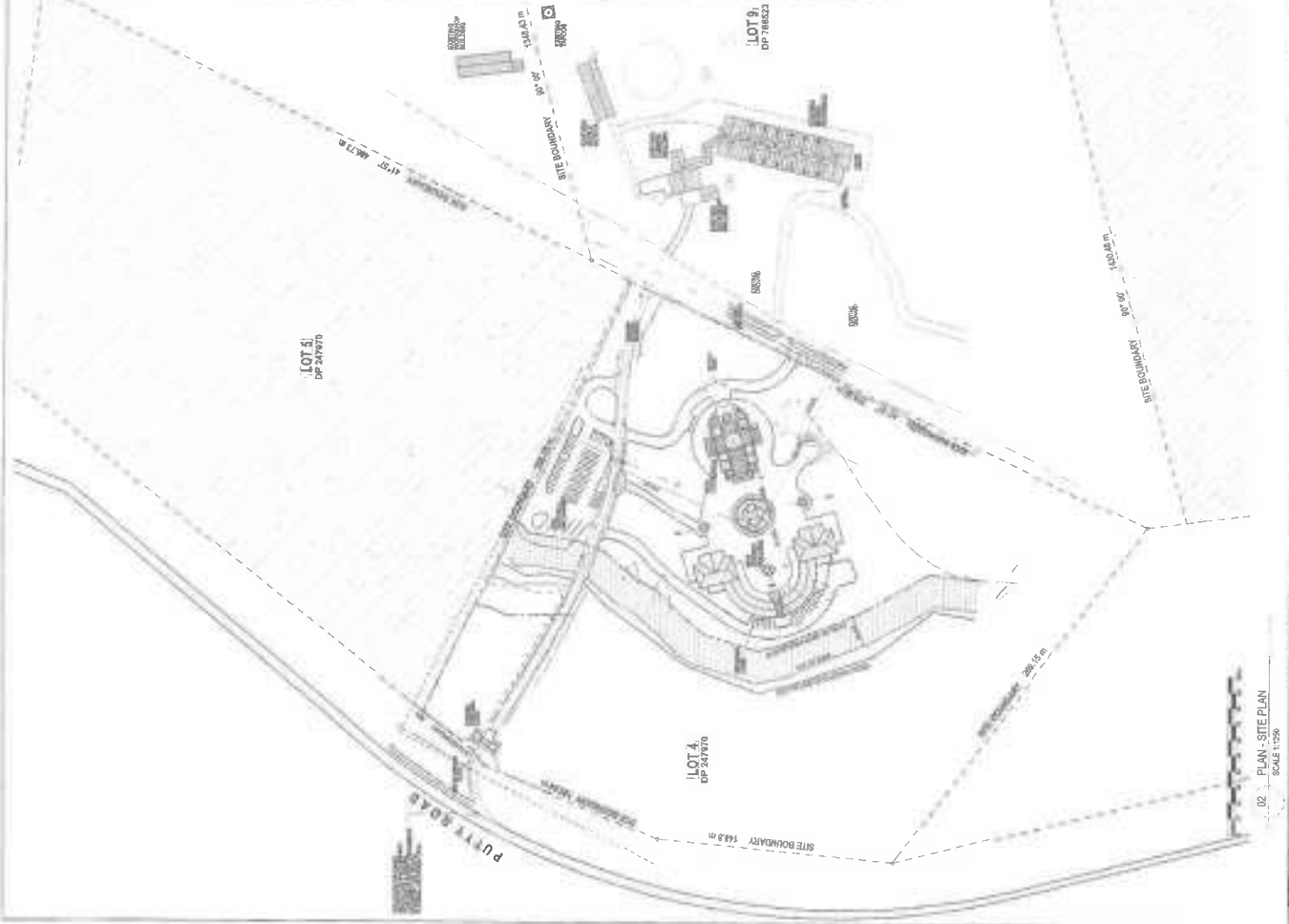


## **APPENDIX B – Plans and Elevations**



01 PLAN - SUBDIVISION PLAN  
SCALE 1:500



02 PLAN - SITE PLAN  
SCALE 1:250

# ST SHENOUDA COPTIC ORTHODOX MONASTERY NEW CATHEDRAL & SERVICE BUILDING

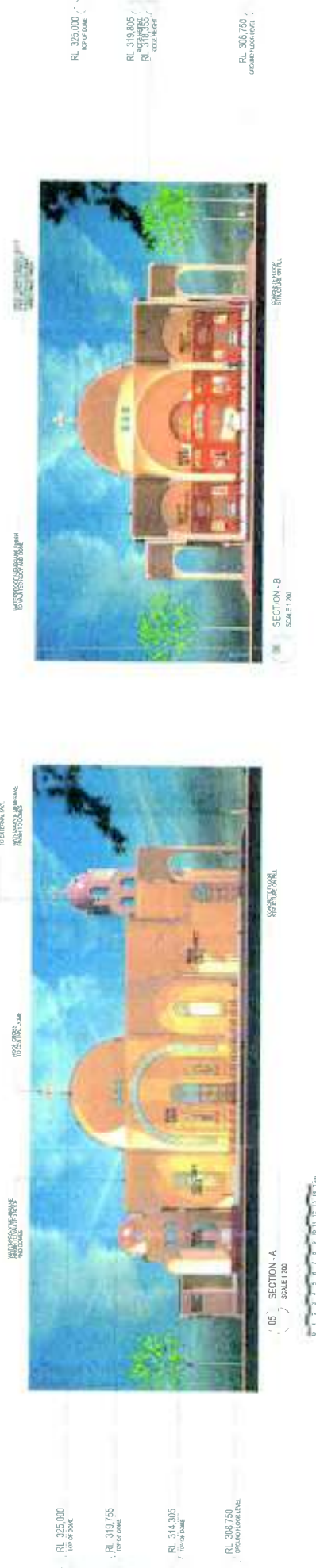
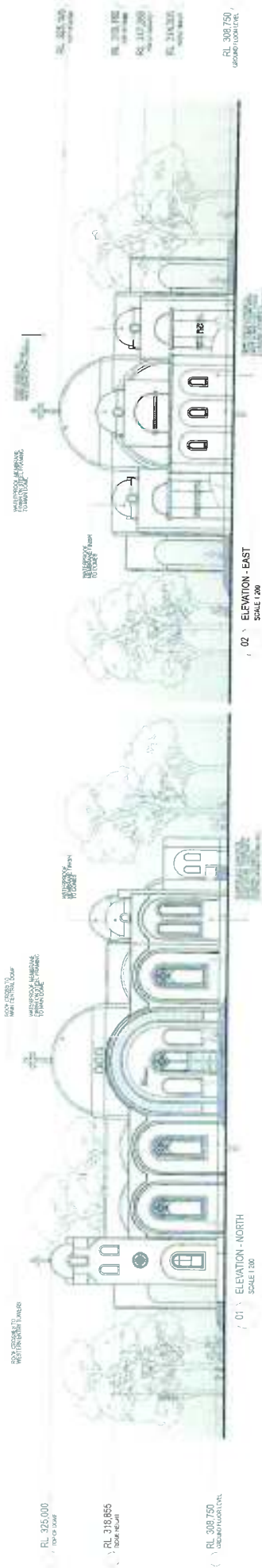
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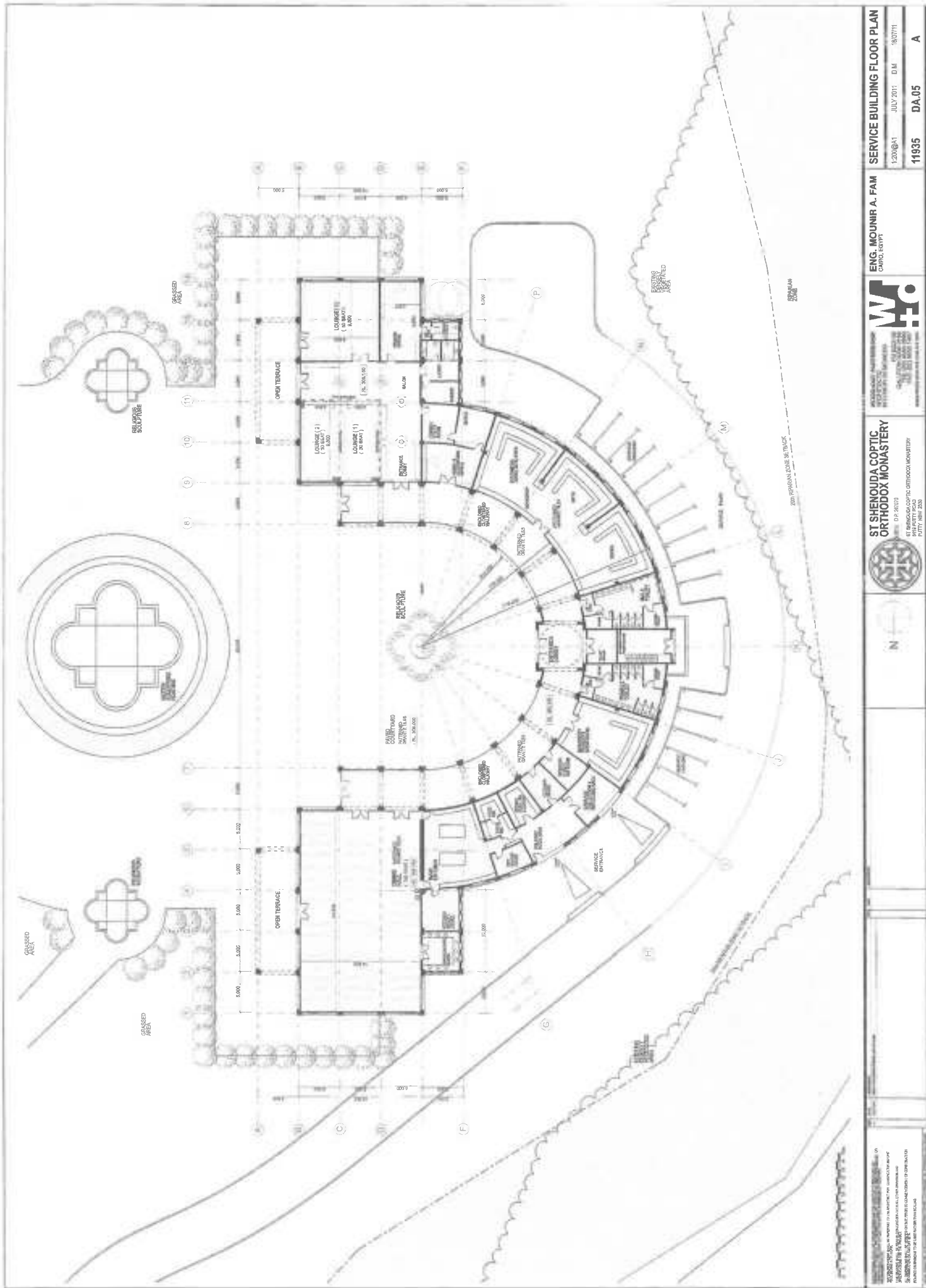
DWG NO:	TITLE:	REV:
DA.01	LOCATION PLAN	A
DA.02	SITE PLAN	A
DA.03	CATHEDRAL GROUND FLOOR & ROOF PLAN	A
DA.04	CATHEDRAL SECTIONS & ELEVATIONS	A
DA.05	SERVICE BUILDING FLOOR PLAN	A
DA.06	SERVICE BUILDING ROOF PLAN	A
DA.07	SERVICE BUILDING ELEVATIONS	A



