



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

Issue 2 : 20th December 2025

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 \$4m to \$5.3m, including escalation and contingency. Pending funding, the Renewal Project will be delivered over a 4 to 5-year period.

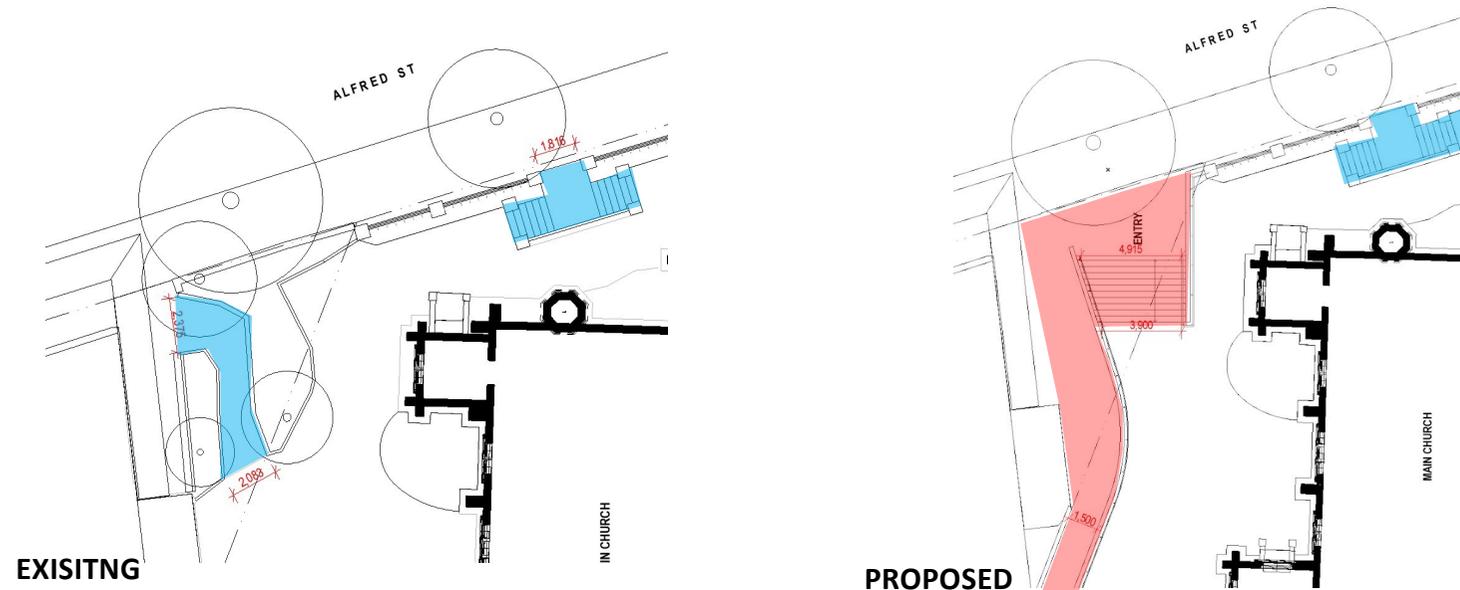
This concept plan, prepared by Chung Architects in collaboration with the CCCRP team, sets the foundation for the next phase of design development, council approvals, and fundraising. It outlines the essential works needed to achieve the project's Key Objectives. The Renewal Project is both a practical 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

