



**Concept Design Proposal
For the Chinese Christian Church Renewal Project- Stage 2
Access, Amenities and Facility Upgrade**

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CCC

Content



Executive Summary

Current Limitations & Proposed Solutions

Consequences of Inaction

Executive Summary

The Chinese Christian Church Renewal Project (CCCRP) sets out a long-term vision to secure and revitalise the Alfred Street site in line with the church's mission to serve its congregation and the wider community for the next 60 years. The first stage, the restoration of the heritage Main Church and spire and upgrade to the education centre, has been completed. This second stage addresses the remaining Alfred Street facilities through a comprehensive renewal that will deliver a safe, accessible, and welcoming environment that supports worship, community engagement, and future growth.

Key objectives:

- **Maximise the use of site** with a design to legally and safely serve up to 600 people on site.
- **Improve safety and compliance** with upgrades to fire protection, egress, and building services.
- **Deliver full accessibility** through a new lift, accessible toilets, and barrier-free circulation.
- **Upgrade essential amenities**, including kitchens, toilets, and air-conditioning.
- **Create a welcoming environment** with reconfigured entries & Hall facade, landscaped courtyards, and flexible community spaces.
- **Future-proof facilities** with sustainable infrastructure (solar, water storage) and adaptable spaces for evolving needs.

The preliminary cost estimate (MBM, Aug 2024) is \$5 million, with a range of \$4.0m to \$5.3m, including escalation and contingency. Pending funding, the Renewal Project will be delivered over a 4–5-year period.

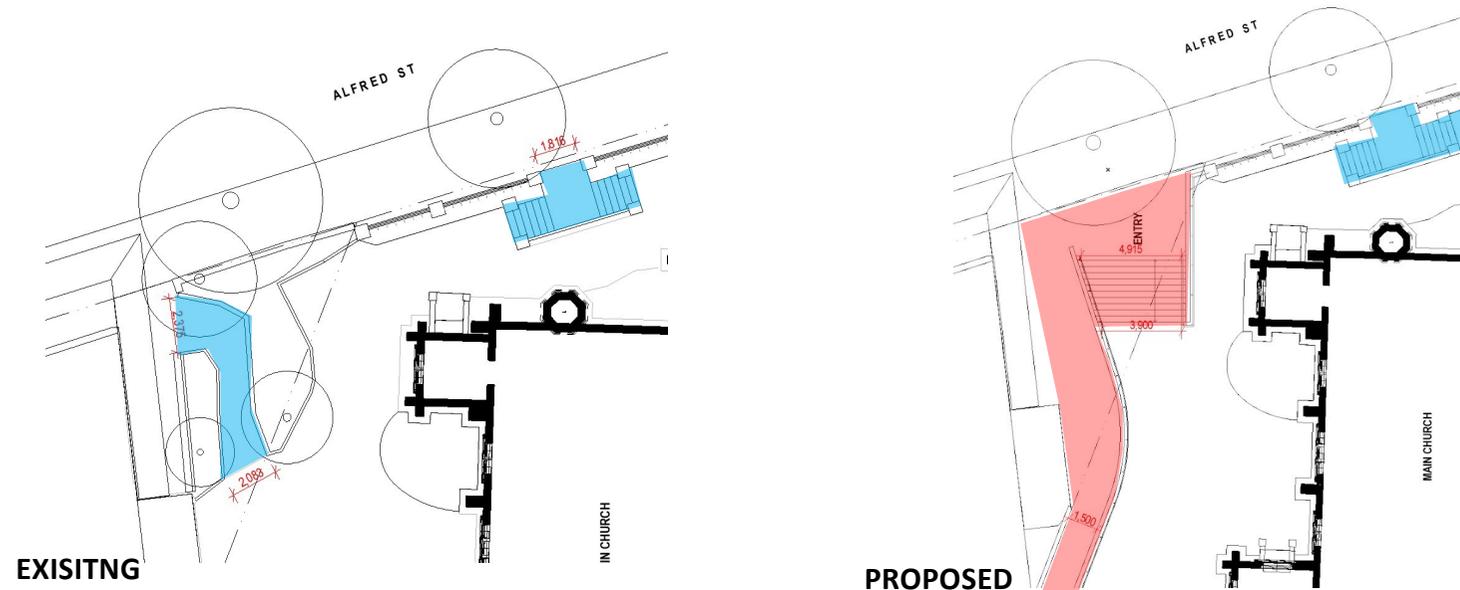
This concept plan, prepared by Chung Architects in collaboration with the CCCRP team, sets the foundation for the next phase of design development, council approvals, and fundraising. It outlines the essential works needed to achieve the project's Key Objectives. The Renewal Project is both a practical response to urgent needs and a strategic investment for the future, ensuring that CCC Milsons Point remains a place of worship, hospitality, and community for generations to come.

Current Occupancy Limitations and Proposed Solutions

The existing combined exit width of 3.9 m does not meet current safety standards but has been permitted under existing conditions. The total exit width determines how many people can safely leave the site in an emergency. To accommodate 600 people, this width needs to be increased.

The diagram illustrates the proposed upgrade to the primary access path from Alfred Street to the main church entry. The new 5.4m wide egress pathway provides compliant and safe evacuation capacity for up to 600 people and excludes reliance on the existing non-compliant heritage stairs.

The highlighted red area defines the widened circulation zone, with a clear and unobstructed path ranging from 1.5m to 4.9m. This design resolves previous constraints, ensures compliance, and provides safe, inclusive access for all users, including those with mobility impairments. The Building Code of Australia consultant will verify the final certification with the maximum site capacity.



Current Limitations and Proposed Solutions

The existing church facilities present significant challenges in safety, compliance, functionality, comfort, and user experience. The proposal outlines specific upgrades to address these issues:

	Current Limitations	Proposed Solutions
Capacity	Unknown, non-compliant under current standard	Capacity increased to 600 people on site
Accessibility	No accessible paths or amenities	Fully accessible paths, including new lift
Toilets & Services	Insufficient, non-compliant, outdated and costly to maintain	New and additional toilets (including accessible toilets) and upgraded hydraulic and electrical services, including solar panels and water tank provisions.
Thermal & Acoustic Comfort	No air conditioning; poor sound quality	New HVAC system; acoustic ceiling, walls, and AV system
Creche & Seating	Church Hall, no designated creche; heavy, uncomfortable seating	Dedicated creche space; stackable, lightweight chairs with armrests for elderly users
Playground	Unsafe, inadequate, poorly located	New nature play area with pram-accessible entry
Welcoming Presence	Uninviting entries; poor street visibility	Open, visible, and accessible entries with improved signage and landscaping

Consequences of Inaction

Failure to upgrade the church facilities carries significant risks:

- **Compliance & Legal Liability**

The current building does not meet fire, egress, or accessibility standards. This exposes the church to legal and insurance risks if an incident occurs.

- **Duty of Care**

As a public place of worship, the church has a responsibility to provide safe, inclusive, and accessible spaces for all users.

- **Reduced Functionality & Growth**

Poor acoustics, lack of air conditioning, and inadequate amenities limit the church's ability to host events and accommodate growing attendance or sizeable concurrent services.

- **Decreased Community Engagement**

Uninviting spaces, including unsafe play areas and outdated interiors, discourage people from staying on-site or returning. The site's condition reflects a lack of inclusivity or investment in the community, undermining the church's mission.

- **Escalating Financial Burden**

Pushing back a major upgrade for the hall and chapel will mean maintenance costs continue to grow. Over time, the ongoing repairs and emergency fixes we already need to do will become increasingly expensive and unsustainable. These costs will exceed the amount we would pay now to provide a long-term fix. If no major upgrade is undertaken, the site will eventually become too difficult to maintain and, in time, may become unusable. This would limit ministry activities, waste more financial resources and also pass a growing financial burden to future generations, leaving them to fund emergency repairs or a far more costly renewal project in the future.