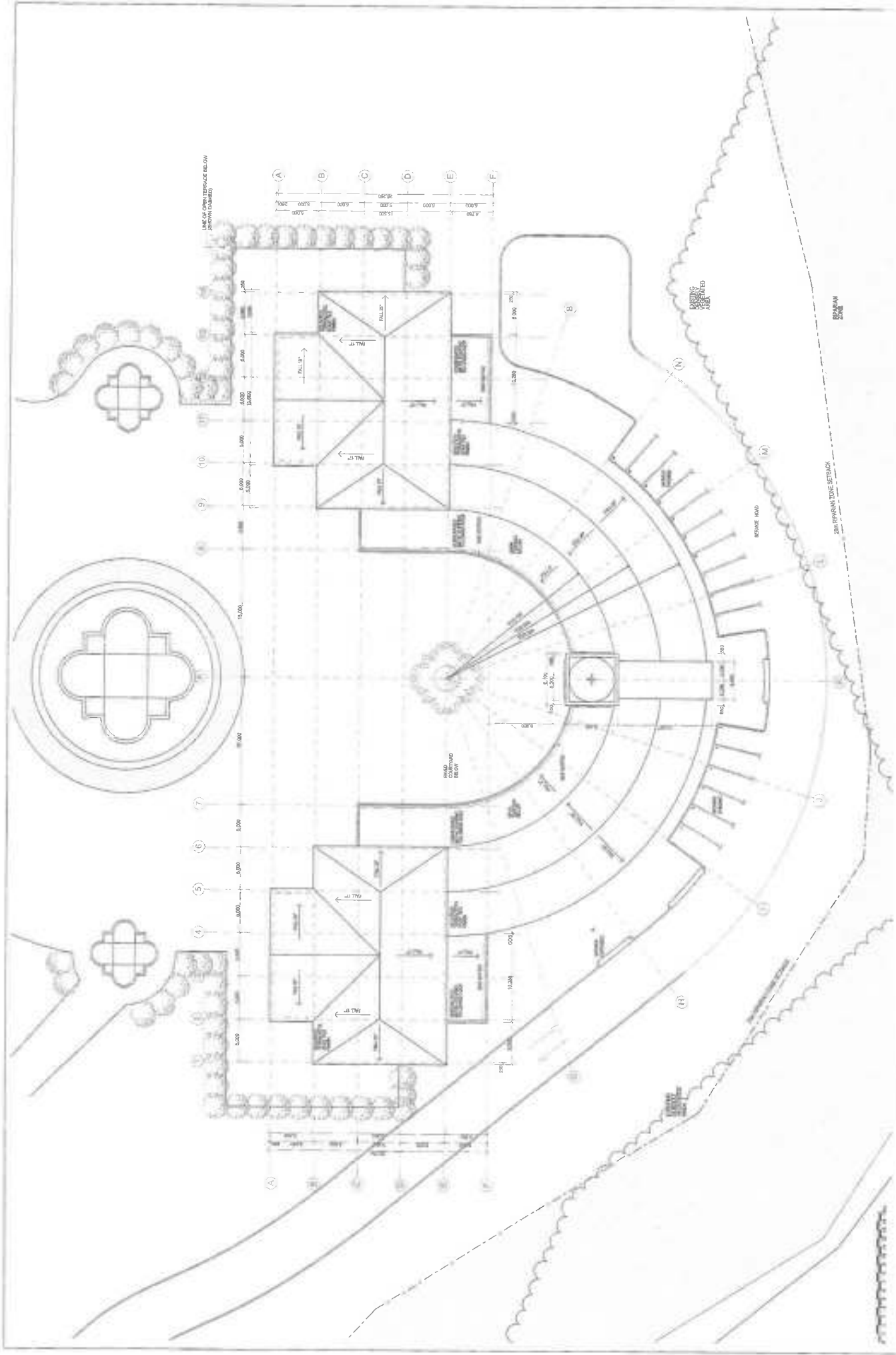








<p>ST SHENOUDA COPTIC MONASTERY</p> <p>11935 DA.05 A</p>	<p>ENG. MOUNIR A. FAM</p> <p>Cairo, Egypt</p>	<p>SERVICE BUILDING FLOOR PLAN</p> <p>1:200@A1 JULY 2011 D.M. 19/07/11</p>	<p>11935 DA.05 A</p>	<p>11935 DA.05 A</p>	<p>11935 DA.05 A</p>
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<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>	<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>	<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>	<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>	<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>	<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>
