



REVIEW OF ENVIRONMENTAL FACTORS

Minor Additions

St Mary and St Mina's Coptic Orthodox College

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Revision No.: A

Revision Date: 9 November 2022

Project Revision History:

Date	Author	Rev. No.	Scope of Revision
20/10/22	C O'Connor	A	Draft for Internal Review
09/11/22	S Earp	A	Finalised and Issued to Client

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1. INTRODUCTION

1.1. Overview

This Review of Environmental Factors (REF) has been prepared by EPM Projects for St Mary St Mina's Coptic Orthodox College and assesses the proposed minor external alteration involving the construction of a 3m x 5.3m fire wall at the St Mary and St Mina's Orthodox College site at 4-5 Alexandra Parade, Rockdale.

This REF for minor external alterations has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) and the NSW Code of Practice for Part 5 Activities for Registered Non-Governmental Schools (the Code).

The proposed development is 'development without consent' under the provisions of the T&I SEPP, and given the likely minimal environmental impacts of the work, the works are classified as 'minor alterations or additions' pursuant to s. 3.37(1)(b)(ii) the T&I SEPP.

On the basis of the assessment contained within this REF, it is concluded that by adopting the mitigation measures identified in this assessment, it is unlikely that there would be significant environmental impacts associated with the project.

1.2. School Information

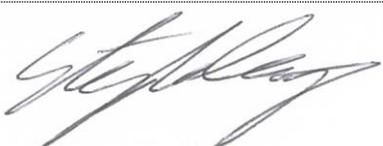
Detail	Description
School Name	St Mary and St Mina's Coptic Orthodox College
School Address	4-5 Alexandra Parade, Rockdale
Lot(s) and DP(s)	Lot 1 DP 122439 and Lot 1 DP 104940
Local Government Area	Bayside
Location of Proposed Works	Eastern elevation 4-5 Alexandra Parade, Rockdale (Lot 1 DP 122439)
Land Owner	St Mary and St Mina's Coptic Orthodox College
Easements and Covenants	Nil applying to the land

1.3. Scope of Works

Detail	Description
What are the proposed works?	Construction of a 3 x 5.3m firewall on the eastern frontage of the site.
Does the project involve works outside the educational establishment?	No – the proposed works are within the existing school boundary.
Will the project result in any increase in student numbers?	No

1.4. Certification

This REF provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this REF is neither false nor misleading.

Person who prepared the REF:	Carmel O'Connor
Position and Qualifications:	Associate Planner B. Town Planning (Hons) UNSW M. Urban Development and Design UNSW
Person who reviewed the REF:	Stephen Earp
Position and Qualifications:	Head of Planning B. Planning (Hons) UWS Registered Planner PLUS (EIA)
Signature: 	Date: 9 November 2022

I have examined this REF and the Certification and accept the REF on behalf of St Mary and St Mina's Coptic Orthodox College.

Name of St Mary and St Mina's Coptic Orthodox College Reviewing Officer:	Francois David
Position: Head of College	
Signature: 	Date: 10th November 2022

I accept this REF on behalf of St Mary and St Mina's Coptic Orthodox College, as a public authority and determine that the Proposal can proceed subject to the mitigation measures in Section 6 being implemented before the carrying out of works and occupation of the facilities).

Name of St Mary and St Mina's Delegated Officer:	Francois David
Designation: Head of College	
Signature: 	Date: 10th November 2022

1.5. Architectural Plans

Drawing Name	Drawing No.	Issue	Date
Site Plan	20198-NBRS-A-REF-1000	A	19/10/2022
Elevation and Perspectives & Finishes Schedule	20198-NBRS-A-REF-2000	A	19/10/2022

Architectural Plans prepared by NBRS Architecture (**Appendix A**).

1.6. Site Information

The St Mary and St Mina's Coptic Orthodox College site is located over two lots at 4-5 Alexandra Street Rockdale and are legally known as Lot 1/DP122439, Lot 1/DP104940.

A Certificate of Title and Deposited Plan for the allotment subject to the proposed works are included at **Appendix B**.

St Mary and St Mina's Coptic Orthodox College Secondary Campus comprises a 7-12 secondary school and includes learning spaces, administrative spaces, playground areas, a basketball court, landscaping, shade structures and carparking. The proposed works would front Alexandra Parade on the eastern side of the site as shown in **Figure 1** and **Figure 2**.



Figure 1: Aerial photograph of site indicating location of proposed works (in red)