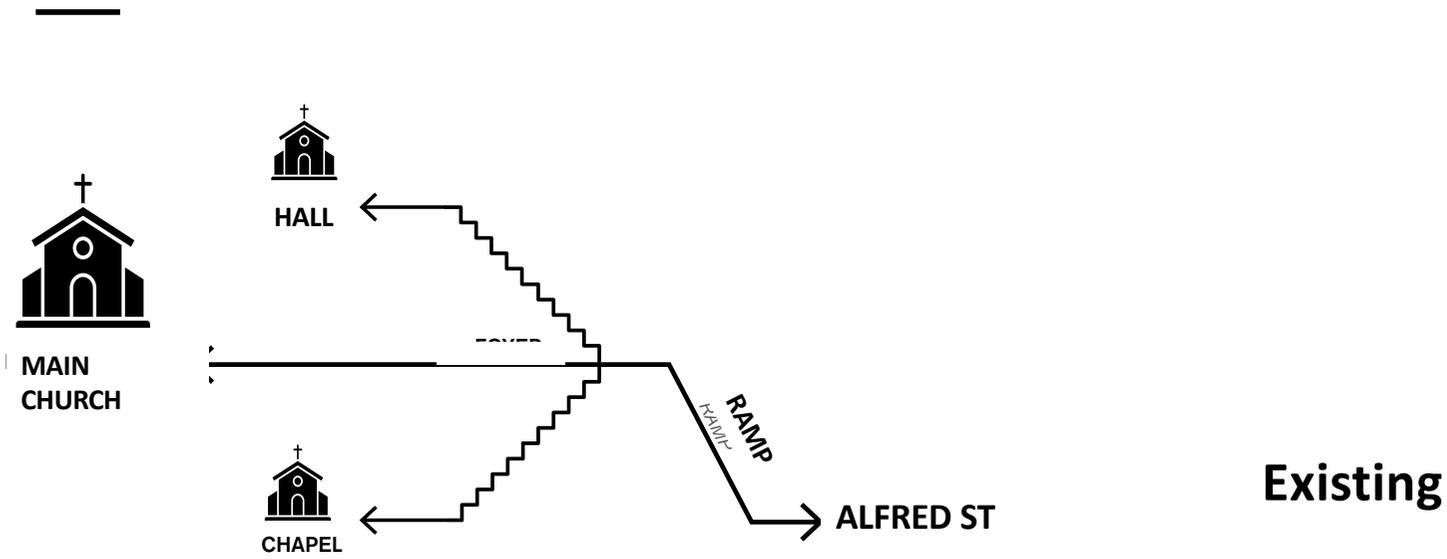
The existing combined exit width of 3.9m does not meet current safety standards but has been permitted under existing conditions. The total exit width determines how many people can safely leave the site in an emergency. To accommodate 600 people, this width needs to be increased.

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.

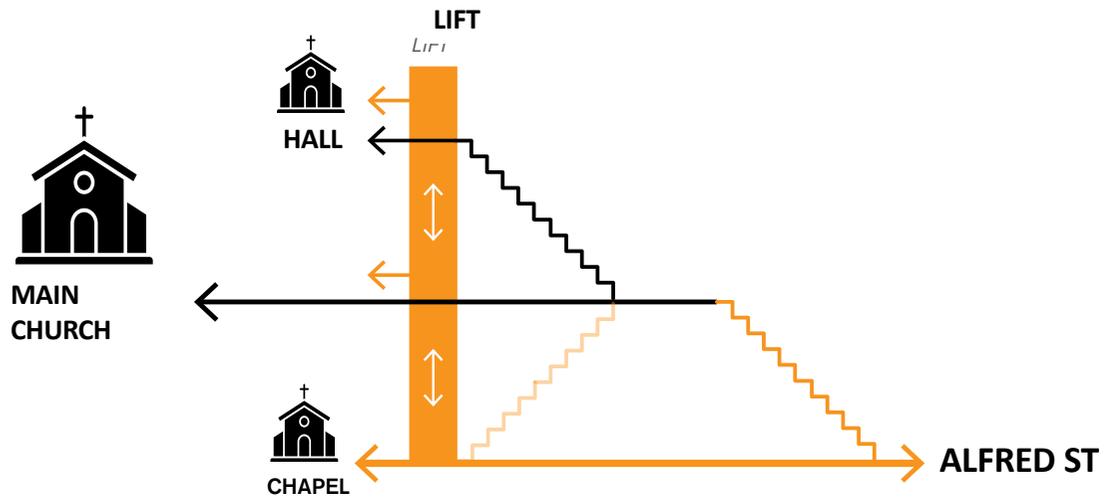
The highlighted red area defines the widened circulation zone, with a clear and unobstructed path ranging from 1.5m to 4.9m. This design resolves previous constraints, ensures compliance, and provides safe, inclusive access for all users, including those with mobility impairments. The Building Code of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