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<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>
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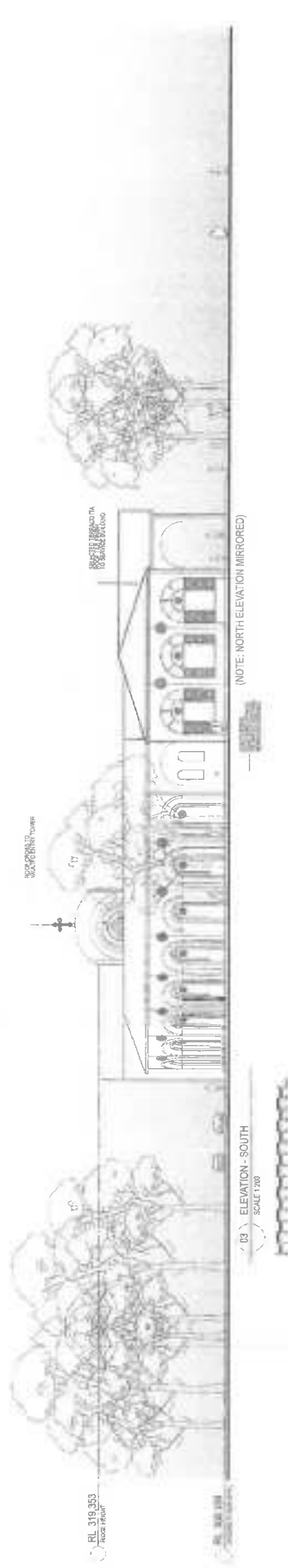
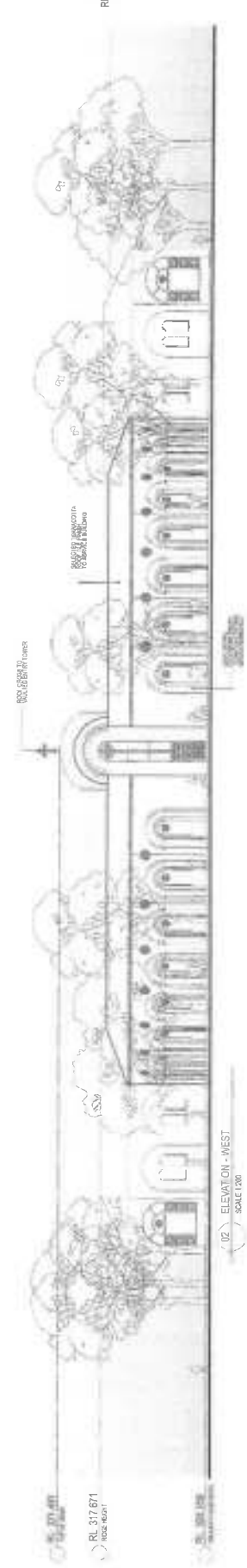
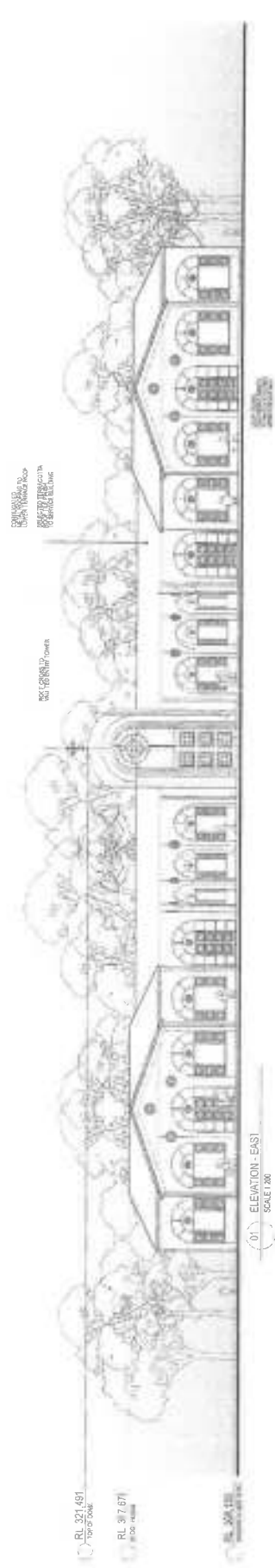
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<p>ST. SHENOUA COPTIC ORTHODOX MONASTERY</p> <p>1:2000/01</p> <p>11935</p>
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(NOTE: NORTH ELEVATION MIRRORED)



