

SYDNEY  
NEW SOUTH WALES  
AUSTRALIA

NOTARIAL CERTIFICATE



TO ALL TO WHOM THESE PRESENTS SHALL COME

ROBERT ISHAK of Level 22, 66 Goulburn Street Sydney in the state of New South Wales Australia NOTARY PUBLIC duly authorised admitted and sworn and practising in the City of Sydney in the state of New South Wales, Commonwealth of Australia

DO HEREBY CERTIFY that on this day:

- (a) **BISHOP DANIEL** born on 7 March 1959 residing at 67A Park Street PEAKHURST in the state of New South Wales, Australia, is:
- a person known to me since at least 2012;
  - the holder of Driver Licence New South Wales, Australia bearing Licence No 15201613 and Card number 2 029 919 132 with an Expiry Date 22 July 2018 (the "Driver Licence");
  - the holder of an Australian Passport issued on 22 July 2015 with an Expiry date of 22 July 2025 (the "Australian Passport");
  - the holder of an Australian Medicare card numbered 2573 94253 4
- (b) I compared the likeness of the person identified in the photographs on the Driver Licence and the Australian Passport and I am satisfied that they are one and the same person and that the photographs depict the person known to me as **Bishop Daniel**;
- (c) I am also a solicitor, New South Wales practicing certificate number 37579, having been admitted to the Supreme Court of New South Wales and the High Court of Australia.
- (d) Pursuant to section 4 of the *Coptic Orthodox Church (NSW) Property Trust Act 1990* No 67 (NSW) (the "Act"):
- There is constituted by the Act a corporation under the corporate name of the **Coptic Orthodox Church (NSW) Property Trust**; and
  - The Bishop is the sole trustee of the Trust
  - Bishop, in the Act, means the Bishop of the Church

A handwritten signature in blue ink, appearing to be "R. Ishak".

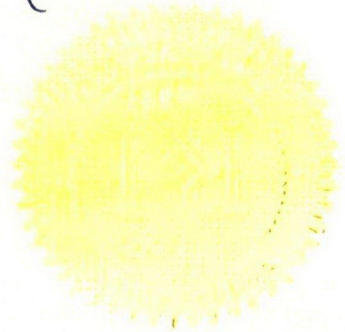


(e) **BISHOP DANIEL** is, presently, the Bishop of the Church.

**ACCORDINGLY, I FURTHER CERTIFY** that the person identified in the Australian Passport and the Driver License is **BISHOP DANIEL** and that he is alive.

IN FAITH AND TESTIMONY whereof I have  
hereunto subscribed my name and affixed my seal  
of office at Sydney this twenty second day of July  
in the year Two Thousand and Sixteen.

  
NOTARY PUBLIC



Application for Approval of Development Application

Notice by Council to Sydney Airport

Pursuant to Airports (Protection of Airspace) Regulations 1996 [Reg 8]

**TO: Sydney Airport Corporation Ltd**

c/- Airport Design Services  
Locked Bag 5000  
Sydney International Airport  
NSW 2020  
Email: [airspaceprotection@syd.com.au](mailto:airspaceprotection@syd.com.au)

**APPLICANT FOR DEVELOPMENT APPROVAL:** St Marys & St Minas Coptic Orthodox Church

Of: 339 Forest Rd, Bexley  
Contact: Tamer Mikhail  
Phone: 0412 925 582  
Email: [tamer@logosgroup.com.au](mailto:tamer@logosgroup.com.au)

**NOTICE PURSUANT TO AIRPORT (PROTECTION OF AIRSPACE) REGULATIONS REG 8**

**1. Proposed controlled activity:**

Construction of a 3-storey Childcare Centre with basement

Name of Project: ST Marys & St Minas Childcare Centre

**2. Location:**

339-377 [No.] Forest Rd [Street/Road]  
Bexley [Suburb]

**3. If the proposed controlled activity consists of the erection of a building or structure:**

- (i) Proposed max height (above Australian Height Datum) (AHD) in metres of the proposed building, structure or thing:  
RL 62.4 (AHD)
- (ii) Proposed max height (above AHD) of any temporary structure or equipment to be used in the erection of the proposed building or structure:  
RL 63.5 (AHD)
- (iii) Diagram defining footprint of development attached Yes
- (iv) MGA 94 co-ordinates defining outline of development:  
326,986.50 E 6,242,134.70 N
- (v) Elevations of development attached Yes



**4. Purpose of the controlled activity:**

Demolition of existing structures and construction of a part two(2) and part three(3) storey child care centre with capacity for 80 children operating Monday to Friday 7:00am to 6:00pm with basement car parking and roof top outdoor play area

**5. Proposed safety case if the controlled activity breaches the OLS or PANS-OPS:**

Existing buildings adjoining and nearby are significantly higher than the proposed building.

