

339-377 FOREST ROAD BEXLEY

Preliminary Historical Site Approval Analysis
For Proposed New Child Care Facility
Case Number 2020/254301

June 2021

TABLE OF CONTENTS

1.	INTRODUCTION.....	4
2	CURRENT APPROVAL STATUS	6
2.1	Overview	6
2.2	DA 1997/49 – Main Consent - Church and Associated Uses	7
2.2.1	DA 1997/49, Base Consent, Church and Associates Uses (Residence, Community Hall, Childcare and Primary School), 16 November 1997 ...	7
2.2.2	DA 1997/49, S96(1), Plan References, 6 July 1998	17
2.2.3	DA 1997/49 Amendment A: Staged Occupation of Church, School and Facilities, December 1998	17
2.2.4	DA 1997/49 (S96(2), Plan Changes, Sept 1999	19
2.2.5	DA 1997/49 - Site Management Plan, 2003	19
2.2.6	DA 1997/49, Amendment B: Religious Holiday Hours, July 2006	23
2.2.7	DA 1997/49, Amendment C, Delete Approved Childcare and Priest Residence, March 2008	23
2.2.8	DA 1997/49, Amendment D, Removal of 8 Trees along Northern Boundary, June 2012	24
2.2.9	DA 1997/49, Amendment E, Occasional Childcare and Sunday School 2013	26
2.2.10	DA 1997/49, Removal of 10 Trees, Amendment F, August 2018	26
2.3	Other Small Consents	29
2.3.1	DA 2002/1208, Storage Shed and BBQ Area, 23 Oct 2002	29
2.3.2	DA 2004/1209 for Addition of Awnings to Storage Shed 10 June 2005	31
2.3.3	DA 2005/570, Pergola, Shared Playground/Car Parking Area, Galvanized Protective Fence 10 July 2006	33
2.3.4	DA 2007/135 for Erection of Sign 25 January 2007	35
2.3.5	DA-2009/393 for Awning to Shed at Forest Road Frontage 15 July 2009	36
2.3.6	DA-2015/90 for Pergola Between Community Hall and School Building 21 October 2014	37
2.4	Nation Building, BER Consent, IPA 10/071.3, School Extension, March 2011	38
3	APPROVED AND EXISTING	42
3.1	Approved Summary	42
3.2	Existing Summary	43
3.3	Summary of Variances	45
3.4	Suggested Planning Solutions to Address Existing Non Compliances	46
4	PROPOSAL APPROACH	47
5	CONCLUSION	48
	APPENDICES	50
	APPENDIX A - DA 1997/49 (INCLUDING MODIFICATIONS).....	51
	APPENDIX B - DA 2002/1208.....	59
	APPENDIX C- DA 2004/1209.....	62
	APPENDIX D - DA 2005/570.....	64
	APPENDIX E - DA 2007/135.....	71
	APPENDIX F - DA 2009/393	74

APPENDIX G - DA 2015/90 80
APPENDIX H - BER NATION BUILDER..... 85

REPORTS AND PLANS UNDER SEPARATE COVER

**UPDATED SURVEY AND ARCHITECTURAL SITE PLANS (APPROVED,
EXISTING AND PROPOSED)**

**SOURCE DOCUMENTS FOR APPENDIX A - DA 1997/49 (INCLUDING
MODIFICATIONS)**

<https://www.dropbox.com/sh/aftgkoim6uirtfy/AACJvA47I5fD2Plg1NCAOt7La?dl=0>

SOURCE DOCUMENTS FOR APPENDIX B – DA 2002/1208

SOURCE DOCUMENTS FOR APPENDIX C – DA 2004/1209

SOURCE DOCUMENTS FOR APPENDIX D – DA 2005/570

SOURCE DOCUMENTS FOR APPENDIX E – DA 2007/135

SOURCE DOCUMENTS FOR APPENDIX F – DA 2009/393

SOURCE DOCUMENTS FOR APPENDIX G – DA 2015/90

SOURCE DOCUMENTS FOR APPENDIX H – BER NATION BUILDER

1

Introduction

This document comprises a summary and comparison of consent history for the Coptic Church owned property located at No 339 Forest Road Bexley.

A proposal for a new childcare centre is currently before the NSW Land and Environment Court (case number 2020/254301) and is set down for a hearing on 18th and 19th August 2021. Case details are below:

COURT DETAILS	
Court	Land and Environment Court of NSW
Class	1
Case number	2020/254301
TITLE OF PROCEEDINGS	
First Applicant	St Mary's and St Mina's Coptic Orthodox Church
Respondent	Bayside Council
FILING DETAILS	
Filed for	Bayside Council, Respondent
Legal representative	John Cole, HWL EBSWORTH
Legal representative's reference	JAC:893412
Contact name and telephone	John Cole/Alex Epstein (02) 9334 8471

During discussions at the 2021 site inspection for the S34 conference for the above case it became apparent that there had been a range of development approvals on the site over the previous two decades, some of which appeared to have been implemented to varying degrees. The approvals control land use and operations on the site and currently form a complex matrix that has evolved over time. As a result of the uncertainty about the current approval and construction/usage status Council expressed some concern over the appropriateness of a granting a potential approval for a new childcare centre until it was very clear, what had been approved, what exists on site now and whether, in the light of that a childcare centre could be supported with an acceptable level of amenity for all existing and proposed uses on site and the surrounding neighbourhood.

Accordingly, it was agreed that the applicant team would organise a new survey of the site and evaluate this in the light of the current consent status. This document therefore clearly outlines the following:

- **Section 2 - Current Approval Status:** This section covers what is currently approved on site, in terms of land use, built form and operations.
- **Section 3 - Current Development and Use:** This section outlines what is currently constructed on site and how the site is being used. Where there are differences between the approvals and the current uses they have been identified.
- **Section 4 - Proposed Approach:** This section outlines the key components of the current childcare proposal, as amended on a Without Prejudice basis and a summary of recommended actions, based on the above analysis, with respect to the following:
 - (a) Proposed and Unapproved Development on Site (other than the proposed Childcare): The current court process and this subsequent analysis has provided the opportunity for the church to bring all consents into alignment and this part of the document outlines how any development items that were identified as unapproved/inconsistent with the consents may be regularised. For example, any existing works can be addressed via either a S4.55 Application to vary a development consent or Building Certificate Applications. Where new site works are proposed they could become part of the Childcare application currently afoot; and
 - (b) Comprehensive Plan of Management: It has been identified that the current childcare DA provides the opportunity to create a single coordinated approach to the operational management of the entire site. The comprehensive plan of management is being prepared by Judith Stubbs & Associates) and this plan will formalise and streamline the site operations into a single document.

The report has been prepared on behalf of St Mary & St Mina Coptic Orthodox Church.

2

Current Approval Status

2.1 Overview

A number of planning consents have been granted over the last two decades since the church first purchased the site. This section of the report summarizes the key parameters of those consent and provides a current approval status for the land uses and operations on the site. The approvals analyzed are listed below.

- **Base Consent (DA-1997/49), and Subsequent Amendments**

On 16 November 1997 DA-1997/49 was approved by Rockdale Council for the *“Erection of a Church and re-use of the existing building to comprise a Primary School, Pre-School, English Chapel, Community Hall, Priest’s Residence and Carparking.”* It was subsequently modified via various S96 and S4.55 applications to allow for the following:

- DA 1997/49, Base Consent, Church and Associates Uses (Residence, Community Hall, Childcare and Primary School) 16 November 1997
- DA 1997/49, S96(1), Plan References, 6 July 1998
- DA 1997/49 Amendment A: Staged Occupation of Church, School and Facilities, December 1998
- DA 1997/49 (S96(2), Plan Changes, Sept 1999
- DA 1997/49 - Site Management Plan, 2003
- DA 1997/49, Amendment B: Religious Holiday Hours, July 2006
- DA 1997/49, Amendment C, Delete Approved Childcare and Priest Residence, March 2008
- DA 1997/49, Amendment D, Removal of 8 Trees along Northern Boundary, June 2012
- DA 1997/49, Amendment E, Occasional Childcare and Sunday School 2013
- DA 1997/49, Removal of 10 Trees, Amendment F, August 2018

- **Other Small Consents.** These are generally minor and include:
 - DA 2002/1208, Storage Shed and BBQ Area, 23 Oct 2002;
 - DA 2004/1209 for Addition of Awnings to Storage Shed 10 June 2005;
 - DA 2005/570, Pergola, Shared Playground/Car Parking Area, Galvanized Protective Fence 10 July 2006;
 - DA 2007/135 for Erection of Sign 25 January 2007;
 - DA-2009/393 for Awning to Shed at Forest Road Frontage 15 July 2009;
 - DA-2015/90 for Pergola Between Community Hall and School Building 21 October 2014
- **School Hall - BER Consent (2010)**
 - Nation Building, BER Consent, School hall, IPA 10/071.3, School Extension, March 2011

2.2 DA 1997/49 – Main Consent - Church and Associated Uses

Appendix A provides the most recently modified approval document. The other source consent documents and relevant plans are available under separate cover.

2.2.1 DA 1997/49, Base Consent, Church and Associates Uses (Residence, Community Hall, Childcare and Primary School), 16 November 1997

As discussed above this base consent has been modified various times via various S96 and S4.55 applications. Key details are outlined below and in Figure 1 and Table 1.

The development was described as: *“Erection of a Church and re-use of the existing buildings to comprise a Primary School, Pre-School, English Chapel, Community Hall, Priest’s Residence and Carparking.”*

Figure 1: Site Plan - DA 1997/49, Base Consent, Nov 1997

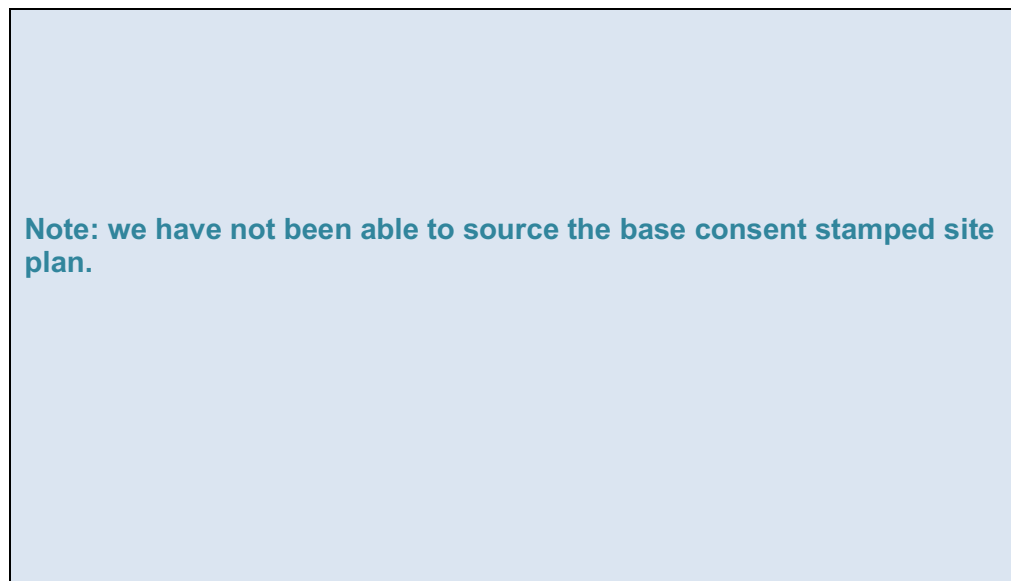


Table 1 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site. Subsequent modifications are addressed in the following discussion.

The comment/action column explains whether or not the consent condition was adopted/implemented. Where possible the new comprehensive plan of management (POM) has sought to incorporate all relevant conditions and accordingly the relevant sections of that POM are referenced. In some cases it has been necessary for the POM to update the conditions to suit the current site operations.

Table 1: Consent Analysis, DA 1997/49, Base Consent, Nov 1997

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref or POM Page	Consent Condition	Comment/Action
Car Parking and Buses		
DA 1997/49 Condition 7 Base consent	<u>Off Street Parking</u> 100 off-street parking spaces are to be provided in accordance with the details submitted on Drawing No. 13 as revised on 7 August 1997 and received by Council on 12 August 1997. These spaces are to be line marked and made freely available to all staff, parishioners and visitors to the premises.	The layout of the spaces has changed slightly in subsequent consents. At least 100 spaces must continue to be provided over and above the required childcare spaces. A surplus will be provided as a result of the current childcare application. Refer POM Section 3.1 On-site zones, uses, parking & activities Table 2
DA 1997/49 Condition 9 Base consent	<u>Occasional Extra Spaces</u> 58 stacked parking spaces are to be provided on site in accordance with the details submitted on Drawing No. 13 as revised on 7 August 1997 and received by Council	We have been unable to find a plan showing the stacked spaces and we understand that Council also does not have any such plan.

DA 1997/49 Condition 82 Base consent	on 12 August 1997. These spaces are to be used during peak attendance feast days as set out in the Management Plan and on other occasions when demand for parking exceeds 140 spaces.	Refer POM Section 4.4 Protocols for safe pedestrian & vehicle movement
DA 1997/49 Condition 84 Base consent	<u>Buses</u> The Church is to utilise its three (3) existing mini-buses for the collection and return of parishioners to mitigate parking demands generated by the Church's operations. These buses are to be used for all Sunday services, New Year's Eve, Christmas, the Epiphany, Good Friday, Joy Saturday and the Feast Days of St Mary St Mina and Pope Kyrolos and at any other times where the Church anticipate the demand for greater than 140 car parking spaces.	The 1997 plans only seem to show 2 spaces and this is the case for the BER approval. Accordingly no change is required as proposal plans provide this. Refer POM Section 4.2.1 Parish vehicles.
DA 1997/49 Condition 83 Base consent	Any buses visiting the church are required to drop off and pick up passengers from within the church grounds.	Refer POM Section 4.2.1
DA 1997/49 Condition 83 Base consent	<u>Bexley Public School Parking</u> The applicant shall use all best endeavours to secure a community use agreement with Bexley Public School for thirty (30) car parking spaces in the school grounds noting that this agreement with be renewed yearly. Evidence that the agreement is in place is to be submitted to Council annually.	Updated parking agreement provided under separate cover. Refer POM Section 4.3.3 Overflow parking at Bexley Public School
Loading and Unloading		
DA 1997/49 Condition 6 Base consent	All loading and unloading in relation to the use of the premises taking place wholly within the property.	Refer proposed architectural site plan. Refer POM Section 4.2.4 Emergency, delivery and waste collection vehicles
Access		
DA 1997/49 Condition 8 Base consent	<u>Gate Access to Church</u> Other than for Christmas, the Epiphany, New Year's Eve, Good Friday, Joy Saturday, Easter Sunday, and the Feast Days of St Mary, St Mina and Pope Kyrolos, the gate of the vehicle entrance in front of the Church's entrance is to be locked between 5 pm and 7 am and the chain barrier erected between carparking spaces 50 and the community hail. All parking is to be confined to spaces Nos. 50 to 100 during the 5 pm to 7am period.	Current/proposed activities differ to consent – prior to 7am and after 5pm uses and locking gates etc Refer POM Section 3.2 On-site special events and regular weekly activities
DA 1997/49 Condition 76 Base consent	<u>Bayview St Access</u> The northern vehicular entry in Bayview Street to be clearly marked and signposted "entry" from the street and "no exit" internally.	Whilst this would have been implemented at the time the proposal now provides for an additional access point. Refer current access arrangements shown on proposal plans. Proposal shows two-way access via Gate 1, 2 & 3 from Bayview Street.
Acoustics		
DA 1997/49 Deferred Comm. 1 Base consent	<u>Church Building Acoustics</u> The Church building is to be designed and constructed to achieve a sound transmission loss of not less than 35dB(A) to ensure that noise from plant equipment and indoor activities shall not exceed the background (LA90) noise level by more than 5dB(A). Certification that the design and construction of the Church can meet this requirement is to be issued by a suitable qualified acoustic engineer which is to be submitted to Council within six (6) months of the date of consent. The acoustic engineer is also to certify that any amplified sound system installed or operated in the Church satisfies the stated criteria.	Deferred Consent condition. Whilst the condition would have been satisfied at the time of consent activation the POM will ensure that appropriate acoustic principles are incorporated. Refer POM Section 5.9 Noise and neighbourhood amenity

DA 1997/49 Condition 8 Base Consent	<i>The Church is to be provided with mechanical ventilation and all window openings in the northern, eastern and western facades are to be kept closed while the Church is in use to minimise break out noise.</i>	Would have been dealt with at time of construction.
DA 1997/49 Condition 70 Base Consent	<i>The entrances on the western side of the Church, which face the adjoining residential properties are to provide emergency access only. These doors are to remain closed at all other times in order to limit disturbance from noise.</i>	Refer POM Section 5.9 Noise and neighborhood amenity
DA 1997/49 Condition 18 Base Consent	<i>No external bells, chimes or the like are permitted.</i>	Refer POM Section 5.9 Noise and neighbourhood amenity
DA 1997/49 Condition 17 Base consent	<u>Self Closing Doors</u> <i>All doors of the existing single storey building (with the exception of the residence) are to be fitted with self-closing doors flitted with seals to limit noise transmission.</i>	Would have been dealt with at time of construction.
DA 1997/49 Condition 19 Base consent	<u>Door Sound Lock</u> <i>All entry/exit doors are to be designed to provide a sound lock.</i>	Would have been dealt with at time of construction.
DA 1997/49 Condition 10 Base consent	<u>External Amplification for Church</u> <i>There is to be no external amplification equipment installed or used on church grounds.</i>	Refer POM Section 5.9 Noise and neighbourhood amenity
DA 1997/49 Condition 13 Base consent	<u>Community Hall Acoustics</u> <i>Noise sources within the community shall not exceed the background noise level (LA90) by more than 1 5dB(A) when measured outside any bedroom window.</i>	Refer POM Section 5.9 Noise and neighbourhood amenity
DA 1997/49 Condition 15 Base consent	<i>The Community Hall is to be mechanically ventilated to limit noise transmission.</i>	Would have been dealt with at time of construction.
DA 1997/49 Condition 16 Base consent	<i>All windows and doors of the Community Hall are to be kept closed when the centre is used after 6:00p.m. in the evening to limit noise transmission.</i>	Refer POM Section 5.9 Noise and neighbourhood amenity
General Amenity		
DA 1997/49 Condition 5 Base consent	<i>All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.</i>	This is a very general condition that is covered by the new POM. Refer POM Section 5.9 Noise and neighbourhood amenity
DA 1997/49 Condition 71 Base consent	<i>An appropriately qualified person or professional organisation is to certify that the Child Care Centre and school classrooms do not have any lead based paint or contain other building materials which are deemed to be detrimental to the health of children or staff.</i>	Would have been dealt with at time of construction.
General Site Management		
DA 1997/49 Condition 11	<u>Overflow Church Congregation</u> <i>Any overflow congregation is to be catered for by closed circuit television installed in either the community hall and/or the classrooms of the school.</i>	Refer POM Section 5.8.1 Overflow church congregation

Base consent		
DA 1997/49 Condition 21 Base consent	<i>During feast days when all parishioners cannot be contained in the Church and English Chapel, closed circuit television is to be provided with the classrooms of the school and/or the community hall.</i>	Refer POM Section 5.8.1 Overflow church congregation
DA 1997/49 Condition 12 Base consent	<u>Sale and Consumption of Alcohol</u> <i>No alcohol is to be sold or consumed within the community hall or within the parish grounds.</i>	Refer POM Section 5.8.6 Sale and consumption of alcohol
DA 1997/49 Condition 25 Base consent	<u>Large Congregations</u> The applicant shall give at least three (3) weeks' written notice of services which would involve congregations in excess of five hundred and fifty (550) persons to Council and to the Police. The applicant shall conduct its services and regulate traffic and parking related to the services on these occasions in accordance with the requirements of Council and the Police.	Refer POM Section 3.2.1 Special events
DA 1997/49 Condition 26 Base consent	A display notice shall be erected at the front of the church near the street alignment behind a protective transparent cover setting out the following information in English and another community language: The times and duration of any service where the congregation is expected to be in excess of five hundred and fifty (550) persons. The details of these services shall be displayed on the notice board at least two (2) weeks prior to the services.	Refer POM Section 3.2.1 Special events
DA 1997/49 Condition 14 Base consent	<u>Complaints Register</u> <i>The use of the site and its building will be carried out in accordance with the Draft Site Management Plan as submitted, subject to the following additional provisions: The Church's complaints register is to be kept up to date at all times. It shall be submitted to Council upon request or every 12 months, whichever is greater. All complainants will be notified by the Church of the action taken to address their complaints within fourteen (14) days of the date of the complaint.</i>	Refer POM Section 6 Community feedback and complaints procedure
Hours of Operation		
DA 1997/49 Condition 22 Base consent	<i>The Church is not to be used between midnight and 7:00a.m. except on the following occasions:</i> <ul style="list-style-type: none"> - Christmas; - Good Friday; - Joy Saturday; - New Years Eve; - Epiphany - Easter Mass; - A maximum of 10 celebrations a year by visiting Bishops. 	Current/proposed times do not align with consent – prior to 7am start early morning services. New POM addresses the current operations. Refer POM Section 3.2 On-site special events and regular weekly activities
DA 1997/49 Condition 23 Base consent	<i>The 5.30am Friday Vespers are to be held in the Chapel, not the Church.</i>	Refer POM Section 3.2.2
Lighting		
DA 1997/49 Condition 24 Base consent	<i>Details of any external lighting shall be submitted with the Building Application. Such lighting shall be designed to protect the amenity of surrounding properties.</i>	Would have been dealt with in Building Application.

Trees/Landscaping/Fencing		
DA 1997/49 Condition 27 Base consent	<i>The pruning of the existing Lophosteom Confertus (Brush Box) trees is to preserve the screening affect of the trees to adjoining residential properties.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 29 Base consent	<i>Prior, to earthworks bitumen is to be removed from the dripline of trees by hand, this is essential due to the shallow nature of the root zone, as machinery could adversely affect the root zone. Trees No. 6, 7, 8, 9, 10, 1, 57, 58 and 59 will require this procedure.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 30 Base consent	<i>Prior to fencing, remedial works will have to be carried out to improve the oxygen levels in the soil, to tree Nos 3, 4, 5, 6, 7, 8, 9, 10, 57, 58 and 59.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 31 Base consent	<i>Trees Nos. 3, 4, 5, 6, 7 and 8 are to be fenced off in a safe zone area to a minimum of 3m from the trunk of each tree, the entire dripline zone is to be mulched with 75mm depth of wood and leaf chip mulch the remainder of the dripline outside of the safe zone area is to be a raised planked area for temporary construction zone access. At the edge of this zone hay bays are to be erected to prevent excess water flows or building washes from entering the root zones.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 32 Base consent	<i>Exclusion zone fencing and signs are to be erected to all trees previously mentioned prior to works commencing.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 33 Base consent	<i>The total area fenced is to be mulched with leaf and wood chip to a depth of 75mm, this depth of mulch is to be maintained for the duration of the project, the mulch is to be kept clear of the trunk of the tree for approximately 100mm, mulch is to be free of weeds and contaminants and should consist of 70% leaf and 30% hardwood chip no greater than 50mm diameter.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 34 Base consent	<i>No materials are to be stock-piled within the driplines of any tree. Trees to be removed are to be sectionally dropped and any stumps that are located within the dripline of trees to be retained, are to be removed by a stump grinding machine.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 35 Base consent	<i>Construction personnel, including subcontractors, are to be made aware of the requirement to rigorously protect site trees.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 36 Base consent	<i>Service trenches are to be excavated outside of the root zone, however, where this is not feasible and there appears to be a conflict with any lateral structural support roots of the tree, all care is to be taken to manually excavate around or under such roots and position the trench with the minimum of root disturbance. All roots to be cut are to be cut cleanly. Shattered or damaged roots are to be excavated by hand to the nearest undamaged root section and cut cleanly and soil back-filled.</i>	Would have been dealt with as part of original build.

DA 1997/49 Condition 37 Base consent	<i>Soil levels are not be raised or compacted over root zones.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 38 Base consent	<i>All trees are to be watered during dry spells i.e two to three weeks without adequate rainfall. The root zone should be thoroughly watered and left to drain.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 39 Base consent	<i>All fertilising is to be carried out by a qualified arboriculturist/horticulturist. Consideration should be given to the application of fertilisers to the dripline of trees.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 40 Base consent	<i>Pruning and the removal of dead wood is to be carried out by a suitably qualified arborist, to the satisfaction of Council's Tree Officer.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 41 Base consent	<i>The pruning of any branches and roots shall be conducted using correct arboricultural practices. Roots will be cut cleanly to minimise stress and to encourage callis development and regrowth, during this procedure plant growth regulator which stimulates root growth such as Rootex "R" or similar may be used, according to manufacturers application rates.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 42 Base consent	<i>Tree climbing spikes are not to be used on trees which require pruning</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 43 Base consent	<i>Where the dripline exists over proposed hard standing areas, excavation is to be kept to a minimum with light grading to minimise equipment weight on soil.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 44 Base consent	<i>A qualified practicing Arborist must be present during initial remedial works, mulching and protection fencing installation.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 45 Base consent	<i>The Arborist is required to coordinate meetings with Council's Tree Officer and be present during excavations for footings trenches and associated works.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 46 Base consent	<i>The Arborist is required to make fortnightly visits to the site to assess the ongoing maintenance requirements necessary to monitor the trees progress and rectify any problems that may occur or vary any treatment, especially during the construction stage.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 47 Base consent	<i>Paved areas are to be provided under the driplines of significant trees as detailed in the Landscape Proposal dated 17 December, 1997 and amendment 12 August 1997, in addition to paving also being provided for parking spaces 29, 30, 43, 44, 48, 93, 86, 87, 78 and 79.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition	<i>The two (2) existing Phoenix Palm trees are to 6 retained.</i>	To be replaced/updated by proposed full site landscape plan forming part

50 Base consent		of the proposed childcare application. Refer landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 48 Base consent	<i>A detailed landscape plan being prepared by a qualified landscape architect or an approved consultant for submission to and approval of Council prior to commencement of building operations. The landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to the Council's satisfaction.</i>	Would have been dealt with as part of original build. Note, we do not have access to the original plan.
DA 1997/49 Condition 51 Base consent	<i>The property boundary fence is to be an open simple metal fence, without decorative elements and painted a recessive colour. The fence is to continue past the acoustic walls with the landscaping strip to be located between the acoustic wall and boundary fence.</i>	Would have been dealt with as part of original build.
Other Construction Management		
DA 1997/49 Condition 49 Base consent	<u>Heritage Footings</u> <i>An investigation of the location of any footings, if any, of any previous known structures on-site. An archaeologist accredited by the Heritage Council of New South Wales should be present during initial site works to establish whether further investigations may be necessary.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 72 Base consent	<u>Federal Airports</u> Approval is to be obtained from the Federal Airports Corporation for the operation of construction cranes. Information to be contained in the application is to include: - the maximum operating height of the crane; - the minimum resting height of the crane; - the desired operating hours; - the duration of the work; - the crane site.	Would have been dealt with as part of original build.
Building Works		
DA 1997/49 Condition 52 Base consent	<i>The existing single storey building is to be retained, however, accretions are to be removed. Details of which will be required to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 53 Base consent	<i>The gable form of the proposed community hall is to be kept as a distinct form, from the chapel and residence structure.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 54 Base consent	<i>The wall and roof materials and the roof pitch of the additions to the existing single storey building are to match the existing. In addition, the proportions of the window openings are to match the existing. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 55 Base consent	<i>The detailing of the gable on the existing single storey building are to be reinstated by the removal of the cladding. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 56	<i>The exterior brickwork and sandstone of the existing single storey building is to be cleansed of paint.</i>	Would have been dealt with as part of original build.

