRAWN BY:
LL

DATE:
22-Jun-22

CHECKED 1:
LL

APPROVED:
GA

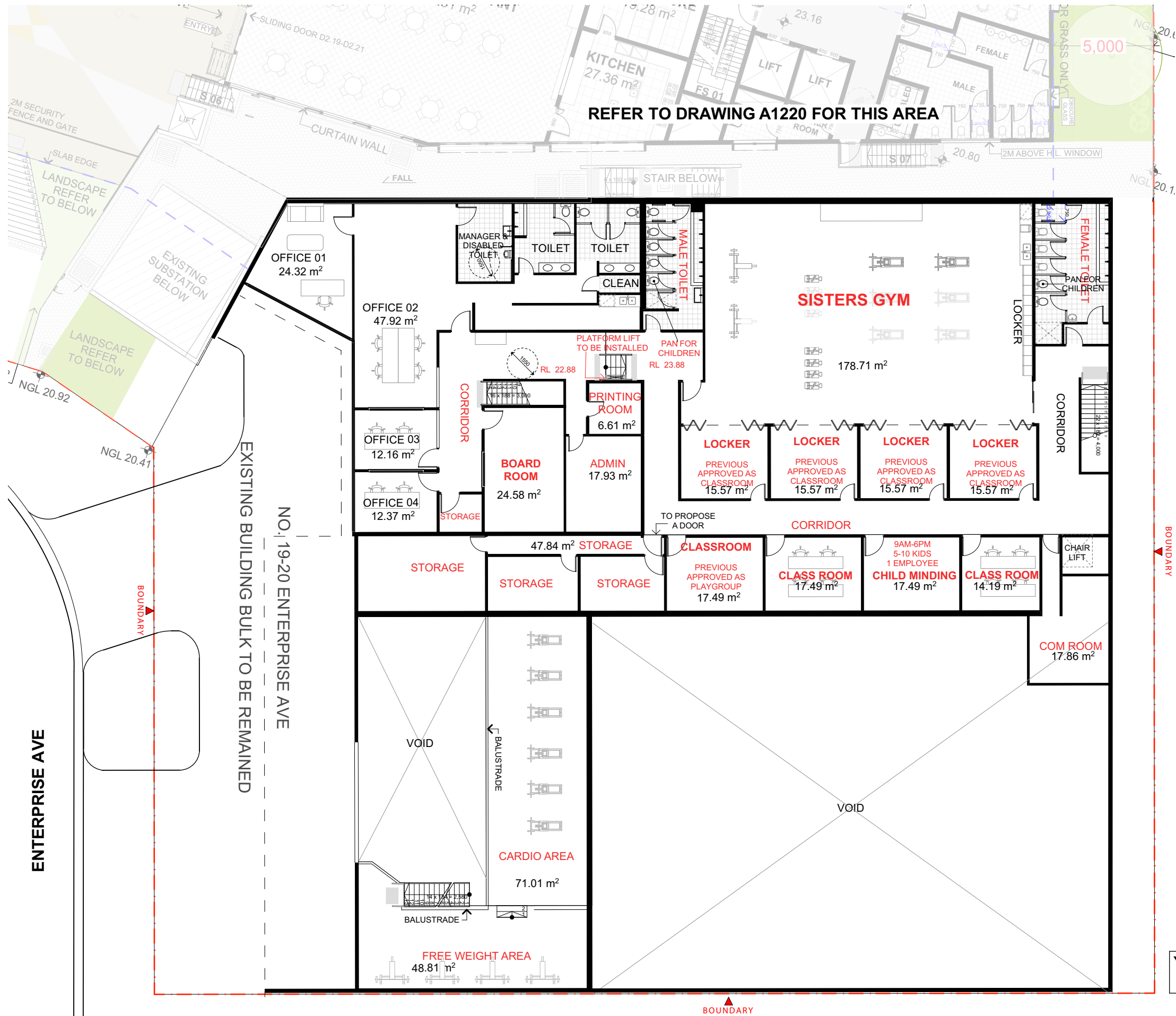
DRAWING NAME:
YOUTH & RECREATIONAL CENTRE - GL