The Proposal & the Scope

Existing: Heritage Items

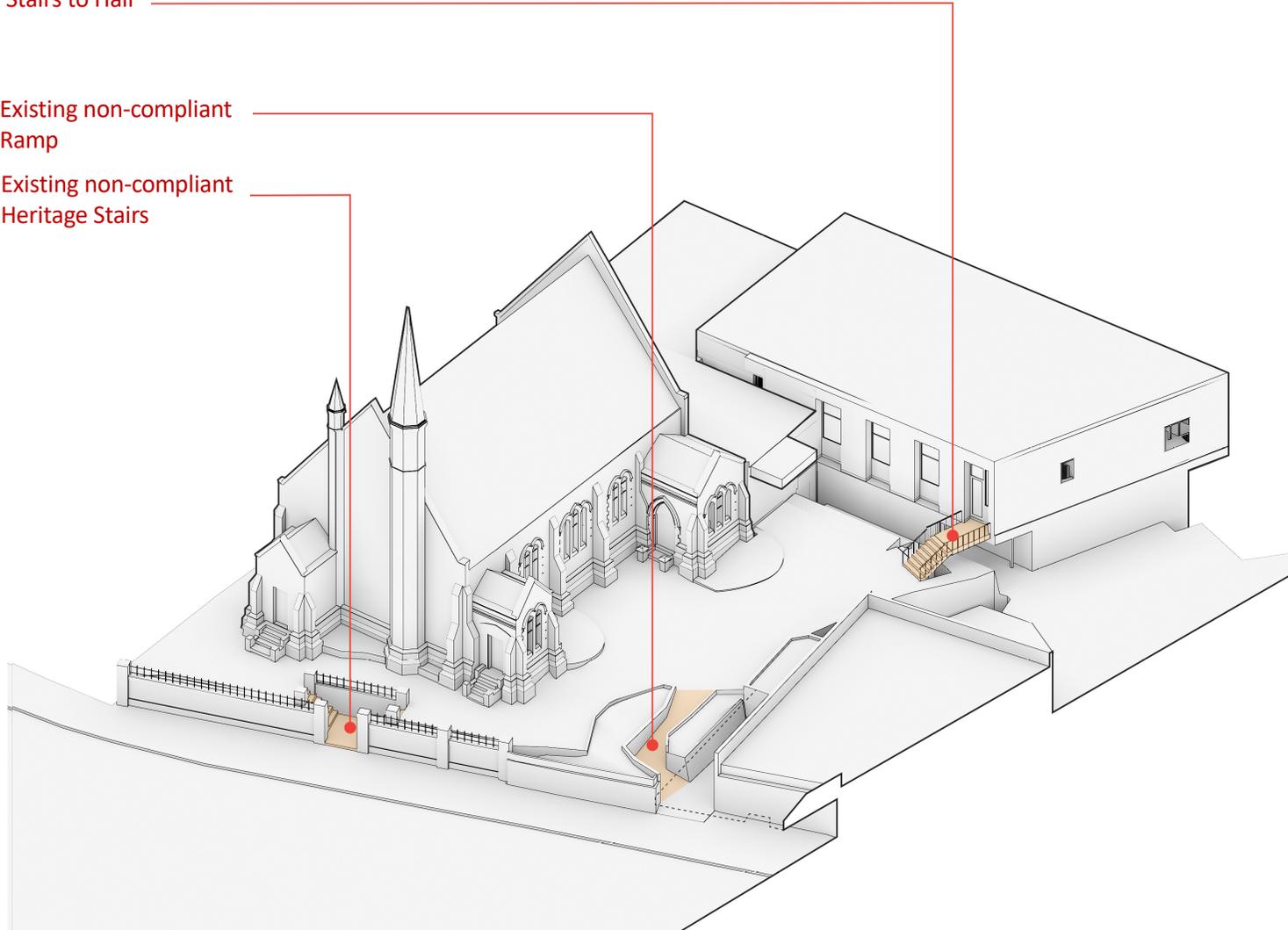


Existing Non-Accessible Stairs and Ramp

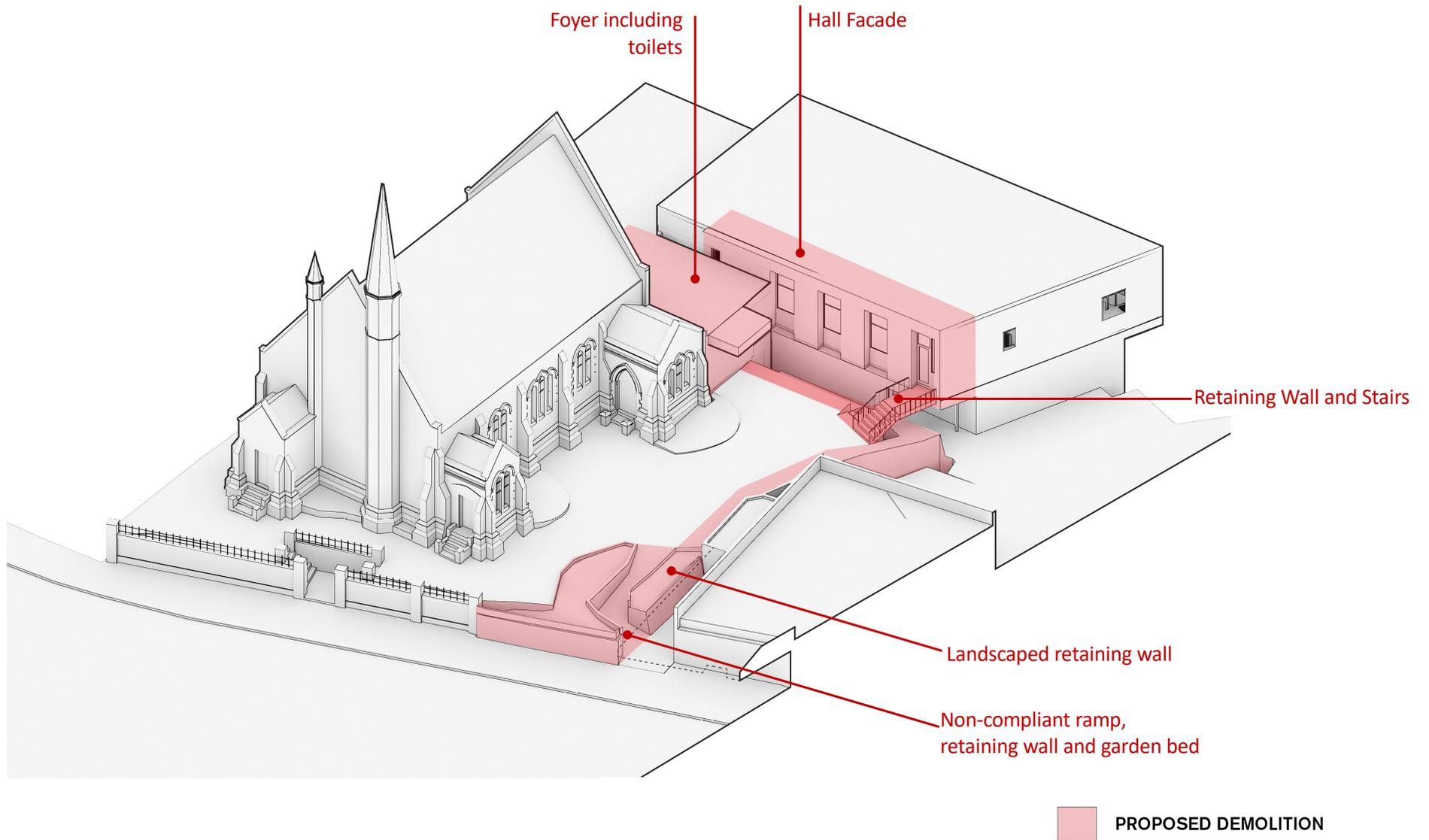