Base consent	<i>Details of which are to be submitted with the Building Application.</i>	
DA 1997/49 Condition 57 Base consent	<i>The exterior trims of the existing single storey building are to be painted. Colours of which are to be submitted and approved by Councils Heritage Adviser prior to approval of the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 58 Base consent	<i>All new gutters to be erected on the single storey building are to be of 'ogee' profile, with all downpipes to be circular. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 59 Base consent	<i>The glass to be placed behind the altar in the English chapel is to be coloured to match the existing. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 60 Base consent	<i>All interior detailing of both the existing single storey and two-storey building are to be investigated before modification takes place.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 61 Base consent	<i>The brickwork of the ground floor of the existing two-storey is not to be painted.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 62 Base consent	<i>The exterior brickwork and sandstone of the existing single storey building is to be cleansed of paint. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 63 Base consent	<i>All windows and doors are to be retained. Details of which are to be submitted with the Building Application.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 64 Base consent	<i>The axis of transept of the church building is to line up with the wing of the 'Federation' style building (existing 2-storey building).</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 65 Base consent	<i>The colours and materials of the exterior of the Church building are to be submitted to and approved by Council's Heritage Adviser prior to approval of the Building Application. The colours and materials chosen are to be sympathetic to the existing buildings but expressive of the new building.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 66 Base consent	<i>The submissions of a Building Application, together with plans and specifications, complying with the requirements of the Building Code of Australia for a building of type C construction, classification 9b.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 67 Base consent	<i>Excavation, filling of the site, or retaining wall construction shall not take place without the prior written approval of Council.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 68 Base consent	<i>Compliance with the requirements of Council's Access Policy.</i>	Would have been dealt with as part of original build.

DA 1997/49 Condition 69 Base consent	<i>The building not being occupied until a final inspection has been carried out by Council's Building Surveyor and a Certificate of Classification has been issued.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 73 Base consent	<i>The copper dome of the Church is to be chemically treated to accelerate the oxidation of the surface to minimise potential hazard to aircraft.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 78 Base consent	<i>The applicant is to confer with Energy Australia to determine if an electricity distribution substation is required. If so, it will be necessary for the final film survey plan to be endorsed with an area having dimensions 5m x 4m over the location of the proposed electricity distribution substation to be dedicated to Council as public roadway, or as otherwise agreed with Energy Australia. A copy of Energy Australia's written requirements are to be forwarded to Council, prior to release of the building plans.</i>	Would have been dealt with as part of original build.
Footpath		
DA 1997/49 Condition 74 Base consent	<p><i>The following works will be required to be undertaken at the applicant's expense:</i></p> <ul style="list-style-type: none"> <i>construction of a concrete footpath along the frontage of the development site;</i> <i>construction of a new fully constructed concrete vehicular entrance/s; removal of the existing concrete vehicular entrances, and/or kerb laybacks which will no longer be required;</i> <i>reconstruction of selected areas of the existing concrete footpath/vehicular entrances and/or kerb and gutter; removal of redundant paving. The extent and dimensions of the works will be determined as required by the Director – Engineering Services or his representative. An estimate of the cost to have these works constructed by Council may be obtained by contacting Council's overseer on 9562-1670. The cost of undertaking these works will be deducted from the Footpath Reserve Restoration Deposit, or if this is insufficient the balance of the cost will be due for payment to Council on completion of the work. Alternatively, the applicant may arrange to have the works constructed by a private contractor subject to Council approval, and payment of inspection fees by the applicant.</i> 	Would have been dealt with as part of original build.
DA 1997/49 Condition 75 Base consent	<i>Following completion of concrete works in the footpath reserve area, the applicant is required to turf or landscape the balance of the area between the fence and the kerb over the full frontage of the proposed development. If landscaping is proposed rather than turfing, details are to be submitted to the Property and Community Services Department for approval.</i>	Would have been dealt with as part of original build.
Stormwater		
DA 1997/49 Condition 79 Base consent	<i>Where stormwater is required to be directed to the Council stormwater system the applicant is to pay to Council a redevelopment drainage levy of \$5,300 prior to the release of the building plans. This payment is to be applied exclusively to the construction of pollution control works within the Bardwell Creek Drainage Catchment. If payment is made after 30th June, 1997 the amount to be adjusted in accordance with Council's adopted fees and charges.</i>	Would have been dealt with as part of original build.

DA 1997/49 Condition 80 Base consent	<i>The applicant is to construct a 375 mm diameter pipeline from the existing Council drainage pit in Broadford Street to a new pit to be constructed outside the development property. Details to be submitted prior to release of the building plans.</i>	Would have been dealt with as part of original build.
DA 1997/49 Condition 79 Base consent	<i>Where stormwater is required to be directed to the Council stormwater system the applicant is to pay to Council a redevelopment drainage levy of \$5,300 prior to the release of the building plans. This payment is to be applied exclusively to the construction of pollution control works within the Bardwell Creek Drainage Catchment. If payment is made after 30th June, 1997 the amount to be adjusted in accordance with Council's adopted fees and charges.</i>	Would have been dealt with as part of original build.
Plan of Management		
DA 1997/49 Condition 81 Base consent	<i>The draft Site Management Plan is to be amended to the satisfaction of the Director - Town Planning Service and the Director - Engineering Services to incorporate changes required by conditions of this consent.</i>	Refer section below. POM has been amended to include sections as per 1997 and 2003 SMPs

2.2.2 DA 1997/49, S96(1), Plan References, 6 July 1998

The 1998 amendment simply related to changes plan references, however no plans were found on the files provided. Regardless, they have now been superseded.

Table 2: Consent Analysis, DA 1997/49, S96(1), Plan References, 6 July 1998

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action
Plan Reference Change		
DA 1997/49 Condition 2 S 96(1)	<i>The development being carried out substantially in accordance with plans and documentation received by Council on 24 February 1997 and 19 August 1997 and plans submitted to Council on 29 April 1998.</i>	This condition has been superseded.

2.2.3 DA 1997/49 Amendment A: Staged Occupation of Church, School and Facilities, December 1998

No staging was incorporated into the original consent and this was addressed in the 1998 modification known as amendment A. Figure 2 below shows a site plan locating the position of each of the proposed staged uses.

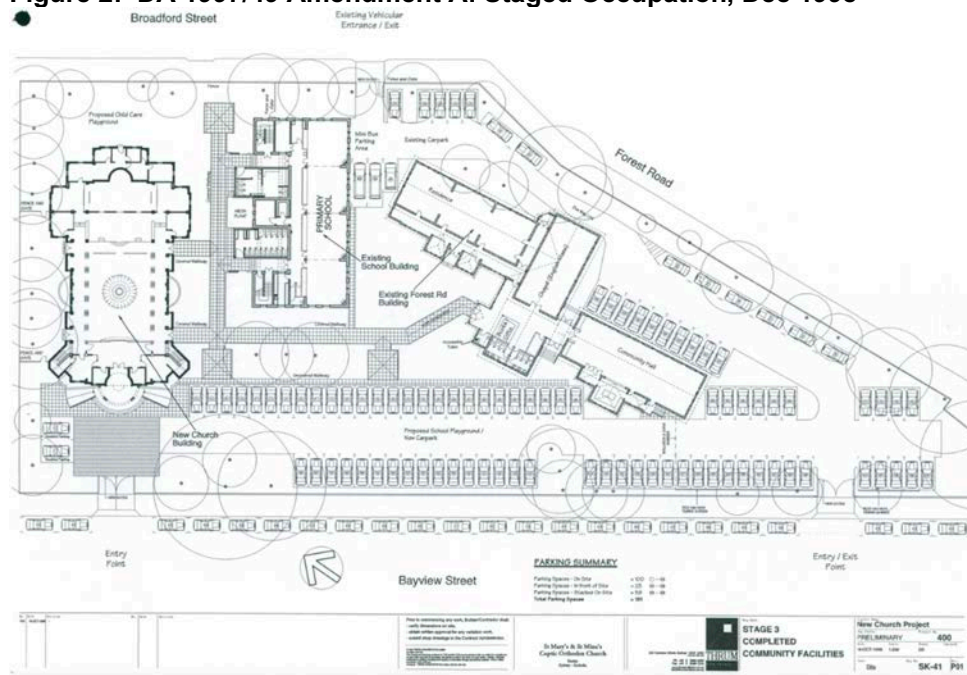
Figure 2: DA 1997/49 Amendment A: Staged Occupation, Dec 1998

Table 3 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Table 3: Consent Analysis, DA 1997/49 Amendment A: Staged Occupation, Dec 1998

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action
Staging		
DA 1997/49 Condition 3 Amendment A	<p><u>Staging</u></p> <p><i>Condition No. 3 being deleted and replaced with the following:</i></p> <p><i>The occupation of each stage of the proposed development is prohibited until all works associated with that stage have been certified as being in accordance with Council approval.</i></p> <p><i>For the purpose of this condition, that staging of the development is to be as follows:</i></p> <ul style="list-style-type: none"> Stage 1 - Primary School, associated playground and 50 car parking spaces for both staff parking and parents dropping off and picking up children. Stage 2 - New Church, English Chapel, Community Hall, completion of all 100 car parking space, associated landscaping and roadworks. Stage 3 - Community facilities, Priest's residence, bookshop, toilet facilities and kitchen associated with Community Hall. 	Condition has been implemented. Note: stage 3 was later removed.

Church Operations		
DA 1997/49 Condition n 85 Amendment A	<i>That no Church Parish services are to be conducted in any of the existing buildings on site until all Stage 2 works are complete including all on site parking.</i>	Condition has been implemented.

2.2.4 DA 1997/49 (S96(2), Plan Changes, Sept 1999

The 1999 amendment simply related to changes plan references. However the consent plans do not appear to be available.

Table 4 following outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Table 4: Consent Analysis, DA 1997/49 (S96(2), Plan Changes, Sept 1999

	To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management
--	--



Condition Ref	Description	Comment/Action
Plan Reference Changes		
DA 1997/49 Condition 2 S 96(2)	<i>"The development must be implemented in accordance with the plans numbered DA-01 to DA-11 received by Council on 24 February 1997, amended by plans numbered DA-03 and DA-13 dated 7 August 1997, amended by plans numbered SK-27(P01), SK-28(P01), SK-29(P01), SK-30(P01) dated 23 April 1998, amended by work shown in colour on plans numbered A-31(B01), A-39(B01) and A-37(B01) dated 12 October 1998, the application form and on any supporting information received with the application and by the following conditions:"</i>	Condition has been implemented at time of original build.

2.2.5 DA 1997/49 - Site Management Plan, 2003

Table 5 below outlines the key POM requirements and any implications they may have for the current operations, management or development on site.

Table 5: Analysis - DA 1997/49 Site Management Plan 2003

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action																																																	
DA 1997/49 Site Management Plan 2003	Hours of Operation																																																		
DA 1997/49 Site Management Plan 2003	<table> <tr> <th>Activities</th><th>Day</th><th>Time</th></tr> <tr> <td rowspan="8">Church masses and associated ceremonies</td><td>Monday (Only on Lent)</td><td>12:00 – 3:00 pm</td></tr> <tr> <td>Tuesday</td><td>5:00 am– 7:00 pm 3:00 pm – 6:00 pm (only on Lent)</td></tr> <tr> <td>Wednesday</td><td>9:00 -12:00 pm</td></tr> <tr> <td>Thursday</td><td></td></tr> <tr> <td>Arabic Mass</td><td>8:00 am – 11:00 am</td></tr> <tr> <td>Friday</td><td>5.30am – 7:00am</td></tr> <tr> <td>Saturday</td><td>8.30am - 10.30am 6.30pm – 9:00 pm (vespers)</td></tr> <tr> <td>Sunday</td><td>8:00 am – 12:00 noon</td></tr> <tr> <td rowspan="2">Sunday School</td><td>Saturday</td><td>11:00 am - 12.30pm</td></tr> <tr> <td>Sunday</td><td>1:00 pm – 4:00 pm</td></tr> <tr> <td>Child Care Centre</td><td>Monday - Friday</td><td>7:00 am – 6:00 pm</td></tr> <tr> <td>School</td><td>Monday - Friday</td><td>8.30am - 3.30pm</td></tr> <tr> <td rowspan="7">Meetings/Classes</td><td>Tuesday</td><td></td></tr> <tr> <td>Pope Kyrillos Meeting</td><td>7:30 9:00 pm</td></tr> <tr> <td>Wednesday</td><td></td></tr> <tr> <td>Ladies Meeting</td><td>12:00 – 2:00 pm</td></tr> <tr> <td>Thursday</td><td></td></tr> <tr> <td>St Simon the Elder Group</td><td>12:00 – 5:00 pm</td></tr> <tr> <td>Friday Youth Meeting</td><td>8:00 – 11:00 pm</td></tr> <tr> <td>Prayer Meeting</td><td>Monday – Thursday</td><td>7:30 – 8:30 pm</td></tr> </table>	Activities	Day	Time	Church masses and associated ceremonies	Monday (Only on Lent)	12:00 – 3:00 pm	Tuesday	5:00 am– 7:00 pm 3:00 pm – 6:00 pm (only on Lent)	Wednesday	9:00 -12:00 pm	Thursday		Arabic Mass	8:00 am – 11:00 am	Friday	5.30am – 7:00am	Saturday	8.30am - 10.30am 6.30pm – 9:00 pm (vespers)	Sunday	8:00 am – 12:00 noon	Sunday School	Saturday	11:00 am - 12.30pm	Sunday	1:00 pm – 4:00 pm	Child Care Centre	Monday - Friday	7:00 am – 6:00 pm	School	Monday - Friday	8.30am - 3.30pm	Meetings/Classes	Tuesday		Pope Kyrillos Meeting	7:30 9:00 pm	Wednesday		Ladies Meeting	12:00 – 2:00 pm	Thursday		St Simon the Elder Group	12:00 – 5:00 pm	Friday Youth Meeting	8:00 – 11:00 pm	Prayer Meeting	Monday – Thursday	7:30 – 8:30 pm	Refer POM Section 3.2 On-site special events and regular weekly activities
Activities	Day	Time																																																	
Church masses and associated ceremonies	Monday (Only on Lent)	12:00 – 3:00 pm																																																	
	Tuesday	5:00 am– 7:00 pm 3:00 pm – 6:00 pm (only on Lent)																																																	
	Wednesday	9:00 -12:00 pm																																																	
	Thursday																																																		
	Arabic Mass	8:00 am – 11:00 am																																																	
	Friday	5.30am – 7:00am																																																	
	Saturday	8.30am - 10.30am 6.30pm – 9:00 pm (vespers)																																																	
	Sunday	8:00 am – 12:00 noon																																																	
Sunday School	Saturday	11:00 am - 12.30pm																																																	
	Sunday	1:00 pm – 4:00 pm																																																	
Child Care Centre	Monday - Friday	7:00 am – 6:00 pm																																																	
School	Monday - Friday	8.30am - 3.30pm																																																	
Meetings/Classes	Tuesday																																																		
	Pope Kyrillos Meeting	7:30 9:00 pm																																																	
	Wednesday																																																		
	Ladies Meeting	12:00 – 2:00 pm																																																	
	Thursday																																																		
	St Simon the Elder Group	12:00 – 5:00 pm																																																	
	Friday Youth Meeting	8:00 – 11:00 pm																																																	
Prayer Meeting	Monday – Thursday	7:30 – 8:30 pm																																																	
DA 1997/49 Site Management Plan 2003	<p>In addition to the above activities there will be special events which will occur from time to time during the year, dependent upon the religious calendar:</p> <p>a) (i) Christmas</p> <p>(ii) Good Friday.</p> <p>(iii) Joy Saturday.</p> <p>(iv) New Year Eve.</p> <p>(v) Epiphany.</p> <p>(vi) Easter Mass.</p> <p>(viii) A maximum of 10 celebrations a year by visiting Bishops.</p> <p>(b) Weddings, funerals and baptisms (but noting that baptisms normally occur during the Saturday or Sunday main mass) which will occur upon demand. It is noted that due to religious requirements, weddings are not able to be undertaken during specific periods of the religious calendar equating to approximately 22 weeks per annum.</p>	Refer POM Section 3.2.1 Special Events																																																	
	Nominated Contact Personnel																																																		
DA 1997/49 Site Management Plan 2003	<p>The following personnel of the Church are nominated as responsible officers who will be available to answer questions and to receive and act upon complaints, should they arise:</p> <p> Parish Priest Fr. Samuel Guirguis Telephone No: 9597 2933 Office 9553 9510 Home Mobile No: 0412 559 975</p> <p> Church Secretary Mr. Nabil Guirguis Mobile No: 0419 160 220</p> <p>Should either of the above personnel propose to be simultaneously unavailable for contact (for example during holidays, etc) a suitable alternative authorised officer shall be nominated and their contact details to be made available electronically through either of the above contact telephone numbers.</p> <p>The above personnel must represent the relevant parish of the Church and be authorised to act upon complaints as appropriate.</p>	Refer POM Section 2.3 Nominated contact personnel																																																	

	Notification of Neighbours																			
DA 1997/49 Site Management Plan 2003	<p>All adjacent resident neighbours shall be notified of forthcoming special events (as defined above) a minimum of three week prior to their occurrence. Additionally, adjacent resident neighbours shall also be informed of any intended forthcoming activity not specified within Clause 3.1 of this management plan.</p> <p>The notification shall consist of a leaflet identifying the date, time and nature of the special event to be placed within the letterboxes of all residents located in Bayview and Broadford Streets between Forest Road and Reginald Street.</p>	Refer POM Section 3.2.1 Special Events																		
	Traffic Management																			
DA 1997/49 Site Management Plan 2003	Traffic Management Officers are available to organise the parking of the cars inside and outside the church every Sunday and on Special occasions and ceremonies.	Refer POM Section 4.4 Protocols for safe pedestrian & vehicle movements at peak periods (4.4.4 Saturdays, 4.4.5 Sundays, 4.4.6 Special events). 4.6 Traffic control training																		
	Procedures for Dealing with Complaints																			
DA 1997/49 Site Management Plan 2003	<p>A complaints register shall be established and maintained within the OFFICES OF THE PARISH OF the Church. Following receipt of a complaint the Parish Priest and/or Church Secretary (or alternate temporary authorised officer) shall be notified within a period of one (1) hour.</p> <p>The authorised personnel of the Church shall be responsible for initiating investigations to identify the source of the complaint and means of abatement and to use reasonable means to rectify the situation without delay. The responsible personnel of the Church shall record on the register that the source of the complaint has been removed and that the complainant shall be advised of the action undertaken.</p> <p>All complainants will be notified by the Church of the action taken to address their complaints within fourteen (14) days (if required by the complainant).</p> <p>The Church's complaints register is to be kept up to date at all times. It shall be submitted to Council upon request or every 12 months, whichever is greater.</p>	Refer POM Section 6 Community feedback and complaints procedure																		
	Carparking																			
DA 1997/49 Site Management Plan 2003	<p>A Car parking available within the confines of the subject site. The car parking areas located on-site are further categorised as follows:</p> <p>A1 All available car parking spaces as shown on the approved building application plan. In addition, extra three car park spaces added up instead of the removed garden area adjacent to Bayview Street.</p> <p>A2 Those carparking spaces located in the far southern corner of the site (near the intersection of Forest Road and Bayview Street referred to as carparking spaces No's 51 to 100 upon the approved building application plans and those carparking spaces accessed directly from Broadford Street as shown on the approved building application plans). At times when only these carparking spaces within the carparking area are to be used, access will only be from the most southerly access point on Bayview Street or the vehicular access driveway along Broadford Street and all other carparking areas shall be cordoned off.</p> <p>A3 50 stacked carparking spaces provided as follows:-</p> <ul style="list-style-type: none"> 30 stacked parking spaces along the parking aisle between the two driveways in the main carpark. 4 spaces in the small section at the southern corner of the main carpark. 8 spaces in the section of the main carpark within the blind island turning area. 8 spaces in the small carpark within the driveway off Broadford Street. <p>B Legally available carparking spaces available on public roads immediately abutting the frontages of the subject site.</p> <p>C Carparking spaces made available by arrangement with the Principal, on the grounds of the Bexley Public School located on the opposite side of Forest Road.</p> <p>D The public carparking area located within Albyn Street, Bexley.</p>	Refer POM Section 3.1 on-site zones, vehicle parking & access/egress points; Section 4 Safe pedestrian and vehicle movement (4.2 on-site vehicle movement and parking, 4.4 protocols for safe pedestrian & vehicle movement at peak periods)																		
DA 1997/49 Site Management Plan 2003	<p>E Any other carparking spaces agreed to by Council.</p> <p>Parking shall be utilised only in accordance with the following schedule:</p> <table border="1"> <thead> <tr> <th>Period</th><th>Time</th><th>Parking Areas to be Used</th></tr> </thead> <tbody> <tr> <td>Weekdays</td><td>Day time</td><td>A1, A2, & B</td></tr> <tr> <td>Weekdays</td><td>Night time</td><td>A2</td></tr> <tr> <td>Weekends</td><td>Day time</td><td>A1, A2, & B</td></tr> <tr> <td>Weekends</td><td>Night time</td><td>A2</td></tr> <tr> <td>Special Events</td><td></td><td>A1, A2, A3, B, C, D & E</td></tr> </tbody> </table> <p>Notes: Day time refers to 6.30am to 6.30pm Night time refers to 6.30pm to 11.30 pm</p>	Period	Time	Parking Areas to be Used	Weekdays	Day time	A1, A2, & B	Weekdays	Night time	A2	Weekends	Day time	A1, A2, & B	Weekends	Night time	A2	Special Events		A1, A2, A3, B, C, D & E	Note proposed zones differs to parking area named in consent Refer POM Section 3.1 on-site zones, vehicle parking & access/egress points
Period	Time	Parking Areas to be Used																		
Weekdays	Day time	A1, A2, & B																		
Weekdays	Night time	A2																		
Weekends	Day time	A1, A2, & B																		
Weekends	Night time	A2																		
Special Events		A1, A2, A3, B, C, D & E																		

DA 1997/49 Site Management Plan 2003	<p>The responsible officers of the Church shall ensure that all Church Parishioners are informed of the appropriate areas for carparking during the above times. This may involve special leaflets being prepared and distributed prior to special events and appropriate non-obtrusive signage.</p> <p>The responsible officers of the Church shall assign wardens as required to ensure that Parishioners of the Church are guided to appropriate parking areas and are prevented from parking within inappropriate locations, and to ensure stacked parking arrangements are efficiently managed. This is important to ensure that the parking availability to neighbouring residents is not affected, particularly as a number of these residents rely on upon their street frontage for carparking.</p>	Refer POM Section 4.4 Protocols for safe pedestrian & vehicle movements at peak periods, 4.5 Informing users about pedestrian, vehicle movement & parking protocols, 4.6 Traffic Control Training																		
DA 1997/49 Site Management Plan 2003	<p>Lighting</p> <p>Suitable on-site lighting shall be provided only in order to provide for appropriate security of the site and to enable persons and vehicles to move within the site with safety. Lighting to be used shall be in accordance with the approved building application plans.</p> <p>Lighting shall be installed and used so that no unreasonable light spill occurs over the boundaries of the subject site onto adjoining residential properties.</p>	Refer POM 5.1 Lighting																		
DA 1997/49 Site Management Plan 2003	<p>Noise</p> <p>The activities on the site shall be undertaken in such a manner that they do not give rise to offensive noise or vibration from the premises within the meaning of the Noise Control Act.</p> <p>Noise amelioration measures shall be implemented in accordance with the recommendations outlined in the noise assessment report prepared by Atkins Acoustics & Associates Pty Ltd dated November, 1996 (Reference 26.4521.R1-GA78).</p> <p>Noise emanating from the site under neutral atmospheric conditions shall not exceed the following criteria:</p> <table border="1"> <thead> <tr> <th>Noise Source/Activity</th><th>Time Period</th><th>Criteria</th></tr> </thead> <tbody> <tr> <td rowspan="2">Plant Noise and Indoor Activities</td><td>Day time</td><td>48dB(A)</td></tr> <tr> <td>Night time</td><td>45dB(A)</td></tr> <tr> <td rowspan="2">Transient Activities (3)</td><td>Day time</td><td>60dB(A)</td></tr> <tr> <td>Night time</td><td>55dB(A)</td></tr> <tr> <td rowspan="2">Special (4) Events</td><td>Day time</td><td>53dB(A)</td></tr> <tr> <td>Night time</td><td>50dB(A)</td></tr> </tbody> </table> <p>Notes: 1 Day time refers to 7am to 10pm 2 Night time refers to 10pm to 7am 3 Transient activities include site vehicle movements, car doors closing, conversation, engine startups and the like 4 Transient activities associated with special events should be assessed with respect to normal transient activities criteria plus 4dB(A).</p> <p>Site management procedures shall be implemented to minimise noise generated from activities, inclusive of the following:</p> <p>(a) Any amplified sound system within the Church or other buildings should be selected to satisfy the acoustical criteria outlined within the acoustic report referred to above. Any amplified sound system should be limited to within buildings (i.e. no external speaker points to accommodate for overflow periods).</p> <p>(b) The proposed openings in the western facade of the Church should only be used for emergency purposes and remain closed at other times.</p> <p>(c) Parking wardens should be assigned by responsible officers of the Church to ensure that visitors to the site move in an orderly and quiet manner to and from their parked vehicles and ensure that people congregate only within those areas identified on the approved development plans for outdoor activities, when outside of buildings.</p> <p>(d) That the site carparking area be isolated to that section closest to the corner of Bayview Street and Forest Road (parking spaces No's 51 to 100 as shown on the approved building application plans) or accessible from the access point from Broadford Street, with the remaining carparking spaces being cordoned off including the closure of the main vehicular entrance on Bayview Street at such times, as specified by Clause 4.1.</p>	Noise Source/Activity	Time Period	Criteria	Plant Noise and Indoor Activities	Day time	48dB(A)	Night time	45dB(A)	Transient Activities (3)	Day time	60dB(A)	Night time	55dB(A)	Special (4) Events	Day time	53dB(A)	Night time	50dB(A)	<p>Refer POM Section 5.9 Noise and neighbourhood amenity</p> <p>Refer Section 5.9 Noise and neighbourhood amenity</p> <p>Refer Section 5.9 Noise and neighbourhood amenity</p> <p>Refer Section 5.9 Noise and neighbourhood amenity</p>
Noise Source/Activity	Time Period	Criteria																		
Plant Noise and Indoor Activities	Day time	48dB(A)																		
	Night time	45dB(A)																		
Transient Activities (3)	Day time	60dB(A)																		
	Night time	55dB(A)																		
Special (4) Events	Day time	53dB(A)																		
	Night time	50dB(A)																		
DA 1997/49 Site Management Plan 2003	<p>Landscaping</p> <p>The existing trees on the subject site and proposed landscaping shall be maintained in an attractive state in accordance with the detailed landscape plan prepared by Urban Landscap Planners and approved in association with the building application. Plants shall be kept in a healthy state and replaced as required.</p>	Refer POM Section 5.4.1 Landscape maintenance																		
DA 1997/49 Site Management Plan 2003	<p>Heritage Buildings</p> <p>The buildings on the subject site, in particular those identified as having heritage significance by Council (being basically all existing buildings prior to the issuing of development approval for the proposed Church usage), shall be maintained in good condition with detailing and colours in accordance with the requirements of Council's Heritage Advisor and recommendations of the report prepared by Archmex Designs dated July 31, 1996.</p>	Refer POM 5.4.2 Heritage building maintenance																		
DA 1997/49 Site Management Plan 2003	<p>Monitoring and Review</p> <p>The site management plan shall be monitored by the responsible officers of the Church continuously to ensure that the objectives of the management plan are being met at all times.</p> <p>The site management plan shall be reviewed every five years and a revised site management plan document shall be submitted to Council for approval every five years subsequent to the approval of the first plan.</p> <p>The site management plan may be reviewed prior to the five year mandatory review if circumstances change, at the discretion of Council.</p>	Refer POM Section 7 Monitoring and review																		

2.2.6 DA 1997/49, Amendment B: Religious Holiday Hours, July 2006

Table 6 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Table 6: Consent Analysis, DA 1997/49, Amendment B: Religious Holiday Hours, July 2006

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action
Hours		
DA 1997/49 Condition 8 Amendment B	<i>Other than for Christmas, the Epiphany, New Year's Eve, Good Friday, Joy Saturday, Eastern Sunday, and the Feast Days of St Mary, St Mina and Pope Kyrolos, the gate of the vehicular entrance in front of the Church's entrance is to be locked between 5 pm and 7 am.</i>	Current/proposed use times do not align with consent – prior to 7am start early services and after 5pm events. New POM updated to match current operations. Refer POM 3.2 On-site special events and regular weekly activities by zone

2.2.7 DA 1997/49, Amendment C, Delete Approved Childcare and Priest Residence, March 2008

Figure 3 below shows a site plan locating the position of each of the proposed staged use, as amended. Notably, it appears that the playground for the childcare was constructed at the rear of the cathedral even though the remainder of the childcare use never went ahead.