DRAWING NUMBER:
DA

PROJECT NUMBER:
A1230

ISSUE:
D

42.14



LEGEND

BLACK TEXT AREA REMAIN AS DA APPROVED

RED TEXT AREA CHANGE OF USE

WALL TO BE DEMOLISHED

YOUTH & RECREATIONAL CENTRE
1:200 PLAN - L01

SCALE 1:200

0 1 2 5 10M

<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> <p>DA</p>	<p>A3</p> <p>Drawing Original Size</p>	<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>D</td><td>22-Jun-22</td><td>DA</td></tr><tr><td>C</td><td>18-May-22</td><td>DA</td></tr><tr><td>B</td><td>12-Apr-22</td><td>DA</td></tr><tr><td>A</td><td>21-Mar-20</td><td>DA</td></tr></table>	Rev	Date	Description	D	22-Jun-22	DA	C	18-May-22	DA	B	12-Apr-22	DA	A	21-Mar-20	DA	<p>© COPYRIGHT</p> <p>DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>N</p>	<p>KEY MAP:</p> <p>BUILDING 1 BUILDING 2 BUILDING 3</p>	<p>STORMWATER:</p> <p>S&G Consultants T: (02) 8861 4239 E: sam@sgc.com.au</p> <p>QUANTITY SURVEY:</p> <p>Construction Consultants T: (02) 9633 9239 E: michael@remdco.com.au</p>	<p>ACOUSTIC:</p> <p>Acoustic Consulting Engineers T: 0423 392 182 E: dan@acousticconsulting.com.au</p> <p>ACOUSTIC CONSULTING ENGINEERS PTY LTD</p> <p>GEOTECHNICAL:</p> <p>Geo-environmental Engineers T: (043) 480 980 E: stephen@geoenvironmental.com.au</p>	<p>WASTE MANAGEMENT:</p> <p>LOKA CONSULTING ENGINEERS T: (02) 9489 42 E: herman@loka.com.au</p> <p>LANDSCAPING:</p> <p>Concept Landscape Architects T: (02) 9522 5312 E: rob@concept.net.au</p>	<p>TRAFFIC:</p> <p>POC CONSULTANTS T: (02) 7001 6514 E: info@podconsultants.com.au</p> <p>BCA / ACCESS:</p> <p>Building Innovations Australia T: (02) 9099 0370 E: Mardrox@Buildinginnovations.com.au</p>	<p>PLANNING:</p> <p>NEXUS ENVIRONMENTAL PLANNING T: (02) 9736 1313 E: kernen@zenial.com.au</p> <p>NEXUS Environmental Planning Pty Ltd ABN 55 061 284 615</p>	<p>ARCHITECT:</p> <p>GHAZI AL ALI ARCHITECT PTY LTD NSW reg. no. 7542</p> <p>T: +612 9744 7035 E: office@ghazia.com ABN: 57167131848 Suite 21 / 47-55 John St, Leichhardt NSW 2040</p>	<p>PROJECT:</p> <p>15-19 ENTERPRISE AVENUE</p> <p>CLIENT:</p> <p>UMA CENTRE PTY LTD</p> <p>SCALE:</p> <p>1:200</p> <p>DRAWN BY:</p> <p>LL</p> <p>DATE:</p> <p>22-Jun-22</p> <p>CHECKED 1:</p> <p>LL</p> <p>APPROVED:</p> <p>GA</p>	<p>DRAWING NAME:</p> <p>YOUTH & RECREATIONAL CENTRE - L01</p> <p>DRAWING NUMBER:</p> <p>DA</p> <p>PROJECT NUMBER:</p> <p>42.14</p> <p>ISSUE:</p> <p>D</p>
Rev	Date	Description																										
D	22-Jun-22	DA																										
C	18-May-22	DA																										
B	12-Apr-22	DA																										
A	21-Mar-20	DA																										

Attachment 3

Proposed Modification Plans



DRAWING LIST- S4.56

01 01- S4.56 SET ISSUE A

- A 00.000 COVER SHEET
- A 01.000 SITE PLAN
- A 02.001 BASEMENT 02 PLAN
- A 02.002 BASEMENT 01 PLAN
- A 02.003 GROUND FLOOR PLAN
- A 02.004 LEVEL 01 PLAN
- A 02.005 LEVEL 02 PLAN
- A 02.006 ROOF PLAN
- A 03.001 ELEVATIONS AND MATERIALS 01
- A 03.002 ELEVATIONS AND MATERIALS 02

BASEMENT 02 (Approved DWG NO. DA A1201 Basement 02 dated 22/06/22)

- 01- Updated Service room layout, fire stair readjusted
- 02- Substation location indicated; basement profile adjusted
- 03- Inclusion of Electrical Communication Room

BASEMENT 01 (Approved DWG NO. DA A1202 Basement 01 dated 22/06/22)

- 04- Basement profile updated, cavity space on Basement 01 level indicated
- 05- Upgraded substation location indicated
- 06- Old substation to be removed, additional landscaping provided

FLOOR PLANS (Approved DWG NO. DA A1203 Ground Level dated 22/06/22)

- 07- Ground floor male bathroom and ablution area layout updated
- 08- Audio/Visual Control room provided adjacent to office 01
 - a. Accessible toilet location shifted to the right
 - b. Mechanical fan room and mechanical services room provided adjacent to Fire Stair 06
- 09- Provision of service cupboards and risers as per CC coordination
- 10- Stage in Lecture Hall 01 removed
 - a. Provision of a Mechanical Plant Room and Storage room for the lecture hall
- 11- Provision of 3 x Mechanical Chillers to the west boundary of the site
 - a. Landscape reduced

ROOF (Approved DWG NO. DA A1206 Roof dated 22/06/22)

- 12- Lift overrun removed
- 13- Provision of access hatch to roof, roof updated

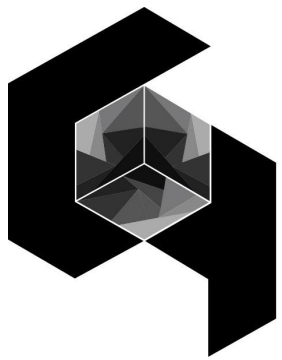
ELEVATIONS (Approved DWGs NO. DA 1301 - DA 1308 dated 22/06/22)

- 14- Materials updated accordingly
 - a. Screens indicated as golden or similar
 - b. Limestone or similar colour updated



ARTIST'S IMPRESSION ONLY

LGA: CANTEBURY-BANKSTOWN COUNCIL
SITE AREA: 8001.3 SQM
APPROVED FSR: 0.80:1
APPROVED GFA: 6382.84 SQM
BCA CLASS: 5, 6, 7a, 9b