Stairs to Hall

Existing non-compliant Ramp

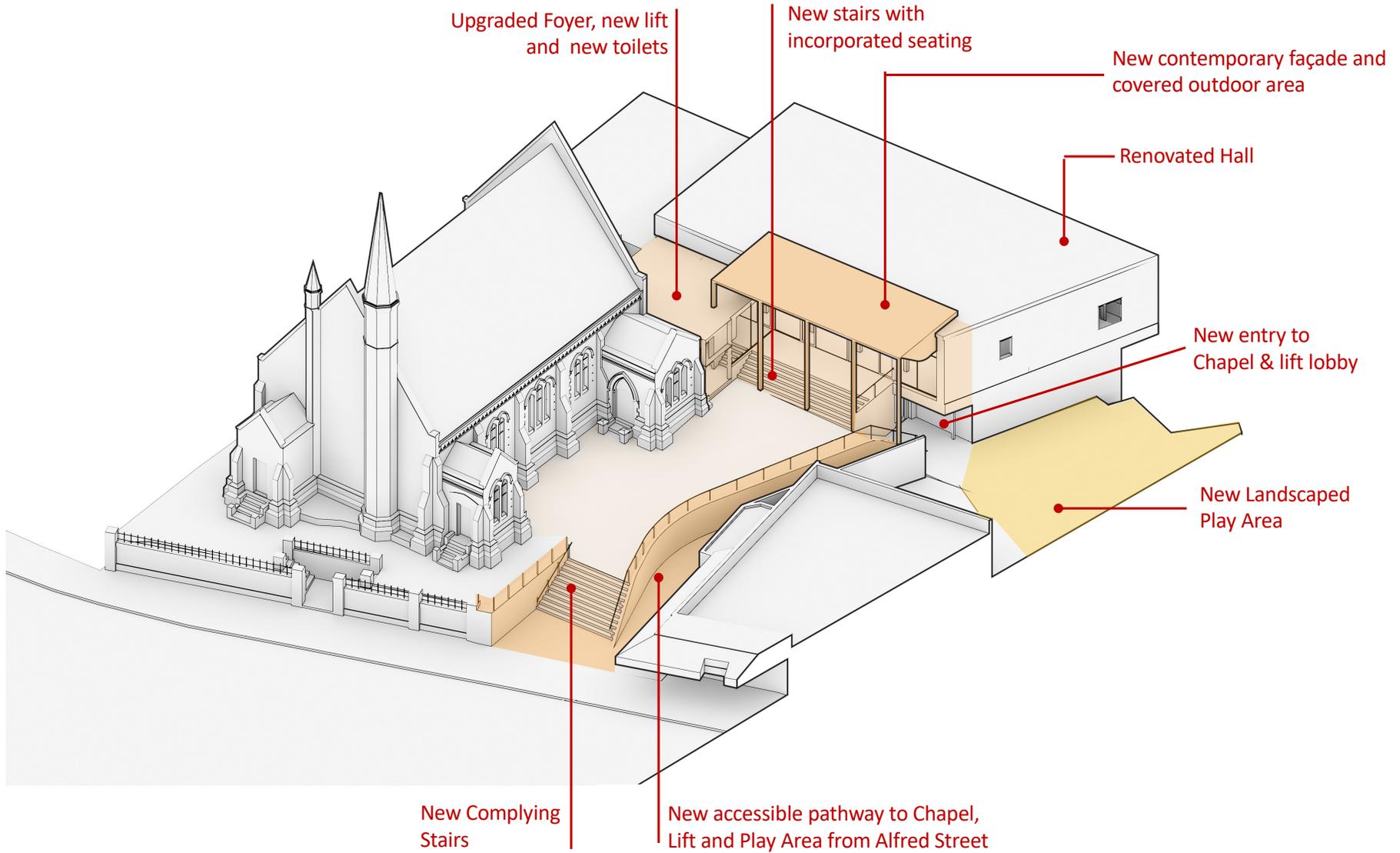
Existing non-compliant Heritage Stairs



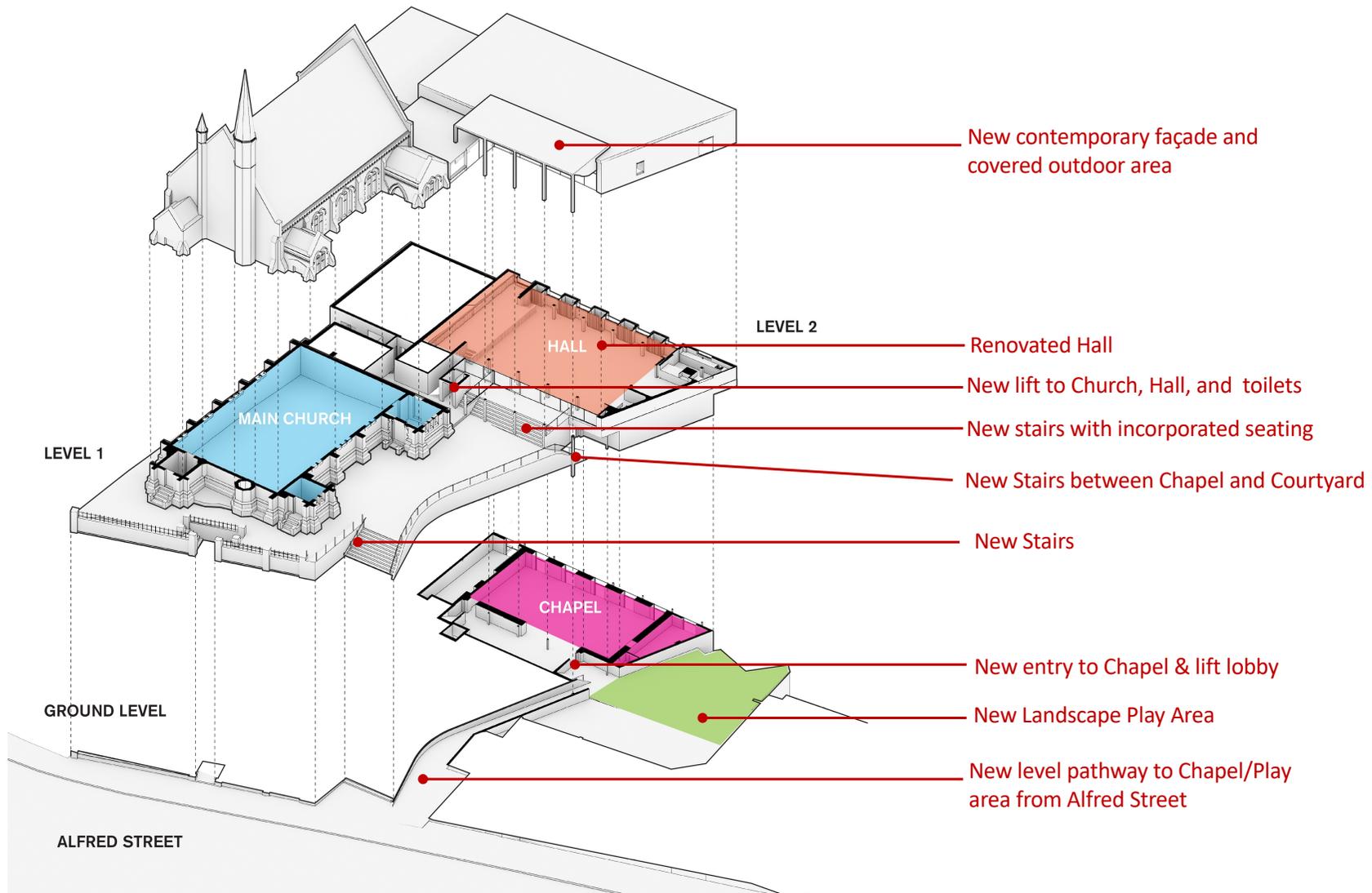