Figure 3: DA-1997/49, DA 1997/49, Amendment C, Delete Approved Childcare and Priest Residence, March 2008

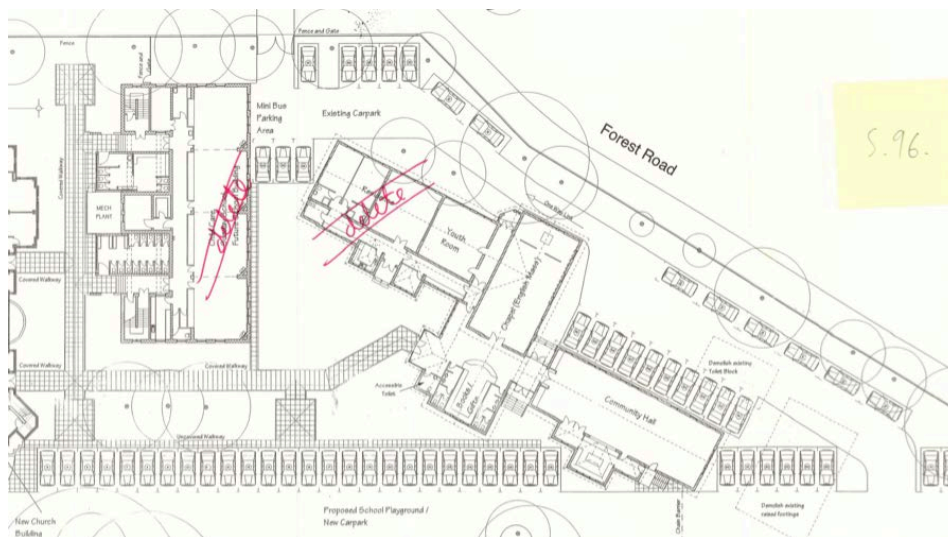


Table 7 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Table 7: Consent Analysis, DA 1997/49, Amendment C, Delete Approved Childcare and Priest Residence, March 2008

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action Action: to be Incorporated into Current DA Proposal and/or POM Yes/No
Development Description		
DA 1997/49 Description Amendment C	<p><i>Amend Development Application description as follows;</i></p> <p>Development: <i>Erection of a Church and reuse of the existing building to comprise a Primary School, English Chapel, Community Hall and Carparking.</i></p>	Implemented
Acoustics		
DA 1997/49 Condition 17 Amendment C	Amend condition 17 to say: <i>All doors of the existing single storey building are to be fitted with self closing doors fitted with seals to limit noise transmission.</i>	Implemented at time of original build
Health		
DA 1997/49 Condition 71 Amendment C	Amend condition 71 to say: <i>An appropriately qualified person or professional organisation is to certify that the school classrooms' do not have any lead based paint or contain other building materials which are deemed to be detrimental to the health of children or staff.</i>	Implemented at time of original build.

2.2.8 DA 1997/49, Amendment D, Removal of 8 Trees along Northern Boundary, June 2012

Whilst the application was to remove 8 trees, the consent was only approved to remove one tree as noted below. No plans appear to be available regarding this consent.

Table 8 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Notably, landscaping conditions, whether fully implemented at the time or not, can be superseded by the proposed landscaping plan currently part of the proposed childcare application.

Table 8: Consent Analysis, DA 1997/49, Amendment D, Removal of 8 Trees along Northern Boundary, June 2012

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action
Trees		
DA 1997/49 Note A, Amendment D	<i>Your application to modify Development Consent No. 1997/49 dated 26 November 1997 was considered under Section 96(2) of the Environmental Planning and Assessment Act 1979. Council at its meeting on 6 June 2012 resolved that the S96(2) Application to modify DA1997/49 and remove eight (8) trees along the northern boundary at Nos. 339- 377 Forest Road, Bexley, be PARTIALLY APPROVED and approval be granted to only remove the tree identified as Tree No. 5 in the Arboricultural Impact Assessment Report dated 14 November 2011 and prepared by Redgum Horticultural.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer proposed landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 85, Amendment D	<i>The Brushbox tree identified as Tree No. 5 in the Arboricultural Impact Assessment Report dated 14 November 2011 and prepared by ReLlyuin Horticultural and located adjacent to the north western corner of the Cathedral may be removed. No other trees within the site may be removed. Tree protection measures as detailed in Section 5.15 of the Arboricultural Impact Assessment Report dated 14 November 2011 and prepared by Redgum Horticultural shall be implemented during the removal of the nominated Brushbox tree.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer proposed landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 86, Amendment D	<i>No material or equipment of any description shall be stored in the area beneath the drip lines of the trees located adjacent to the north western boundary of the property.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer proposed landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance
DA 1997/49 Condition 87, Amendment D	<i>Pruning of trees may be undertaken to reduce the branches which are overhanging or encroaching on the neighbouring dwelling at No. 5 Broadford Street. The pruning shall be limited to removing outer secondary lateral branches to reduce the overhang, plus the removal of deadwood. The pruning shall be carried out by an experienced Arborist with minimum AQF Level 3 Qualifications in Arboriculture and shall be carried out in accordance with the relevant sections of AS 4373.</i>	To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application. Refer proposed landscape site plan submitted under separate cover. Refer POM Section 5.4.1 Landscape maintenance

2.2.9 DA 1997/49, Amendment E, Occasional Childcare and Sunday School 2013

Amendment E was withdrawn and thus there are no applicable works or consents available.

2.2.10 DA 1997/49, Removal of 10 Trees, Amendment F, August 2018

Amendment F was approved for deferred commencement 21 August 2018 by Bayside Planning Panel. A Deferred Commencement condition was satisfied on 20 February 2019.

It is unclear which are the final approved plans from the information provided. Nevertheless, landscaping conditions, whether fully implemented at the time or not, can be superseded by the proposed landscaping plan currently part of the proposed childcare application.

Table 9 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Table 9: DA 1997/49, Removal of 10 Trees, Amendment F, August 2018

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment Action: to be incorporated into Current DA Proposal and/or POM Yes/No
Trees/Landscaping		
DA 1997/49 Deferred Comm. condition Amendment F	<p><i>Development Application No. DA-1997/49/F to modify Development Consent No. DA- 1997/49 has been approved pursuant to the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act as a DEFERRED COMMENCEMENT consent.</i></p> <p><i>1. The consent shall not operate until you satisfy Council about the following matters:</i></p> <p><i>A detailed Landscape Plan of the Bayview Street school frontage and verge from the corner to Tree No. 63. The Landscape Plan shall include:</i></p> <p><i>a) The planting of trees and shrubs to provide a layered effect of three rows of planting (for example, Crepe Myrtle trees on the verge, Murraya hedge and Water gums within the school grounds, however, final appropriate species are subject to Council's approval).</i></p> <p><i>b) The method and details of site preparation, including retention and ongoing management of Tree No. 63</i></p> <p><i>c) Drainage and irrigation works for the new vegetation, retaining walls and fencing.</i></p> <p><i>d) Options are to be explored for a suitable Management Plan and alternative solutions in lieu of brickwork to replace the damaged brick fence along Bayview Street to minimise damage to Tree No. 63 and its roots.</i></p>	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application</p> <p>Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>

	<p>e) The new vegetation must be provided with sufficient space to ensure their maturity and longevity.</p> <p>f) The layout of any car park must as a priority allow sufficient clearance for the new species of trees to thrive and replace the existing canopy.</p> <p>To satisfy this Deferred Commencement amended plans detailing the above shall be submitted within six (6) months from the date of determination for the approval of Council. It is important we hear from you about the outstanding matters above as soon as possible so as to avoid any other delay.</p> <p>2. Only on satisfaction of the above Deferred Commencement conditions will the consent become operational for the removal of Trees Nos. 15, 46, 47, 48, 50 and 52 and any Camphor Laurel trees on site, subject to operational conditions.</p> <p>[Deferred Commencement Satisfied on 20 February 2019]</p>	
DA 1997/49 Condition 2, Amendment F	<p>The development must be implemented in accordance with the plans numbered DA- 01 to DA-11 received by Council on 24 February 1997, amended by Plans numbered DA-03 and DA-13 dated 7 August 1997, amended by plans numbered SK-27(P01), SK-28(P01), SK-30(P01) dated 23 April 1998, amended by works shown in colour on plans numbered A-31(601, A-39(601) and A-37(601) dated 12 October 1998 and where amended by Landscape Plan Rev. 3, prepared by Tree Management Australia Pty Ltd, dated 1 February 2019 and received by Council on 1 February 2019, the application form and on any supporting information received with the application and by the following conditions.</p> <p>[S96(1) - Amended 6 July 1998]</p> <p>[S96(2) amended on 3 September 1999]</p>	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application</p> <p>Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>
DA 1997/49 Condition 2A, Amendment F	<p>The following rectification works for the damaged part of the brick wall along Bayview Street and adjacent to Tree No. 63 shall be undertaken, which has been incorporated in the Engineering Report Tree Protection methods V Construction of Reinstate Boundary Brick retaining wall, ref. EC492b, prepared by Aghapy Building Certifiers & Approvals P/L and dated 1 February 2019. Received by Council on 1 February 2019:</p> <ul style="list-style-type: none"> Remove existing collapsed retaining wall running along boundary. The length extension of the removal shall be 6 to 8 meters being the area that is collapsed. Retaining wall shall be cut at that point and the ends of the retaining wall finished properly. The metal palisade fence shall stay along the boundary. A two (2) meter radius from the tree trunk shall be free of any seating, table, or any other element. The area shall be mulched to 75mm depth and shall not be hard paved. Concrete area to be removed: (Pink area in scheme) 500mm wide strip of concrete running along the boundary (being within Council's verge) shall be removed. The length of the strip shall correspond with the extent of the brick wall to be removed plus 500mm extra on each end (i.e. a length of 7-9m). The area with removed concrete shall be treated to provide erosion control to the sloping soil that falls from the boundary line to the edge of the concrete. This shall be done with coir logs along perimeter interface 	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application</p> <p>Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>

	<p>with concrete and with jute netting in the central section. Jute netting area shall include plantings of three (3) <i>Hardenbergia violacea</i>.</p> <p>[Amendment F — S4.55(1A) inserted on 20 February 2019]</p> <p>Reason for additional condition 2A is:</p> <ul style="list-style-type: none"> To ensure the applicant undertake the recommended tree protection methods for Tree No. 63 provided by Council's Tree Management Officer and Landscape Architect. 	
DA 1997/49 Condition 2B, Amendment F	<p>The Tree Management Plan, prepared by Urban Tree Management Plan, dated 1 February 2019 and received by Council on 1 February 2019 shall be implemented and complied with for the two (2) year maintenance period.</p> <p>[Amendment F— 54.55(1A) inserted on 20 February 2019]</p> <p>Reason for the additional condition 2B is To ensure the applicant implement the Tree Management Plan properly to ensure the long term health and stability of new trees and trees to be retained.</p>	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>
DA 1997/49 Condition 85B, Amendment F	<p>Trees 15, 46, 47, 48, 50 and 52 may be removed subject to planting in accordance with the Landscape Plan approved under development consent Condition B(1).</p>	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>
DA 1997/49 Condition 85C, Amendment F	<p>The planting and any other amendments required by the Landscape Plan approved under development consent Condition B(1) must be completed within three (3) months from the date that DA-1997/49/F becomes operational.</p> <p>Reasons for additional conditions 85B and 85C:</p> <ul style="list-style-type: none"> To ensure the applicant complies with Condition B(1) of the development consent and the Landscape Plan approved under Condition B(1) is implemented accordingly. 	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>
DA 1997/49 Condition 85D, Amendment F	<p>Within three (3) months of this consent (DA-1997/49/F) becoming operational remedial pruning and deadwood removal of Tree 63 shall be undertaken. A Consultant Arborist with a minimum AQF Level 5 qualifications in Arboriculture shall be appointed to supervise the remedial pruning and dead wood removal. These tree maintenance measures are to continue on a regular basis, as a duty of care by the school for a heritage site.</p> <p>[Amendment F — S4.55(1A) inserted on 21 August 2018]</p> <p>Reason for additional condition 85D:</p> <ul style="list-style-type: none"> To ensure the applicant complies with operational conditions recommended by the Bayside Planning Panel. 	<p>To be replaced/updated by proposed full site landscape plan forming part of the proposed childcare application Refer proposed landscape site plan submitted under separate cover.</p> <p>Refer POM Section 5.4.1 Landscape maintenance</p>

2.3 Other Small Consents

Appendix B to G provide consent details relating to the various small DA's. The source consent documents, and relevant plans are also available under separate cover.

2.3.1 DA 2002/1208, Storage Shed and BBQ Area, 23 Oct 2002

The development is described as: "a new shed to be used for storage and a BBQ area". The works were positioned in the area where the proposed childcare is (refer Figure 4 below) and will therefore become irrelevant if the childcare is approved and constructed.

Figure 4: Approved Plan, DA 2002/1208, Storage Shed and BBQ Area, 23 Oct 2002

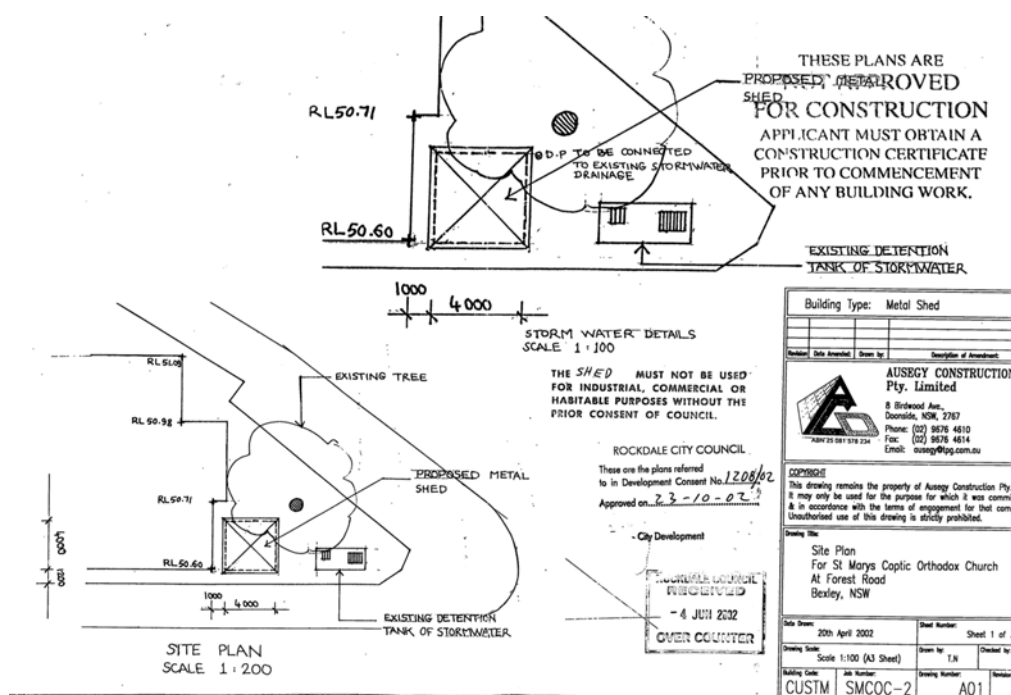


Table 10 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix B provides the whole consent and the source documents for Appendix B are provided under separate cover. Notably, the shed occupies part of the site proposed to be occupied by the Childcare Centre. It will therefore be superseded if the childcare is approved. If not approved, BIC's/4.55 applications would need to be sought for some unapproved works.

Table 10: DA 2002/1208, Storage Shed and BBQ Area, 23 Oct 2002

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action Action: to be Incorporated into Current DA Proposal and/or POM Yes/No
Plan references		
DA 2002/1208 Condition 2	<i>The development must be implemented in accordance with the plans numbered A01 & A02 (SMCOC-2), dated 20 April, 2002, drawn by Ausegy Construction Pty Ltd and received by Council on 4 June, 2002, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</i>	Will be superseded by Childcare approval which occupies this part of the site. If not approved, BIC's/4.55 applications would need to be sought for some unapproved works. In the vicinity of the approved shed.
Usage, Design and Location		
DA 2002/1208 Condition 6	<i>The shed is not to be used for any habitable, commercial, industrial or business purposes.</i>	Refer comment above.
DA 2002/1208 Condition 7	<i>The shed is not to be occupied until all work is completed in accordance with the conditioning o f this approval.</i>	Refer comment above.
DA 2002/1208 Condition 9	<i>The shed is to be located in the position shown on the approved plans. Failure to observe this requirement may result in demolition o f non-complying building.</i>	Refer comment above.
DA 2002/1208 Condition 10	<i>The roof material is to be zincalume or "gull grey" colourbond and of corrugated profile. The gutter is to be quad and the downpipe is to be circular.</i>	Refer comment above.
DA 2002/1208 Condition 11	<i>The walls are to be either painted timber or fibre cement weatherboards o f "rusticated" profile and printed in a colour which matches the heritage listed school buildings.</i>	Refer comment above.
DA 2002/1208 Condition 12	<i>The windows are to be reduced in size and be vertical in proportion, to match the school building windows</i>	Refer comment above.
Amenity		
DA 2002/1208 Condition 15	<i>All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.</i>	Refer comment above.
Hours of Operation		
DA 2002/1208 Condition 16	<i>The BBQ is not to be used after 10.00 p.m.</i>	Refer comment above.

DA 2002/1208 Condition 16	Hours of construction being confined to between 7 a.m. and 6.30 p.m. Mondays to Fridays, inclusive, and between 8 a.m. and 6.30 p.m. Saturdays. Work is prohibited on Sundays, Christmas Day and Good Friday.	Implemented at time of construction.
Waste		
DA 2002/1208 Condition 20	Waste containers are to be located within the development site. Where this is not feasible, Council may approve the location of a skip on a roadway subject to appropriate safety precautions being in place. A separate application must be made and approved by Council prior to installation.	Refer comment above.

2.3.2 DA 2004/1209 for Addition of Awnings to Storage Shed 10 June 2005

The proposal was for an awning to the existing storage shed approved under DA-2002/1208. It was noted on the consent as a S96(2) application to the 2002 DA however, for some reason it appears to have been given a new DA number (2004/1209).

The approved works were positioned in an area where the new childcare centre is currently proposed (refer Figure 5 below) and will therefore become irrelevant if the childcare is approved and constructed. The only exception to this would be conditions relating to trees on the site boundaries.

Figure 5: Site Plan, DA-2004/1209 for Addition of Awnings to Storage Shed 10 June 2005

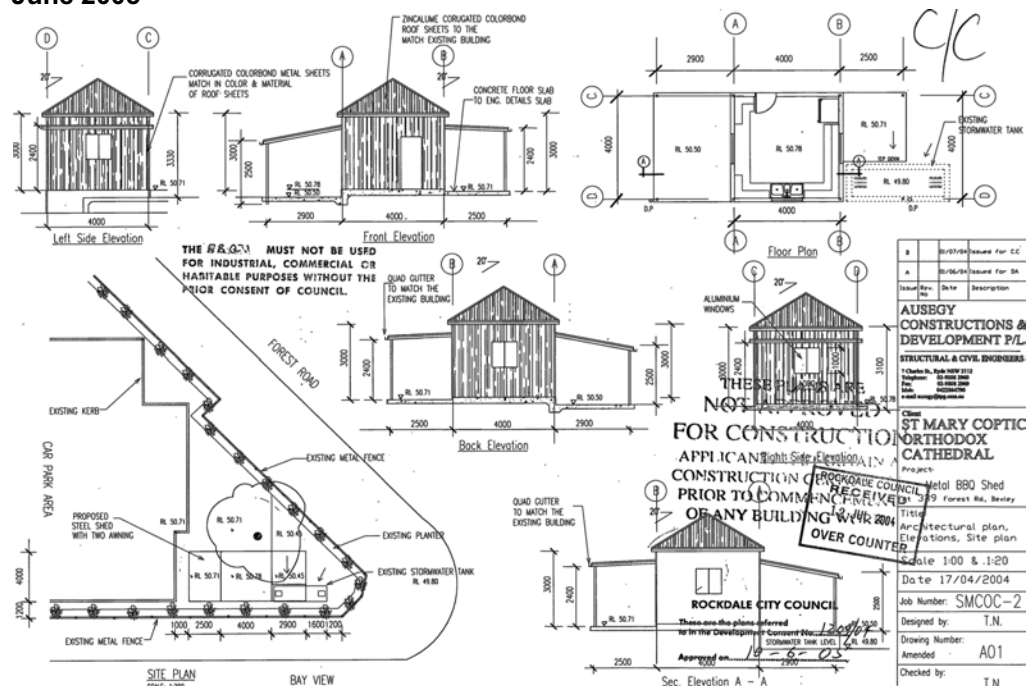


Table 11 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix C provides the whole consent and the source documents for Appendix C are provided under separate cover.

Table 11: Consent Analysis, DA-2004/1209 for Addition of Awnings to Storage Shed 10 June 2005

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment Action: to be Incorporated into Current DA Proposal and/or POM Yes/No
Plan referencing changes		
DA 2004/1209 Condition 2	<p><i>Modifications to Council's Notice dated 23/10/2002 are as follows:</i></p> <p><i>*Amend condition No. 2 to read</i></p> <p><i>"The development must be implemented in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions:"</i></p> <p><i>Drawing number A01 with job number SMCOC-2 dated 17/04/2004 drawn by Ausegy Constructions & Development P/L and received by Council on 12 July 2004.</i></p>	Will be superseded by Childcare approval which occupies this part of the site. If not approved, BIC's/4.55 applications would need to be sought for some unapproved works. In the vicinity of the approved works.
Landscaping		
DA 2004/1209 Condition 22	<i>Planting of Acmena Amithii 'minor' (35 litre size) — small lily-pilly at spacings of 1.5 metres along the boundary (as marked on the approved plan) prior to the issue of the Occupation Certificate.</i>	Refer comment above.
DA 2004/1209 Condition 23	<i>The landscaping along the boundaries shall be maintained to the approved standard at all time.</i>	Refer comment above.
DA 2004/1209 Condition 24	<i>No trees to be lopped, pruned or removed without the issue of a Tree Removal Permit from Council's Operations Department.</i>	Refer comment above.
DA 2004/1209 Condition 25	<i>Where paving works are proposed to be constructed in the area below the dripline of trees, the proposed works and construction methods must not damage the tree. Where either the trees or works were not shown in detail on the approved plans, then Council approval must be obtained by contacting Council's Tree Management Officer.</i>	Refer comment above.
DA 2004/1209 Condition 26	<p><i>Existing site and/or street trees to be adequately protected from damage during operations</i></p> <ul style="list-style-type: none"> <i>The reasons for these additional conditions are:</i> <p><i>To minimise the visual impact of the shed from the street.</i></p> <p><i>To minimise the impact of the proposed structures on the heritage item. To ensure the protection of existing trees.</i></p>	Refer comment above.

2.3.3 DA 2005/570, Pergola, Shared Playground/Car Parking Area, Galvanized Protective Fence 10 July 2006

Table 12 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site. No plans appear to be available to match the consent.