GHAZI AL ALI
ARCHITECT PTY LTD

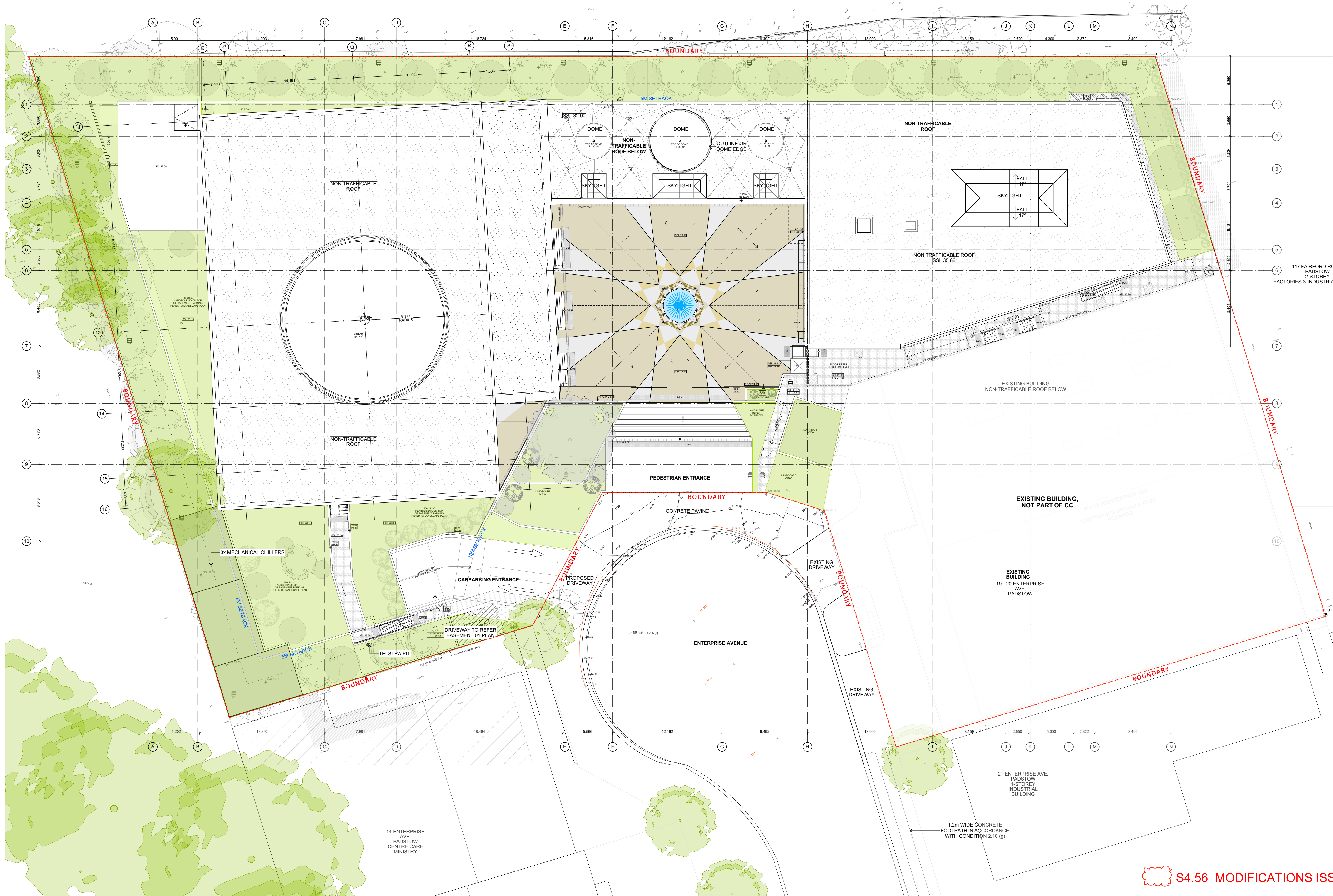
21 / 47-55 John St, Leichhardt NSW 2040
T. +612 9744 7035 E. office@ghazia.com
NSW reg. no. 7542 ABN: 67167131848
Design Practitioner No. DEP0000073