Proposed Scope: Demolition



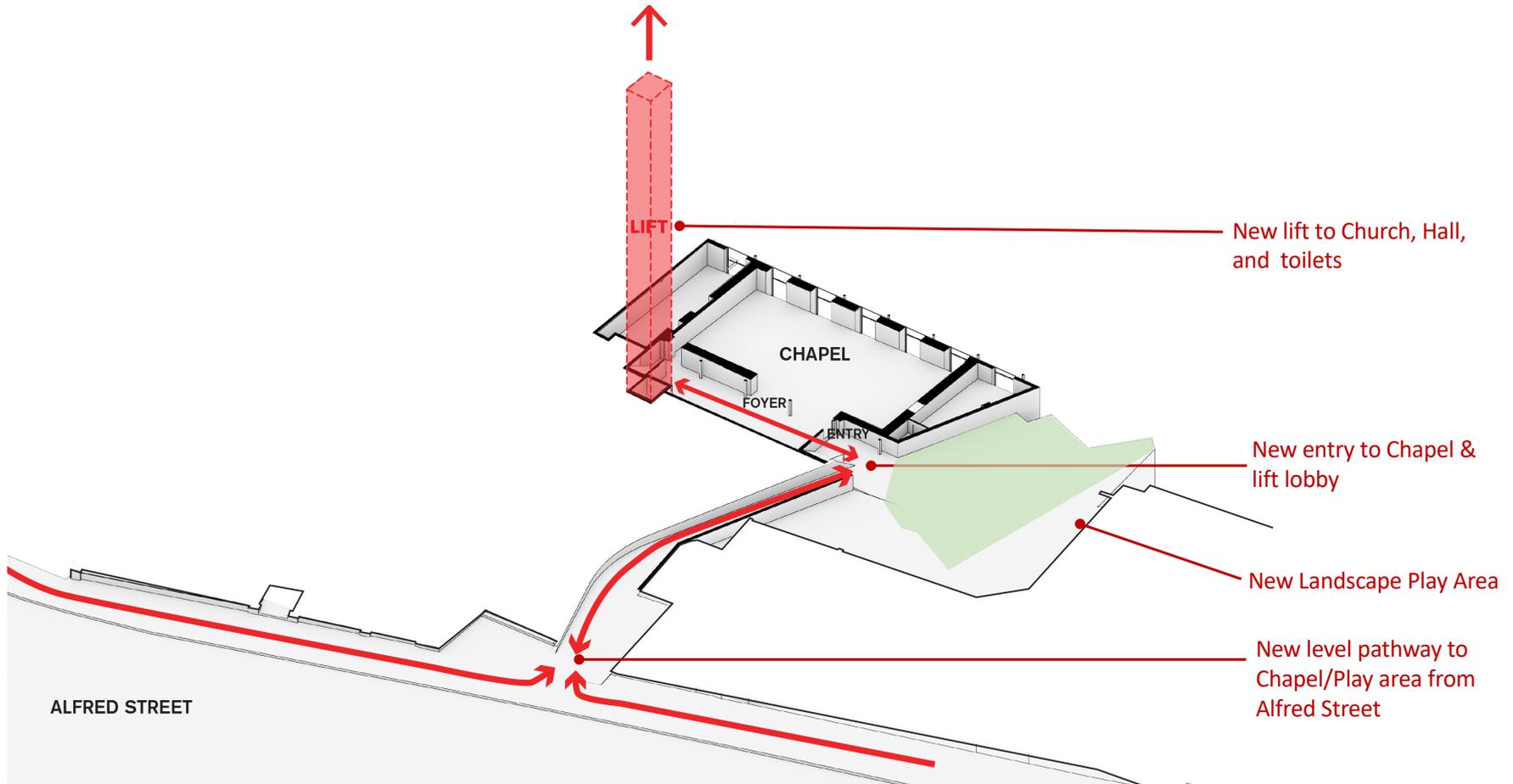
Proposed Scope



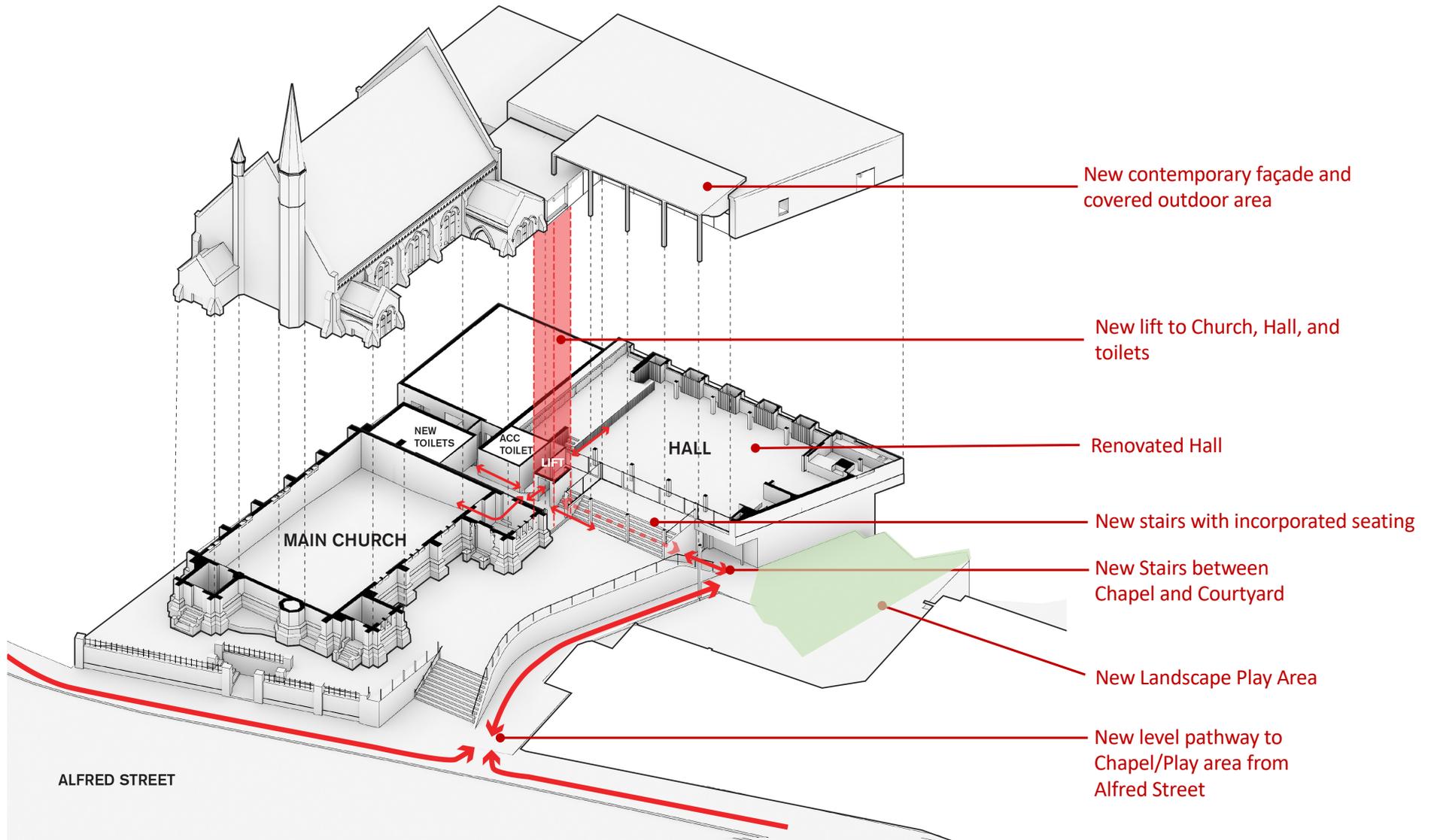
Proposed Scope: Exploded View