## **APPENDIX C – Referral Comments**

### Comments from External Agencies

- RTA
- NSW Office of Water



14 June 2012

CR2012/005751  
SF2012/014376/1  
MD

General Manager  
Singleton Council  
DX 7063  
SINGLETON



**Attention: Mr Philip Carroll**

**PUTTY ROAD (MR503): CONSTRUCTION OF PLACE OF WORSHIP AND ANCILLARY SERVICE BUILDING, LOT 4 DP 247970, 8419 PUTTY ROAD, PUTTY (DA 103/2012)**

Dear Mr Carroll, *Phil*

I refer to your letter dated 28 May 2012, received on 30 May 2012 (your reference: DA103/2012), regarding the subject development application forwarded to Roads and Maritime Services (RMS) for consideration.

**RMS Responsibilities**

RMS' primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, RMS has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Putty Road (MR503) is a classified (State) road. RMS concurrence is required for connections to this road with Council consent, under Section 138 of the Act. Council is the roads authority for this road and all other public roads in the area. As road works will be required on the classified (State) road, RMS will exercise the functions of roads authority under Sections 64 and 71 of the Act.

Also, in accordance with *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, RMS is given the opportunity to review and provide comment on the subject development application as it meets the requirements under Schedule 3, Column 3.

**RMS Response and Requirements**

RMS has reviewed the information provided and has no objections to the proposed development, provided the following matters are addressed and included in Council's conditions of development consent:

**Roads & Maritime Services**

## Intersection / Vehicular Access

- The Putty Road intersection / vehicular access connection to the proposed development shall be designed and constructed as a Rural Type CHR(S) / BAL intersection in accordance with Austroads Guide to Road Design (with RMS supplements) and located to the north of the existing access, to the satisfaction of RMS and Council.

*Comment: Based on observation, the location of the existing vehicular access does not to meet the Austroads Guide to Road Design (with RMS supplements) sight distance requirements for the posted speed limit, as it is located to the south of a crest on Putty Road.*

- The access road shall be sealed and of sufficient wide to accommodate two-way bus movement from its intersection with Putty Road to the property boundary (as a minimum).
- On completion of the intersection / vehicular access road, the existing access from Putty Road shall be removed and reinstated to natural conditions, to the satisfaction of RMS and Council.

## General

- A Construction Traffic Management Plan (CTMP) shall be prepared and include a Vehicle Movement Plan and Traffic Control Plans. It shall be prepared with the intention of having minimal impact to the operation of the road network during construction. The CTMP shall be submitted to RMS and Council for review and approval prior to any construction activities occurring onsite.
- As road works are required on a State road, RMS will require the developer to enter into a Works Authorisation Deed (WAD) with RMS. RMS will exercise its powers under Section 87 of the *Roads Act 1993* (the Act) and the functions of the roads authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Act, as applicable, for all works under the WAD.
- Prior to issuing a construction certificate for the proposed development, the developer shall enter into a WAD with RMS and complete all road works associated with the development.
- Prior to issuing an occupation certificate (interim or final) for the proposed development the developer shall complete all works under the WAD to practical completion, as determined by RMS.
- All works associated with the proposed development shall be at full cost to the developer and at no cost to RMS or Council, to the satisfaction of RMS.

*Comment: Further advice regarding the WAD is provided in Attachment A.*

Should you require further advice please contact me on (02) 4924 0688.

Yours sincerely



Dave Young  
Manager, Land Use Development  
Development North  
Hunter Region

Enc. Attachment A – Preliminary WAD Advice to Consent Authority and Developer

## **Attachment A: Preliminary WAD Advice to Consent Authority and Developer**

### **Advice to the Consent Authority**

- On the Council's determination a copy of the Notice of Determination should be forwarded to RMS within the appellant period for advice / consideration and action where required.
- Conditions of development consent do not guarantee RMS' consent to the specific road works, traffic control signals and / or other structures or works for which it is responsible. The developer must obtain RMS' authorisation in writing prior to the commencement of any road works and traffic control signals, including traffic management, temporary or permanent road works associated with the proposed development.