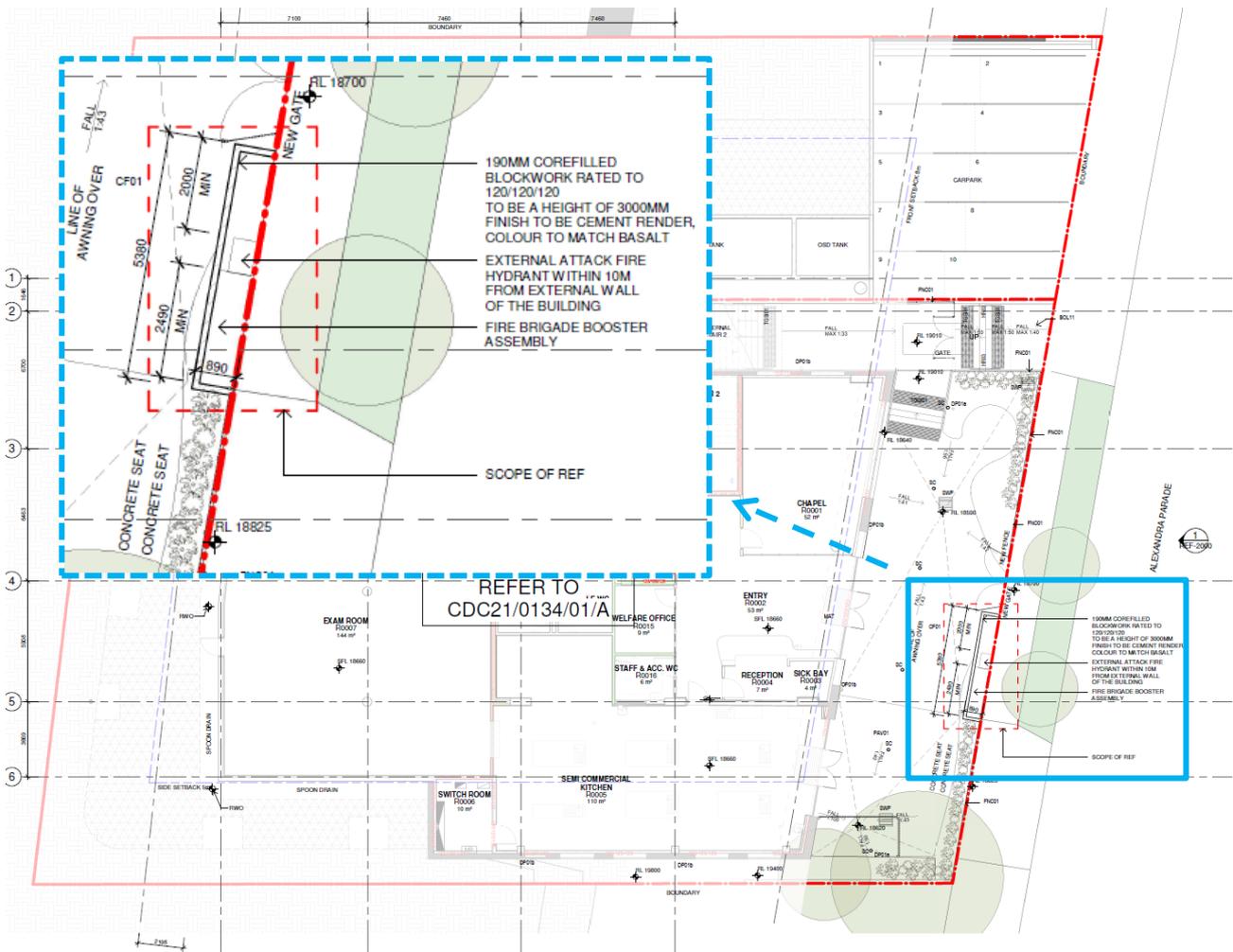


Figure 2: Extract of Site Plan and location of proposed fire wall

The site is located opposite a railway line and adjoins Alexandra Parade on its eastern side. Residential flat buildings adjoin the site on its northern, southern and western boundaries.

Works are being carried out across the site under a Complying Development Certificate (CDC21/0134/01/A), including alterations and additions to the existing school facilities. The works assessed under this REF do not form part of the CDC approval.

A photo showing the location of where the fire equipment (approved under the CDC) is positioned, around which the wall will be located is provided at **Figure 3**.



Figure 3: Photo of site interior showing location of proposed addition (in red)

2. PROPOSED WORKS

2.1. Justification of Proposal

St Mary and St Mina's Coptic Orthodox College is required to install a 3m x 5.3m fire wall in accordance with the Australian Standards for the purposes of protecting a fire brigade booster assembly and the potential users of the equipment. Specifically, Clause 3.2.2.2(e) of Australia Standard AS2419.1-2005 requires a fire rated wall to be constructed in the following circumstances:

- (e) In a position not less than 10 m from the building it is protecting unless safeguarded by construction—
 - (i) having a FRL of not less than 90/90/90;
 - (ii) extending 2 m each side of the fire hydrant outlet; and
 - (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser.

As such, the construction of the subject fire wall falls within the definition of 'additions to address work, health and safety requirements' and can be undertaken as development without consent. Minor additions within the boundaries of the existing school are permitted without consent pursuant to s. 3.37(1)(b)(ii) of the T&I SEPP.

2.2. Definition of Proposed Works

The proposed works are defined as 'development without consent' pursuant to the provisions of the T&I SEPP. For the purposes of Part 5 of the EP&A Act, the proposal is defined as 'works' or an 'activity'. Any reference to 'development', 'works' or an 'activity' is considered to have the same meaning for the purposes of this assessment.

2.3. Summary of Proposed Works

Architectural Plans have been prepared by NBR Architecture (**Appendix A**). The proposed works include the erection of a 3m high x 5.3m long cement rendered fire wall on the eastern frontage of the site to protect a proposed fire booster (**Figure 4**). The wall will be finished with a basalt colour paint/render to match the other building works behind.



Figure 4: Extract of 3D rendering of proposed wall structure

2.4. Class of Activity

Pursuant to the classification of works under the Code, the proposed works are classified as Class 1 – Minor School Development Works. These are described in the Code as follows:

Minor School works include minor alterations to school buildings and structures; internal works; fitouts; accessibility works; restoration, replacement and repair works; and security measures such as fencing. These works still require an REF, however, require a less detailed assessment given the likely minimal environmental impact. Due to their minor nature, these works will not require the same level of consultation than other school development works.

Minor Class 1 works require RNSs to make the proposal and relevant parts of the assessment publicly available by placing the REF on their website.

3. STATUTORY FRAMEWORK

The proposed works as described above are required to be assessed “to the fullest extent possible” against the applicable statutory framework pursuant to Part 5 of the EP&A Act, and must take into consideration the environmental factors set out under Clause 171 of the EP&A Regulation.