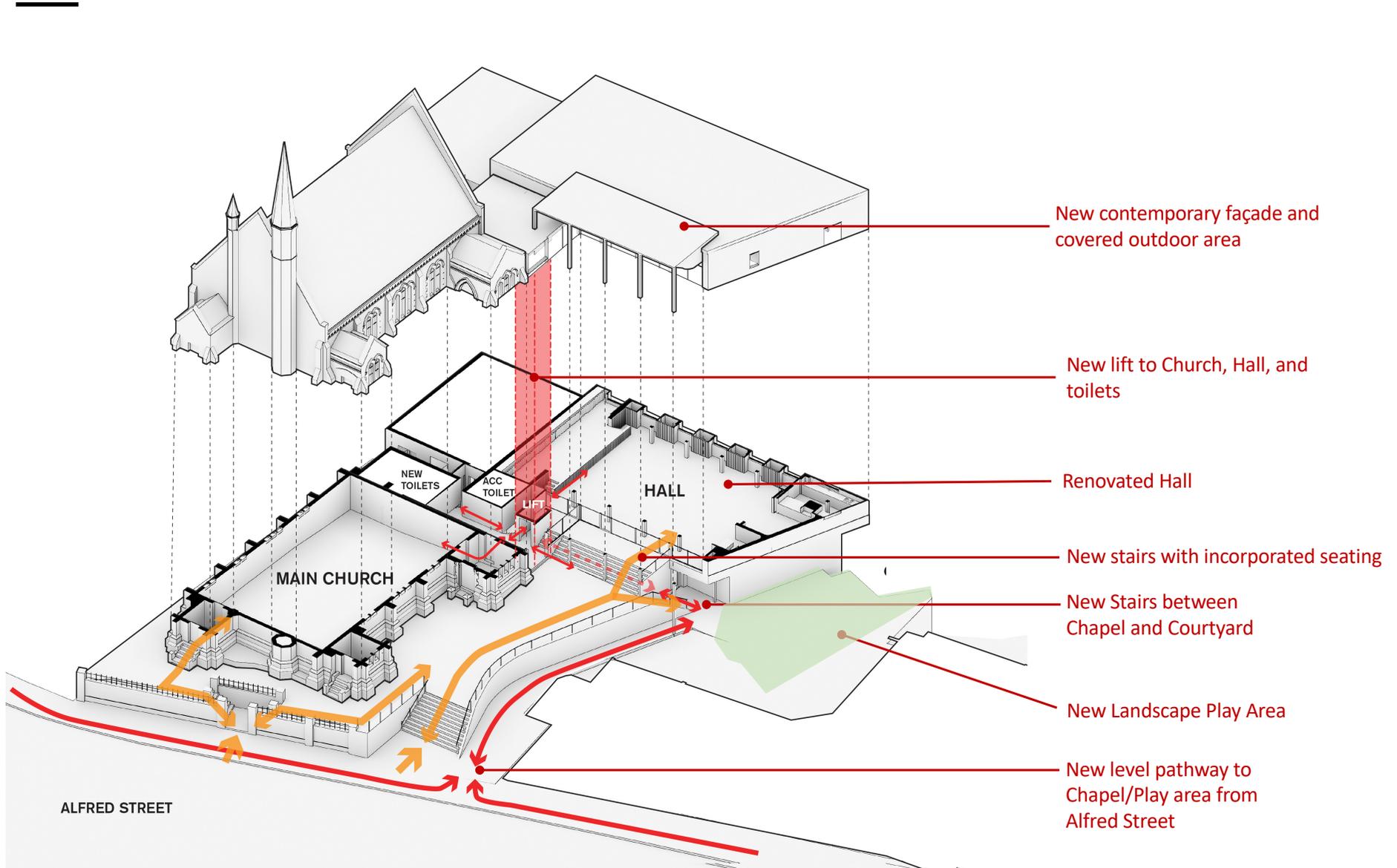
Proposed Circulation: Ground level



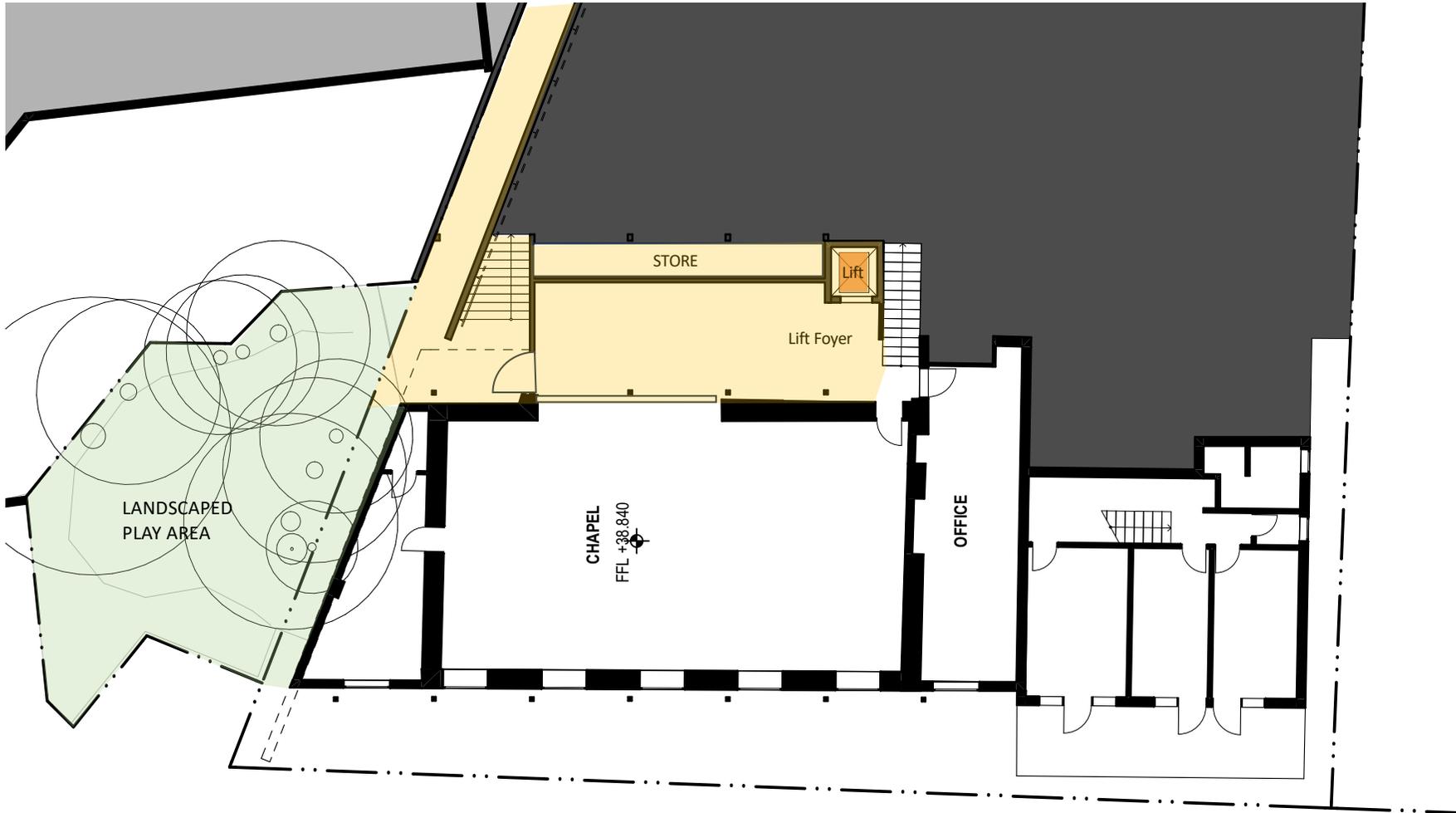
Proposed Lift Access: Main Church & Hall Level



