

Prepared by  
**CAAN-DO Design  
Service**

# Macquarie Chapel Presbyterian Church Learning Centre Development

Congregation Information Pack  
January 2016

## **Property Re-Development Stage 1 – Church Extension**



**Stage 1 – extend existing church building**  
**Replace under capacity power supply**  
**Complete nominated critical maintenance items**

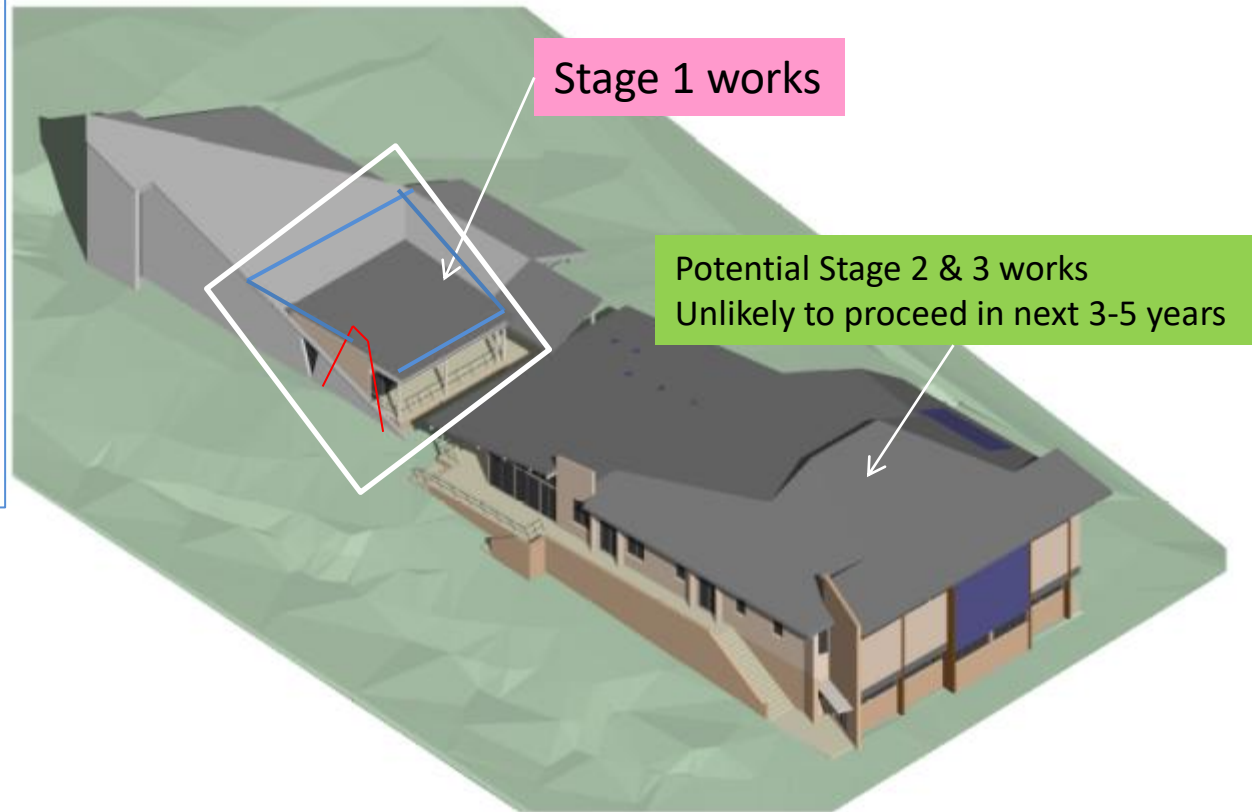
# Complete Project Information

## What was Approved in the DA?

Simulated perspective views of the Learning Centre from North East

Modified Herring Rd elevation – additional raised brick panel to help visually integrate the church building extension (**outlined red**)

increased roof area over extension (**outlined in blue**)



Elevated view from North east – Herring Rd in foreground

# Design Consultants – Key Contacts

Lead consultant – civil structural design  
& coordinating electrical consultant  
Dick Sinclair

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**R.J. SINCLAIR Pty Ltd**  
**Building Design**

Office : Suite B111 – Sky City  
NorWest Business Park  
20 Lexington Drive  
BELLA VISTA NSW 2153

Postal : PO Box 503  
ROUND CORNER NSW 2158

Phone : 02 8883 0999  
Mob : 0418 240 940  
E-mail : [dick@rjsinclair.com.au](mailto:dick@rjsinclair.com.au)  
Web : [www.rjsinclair.com.au](http://www.rjsinclair.com.au)

Multi-Discipline Design + Project Management

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## Architect

**McKay architects**  
Mobile: 0418 272 075

Robin McKay OAM  
A.S.T.C. (Arch. UNSW), F.R.A.I.A., Architect  
Registered Architect 2238

## Macquarie Chapel Project Manager

**DW Osborne Consulting Pty Ltd**



ABN: 50 601 483 747

**Daryl Osborne - Director**  
BE Civil F.J.E, Aust

+61 412 861 229  
[dwsosborne@optusnet.com.au](mailto:dwsosborne@optusnet.com.au)

17 Sheehan St  
Eastwood, NSW 2122

# Project Time Line

Preliminary only – subject to internal church approvals of Stage 1

Month	Duration	Activity	COMPLETE
July 30	1 day	Joint Session & Committees Scope review meeting	
Aug.-Sept.	4-6 weeks	Structural Design by Consultants	
Sept. 11	1 day	Congregation meeting to approve Stage 1 plan	
Aug.-Oct.	8 weeks nom.	Develop business plan & submission for Presbytery	
Oct.	2-3 weeks nom.	Presbytery review/ approve Stage 1 project	
Dec.	2 weeks	Presbyterian Church Board of Trustees review/ approve Stage 1	
Dec.-Jan.	4-6 weeks	Finalise Tender documents & construction Cert. (private Certifier)	
Jan.-Feb.	3-5 weeks	Tender/negotiate/award	
March - July.	20 weeks	Construct Stage 1 works <b>CRITICAL DATE</b> – work must commence on site by end March 2017 as DA is only valid until 20 April 2017	

**NOW IN PROGRESS**



# Property location & details



# Stage 1 only Building Scope of work

## Stage 1 – Scope Summary

- Extend the existing Church meeting room space and modify lobby
- Modify & relocate the existing church toilet to disabled access (this is a condition of the DA)
- As this work is completely on/over current paved areas of site should not require any change to drainage controls run-off detention – confirmed with Council
- Integrate the coffee 'cart' into the church lobby area – not subject to DA as internal space arrangement

# Stage 1 only – Building Scope Details

- Building envelope as shown on plans 12-067-S-01, 02, 10, 11 & 12  
+ Architectural drawings 1693 DA-04 & 06 Stage 1 portions only
- Wall between the existing church worship space & the existing Offices to be partially removed/ remodelled
  - Replace with folding panel acoustic rated wall – 1 panel to be an openable door
- Move the General Office & Office 'rooms' onto the Herring Rd wall of the existing & extended church building
  - Natural light will be provided to these 3 rooms by tube type skylight in each room
- Locate the wheelchair accessible toilet to the North end of the extended space on Herring Rd wall (*refer sheets #11 & #12 for plan or extension*)
  - natural ventilation through new North wall
- Install part height glass folding panel doors to the North & west walls of the extended church building
- Install new power supply to property 3 Phase/ 200 Amps/Ph & relocate meters
  - See Electrical comments sheets #21-#23
  - Reverse power supply from new MDB at church back to other site buildings
  - Decommission/ modify as required existing meter panel & switch board

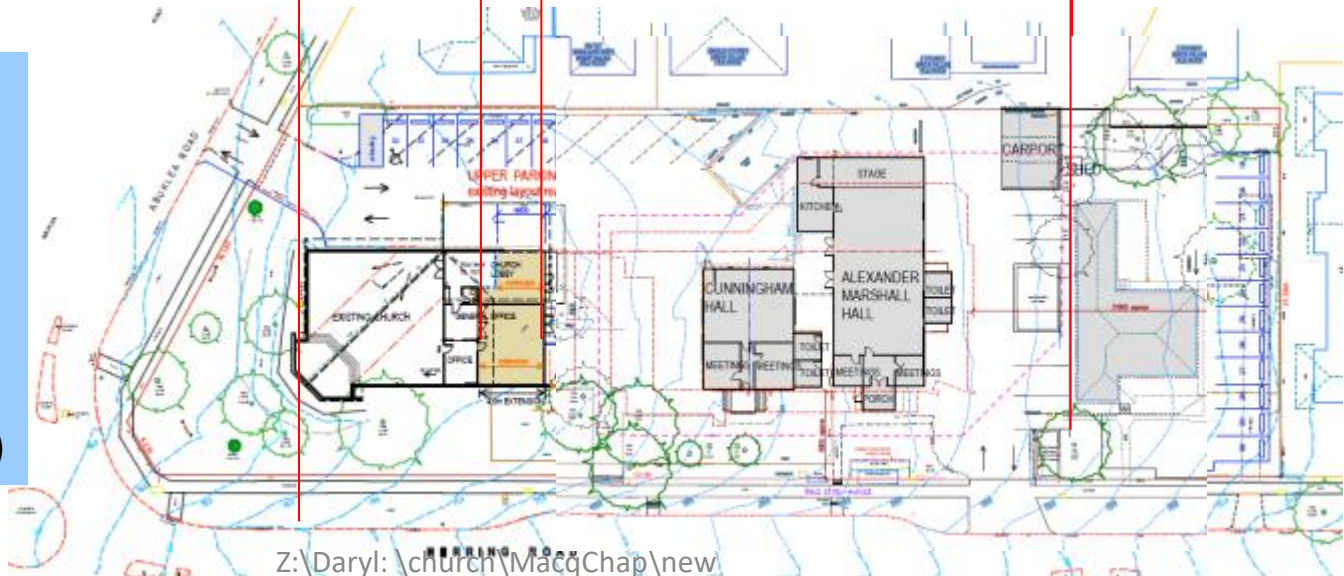


## Stage 1 only

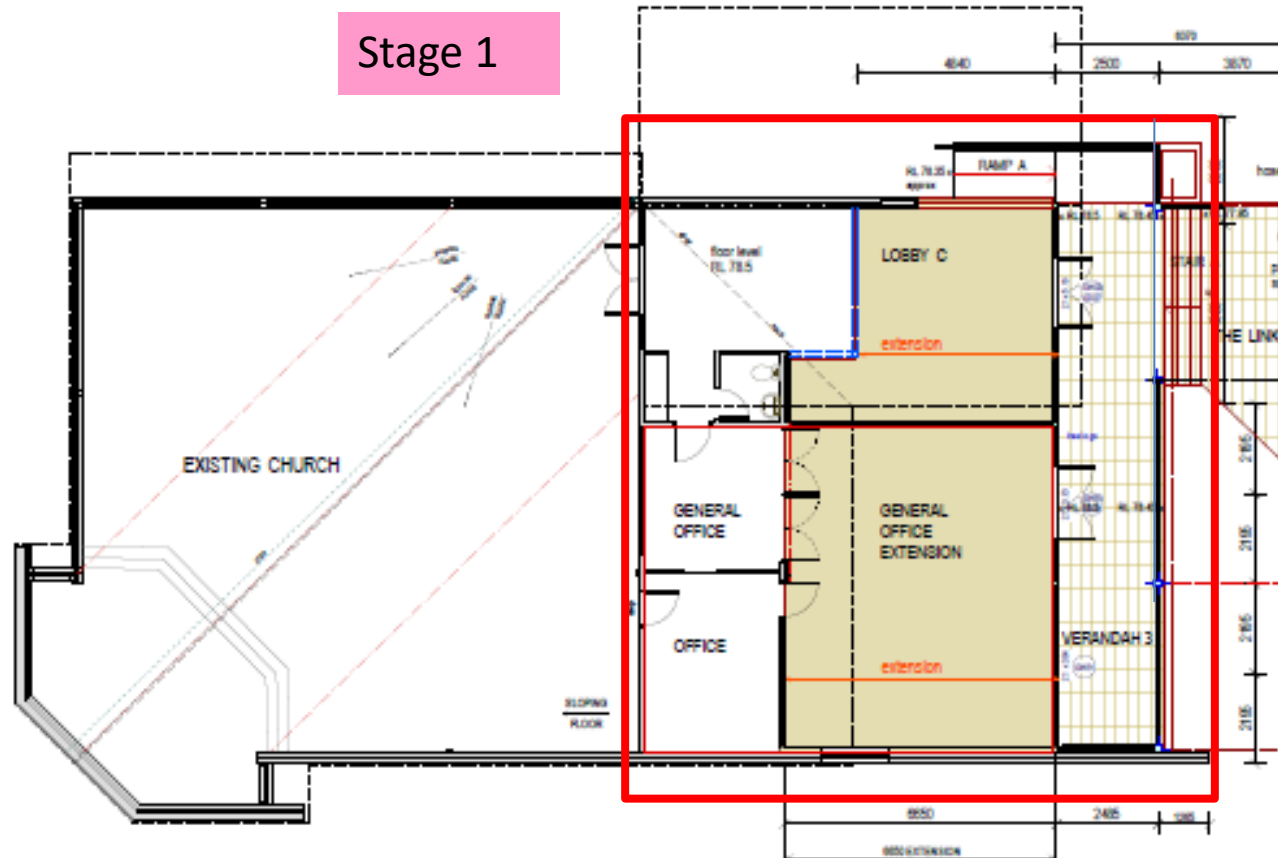


Planned Church extension

Existing site &  
proposed site plan  
Refer also drawing  
12-067 S-01 for  
specific detail of  
demolition in relation  
to new building  
alignment (Sheet #37)

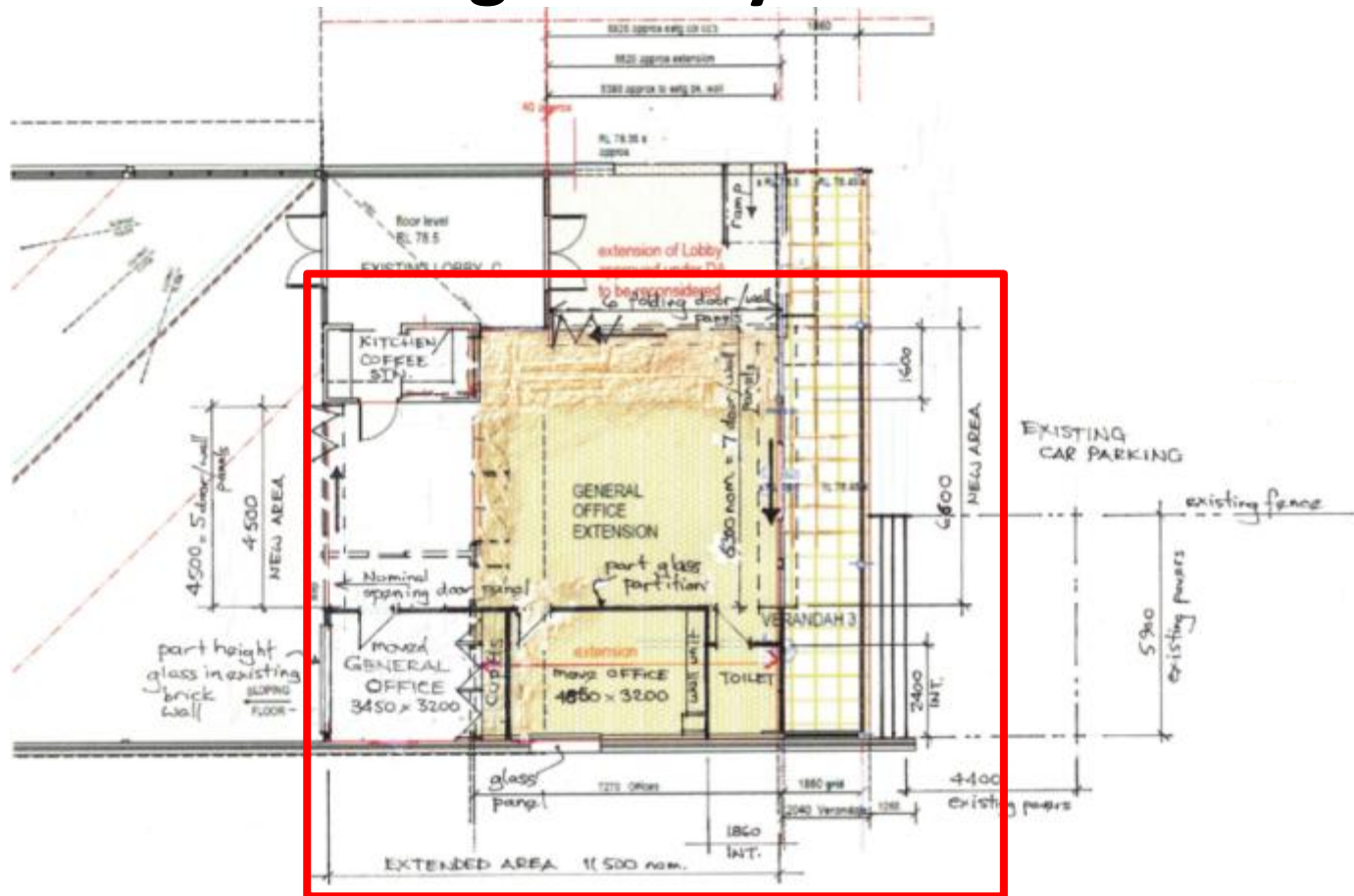


# Stage 1 only – DA approved



Extend the ancillary office portion of the church building to provide flexible multi-functional space as office/ meeting room(s) & ability to open onto the worship space for occasions where additional seating/space required