### **Advice to the Developer**

- Following development consent, early discussion with RMS's Project Manager is recommended. RMS will initiate the WAD process by sending out a letter and information pack on receipt of the Notice of Determination, including the name and contact details of the Project Manager.
- As the WAD process, including acceptance of design documentation and construction can take considerable time, you should allow sufficient lead time within the project development program to ensure that all documentation and works are completed in advance of occupation. RMS will not consider granting concurrence to occupation until it is satisfied all documentation and works under the WAD have been completed.
- Authorisation to commence construction will only be granted when RMS is satisfied that all requirements under the WAD have been met by the developer, including RMS's fees and charges, an unconditional bank guarantee for the full value of the works, detailed design documentation, environmental assessment, road occupancy license, among other matters. RMS will issue a letter to the developer advising of this authorisation.
- Any property acquisition / dedication required to accommodate the State road works / traffic control signals associated with the proposed development shall be at full cost to the developer, including all legal and survey costs. This land shall be dedicated by the developer as public road reserve in favour of the Council, as the owner.
- Part of the developers' timeline should make provision for RMS to satisfy its obligations under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assess the environmental impacts of the works within the road reserve. Further investigation and assessment to that undertaken for the development consent may be required to the satisfaction of RMS, under Part 5 of the EP&A Act.
- It is recommended that the developer use design consultants with the experience and knowledge of RMS's design requirements, in particular the *Austrroads Guide to Road Design 2009* (with RMS supplements) and relevant Australian Standards.
- Construction on a State road and / or traffic control signals requires the engagement of an RMS pre-qualified contractor. A list of pre-qualified contractors can be found on the RMS website below.

<http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

## **Attachment A: Preliminary WAD Advice to Consent Authority and Developer**

### **Advice to the Consent Authority**

- On the Council's determination a copy of the Notice of Determination should be forwarded to RMS within the appellant period for advice / consideration and action where required.
- Conditions of development consent do not guarantee RMS' consent to the specific road works, traffic control signals and / or other structures or works for which it is responsible. The developer must obtain RMS' authorisation in writing prior to the commencement of any road works and traffic control signals, including traffic management, temporary or permanent road works associated with the proposed development.

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<http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>





**Department of  
Primary Industries**  
Office of Water

Contact: Alison Collaros  
Phone: 02 6841 7416  
Fax: 02 6884 0096  
Email: [alison.collaros@water.nsw.gov.au](mailto:alison.collaros@water.nsw.gov.au)

The General Manager  
Singleton Shire Council  
PO Box 314  
Singleton NSW 2330

Our ref: 20 ERM2012/0525  
Our file:  
Your ref: 103/2012

Attention: Philip Carroll

3 September 2012

Dear Sir

**Re: Integrated Development Referral – General Terms of Approval**  
**Dev Ref: 103/2012**  
**Description of proposed activity: Proposed New Cathedral and Service Building**  
**Site location: 8419 Putty Road, Putty (Lot 4 DP 247970)**

I refer to your recent letter dated 14<sup>th</sup> June 2012 and additional information sent by email dated 27/8/2012 regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find the Office of Water's General Terms of Approval (GTA) for work/s on waterfront land requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Waterfront land includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act, 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the GTA proposed to be granted by the approval body.

If the proposed development is approved by Council, the Office of Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- The Office of Water should be notified if any plans or documents are amended and these amendments result in more than minimal change to the proposed development or in additional works on waterfront land. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.
- The Office of Water should be notified if Council receives an application to modify the development consent if the modification relates to a matter covered by our GTA. Failure to notify may render the consent invalid.

---

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)

209 Cobra Street, Dubbo NSW 2830 | PO Box 717 Dubbo NSW 2830 Australia  
T: +61 2 68417477 | [e information@water.nsw.gov.au](mailto:information@water.nsw.gov.au) | ABN 47 661 556 763

- The Office of Water requests notification of any legal challenge to the consent.

Under section 91A (6) of the EPA Act, Council must provide the Office of Water with a copy of any determination/s including refusals.