Appendix D provides the whole consent and the source documents are provided under separate cover.

Table 12: Consent Analysis, DA 2005/570, Pergola, Shared Playground/Car Parking Area, Galvanized Protective Fence 10 July 2006

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action						
Plan References								
DA 2005/570 Condition 2	<p><i>The development must be implemented substantially in accordance with [lie plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</i></p> <p><i>Architectural plan numbered A02 Issue D, drawn by Ausegy Constructions & Development P/L, dated 1.6.2005 and received by Council on 30 June 2006, and</i></p> <p><i>Architectural plans numbered A03 and SO1 Issue C, drawn by Ausegy Constructions & Development P/L, dated 1.6.2005 and received by Council on 11 November 2005.</i></p>	Addressed at time of construction.						
Playground/carparking area conditions								
DA 2005/570 Condition 7	<p><i>The pergola and shared playground/carparking area shall not be enclosed or covered at any future time.</i></p>	Refer POM Section 5.7.4 Safe use of playground areas						
DA 2005/570 Condition 16	<p><i>The use of the playground shall prevent the attachment of any playing device to the existing heritage buildings by using portable devices such as portable goals for basketball games.</i></p>	Can be dealt with via condition of consent if required to be addressed in the current application.						
Playground hours of Operation								
DA 2005/570 Condition 12	<p><i>The hours of operation of the playground area shall be restricted to:</i></p> <table><tr><td>Monday to Friday</td><td>5:00pm to 10:00pm</td></tr><tr><td>Saturday</td><td>11:00am to 5:00pm</td></tr><tr><td>Sunday</td><td>1:00pm to 10:00pm</td></tr></table> <p><i>At all other times this area shall be available for carparking and vehicular access.</i></p>	Monday to Friday	5:00pm to 10:00pm	Saturday	11:00am to 5:00pm	Sunday	1:00pm to 10:00pm	Refer POM Section 5.7.4 Safe use of playground areas.
Monday to Friday	5:00pm to 10:00pm							
Saturday	11:00am to 5:00pm							
Sunday	1:00pm to 10:00pm							
Acoustics								
DA 2005/570 Condition 14	<p><i>The use of the premises, playground area, building services, equipment, machinery and, ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the Protection of the Environment Operations Act, 1997</i></p>	Refer POM 5.9 Noise and neighbourhood amenity						

Parking		
DA 2005/570 Condition 11	<i>The playground shall not operate during peak attendance to the site. A minimum of 100 carparking spaces shall be available on site during peak attendance, including feast days and mass periods.</i>	Refer POM
DA 2005/570 Condition 18	<i>The fourteen (14) carparking spaces located in the playground area shall be available outside the operating hours of the playground and during peak attendance time on site. Such spaces shall be linemarked to Council's satisfaction prior to the issue of the Occupation Certificate.</i>	Refer POM
DA 2005/570 Condition 19	<i>The use of the carparking area as a playground shall not interfere with the efficient operation of the car spaces and vehicular movements at times where the playground is not in use.</i>	Refer POM
Lighting		
DA 2005/570 Condition 20	<i>All existing and proposed lights shall comply with the Australian Standard AS4284 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.</i>	Refer POM Section 5.1 Lighting
Fencing		
DA 2005/570 Condition 21	<i>The fence shall be black in colour so as to minimise visual impact and allow visibility of the heritage buildings from Forest Road. Details regarding colour and materials from the manufacturer shall be submitted to Council prior to the issue of the Construction Certificate.</i>	Would have been undertaken at time of construction.
DA 2005/570 Condition 23	<i>The height of the proposed fence shall not exceed the height of the gutter of the community hall building. Details of the height of the gutter in AHD of the community hall building and the height of the proposed fence in AHD shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.</i>	Would have been undertaken at time of construction.
Draft Management Plan		
DA 2005/570 Condition 22	<i>An amended Draft Management Plan as referred to in condition 14 of Development Consent No.49/97 shall be submitted to Council prior to Occupation. The amended Draft Management Plan shall incorporate the management of the shared playground/carparking area.</i>	We have not seen this plan and are not certain whether it exists. Regardless, it will be superseded by the new POM.
Trees/Vegetation		
DA 2005/570 Condition 25	<i>Prior to the commencement of work, Tree Protection Zones must be established with protective fences at least 1.2 metres high erected around each tree or group of trees to be retained at least one metre from the trunks. The protective fences are to consist of parawebbing or chain wire mesh mounted on star pickets or similar metal posts, are to be in place prior to the commencement of any work on site and remain until the completion of all building and hard landscape construction. No excavations for services or fence posts, waste bins, storage of materials and equipment, site residue, site sheds, vehicle access or cleaning of tools and equipment is permitted within the Tree Protection Zones at any time.</i>	Would have been implemented at time of construction.

2.3.4 DA 2007/135 for Erection of Sign 25 January 2007

The development was described as: “Construction of one (1) advertising sign for existing Coptic Orthodox Church.”

Figure 6 below shows the approved signage.

Figure 6: DA 2007/135 for Erection of Sign 25 January 2007

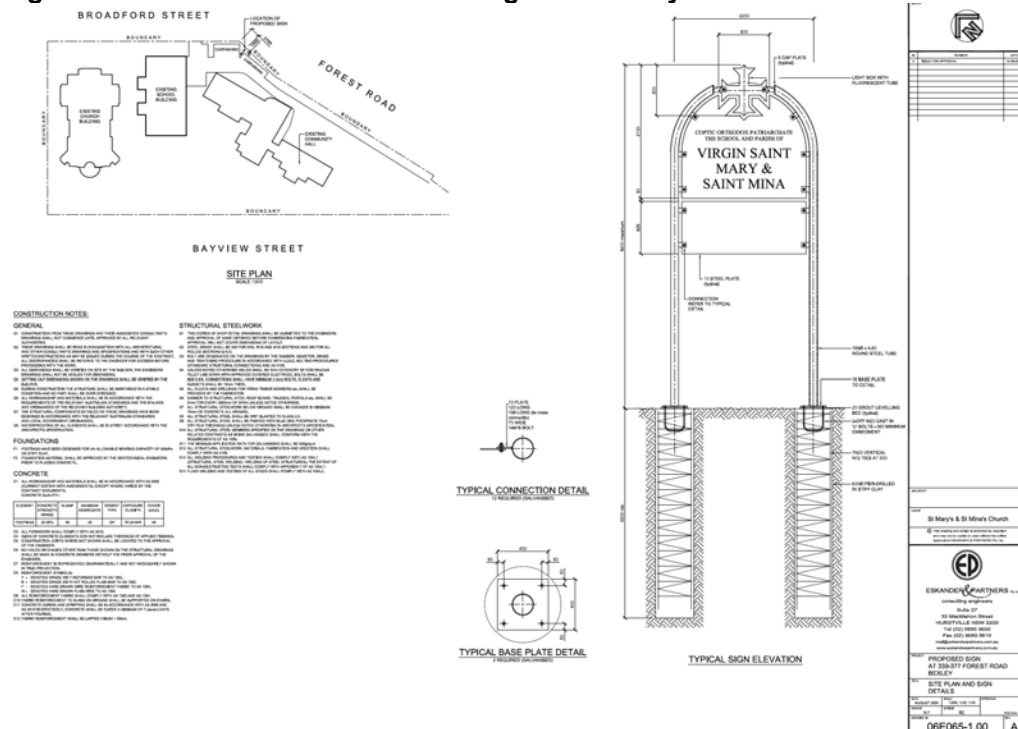


Table 13 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix E provides the whole consent and the source documents for Appendix E are provided under separate cover.

Table 13: Consent Analysis, DA 2007/135 for Erection of Sign 25 January 2007

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

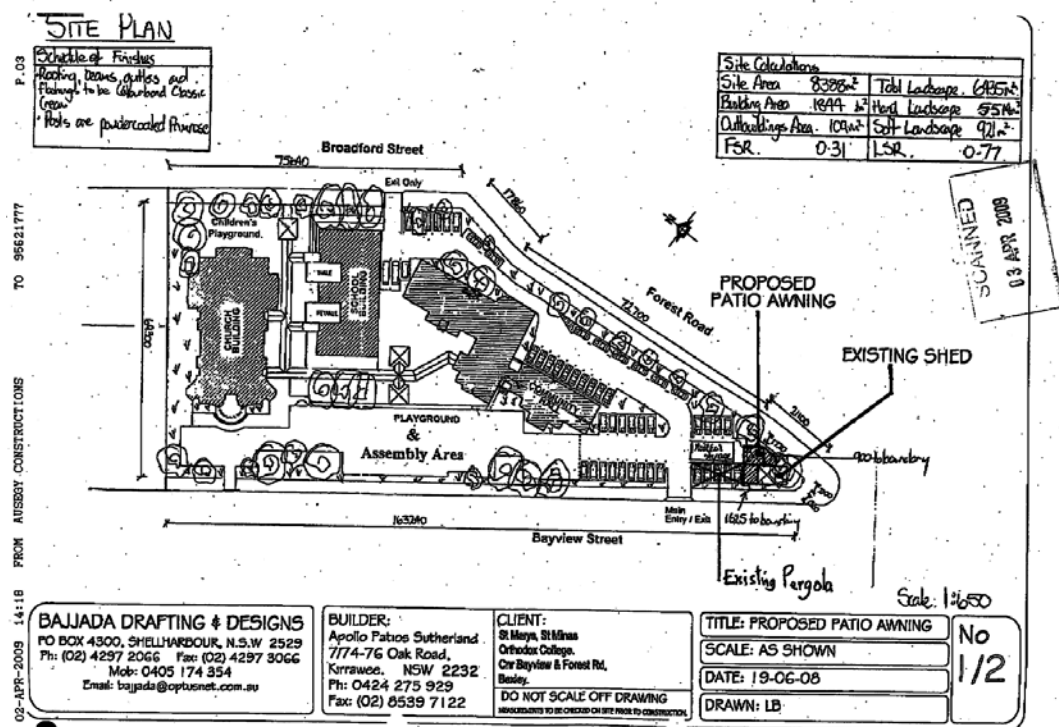
Condition Ref	Description	Comment/Action
Reference to plans		
DA 2007/135 Condition 2	<i>The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</i>	Would have been implemented at time of construction.

	Architectural plans numbered 06E065-1.00 Rev. A, drawn by Eskander and Partners Pty Ltd dated August 2006 and received by Council on 27.09.2006.	
Signage Design		
DA 2007/135 Condition 6	Should the height of any temporary structure and/or equipment be greater than 7.62metres above existing ground height (AEGH), an approval must be sought in accordance with the Civil Aviation (Building Control) Regulations Statutory Rules 1988 No.161.	Would have been implemented at time of construction.
Signage Lighting		
DA 2007/135 Condition 7	All existing and proposed lights shall comply with the Australian Standard AS4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.	Would have been implemented at time of construction.
DA 2007/135 Condition 8	The proposed signs must not have / use: flashing lights electronically changeable messages animated display, moving parts or simulated movement a method and level of illumination that distracts or dazzles	Would have been implemented at time of construction.

2.3.5 DA-2009/393 for Awning to Shed at Forest Road Frontage 15 July 2009

The development was described as: "Erection of awning to existing shed located at Forest Road frontage." No stamped plans appear to be available to match the consent however the following may be part of the set.

Figure 6: DA 2007/135 for Erection of Sign 25 January 2007



It appears that the awning relates to the sheds positioned in the area where the childcare is be located. Accordingly, the current DA will supersede this DA, if approved.

Table 14 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix F provides the whole consent and the source documents for Appendix F are provided under separate cover.

Table 14: Consent Analysis, DA-2009/393 for Awning to Shed at Forest Road Frontage 15 July 2009

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/Action
Plans		
DA 2009/393 Condition 2	<i>The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</i> Architectural plans numbered 1/2 and 2/2, drawn by Bajjada Drafting and Designs, dated 19.06.08 and received by Council on 20 May 2009.	The current DA will supersede this DA, if approved.
Awning Design		
DA 2009/393 Condition 6	<i>The awning shall not be enclosed at any future time.</i>	The current DA will supersede this DA, if approved.

2.3.6 DA-2015/90 for Pergola Between Community Hall and School Building 21 October 2014

The works are described as: *“Addition of a vergola between the community hall and school building within the St. Mary and St. Mina Coptic Orthodox College and Cathedral site (originally Bexley School buildings).”*

A site plan showing the location of the Vergola is presented below in Figure 7.

Figure 7: Site Plan, DA-2015/90 for Pergola Between Community Hall and School Building 21 October 2014

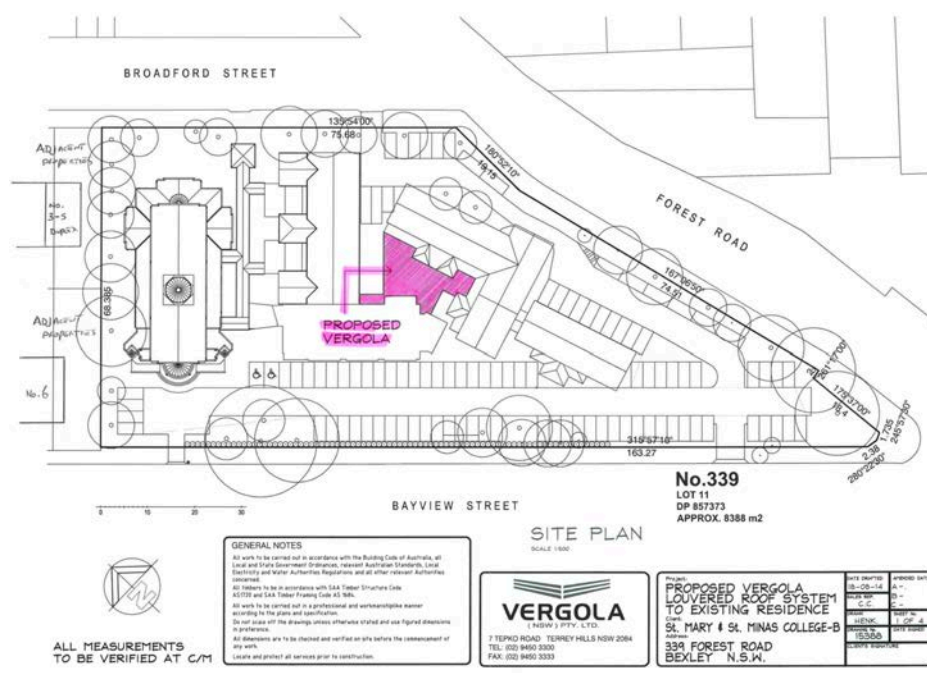


Table 15 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix G provides the whole consent and the source documents for Appendix G are provided under separate cover.

Table 15: Consent Analysis, DA-2015/90 for Pergola Between Community Hall and School Building 21 October 2014

To be addressed in overall site plan for current childcare development application and/or new comprehensive Plan of Management

Condition Ref	Description	Comment/action
Pergola Design		
DA-2015/90 Condition 3	<i>The pergola shall not be enclosed at any future time without prior development consent.</i>	Pergola has been constructed.

2.4 Nation Building, BER Consent, IPA 10/071.3, School Extension, March 2011

The application was made under the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009. The proposed works were described as:

“Demolition of part of the existing covered walkway and construction of a three storey extension to the existing classroom building comprising six classrooms, a multi-purpose hall, canteen, new staff rooms and staff toilets,

storage, roof top play area, lift and stair access together with tree removal, landscaping and associated site works.”

As part of the proposal the existing church buildings were to remain the main components of the development comprised a new 3 storey building with 9 new classrooms, a roof top play area, alterations to the existing building and retention of existing carparking.

The NSW Nation Building and Jobs Plan Taskforce report (page 2) notes:

“The Project is intended to accommodate new classes for the primary school to expand into a second stream. The new addition has the capacity to accommodate 9 classes through the use of the multi- purpose hall for up to three classroom spaces (refer Tag 4). It will result in an increase of 70 students, 10 full time staff and 5 part-time staff and provide for a total of 280 students with 20 full-time and 5 part-time staff. “ **Refer POM Section 5.7.1 Student enrolment**

Figure 7 below shows a site plan of the proposed works. This plan represents the last consent

Figure 7: Site plan and Proposed New Building Location, Nation Building, BER Consent, IPA 10/071.3, School Extension, March 2011

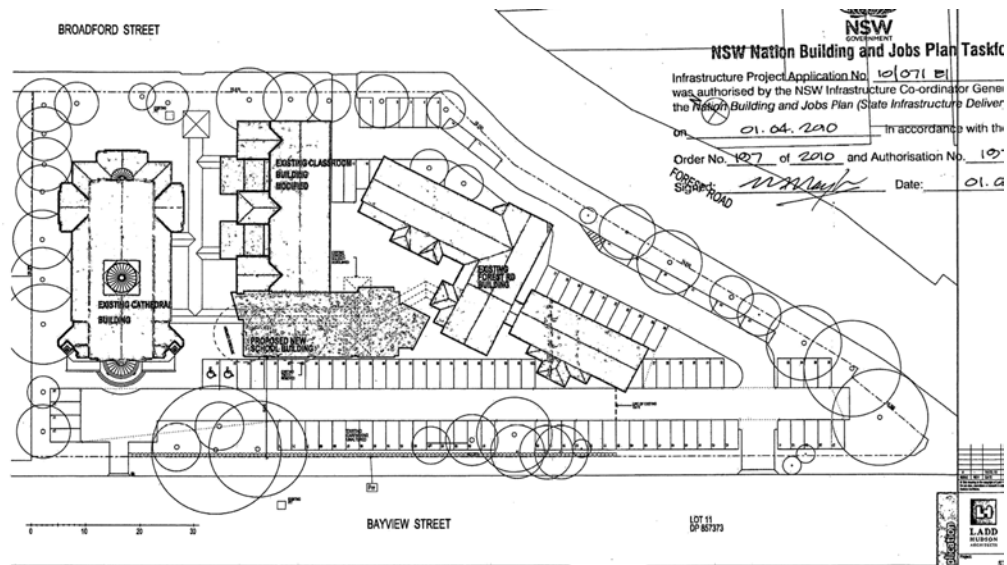
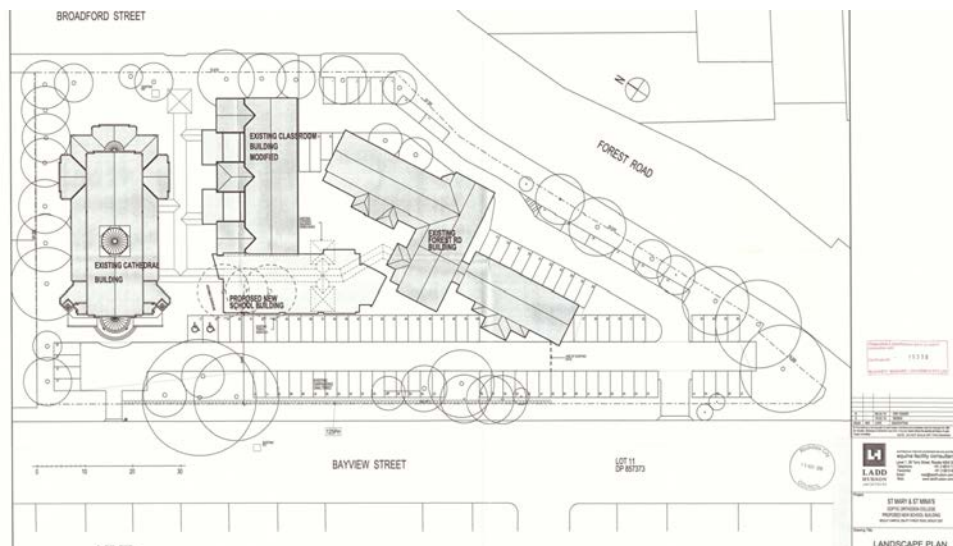


Figure 8 following provides the corresponding landscape plan.

Figure 8: Landscape Plan, Nation Building, BER Consent, IPA 10/071.3, School Extension, March 2011



Notably the report prepared by Plan Urban dated 1 April 2010 (page 2) notes *“Floor space area calculations are not relevant to this development, however it is advised that the & FA of the existing school building is 950sqm, the & FA of the new school development will be a total of 2, 138sqm, or an increase of approximately 100%. The GFA of the, existing Church-related buildings is 1,561sqm and will remain unaltered.”*

Table 16 below outlines the key consent conditions and any implications they may have for the current operations, management or development on site.

Appendix H provides the whole consent and the source documents for Appendix H are provided under separate cover.

Table 16: Consent Analysis, Nation Building, BER Consent, IPA 10/071.3, School Extension, March 2011

Condition Ref	Description	Comment Action: to be Incorporated into Current DA Proposal and/or POM Yes/No																																										
Relevant Drawings																																												
BER Consent Condition 1	<table><tr><th>Drawing No.</th><th>Name of Plan or document</th><th>Date</th></tr><tr><td colspan="3">Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:</td></tr><tr><td>04867 BER.01 Rev A</td><td>Site & Const. Mgmt Plan</td><td>18/02/2010</td></tr><tr><td>04867-BER.02-Rev-A</td><td>Ground-&First-Floor-Plans</td><td>18/02/2010</td></tr><tr><td>04867 A.03 Rev. I</td><td>Ground Floor Plan</td><td>29/11/2010</td></tr><tr><td>04867 A.04 Rev. H</td><td>First Floor Plan (Amended- Amendment No.1)</td><td>04/11/2010</td></tr><tr><td>04867-BER.03-Rev-A</td><td>Second-Floor-&Roof-Plan</td><td>18/02/2010</td></tr><tr><td>04867 A.05 Rev. H</td><td>Second Floor Plan</td><td>04/11/2010</td></tr><tr><td>04867-BER.04-Rev-A</td><td>Elevations</td><td>18/02/2010</td></tr><tr><td>04867 A.12 Rev. E</td><td>Elevations 1</td><td>18/10/2010</td></tr><tr><td>04867 A.13 Rev. E</td><td>Elevations 2 (Amended- Amendment No.1)</td><td>18/10/2010</td></tr><tr><td>04867 BER.05 Rev A</td><td>Sections</td><td>18/02/2010</td></tr><tr><td colspan="3">Landscape Drawing prepared by Ladd Hudson:</td></tr><tr><td>10-472 LP-001 Issue A</td><td>Landscape Plan</td><td>18/02/2010</td></tr></table>	Drawing No.	Name of Plan or document	Date	Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:			04867 BER.01 Rev A	Site & Const. Mgmt Plan	18/02/2010	04867-BER.02-Rev-A	Ground-&First-Floor-Plans	18/02/2010	04867 A.03 Rev. I	Ground Floor Plan	29/11/2010	04867 A.04 Rev. H	First Floor Plan (Amended- Amendment No.1)	04/11/2010	04867-BER.03-Rev-A	Second-Floor-&Roof-Plan	18/02/2010	04867 A.05 Rev. H	Second Floor Plan	04/11/2010	04867-BER.04-Rev-A	Elevations	18/02/2010	04867 A.12 Rev. E	Elevations 1	18/10/2010	04867 A.13 Rev. E	Elevations 2 (Amended- Amendment No.1)	18/10/2010	04867 BER.05 Rev A	Sections	18/02/2010	Landscape Drawing prepared by Ladd Hudson:			10-472 LP-001 Issue A	Landscape Plan	18/02/2010	Implemented at time of construction
	Drawing No.	Name of Plan or document	Date																																									
	Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:																																											
	04867 BER.01 Rev A	Site & Const. Mgmt Plan	18/02/2010																																									
	04867-BER.02-Rev-A	Ground-&First-Floor-Plans	18/02/2010																																									
	04867 A.03 Rev. I	Ground Floor Plan	29/11/2010																																									
	04867 A.04 Rev. H	First Floor Plan (Amended- Amendment No.1)	04/11/2010																																									
	04867-BER.03-Rev-A	Second-Floor-&Roof-Plan	18/02/2010																																									
	04867 A.05 Rev. H	Second Floor Plan	04/11/2010																																									
	04867-BER.04-Rev-A	Elevations	18/02/2010																																									
	04867 A.12 Rev. E	Elevations 1	18/10/2010																																									
	04867 A.13 Rev. E	Elevations 2 (Amended- Amendment No.1)	18/10/2010																																									
	04867 BER.05 Rev A	Sections	18/02/2010																																									
	Landscape Drawing prepared by Ladd Hudson:																																											
	10-472 LP-001 Issue A	Landscape Plan	18/02/2010																																									
Acoustics																																												

BER Consent Conditions 3,4,5	<p>3) Construction of the hall/classrooms is to comply with Australian Standard AS2021 'Acoustics - Aircraft Noise Intrusion- Building Siting and Construction'.</p> <p>4) An air supply system or air conditioning is to be installed to meet the requirements of AS 1668.2 and is to be acoustically designed so that any noise emitted meets the requirements of Condition 5.</p> <p>5) The use of the premises shall not give rise to any one or more of the following: (a) Transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy; (b) A sound pressure level at any affected premises that exceeds the background (LA90 15 mm.) noise level in the absence of the noise under consideration by more than 5 dB(A). The source noise level shall be assessed as LAeq, 15 min and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.</p>	Would have been implemented at the time of construction.
Use of Roof Top Play Area		
BER Consent Condition 6	The use of the rooftop play area is restricted to normal weekday school hours only.	Updated to suit current layout. Refer POM Section 5.7.4 Safe use of playground areas
BER Consent Condition 7	The rooftop play area must only be used under the full supervision of staff.	Updated to suit current layout. Refer POM Section 5.7.4 Safe use of playground areas
BER Consent Condition 8	The use of the rooftop play area must be limited to a maximum of 40 students at any one time.	Updated to suit current layout. Refer POM Section 5.7.4 Safe use of playground areas
BER Consent Condition 9	The use of the rooftop play area must not give rise to offensive noise within the meaning of the Protection of the Environment Operations Act 1997,	Updated to suit current layout. Refer POM Section 5.7.4 Safe use of playground areas
BER Consent Condition 10	This authorisation does not permit the installation of lighting within the rooftop play area other than lighting for the purposes of exit and emergency lighting.	Updated to suit current layout. Refer POM Section 5.7.4 Safe use of playground areas
Traffic and Parking Management Plan		
BER Consent Condition 12	The Proponent is to prepare a 'Traffic and Parking Management Plan' to the satisfaction of the appointed traffic consultant which seeks to minimise the coincidence of peak parking demands for the church and the school, reduces the need for on-street parking and provides traffic and parking management measures for major events at the site. The Plan is to be completed prior to the issue of any occupation certificate and a copy of the Plan is to be provided to the Council.	We have not sighted referenced report, unsure if it was ever prepared Refer POM Section 3 On-site zones, uses, parking & activities and Section 4 Safe pedestrian & vehicle movement

3

Approved and Existing

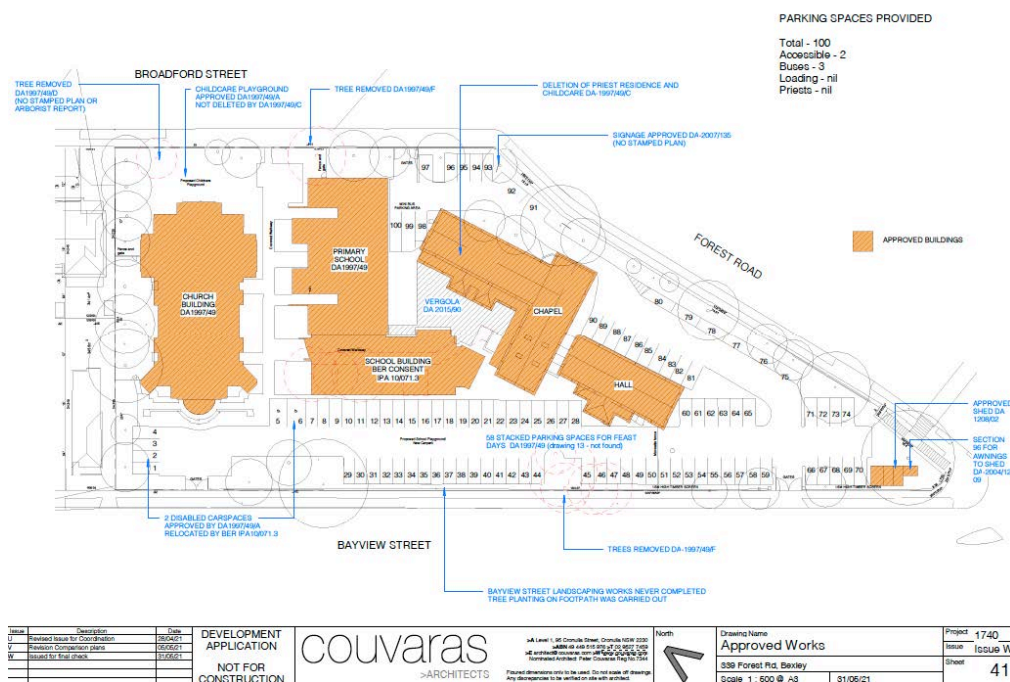
This section of the report summarises the key components of the approved and existing site building and uses. Where there are differences between the approvals and the current buildings/layout/uses they have been identified.