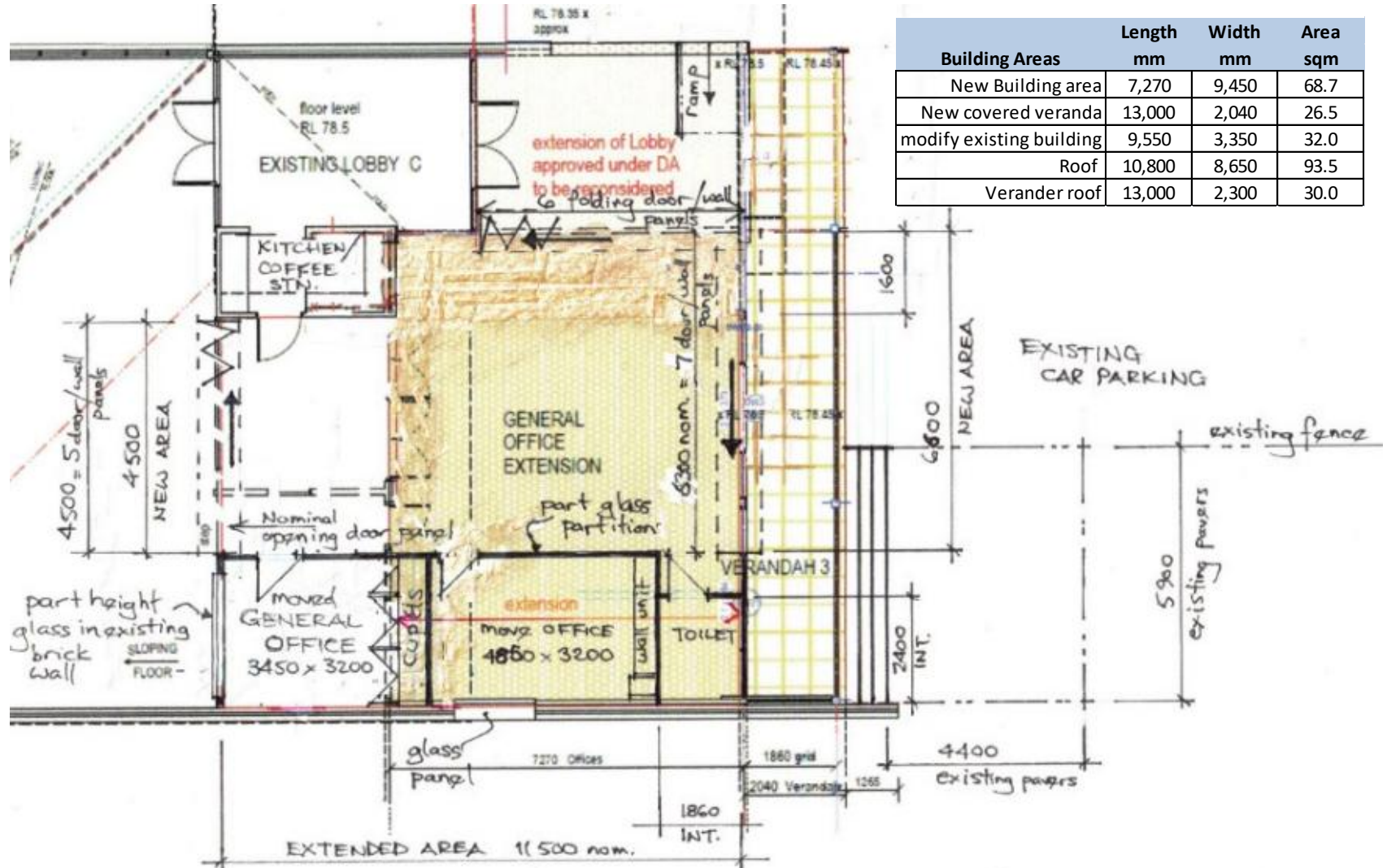
## Stage 1 only with internals



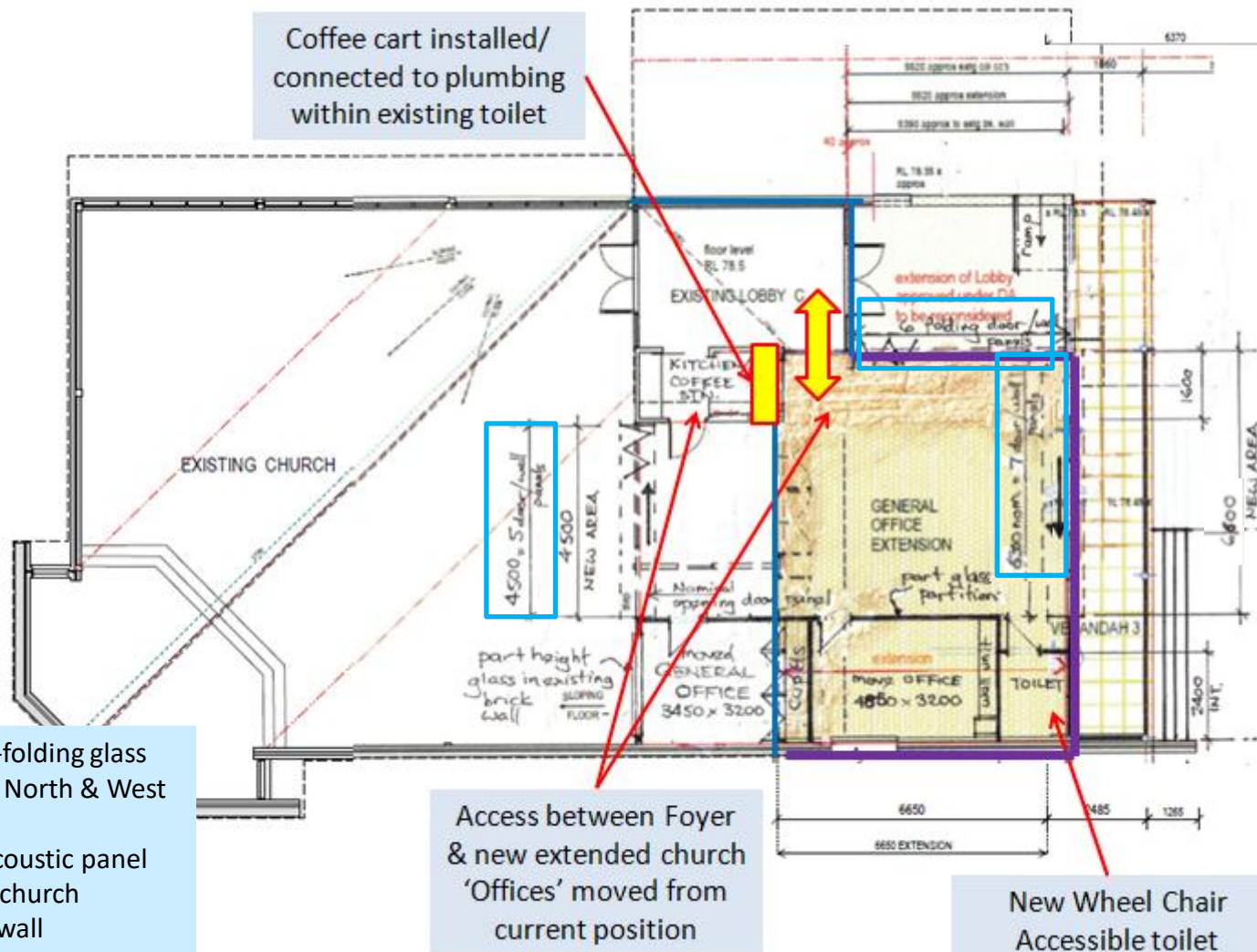
Extend the ancillary office portion of the church building to provide flexible multi-functional space as office/ meeting room(s) & ability to open onto the worship space for occasions where additional seating/space required



# Stage 1 only internals



# Stage 1 only with internals



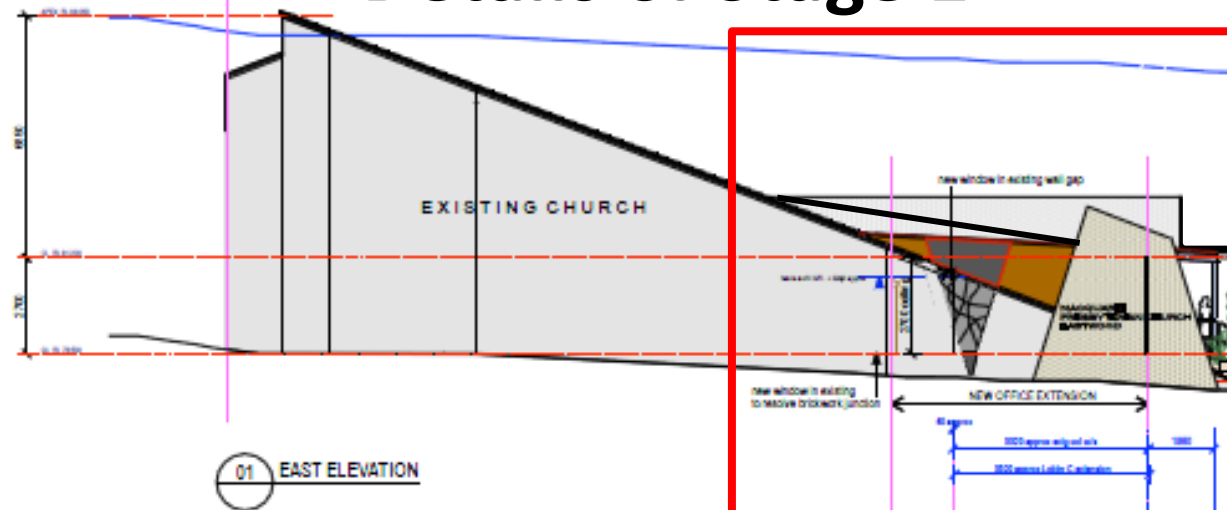
Require 2 runs of multi-folding glass door panels to external North & West walls +  
1 run of multi folding acoustic panel wall to replace existing church worship space internal wall

Access between Foyer & new extended church 'Offices' moved from current position

New Wheel Chair Accessible toilet

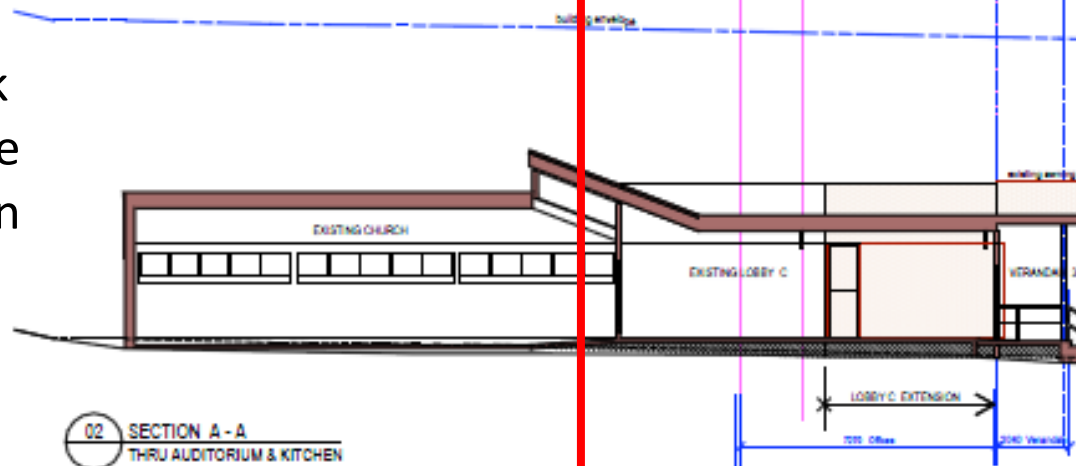


## Details of Stage 1



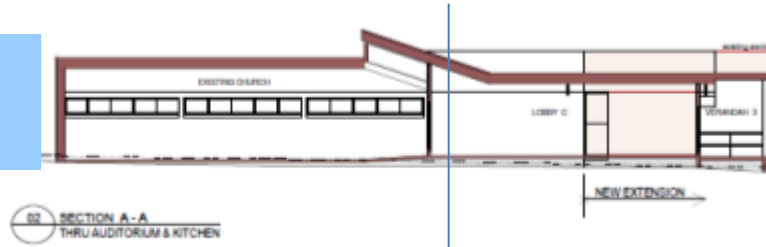
## Stage 1

Extension of the existing church building including new brick buttress to integrate the extension within the lines of the existing building

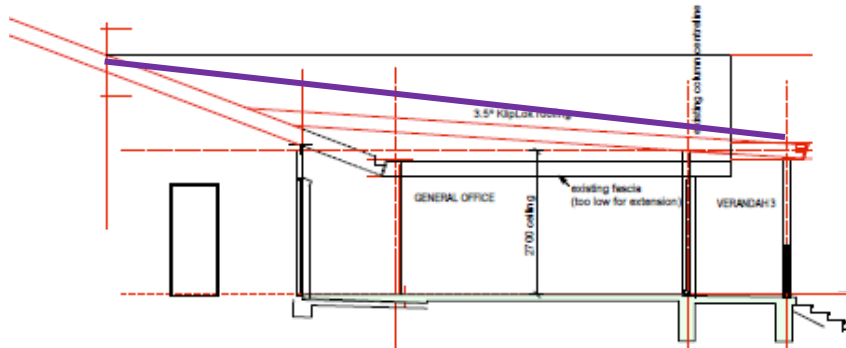
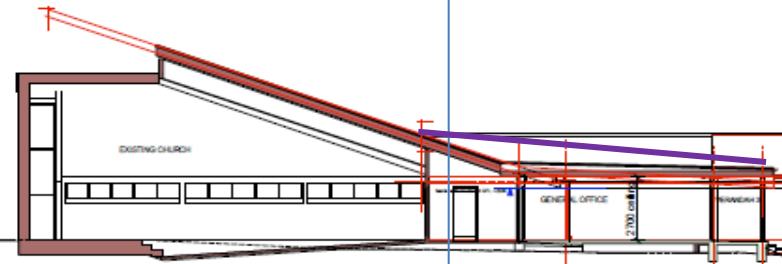


# Details of Stage 1

DA approved  
alignment



Proposed change  
to roof slope of  
extension



Detailed section showing  
roof slope change - for  
ceiling height/ profile see  
next sheet

Roof slope increased to improve drainage on valley & awning over entry extended to cover area between existing church & new building

# Details of Stage 1

Extend Church office area to line of the entry breezeway.