**6. Development Application:**

Date: 16-Jul-19

Reference: DA # DA-2019/255

DA be attached as relevant: No

**IMPORTANT NOTES**

***[Pursuant to Airports Act 1996 and Airports (Protection of Airspace) Regulations 1996]***

1. Section 182: defines "controlled activities".
2. Section 187: if a controlled activity is carried out without approval, or is carried out otherwise than in accordance with an approval, the Federal Court may order a person to carry out remedial work on a building, structure or thing; to mark it or light it or both; to reduce its height.
3. Section 183: a person who carries out a controlled activity without the approval of the Secretary (or Airport as applicable) commits an offence against section 183 of the Act.  
  
Penalty: 250 penalty units for each such offence.
4. Regulation 8: a building authority that receives a proposal for a building activity that, if undertaken, would constitute a controlled activity in relation to an airport must give notice of the proposal to the airport.  
  
Penalty: 50 penalty units for each such offence.
5. If the activity is a short term activity (less than 3 months), the Airport will determine the application pursuant to delegated authority from the Secretary.
6. If the activity is a long term activity (greater than 3 months), the Secretary will determine the application.
7. If the activity is a long term intrusion into PANS-OPS, the application will not be approved. [Reg 9].
8. The Airport will give notice of the application to, and invite submissions from, CASA and Airservices and the Building Authority concerned. [Reg 10].
9. Upon receipt of submissions from CASA and Airservices, the Airport will refer the application and any submissions from CASA and Airservices, as well as the Airport, to the Secretary or determine the application itself if it is a short term activity.  
  
The Secretary or the Airport will notify you in writing of their decision.
10. Neither the Secretary or the Airport will approve any activity if CASA advises that carrying out the activity would have an unacceptable effect on the safety of existing or future air transport operations into or out of the Airport. [Reg14(6)].

**Submit Form**



# Elemental Summary



Project: 24667	Details: DA COST REPORT
Building: 339 Forest Rd, Bexley	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SB	Substructure				644,298		644,298
CL	Columns				67,613		67,613
UF	Upper Floors				407,347		407,347
SC	Staircases				36,450		36,450
RF	Roof				62,794		62,794
EW	External Walls				299,417		299,417
WW	Windows - Included in EW				0		0
ED	External Doors				13,912		13,912
NW	Internal Walls				129,105		129,105
NS	Internal Screens				8,765		8,765
WD	Internal Doors				22,607		22,607
WF	Wall Finishes				46,878		46,878
FF	Floor Finishes				57,429		57,429
CF	Ceiling Finishes				53,117		53,117
FT	Fitments				186,645		186,645
SF	Sanitary Fixtures				37,770		37,770
PD	Sanitary Plumbing				132,731		132,731
VE	Ventilation				9,000		9,000
AC	Air Conditioning				182,600		182,600
FP	Fire Protection				64,552		64,552
LP	Electric Light and Power				221,900		221,900
TS	Transportation Services				120,000		120,000
XP	Site Preparation				65,223		65,223
XR	Roads, Footpaths, Paved Areas				25,160		25,160
	Landscaping & Improvements				209,433		209,433
XN	Boundary Walls, Fencing, Gates				22,648		22,648
PR	Preliminaries				375,287		375,287
YY	Special Provisions (Consultant's Fees)				125,096		125,096
	<b>TOTAL (EXCL GST)</b>						<b>3,627,776</b>
	<b>GST</b>						<b>362,778</b>
	<b>TOTAL</b>						<b>3,990,554</b>
	<b>GFA</b>	2,577	m2				
	<b>Parking Cost/m2</b>	969	/m2				
	<b>Childcare Cost/m2</b>	2,608	/m2				

3,990,554



## Appendix 1 Design Statement Template

This template is to be used as a guide to assist designers in preparing the design statement, required as part of a complying development application and development application. A version in Microsoft Word (.doc) format can be downloaded from [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

### Project Details

Project: Childcare Centre

Project Address: 339-377 Forest Rd, Bexley

Building Designer / Architects Name: Couvaras Architects

Proposed hours of operation: 7am - 6pm (Monday - Friday)

I confirm that I was responsible for designing the development, and that the development meets the Design Quality Principles and the Design Criteria.