This section of the REF will provide an overview of the planning context for the site, together with an assessment against the relevant matters for consideration.

The following table provides an overview of the planning context for the portion of the site where the works are proposed.

Planning Matter	Assessment
Local Environmental Plan (LEP)	Bayside Local Environmental Plan 2021

Planning Matter	Assessment
Zoning	R4 High Density Residential
Are the works being carried out in a prescribed zone?	Yes, the R4 zone is a prescribed zone pursuant to Section 3.34 of T&I SEPP.
Permissibility	Development for the purpose of a school is permissible with consent in the R4 zone under Section 3.36 of T&I SEPP.
FSR Control: 1:1	The proposed works will not impact gross floor area or floor space ratio for the site.
Class 5 Acid Sulfate Soils	The proposed works will not be impacted by Acid Sulfate Soils. Soils classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land.
HOB: 14.5 metres	The proposed works are 3m in height.
Is the site 'environmentally sensitive land' under any environmental planning instrument?	No
Does the site comprise bushfire prone land?	No
List any environmental constraints identified as applying to the site	The site is identified as Class 5 Acid Sulphate Soils in accordance with Bayside Local Environmental Plan 2021.
Is the site listed as a Heritage Item or is it within a Heritage Conservation Area?	No

The works are proposed to be carried out as development without consent pursuant to the provisions of the T&I SEPP. Accordingly an assessment of the proposal against the relevant provisions of the T&I SEPP is provided in the following table:

T&I SEPP – Relevant Provisions	Assessment	Complies
3.8 Consultation with Councils – development with impacts on council-related infrastructure or services	The works will not involve impacts on council-related infrastructure or services and therefore consultation is not required under this clause.	Yes
3.9 Consultation with Councils – Development with impacts on local heritage.	The site is not a local heritage item, is not adjacent a local heritage item and is not located within the Heritage Conservation Area. Therefore notification of Bayside Council is not required under this clause.	Yes
3.10 Notification of Councils and State Emergency Service – Development on Flood Liable Land	The land is not identified as being flood liable land. Therefore notification of Bayside Council and the SES is not required under this clause.	Yes
3.11 Consideration of Planning for Bush Fire Protection	The land is not mapped as comprising bushfire prone land and therefore the considerations under this clause do not apply.	Yes
3.12 Consultation with public authorities other than Councils	The works will not trigger the requirement for consultation with any prescribed public authorities under this clause.	Yes
3.37(1) Development for any of the following purposes may be carried out by or on behalf of a	As a registered non-governmental school (RNS), St Mary and St Mina's Coptic	Yes

T&I SEPP – Relevant Provisions	Assessment	Complies
<i>public authority without development consent on land within the boundaries of an existing school—</i>	Orthodox School is classified as a "public authority" pursuant to Schedule 1 of the EP&A Regulation.	
<i>(b) minor alterations or additions, such as— (i) internal fitouts, or (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or (iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),</i>	The proposed works qualify as minor alterations or additions, and constitute 'alterations and additions to address work health and safety requirements..'. The alterations do not increase the building envelope. The proposed works are therefore described appropriately as "minor alterations and additions" under this clause.	Yes
<i>(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.</i>	The proposed works will not require an alteration of traffic arrangements.	Yes
<i>(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.</i>	The proposed works will provide a fire wall in accordance with Australian Standards to protect fire emergency equipment, and will not contravene the conditions of any currently operating consent applying to any part of the site.	Yes
<i>(6) This section does not apply to development for the purposes of campus student accommodation.</i>	The proposed works do not relate to development for the purposes of campus student accommodation.	Yes
<i>3.38 Notification of carrying out of certain development without consent.</i>	The works do not trigger the requirements for this clause and therefore notification is not required.	Yes

3.1. Development Control Plans

Rockdale Development Control Plan 2011 (DCP) provides a broad range of development and precinct planning controls. There are no controls specifically for school development, although general controls apply to all development including car parking and stormwater.

It is noted that assessment against the Rockdale DCP is not a mandatory consideration as the T&I SEPP is the relevant planning instrument for the proposed works and development without consent is not subject to local planning controls.

Notwithstanding, the works are generally consistent with the relevant parts of Rockdale DCP including heritage considerations.

3.2. Additional Relevant Legislation

Section 6.28 of the EP&A Act applies to the works as they are being carried out on behalf of a public authority, and requires that the works do not commence unless it is certified to "comply with the Building Code of Australia". A BCA Assessment Letter has been prepared by BCA Logic (**Appendix**

C) which confirms that subject to the adoption of the recommendations, the proposal will meet the applicable requirements of the Building Code of Australia.

The following legislation is applicable to the works proposed at St Mary and St Minas Coptic Orthodox College. The works are not inconsistent with the relevant provisions of the following legislation (where applicable):

- NSW Legislation:
 - Local Government Act 1993
 - Work Health and Safety Act 2011
 - Work Health Safety Regulation 2017
 - Biodiversity Conservation Act 2016
 - Waste Avoidance and Resource Recovery Act 2011
 - Australian Standard AS 2061-1991 – *Demolition of Structures*
- Commonwealth Legislation:
 - Environment Protection and Biodiversity Conservation Act 1999
 - Disability Discrimination Act 1992

3.3. Consultation and Notification

Pursuant to the assessment carried out in **Section 3.1**, the proposed works are minor alterations and have been assessed against the consultation and notification requirements of the T&I SEPP. The works do not trigger any of these requirements and therefore the proposal is not subject to any consultation or notification requirements prior to being carried out.