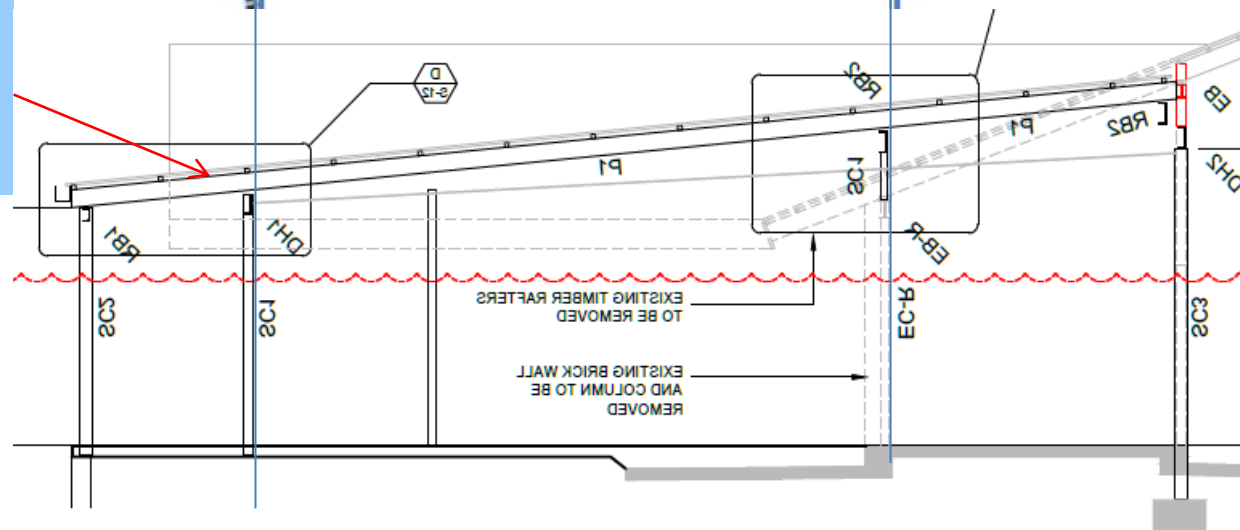
The existing wall line moves out to line of current brick wall under entry breezeway & roof is extended over new area

Raise floor level in breezeway to same as existing Foyer to meet disabled access requirements

Under review whether to extend the



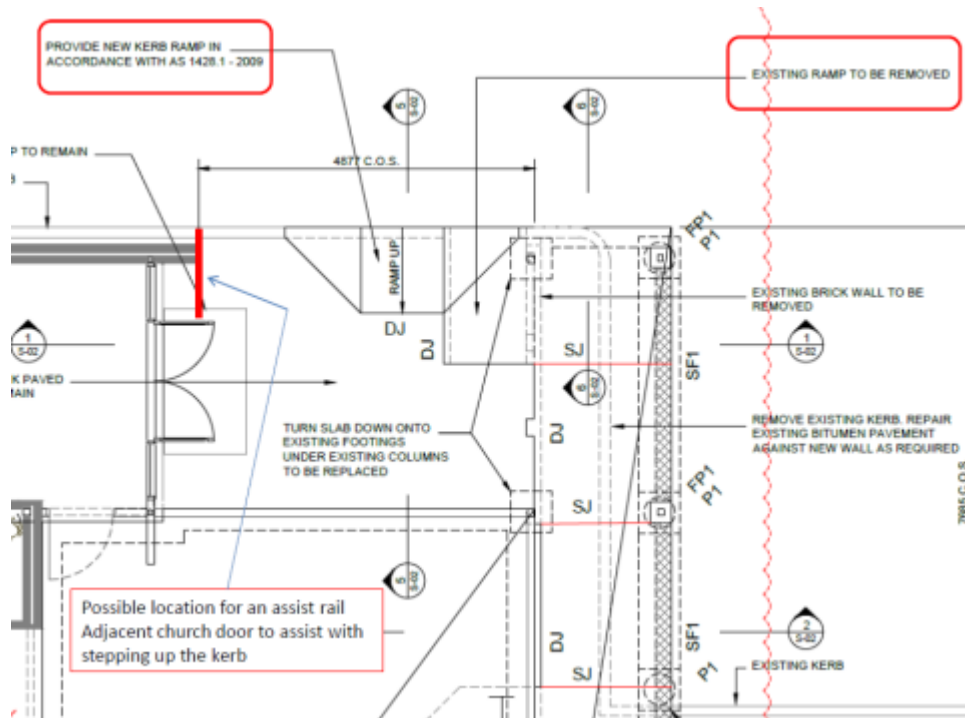
Line of Church roof extension  
Start slope change over line of internal wall near level of the ridge of the entry awning roof



# Details of Stage 1

Proposed change to the wheelchair access to the church entry.

- Install kerb ramp between existing driveway & the existing covered entry area at church doors
- Remove the existing ramp & rail
- Install new assist rail adjacent the church door



Proposed location for assist rail  
Adjacent church door to assist with  
stepping up the kerb

The existing ramp &  
rail will be removed



# Details of Stage 1



Church office area expansion + entry/lobby - view from  
Herring Rd toward car park



# Details of Stage 1



# Details of Stage 1



Area to be extended providing additional worship support space & meeting rooms.  
Note new roof completely over existing impervious paved area



# Details of Stage 1

Detail changes to the wall between  
worship space and new extension



Reposition the 150mm  
structural column to  
end of existing brick  
wall panel

Remove completely this section of wall  
& replace with nominal 5 panel multi  
folding acoustic rated screen

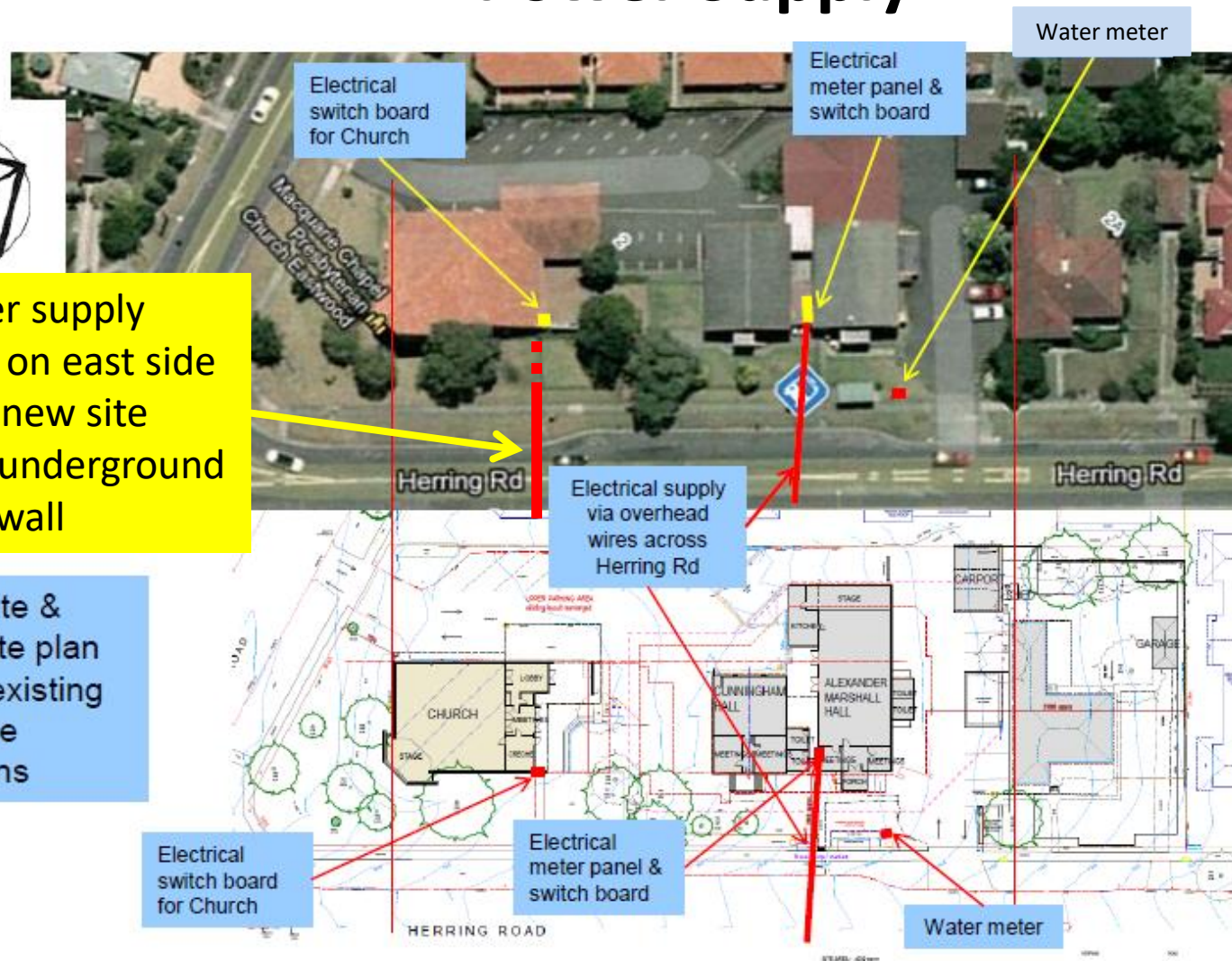
Remove and relocate/ or  
provide new, glass panel  
in the brick wall to the  
repositioned general  
office room

# Power Supply



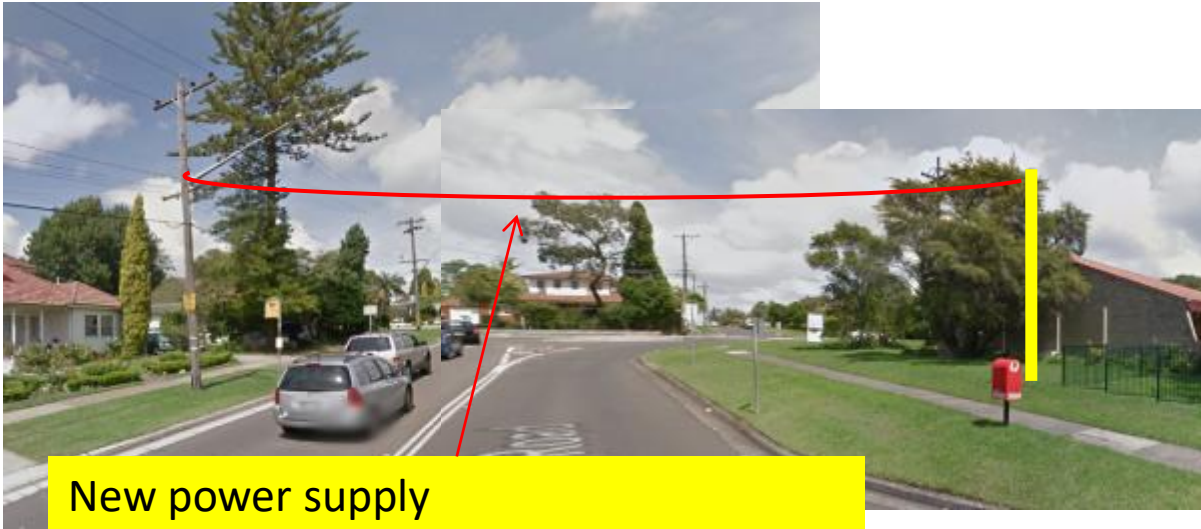
New power supply  
From pole on east side  
of road to new site  
pole then underground  
to church wall

Existing site &  
existing site plan  
Showing existing  
site service  
connections





# Power Supply



**New power supply**  
From pole on east side of road to site pole then underground to church wall

By establishing a new supply we can progress with an upgraded supply with no disruption to existing supply/ operations until the new service is in place – then disconnect existing supply to hall/site.  
Use existing conduit runs from current switch board to the church to return power to halls from new main power connection

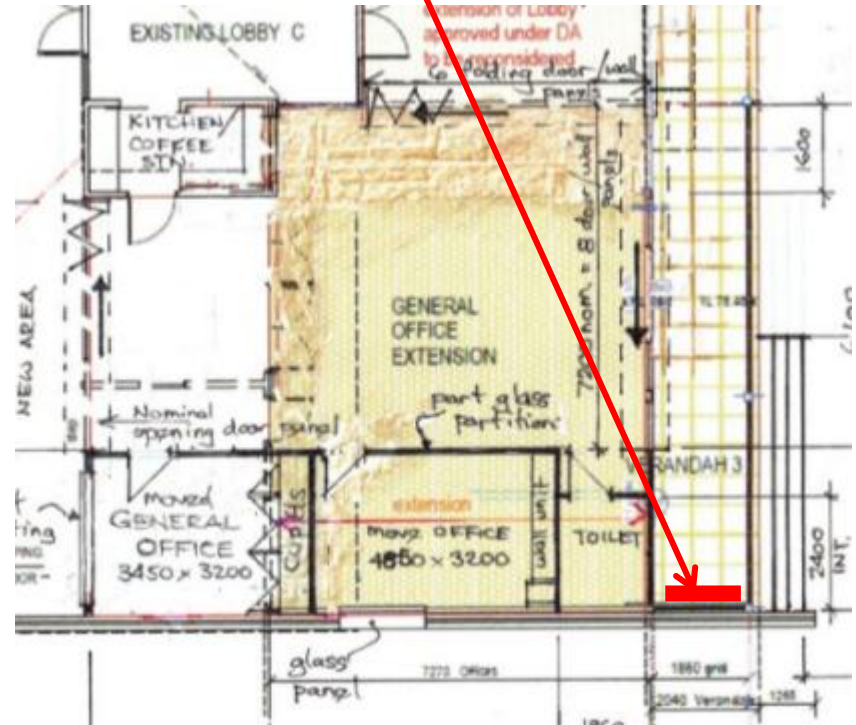
**New site power pole at boundary then underground to church wall & new switch board/ meter panel**





# Power Supply

Locate the new main switch board for site & meter panel on the covered veranda of the Herring Rd wall of the extended building.



# Critical Maintenance - Scope

1. Repair corrosion damage to existing external metal cross on apex of the church building
2. 'Repaint' the repaired metal cross – exterior grade epoxy type finish to give minimum 20 yrs service life. Colour to match original 'paint ' colour.
3. Replace gutters & down pipes to the church roof at high sanctuary windows – see photos
4. Remove asbestos cement sheeting on the soffit of the church entry awning, as required. Reline awning and paint if sheeting has to be replaced.

You may ask about the flashing to the roof windows on the church & the entry awning roof gutters. Both these tasks were completed last week of January. Next time you are at church you can see this work. The ceiling of the awning roof has now been repaired & a new gutter outlet installed.

# Maintenance – Church Cross

Details of the Church cross.