S4.56 MODIFICATION

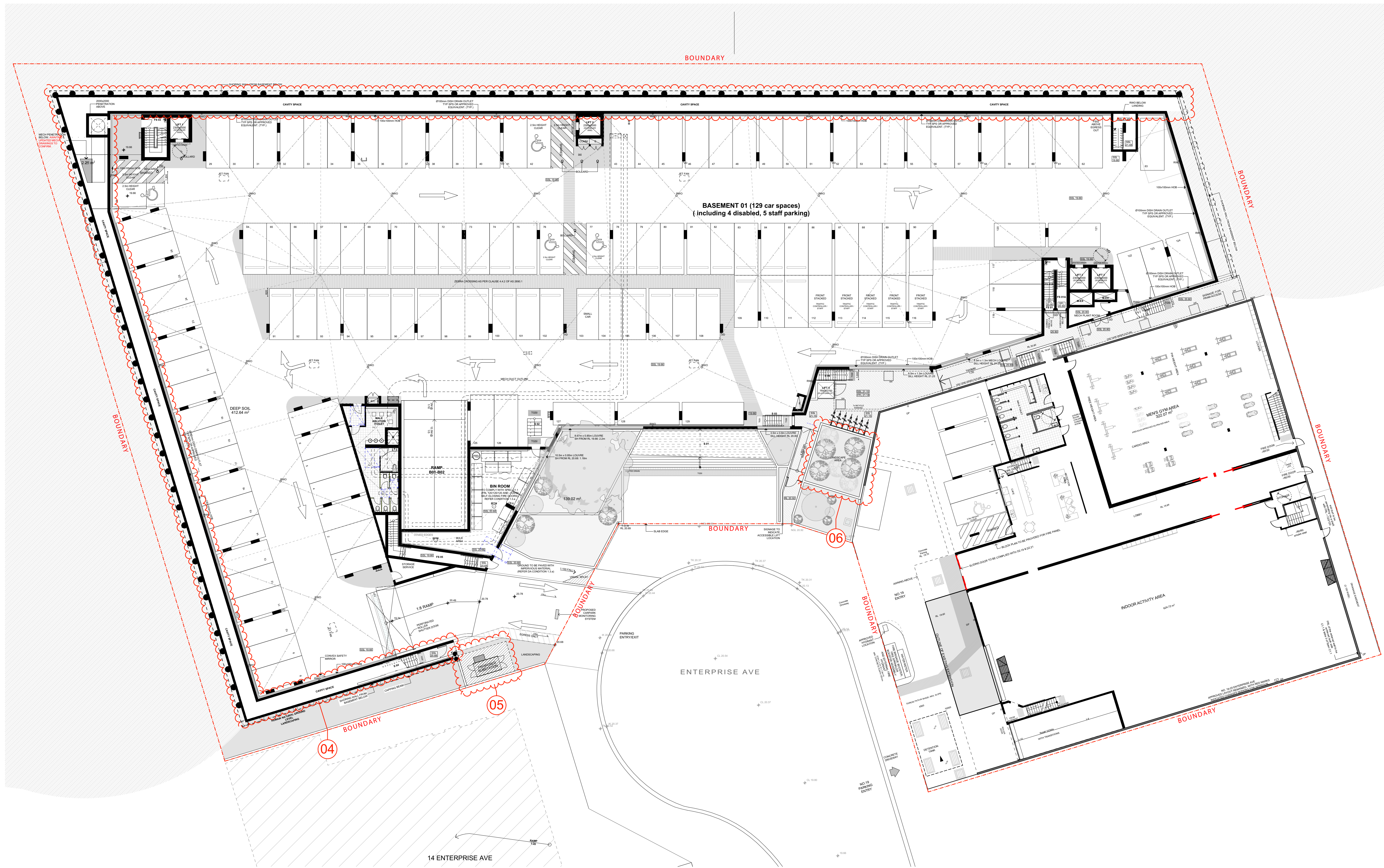
PADSTOW MOSQUE

ENTERPRISE AVE

15-19 ENTERPRISE AVE, PADSTOW NSW 2211



S4.56 MODIFICATIONS ISSUE A



S4.56 MODIFICATIONS ISSUE A



S4.56 MODIFICATIONS ISSUE A

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NOT FOR CONSTRUCTION

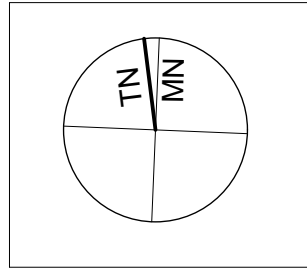
S4.56

Drawing Original Size		A1
FOR S4.56		
Initial	Date	Description
A	19/08/24	FOR S4.56

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MECHANICAL
MNT BUILDING SERVICES
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TEL: 0404 443 640
E: makar.mekhal@btinternet.com

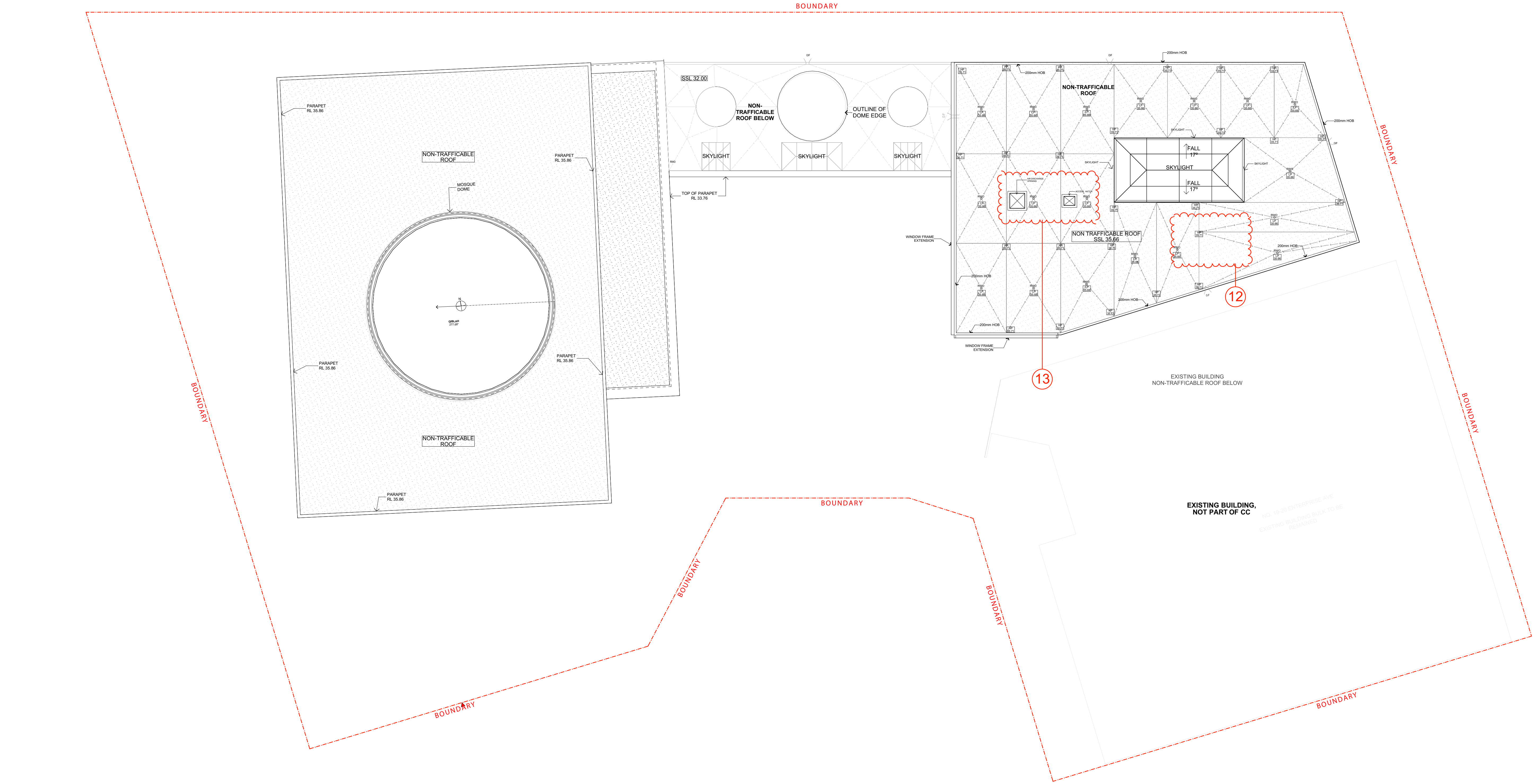
ACOUSTIC
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FIRE ENGINEER
WAKATANI CERTIFIERS
ADDRESS: Level 01, Building 3, 20 Worth St, Chiswick NSW 2160
TEL: 9758 7967
E: fire.eng@wakanicertifiers.com.au