The design is also consistent with Part 4.3 of the *National Early Childhood Education and Care Regulations*.

The design does / does not comply with the areas referred to in regulations 107 and 108 relating to unencumbered indoor and outdoor space.

Signature of Designer

[Designers Name] Peter Couvaras

[Registration Details] REG: NSW 7344



## Context Analysis

- Refer Sheet 01 of Architectural Drawing Set
- Refer Chapter 2 (pgs 7-12) of Statement of Environmental Effects

The context can be described as:.....

## Overarching Design Criteria

The development as designed achieves the overarching design criteria:

### 1. Context

Refer Chapter 2 (pgs 7-12) of Statement of Environmental Effects

### 2. Built Form

Refer Chapter 4 (pgs 30-42) of Statement of Environmental Effects

### 3. Adaptive Learning Spaces

Refer Chapter 3.3 (pgs 17-24) of Statement of Environmental Effects

### 4. Sustainability

The proposed childcare centre has been designed with large operable windows and high ceilings to allow for natural cross ventilation, and to maximise sunlight and natural light. The building has been orientated to maximise prevailing winds and to maximise solar access.

### 5. Landscape

Refer Landscape Architects Plans (Sheets 1-3)

### 6. Amenity

All aspects of design have been considered. Open plan learning spaces with high ceilings and access to either outdoor learning spaces and large windows that provide natural lighting and natural ventilation all make up for a comfortable, attractive and social learning spaces. Each room has been specifically placed in its location to allow for flow, accessibility to all ages, security and comfort. Acoustics and air quality have also been well considered. Refer to reports.

### 7. Safety

Refer to Landscape Architects Plans (Sheets 1-3)

The design of the centre has taken into consideration the safety of visitors and occupants. The built form and built environment are child friendly and easy to maintain. Spaces are comfortable and inviting due to orientation that provides natural lighting and ventilation. Proposed centre is part of a larger uses and community that will provide constant visual surveillance and the existing perimeter fence and gates will further prevent future crime. Overall design is effective and appropriate.



## Streetscape and Local Character Analysis

Refer Sheet 22 - Context Elevations - of Architectural Plans  
Refer Chapters 2 and 4.4 of Statement of Environmental Effects Report.

The character of the streetscape can be described as:..... a mixture of low to high density residential, commercial and other uses.

The intended future character of the area can be described as:..... Varied. Different zonings and existing established uses. Result in varied character remaining.

## Site Analysis

Refer Sheet 02 - Site Analysis Plan - Architectural Sets  
Refer Chapters 2 and 4.4 of Statement of Environmental Effects Report

## Appendix 2 National Early Childhood Education and Care Checklist

The development is designed to achieve the requirements of Part 4.3 Physical Environment of the Education and Care Services National Regulation..

In the table below confirm that the requirements have been met and direct the assessing planner to where they can find the evidence. (eg drawing number / part of drawing)

This could be a reference to part of the drawings, a table or some other report. Evidence can also be provided in this table.

### Regulations to be demonstration in development application

Regulation	Proposed	Complies (Tick or Cross)
<b>104. Fencing or barrier that encloses outdoor spaces</b> <ul style="list-style-type: none"> <li>Outdoor space that will be used by children will be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</li> </ul>	Indicate height, materials and style on plans.	✓
<b>106. Laundry and hygiene facilities</b> <ul style="list-style-type: none"> <li>The proposed development includes laundry facilities or access to laundry facilities or hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.</li> <li>Laundry / hygienic facilities are located where they do not pose a risk to children</li> </ul>	Onsite or off site facilities	✓
<b>107. Unencumbered indoor space</b> <ul style="list-style-type: none"> <li>The proposed development includes at least 3.25 square metres of unencumbered indoor space for each child.</li> </ul>	Number of children: Required area Provided Area: Verandah included in calculation:	✓
<b>108. Unincumbered outdoor space</b> <ul style="list-style-type: none"> <li>The proposed development includes at least 7 square metres of unencumbered outdoor space for each child.</li> </ul>	Number of children: Required area Provided Area: Verandah included in calculation: Simulated outdoor area:	✓
<b>109. Toilet and hygiene facilities</b> <ul style="list-style-type: none"> <li>The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service</li> </ul>	Required no. toilets No. toilets Required no handbasins No. hand basins	✓