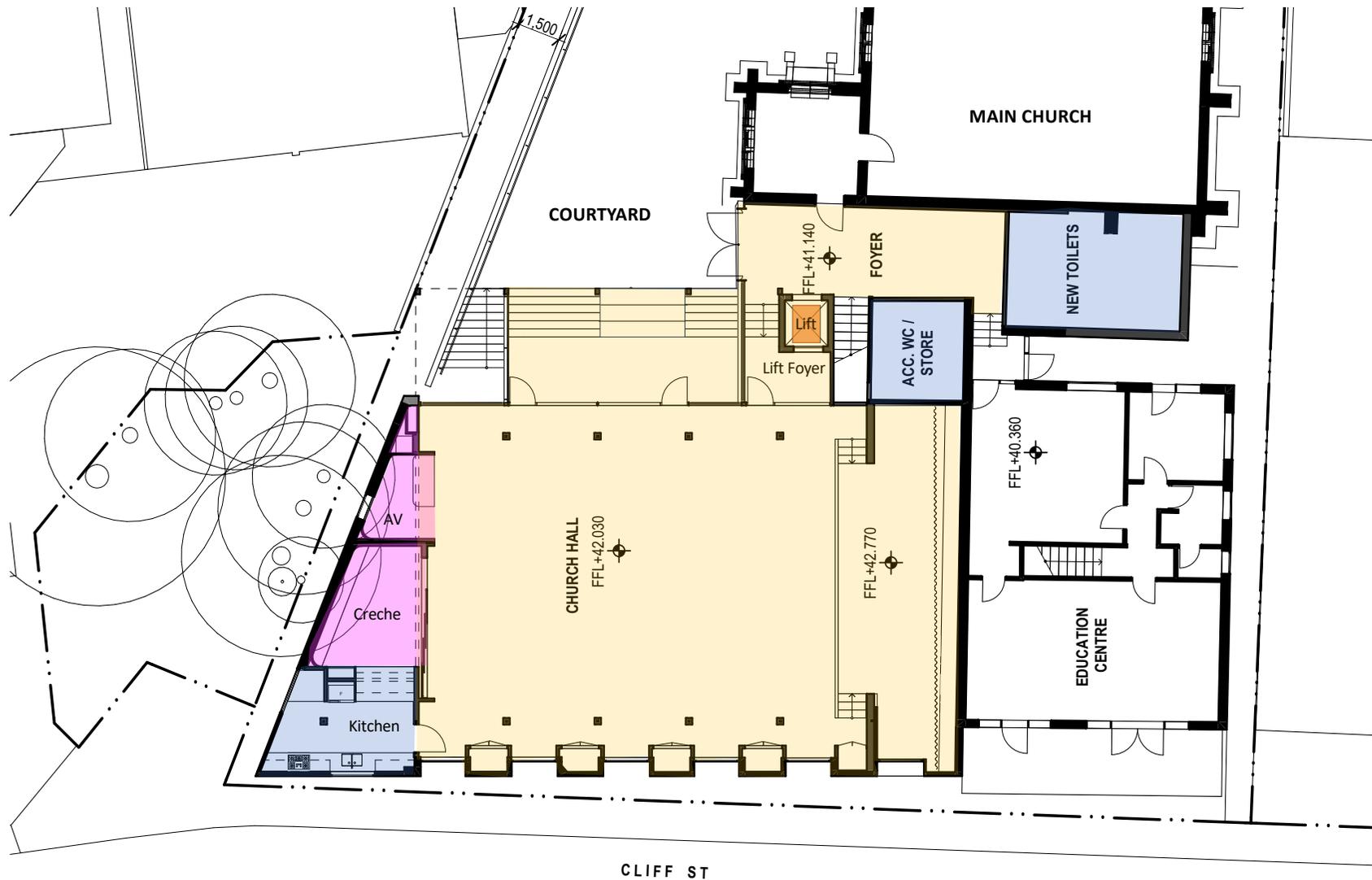
Proposed Circulation: Main Church & Hall Level



Ground Floor Plan: Chapel and Landscape Area Upgrade



Church Hall Floor Plan: Hall and Amenities Upgrade



Top View of the Proposed Design



Scope of the Project (Preliminary)

1. External Works

- Excavation and demolition of existing planters, stairs, paving, garden beds, and selected trees
- New construction, including:
 - Concrete stairs and slab areas
 - Landscape retaining and curved feature walls
 - New front fencing and gate
- Landscaping, including soft landscaping in front/back yards and a soft-play area enclosed by a safety fence and gates
- External fixtures such as seating, balustrades, handrails, and signage
- Lighting and electrical, including rerouting mains from the street
- Passive fire protection system for outdoor areas

2. Entry Foyer (Lower & Upper Ground Level)

- New lift shaft and passenger lift
- Integration of a new lift into the existing structure
- Retain heritage elements (selected sandstone walls) within the Chapel
- Minor mechanical, fire, and electrical upgrades
- Signage and accessibility improvements

Scope of the Project (Preliminary)

3 . Hall Upgrades

- Full interior demolition and structural upgrades
- Installation of acoustic ceilings, new walls, doors, and finishes
- Refurbished stage, toilets (including additional toilets and accessible toilets), kitchen, and crèche with compliant fixtures
- Upgraded services:
 - Electrical: AV, solar panels, battery storage, switchboards
 - Mechanical: Air conditioning throughout
 - Hydraulic: Toilets and kitchen
 - Fire protection: Dry/wet systems and fire-rated structures

4. General Provisions & Allowances

- Site establishment, overheads, and supervision (preliminaries)
- Chapel services and finishes upgrade
- Relocation allowance
- Escalation and contingency to manage market and delivery risks
- Consultant and authority fees (planning, design, services)