PROJECT 15-19 ENTERPRISE AVE, PADSTOW- S4.56		CLIENT UMA CENTER PTY LTD	
SCALE 1:200	DATE 19/08/2024	PROJECT ARCHITECT GA	PROJECT DIRECTOR MO, GA

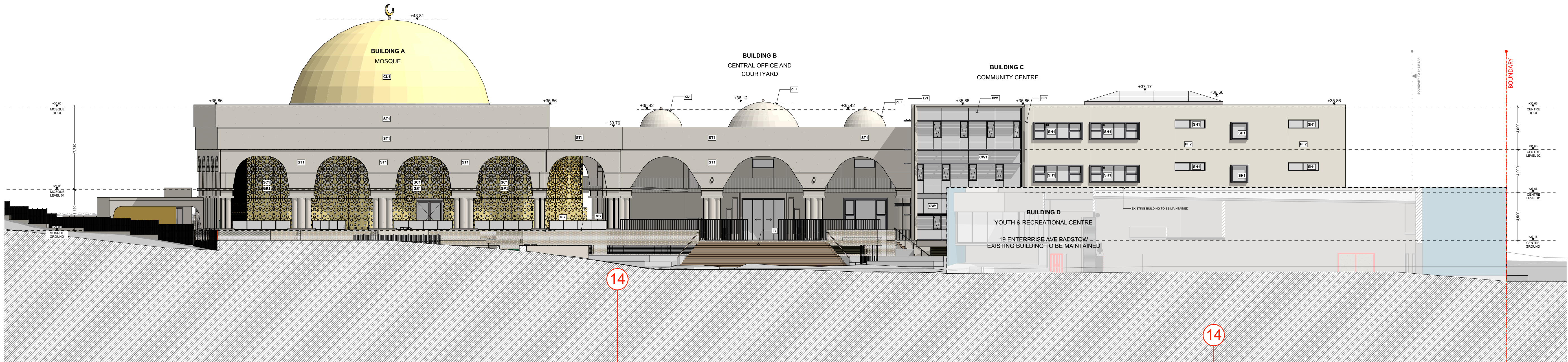
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DRAWING NUMBER S4.56	ISSUE A	



S4.56 MODIFICATIONS ISSUE A



E1 North
1:200



E4 South
1:200

ELEVATION A3.000 SERIES FINISHES LEGEND

WALL, FLOOR & CLADDING

- ST1 EXTERNAL WALL TILE ROUGH LIMESTONE TEXTURE OR SIMILAR
ST2 EXTERNAL WALL TILE ROUGH LIMESTONE TEXTURE SEAMLESS OR SIMILAR
CL1 BRASS OR SIMILAR MATERIAL DOME CLADDING
T1 SELECTED PATTERN PLANTER BOX WALL TILE (ABLUTION)
T2 FLOOR TILE LIGHT GREY OR SIMILAR
T3 FLOOR TILE LIGHT BROWN FOR EXTERNAL STAIRCASE OR SIMILAR
PF1 EXTERNAL WALL RENDER GOLD OR SIMILAR
PF2 EXTERNAL WALL RENDER OFF WHITE OR SIMILAR

SCREENS & LOUVRE

- SC1 CUSTOM MADE PATTERN SCREEN GOLDEN COLOUR OR SIMILAR
LV1 HORIZONTAL SUN SHADING LOUVRES

WINDOWS

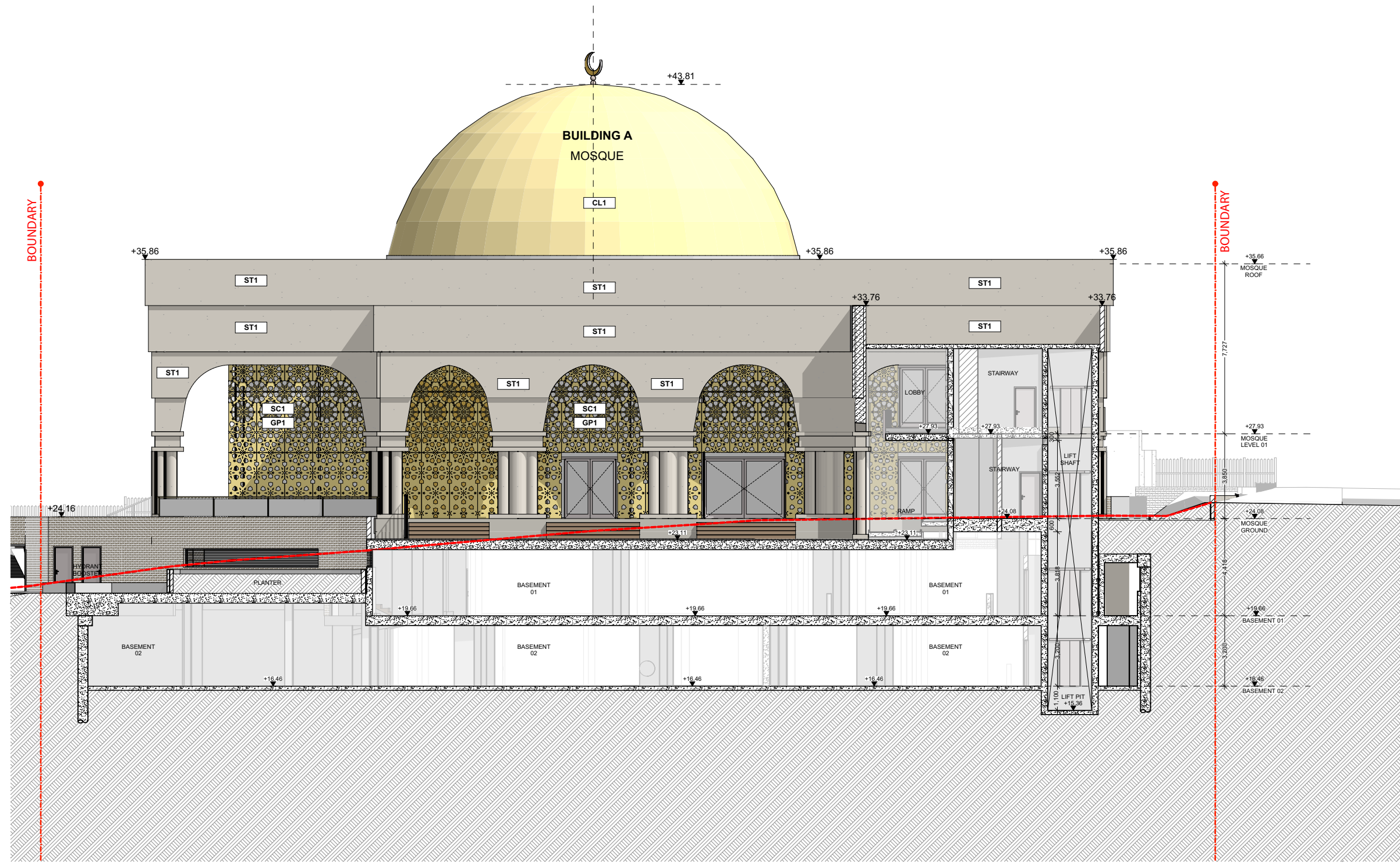
- CW1 CURTAIN WALL WITH OPERABLE WINDOW
SL1 SKYLIGHT
SH1 WINDOW SUN HOOD DARK GREY OR SIMILAR
GP1 GLASS PANEL BEHIND SCREEN INDICATED "B"