3.1 Approved Summary

Couvaras Architects have prepared a plan at Figure 9 showing the approved works over the whole site. This plan is a compilation of all of the DA's and subsequent modification applications over the last 20+ years. The gaps in the recording of information, (particularly with respect to stamped approved architectural plans), has made the task more difficult than it otherwise may have been. Importantly it is noted that:

- All the key/main buildings currently on site have been approved;
- Small changes to the car parking layout were made over time, particularly at the time of the BER consent;
- The priest residence and childcare was removed as a modification to the base consent, however it appears that the playground associated with the childcare had been constructed. It is now used by the church and school;
- The 1997 base approval had a total playground area of 1,765m² whilst the BER approval reduced this to 1,569m².
- As will be discussed following, there are some discrepancies in the approved and existing landscaping.

Figure 9: Approved Works Compilation Plan



3.2 Existing Summary

Couvaras Architects have prepared a plan at Figure 10 showing the existing works over the whole site. This plan has been based on a new site survey.

Figure 10: Existing Development

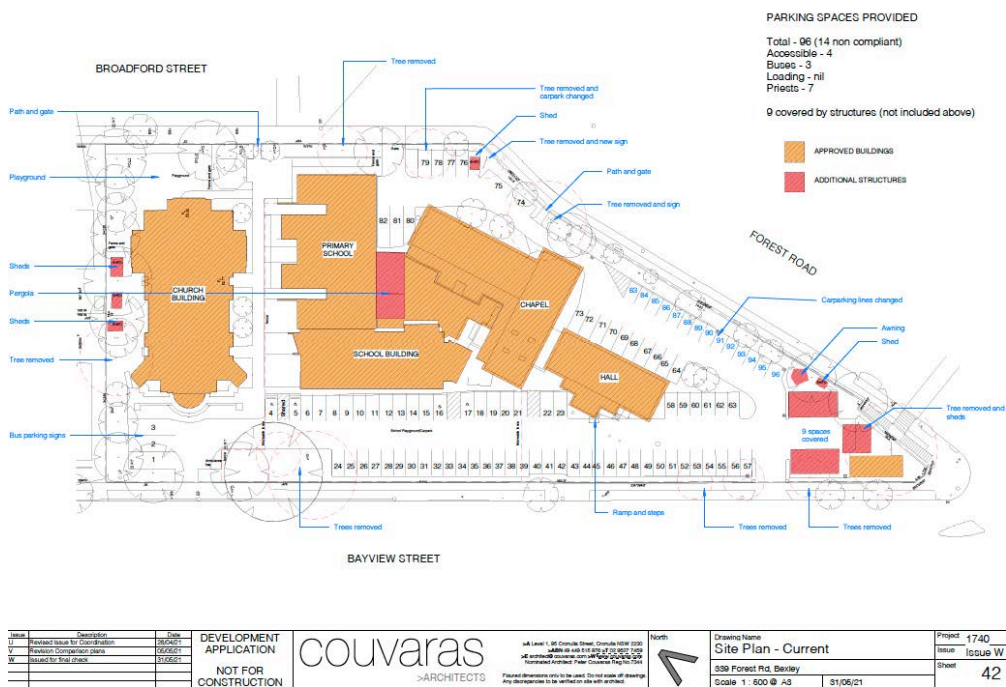
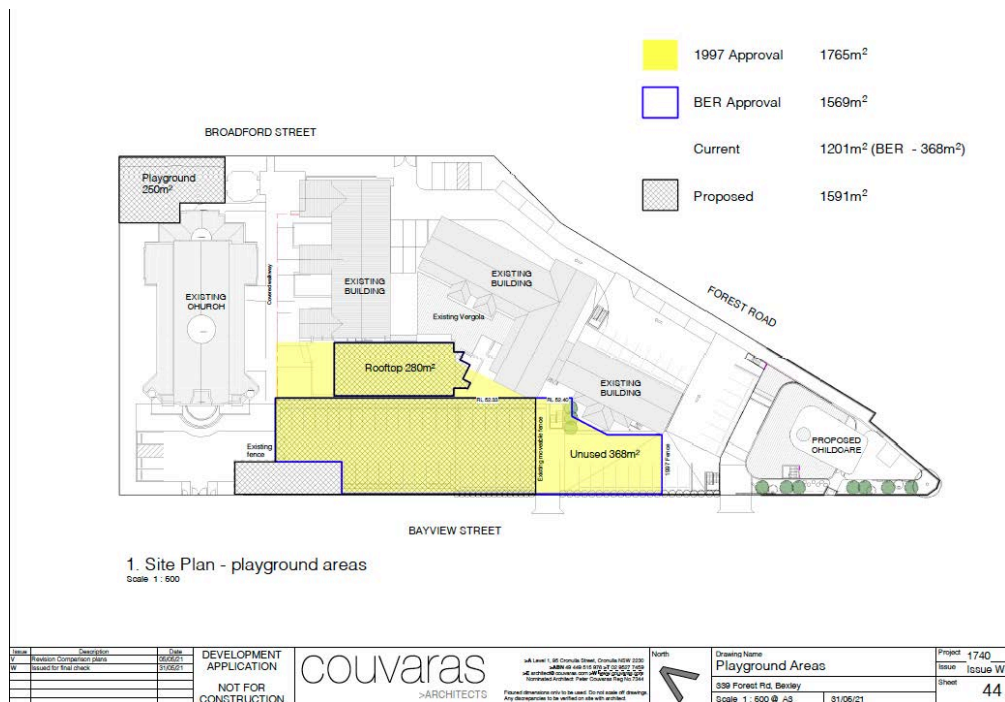


Figure 10b: Approved and Existing Playground Areas Compilation Plan



Notably:

- A number of small sheds have not been approved, (some of which are located in the corner of the site where the childcare centre will be situated);
- There has been a reduction in playground area (of 368m²) since the BER approval;
- There are some discrepancies between the approved and existing landscaping
- There are less car parking spaces and some of the existing spaces adjoin aisles that are reduced width. In addition 2 accessible spaces have been moved from the BER consent plan to a location in front of the cathedral, where bus parking was previously located.

3.3 Summary of Variances

A summary of the key variances is outlined in table 17 below.

Table 17: Summary of Key Variances Between the Approved and Existing Works

Item	Comments		
	Approved	Existing	Comment
Cathedral	Refer Figure 9	No change	As approved
Chapel/Hall etc	Refer Figure 9	No change	As approved
School Buildings	Refer Figure 9	No change	As approved
Playground areas	Refer Figure 10b 1,569m ²	Refer Figure 10b 1,201m ²	The reduction has occurred in the southern end of the playground/carpark as shown on the plans.
Childcare	The use was approved and then deleted in a modification application	Childcare playground (adjacent to the Cathedral) was constructed and is now used by the church and school	No childcare centre currently exists on site.
Parking spaces (including bus parking)	100 As per BER consent	96 including 14 non compliant	A loss of 4 spaces, and potentially more if compliant aisle widths are applied. Will be addressed in the childcare DA, if approved.
Stacked parking for feast days	58 stacked spaces approved (however no plan was ever sighted)	-	Will be addressed in the childcare DA, if approved.
Landscaping/trees	Refer Figure 9	Refer Figure 10 Some changes have occurred, although many key components are unchanged.	New whole site landscaping proposal is provided as part of the childcare DA.
Roofed area between chapel and school	Nil	Roofed area	BIC/4.55 can be proposed.
Sheds in the southern corner	Partly approved	Additional unapproved sheds	Will be deleted by current proposal. Refer Figure 11
Small sheds along northern and eastern boundary	Nil	Unapproved sheds	Proposed to be removed by the church.

Bus Parking Signage near Cathedral	Nil	Unapproved	Proposed to be removed by the church.
Access points	3 access points	As approved other than the southern entry point has been widened slightly	This access point will be removed to facilitate the childcare centre.

3.4 Suggested Planning Solutions to Address Existing Non Compliances

As discussed above, the majority of the works on site are approved. The areas of discrepancy, as outlined in table 17 above will be addressed in part by the approval of the childcare centre which will:

- Result in the removal of all illegal structures in the southern tip of the site;
- Provide additional compliant car parking to (more than) address the current shortfall;
- The southern (slightly wider) vehicular access point will be moved northward as part of the childcare proposal;
- Provide a comprehensive landscaping scheme across the whole site. This will improve the current amenity of the area and supersede the current scattered and uncoordinated landscape approvals applying to the site.

Apart from the above, the church is also willing to:

- Remove all other unapproved sheds; and
- Seek a 4.55 approval (or BIC if requested) for the roofed area between the chapel and the school.

In addition, as will be discussed in the following section, the combined comprehensive site Plan of Management will supersede the current overly complicated and unco-ordinated POM conditions of consent.

Page 47

5

Conclusion

It is clear that the majority of the existing works on site have been approved, although, as noted in section 3, there are number of areas where small sheds have been constructed without consent, landscaping has not been completely carried out in accordance with previous consents and there have been some changes in car parking, amongst other things. It is noted that:

- **Key Structures:** the church building school buildings Chapel and Hall have all been approved in their current locations and will remain unchanged by the childcare proposal;
- **Parking and Access Points:** the car parking has been reduced slightly over the approve parking. The entries to and from the site are essentially as approved other than the slightly wider southern access. The childcare proposal presents the opportunity to resolve both matters by;
 - Provide additional (more than) compliant car parking to address the current shortfall. The approved parking was 100 under the BER scheme, is currently 96 (including 14 non compliant spaces), and will be 117 when the childcare is constructed. This includes 10 for the childcare which will be available for church use outside of the Monday to Friday operational hours.
 - The southern (slightly wider) vehicular access point will be moved northward as part of the childcare proposal.
- **Trees and Landscaping:** there are some differences in the trees that have been approved and currently exist on site. There are also some small differences in landscaped area. However, a comprehensive landscape plan has now been provided for the whole site as part of the Childcare Application. The intention of this plan is to substantially improve the landscaped area environment on site over the existing situation.
- **Southern Structures:** the southern corner of the site (where the child care is proposed) currently comprises more shed structures than have been approved. If the child care centre is approved these structures will be demolished.
- **Other Sheds:** There are various other small sheds around the site such as on the northern boundary next to the cathedral, and on the Broadford St side of the site. These small structures are all proposed to be removed.

- **Playground to the East of the Cathedral:** A playground that is believed to have been part of the original childcare application (which was removed from the 1997 consent) has been constructed. It is understood that this playground is now ancillary to the approved church and school uses. It will be regulated in the comprehensive Plan Of Management.
- **Extra covered area:** there appears to be a small area of roofing that will require a BIC application adjoining the school building.
- **School Children/Staff Numbers and Playground Areas:** The approved number of children allowed at the school will remain the same (*280 students with 20 full-time and 5 part-time staff*). The approved and existing playground plans show that there has been a loss of 368m² in playground area since the BER approval. This loss will be more than rectified through the proposed site works occurring across the site as part of the childcare approval.
- **Operational Management:** There are a complex set of operational management conditions of consent that currently apply to the site. These will be incorporated into the proposed new operational management plan, where they are still appropriate to the current operations of the site. Where they need to be updated, (due to the changes in operations of the church or school over time), they have been addressed in this document.

In conclusion the childcare application, if approved, provides the opportunity for:

- On site parking to be substantially improved;
- the existing non compliances on site to be rectified or regularised;
- the site to be made more attractive through a new landscape scheme; and
- for the operations to be streamlined, co-ordinated and updated to match current and future needs of the Coptic community, in a single co-ordinated document. This will assist the church in managing the range of activities that occur on site in a way that will provide certainty to Council and an appropriate level of residential amenity for people in the surrounding neighbourhood.

APPENDICES

Appendix A - DA 1997/49 (Including Modifications)

NOTICE OF DETERMINATION

Section 4.55 of Environmental Planning and Assessment Act, 1979



Bayside Council

Serving Our Community

S4.55 Approval Date	20 February 2019
Authority	Delegated Authority
Reference	DA-1997/49/F
Contact	Marta M Gonzalez-Valdes 0411 526 558

Mr T Nasralla
7/721 Victoria Rd
RYDE NSW 2112

Property: 339-377 Forest Road, BEXLEY NSW 2207
Lot 11 DP 857373

Proposal: *Erection of a Church and reuse of the existing building to comprise a Primary School, English Chapel, community hall and carparking*

[S96(1) – Amended on 6 July 1998]

[Amendment A – amended on 10 December 1998]

[S96(2) – Amended on 3 September 1999]

[Amendment B – Amended on 7 July 2006]

[Amendment C – Amended on 7 March 2008]

[Amendment D – Amended on 6 June 2012]

[Amendment E – withdrawn on 2 December 2013]

[Amendment F – amended on 21 August 2018]

[Amendment F – amended on 20 February 2019] Deferred Commencement Satisfied

Your application to modify Development Consent No. DA49/97 dated 26 November 1997 was considered under Section 96(1A) of the Environmental Planning and Assessment Act 1979 and is approved subject to the following conditions:

Latest Consent Conditions

<p>A. Development Application No 49/97 has been approved pursuant to the provisions of Section 91AA of the Environmental Planning and Assessment Act as a DEFERRED COMMENCEMENT consent.</p> <p>1. The Church building is to be designed and constructed to achieve a sound transmission loss of not less than 35dB(A) to ensure that noise from plant equipment and indoor activities shall not exceed the background (LA90) noise level by more than 5dB(A). Certification that the design and construction of the Church can meet this requirement is to be issued by a suitable qualified acoustic engineer which is to be submitted to Council within six (6) months of the date of consent. The acoustic engineer is also to certify that any amplified sound system installed or operated in the Church satisfies the stated criteria. [Deferred Commencement condition A(1) satisfied on 22 April 1998]</p>	
<p>B. Development Application No. DA-1997/49/F to modify Development Consent No. DA-1997/49 has been approved pursuant to the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act as a DEFERRED COMMENCEMENT consent.</p> <p>1. The consent shall not operate until you satisfy Council about the following matters:</p> <p>A detailed Landscape Plan of the Bayview Street school frontage and verge from the corner to Tree No. 63. The Landscape Plan shall include:</p> <ol style="list-style-type: none"> The planting of trees and shrubs to provide a layered effect of three rows of planting (for example, Crepe Myrtle trees on the verge, Murraya hedge and Water gums within the school grounds, however, final appropriate species are subject to Council's approval). The method and details of site preparation, including retention and ongoing management of Tree No. 63 Drainage and irrigation works for the new vegetation, retaining walls and fencing. Options are to be explored for a suitable Management Plan and alternative solutions in lieu of brickwork to replace the damaged brick fence along Bayview Street to minimise damage to Tree No. 63 and its roots. The new vegetation must be provided with sufficient space to ensure their maturity and longevity. The layout of any car park must as a priority allow sufficient clearance for the new species of trees to thrive and replace the existing canopy. <p>To satisfy this Deferred Commencement amended plans detailing the above shall be submitted within six (6) months from the date of determination for the approval of Council. It is important we hear from you about the outstanding matters above as soon as possible so as to avoid any other delay.</p>	
<p>2. Only on satisfaction of the above Deferred Commencement conditions will the consent become operational for the removal of Trees Nos. 15, 46, 47, 48, 50 and 52 and any Camphor Laurel trees on site, subject to operational conditions.</p> <p>[Deferred Commencement Satisfied on 20 February 2019]</p>	
<p>GENERAL CONDITIONS</p> <p>The consent, pursuant to Section 91 of the Environmental Planning and Assessment Act, be subject to the following conditions:</p> <p>1. The term of this consent is limited to a period of two (2) years from the date of the original approval. The consent will lapse if the development does not commence within this time.</p>	
<p>2. The development must be implemented in accordance with the plans numbered DA-01 to DA-11 received by Council on 24 February 1997, amended by Plans numbered DA-03 and DA-13 dated 7 August 1997, amended by plans numbered SK-27(P01), SK-28(P01), SK-30(P01) dated 23 April 1998, amended by works shown in colour on plans numbered A-31(B01), A-39(B01) and A-37(B01) dated 12 October 1998 and where amended by Landscape Plan Rev. 3, prepared by Tree Management Australia Pty Ltd, dated 1 February 2019 and received by Council on 1 February 2019, the application form and on any supporting information received with the application and by the following conditions.</p> <p>[S96(1) - Amended 6 July 1998] [S96(2) amended on 3 September 1999] [S4.55(1A) – Amended on 20 February 2019]</p>	

<p>2A. The following rectification works for the damaged part of the brick wall along Bayview Street and adjacent to Tree No. 63 shall be undertaken, which has been incorporated in the Engineering Report Tree Protection methods V Construction of Reinstate Boundary Brick retaining wall, ref. EC492b, prepared by Aghapy Building Certifiers & Approvals P/L and dated 1 February 2019. Received by Council on 1 February 2019:</p> <ul style="list-style-type: none"> Remove existing collapsed retaining wall running along boundary. The length extension of the removal shall be 6 to 8 meters being the area that is collapsed. Retaining wall shall be cut at that point and the ends of the retaining wall finished properly. The metal palisade fence shall stay along the boundary. A two (2) meter radius from the tree trunk shall be free of any seating, table, or any other element. The area shall be mulched to 75mm depth and shall not be hard paved. Concrete area to be removed: (Pink area in scheme) 500mm wide strip of concrete running along the boundary (being within Council's verge) shall be removed. The length of the strip shall correspond with the extent of the brick wall to be removed plus 500mm extra on each end (i.e. a length of 7-9m). The area with removed concrete shall be treated to provide erosion control to the sloping soil that falls from the boundary line to the edge of the concrete. This shall be done with coir logs along perimeter interface with concrete and with jute netting in the central section. Jute netting area shall include plantings of three (3) Hardenbergia violacea. <p>[Amendment F – S4.55(1A) inserted on 20 February 2019]</p> <p>Reason for additional condition 2A is:</p> <ul style="list-style-type: none"> To ensure the applicant undertake the recommended tree protection methods for Tree No. 63 provided by Council's Tree Management Officer and Landscape Architect. <p>2B. The Tree Management Plan, prepared by Urban Tree Management Plan, dated 1 February 2019 and received by Council on 1 February 2019 shall be implemented and complied with for the two (2) year maintenance period.</p> <p>[Amendment F – S4.55(1A) inserted on 20 February 2019]</p> <p>Reason for additional condition 2B is:</p> <ul style="list-style-type: none"> To ensure the applicant implement the Tree Management Plan properly to ensure the long term health and stability of new trees and trees to be retained. 	
<p>3. The occupation of each stage of the proposed development is prohibited until all works associated with that stage have been certified as being in accordance with Council approval</p> <ul style="list-style-type: none"> Stage 1 – Primary School, associated playground and 50 car parking spaces for both staff parking and parents dropping off and picking up children. Stage 2 – New Church, English Chapel, Community Hall, completion of all 100 car parking space, associated landscaping and roadworks. Stage 3 – Community facilities, Priest's residence, bookshop, toilet facilities and kitchen associated with Community Hall." <p>[S96(1) amended on 10 December 1998]</p>	
<p>4. All of the works required to be carried out under the conditions of this Consent being maintained at all times in, good order and repair and to the satisfaction of Council.</p>	
<p>5. All activity being conducted so 'that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash., waste water, waste products, oil., electrical interference or otherwise.</p>	
<p>6. All loading and unloading in relation to the use of the premises taking place wholly within, the property.</p>	
<p>7. 100 off-street parking spaces are to be provided in accordance with the details submitted on Drawing No. 13 as revised on 7 August 1997 and received by Council on 12 August 1997. These spaces are to be linemarked and made freely available to all staff, parishioners and visitors to the premises.</p>	
<p>8. Other than for Christmas, the Epiphany, New Year's Eve, Good Friday, Joy Saturday, Eastern Sunday, and the Feast Days of St Mary, St Mina and Pope Kyrolos, the gate of the vehicular entrance in front of the Church's entrance is to be locked between 5pm and 7am.</p> <p>[Amendment B – S96(1A) amended on 7 July 2006]</p>	
<p>9. 58 stacked parking spaces are to be provided on site in. accordance with the details submitted on Drawing No. 13 as revised pa 7 August 1997 and. received by Council on 12 August 1997. These spaces are to be used during peak. attendance- feast days as set out in the Management Plan and on other occasions when demand for parking exceeds 140 spaces.</p>	
<p>10. There is to be no external amplification equipment installed or used, on church grounds.</p>	

11.	Any overflow congregation is to be catered for by closed circuit television installed in either the community hall and/or the classrooms of the school.	
12.	No Alcohol is to be sold or consumed within the community hall or within the parish grounds.	
13.	Noise sources within the community hall shall not exceed the background noise level (LA90) by more than 15dB(A) when measured outside any bedroom window.	
14.	The use of the Site and its building will be carried out in accordance with the Draft Site Management Plan as submitted, subject to the following additional provisions: <ul style="list-style-type: none"> The Church's complaints register is to be kept up to date at all times. It shall be submitted to Council upon request or every 12 Months, whichever is greater. All complainants will be notified by the church of the action taken to address their complaints within fourteen, (1-4)-days of the date of the complaint. The parking arrangements for special events are to be reviewed annually in conjunction with Council. In the event that the peak parking demand cannot be met as outlined in the Management Plan, additional and for alternative parking areas will be identified. Such parking areas may necessitate the Church providing buses to ferry people to and from services. 	
15.	The Community Hall is to be mechanically ventilated to limit noise transmission.	
16.	All windows and doors of the Community Hall are to be kept closed when the centre_ is used after 6:00p.m. in the evening to limit noise transmission.	
17.	All doors of the existing single storey building are to be fitted with self-closing doors fitted with seals to limit noise transmission. [Amendment C – S96(1A) amended on 7 March 2008]	
18.	The Church is to be provided with mechanical ventilation and all window openings in the-northern, eastern and Western facades are to be kept closed while the Church is in use to minimise breakout noise.	
19.	All entry/exit doors are to be designed to provide a sound lock.	
20.	No external bells, chimes or the like are permitted.	
21.	During feast days when all parishioners cannot be contained in the Church and English Chapel, closed circuit television is to be provided with the classrooms of the school and/or the community hall.	
22.	The Church is not to be used between midnight and 7:00a.m, except on the following occasions: <ul style="list-style-type: none"> i. Christmas; ii. Good Friday; iii. Joy Saturday; iv. New Year's Eve; v. Epiphany vi. Easter Mass; vii. A maximum of 10 celebrations a year by visiting Bishops. 	
23.	The 5.30 am Friday Vespers are to be held in the Chapel, not the Church.	
24.	Details of any external lighting shall be submitted with the Building Application. Such lighting shall be designed to protect the amenity of surrounding properties.	
25.	The-applicant shall give at least three (3) weeks' written notice of services which would involve congregations in excess of five hundred and fifty (550) persons to Council and to the Police. The applicant shall conduct its services and regulate traffic and parking related to the services on these occasions in accordance with the requirements of Council and the Police	
26.	A display notice shall be erected at the front of the church near the street alignment behind a protective transparent cover setting out the following information in English and another community language: The times and duration of any service where the congregation is expected to be in excess of five hundred and fifty (550) persons. The details of these services shall be displayed on the notice board at least two (2) weeks prior to the services.	
27.	The pruning of the existing Lophostom Confertus (Brush Box) trees is to preserve the screening affect of the trees to adjoining residential properties.	
28.	The existing garden adjacent to Bayview Street, between proposed parking spaces 44 and 46 is to be retained.	
29.	Prior to earthworks bitumen is to be removed from the dripline of trees by band, this is essential due to the shallow nature of the root zone, as machinery could adversely affect the root zone. Trees No. 6, 7, 8, 9, 10, 18, 57,58 and 59 will require this procedure.	
30.	Prior to fencing, remedial works will have to be carded out to improve the oxygen levels in. the soil, to tree Nos 3, 4, 5, 6, 7, 8, 9, 10, 57, 58 and 59.	