Tubular steel structure 11m long with the top of the cross 14m above the church entry floor level

For cross structure details refer next 2 sheets



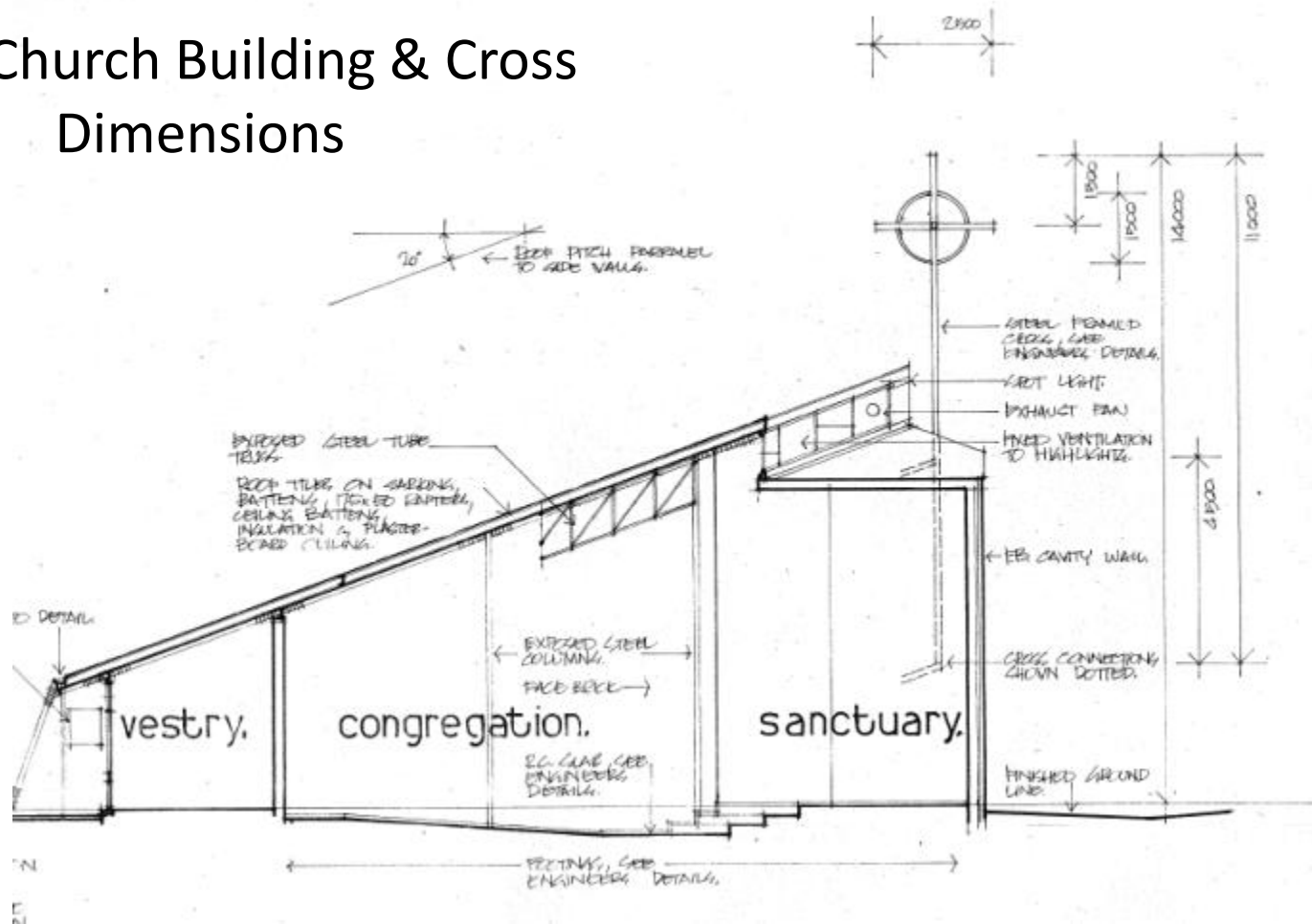
Cross viewed from Abuklea Rd



Cross viewed from Herring Rd

# Maintenance – Church Cross

## Church Building & Cross Dimensions

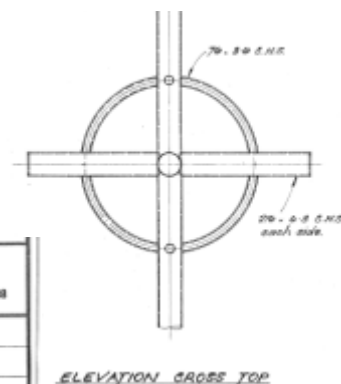
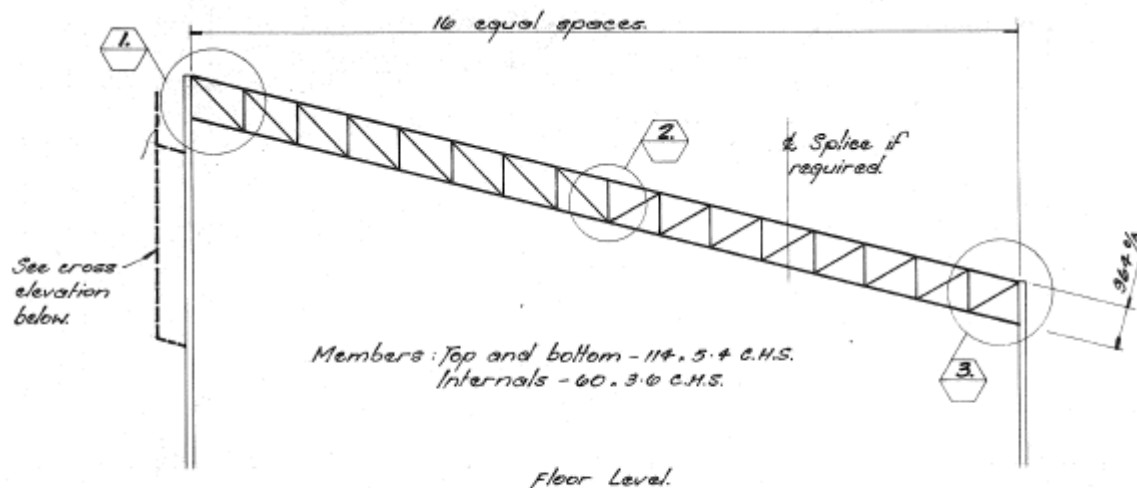
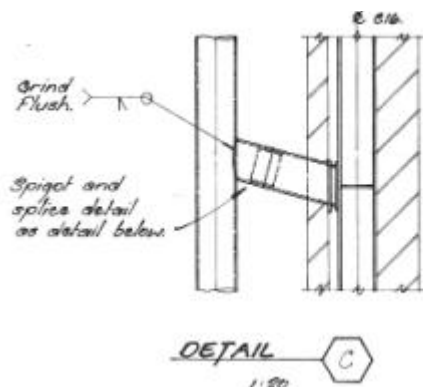
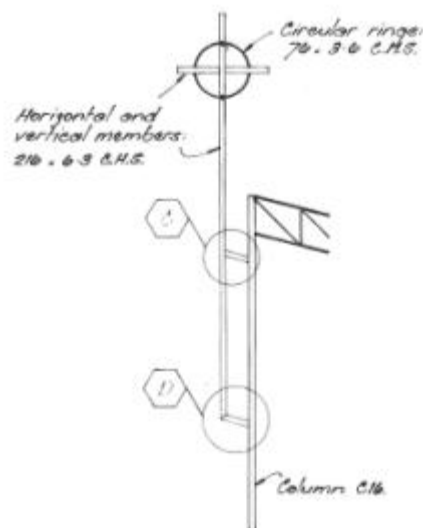




# Maintenance – Church Cross

## Cross Structure

216x6.3 CHS



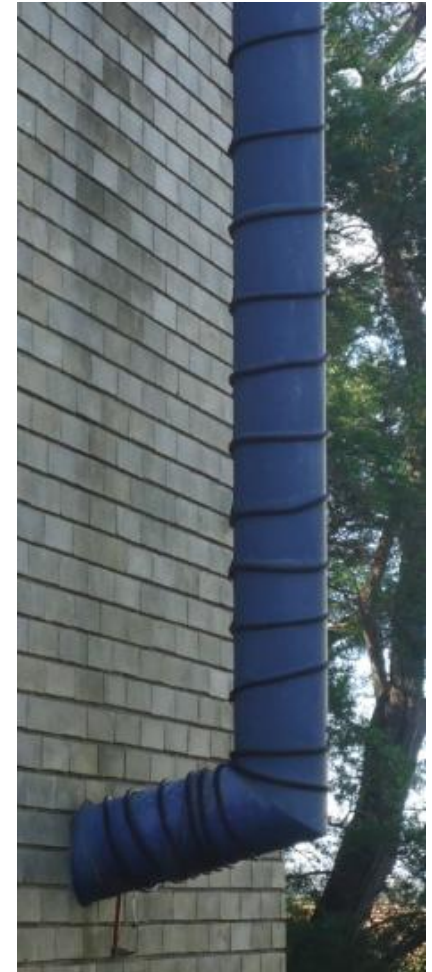
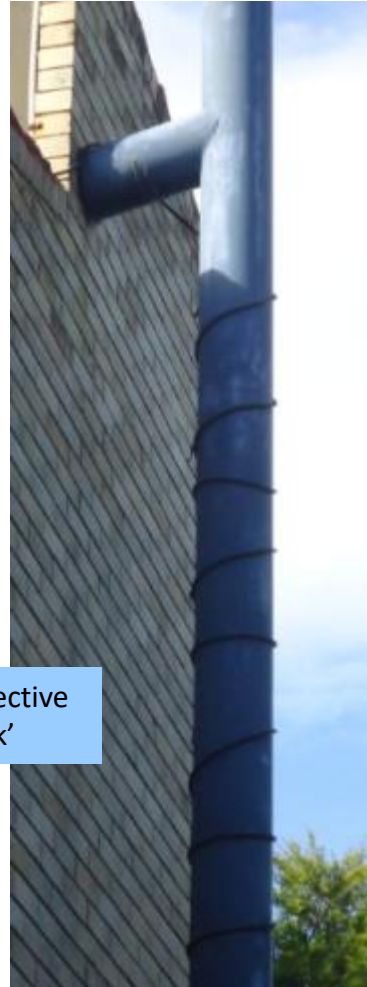
TAYLOR THOMSON WHITTING			
Consulting Engineers, 48 Chandos Street, St. Leonards, N.S.W. 4397288			
DESIGN	DRAWN	I.A.F.	DATE
CHECKED	APPROVED		
NUMBER IN SET	DRAWING NUMBER	78086-P3.	



# Maintenance – Church Cross



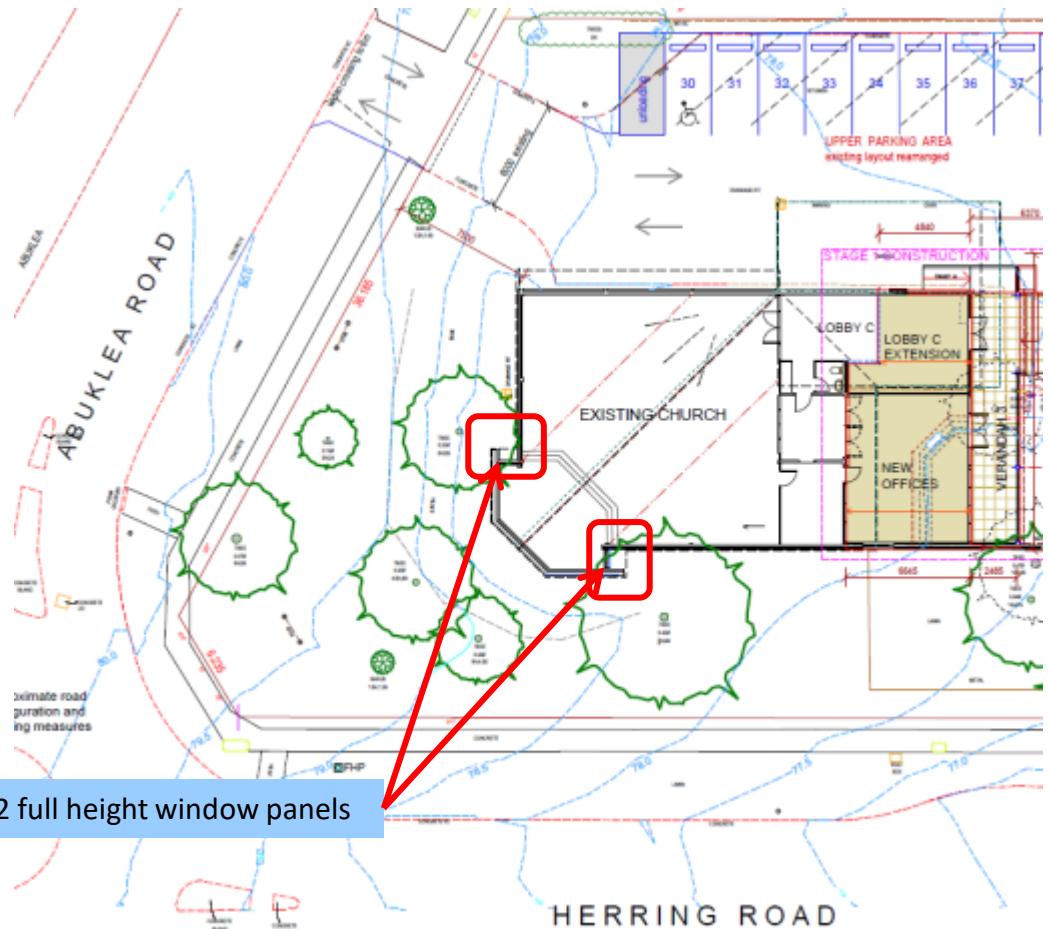
Condition of cross protective  
coating- 'paint work'



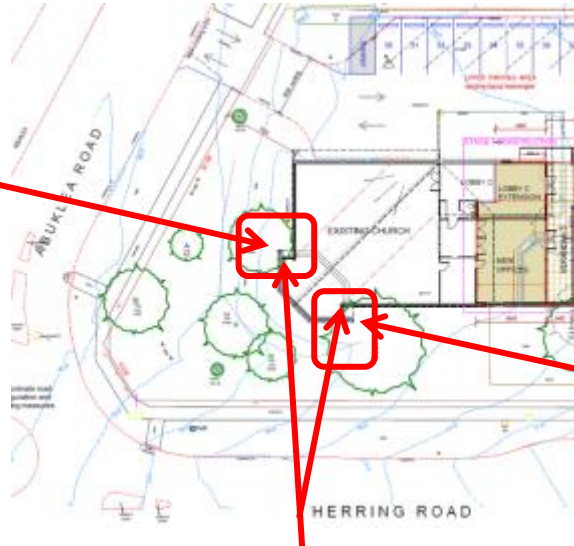
# Maintenance – gutters/ down pipes

Inspect/ clean & replace as required the concealed roof gutters and attached down pipes to the 2 full height window panels either side of the church sanctuary area.