AWNING

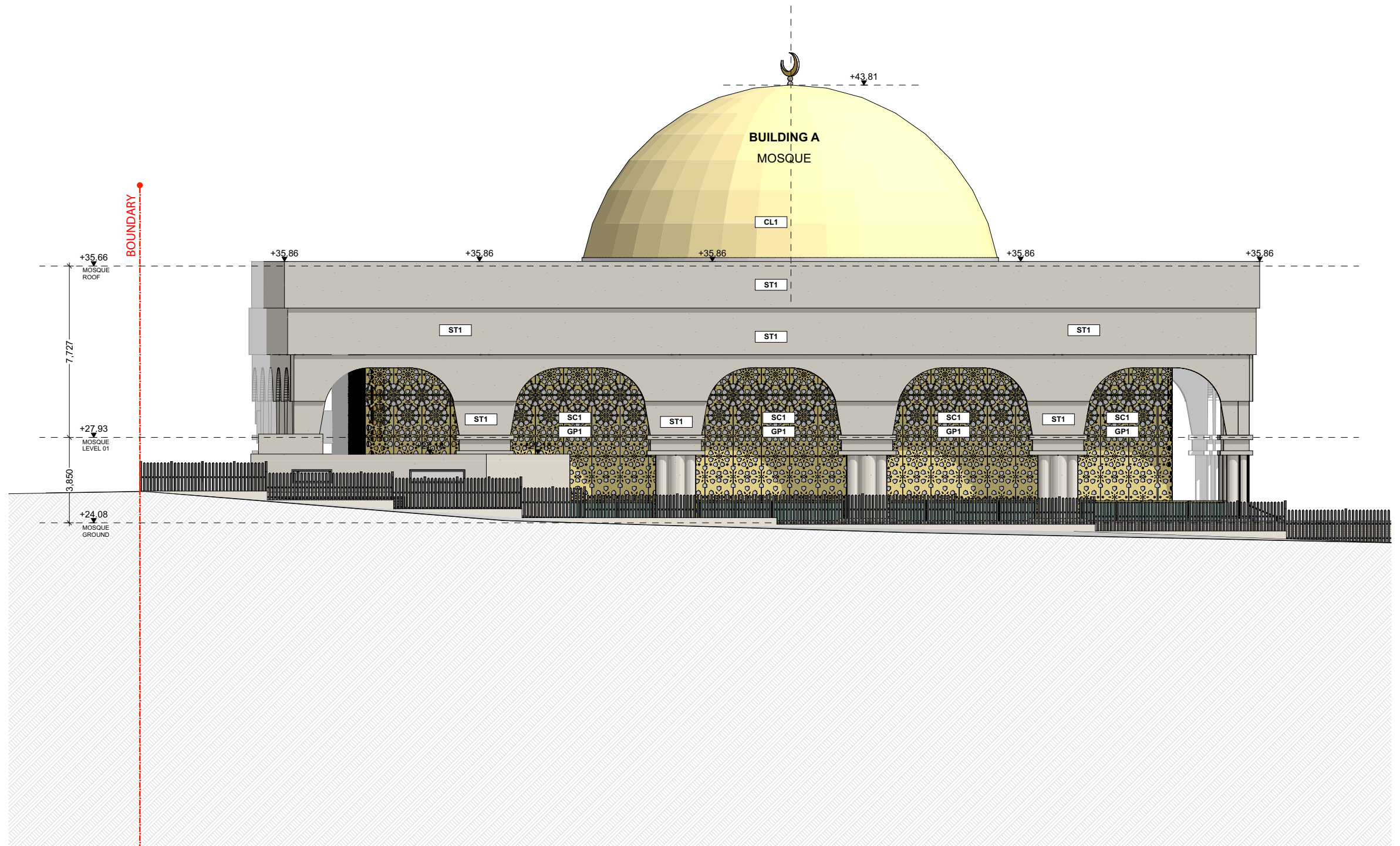
- AW1 I BEAM FOR AWNING



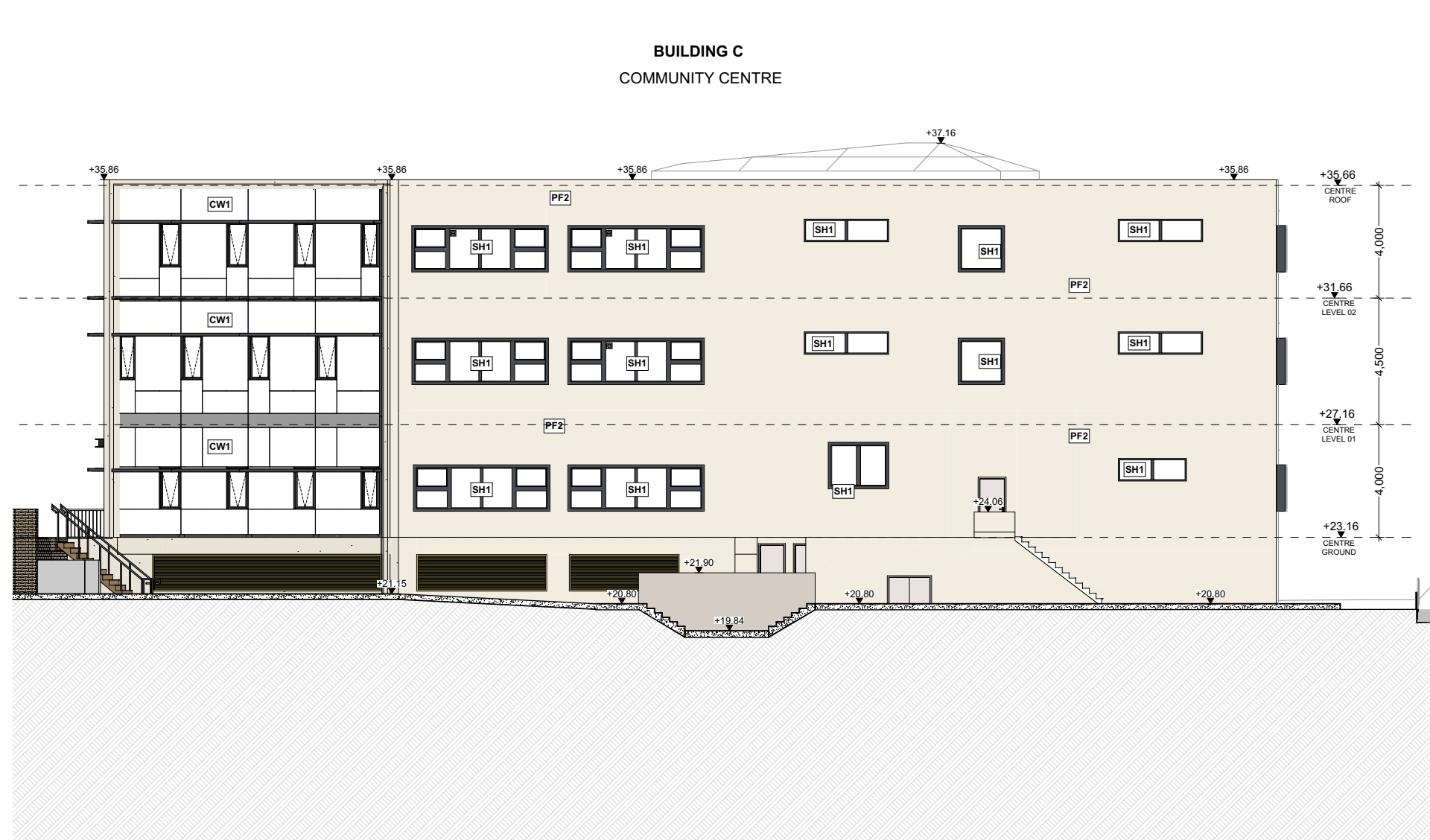