31.	Trees Nos. 3, 4, 5, 6, 7 and 8 are to be fenced off in a safe zone area to a minimum of 3m from the trunk of each tree, the entire dripline zone is to be mulched with 75mm depth of wood and leaf chip mulch the remainder of the dripline outside of the safe zone area is to be a raised planked area for temporary construction zone access. At the edge of this zone hay bays are to be erected to prevent excess water flows or building Washes from entering the root zones.	
32.	Exclusion zone fencing and signs are to be erected to all trees previously mentioned prior to works commencing.	
33.	The total area fenced is to be mulched with leaf and wood chip to a depth of 75mm, this depth of mulch is to be maintained for the duration of the project, the mulch is to be kept 'clear of the trunk Of the tree for approximately 1.00mm, mulch is to be free of weeds and contaminants and should consist of 70% leaf and 30% hardwood chip no greater than 50mm diameter.	
34.	No materials are to be stock-piled within the driplines of any tree. Trees to be removed are to be sectionally dropped and any stumps that are located within the dripline of trees to be retained, are to be removed by a stump grinding machine.	
35.	Construction personnel, including subcontractors, are to be make aware of the requirements to rigorously protect site trees.	
36.	Service trenches are to be excavated outside of the root zone, however, where this is not feasible and there appears to be a conflict with any lateral structural support roots of the tree, all care is to be taken to Manually excavate around or under such roots and position the trench with the minimum of root disturbance, All roots to be cut are to be cut cleanly. Shattered or damaged roots are to be excavated by hand to the nearest undamaged root section and cut cleanly and soil back-filled.	
37.	Soil levels are not be raised or compacted over root zones.	
38.	All trees are to be watered during dry spells i.e. two to three weeks without adequate rainfall. The root zone should be thoroughly watered and left to drain.	
39.	All fertilising is to be carried out by a qualified arboriculturist/horticulturist. Consideration should be given to the application of fertilisers to the dripline of trees.	
40.	Pruning and the removal of dead wood is to be carried out by a suitably qualified arborist, to the satisfaction of Council's Tree Officer.	
41.	The paining of any branches and roots shall be conducted using correct arboricultural practices. Roots will be cut cleanly to minimise stress and to encourage callus development and regrowth, during this procedure plant growth regulator which stimulates root growth such as Rootex "R" or similar may be used, according to manufacturer's application rates.	
42.	Tree climbing spikes are not to be used on trees which require pruning.	
43.	Where the dripline exists over proposed hard standing areas, excavation is to be kept to a minimum with light grading to minimise equipment weight on soil.	
44.	A qualified practicing Arborist must be present during initial remedial works, mulching and protection fencing installation.	
45.	The Arborist is required to coordinate meetings with Council's Tree Officer and be present during excavations for footings trenches and associated works.	
46.	The Arborist is required to make fortnightly visits to the site to assess the ongoing maintenance requirements necessary to monitor the trees progress and rectify any problems that may occur or vary any treatment, especially during the construction stage.	
47.	Paved areas are to be provided under the driplines of significant trees as detailed in the Landscape Proposal dated 17 December, 1997 and amendment 12 August 1997, in addition to paving also being provided for parking spaces 29, 30, 43, 44, 48, 93, 86, 87, 78 and 79.	
48.	A detailed landscape plan being prepared by a qualified landscape architect or an approved consultant for submission to and approval of Council prior to commencement of building operations. The landscaping of the site being carried out in accordance with the approved landscape plan, such landscaping being maintained at all times to the Council's satisfactions.	
49.	An investigation of the location of any footings, if any, of any previous known structures on-site. An archaeologist accredited by the Heritage Council of New South Wales should be present during initial site works to establish whether further investigations may be necessary.	
50.	The two (2) existing Phoenix Palm trees are to be retained.	
51.	The property boundary fence is to be an open simple metal fence, without decorative elements and painted a recessive colour. The fence is to continue past the acoustic walls with the landscaping strip to be located between the acoustic wall and boundary fence.	
52.	The existing single storey building is to be retained, however, accretions are to be removed. Details of which will be required to be submitted with the Building Application.	
53.	The gable form of the proposed community hall is to be kept as a distinct form, from the chapel and residence structure.	

54.	The wall and roof materials and the roof pitch of the additions to the existing single storey building are to match the existing. In addition, the proportions of the window openings are to match the existing. Details of which are to be submitted with the Building Application.	
55.	The detailing of the gable on the existing single storey building are to be reinstated by the removal of the cladding. Details of which are to be submitted with the Building Application.	
56.	The exterior brickwork and sandstone of the existing single storey building is to be cleansed of paint. Details of which are to be submitted with the Building Application.	
57.	The exterior trims of the existing single storey building are to be painted. Colours of which are to be submitted and approved by Council's Heritage Adviser prior to approval of the Building Application.	
58.	All new gutters -to be erected on the single storey building are to be of 'ogee' profile, with all downpipes to be circular. Details of which are to be submitted with the Building Application.	
59.	The glass to be placed behind the altar in the English chapel is to be coloured to Match the existing. Details of which are to be submitted with the Building Application.	
60.	All interior detailing of both the existing single storey and two-storey buildings are to be investigated before modification takes place.	
61.	The brickwork of the ground floor of the existing two-storey is not to be painted.	
62.	The first floor stucco and chimney are to be painted. Colours of which are to be submitted to and approved by Council's Heritage Adviser prior to approval of the Building Application.	
63.	All windows and doors are to be retained. Details of which are to be submitted with the Building Application.	
64.	The axis of transept of the church building is to line up with the wing of the 'Federation' style building (existing 2-storey building).	
65.	The colours and materials of the exterior of the Church building are to be submitted to and approved by Council's Heritage Adviser prior to approval of the Building Application. The colours and materials chosen are to be sympathetic to the existing buildings but expressive of the new building.	
66.	The submissions of a Building Application, together with plans and specifications, Complying with the requirements of the Building Code of Australia for a building of type C construction, classification 9b.	
67.	Excavation, filling of the site, or retaining wall construction shall not take place without the prior written approval of Council.	
68.	Compliance with the requirements of Council's Access Policy.	
69.	The building not being occupied until a final inspection has been carried out by Council's Building Surveyor and a Certificate of Classification has been issued.	
70.	The entrances on the western side of the Church, Which face the adjoining residential properties are to provide emergency access only. These door's are to remain dosed at all other times in order to limit disturbance front noise.	
71.	An appropriately qualified person or professional organisation is to certify that the school classrooms do not have any lead based paint or contain other building materials which are deemed to be detrimental to the health of children or staff. [Amendment C – S96(1A) amended on 7 March 2008]	
72.	Approval is to be obtained from the Federal Airports Corporation for the operation of construction cranes. Information to be contained in the application is to include: <ul style="list-style-type: none"> the maximum operating height of the crane; the minimum resting height of the crane; the desired operating hours; the duration of the work; the crane site 	
73.	The copper dome of the Church is to be chemically treated to accelerate the oxidisation of the surface to minimise potential hazard to aircraft.	
74.	The following works Will be required to be undertaken at the applicant's expense: construction of a concrete footpath along the frontage of the development site; construction of a new fully constructed concrete vehicular entrance/s; removal of the existing concrete vehicular entrances, and/or kerb laybacks which will no longer be required; reconstruction of selected areas of the existing concrete footpath/vehicular entrances and/or kerb and gutter; removal-of redundant paving. The extent and dimensions of the works will be determined as required by the Director Engineering Services or his representative. An estimate of the cost to have these works constructed by Council may be obtained by contacting Council's overseer on 9562-1670. The cost of undertaking these works will be deducted from the Footpath Reserve Restoration Deposit, or if this is insufficient the balance of the cost will be due for payment to Council on completion of the work. Alternatively, the applicant may arrange to have the works constructed by a private contractor subject to Council, approval, and payment of inspection fees by the applicant.	

75.	Following completion, of concrete works in the footpath reserve area, the applicant is required to turf or landscape the balance of the area between the fence and the kerb over the full frontage of the proposed development. If landscaping is, proposed rather than turfing, details are to be submitted to the Property and Community Services Department for approval.	
76.	The northern vehicular entry in Bayview Street to be clearly marked and signposted 'entry' from the street and 'no exit' internally.	
77.	The driveway areas and entries to the car spaces are to be designed to match the 85th percentile Australian Standard Sweep Paths. Reference may be made to Council's "Parking and Loading Code".	
78.	The applicant is to confer with Energy Australia to determine if an electricity distribution substation is required. If so, it will be necessary for the final film survey plan to be endorsed with an area having dimensions 5m x 4m over the location of the proposed electricity distribution substation to be dedicated to Council as public roadway, or as otherwise agreed with Energy Australia. A copy of Energy Australia's written requirements are to be forwarded to Council, prior to release of the building plans.	
79.	Where stormwater is required to be directed to the Council stormwater system the applicant is to pay to Council a redevelopment drainage levy of \$5,300 prior to the release of the building plans: This payment is to be applied exclusively to the construction of pollution control works within the Bardwell Creek Drainage Catchment. If payment is made after 30th June, 1997 the amount to be adjusted in accordance with Council's adopted fees and charges.	
80.	The applicant is to construct a 375 mm diameter pipeline from the existing Council drainage pit in Broad ford Street to a new pit to be constructed outside the development property. Details to be submitted prior to release of the building plans.	
81.	The draft Site Management Plan is to be amended to the satisfaction of the Director Town Planning Service and the Director - Engineering Services to incorporate changes required by conditions of this consent.	
82.	The Church is to utilise its three (3) existing mini-buses for the collection and return of parishioners to mitigate parking demands generated by the Church's Operations. These buses are to be used for all Sunday services, New Year's Eve, Christmas, the Epiphany, Good Friday, Joy Saturday and the Feast Days of St Mary St Mina and Pope Kyrolos and at any other times where the Church anticipate the demand for greater than 140 car parking spaces.	
83.	The applicant shall use all best endeavours to secure a community use agreement with Bexley Public School for thirty (30) car parking spaces in the school grounds noting that this agreement with be renewed yearly. Evidence that the agreement is in place is to be submitted to Council annually.	
84.	Any buses visiting the church are required to drop off and pick up passengers from within the church grounds.	
85.	That no Church Parish services are to be conducted in any of the existing buildings on site until all Stage 2 works are complete including all on-site parking." [S96(1) amended on 10 December 1998]	
85A.	The Brushbox tree identified as Tree No. 5 in the Arboriculture Impact Assessment Report dated 14 November 2011 and prepared by Redgum Horticultural and located adjacent to the north western corner of the Cathedral may be removed. No other trees within the site may be removed. Tree protection measures as detailed in Section 5.15 of the Arboriculture Impact Assessment Report dated 1 November 2011 and prepared by Redgum Horticultural shall be implemented during the removal of the nominated Brushbox tree. [Amendment D – S96(2) inserted on 6 June 2012]	
85B.	Trees 15, 46, 47, 48, 50 and 52 may be removed subject to planting in accordance with the Landscape Plan approved under development consent Condition B(1). [Amendment F – S4.55(1A) inserted on 21 August 2018]	
85C.	The planting and any other amendments required by the Landscape Plan approved under development consent Condition B(1) must be completed within three (3) months from the date that DA-1997/49/F becomes operational. [Amendment F – S4.55(1A) inserted on 21 August 2018] Reasons for additional conditions 85B and 85C: <ul style="list-style-type: none"> To ensure the applicant complies with Condition B(1) of the development consent and the Landscape Plan approved under Condition B(1) is implemented accordingly. 	
85D.	Within three (3) months of this consent (DA-1997/49/F) becoming operational remedial pruning and deadwood removal of Tree 63 shall be undertaken. A Consultant Arborist with a minimum AQF Level 5 qualifications in Arboriculture shall be appointed to supervise the remedial pruning and dead wood removal. These tree maintenance	

<p>measures are to continue on a regular basis, as a duty of care by the school for a heritage site.</p> <p>[Amendment F – S4.55(1A) inserted on 21 August 2018]</p> <p>Reason for additional condition 85D:</p> <ul style="list-style-type: none"> To ensure the applicant complies with operational conditions recommended by the Bayside Planning Panel. 	
<p>86. No material or equipment of any description shall be stored in the area beneath the drip lines of the trees located adjacent to the north western boundary of the property.</p> <p>[Amendment D – S96(2) inserted on 6 June 2012]</p>	
<p>87. Pruning of trees may be undertaken to reduce the branches which are overhanging or encroaching on the neighbouring dwelling at No. 5 Broadford Street. The pruning shall be limited to removing outer secondary lateral branches to reduce the overhang, plus the removal of deadwood. The pruning shall be carried out by an experienced Arborist with minimum AQF Level 3 Qualifications in Arboriculture and shall be carried out in accordance with the relevant sections of AS 4373.</p> <p>[Amendment D – S96(2) inserted on 6 June 2012]</p>	
<p>ADVICE TO APPLICANT</p> <p>a. The payment to Council of a Footpath Reserve Restoration Deposit of \$55,000 prior to the release of the building plans. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. Where the Deposit is in the form of a Bank Guarantee, this is to be provided on Council's Bank Guarantee Form. If payment is to be made after 30th June, 1997, this amount is to be adjusted in accordance with Council's adopted fees and charges.</p> <p>b. Drainage details are to be approved prior to release of the building plans for the discharge of all roof and surface runoff to the requirements of Council's Stormwater Design Code.</p> <p>c. Stormwater runoff from the property is to be directed to Council's drainage pits.</p> <p>d. This application be advised of proposed changes to traffic conditions (Forest/Broadford, Forest/Bayview).</p> <p>e. Shall be submitted prior to commencement of work and/or occupation.</p> <p>f. Submission with the Building Application of existing and approved finished ground levels and proposed floor levels in relation to the level of the footpath at the kerb.</p> <p>g. Submissions of a geotechnical report prepared by a qualified Geotechnical Engineer is to be submitted to Council in conjunction with the structural details. This report must clearly indicate the soil classification for the given site together with any relevant recommendations.</p> <p>h. All materials, linings, surface finishes, fittings and fixtures must comply with Specification C1.10 of the building Code of Australia, "Early Fire Hazard Indices". Details to be submitted with the Building Application.</p> <p>i. The means of egress from the entire building complying with Part D1 and 1)2 of the Building Code of Australia.</p> <p>j. The gradient of the ramp/pathway providing access for disabled persons not to be less than 1 in 14.</p> <p>k. Provision of permanently illuminated exit signs on or near exit doors and directional signs in corridors, stairways and the like indicating such exits in accordance with E4.5 of the Building Code of Australia. Details of the location being submitted with the Building Application.</p> <p>l. A system of emergency lighting being provided within the building and installed in accordance with E4.2 of the Building Code of Australia. Details of the locations being submitted with the Building Application.</p> <p>m. Provision of hydrants in accordance with E1.3 of the Building Code of Australia. Details of the location being submitted with the Building Application or alternatively a Letter of Compliance from the NSW Fire Brigade certifying that the existing street hydrants are adequate for the coverage of the building.</p> <p>Note: Required hydrants shall not be installed in any building and/or on any site until after the Council has been furnished with a satisfactory report issued by the NSW Fire Brigades.</p> <p>n. E1.4 Provision of hose reels in accordance with of the Building Code of Australia.</p>	

Appendix B - DA 2002/1208



ST MARY'S & ST MINA'S COPTIC
ORTHODOX CH
24A RAILWAY ROAD
SYDENHAM 2044

Determination Date: 23/10/02
Application No.: 1208/02
Authority: Council
Reference: Andrew Robinson

NOTICE OF APPROVAL TO DEVELOPMENT UNDER THE PROVISIONS OF SECTION 81 (1)(A) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Property: 339-377 FOREST ROAD, BEXLEY

Development: A NEW SHED TO BE USED FOR STORAGE AND A BBQ
AREA


The above development is **APPROVED** subject to the following conditions:

Latest Consent Conditions	
<p>CONSENT PERIOD</p> <p>The following condition limits the period for which this consent is valid.</p> <p>1. The term of this consent is limited to a period of three (3) years from the date of approval. The consent will lapse if the development does not commence within this time.</p>	
<p>GENERAL CONDITIONS</p> <p>The following conditions restrict the work to that shown in the Development Application and are to ensure that the development is complete.</p> <p>2. The development must be implemented in accordance with the plans numbered A01 & A02 (SMCOC-2), dated 20 April, 2002, drawn by Ausegy Construction Pty Ltd and received by Council on 4 June, 2002, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</p>	

3.	No building works are to be commenced on site prior to the issue of the Construction Certificate.	
4.	A copy of the construction certificate and the approved plans and specifications must be kept on the site at all times and be available to the Council officers upon request.	
5.	All of the works required to be carried out under the conditions of this Consent being maintained at all times in good order and repair.	
6.	The shed is not to be used for any habitable, commercial, industrial or business purposes.	
7.	The shed is not to be occupied until all work is completed in accordance with the conditioning of this approval.	
8.	The building works are to be inspected by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction.	
9.	The shed is to be located in the position shown on the approved plans. Failure to observe this requirement may result in demolition of non-complying building.	
10.	The roof material is to be zincalume or "gull grey" colourbond and of corrugated profile. The gutter is to be quad and the downpipe is to be circular.	
11.	The walls are to be either painted timber or fibre cement weatherboards of "rusticated" profile and printed in a colour which matches the heritage listed school buildings.	
12.	The windows are to be reduced in size and be vertical in proportion, to match the school building windows	
PRESCRIBED CONDITIONS The following conditions are applied to ensure that the development satisfies the provisions of the Environmental Planning and Assessment Act 1979 and Regulations.		
13.	All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA) in accordance with Clause 78A of the Environmental Planning and Assessment Regulation 1994.	
FIRE SAFETY REQUIREMENTS The following conditions are applied to ensure that reasonable levels of fire safety are provided in the building.		
14.	Provision of portable extinguishers containing an extinguishing agent suitable for the risk being protected being installed in accordance with Part E1.6 of the Building Code of Australia.	
CONTEXT AND SETTING		
15.	All activity being conducted so that it causes no interference to the existing and future amenity of the adjoining occupations and the neighbourhood in general by the emission of noise, smoke, dust, fumes, grit, vibration, smell, vapour, steam, soot, ash, waste water, waste products, oil, electrical interference or otherwise.	
16.	The BBQ is not to be used after 10.00 p.m.	

<p>DESIGN</p> <p>17. Submission of structural engineer's details prior to the issue of the Construction Certificate; such structural drawings to be certified by the Structural Engineer that the design complies with the relevant S.A.A. Codes for the following:</p> <p>(a) the concrete floor slab; (b) all structural steel work.</p>	
<p>CONSTRUCTION</p> <p>18. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.</p>	
<p>19. Hours of construction being confined to between 7 a.m. and 6.30 p.m. Mondays to Fridays, inclusive, and between 8 a.m. and 6.30 p.m. Saturdays. Work is prohibited on Sundays, Christmas Day and Good Friday.</p>	
<p>20. Waste containers are to be located within the development site. Where this is not feasible, Council may approve the location of a skip on a roadway subject to appropriate safety precautions being in place. A separate application must be made and approved by Council prior to installation.</p>	
<p>21. No filling is permitted under the concrete floor slab.</p>	
<p>ADVICE TO APPLICANT</p> <p>a) If Council is appointed as the Principal Certifying Authority (PCA), a building inspection fee is to be paid prior to the issue of the Construction Certificate.</p>	

Appendix C- DA 2004/1209



**ROCKDALE
CITY COUNCIL**
On Historic Botany Bay

NOTICE OF DETERMINATION
Section 96 of Environmental Planning and Assessment Act, 1979

Approval Date: 10 June 2005
 Authority: Delegated Authority
 Reference: DA-2004/1209
 Contact: Marta Sadek 9562 1743

Mr Talaat Nasralla
 7 Charles Street
 RYDE NSW 2112

Property: 339-377 Forest Road, BEXLEY NSW 2207
 Lot 11 DP 857373

Proposal: ADDITION OF AWNINGS TO STORAGE SHED

Your application to modify Development Consent No.1208/02 dated 23/10/2002 was considered under the provisions of Section 96(2) of the Environmental Planning and Assessment Act, 1979. The results are listed below.

Latest Consent Conditions	
<p>A. Modifications to Council's Notice dated 23/10/2002 are as follows:</p> <p>*Amend condition No. 2 to read</p> <p>2. "The development must be implemented in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions:"</p> <p>Drawing number A01 with job number SMCOC-2 dated 17/04/2004 drawn by AusegyConstructions & Development P/L and received by Council on 12 July 2004.</p>	
<p>B. Additional conditions are:</p> <p>22. Planting of <i>Acmena Amithii</i> 'minor' (35 litre size) – small lily-pilly at spacings of 1.5 metres along the boundary (as marked on the approved plan) prior to the issue of the Occupation Certificate.</p>	
<p>23. The landscaping along the boundaries shall be maintained to the approved standard at all time.</p>	
<p>24. No trees to be lopped, pruned or removed without the issue of a Tree Removal Permit from Council's Operations Department.</p>	

<p>25. Where paving works are proposed to be constructed in the area below the dripline of trees, the proposed works and construction methods must not damage the tree. Where either the trees or works were not shown in detail on the approved plans, then Council approval must be obtained by contacting Council's Tree Management Officer.</p>	
---	--

Appendix D - DA 2005/570

NOTICE OF APPROVAL FOR DEVELOPMENT
Section 81 (1)(A) of the Environmental Planning and Assessment Act, 1979

Approval Date	10 July 2006
Authority	Delegated Authority
Reference	DA-2005/570
Contact	Marta Sadek 9562 1743

Ausegy Constructions & Development Pty Ltd
7 Charles Street
RYDE NSW 2112

Property: 339-377 Forest Road, BEXLEY NSW 2207
Lot 11 DP 857373

Proposal: Proposed Pergola, Shared Playground/Carparking Area and Protective Fence

The above development is approved subject to the following conditions:



**ROCKDALE
CITY COUNCIL**
On Historic Botany Bay

Latest Consent Conditions	
<p>GENERAL CONDITIONS</p> <p>The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.</p>	
<p>1. The term of this consent is limited to a period of three (3) years from the date of approval. The consent will lapse if the development does not commence within this time.</p>	
<p>2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</p> <p>Architectural plan numbered A02 Issue D, drawn by Ausegy Constructions & Development P/L, dated 1.6.2005 and received by Council on 30 June 2006, and</p> <p>Architectural plans numbered A03 and S01 Issue C, drawn by Ausegy Constructions & Development P/L, dated 1.6.2005 and received by Council on 11 November 2005.</p>	
<p>3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).</p>	
<p>4. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.</p>	
<p>5. Further alterations and/or additions on site shall not be undertaken without first obtaining approval. This includes the fitting of any form of doors and/or walls.</p>	

6.	Some forms of signage require separate development consent. Please refer to DCP 29 – Outdoor Advertising and DCP 57 – Exempt and Complying Development for more information.	
7.	The pergola and shared playground/carparking area shall not be enclosed or covered at any future time.	
8.	This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.	
9.	Excavation, filling of the site (with the exception of the area immediately under the building envelope), or construction of retaining walls are not permitted unless shown on the approved plans and authorised by a subsequent construction certificate.	
10.	The proposal shall occur in accordance with Development Consent DA 49/97.	
11.	The playground shall not operate during peak attendance to the site. A minimum of 100 carparking spaces shall be available on site during peak attendance, including feast days and mass periods.	
DEVELOPMENT SPECIFIC CONDITIONS The following conditions are specific to the Development Application proposal:		
12.	The hours of operation of the playground area shall be restricted to: Monday to Friday 5:00pm to 10:00pm Saturday 11:00am to 5:00pm Sunday 1:00pm to 10:00pm At all other times this area shall be available for carparking and vehicular access.	
13.	All work shall be carried out on site and not in adjacent yards or car parking areas.	
14.	The use of the premises, playground area, building services, equipment, machinery and, ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the Protection of the Environment Operations Act, 1997.	
15.	car spaces below The structure of the proposed pergola shall not interfere with access to the five	
16.	The use of the playground shall prevent the attachment of any playing device to the existing heritage buildings by using portable devices such as portable goals for basketball games.	
17.	The flooring installed on the playground area shall be maintained in good condition in accordance with manufacture's specifications. Council reserves the right to request a certificate from the applicant at any time showing optimum condition of the flooring for the proposed uses.	
18.	The fourteen (14) carparking spaces located in the playground area shall be available outside the operating hours of the playground and during peak attendance time on site. Such spaces shall be linemarked to Council's satisfaction prior to the issue of the Occupation Certificate.	
19.	The use of the carparking area as a playground shall not interfere with the efficient operation of the car spaces and vehicular movements at times where the playground is not in use.	
20.	All existing and proposed lights shall comply with the Australian Standard AS4284 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.	
21.	The fence shall be black in colour so as to minimise visual impact and allow visibility of the heritage buildings from Forest Road. Details regarding colour and materials from the manufacturer shall be submitted to Council prior to the issue of the Construction Certificate.	

22.	An amended Draft Management Plan as referred to in condition 14 of Development Consent No.49/97 shall be submitted to Council prior to Occupation. The amended Draft Management Plan shall incorporate the management of the shared playground/carparking area.	
23.	The height of the proposed fence shall not exceed the height of the gutter of the community hall building. Details of the height of the gutter in AHD of the community hall building and the height of the proposed fence in AHD shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.	
24.	Retaining walls over 600mm in height shall be designed and specified by a suitably qualified structural engineer.	
25.	Prior to the commencement of work, Tree Protection Zones must be established with protective fences at least 1.2 metres high erected around each tree or group of trees to be retained at least one metre from the trunks. The protective fences are to consist of parawebbing or chain wire mesh mounted on star pickets or similar metal posts, are to be in place prior to the commencement of any work on site and remain until the completion of all building and hard landscape construction. No excavations for services or fence posts, waste bins, storage of materials and equipment, site residue, site sheds, vehicle access or cleaning of tools and equipment is permitted within the Tree Protection Zones at any time.	
26.	Prior to the commencement of any work on site, a sign is to be placed in a prominent position on each protective fence identifying the area as a Tree Protection Zone and prohibiting vehicle access, waste bins, storage of materials and equipment, site residue and excavations within the fenced off area.	
PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE The following conditions must be completed prior to the issue of the Construction Certificate.		
27.	A Footpath Reserve Restoration Deposit of \$4,000 shall be paid to Council prior to the issue of a construction certificate. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. Where the Deposit is in the form of a Bank Guarantee, this shall be provided on Council's Bank Guarantee Form. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.	
28.	A footpath inspection fee of \$258.00 shall be paid to Council with lodgement of the Construction Certificate with Council, or by the PCA when submitting the copy to Council.	
29.	A fee is payable to Council for a Soil and Water Management Sign (811) of \$11.50. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.	
30.	For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	
31.	A tree inspection fee of \$138.00 shall be paid to Council with lodgement of the Construction Certificate with Council, or by the PCA when submitting the copy to Council.	
32.	<p>If Council is appointed as the Principal Certifying Authority (PCA) then structural engineer's details shall be submitted prior to the issue of the Construction Certificate; such structural drawings shall be certified by the Structural Engineer that the design complies with the relevant S.A.A. Codes for the following:</p> <ul style="list-style-type: none"> i) the footings of the proposed structure; ii) the work required to stabilise the excavation. 	
33.	<p>The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please contact Sydney Water.</p> <p>The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before issue of any Construction Certificate.</p>	

34. The playground area shall be covered by the Westpour Rubber System. Where an alternative material is proposed, details shall be submitted to Council prior to the issue of the Construction Certificate.	
PRIOR TO COMMENCEMENT OF WORKS The following conditions must be completed prior to the commencement of works.	
35. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.	
36. Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction. The controls are to be designed and installed in accordance with the Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Regional Organisation of Councils. Copies of the guidelines are available from Council.	
37. A Soil and Water Management Plan shall be prepared in accordance with Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Region Organisation of Councils. A copy of the plan must be submitted to Council. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request. Sediment control devices shall not be located beneath the driplines of trees, which are to be retained.	
38. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.	
39. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out: <ul style="list-style-type: none"> i) stating that unauthorised entry to the work site is prohibited, and ii) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. Any such sign is to be removed when the work has been completed. This condition does not apply to: <ul style="list-style-type: none"> iii) building work carried out inside an existing building or iv) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out. 	
40. The site shall be secured by a 1500 mm (minimum) high temporary fence for the duration of the work. Gates shall be provided at the opening points.	
41. Toilet facilities are to be provided, at or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site and the toilet facilities must be designed and installed in accordance with the provisions of clause 781 of the Environmental Planning and Assessment Regulation 1994, and be installed before any other work is commenced.	
DURING DEMOLITION / EXCAVATION / CONSTRUCTION The following conditions must be complied with during demolition, excavation and or construction.	
42. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.	
43. Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.	