The Proposal: 3D Rendered Views

View of CCC from Alfred Street



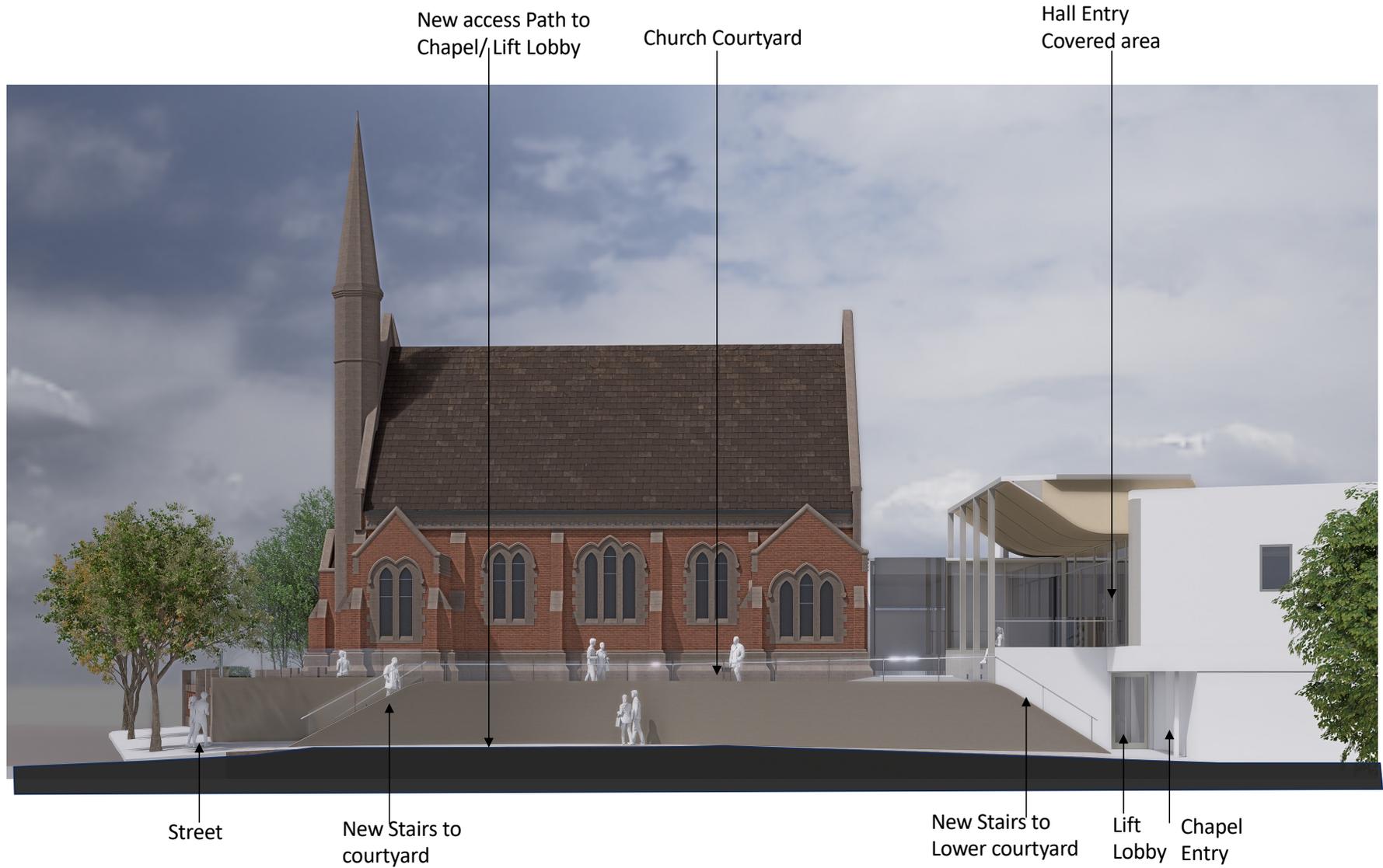
View of CCC from Alfred Street



View of Entry Stair to Courtyard & Access Path to Chapel/Lift Lobby



Section through Access Path to Chapel/Lift Lobby



View to the Hall from Courtyard



View to Courtyard from Hall



View to Courtyard from Hall



Concept View of Hall: Stage, Kitchen, Creche & AV Control room



Q & A

Q & A 1

How does this Renewal Project support our church's mission over the next 60 years?

Our mission is to be a Christ-centred, community-oriented church where people of all ages and backgrounds can gather, worship, grow, and belong. As CCC celebrated its 60th Anniversary, we were reminded of how God was able to use CCC to reach many Chinese with the gospel. As our buildings grow tired and in need of repair and better accessibility, we want this Renewal Project to allow CCC to continue its mission and serve its current and future congregations to reach the wider community and beyond with the good news of Jesus for another 60 years and beyond. The current capacity limitations, however, will hinder the growth of the congregation at the present site if they are not addressed.

The Renewal Project hopes to achieve this mission in the following ways, by:

- Creating accessible, inclusive spaces that reflect the values of hospitality, dignity, and care for all people.
- Improving functionality and flexibility, which will enable us to expand ministries, host events, and support church and community programs.
- Increasing the number of people allowed on site by meeting or exceeding safety and building code regulations.
- Strengthening our street presence, making the church more visible, approachable, and inviting to passersby and newcomers.
- Future-proofing our facilities to ensure that the infrastructure can serve the needs of our congregation for decades to come without placing a burden on our younger generations into the future.
- Good stewardship—honouring the faith and work of those who came before us while preparing our church to flourish and continue its witness into the future.

Q & A 2

Why is this Renewal Project necessary now?

The need for renewal has been recognised for more than a decade. Over the past 5–10 years, maintenance issues have multiplied, while many elderly members have struggled with inaccessibility, leaving others questioning their future at CCC.

Over the last 10 years, the BOE has worked through options available to future-proof the church. These ranged from full rebuilds to staged refurbishments to address aging facilities, rising costs, accessibility, and compliance. Significant works have already been completed—the spire reconstruction, major heritage church renovations during COVID, refurbishment of the Education Centre, and chapel upgrades. What remains is the final stage of renewal at Milsons Point.

Ongoing maintenance has become increasingly expensive and are only short-term solutions that do not resolve the underlying problem. More critically, the church buildings are no longer compliant with current safety, accessibility, and building codes. Narrow emergency exits, lack of accessible toilets, outdated services, and difficult entry threaten safety and inclusivity—especially for our elderly members, young families, and those with mobility challenges. As our church continues to grow in number and an increasing elderly population, which we need to look after, this becomes a critical issue to address to enable a safe, easily accessible, and welcoming worship environment for all.

If these issues remain unaddressed, they pose real safety and legal risks, limit ministry opportunities, and prevent the church from hosting larger gatherings. Over time, it will exclude our elderly from worshipping with us. Essential spaces such as the kitchen, crèche, and play areas are also outdated and due for renewal to meet our needs, Now is the right time to act. Renewal will ensure we meet modern standards, reduce long-term maintenance costs, support future growth, and provide a safe, welcoming, and inclusive environment that reflects our values of hospitality, care, and service to the community.

Q & A 3

Why and how are we addressing the accessibility issues?

Accessibility is one of the central priorities of this Renewal Project. Our current facilities present significant barriers: multiple level changes, narrow circulation paths, and insufficient toilet provision that does not meet accessibility standards. These conditions make it difficult—and at times unsafe—for many people, particularly those who are elderly, have mobility needs, or are caring for young children, to move comfortably throughout the church.

The Renewal Project will transform our site into a safe, inclusive, and welcoming place for all.

Key improvements include:

- Integrated step-free access across the entire site, by providing a new internal lift connecting the Chapel, Main Church, and Hall.
- New and expanded toilet facilities, including fully compliant accessible toilets, with capacity designed to support up to 600 people on site (we are currently limited due to building code regulations).
- Wider, gently graded access paths, stairs, and landings to provide multiple entry points and improve circulation throughout the property.
- Seating upgrades, with stackable chairs including armrests to support elderly and mobility-impaired members.

These changes go beyond minimum compliance. They reflect our commitment to inclusivity and care, ensuring that every person, regardless of age or mobility, can fully participate in worship, fellowship, and community life. By removing physical barriers and providing facilities that match the scale of our gatherings, we are preparing our church to safely and comfortably welcome all whom God calls into our community.

Q & A 4

Is this the best renovation option available? Have we investigated other ways to utilise the site?

The current solution is based on achieving the four key issues, which were to:

1. Increase the capacity to 600 people to be on site at the same time.
2. Address safety through compliance.
3. Improve accessibility.
4. Provide adequate amenities for everyone.