S4.56 MODIFICATIONS ISSUE A



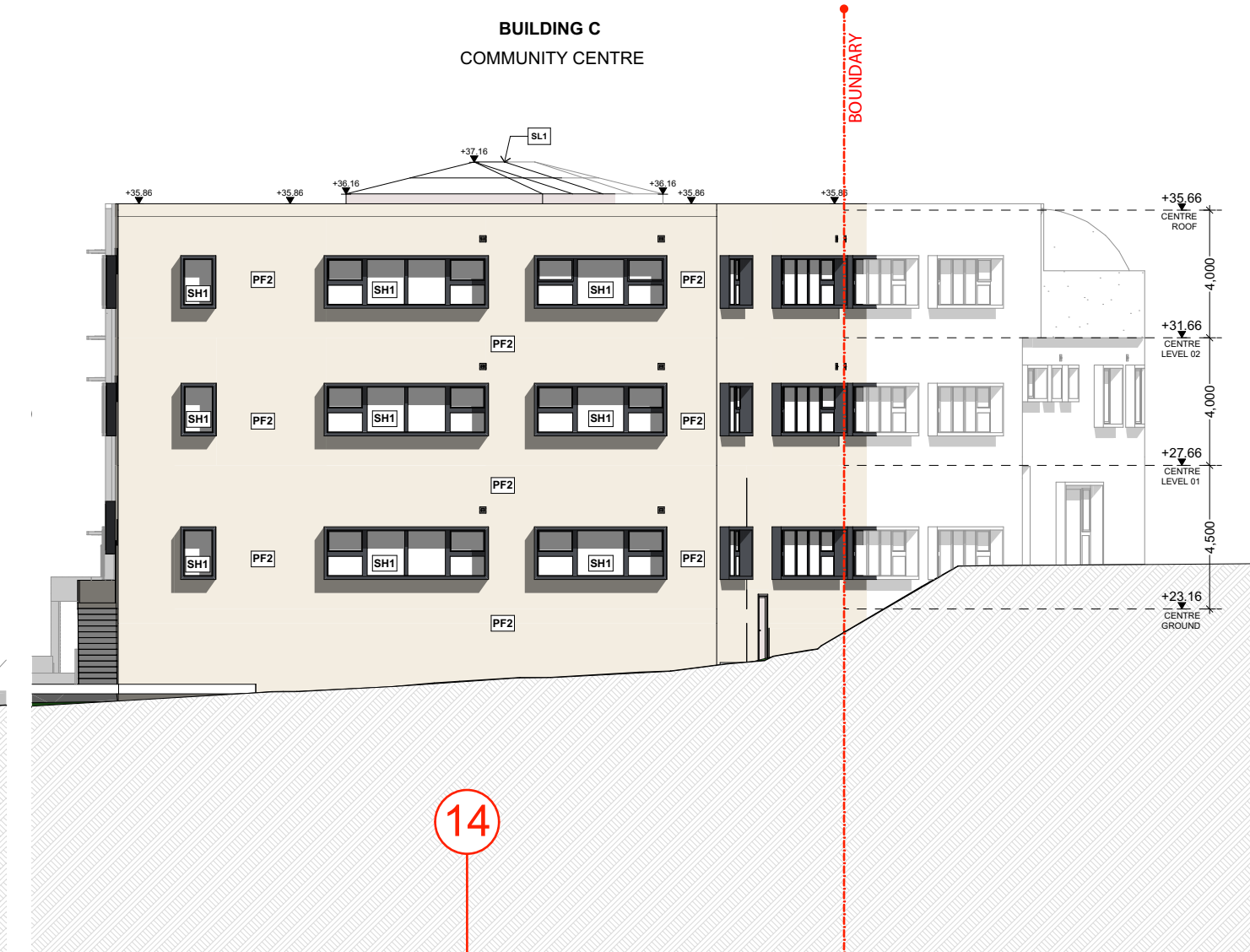
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1:200