<p>44. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages:</p> <ul style="list-style-type: none"> i) at the commencement of the building work, and ii) after excavation for, and prior to the placement of, any footings, iii) prior to covering the framework for any floor, wall, roof or other building element, iv) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. <p>Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.</p> <p>If Council is appointed as the Principal Certifying Authority, 48 hours notice is to be given that the above works is ready for inspection.</p>	
<p>45. Upon inspection of each stage of construction, the Principal Certifying Authority (or other suitably qualified person on behalf of the Principal Certifying Authority) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of Council's approval:</p> <ul style="list-style-type: none"> ▪ Sediment control measures ▪ Provision of perimeter fences or hoardings for public safety and restricted access to building sites. ▪ Maintenance of the public place free from unauthorised materials, waste containers or other obstructions. 	
<p>46. Demolition operations shall not be conducted on the roadway or public footway or any other locations, which could lead to the discharge of materials into the stormwater drainage system.</p>	
<p>47. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.</p>	
<p>48. All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and guarded and protected to prevent them from being dangerous to life or property.</p>	
<p>49. When excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building or an adjoining allotment of land, you shall:</p> <ul style="list-style-type: none"> i) preserve and protect the building from damage and ii) underpin and support the building in an approved manner, if necessary and iii) give notice of intention to excavate below the level of the base of the footings of a building on an adjoining allotment of land to the owner at least 7 days prior to excavation and furnish particulars of the excavation to the owner of the building being erected or demolished. <p>Note: The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>In this conditions allotment of land includes a public road and any other public place.</p>	
<p>50. When soil conditions require it:</p> <ul style="list-style-type: none"> i) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and ii) adequate provision shall be made for drainage. 	
<p>51. Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.</p>	
<p>52. The new building work shall be protected in accordance with the provisions of AS 3660.1-2000 "Termite Management - Part 1: New Building Work", as required by Part 3.1.3 of the Building Code of Australia. Certification is required to be submitted to the Principal Certifying Authority (PCA), prior to the next stage of works to ensure that the selected method of treatment is in compliance with the relevant provisions of the standard. Such certification is to be prepared by a suitably qualified person.</p>	

53.	Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.	
54.	Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.	
55.	All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.	
56.	<p>Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.</p> <p>Note: The Applicant may be liable to prosecution under the Environmental Planning and Assessment Act 1979 for a breach of an approval condition, or under the Protection of the Environment Operations Act 1997, if its employees, agents or sub-contractors allow sediment, including soil, excavated material, building materials, or other materials to be pumped, drained or allowed to flow to the street, stormwater pipes or waterways. The Applicant shall ensure that its employees, agents or sub-contractors understand and maintain sediment control measures.</p>	
57.	<p>Builders and demolishers are required to confine access to building and demolition sites to no more than two 3m driveways, and provide a footpath protection pad over Council's footpath at these points (see attached detail). Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.</p> <p>An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.</p> <p>In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying Authority, prior to the demolition of the existing structures and commencement of building operations.</p>	
58.	All trees located within the site, adjoining properties or Council's nature strip shall not be removed or pruned without the written consent of Council in the form of a Permit issued under Council's Tree Preservation Order.	
<p>PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE</p> <p>The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.</p> <p>59. An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.</p> <p>60. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.</p> <p>61. All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.</p> <p>Note: Burning on site is prohibited.</p> <p>62. The floor covering used on the playground area shall be certified by the manufacturer at the completion of the installation and prior to the issue of an Occupation certificate. A copy of this certification shall be provided to Council.</p>		

DEVELOPMENT CONSENT ADVICE

- a. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand **their** requirements **before** commencement of any work.
- b. If Council is appointed as the Principal Certifying Authority (PCA), a building inspection fee shall be paid before a Construction Certificate is issued. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
- c. All asbestos fibre demolition material and asbestos dust shall be handled, stored and removed in accordance with the relevant legislation and guidelines including:
 - Occupational Health and Safety Act 2000
 - Occupational Health and Safety Regulation 2001
 - Occupational Health and Safety Amendment (Chrysotile Asbestos) Regulation 2003
 - Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)]
 - Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]
 - Protection of the Environment Operations (Waste) Regulation 1996

All work procedures shall be devised to minimise the release of dust and fibres. A checklist of safety precautions when working with asbestos is available in Health & Safety Guidelines prepared by the WorkCover Authority of NSW. Collection, storage and transportation is subject to the Protection of the Environment Operations (Waste) Regulation 1996.
- d. Demolition and construction shall minimise the emission of excessive noise and prevent "offensive noise" as defined in the Protection of the Environment Operations Act 1997. Noise reduction measures shall include, but are not limited to the following strategies:
 - choosing quiet equipment
 - choosing alternatives to noisy activities
 - relocating noise sources away from affected neighbours
 - educating staff and contractors about quiet work practices
 - informing neighbours of potentially noise activities in advance
 - equipment, such as de-watering pumps, that are needed to operate on any evening or night between the hours of 8 p.m. and 7 a.m. or on any Sunday or Public Holiday, shall not cause a noise nuisance to neighbours of adjoining or nearby residences. Where the emitted noise exceeds 5 dB(A) [LAeq(15m)] above the background sound level [LA90] at the most affected point on the nearest residential boundary at any time previously stated, the equipment shall be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.

Appendix E - DA 2007/135

NOTICE OF APPROVAL FOR DEVELOPMENT
Section 81 (1)(A) of the Environmental Planning and Assessment Act, 1979

Approval Date	25 January 2007
Authority	Delegated Authority
Reference	DA-2007/135
Contact	Kandace Lindeberg 9562 1854

Coptic Orthodox Church (NSW) Property Trust
PO BOX B50
BEXLEY NSW 2207

Property: 339-377 Forest Road, BEXLEY NSW 2207
Lot 11 DP 857373

Proposal: Construction of one (1) advertising sign for existing Coptic Orthodox Church

The above development is approved subject to the following conditions:




**ROCKDALE
CITY COUNCIL**
On Historic Botany Bay

Latest Consent Conditions	
GENERAL CONDITIONS The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.	
1. The term of this consent is limited to a period of three (3) years from the date of approval. The consent will lapse if the development does not commence within this time.	
2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions. Architectural plans numbered 06E065-1.00 Rev. A, drawn by Eskander and Partners Pty Ltd dated August 2006 and received by Council on 27.09.2006.	
3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).	
4. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.	
5. New building work shall not commence without the prior Development Consent of Council.	
6. Should the height of any temporary structure and/or equipment be greater than 7.62metres above existing ground height (AEGH), an approval must be sought in accordance with the Civil Aviation (Building Control) Regulations Statutory Rules 1988 No.161.	
DEVELOPMENT SPECIFIC CONDITIONS The following conditions are specific to the Development Application proposal:	
7. All existing and proposed lights shall comply with the Australian Standard AS4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.	

8.	The proposed signs must not have / use:	
	<ul style="list-style-type: none"> flashing lights electronically changeable messages animated display, moving parts or simulated movement a method and level of illumination that distracts or dazzles 	
PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE		
The following conditions must be completed prior to the issue of the Construction Certificate.		
9.	A Footpath Reserve Restoration Deposit of \$400 shall be paid to Council prior to the issue of a construction certificate. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways, paved areas and concrete footpaths. Where the Deposit is in the form of a Bank Guarantee, this shall be provided on Council's Bank Guarantee Form. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.	
10.	A footpath inspection fee shall be paid to Council with lodgement of the Construction Certificate with Council, or by the PCA when submitting the copy to Council.	
11.	If Council is appointed as the Principal Certifying Authority (PCA) then structural engineer's details shall be submitted prior to the issue of the Construction Certificate; such structural drawings shall be certified by the Structural Engineer that the design complies with the relevant S.A.A. Codes for the following: <ul style="list-style-type: none"> i) the footings of the proposed structure; ii) the piers to natural ground or rock, detailing the size and position of the piers; iii) all structural steel work; 	
PRIOR TO COMMENCEMENT OF WORKS		
The following conditions must be completed prior to the commencement of works.		
12.	Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.	
13.	A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.	
DURING DEMOLITION / EXCAVATION / CONSTRUCTION		
The following conditions must be complied with during demolition, excavation and or construction.		
14.	A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.	
15.	Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.	
16.	For Class 1 and 10 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages: <ul style="list-style-type: none"> i) at the commencement of the building work, and ii) after excavation for, and prior to the placement of, any footings, and iii) prior to pouring any in-situ reinforced concrete building element, and iv) prior to covering the framework for any floor, wall, roof or other building element, and v) prior to covering waterproofing in any wet areas, and vi) prior to covering any stormwater drainage connections, and vii) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.	
17.	Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.	
18.	All contractors shall comply with the following during all stages of demolition and construction: <ul style="list-style-type: none"> A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. 	

<p>Permits can be obtained from Council's Customer Service Centre.</p> <ul style="list-style-type: none"> A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. A Crane Permit must be obtained from Council prior to the operation of any activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway. Permits can be obtained from Council's Customer Service Centre. 		
<p>19. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.</p>		
<p>20. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.</p>		
<p>21. Existing site and/or street trees shall be adequately protected from damage during operations.</p>		
<p>PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE</p> <p>The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.</p> <p>22. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.</p>		
<p>DEVELOPMENT CONSENT ADVICE</p> <p>a. Demolition and construction shall minimise the emission of excessive noise and prevent "offensive noise" as defined in the Protection of the Environment Operations Act 1997. Noise reduction measures shall include, but are not limited to the following strategies:</p> <ul style="list-style-type: none"> choosing quiet equipment choosing alternatives to noisy activities relocating noise sources away from affected neighbours educating staff and contractors about quiet work practices informing neighbours of potentially noise activities in advance equipment, such as de-watering pumps, that are needed to operate on any evening or night between the hours of 8 p.m. and 7 a.m. or on any Sunday or <p>Public Holiday, shall not cause a noise nuisance to neighbours of adjoining or nearby residences. Where the emitted noise exceeds 5 dB(A) [LAeq(15m)] above the background sound level [LA90] at the most affected point on the nearest residential boundary at any time previously stated, the equipment shall be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.</p> <p>b. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.</p>		

Appendix F - DA 2009/393



**ROCKDALE
CITY COUNCIL**
On Historic Botany Bay

NOTICE OF APPROVAL FOR DEVELOPMENT
Section 81 (1)(A) of the Environmental Planning and Assessment Act, 1979

Approval Date	15 July 2009
Authority	Delegated Authority
Reference	DA-2009/393
Contact	Kylie Rourke 9562 1697

Ausegy Constructions & Development Pty Ltd
7 Charles St
RYDE NSW 2112

Property: 339-377 Forest Road, BEXLEY NSW 2207
Lot 11 DP 857373

Proposal: Erection of awning to existing shed located at Forest Road frontage

The above development is approved subject to the following conditions:

Latest Consent Conditions	
GENERAL CONDITIONS The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.	
1. The term of this consent is limited to a period of three (3) years from the date of approval. The consent will lapse if the development does not commence within this time.	
2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions. Architectural plans numbered 1/2 and 2/2, drawn by Bajada Drafting and Designs, dated 19.06.08 and received by Council on 20 May 2009.	
3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).	
4. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.	
5. Further alterations and/or additions to the subject building shall not be undertaken without first obtaining approval. This includes the fitting of any form of doors and/or walls.	
6. The awning shall not be enclosed at any future time.	
7. This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.	

8. Excavation, filling of the site (with the exception of the area immediately under the building envelope), or construction of retaining walls are not permitted unless shown on the approved plans and authorised by a subsequent construction certificate.	
9. All downpipes from the proposed structure shall discharge to the existing stormwater drainage system, i.e. the existing on-site detention facility.	
10. The works must not interfere with the existing stormwater drainage system. All elements of the existing stormwater drainage system, including the on-site detention facility, must be preserved in accordance with previous approval.	
DEVELOPMENT SPECIFIC CONDITIONS The following conditions are specific to the Development Application proposal: 11. Materials, goods or machinery shall not be stored, placed or otherwise permitted to stand between the building line and the street alignment.	
PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE The following conditions must be completed prior to the issue of the Construction Certificate. 12. A Footpath Reserve Restoration Deposit of \$429.00 shall be paid to Council prior to the issue of a construction certificate. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways, paved areas and concrete footpaths. The deposit may be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges. The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council.	
13. A fee is payable to Council for a Soil and Water Management Sign (811) of \$14.00. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.	
14. An environmental enforcement fee of 0.25% of the cost of the works shall be paid to Council prior to the issue of a construction certificate in accordance with Rockdale Council's City Plan (adopted fees and charges).	
15. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	
16. If Council is appointed as the Principal Certifying Authority (PCA) then structural engineer's details shall be submitted prior to the issue of the Construction Certificate; such structural drawings shall be certified by the Structural Engineer that the design complies with the relevant S.A.A. Codes for the following: i) The footings of the proposed structure; ii) the design of each roof truss type showing the layout of each truss on a marking plan and the method of connecting each truss to its supporting members of the method of bracing; iii) All structural steel work, including the side of the steel members, fixing details and specifications;	
17. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please contact Sydney Water. The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before issue of any Construction Certificate.	
18. A Waste Management Plan shall be implemented in accordance with Development Control Plan No. 53.	
PRIOR TO COMMENCEMENT OF WORKS The following conditions must be completed prior to the commencement of works. 19. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.	
20. Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction. The controls are to be designed and installed in accordance with the Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Regional Organisation of Council. Copies of the guidelines are available from Council.	
21. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.	

22.	<p>A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:</p> <ul style="list-style-type: none"> i) stating that unauthorised entry to the work site is prohibited, and ii) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. <p>Any such sign is to be removed when the work has been completed.</p> <p>This condition does not apply to:</p> <ul style="list-style-type: none"> iii) building work carried out inside an existing building or iv) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out. 	
23.	<p>The site shall be secured by a 1500 mm (minimum) high temporary fence for the duration of the work. Gates shall be provided at the opening points.</p>	
24.	<p>Toilet facilities are to be provided, at or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site and the toilet facilities must be designed and installed in accordance with the provisions of clause 781 of the Environmental Planning and Assessment Regulation 1994, and be installed before any other work is commenced.</p>	
25.	<p>Consultation with Energy Australia is essential prior to commencement of work. Failure to notify Energy Australia may involve unnecessary expense in circumstances such as:</p> <ul style="list-style-type: none"> i) where the point of connection and the meter board has been located in positions other than those selected by Energy Australia or ii) where the erection of gates or fences has restricted access to metering equipment. 	
<p>DURING DEMOLITION / EXCAVATION / CONSTRUCTION</p> <p>The following conditions must be complied with during demolition, excavation and or construction.</p> <p>26. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.</p>		
27.	<p>Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.</p>	
28.	<p>For Class 10 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages:</p> <ul style="list-style-type: none"> i) At the commencement of the building work, and ii) After excavation for, and prior to the placement of, any footings, <ul style="list-style-type: none"> a. Pier/pad holes, and iii) prior to covering the framework for any floor, wall, roof or other building element, <ul style="list-style-type: none"> a. Framework, and iv) prior to covering any stormwater drainage connections, and v) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. <p>Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.</p> <p>If Council is appointed as the Principal Certifying Authority, 48 hours notice is to be given that the above works is ready for inspection.</p>	
29.	<p>Upon inspection of each stage of construction, the Principal Certifying Authority (or other suitably qualified person on behalf of the Principal Certifying Authority) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of Council's approval:</p> <ul style="list-style-type: none"> ▪ Sediment control measures ▪ Provision of perimeter fences or hoardings for public safety and restricted access to building sites. ▪ Maintenance of the public place free from unauthorised materials, waste containers or other obstructions. 	
30.	<p>Demolition operations shall not be conducted on the roadway or public footway or any other locations, which could lead to the discharge of materials into the stormwater drainage system.</p>	
31.	<p>All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.</p>	
32.	<p>A Registered Surveyor's check survey certificate or compliance certificate shall be forwarded to the certifying authority detailing compliance with Council's approval at the following stage/s of construction:</p> <ul style="list-style-type: none"> i) After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, building and boundary setbacks. ii) On completion of the building showing the area of the land, the position of the building and boundary setbacks and verifying that the building has been constructed at the approved levels. 	

33. When soil conditions require it: i) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and ii) adequate provision shall be made for drainage.		
34. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods: i) spraying water in dry windy weather ii) cover stockpiles iii) fabric fences		
35. Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.		
36. All contractors shall comply with the following during all stages of demolition and construction: <ul style="list-style-type: none"> A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. A Crane Permit must be obtained from Council prior to the operation of any activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway. Permits can be obtained from Council's Customer Service Centre. A Permit to Dewater or Pump Out a site must be obtained prior to the discharge of pumped water into the road reserve, which includes Council stormwater pits and the kerb and gutter. Permits can be obtained from Council's Customer Service Centre. 		
37. The awning to be removed shall be demolished and removed from the site prior to works commencing. All demolition work shall be carried out in accordance with Council's Demolition and Erection of Buildings Code, with AS2601 – 2001: The Demolition of Structures and with the requirements of the WorkCover Authority of NSW.		
38. The new building work shall be protected in accordance with the provisions of AS 3660.1-2000 "Termite Management - Part 1: New Building Work", as required by Part 3.1.3 of the Building Code of Australia. Certification is required to be submitted to the Principal Certifying Authority (PCA), prior to the next stage of works to ensure that the selected method of treatment is in compliance with the relevant provisions of the standard. Such certification is to be prepared by a suitably qualified person.		
39. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.		
40. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.		
41. All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.		
42. Stormwater from roof areas shall be linked via a temporary downpipe to an approved stormwater disposal system immediately after completion of the roof area.		
43. Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment. Note: The Applicant may be liable to prosecution under the Environmental Planning and Assessment Act 1979 for a breach of an approval condition, or under the Protection of the Environment Operations Act 1997, if its employees, agents or sub-contractors allow sediment, including soil, excavated material, building materials, or other materials to be pumped, drained or allowed to flow to the street, stormwater pipes or waterways. The Applicant shall ensure that its employees, agents or sub-contractors understand and maintain sediment control measures.		

44.	<p>Owners/Applicants/Builders and demolishers are required to confine access to building and demolition sites to no more than two 3m driveways, and provide a footpath protection pad over Council's footpath at these points (see attached detail). Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.</p> <p>An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.</p> <p>In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying Authority, prior to the demolition of the existing structures and commencement of building operations.</p>	
45.	<p>Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction. A copy of the sign is available from Council.</p>	
46.	<p>Existing site and/or street trees shall be adequately protected from damage during operations.</p>	
47.	<p>The Brushbox tree located within the footprint of the proposed awning may be removed.</p>	
48.	<p>All other trees located within the site, adjoining properties or Council's nature strip shall not be removed or pruned without the written consent of Council in the form of a Permit issued under Council's Tree Preservation Order.</p>	
49.	<p>Any pruning of branches or roots of trees growing from within adjoining properties requires the prior written consent of the tree's owners and the prior written consent of Council in the form of a Permit issued under Council's Tree Preservation Order. The work must be carried out in accordance with AS4373:2007 by an experienced Arborist with minimum AQF Level 2 qualifications in Arboriculture.</p>	
50.	<p>Where drainage or paving works are proposed to be constructed in the area below the dripline of trees, the proposed works and construction methods must not damage the tree. Where either the trees or works were not shown in detail on the approved plans, then Council approval must be obtained by contacting Council's Tree Management Officer.</p>	
51.	<p>Building materials, site residue, machinery or building equipment shall not be placed or stored under the dripline of the existing street trees.</p>	
52.	<p>An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation.</p>	
53.	<p>Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.</p>	
54.	<p>All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.</p> <p>Note: Burning on site is prohibited.</p>	
55.	<p>Damage to brick kerb and/or gutter and any other damage in the road reserve shall be repaired using brick kerb and gutter of a similar type and equal dimensions. All works shall be to Council's satisfaction at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.</p>	
56.	<p>At least one (1) replacement Brush Box tree (<i>Lophostemon confertus</i>) of at least 25 litre pot size shall be planted in a suitable location, and within twenty (20)m of the tree proposed to be removed, on completion of the building works and prior to the final inspection. The replacement tree can be obtained from Rockdale Community Nursery, 41 Beach Street Kogarah (Phone 9553 7346).</p>	
57.	<p>Construction related activities must not take place on the roadway without Council approval.</p> <p>Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.</p> <p>Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Construction Zone signs by the RTA.</p> <p>Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.</p>	

<p>a. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand their requirements before commencement of any work.</p> <p>b. If Council is appointed as the Principal Certifying Authority (PCA), a fee shall be paid before a Construction Certificate is issued. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges. The fees charged encompass all matters related to ensuring that the proposed development is carried out in accordance with the approved plans and any post inspection issues that may arise.</p> <p>c. All asbestos fibre demolition material and asbestos dust shall be handled, stored and removed in accordance with the relevant legislation and guidelines including:</p> <ul style="list-style-type: none"> * Occupational Health and Safety Act 2000 * Occupational Health and Safety Regulation 2001 * Occupational Health and Safety Amendment (Chrysotile Asbestos) Regulation 2003 * Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)] * Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)] * Protection of the Environment Operations (Waste) Regulation 1996 <p>All work procedures shall be devised to minimise the release of dust and fibres. A checklist of safety precautions when working with asbestos is available in Health & Safety Guidelines prepared by the WorkCover Authority of NSW. Collection, storage and transportation is subject to the Protection of the Environment Operations (Waste) Regulation 1996.</p> <p>d. Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory authorities (NSW WorkCover Authority and the NSW Environment Protection Authority), together with the relevant regulations, namely:</p> <ul style="list-style-type: none"> * Occupational Health and Safety Act 2000 * Occupational Health and Safety Regulation 2001 <p>e. Demolition and construction shall minimise the emission of excessive noise and prevent "offensive noise" as defined in the Protection of the Environment Operations Act 1997. Noise reduction measures shall include, but are not limited to the following strategies:</p> <ul style="list-style-type: none"> * choosing quiet equipment * choosing alternatives to noisy activities * relocating noise sources away from affected neighbours * educating staff and contractors about quiet work practices * informing neighbours of potentially noise activities in advance * equipment, such as de-watering pumps, that are needed to operate on any evening or night between the hours of 8 p.m. and 7 a.m. or on any Sunday or <p>Public Holiday, shall not cause a noise nuisance to neighbours of adjoining or nearby residences. Where the emitted noise exceeds 5 dB(A) [LAeq(15m)] above the background sound level [LA90] at the most affected point on the nearest residential boundary at any time previously stated, the equipment shall be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.</p> <p>f. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.</p>		
--	--	--

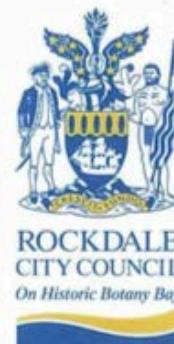
Appendix G - DA 2015/90

22 October 2014

Our Ref: DA-2015/90

Contact: Faye Fares 9562 1666

Coptic Orthodox Church (NSW) Property Trust
Suite 2 Level 2 2 Rowe St
EASTWOOD NSW 2122



NOTICE OF DETERMINATION

Issued in accordance with section 81(1a) of the *Environmental Planning and Assessment Act, 1979*

Application Number:	DA-2015/90
Property:	339 - 377 Forest Road, BEXLEY NSW 2207 Lot 11 DP 857373
Proposal:	Addition of a vergola between the community hall and school building within the St. Mary and St. Mina Coptic Orthodox College and Cathedral site (originally Bexley School buildings)
Authority:	Delegated
Determination:	Approved
Date of determination:	21 October 2014
Date consent commences:	21 October 2014
Date consent lapses:	21 October 2019

Latest Consent Conditions	Comments
<p>General Conditions The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.</p> <p>1. The term of this consent is limited to a period of five (5) years from the date of approval. The consent will lapse if the development does not commence within this time.</p>	
<p>2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.</p>	

<table><tr><th>Plan/Dwg No.</th><th>Drawn by</th><th>Dated</th><th>Received by Council</th></tr><tr><td>Sheet No. 1 of 4</td><td>Vergola</td><td>18/8/14</td><td>11/9/14</td></tr><tr><td>Sheet No. 2 of 4</td><td>Vergola</td><td>18/8/14</td><td>11/9/14</td></tr><tr><td>Sheet No. 3 of 4</td><td>Vergola</td><td>18/8/14</td><td>11/9/14</td></tr><tr><td>Sheet No. 4 of 4</td><td>Vergola</td><td>18/8/14</td><td>11/9/14</td></tr></table>	Plan/Dwg No.	Drawn by	Dated	Received by Council	Sheet No. 1 of 4	Vergola	18/8/14	11/9/14	Sheet No. 2 of 4	Vergola	18/8/14	11/9/14	Sheet No. 3 of 4	Vergola	18/8/14	11/9/14	Sheet No. 4 of 4	Vergola	18/8/14	11/9/14		
Plan/Dwg No.	Drawn by	Dated	Received by Council																			
Sheet No. 1 of 4	Vergola	18/8/14	11/9/14																			
Sheet No. 2 of 4	Vergola	18/8/14	11/9/14																			
Sheet No. 3 of 4	Vergola	18/8/14	11/9/14																			
Sheet No. 4 of 4	Vergola	18/8/14	11/9/14																			
3. The pergola shall not be enclosed at any future time without prior development consent.																						
4. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.																						
5. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).																						
Prior to issue of the construction certificate The following conditions must be completed prior to the issue of the Construction Certificate.																						
6. The following fees shall be paid to Council prior to the issue of a Construction Certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges. i. A Footpath Reserve Restoration Deposit of \$4,691.00. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. The deposit may be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council. ii. An environmental enforcement fee of 0.25% of the cost of the works. iii. A Soil and Water Management Sign of \$16.50.																						
7. Stormwater management requirements for the development site, including the final discharge/end connection point, must comply with Rockdale Technical Specification Stormwater Management.																						
8. A certificate from a practising Structural Engineer shall be submitted prior to the issue of the construction certificate confirming that the existing building elements are structurally adequate to support all proposed additional loads.																						
9. A Waste Management Plan shall be prepared and implemented in accordance with Rockdale Technical Specification Waste Minimisation and Management.																						
10. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please contact Sydney Water. The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before issue of any Construction Certificate.																						
Prior to commencement of works The following conditions must be completed prior to the commencement of works.																						
11. A Soil and Water Management Plan shall be prepared. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request. Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.																						
12. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.																						
13. Prior to the commencement of any work on site, a sign shall be placed in a prominent position on each protective fence identifying the area as a Tree Protection Zone and prohibiting vehicle access, waste bins, storage of materials and equipment, site residue and excavations within the fenced off area.																						
During demolition / excavation / construction The following conditions must be complied with during demolition, excavation and or construction.																						
14. If a CC is required, a copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.																						