Location of the 2 full height window panels



# Maintenance – gutters/ down pipes



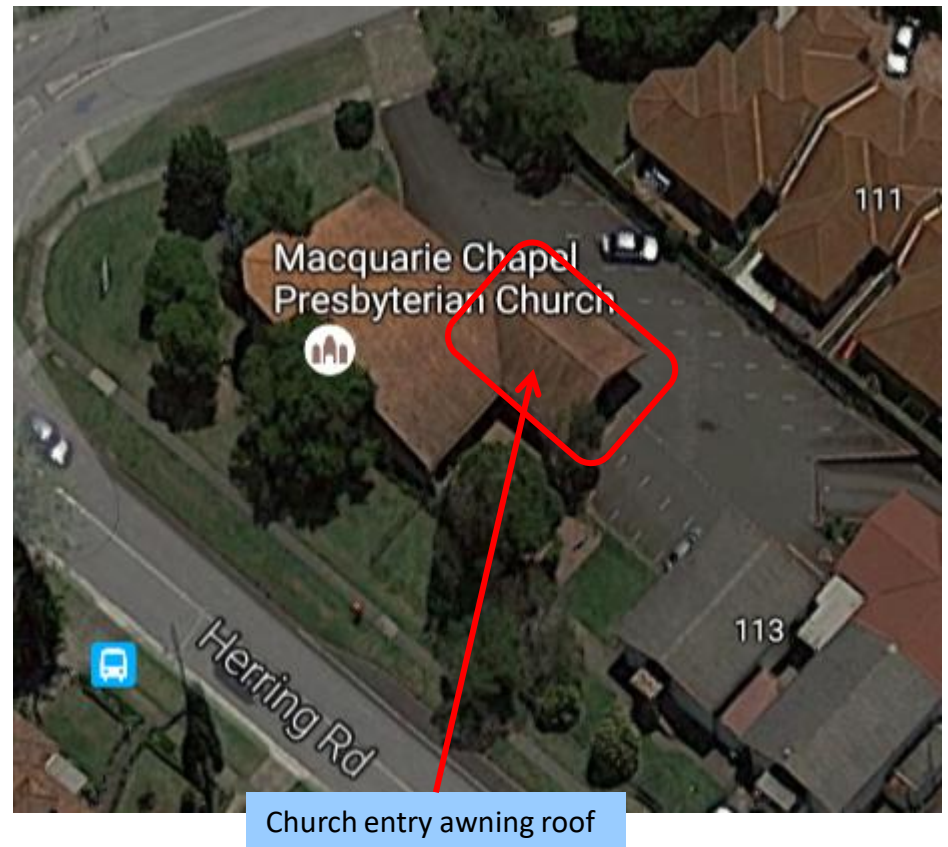
Location of the 2 full height window panels





## Maintenance – Entrance Awning Soffit

Inspect, assess soffit  
sheeting for asbestos.  
Provide an Option price:  
to remove all asbestos  
contaminated sheets and  
replace, as required, with  
'Villaboard' fc sheeting  
or equivalent  
Paint all new soffit sheeting



Church entry awning roof



# Maintenance – Entrance Awning Soffit



Church entry awning roof

# Attachments

## Additional reference information:

- Site Work Area(s)
- Tree Protection Plan
- Structural Drawings
- Herring Rd external Elevation
- Building Roof Plans
- Roofing material
- Samples for folding wall/ door panel systems
- Structural Condition of the Northern support Frame of the Church Entry Awning
- DA letter/ Report to Council re Stage 1 commencement
- Project Stages as reviewed/ approved by Council
- DA - full copy provided as separate document
- Electrical Design brief – provided as separate document

# Site Work Areas

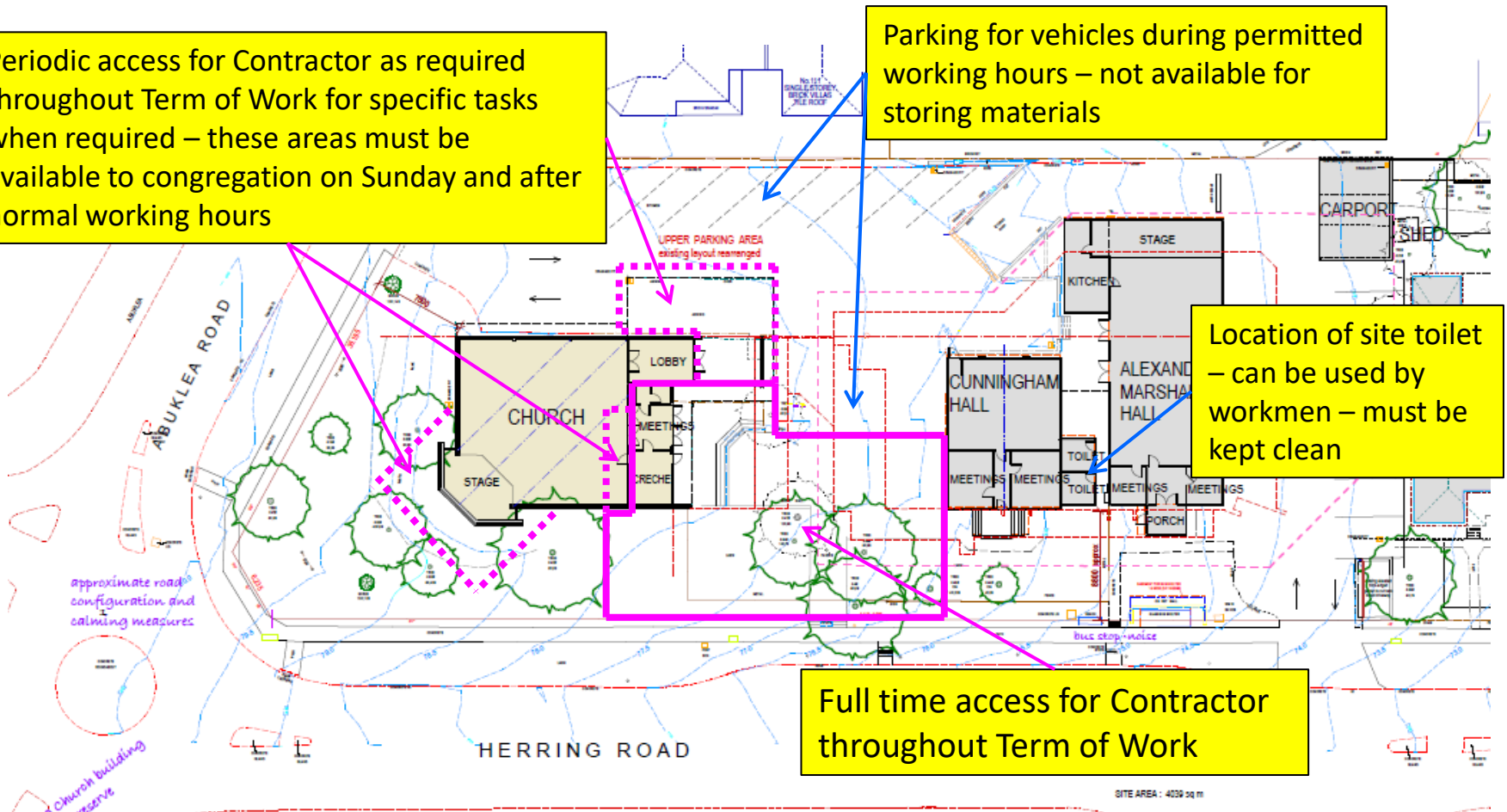
Part Copy – drawing 1693 DA-09 Site Analysis & Demolition Plan

Periodic access for Contractor as required throughout Term of Work for specific tasks when required – these areas must be available to congregation on Sunday and after normal working hours

Parking for vehicles during permitted working hours – not available for storing materials

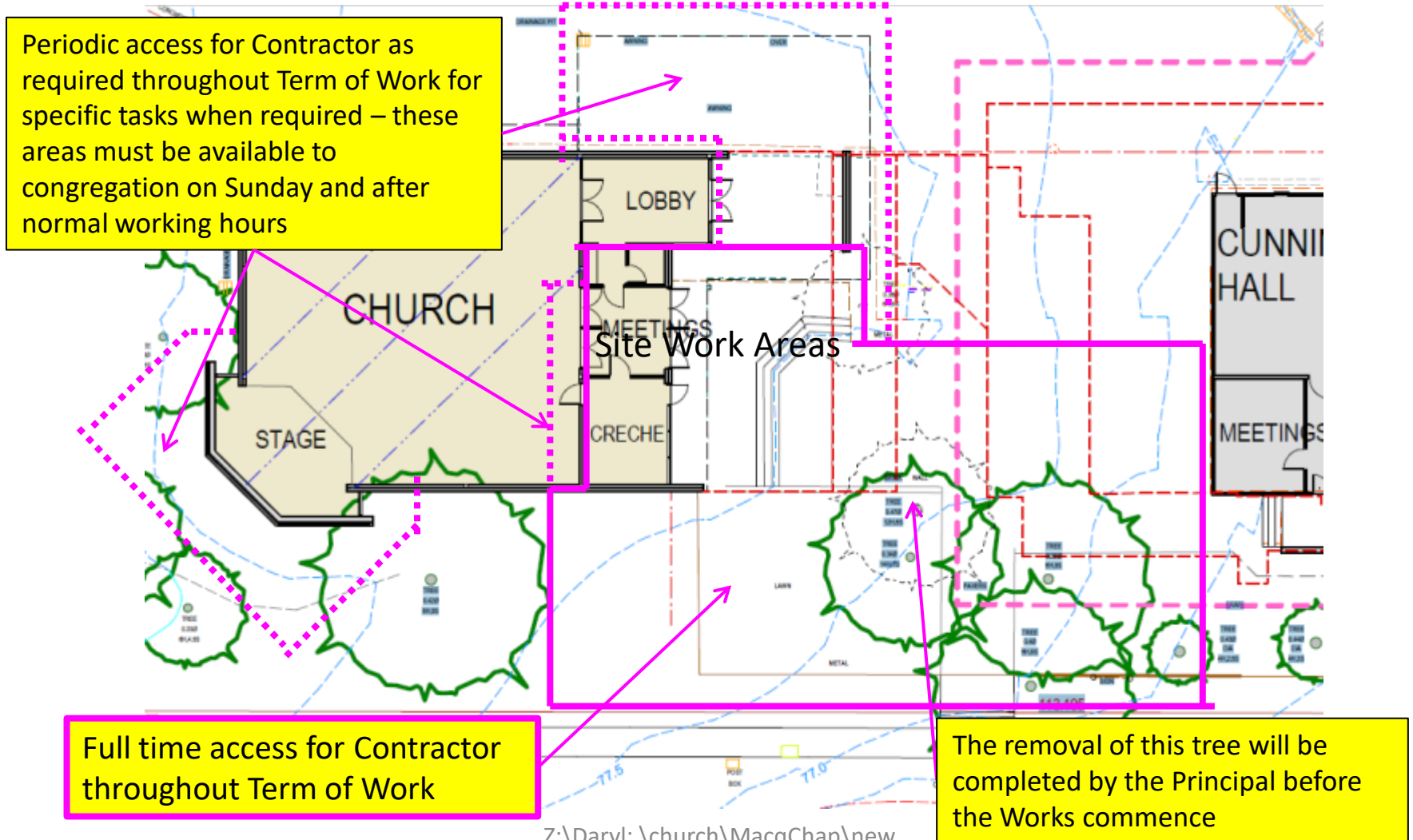
Location of site toilet – can be used by workmen – must be kept clean

Full time access for Contractor throughout Term of Work





# Site Work Areas - Details



# Tree Protection Plan

Part Plan

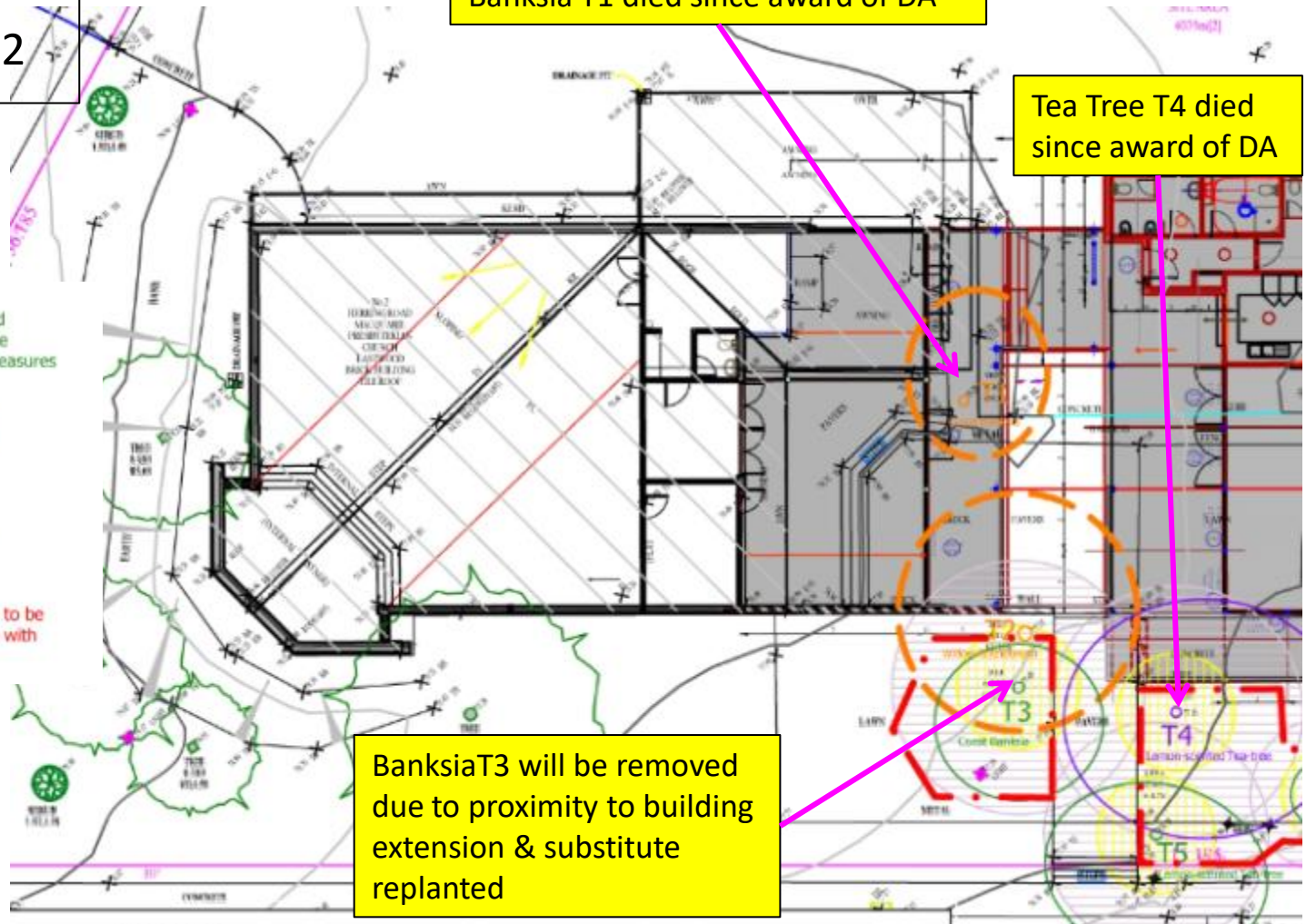
T11\_08122

Banksia T1 died since award of DA

Tea Tree T4 died  
since award of DA

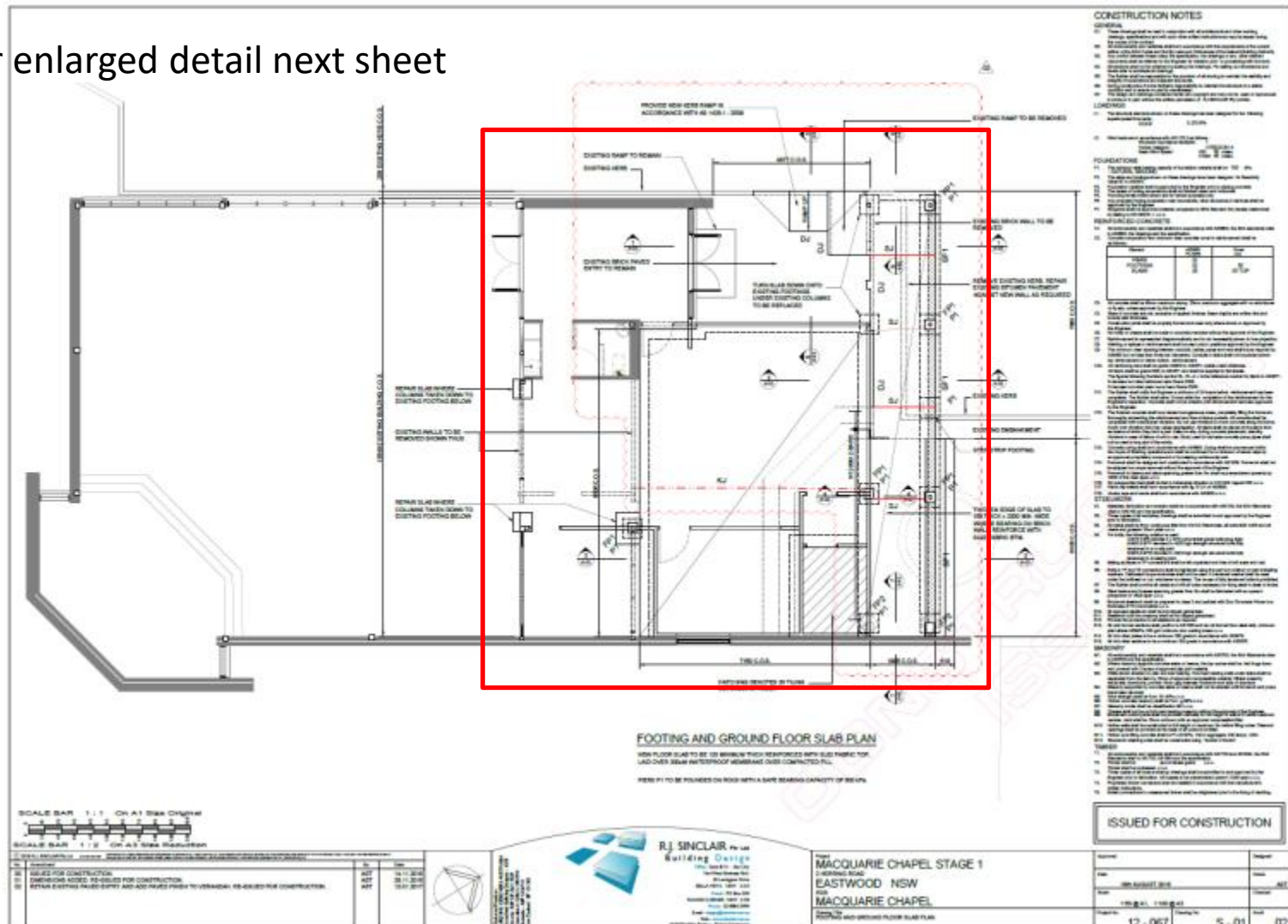
Banksia T3 will be removed  
due to proximity to building  
extension & substitute  
replanted