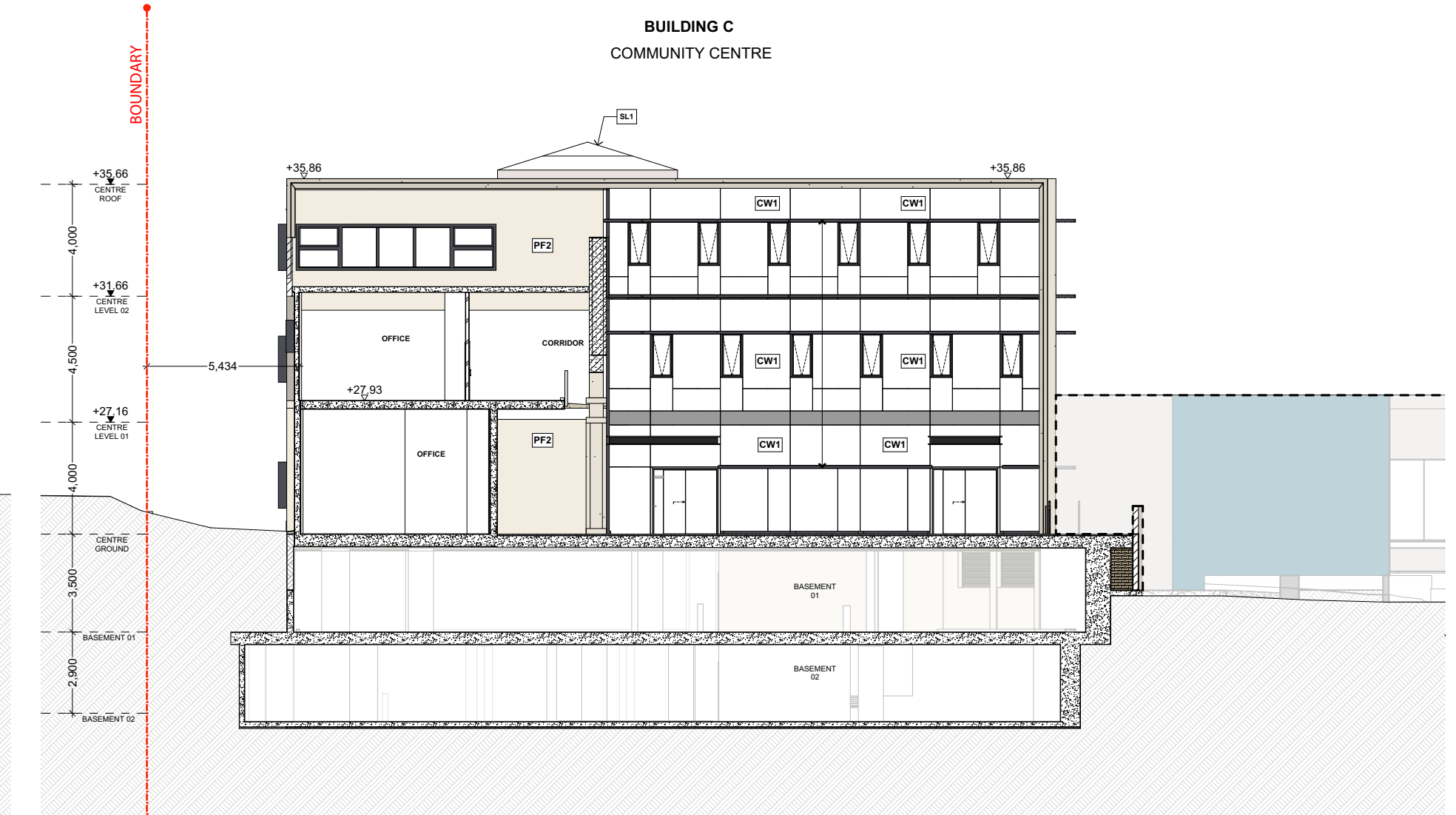
E3 Mosque West
1:200



E8 Centre South
1:200



E6 Centre East
1:200



E7 Centre West
1:200

ELEVATION A3.000 SERIES FINISHES LEGEND

WALL, FLOOR & CLADDING

- ST1 EXTERNAL WALL TILE ROUGH LIMESTONE TEXTURE OR SIMILAR
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AWNING

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S4.56 MODIFICATIONS ISSUE A