<p><b>110. Ventilation and natural light</b></p> <p>The proposed development includes indoor spaces to be used by children that —</p> <ul style="list-style-type: none"> <li>• will be well ventilated; and</li> <li>• will have adequate natural light; and</li> <li>• can be maintained at a temperature that ensures the safety and wellbeing of children.</li> </ul>	<p>Indicate on plans and elevations how natural ventilation and lighting is achieved.</p> <p>✓</p>
<p><b>111. Administrative space</b></p> <p>The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations.</p>	<p>Indicate administrative space on plans</p> <p>✓</p>
<p><b>112. Nappy change facilities</b></p> <p><i>(To be completed only if the proposed development will service children who wear nappies)</i></p> <ul style="list-style-type: none"> <li>• The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench.</li> <li>• The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.</li> </ul>	<p>Indicate nappy change on plans</p> <p>✓</p>
<p><b>113 Outdoor space—natural environment</b></p> <ul style="list-style-type: none"> <li>• The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment</li> </ul>	<p>Indicate on landscape plans</p> <p>✓</p>
<p><b>Clause 114 Outdoor space—shade</b></p> <ul style="list-style-type: none"> <li>• The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun</li> </ul>	<p>Indicate shade on landscape plans</p> <p>✓</p>
<p><b>Clause 115 Premises designed to facilitate supervision</b></p> <ul style="list-style-type: none"> <li>• The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.</li> </ul>	<p>Indicated on floor plans</p> <p>✓</p>

## Applying the National Regulations

### D. NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST

Regulation	Proposed	Complies (Tick or Cross)
<b>104. Fencing or barrier that encloses outdoor spaces.</b> <p>Outdoor space that will be used by children will be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p> <p>Note: This clause does not apply to a centre-based service primarily for children over preschool age or a family day care residence or venue for over preschool age children.</p>	<p>Indicate height, materials and style on plans.</p>	✓
<b>106. Laundry and hygiene facilities</b> <p>The proposed development includes laundry facilities or access to laundry facilities OR explain the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.</p> <p>Laundry/hygienic facilities are located where they do not pose a risk to children</p>	<p>On site or off site facilities</p>	✓
<b>107. Unencumbered indoor space</b> <p>The proposed development includes at least 3.25 square metres of unencumbered indoor space for each child.</p> <p>Refer to regulation 107 of the Education and Care Services National Regulation for further information on calculating indoor space.</p>	<p>Number of children: 80</p> <p>Required area 260<sup>-2</sup></p> <p>Provided Area 268<sup>-2</sup></p>	✓
<b>108. Unencumbered outdoor space</b> <p>The proposed development includes at least 7.0 square metres of unencumbered outdoor space for each child.</p> <p>Refer to regulation 108 of the Education and Care Services National Regulation for further information on calculating outdoor space, and for different requirements for out-of-school-hours care services.</p>	<p>Number of children: 80</p> <p>Required area: 560<sup>-2</sup></p> <p>Provided Area: 578<sup>-2</sup></p>	✓
<b>109. Toilet and hygiene facilities</b> <p>The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service</p> <p>The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.</p>	<p>Show number of toilets and hand basins on plan</p> <p>8 + 8 kids + DISABLED.</p>	✓
<b>110. Ventilation and natural light</b> <p>The proposed development includes indoor spaces to be used by children that —</p> <ul style="list-style-type: none"> <li>• will be well ventilated; and</li> <li>• will have adequate natural light; and</li> <li>• can be maintained at a temperature that ensures the safety and well-being of children.</li> </ul>	<p>Indicate on plans and elevations how natural ventilation and lighting is achieved.</p> <p>WINDOWS + DOORS!</p>	✓



## Regulation

## Proposed

## Complies (Tick or Cross)

### 111. Administrative space

The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations.

Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107

Indicate administrative  
space on plans

✓

### 112. Nappy change facilities

(To be completed only if the proposed development is for a service that will care for children who wear nappies)

The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area.

The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.

Indicate nappy change  
on plans

✓

### 113. Outdoor space—natural environment

The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.

Indicate on landscape  
plans

✓

### 114. Outdoor space—shade

The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.

Indicate shade on  
landscape plans

✓

### 115. Premises designed to facilitate supervision

The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.

Indicate on floor plans

✓