4. ENVIRONMENTAL IMPACT ASSESSMENT

This section of the REF will carry out an environmental impact assessment of the proposed works, applying an assessment methodology of considering the potential for environmental risk arising from the site constraints, identifying potential risks associated with the carrying out of the proposed works, and identifying mitigation procedures and control measures appropriate to respond to these risks.

An assessment of the works against the factors which must be taken into account when assessing the impact of an activity on the environment pursuant to Section 171 of the EP&A Regulation is then provided in the following section.

4.1. Site Constraints

The assessment carried out under this REF has considered a range of potential constraints for the site, including matters relating to contamination, flooding, threatened species, Aboriginal cultural significance, acid sulfate soils, land slip, and other matters. There are no outcomes of the proposal which conflict adversely with the constraints of the site.

4.2. Environmental Risk

As the works are minor and contained within the existing school site boundaries, the only environmental risk relevant to the carrying out of the works is in the handling of construction waste (refer **Appendix D**). Mitigation measures are included to ensure waste is handled such that it is not an element of environmental risk.

4.3. Section 171 Considerations

Section 171 of the EP&A Regulation details factors that must be taken into account when assessing the impact of an activity on the environment. The table below provides an assessment of these considerations.

EC2285 – St Mary and St Mina's Coptic Orthodox College – Fire Wall
Review of Environmental Factors

Section 171 Review of Environmental Factors	Assessment	Mitigation Required
Any environmental impacts on a community?	Construction of the proposed fire wall will not result in any environmental impacts on the community.	Nil
Any transformation of a locality?	Construction of the proposed fire wall will not result in any transformation of a locality, they are limited to the construction of a fire wall on an existing school site which faces a railway corridor.	Nil
Any environmental impact on the ecosystems of the locality?	The proposed minor works will not result in any environmental impacts on the ecosystems of the locality. No tree removal is proposed/required.	Nil
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposed fire wall will be visible from within the site and also from Alexandra Parade. However, it is proposed that the wall be rendered and painted to match the school building to ensure it is visually consistent with the appearance of its surrounds. The proposed wall will not reduce aesthetic, recreational, scientific or other environmental quality or value of the locality.	Nil
Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	As the proposed fire wall will be constructed on the existing school site, it will not result in any such effects on a locality, place or building.	Nil
Any impact on the habitat of any protected animals (within the meaning of the Biodiversity Conservation Act 2016)?	Construction of the proposed fire wall will not result in any impact on the habitat of any protected animals.	Nil
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	Construction of the proposed fire wall will not endanger any species of animal, plant or other form of life.	Nil
Any long-term effects on the environment?	The proposed fire wall will provide protection for the proposed fire booster and is required to comply with the Australian Standards. The proposed wall will not result in any long-term effects on the environment.	Nil
Any degradation of the quality of the environment?	The proposed fire wall is required to ensure compliance with Australian Standards and will not result in degradation of the quality of the environment.	Nil
Any risk to the safety of the environment?	The proposed works present no risk to the safety of the environment.	Nil

**EC2285 – St Mary and St Mina's Coptic Orthodox College – Fire Wall
Review of Environmental Factors**

Section 171 Review of Environmental Factors	Assessment	Mitigation Required
Any reduction in the range of beneficial uses of the environment?	Construction of the proposed fire wall will not result in the reduction in the range of beneficial uses of the environment.	Nil
Any pollution of the environment?	Construction of the proposed fire wall will not result in the pollution of the environment.	Nil
Any environmental problems associated with the disposal of waste?	The proposed works will involve the construction of a new masonry cement rendered wall and the removal of a small amount of associated debris. The disposal of this waste will be carried out in accordance with the Waste Management Statement prepared by NBR Architecture (Appendix D).	Mitigation Measure included for Waste Management
Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	The proposed minor works will not result in any increased demands on resources.	Nil
Any cumulative environmental effect with other existing or likely future activities?	The existing and likely future use of the site will remain as an educational establishment. The proposed works are minor and will ensure the school is operating in accordance with Australian Standards and therefore there will be no cumulative environmental effect arising from the works.	Nil
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	The works will have no impact on coastal processes or hazards.	Nil
Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1?	The construction of the proposed fire wall will ensure that the school will operate in accordance with the relevant Australian Standards. These outcomes are generally aligned with any applicable strategic planning policies.	Nil
Any other relevant environmental factors?	There are no other relevant environmental factors that require assessment in relation to the proposed minor works.	Nil

5. CONCLUSION

This Review of Environmental Factors has reviewed the proposed works, assessed the works against the relevant statutory framework and has carried out an environmental impact assessment of the works, pursuant to the requirements of the EP&A Act, EP&A Regulation, the T&I SEPP and the Code.

The proposed works are classified as "minor school development works" under the provisions of the Code, and do not trigger any of the consultation or notification requirements under the provisions of the T&I SEPP.

Specialist assessment BCA compliance has accompanied this assessment, and have found the proposed works to be consistent with applicable plans and policies. A mitigation measure relating to BCA compliance has been included to ensure these outcomes are achieved.

The only mitigation measure relevant to the carrying out of the proposed works relates to the disposal of waste resulting from the construction phases of the works in accordance with the Waste Management Statement. Accordingly, an appropriate mitigation measure has been included in this regard.

This assessment has found that there are no unreasonable or detrimental impacts resulting from the minor works assessed under this REF and accordingly they can proceed pursuant to the Mitigation Measures set out under **Section 6**.