-  Tree to be retained and protected in accordance with Tree Protection Measures (Appendix 2)
-  Tree to be removed in accordance with Section 12.11
-  Tree to be pruned in accordance with Section 12.10
-  Tree Protection Fence to be erected in accordance with Section 12.2



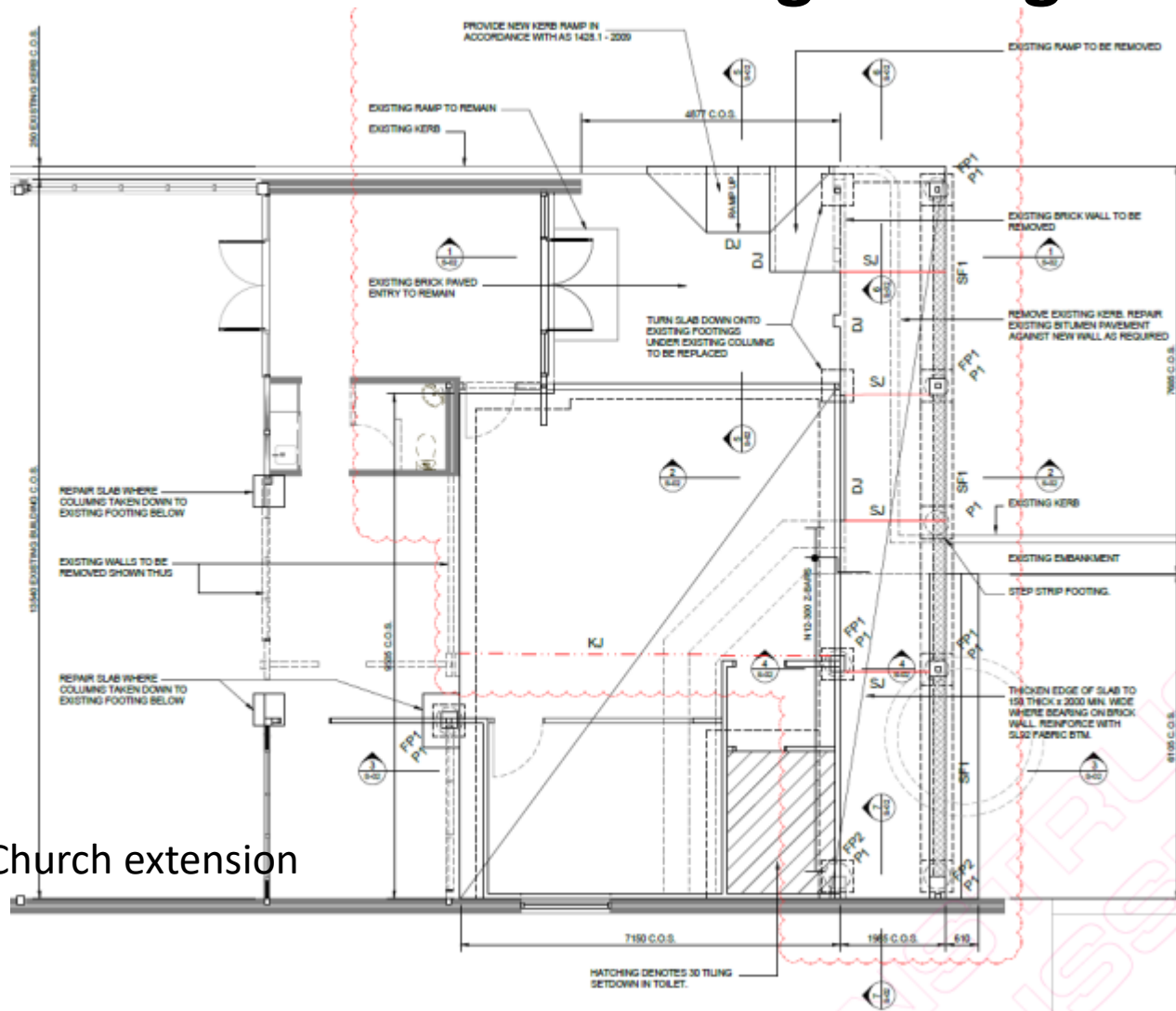
# Structural Drawings – Stage 1

Refer enlarged detail next sheet



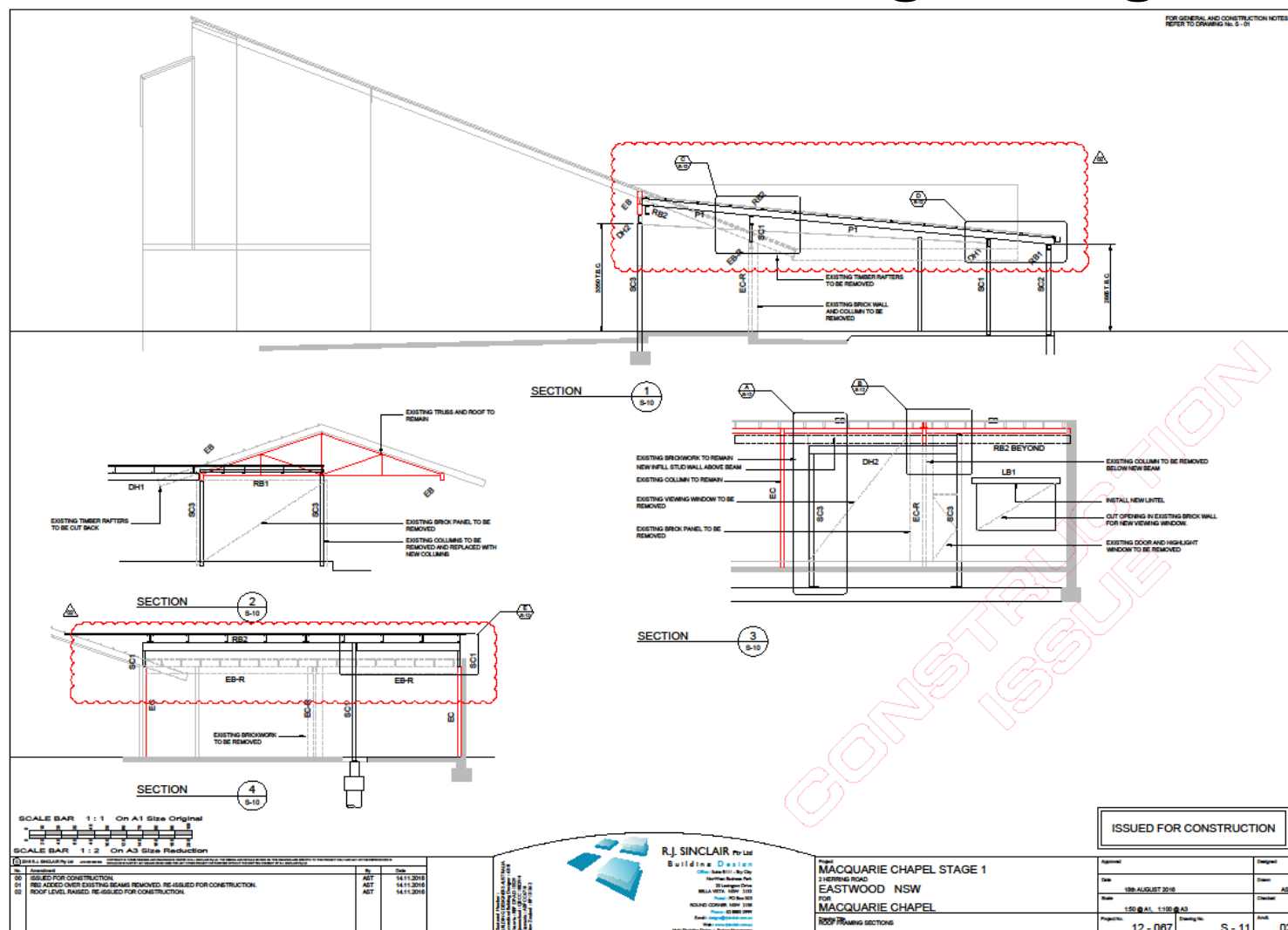


# Structural Drawings – Stage 1



Enlarged detail Church extension floor plan

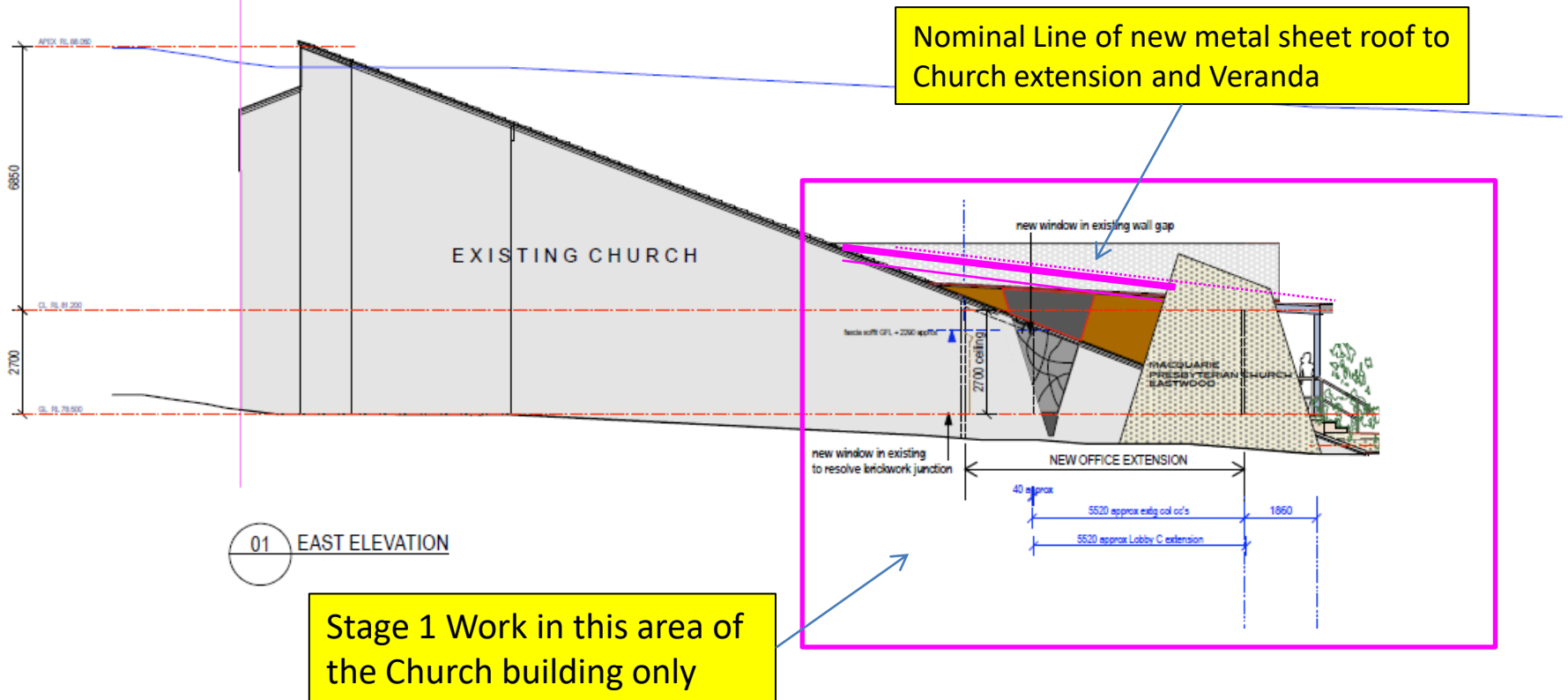
# Structural Drawings – Stage 1



# Herring Rd Elevation (East Elev'n)

Part Copy – drawing 1693 DA-06/C (Nov. 2013)

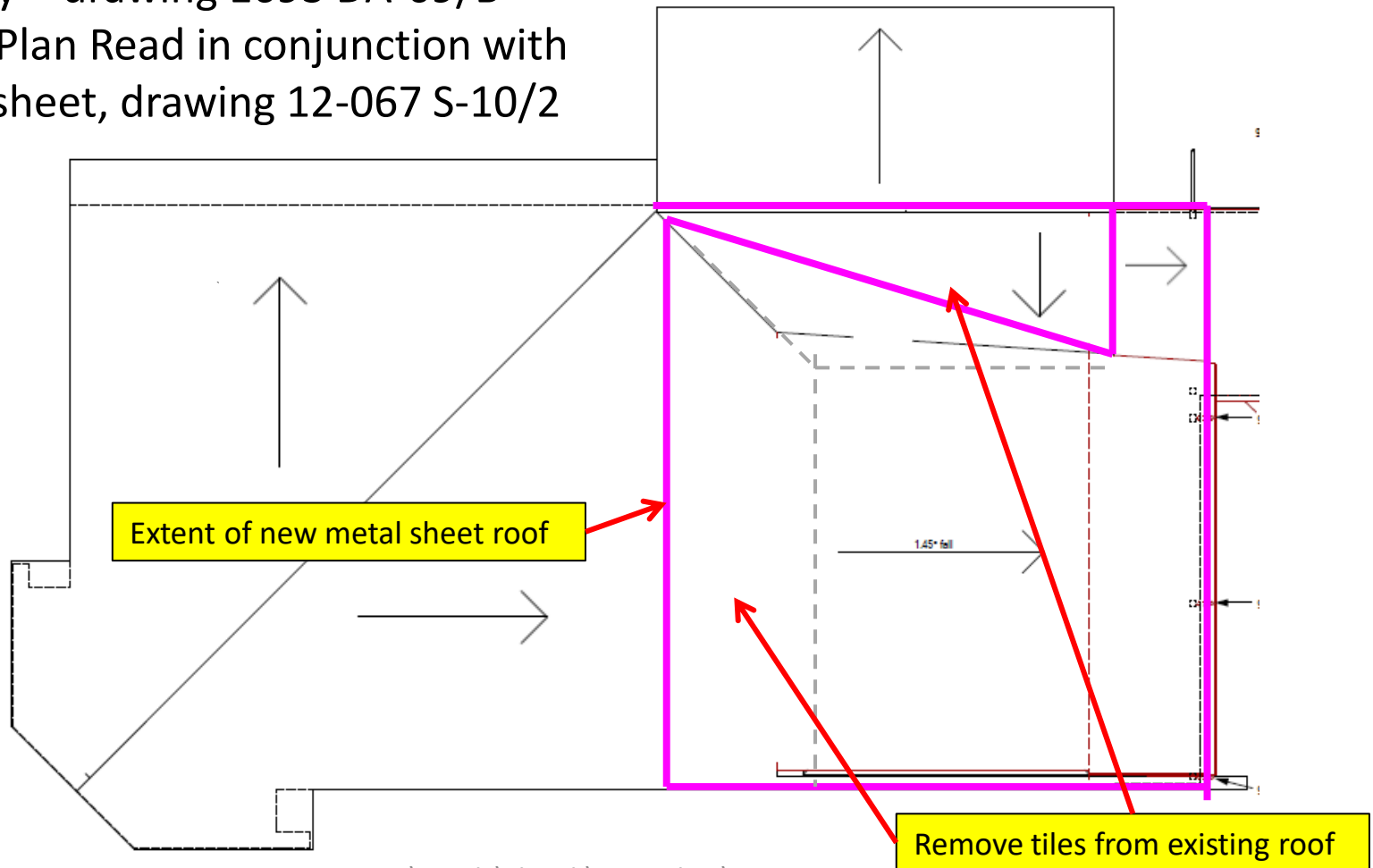
Showing Stage 1 work Elevation only





# Roof Details

Part Copy – drawing 1693 DA-09/B  
Roof Plan Read in conjunction with  
next sheet, drawing 12-067 S-10/2