Proposed Solutions



Existing



Proposed

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

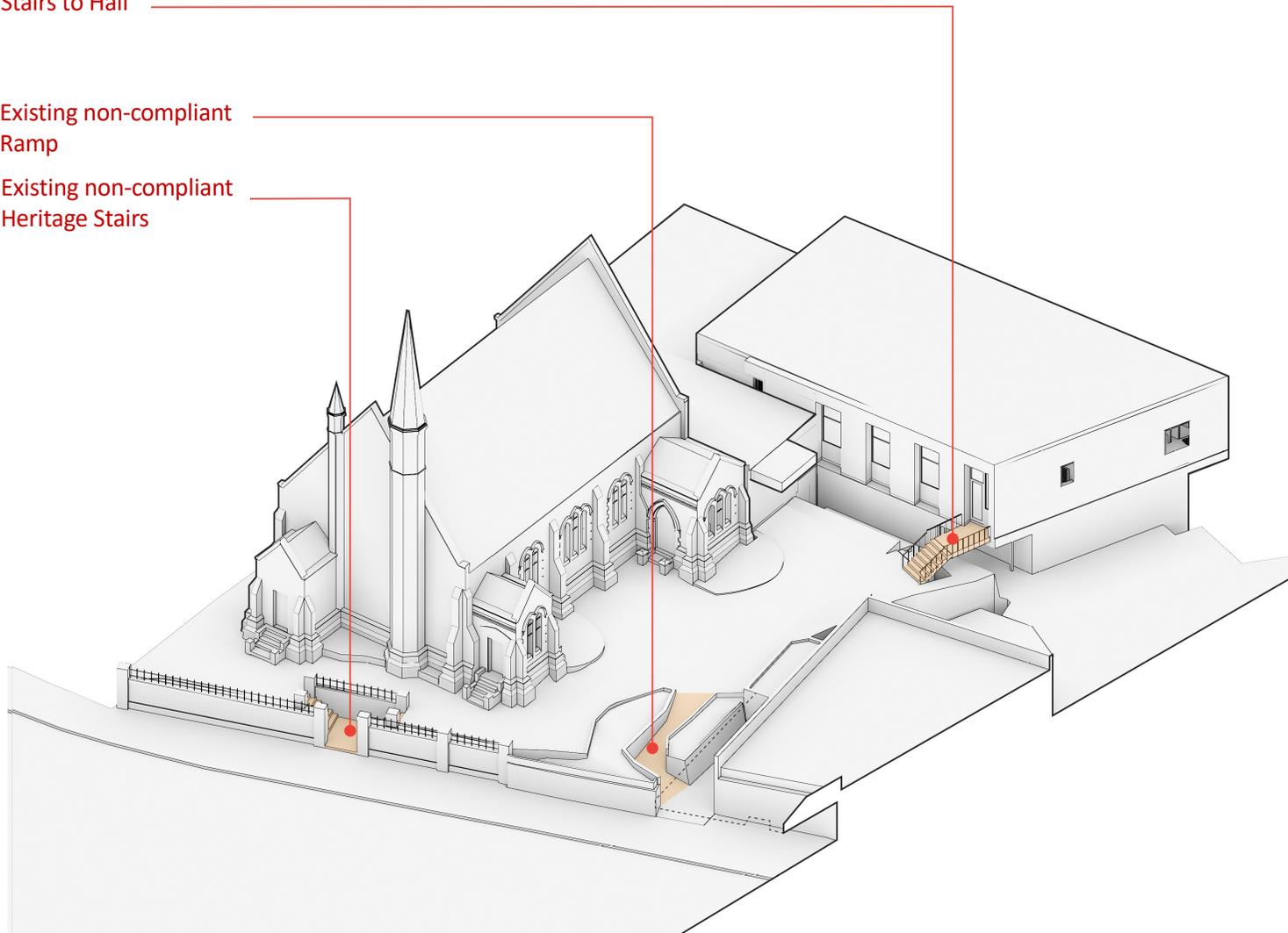