6. MITIGATION MEASURES

6.1. Authorised Documents

The development shall take place in accordance with the following plans prepared by NBRS Architecture:

Drawing Name	Drawing No.	Issue	Date
Site Plan	20198-NBRS-A-REF-1000	A	19/10/2022
Elevation and Perspectives & Finishes Schedule	20198-NBRS-A-REF-2000	A	19/10/2022

The development shall also take place in accordance with the following documentation:

Document Name	Author	Issue	Date
Building Code of Australia Assessment Statement	BCA Logic	-	08/11/2022
Construction and Waste Management Report	NBRS Architecture	-	07/11/2022

6.2. Mitigation Measures

6.2.1 BCA Compliance

The proposed works are to be carried out as described and assessed in the BCA Assessment Statement prepared by BCA Logic dated 8 November 2022, such that the works will comply with the applicable requirements of the Building Code of Australia 2019 Volume 1 Amendment 1.

6.2.2 Waste Management

The management of waste during the carrying out of works must be in accordance with the Waste Management Statement prepared by NBRS Architecture dated 7 November 2022, including the on-site storage of waste and correct disposal of waste materials.

6.2.3 Waste Management Works

The Contractors shall remove all rubbish from the site resulting from the works. Rubbish shall be handled in a manner so as to confine the material completely and to minimise dust emissions. Waste is to be disposed of in accordance with the Waste Management Statement referenced under **Condition 6.2.2**.

6.3. Obligations under Code of Practice

6.3.1 Notification of Determination

Pursuant to Section 3.5.2 of the Code, once a determination has been made by the completion of a Decision Statement (and prior to the commencement of works), St Mary and St Mina's Coptic Orthodox School is to notify Bayside Council and adjoining neighbours of its intention to proceed with the development proposal.

6.3.2 Certification of Building Works

Pursuant to Section 3.6.2 of the Code, prior to carrying out the works the subject of this REF, St Mary and St Mina's Coptic Orthodox College is to obtain certification that the works comply with the technical provisions of the State's building laws. This requirement is fulfilled by the BCA Assessment Statement prepared by BCA Logic, and therefore as outlined under **Condition 6.2.1**, all works must be carried out as described and assessed in this BCA Assessment Statement.

GLOSSARY OF TERMS

- **BCA or Building Code of Australia** means the document, published by or on behalf of the
- **Consent Authority** means the authority having the function to determine a development application or an application for a CDC, and includes a Council or other entity specified by the EP&A Act, EP&A Regulation or an environmental planning instrument
- **Development Application** means an application for development consent under Part 4 of the EP&A Act to carry out development, but does not include an application for a complying development certificate.
- **DCP or Development Control Plan** means a development control plan in force under Division 6 of Part 3 of the EP&A Act
- **Environmental Planning Instrument** means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made under Part 3 of the EP&A Act
- **EP&A Act** means the Environmental Planning & Assessment Act 1979 (NSW)
- **EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021 (NSW)
- **Exempt Development** means a development which is specified in an environmental planning instrument as not requiring development consent or an approval under Part 5 of the EP&A Act
- **LEP** means a Local Environmental Plan made under Division 4 of Part 3 of the EP&A Act
- **LGA** means Local Government Area
- **Planning Certificate** means a certificate made by a Council specifying matters relating to land in accordance with the provision of Section 149 of the EP&A Act.
- **SEPP** means a State Environmental Planning Policy made under Division 2 of Part 3 of the EP&A Act
- **Standard Instrument** means the Standard Instrument - Principal Local Environmental Plan
- **T&I SEPP** mean the State Environmental Planning Policy (Transport and Infrastructure) 2021

APPENDIX A – Architectural Plans

CODES SCHEDULE	
CODE	DESCRIPTION
BOL11	BOLLARD - DEMOUNTABLE
CF01	CONCRETE FINISH TYPE 1
DP01a	DOWNPIPE TYPE 1
DP01b	DOWNPIPE TYPE 1
FH	FIRE HYDRANT - REFER TO ENGINEERING DOCUMENTATION
FNC01	FENCE TYPE 1 - STEEL
FW01	FLOOR WASTE TYPE 01
HR03	HANDRAIL - SINGLE, FREESTANDING
MAT	MAT - TYPE 2
PAV01	PAVING TYPE 01
SC	STEEL COLUMN
SWP	
TGS01	TACTILE GROUND SURFACE INDICATOR TYPE 01



FOR MAIN WORKS
REFER TO
CDC21/0134/01/A

No.	Date	Description	Chkd
A	19.10.2022	ISSUE FOR REF	RS

ACOUSTIC RATING

RW dB35 - EXTEND 100mm ABOVE CEILING

RW dB40 - EXTEND 100mm ABOVE CEILING

RW dB50 - EXTEND WALL FRAMING AND 1 LAYER OF PB TO U/S OF ROOF & 600mm OF 20KG/m³ 100mm THICK IN CEILING FLANKING INSULATION EACH SIDE

RW dB55 - EXTEND WALL FRAMING & INSULATION TO U/S OF ROOF & LINE ONE SIDE WITH 13mm PB

RW dB55 - EXTEND WALL FRAMING & INSULATION TO U/S OF ROOF & LINE ONE SIDE WITH 13mm PB

CONSTRUCTION

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Drawing Title
REF SITE PLAN

Project
St Mary & St Mina's Coptic Orthodox College
at
4-5 Alexandra Parade,
Rockdale NSW 2216
for
SMSMCO