15.	Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.	
16.	For Class 1 and 10 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages: i) prior to pouring any in-situ reinforced concrete building element, a. Trench and steel for footing b. Ground floor steel, and ii) prior to covering the framework for any floor, wall, roof or other building element and iii) prior to covering any stormwater drainage connections, and iv) after the building work has been completed and prior to any occupation certificate being issued in relation to the building Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request. If Council is appointed as the Principal Certifying Authority, 48 hours notice is to be given that the above works is ready for inspection.	
17.	Upon inspection of each stage of construction, the Principal Certifying Authority (or other suitably qualified person on behalf of the Principal Certifying Authority) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of Council's approval: • Sediment control measures • Provision of perimeter fences or hoardings for public safety and restricted access to building sites. • Maintenance of the public place free from unauthorised materials, waste containers or other obstructions.	
18.	All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.	
19.	All contractors shall comply with the following during all stages of demolition and construction: • A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. • A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. • A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre. • A Crane Permit must be obtained from Council prior to the operation of any activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.	
20.	All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.	
21.	Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction. A copy of the sign is available from Council.	
22.	Any existing street trees located within the site premises, at the front of the property, along Forest Road, Broadford Street, Bayview Street and along or near rear boundary fences are not to be removed or pruned, including root pruning, without the written consent of Council.	
23.	Existing site and/or street trees shall be adequately protected from damage during operations.	
24.	Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.	

25.	<p>Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.</p> <p>Note: The Applicant may be liable to prosecution under the Environmental Planning and Assessment Act 1979 for a breach of an approval condition, or under the Protection of the Environment Operations Act 1997, if its employees, agents or sub-contractors allow sediment, including soil, excavated material, building materials, or other materials to be pumped, drained or allowed to flow to the street, stormwater pipes or waterways. The Applicant shall ensure that its employees, agents or sub-contractors understand and maintain sediment control measures.</p>	
Prior to issue of occupation certificate or commencement of use The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.		
26.	An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.	
27.	Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.	
28.	<p>All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.</p> <p>Note: Burning on site is prohibited.</p>	
29.	All stormwater drainage plumbing work shall comply with the NSW Code of Practice: Plumbing and Drainage and Australian Standard AS3500.	
Integrated development/external authorities The following conditions have been imposed in accordance with Section 91A of the Environmental Planning and Assessment Act, 1979.		
30.	<p>Sydney Airport Corporation Limited (SACL) has approved the maximum height of the proposed building at 3.250 metres relative to Australian Height Datum (AHD). This height is inclusive of all vents, chimneys, aerials, TV antennae and construction cranes etc. No permanent or temporary structure is to exceed this height without further approval from Sydney Airport Corporation Limited.</p> <p>Note: Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed "controlled activity" and is punishable by a fine of up to 50 penalty units.</p> <p>For further information on Height Restrictions please contact SACL on 9667 9246.</p>	
Roads Act		
31.	<p>Construction related activities must not take place on the roadway without Council approval.</p> <p>Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.</p> <p>Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Works Zone signs by Council's Traffic and Road Safety Section.</p> <p>Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.</p>	
Development consent advice		
a.	You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand their requirements before commencement of any work.	
b.	<p><i>Telstra Advice – Dial Before You Dig</i></p> <p>Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before You Dig service in advance of any construction or planning activities.</p>	
c.	<p><i>Telstra Advice - Telecommunications Act 1997 (Commonwealth)</i></p> <p>Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Commonwealth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800810443.</p>	

<p>d. If Council is appointed as the Principal Certifying Authority (PCA), a fee shall be paid before a Construction Certificate is issued. If the fee is paid after the end of the financial year, it will be adjusted in accordance with Council's adopted fees and charges. The fees charged encompass all matters related to ensuring that the proposed development is carried out in accordance with the approved plans and any post inspection issues that may arise.</p>	
<p>e. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in condition 2, the conditions of this approval prevail.</p>	

Appendix H - BER Nation Builder



New South Wales Government
NSW Nation Building and Jobs Plan Taskforce

**NATION BUILDING AND JOBS PLAN
(STATE INFRASTRUCTURE DELIVERY) ACT 2009
AUTHORISATION- Amendment No.2
No. 197.2 of 2010**

I, the Acting NSW Infrastructure Co-ordinator General, under the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* (the Act) authorise under section 24(4) of the Act the carrying out of the infrastructure project specified in Schedule 1 of this Authorisation subject to the conditions set out in Schedule 2 of this Authorisation.


Paul Gilbertson
A/NSW Infrastructure Co-ordinator General

Date: 17th March 2011

SCHEDULE 1

Infrastructure Project Application No.:	IPA No. 10/071.3 EI - St Mary & St Mina's Coptic Orthodox College
Type of Infrastructure Project:	Education
Proponent:	Wood + Day Partnership Pty Ltd
Project Site:	St Mary & St Mina's Coptic Orthodox College 339 – 377 Forest Road, Bexley Lot 11 DP 857373
LGA:	Rockdale
Approved work:	Demolition of part of the existing covered walkway and construction of a three storey extension to the existing classroom building comprising six classrooms, a multi-purpose hall, canteen, new staff rooms and staff toilets, storage, roof top play area, lift and stair access together with tree removal, landscaping and associated site works.

Latest Consent Conditions																																																														
<p style="text-align: center;">SCHEDULE 2</p> <p style="text-align: center;">Conditions</p> <p>1) The infrastructure project must be carried out in accordance with the following drawings plans and reports submitted to the Infrastructure Co-ordinator General documenting the infrastructure project, as amended by the Conditions of this Authorisation:</p> <table border="1"> <thead> <tr> <th>Drawing No.</th><th>Name of Plan or document</th><th>Date</th></tr> </thead> <tbody> <tr> <td colspan="3">Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:</td></tr> <tr> <td>04867 BER.01 Rev A</td><td>Site & Const. Mgmt Plan</td><td>18/02/2010</td></tr> <tr> <td>04867-BER-02-Rev-A</td><td>Ground-&First-Floor-Plans</td><td>18/02/2010</td></tr> <tr> <td>04867 A.03 Rev. I</td><td>Ground Floor Plan</td><td>29/11/2010</td></tr> <tr> <td>04867 A.04 Rev. H</td><td>First Floor Plan (Amended- Amendment No.1)</td><td>04/11/2010</td></tr> <tr> <td>04867-BER-03-Rev-A</td><td>Second-Floor-&Roof-Plan</td><td>18/02/2010</td></tr> <tr> <td>04867 A.05 Rev. H</td><td>Second Floor Plan</td><td>04/11/2010</td></tr> <tr> <td>04867-BER-04-Rev-A</td><td>Elevations</td><td>18/02/2010</td></tr> <tr> <td>04867 A.12 Rev. E</td><td>Elevations 1</td><td>18/10/2010</td></tr> <tr> <td>04867 A.13 Rev. E</td><td>Elevations 2 (Amended- Amendment No.1)</td><td>18/10/2010</td></tr> <tr> <td>04867 BER.05 Rev A</td><td>Sections</td><td>18/02/2010</td></tr> <tr> <td colspan="3">Landscape Drawing prepared by Ladd Hudson:</td></tr> <tr> <td>10-472 LP-001 Issue A</td><td>Landscape Plan</td><td>18/02/2010</td></tr> <tr> <td colspan="3">Planning Report prepared by Urban Plan Services Pty Limited, titled 'Nation Building Education Project Planning Report Proposed Alterations & Additions to St Mary & St Mina College, 339-377 Forest Road, Bexley' and dated 11 February 2010 as amended by submission from Wood+Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1- Amendment No.1- St Mary and St Mina Coptic Orthodox College, Bexley' dated 29 November 2010 with the exception of the amendments to the rooftop of the building- Refer Condition 1c below. (Amendment No.1) as amended by submission from Wood + Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1 E1- Amendment No.2: St Mary and St Mina Coptic Orthodox College, Bexley' dated 3 March 2011, material sample of Securemax- High Security Fencing (Australian Security Fencing P/L), and email from Brian Wood titled 'IPA No. 10/071 E10 St Mary and St Mina's Coptic Orthodox Church, Bexley- fencing details' dated 11 March 2011. (Amendment No.2)</td></tr> <tr> <td colspan="3">Heritage Report prepared by NBRIS + Partners, titled 'Statement of Heritage impact Proposed New School Building St Mary's and St Mina's Coptic Orthodox College Bexley Campus 339-377 Forest Road Bexley 2207' and dated September 2009.</td></tr> <tr> <td colspan="3">Traffic and Parking Report prepared by Transport and Traffic Planning Associates, titled 'St Mary and St Mina's Coptic Orthodox College Proposed Extension and Alteration Cnr Forest Road and Bayview Street, Bexley, Assessment of Traffic and Parking Implications' and dated September 2009.</td></tr> <tr> <td colspan="3">Acoustic Report prepared by Benbow Environmental, titled 'Acoustic Statement Report for Coptic Orthodox College Bexley NSW' and dated 18 February 2010.</td></tr> <tr> <td colspan="3">Construction Management Plan prepared by the St Mary and St Mina's Coptic Orthodox College, titled 'Action Plan for the Primary Campus' and dated 8 February 2010.</td></tr> <tr> <td colspan="3">a) In the event of any inconsistency between the authorised drawings and other documentation, the drawings will prevail.</td></tr> </tbody> </table> <p>b) All works undertaken on the site shall be in accordance with the terms and recommendations of any technical reports listed in the table above, except where amended by the conditions below.</p> <p>c) The amendments shown on authorised plans 04867 A.12 Rev. E (Elevation 1) and 04867 A.13 Rev. E (Elevation 2) both dated 18/10/2010 and relating to modifications to the rooftop level of the building are not authorised. (Added- Amendment No.1)</p> <p>d) The maximum height authorised for the security fencing surrounding the rooftop level is RL68.19m (AHD) as detailed in the authorised email from the Proponent dated 11 March 2011 and illustrated on Plan 04867 BER 04. Rev. A dated 18 February 2010. The security fencing shall be constructed of Securemax- High Security Fencing (Australian Security Fencing P/L) in a light grey colour to match that of galvanised fencing and is to be of a powder coated finish.</p> <p>The fencing is to be generally consistent with the material sample submitted with the application for Amendment No.2, unless otherwise agreed to by the Taskforce Office.</p> <p>(Added- Amendment No.2)</p>			Drawing No.	Name of Plan or document	Date	Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:			04867 BER.01 Rev A	Site & Const. Mgmt Plan	18/02/2010	04867-BER-02-Rev-A	Ground-&First-Floor-Plans	18/02/2010	04867 A.03 Rev. I	Ground Floor Plan	29/11/2010	04867 A.04 Rev. H	First Floor Plan (Amended- Amendment No.1)	04/11/2010	04867-BER-03-Rev-A	Second-Floor-&Roof-Plan	18/02/2010	04867 A.05 Rev. H	Second Floor Plan	04/11/2010	04867-BER-04-Rev-A	Elevations	18/02/2010	04867 A.12 Rev. E	Elevations 1	18/10/2010	04867 A.13 Rev. E	Elevations 2 (Amended- Amendment No.1)	18/10/2010	04867 BER.05 Rev A	Sections	18/02/2010	Landscape Drawing prepared by Ladd Hudson:			10-472 LP-001 Issue A	Landscape Plan	18/02/2010	Planning Report prepared by Urban Plan Services Pty Limited, titled 'Nation Building Education Project Planning Report Proposed Alterations & Additions to St Mary & St Mina College, 339-377 Forest Road, Bexley' and dated 11 February 2010 as amended by submission from Wood+Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1- Amendment No.1- St Mary and St Mina Coptic Orthodox College, Bexley' dated 29 November 2010 with the exception of the amendments to the rooftop of the building- Refer Condition 1c below. (Amendment No.1) as amended by submission from Wood + Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1 E1- Amendment No.2: St Mary and St Mina Coptic Orthodox College, Bexley' dated 3 March 2011, material sample of Securemax- High Security Fencing (Australian Security Fencing P/L), and email from Brian Wood titled 'IPA No. 10/071 E10 St Mary and St Mina's Coptic Orthodox Church, Bexley- fencing details' dated 11 March 2011. (Amendment No.2)			Heritage Report prepared by NBRIS + Partners, titled 'Statement of Heritage impact Proposed New School Building St Mary's and St Mina's Coptic Orthodox College Bexley Campus 339-377 Forest Road Bexley 2207' and dated September 2009.			Traffic and Parking Report prepared by Transport and Traffic Planning Associates, titled 'St Mary and St Mina's Coptic Orthodox College Proposed Extension and Alteration Cnr Forest Road and Bayview Street, Bexley, Assessment of Traffic and Parking Implications' and dated September 2009.			Acoustic Report prepared by Benbow Environmental, titled 'Acoustic Statement Report for Coptic Orthodox College Bexley NSW' and dated 18 February 2010.			Construction Management Plan prepared by the St Mary and St Mina's Coptic Orthodox College, titled 'Action Plan for the Primary Campus' and dated 8 February 2010.			a) In the event of any inconsistency between the authorised drawings and other documentation, the drawings will prevail.		
Drawing No.	Name of Plan or document	Date																																																												
Architectural Drawings prepared by Wood + Day Partnership Pty Ltd:																																																														
04867 BER.01 Rev A	Site & Const. Mgmt Plan	18/02/2010																																																												
04867-BER-02-Rev-A	Ground-&First-Floor-Plans	18/02/2010																																																												
04867 A.03 Rev. I	Ground Floor Plan	29/11/2010																																																												
04867 A.04 Rev. H	First Floor Plan (Amended- Amendment No.1)	04/11/2010																																																												
04867-BER-03-Rev-A	Second-Floor-&Roof-Plan	18/02/2010																																																												
04867 A.05 Rev. H	Second Floor Plan	04/11/2010																																																												
04867-BER-04-Rev-A	Elevations	18/02/2010																																																												
04867 A.12 Rev. E	Elevations 1	18/10/2010																																																												
04867 A.13 Rev. E	Elevations 2 (Amended- Amendment No.1)	18/10/2010																																																												
04867 BER.05 Rev A	Sections	18/02/2010																																																												
Landscape Drawing prepared by Ladd Hudson:																																																														
10-472 LP-001 Issue A	Landscape Plan	18/02/2010																																																												
Planning Report prepared by Urban Plan Services Pty Limited, titled 'Nation Building Education Project Planning Report Proposed Alterations & Additions to St Mary & St Mina College, 339-377 Forest Road, Bexley' and dated 11 February 2010 as amended by submission from Wood+Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1- Amendment No.1- St Mary and St Mina Coptic Orthodox College, Bexley' dated 29 November 2010 with the exception of the amendments to the rooftop of the building- Refer Condition 1c below. (Amendment No.1) as amended by submission from Wood + Day Partnership Pty Ltd titled 'Infrastructure Project Application No. 10/071.1 E1- Amendment No.2: St Mary and St Mina Coptic Orthodox College, Bexley' dated 3 March 2011, material sample of Securemax- High Security Fencing (Australian Security Fencing P/L), and email from Brian Wood titled 'IPA No. 10/071 E10 St Mary and St Mina's Coptic Orthodox Church, Bexley- fencing details' dated 11 March 2011. (Amendment No.2)																																																														
Heritage Report prepared by NBRIS + Partners, titled 'Statement of Heritage impact Proposed New School Building St Mary's and St Mina's Coptic Orthodox College Bexley Campus 339-377 Forest Road Bexley 2207' and dated September 2009.																																																														
Traffic and Parking Report prepared by Transport and Traffic Planning Associates, titled 'St Mary and St Mina's Coptic Orthodox College Proposed Extension and Alteration Cnr Forest Road and Bayview Street, Bexley, Assessment of Traffic and Parking Implications' and dated September 2009.																																																														
Acoustic Report prepared by Benbow Environmental, titled 'Acoustic Statement Report for Coptic Orthodox College Bexley NSW' and dated 18 February 2010.																																																														
Construction Management Plan prepared by the St Mary and St Mina's Coptic Orthodox College, titled 'Action Plan for the Primary Campus' and dated 8 February 2010.																																																														
a) In the event of any inconsistency between the authorised drawings and other documentation, the drawings will prevail.																																																														
<p>Project Specific Conditions</p> <p>Sydney Airport Airspace</p> <p>2) The approval of the Department of Infrastructure, Transport, Regional Development and Local Government (DITRD LG) to the works and any other 'controlled activity' under the Airports (Protection of Airspace) Regulations 1996 (Commonwealth) is to be obtained prior to the issue of a construction certificate.</p> <p>Noise</p> <p>3) Construction of the hall/classrooms is to comply with Australian Standard AS2021 'Acoustics – Aircraft Noise Intrusion- Building Siting and Construction'.</p> <p>4) An air supply system or air conditioning is to be installed to meet the requirements of AS 1668.2 and is to be acoustically designed so that any noise emitted meets the requirements of Condition 5.</p> <p>5) The use of the premises shall not give rise to any one or more of the following:</p> <p>a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy;</p> <p>b) A sound pressure level at any affected premises that exceeds the background (LA90 15 min.) noise level in the absence of the noise under consideration by more than 5 dB(A). The source noise level shall be assessed as LAeq, 15 min and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.</p>																																																														

<p>Use and Management of the Rooftop Play Area</p> <p>6) The use of the rooftop play area is restricted to normal weekday school hours only.</p> <p>7) The rooftop play area must only be used under the full supervision of staff.</p> <p>8) The use of the rooftop play area must be limited to a maximum of 40 students at any one time.</p> <p>9) The use of the rooftop play area must not give rise to offensive noise within the meaning of the Protection of the Environment Operations Act 1997.</p> <p>10) This authorisation does not permit the installation of lighting within the rooftop play area other than lighting for the purposes of exit and emergency lighting.</p>	
<p>Sewer</p> <p>11) The approval of Sydney Water to the works is to be obtained prior to the issue of a construction certificate.</p>	
<p>Traffic and Parking Management Plan</p> <p>12) The Proponent is to prepare a 'Traffic and Parking Management Plan' to the satisfaction of the appointed traffic consultant which seeks to minimise the coincidence of peak parking demands for the church and the school, reduces the need for on-street parking and provides traffic and parking management measures for major events at the site. The Plan is to be completed prior to the issue of any occupation certificate and a copy of the Plan is to be provided to the Council.</p>	
<p>Exterior Materials and Finishes</p> <p>13) Where the authorised architectural drawings indicate the exterior material finish to be face brickwork, this is to be Bowral Bricks 'Gertrudis Brown'.</p> <p>14) Where the authorised architectural drawings indicate the exterior wall finish to be render and paint, this is to be similar in colour to the existing adjoining classroom buildings.</p>	
<p>Landscaping</p> <p>15) All landscaping works are to be completed prior to the occupation of the building.</p>	
<p>Construction and fit out of canteen</p> <p>16) Details of the canteen including the kitchen, food preparation and storage areas must be prepared by a suitably qualified person and certified in accordance with the Australian and New Zealand Food Standards Code under the Food Act 2003 and AS 4674 – 2004: Design, Construction and Fit out of Food Premises.</p>	
<p>Design</p> <p>17) The building materials used to construct the authorised work including all facades and the roof/s must be non-reflective so as not to result in glare that causes any nuisance or interference to any person or place.</p> <p>18) The surface of any material used or proposed to be used for the paving of thoroughfares, courtyards and the like must comply with AS/NZ 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".</p>	
<p>Prior to commencement of work</p> <p>19) Tree protection fencing must be erected around all trees within 10m of the work zone. The fencing must be constructed of 1.8 metres 'cyclone chainmesh fence' or star pickets spaced at 2m intervals, connected by continuous high-visibility barrier/hazard mesh at a height of 1 metre.</p>	
<p>20) The tree protection fencing must be installed prior to the commencement of works.</p>	
<p>21) All required tree protection measures are to be maintained in good condition for the duration of the construction period.</p>	
<p>22) The Proponent must ensure that all machinery is cleaned of soil and debris before entering or exiting the site to prevent the spread of weeds and fungal pathogens.</p>	
<p>23) Within 7 days of the issue of this Authorisation or within 2 days prior to the commencement of work, whichever is the sooner, the Proponent must notify the council and occupier/s of any land within 40 metres of the property boundaries of the project site of the following:</p> <ol style="list-style-type: none"> details of the development approved in this Authorisation; the expected dates for commencement and completion of construction works; and details of the construction program. <p>b) A copy of this letter must be provided to the ICG.</p>	
<p>24) A site notice board must be located at the main entrance to the site in a prominent position and must include the following:</p> <ol style="list-style-type: none"> 24 hour contact person for the site; telephone and facsimile numbers and email address; and site activities and time frames. <p>The site notice must be erected no less than 2 days prior to the commencement of works.</p>	
<p>25) A copy of the authorised and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council or ICG.</p>	
<p>26) The Proponent shall develop a complaints management system and record details of all complaints received and the means of resolution of those complaints. The Complaints register shall be made available to Council or the ICG on request.</p>	
<p>27) All new driveways crossovers and associated works are to be constructed in accordance with the requirements of Council. Prior to the commencement of works, engineering plans of the works must be in accordance with Council details to the satisfaction of the Certifier.</p>	
<p>28) All deposits, bonds and/or bank guarantees must be paid in accordance with council's requirements prior to commencement.</p>	
<p>29) Prior to the commencement of works, engineering plans of the proposed stormwater disposal and drainage from the development including any systems for on-site stormwater detention or retention and details of the provision and maintenance of overland flow paths (as relevant) are to be prepared by a suitably qualified hydraulic engineer in accordance with Council requirements and to the satisfaction of the appointed PCA.</p>	
<p>30) The certifying authority must provide a copy of the Construction Certificate issued for the project to Council and the ICG within 2 days after the date of its determination.</p>	
<p>During work on-site</p> <p>31)</p> <ol style="list-style-type: none"> The hours of demolition or construction, including delivery of materials to and from the site, shall be restricted as follows: <ol style="list-style-type: none"> Between 7.00am and 7.00pm, Monday to Friday, inclusive Between 8.00am and 4.00pm, Saturday No work or deliveries on Sunday and/or public holidays Works and deliveries may be undertaken outside these hours where: <ol style="list-style-type: none"> The delivery of materials is required by the Police or other authorities; or A variation to the working hours is authorised in writing by the ICG. 	

32) All works must be undertaken in accordance with the authorised Construction Management Plan.	
33) All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	
34) All materials on-site or being delivered to the site must be contained within the site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.	
35) The contractor is to use the best available techniques to meet EPA (DECC) construction noise requirements and to comply with Australian Standard 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites", as far as practicable.	
36) Should any heritage relics or sites be discovered during construction they shall be reported to the ICG. Any proposal to disturb any suspected relics or heritage sites may require consultation with the NSW Heritage Office. All work is to cease on site until a further authorisation, if required, is issued and advice is provided by the ICG that work can recommence.	
37) Should any evidence of Aboriginal relics be discovered during construction they shall be reported to the ICG. Any proposal to disturb suspected relics or Aboriginal heritage site may require consultation with the Department of Environment and Climate Change. All work is to cease on site until a further authorisation, if required, is issued and advice is provided by the ICG General that work can recommence.	
38) Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Proponent must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the DECC and if necessary a further authorisation is issued to allow remediation.	
39) Any demolition work must be carried out in accordance with AS 2601—2001, The Demolition of Structures, published by Standards Australia on 13 September 2001.	
40) All waste generated by the project, shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials in accordance with the Waste Classification Guidelines (DECC 2008) and the <i>Protection of the Environment Operations Act 1997</i> .	
41) The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	
On completion	
42) At the completion of this project and prior to the occupation of the building, Certification must be obtained that the project: <ul style="list-style-type: none"> a) Has been constructed in accordance with the approved Architectural Drawings and Engineering Specifications; and b) Is consistent with the terms of this authorisation; and c) Meets the provisions of the Building Code of Australia and relevant Australian Standards; and d) The building is fit for occupation for the intended purpose. e) A copy of all certification including that for construction and occupation must be submitted to the ICG. 	
43) The Proponent must, at the completion of the project, submit to the ICG and the Council documentation and certification which demonstrates that the work as undertaken complies with the terms of this Authorisation. Works-as-executed drawings are also to be forwarded to the Council for information purposes at the completion of the project.	

REPORTS AND PLANS UNDER SEPARATE COVER

Updated Survey and Architectural Site Plans (Approved, Existing and Proposed)

Source Documents for Appendix A - DA 1997/49 (Including Modifications)

Source Documents for Appendix B – DA 2002/1208

Source Documents for Appendix C – DA 2004/1209

Source Documents for Appendix D – DA 2005/570

Source Documents for Appendix E – DA 2007/135

Source Documents for Appendix F – DA 2009/393

Source Documents for Appendix G – DA 2015/90

Source Documents for Appendix H – BER Nation Builder