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, the Office of Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

**The attached GTA are not the controlled activity approval.** The applicant must apply (to the Office of Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any works or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date the Office of Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form together with any required plans, documents, the appropriate fee and security (if applicable) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from the Office of Water's website:

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)      [Water licensing](#) > [Approvals](#) > Controlled activities

The Office of Water requests that Council provide a copy of this letter to the applicant.

Yours Sincerely



Alison Collaros  
Licensing Officer  
Office of Water - Licensing Operations North



## General Terms of Approval

for work requiring a controlled activity approval  
under s91 of the Water Management Act 2000

<b>Our Reference:</b>	20 ERM2012/0525	<b>File No:</b>
<b>Site Address:</b>	8419 Putty Road, Putty (Lot 4 DP 247970)	
<b>DA Number:</b>	103/2012	
<b>LGA:</b>	Singleton Shire Council	

Number	Condition
<b>Plans, standards and guidelines</b>	
1	<p>These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA103/2012 and provided by Council:</p> <ul style="list-style-type: none"><li>(i) Statement of Environmental Effects prepared by Wood + Day Partnership Architects, dated August 2011</li><li>(ii) Hydraulic Services Report prepared by Sparks &amp; Partners, dated July 2011 (Ref. 11415, Revision A)</li><li>(iii) On-Site Wastewater Management Report prepared by Envirotech Environmental &amp; Engineering Consultancy Services, dated 15<sup>th</sup> June 2011 (Ref. REP-41011-A).</li><li>(iv) Drawings 11935-DA01 and 11935-DA02 prepared by prepared by Wood + Day Partnership Architects, dated July 2011</li><li>(v) Drawing HSK-02 Hydraulic Services Concept Project Site Plan prepared by Sparks &amp; Partners, dated May 2011.</li></ul> <p>Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.</p>
2	<p>Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.</p>
3	<p>The consent holder must prepare or commission the preparation of:</p> <ul style="list-style-type: none"><li>(i) Erosion and Sediment Control Plan</li><li>(ii) Stormwater Outlet Structure design</li><li>(iii) Vegetation Management Plan</li></ul>
4	<p>All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's guidelines located at <a href="http://www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx">www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx</a></p> <ul style="list-style-type: none"><li>(i) Vegetation Management Plans</li><li>(ii) Laying pipes and cables in watercourses</li></ul>

**Our Reference:** 20 ERM2012/0525

**File No:**

**Site Address:** 8419 Putty Road, Putty (Lot 4 DP 247970)

**DA Number:** 103/2012

**LGA:** Singleton Shire Council

Number	Condition
	(iii) Riparian Corridors (iv) In-stream works (v) Outlet structures (vi) Watercourse crossings
5	The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.
<b>Rehabilitation and maintenance</b>	
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.
7	N/A
<b>Reporting requirements</b>	
8	The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.
<b>Security deposits</b>	
9	N/A
<b>Access-ways</b>	
10	N/A
11	N/A
<b>Bridge, causeway, culverts, and crossing</b>	
12	N/A
13	N/A
<b>Disposal</b>	
14	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
<b>Drainage and Stormwater</b>	
15	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.
16	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.
<b>Erosion control</b>	

**Our Reference:** 20 ERM2012/0525

**File No:**

**Site Address:** 8419 Putty Road, Putty (Lot 4 DP 247970)

**DA Number:** 103/2012

**LGA:** Singleton Shire Council

Number	Condition
17	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.
<b>Excavation</b>	
18	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
19	The consent holder must ensure that any excavation does not result in (i) diversion of any river (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by the NSW Office of Water.
<b>Maintaining river</b>	
20	N/A
21	N/A
<b>River bed and bank protection</b>	
22	The consent holder must clearly mark (with stakes using a GPS or peg out survey), protect and maintain a riparian corridor with a width of 20 metres measured horizontally landward from the highest bank of the river for the length of the site directly affected by the controlled activity in accordance with a plan approved by the NSW Office of Water.
23	N/A
<b>Plans, standards and guidelines</b>	
24	N/A
25	N/A
26	N/A
27	N/A
<b>END OF CONDITIONS</b>	