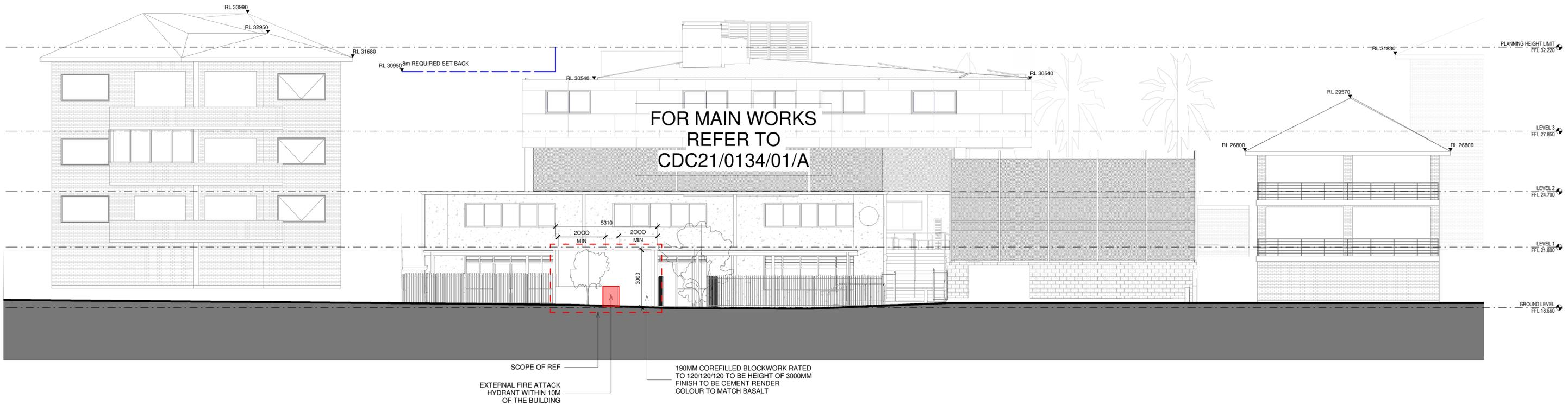
Architect
NBRSEARCHITECTURE.
Sydney
61 2 9922 2344
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Nominated Architects:
Andrew Duffin NSW 5602
NBRSEARCHITECTURE Pty Ltd VIC 51197
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Nominated Architects:
Andrew Duffin NSW 5602
NBRSEARCHITECTURE Pty Ltd VIC 51197
ABN 16 002 247 565

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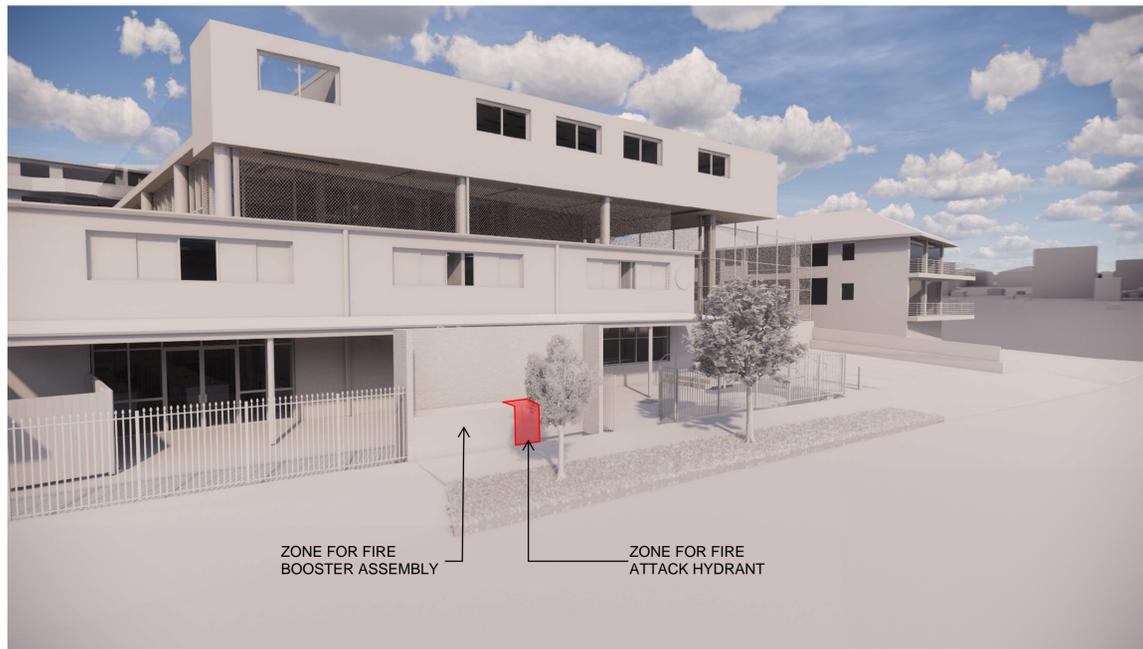
Drawing Reference
20198-NBRSEARCHITECTURE-A-REF-1000

Revision
A

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1 **4-5 ALEXANDRA PARADE ELEVATION**
1 : 100



FINISHES SCHEDULE:



CEMENT RENDER FINISH TO MATCH BASALT

Issue No.	Date	Description	Chkd
A	19.10.2022	ISSUE FOR REF	RS

CONSTRUCTION

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Checkpoint Building Surveyors
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Drawing Title
ELEVATION & PERSPECTIVES

Project
St Mary & St Mina's Coptic Orthodox College
at
4-5 Alexandra Parade,
Rockdale NSW 2216
for
SMSMCO

Architect
NBRSEARCHITECTURE.
Sydney
61 2 9922 2344
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Nominated Architects:
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Revision
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APPENDIX B – Property Documents



FOLIO: 1/122439

SEARCH DATE	TIME	EDITION NO	DATE
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9/11/2022	2:13 PM	3	2/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 122439
AT ROCKDALE
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP122439