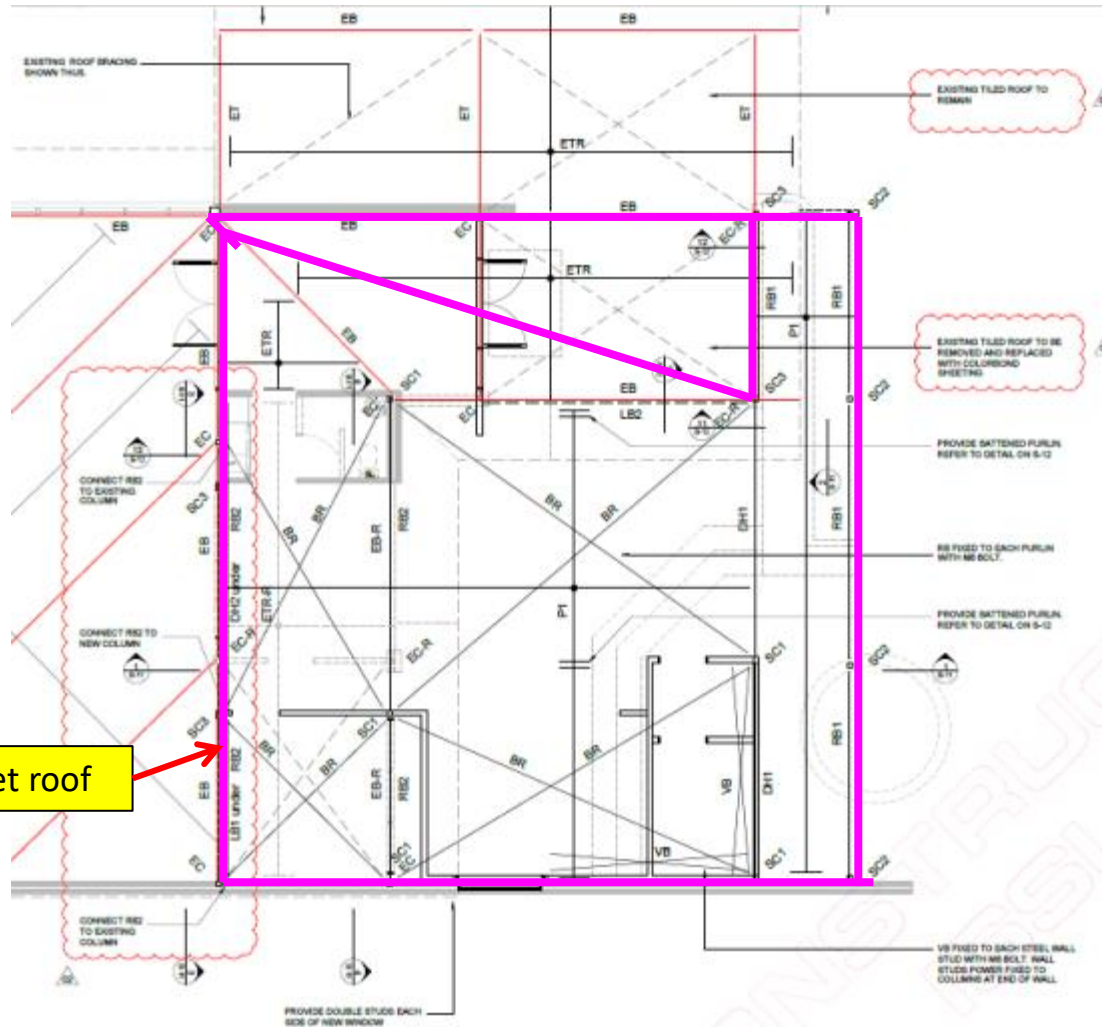


# Roof Details

Part Copy – drawing 12-067 S-10/2

Read in conjunction  
with previous sheet,  
drawing 1693 DA-09/B Roof Plan

Extent of new metal sheet roof



ROOF FRAMING PLAN

# Roofing Material

Full colour range

Shape nothing like tiles - industrial

Can lay flatter than shown

## KLIP-LOK 700 HI-STRENGTH®

DESCRIPTION	AVAILABILITY	COLOUR RANGE	PRICING
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An advancement of the original concealed fix roof cladding with bold ribs making a strong visual statement rising from flat pans. It is a superior product which has earned FM Global approval.

- Concealed fixed offering supreme watertightness
- Can be used with **LOK-KLIP®** end and expansion joint system
- Nominal cover width: 700mm
- Minimum roof slope: 1° (subject to design provisions being met)

**AVAILABILITY**

Available (Blue)  
Not Available (White)

**STANDARD COLOUR RANGE**

Basalt®	Classic Cream™	Collage Green®
Cave™	Deep Ocean®	Dune®
Evening Haze®	Gully™	Ironstone®
Jasper®	Mangrove®	<b>Manor Red®</b>
Monument®	Night Sky®	Pale Eucalypt®
Paperbark®	Shale Grey™	Sunrise®
<b>Terrain®</b>	Wallaby®	Windspray®
Woodland Grey®	ZINCALUME®	

Please check with your local supplier regarding specific

**Terrain®** **Manor Red®**

# Details of Stage 1

## Multi panel fold doors

Indicative image only – clear glass folding doors with anodised aluminium frame or similar and nominal wide mid-rail/ chair rail at safety height.



EXTERNAL  
VIEW OF  
BRASS  
THROW BOLT



BRONZE  
HANDLE  
HINGE  
DETAIL



BRONZE  
INTERNAL  
THROW BOLT  
MECHANISM





# Details of Stage 1

Multi panel folding acoustic partition – indicative images only



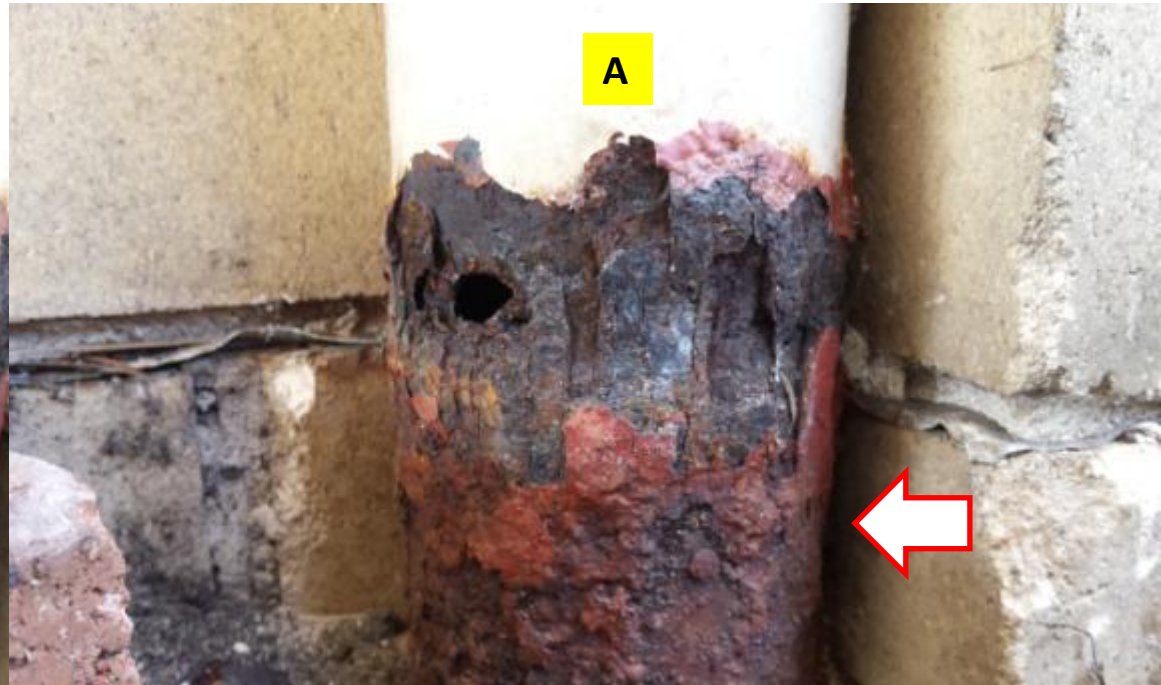
# Awning Roof Frame



## Extent of corrosion

- Rust visible at ground level of both posts on the existing northern support frame
- Pavers lifted at Post A - 22 Aug 2015 to assess extent of problem & degree of damage to the posts
- Note for reference to the structural frame of the church building (Taylor Thompson & Whitting Drawings)
  - Column A = C11
  - Column B = C6

# Awning Roof Frame



## Extent of Corrosion – Post A

- Total circumference of circular tube post badly corroded from ground level to start of concrete encasement
- Full depth corrosion has occurred – rust flaked away revealing holes in tube



# Awning Roof Frame/ Comments



## Frame Details

- Column head is bolted to eave beam/ roof truss
- Some if not all of the brickwork would need to be removed to allow column(s) to be replaced
- Note: the brick wall is not incorporated into the planned building works of the church & the future site development
- The eave beam of the awning roof frame appears to be sitting onto the brick wall





# Awning Roof Frame Drawings & Related Details

Footing Detail

## Church Plans

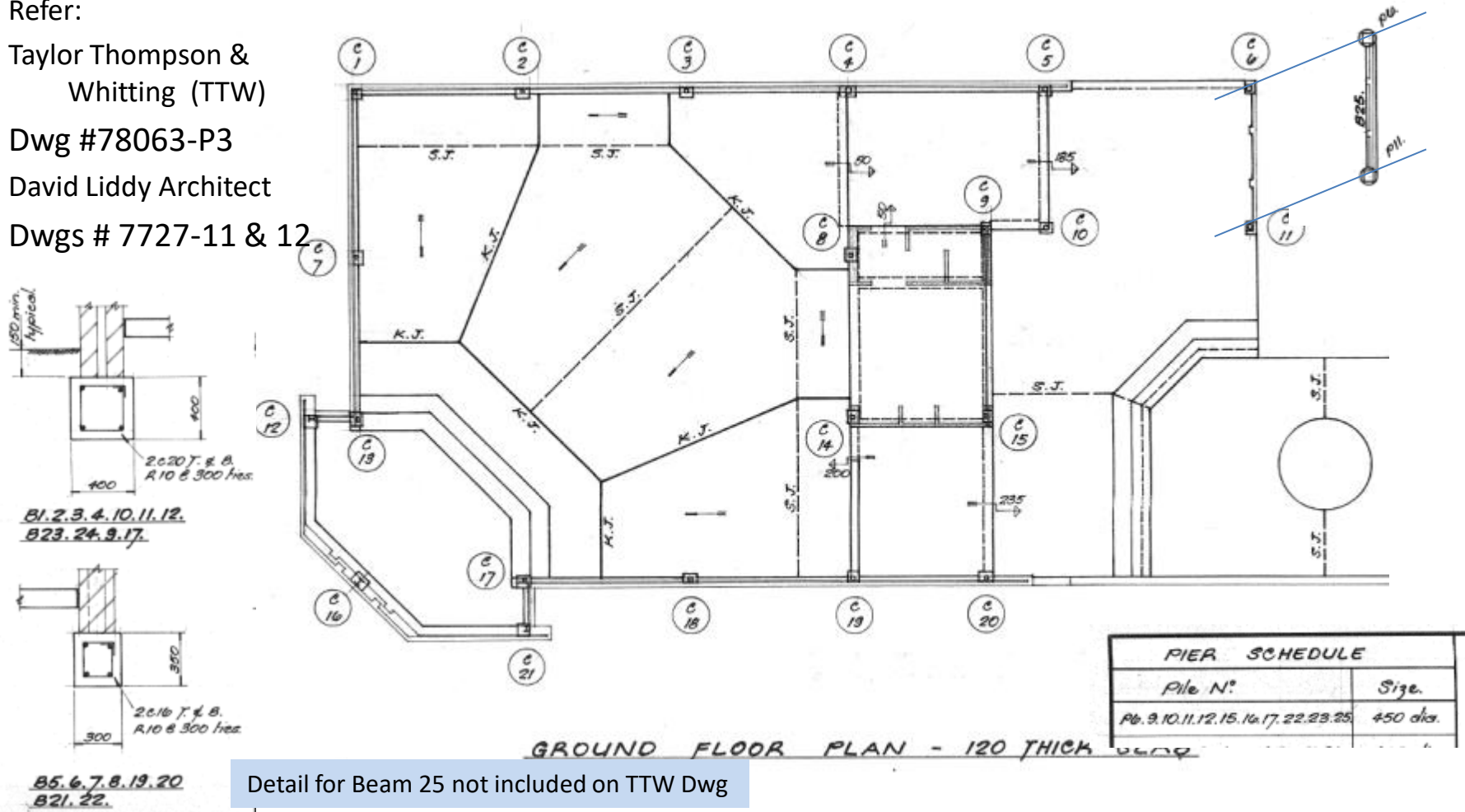
Refer:

Taylor Thompson &  
Whitting (TTW)

Dwg #78063-P3

David Liddy Architect

Dwgs # 7727-11 & 12

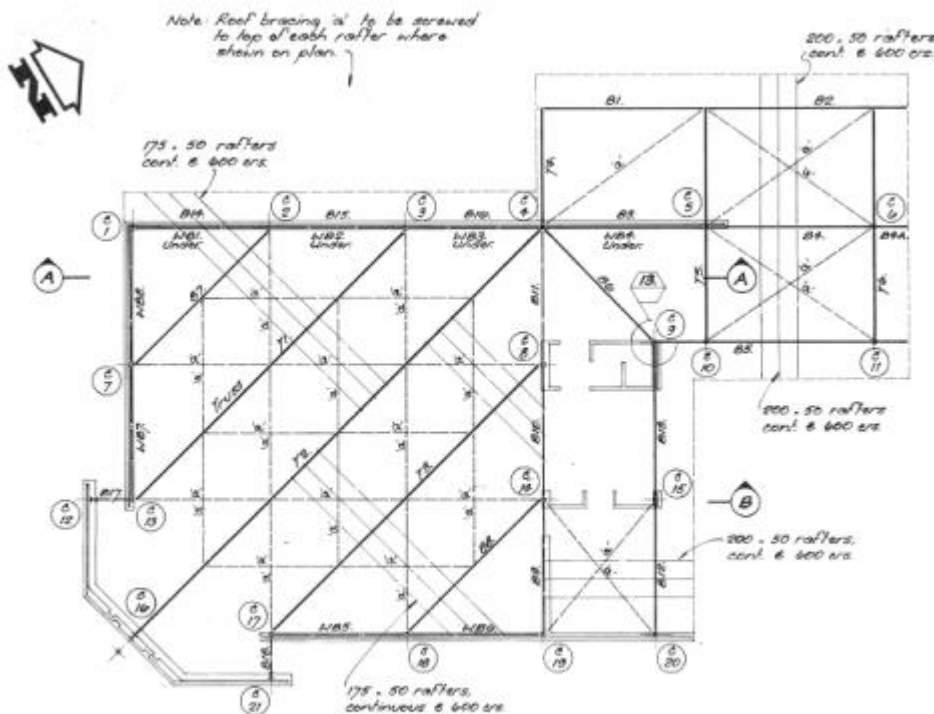


# Awning Roof Frame Drawings & Related Details

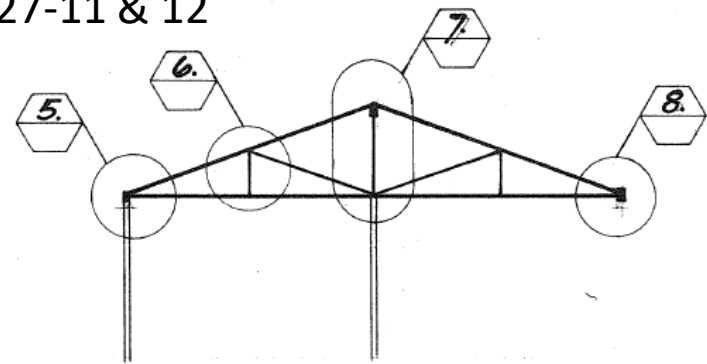
## Church Plans

Refer:

TTW Dwg #78063-P3 & David Liddy Architect Dwgs # 7727-11 & 12



**ROOF MARKING PLAN**



*Floor Level.*

*Members: Top chord - 76 x 3.6 C.H.S.  
Btm. chord - 89 x 4.0 C.H.S. - T6 only.  
Internals - 60 x 3.6 C.H.S.  
Btm. chord - 102 x 4.0 C.H.S. - T5 only.*

**ELEVATION TRUSS T5.T6.**

STEEL SCHEDULE		
Mark	Type	Size
C1, C19	Columns	102 x 102 - 6.3 R.H.S.
C2, C3, C7, C8, C18, C19	Columns	152 x 152 - 6.3 R.H.S.
C4	Columns	203 x 203 - 3.5 R.H.S.
C5, C6, C10, C11	Columns	89 x 8.6 C.H.S.