The project aims to update the existing building facilities with minimal impact on increasing the building footprints to accommodate the extra toilets. The option of updating the existing ramp to comply with building code was investigated, but ruled out, as it would not allow for the increased capacity of 600 people on site.

Other renovation options were investigated, including more extensive work, these would have increased the cost significantly. The current proposal is designed to be legally compliant and financially feasible while addressing the biggest site issues. Other options investigated were hindered by the heritage listing rules that applied to the church buildings, which again increased the cost or ran the risk of the site being unusable for an extended period of time.

The scope presented was designed to the requirements of the building code that the church should meet for accessibility and safety. In designing to meet the legal requirements, this would also make the proposed work and DA application difficult for the council to reject.

Q & A 5

Why is the project happening at the same time as the proposed church plant, and will this stretch resources, including fundraising?

The timing of the two initiatives is different. The Macquarie Park church plant is expected to begin within the next 6–8 months, and sufficient funds are already available in the Future Development Fund and General Fund to support its establishment. No additional fundraising is required for the plant.

In contrast, the Renewal Project will take several years of planning and fundraising before construction can begin. There is currently no allocated fund for this work, but there is some reserve. Most of the required amount will need to be raised over the next 2–3 years. A dedicated fundraising team will be established to manage this process, keep the congregation informed, and ensure funds are used responsibly. A portion of donations will be tax-deductible (Education Building Fund), and the exact percentage will be confirmed at a later stage.

Both initiatives are central to CCC's mission. The Milsons Point renewal will secure a sustainable church building for the next 60 years, while the Macquarie Park church plant will expand ministry into a new community. Leadership does not see a conflict between the two; rather, they are complementary expressions of our commitment to both strengthening our base and extending the gospel to new areas.

Q & A 6

What is the cost of the Renewal Project?

The Renewal Project is expected to cost about \$5 million (August 2024 Cost Plan Report), with a possible range between \$4.0m and \$5.3m depending on construction risks and design refinements.

This estimate covers professional fees, approvals, contingency, and escalation allowance (5% p.a.) to early 2026. It includes major works to the Hall, significant landscaping and external works, as well as upgrades to electrical, fire, and mechanical services. Importantly, it also accounts for accessibility improvements, including a new lift and fully compliant toilets to accommodate up to 600 people. Some costs are not included in the plan, such as rock excavation and relocation during construction, so these will need to be managed separately.

While \$5m is the working estimate, the project cost could trend higher if the scope expands, tender competition is limited, or unforeseen site conditions are discovered. Strong cost management and value engineering will be critical. To complete the project, the church will need to run a fundraising campaign over the next 2–3 years, alongside using existing reserves. It will also seek pledges from the members and congregations to fund the works.

Link to the August 2024 Cost Plan Report prepared by MBM Quantity Surveyor:

<https://www.dropbox.com/scl/fi/2km3h2l90tufi625g55w3/MBM3790-0001-100-Alfred-Street-Milsons-Point-Church-Renovation-Concept-Cost-Plan-R1-240813.pdf?rlkey=rh97xomo8j4yb4u5o3l5pvylj&dl=0>

Q & A 7

Can the church still operate during construction?

Given the scale of the proposed works—particularly structural upgrades, service installation, and accessibility modifications—it is unlikely that the church can safely remain on site throughout construction.

Staging the works to allow use of the site was considered, but this option presents significant challenges:

- Safety risks for congregation members accessing an active construction site.
- Disruption to services and programs due to noise, dust, and restricted access.
- Extended timeframes and higher costs caused by interruptions and complex staging.

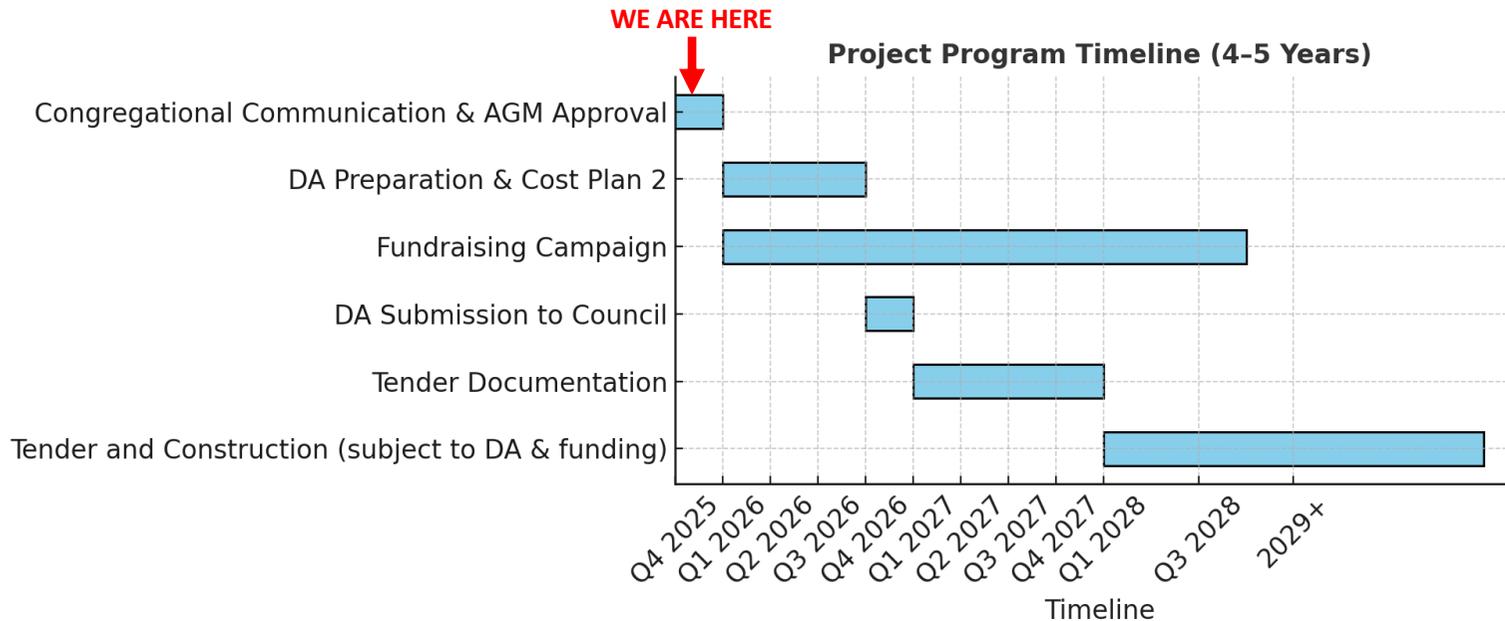
A temporary relocation off-site during the main construction period is therefore the most practical approach. The arrangement is expected to be about 1 year, subject to construction progress. This would allow builders to complete the works more efficiently and safely, shorten the overall construction program, and provide the church with greater certainty and continuity during the build.

Q & A 8

How long will the project take?

The Renewal Project will be delivered over a 4–5-year period. The next step involves congregational communication and obtaining EGM approval in Q4 2025. Following this, during Q1–Q4 2026, the Development Application (DA) will be prepared alongside an updated Cost Plan.

A fundraising campaign will run between 2026 and 2028 to support the delivery of the works. The DA will be submitted to North Sydney Council in Q1 2027, after which detailed design and tender documentation will be prepared in Q2–Q4 2027. Subject to approvals and funding, the tendering process and construction are expected to begin in 2028.



Q & A 9

What is the next step?

- Congregational presentations – 12th October 2025
- Growth group presentations and churchwide Q&A sessions - October to November 2025
- Call Extraordinary General Meeting (EGM), to obtain approval to proceed with DA preparation (Phase I) and fundraising – 9th November 2025
- Hold EGM for approval to proceed with DA – 23rd November 2025