FIRST SCHEDULE

COPTIC ORTHODOX CHURCH (NSW) PROPERTY TRUST (T AB190719)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB190720 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PLAN OF PT LOT 42, 43, 44 AND PT LOT 45 IN D.P. 4027 COMPRISED IN VOL. 2310 FOL. 77

D.P. 122439

Registered: M/R 22.8.1989

C.A.: _____

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: L0937-513 #

Last Plan: D.P. 4027

Mun./Shire/City: ROCKDALE

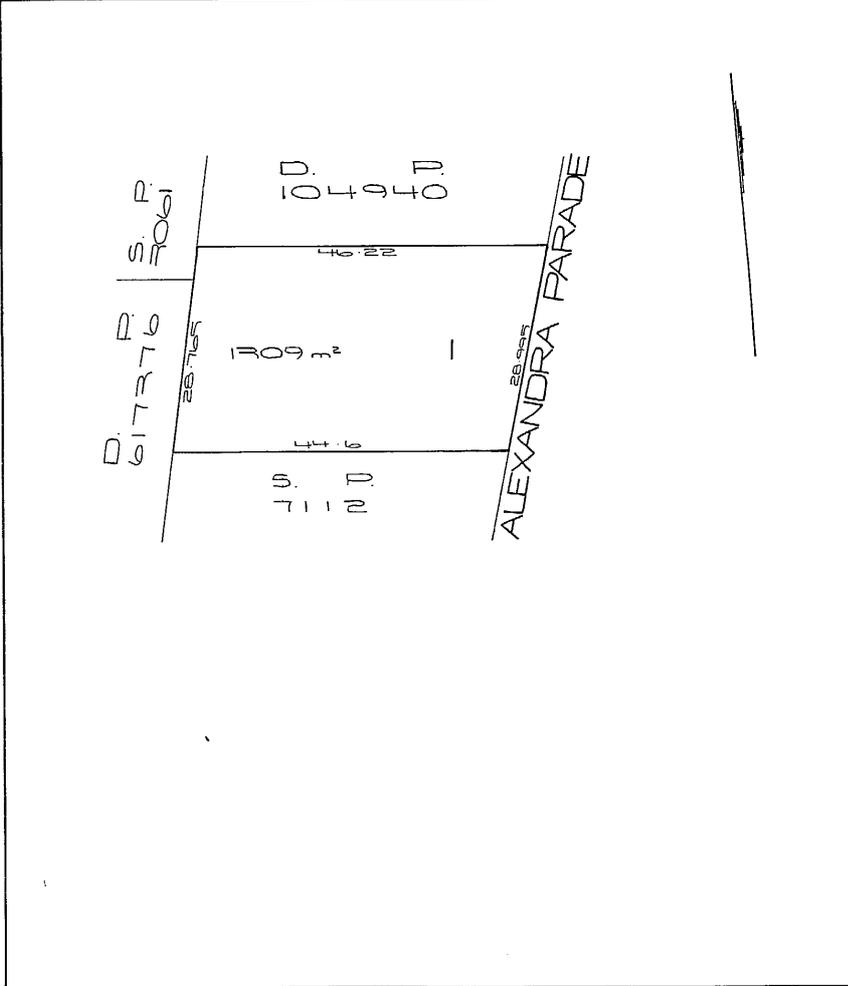
Town or Locality: ROCKDALE

Parish: ST. GEORGE

County: CUMBERLAND

Reduction Ratio: 1:500 Lengths are in metres

NO. 1111 B



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 23 August, 1989

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APPENDIX C – BCA Assessment Report

8 November 2022

Mr Ryan Southwell
NBRIS & Partners Pty Ltd
4 Glen Street, Milsons Point, NSW 2061
ryan.southwell@nbrs.com.au

Dear Ryan,

Re: St Mary & St Mina's Coptic Orthodox College – Heat Shielding Provision for External Hydrant

Reference is made to our fee engagement to provide BCA compliance advice on the design requirements of the external hydrant proposed to be installed at the above site, specifically in response to any heat shielding requirements of BCA Deemed-to-Satisfy (DtS) Provision E1.3 and AS2419.1-2005 relating to the external hydrant identified in **Figure 1** below.



Figure 1: Attack hydrant subject of the memorandum

The BCA Volume One (Amdt 1) 2019 provides a concession from the heat shielding requirements of Clause 7.3(c)(ii) of AS2419.1-2005 when hydrant booster assemblies are located within 10m of a building provided with sprinklers in accordance with either of the following standards AS2118.1, AS2118.4, AS2118.6, FPAA101H or FPAA101D. However, the same concession is not extended to the location of any external hydrants positioned within 10m of a sprinkler protected building the hydrant is protecting; these hydrants must be protected in accordance with Clause 3.2.2.2(e) of AS2419.1-2005.

The protection requirements for heat shielding of external hydrants under Clause 3.2.2.2(e) of AS2419.1-2005 are as follows–

(e) ... *safeguarded by construction*–

- (i) *having an FRL of not less than 90/90/90;*
- (ii) *extending 2m each side of the fire hydrant outlet; and*
- (iii) *extending not less than 3m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser.*

Phone

02 9411 5360

Web

www.bcalogic.com.au
bcalogic.info@jensenhughes.com

Address

Suite 302, Level 3, 151
Castlereagh St,
Sydney NSW 2000

ABN

29 077 183 192

Noting the above, we have been provided the elevation and location plans shown in **Figure 2** below which demonstrates compliance with the requirements of Clause 3.2.2.2(e) of AS2419.1-2005 via FRL 120/120/120 construction which extends 2m each side of the fire hydrant outlet and not less than 3m above the ground adjacent to the fire hydrant.