# Council DA & Stage 1 Development OK

City of Ryde  
Civic Centre, Davlin Street, Ryde  
Locked Bag 2069, North Ryde NSW 1670  
DX 8403, Ryde  
Facsimile 9952 8070  
Telephone 9952 8222



## Development Consent

**Applicant:** Robin McKay  
McKay Architects  
71 River Rd  
EMU PLAINS NSW 2750

**Consent No:** LDA2011/0552

**Consent Date:** 20 April 2012 **Valid until:** 20 April 2017

The City of Ryde, as the consent authority under the provisions of the Environmental Planning and Assessment Act, 1979 hereby consents to the development as follows:

**Property:** 113 Abuklea Road, Marsfield Lot 2 DP 212362

**Development:** The construction of:  
- a new auditorium/multi-purpose hall for use as a Christian Education Centre in association with the church  
- alterations and additions to the rear of the existing church; and  
- a new car park accommodating 41 car spaces.

Subject to the conditions 1 to 75 specified in this consent.

You are advised that failure to observe any condition of approval set out in the consent is an offence and legal proceedings may be instituted by Council.

This Consent does not guarantee compliance with the Disability Discrimination Act and you should, therefore, investigate your liability under the Act.

You are advised of your right of appeal to the Land and Environment Court under Section 97 of the Environmental Planning & Assessment Act and your right to request a review of the determination to Council under Section 82A of the Environmental Planning & Assessment Act within 6 months after you have received the Consent.

Sandra McCarry  
Assessment Officer

## Meeting Notes

Date	19 August 2015
Location	Ryde Council Chambers
Attendees	Sandra Mc Carry, Daryl Osborne
Subject	Review DA impact on next steps to progress Stage 1 only of the Development
Distributed	L. Kruger, R Benn, P Graham, D Collins, MacqChap Office, R. McKay

### Summary:

Very positive outcome on briefing report tabled at the meeting, copy attached.

Sandra agreed that Stage 1, as presented, can proceed to design and CC (Construction Certificate) without the need for a Section 96. The issues previously raised and discussed will require a Section 96 to be lodged for the subsequent stages of the project can progress.

Agreement with staged approach to design, CC and Occupation Certificates, as the project progresses to full completion.

### Meeting Notes:

- Presented and reviewed the Briefing Report (attached).
- Noted the impact/ applicability of the listed DA conditions on the proposed stages of the Development and the clear status of the Stage 1 Scope of Work
- Noted that the planned extension is fully over current impervious areas, hence no change to stormwater run-off from the site. No need to progress OSD requirements until Stage 2 & 3.
- Discussed the Stage 1 church building extension re traffic and parking requirements of the original DA. Agreed no need for additional parking on site until Stages 2 & 3 are in place.
- Discussed the DA condition for inclusion of a wheelchair accessible toilet in the church. Noted that this will be provided given the time period likely between Stage 1 and completion of Stage 2 of the development ( Wheelchair accessible toilet facilities in planned Stage 2 building works)
- Discussed the current wheelchair access provisions existing at the church. Noted that these do not fully comply with the 2010 provisions of the Australian Standard. Agreed that these are to be reviewed by our Certifier as part of the Stage 1 CC and any amendments required are to be incorporated in the works.

### Attachment:

Stage1 Planning Report\_2015 Rev1

# Stage 1 Briefing Report to Council

Prepared for Macquarie Presbyterian Church

by CAAN-DO Design Service

## Briefing Details

- The Church is keen to progress with Stage 1 – detailed design/ tendering & construction.
- Confirm that Stage 1 can proceed without need for Section 96 – avoid further time to commence construction.
- Issues previously advised & discussed do not apply to Stage 1 Scope:
  - There are no conditions requiring clarification re trees impacted by Stage 1 scope
  - Stage 1 church building extension has no impact on noise to the NW neighbours so no issue with the boundary fencing condition – *note, as previously agreed, the fence height exceeds DA requirements*
  - Stage 1 church building extension has no impact on noise to the N neighbours so no issue with the alignment of the acoustic boundary fencing condition
  - The request tabled in 2013 to split the project into 3 Stages has no impact on the original & current Stage 1 scope
  - We accept the DA requirement to include disabled accessible toilet in the church building**
  - There is no potential change to existing site lighting/ potential light spill as a result of Stage 1
  - Issues related to OSD condition is not impacted by Stage 1. The extended roof of the church building is completely over current paved areas. There is no change to the run-off from the site resulting from Stage 1 work.
  - Request to extend the church entry awning toward the planned new auditorium, on both sides of the roof ridge. This will not be extended as part of the Stage 1 works
  - Stage 1 work scope has no impact on the size of the church worship space or the halls so there should be no need to increase parking provided on site.

Prepared by  
CAAN-DO Design  
Service

### Macquarie Chapel Presbyterian Church Learning Centre Development

Stage 1 Briefing Document  
Ryde Council

Prepared for Macquarie Presbyterian Church

by CAAN-DO Design Service

### Proposed Stage 1 Works – Areas Impacted





# Proposed Staging Comments

## as discussed with Ryde Council Aug 2015

### Stage 1 ONLY – at this time

- Extend the existing Church office space and lobby
- Modify the existing church toilet to disabled access (*this is a condition of the DA*)
- As this work is completely on/over current paved areas of site should not require any change to drainage controls run-off detention – *still to confirm with Council*

### Stages 2 & 3 are unlikely to progress in the next 3-5 years

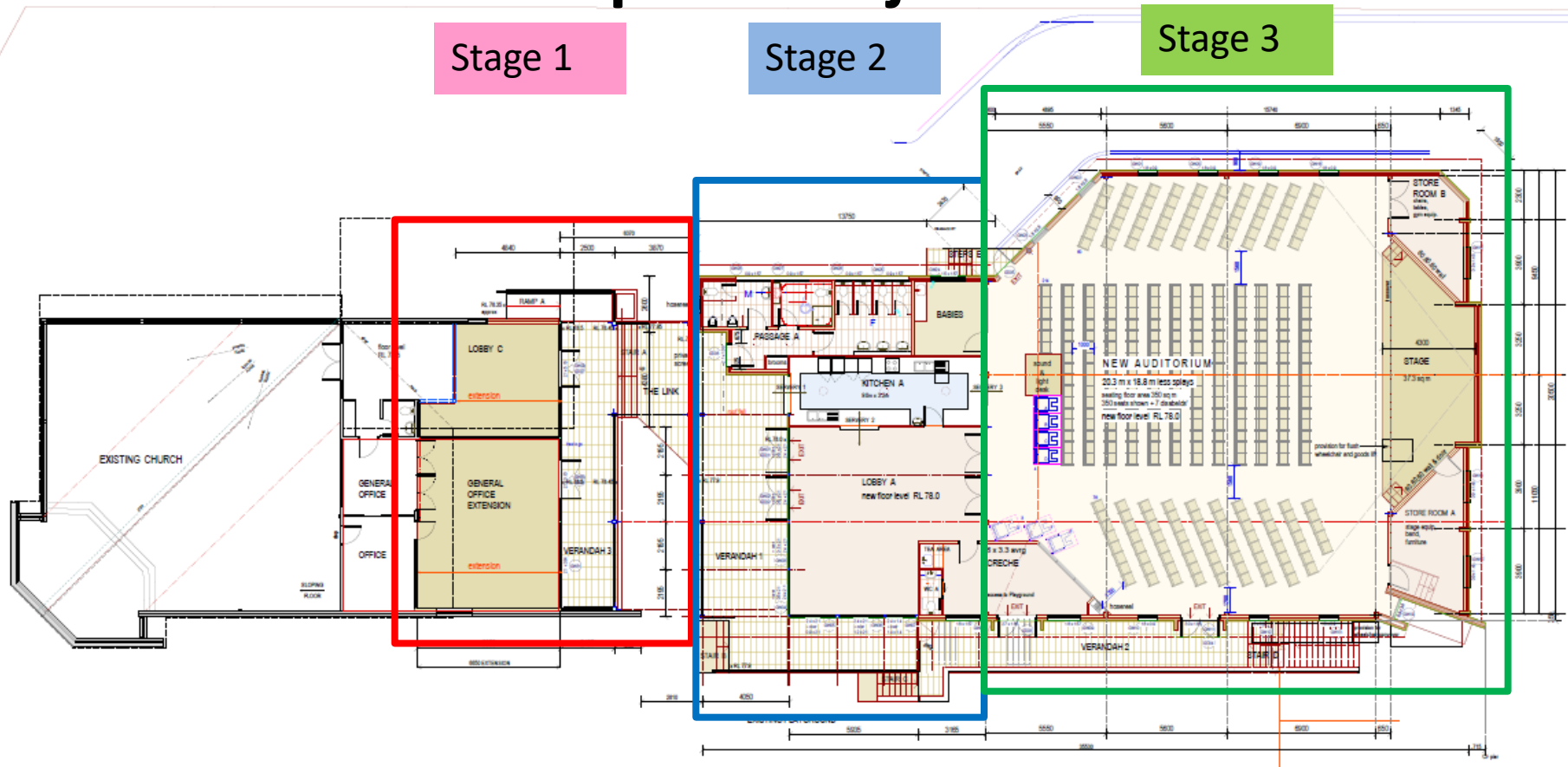
### Stage 2 (confirmed with Structural Engineer & Architect)

- Demolish the existing church office (the house) and clear the block to provide additional parking and establish a building contractor staging area for Stages 2 & 3.
- Establish on site detention system to accommodate extent of redevelopment and integrate to final full development as required, *subject to design & DA condition review with Council*
- Demolish the smaller of the 2 old hall buildings but retain the existing toilets.
- Construct & bring into service, the toilets, kitchen, new Learning Centre Lobby and veranda
- Provide the new transition and entry structures to proposed new building (*moved from original Stage 1 scope*)
- Note: preliminary review of 'buildability' of this stage has been confirmed with structural engineer. This can occur in advance of the full Learning Centre foundations and structural frame despite being at lower end of roof slope

### Stage 3

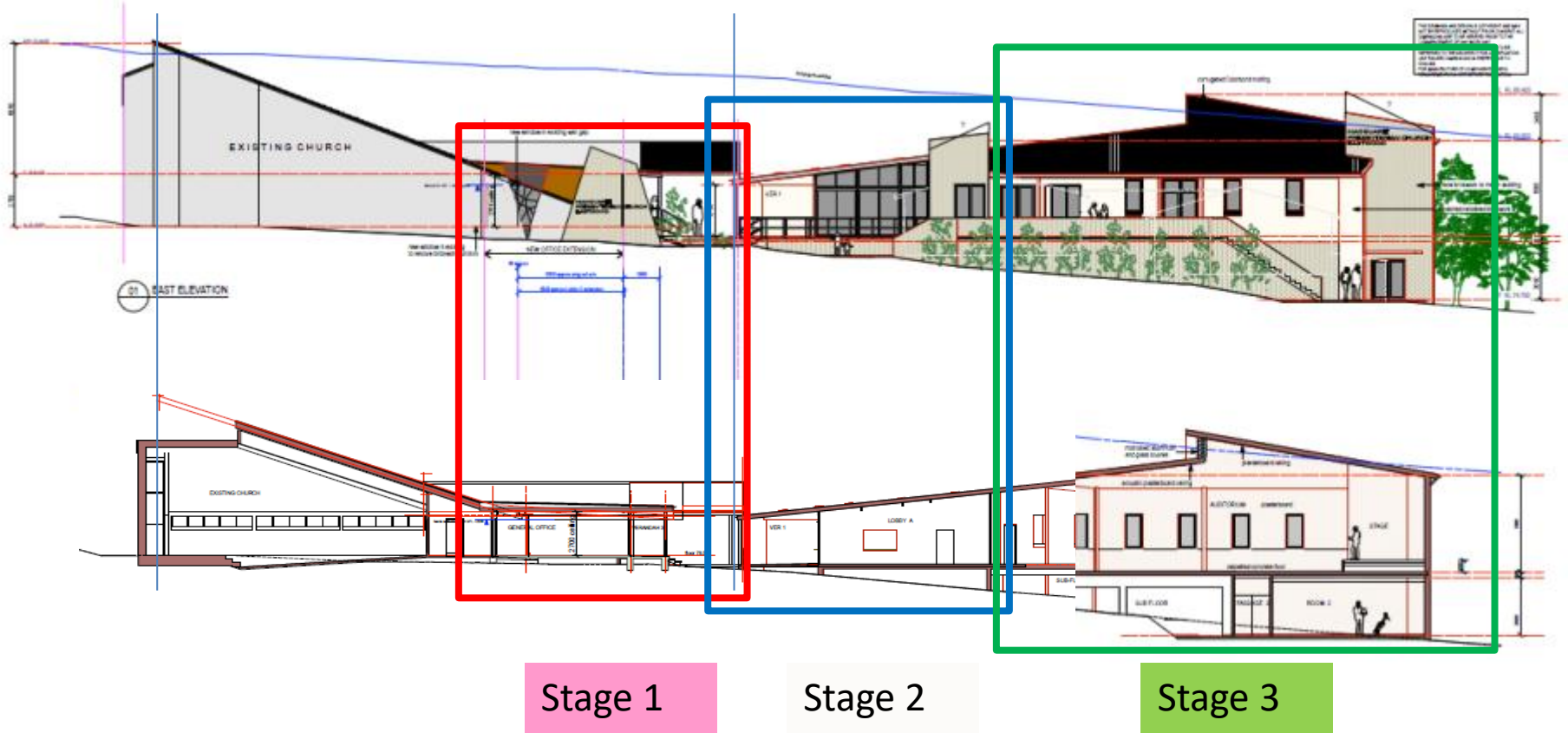
- Demolish the remaining hall and toilet block
- Complete the Learning Centre and integrate to the Stage 2 works
- Complete the drainage system, landscaping, paving new parking areas

## Complete Project Information



Recommended approach in 3 stages to minimise impact on site operations and maximise amenity for all property users during the building works

# Complete Project Information



Recommended approach in 3 stages to minimise impact on site operations and maximise amenity for all property users during the building works