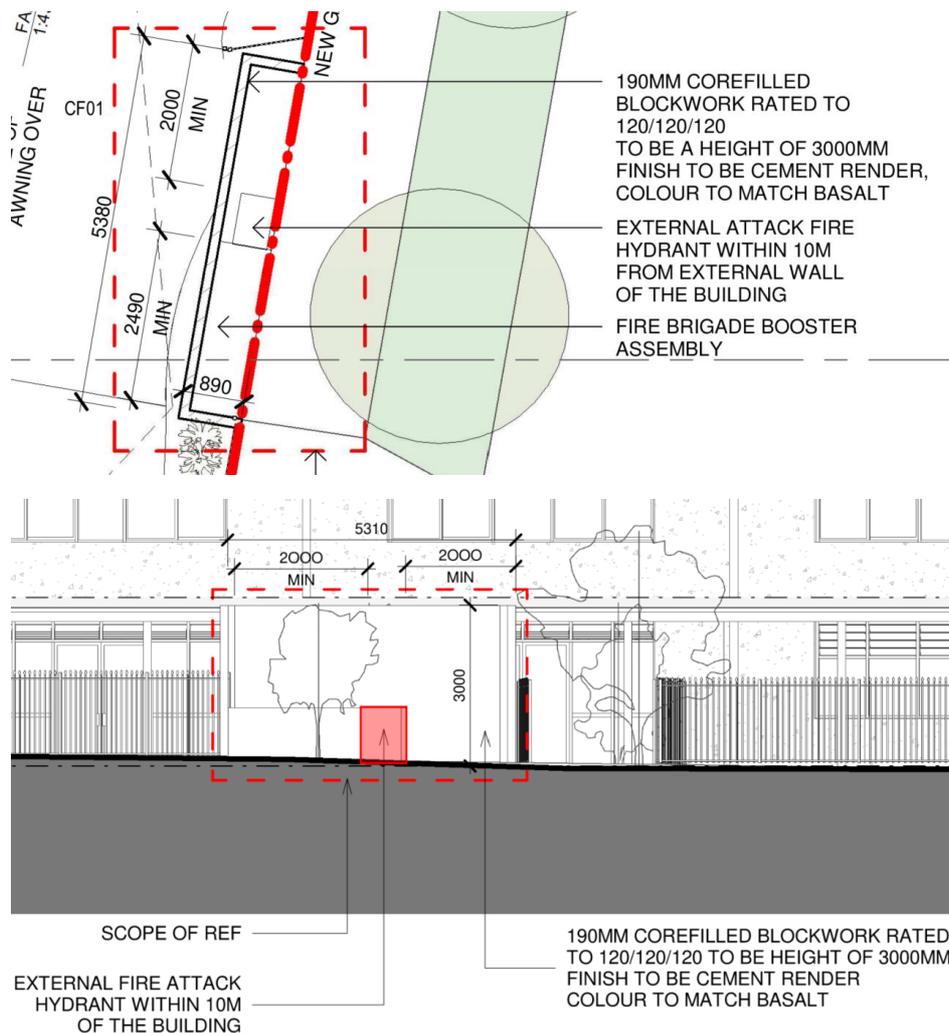


Figure 2: External hydrant radiant heat protection satisfying AS2419.1-2005 Clause 3.2.2.2(e)

Additionally, the structural aspects and FRL of the hydrant radiant heat protection wall has also been verified by the structural engineer, abvd design, under Structural Design Certificate dated 8 November 2022.

Therefore, it is our considered opinion that the hydrant radiant heat protection, the subject of this memo, will comply with the applicable requirements of the Building Code of Australia 2019 Volume One, Amendment 1.

Yours faithfully,

Cameron Clark
Manager, Building Regulations
BCA Logic Pty Ltd

Liability limited by a scheme approved under Professional Standards Legislation.

APPENDIX D – Construction and Waste Management Report

07/11/2022

EPM
Suite 7.02
67 Albert Ave
Chatswood NSW 2067

Attention: Stephen Earp

Dear Name / Sir or Madam,

**RE: St Mary and St Mina's Coptic Orthodox College
Construction and Waste management Report**

The following construction and waste management report has been produced in conjunction with Trinity construction, and it covers the REF works that include the construction for the block wall at the boundary edge of 4-5 Alexandra Parade, Rockdale.

Scope:

The works include a 3m high by 5.4m long block wall. The construction of the wall is a core filled block (190 x 390 x 200) with a cement-based render finish, the wall is constructed on a concrete footing.

Methodology and Equipment:

1. Concrete footings - The footings will be required to be mechanically excavated, followed by hand installation of the steel reinforcement. The concrete will be supplied by a concrete truck and pumped directly to the footing.
2. Blockwork wall – Blockwork is to be installed by hand with the mortar being mixed by a site cement mixer.
3. Render – The render mixture was mixed by the site cement mixer and installed by trowel onto the wall.

Materials:

All materials will be stored onsite and within the boundary fencing, between being delivered and getting installed all materials will be covered to stop deterioration and allow for sediment control (ie sand). It is the contractors responsible to ensure that all the correct quantities of materials are ordered to minimize any oversupply.

Vehicles:

All materials will be dropped off into the existing school carpark and whilst unloading all trucks will be off the road to eliminate any disruption to the local traffic.

Waste:

Material waste will be kept to a minimum where possible but all waste that is occurred will be deposited into the site skip where it is will be disposed appropriately. If any hazardous materials are found, they will be disposed of by a qualified contractor.



NBRS

Ryan Southwell
Senior Architect