Existing Non-Accessible Stairs and Ramp

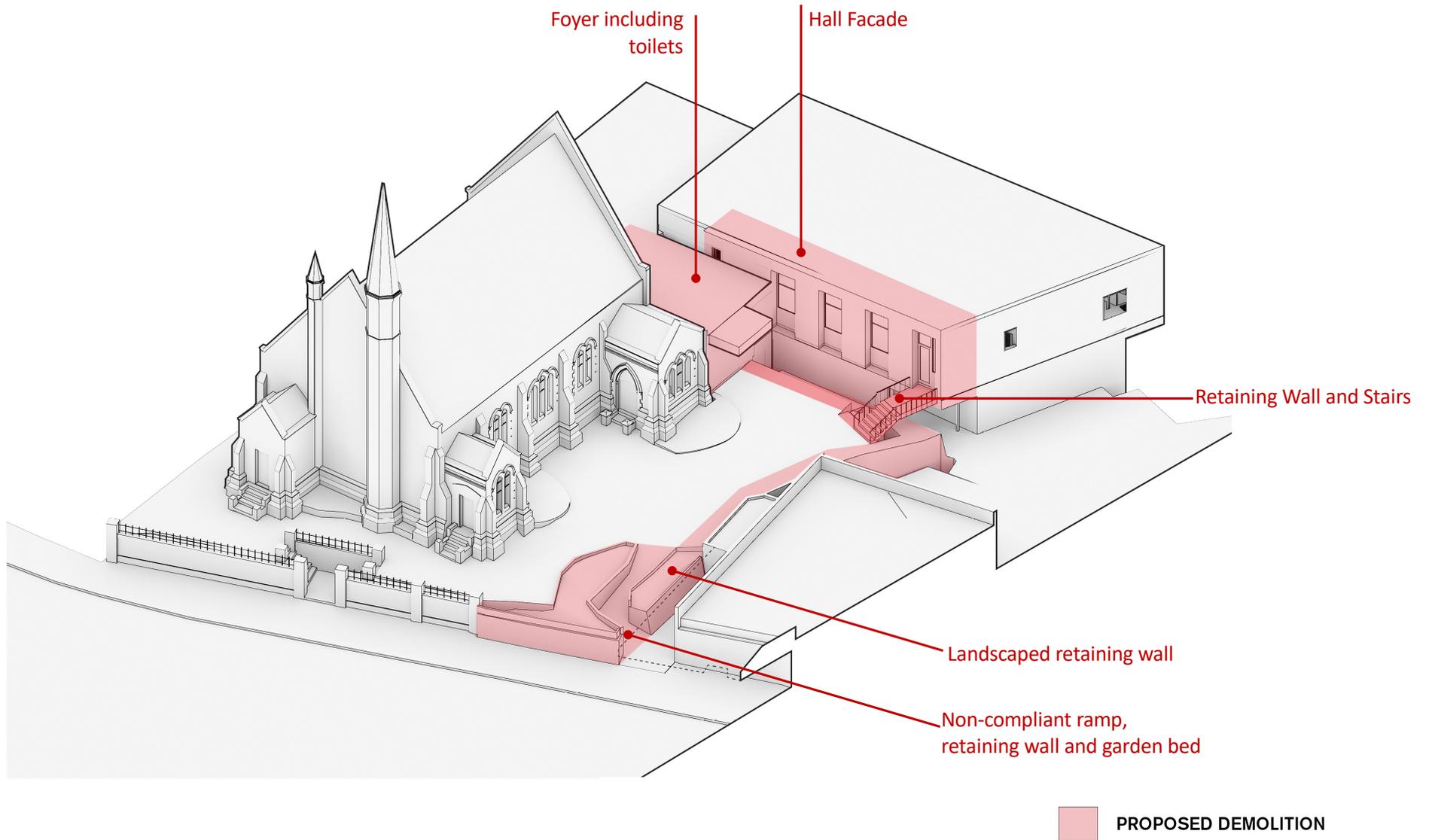
Stairs to Hall

Existing non-compliant Ramp

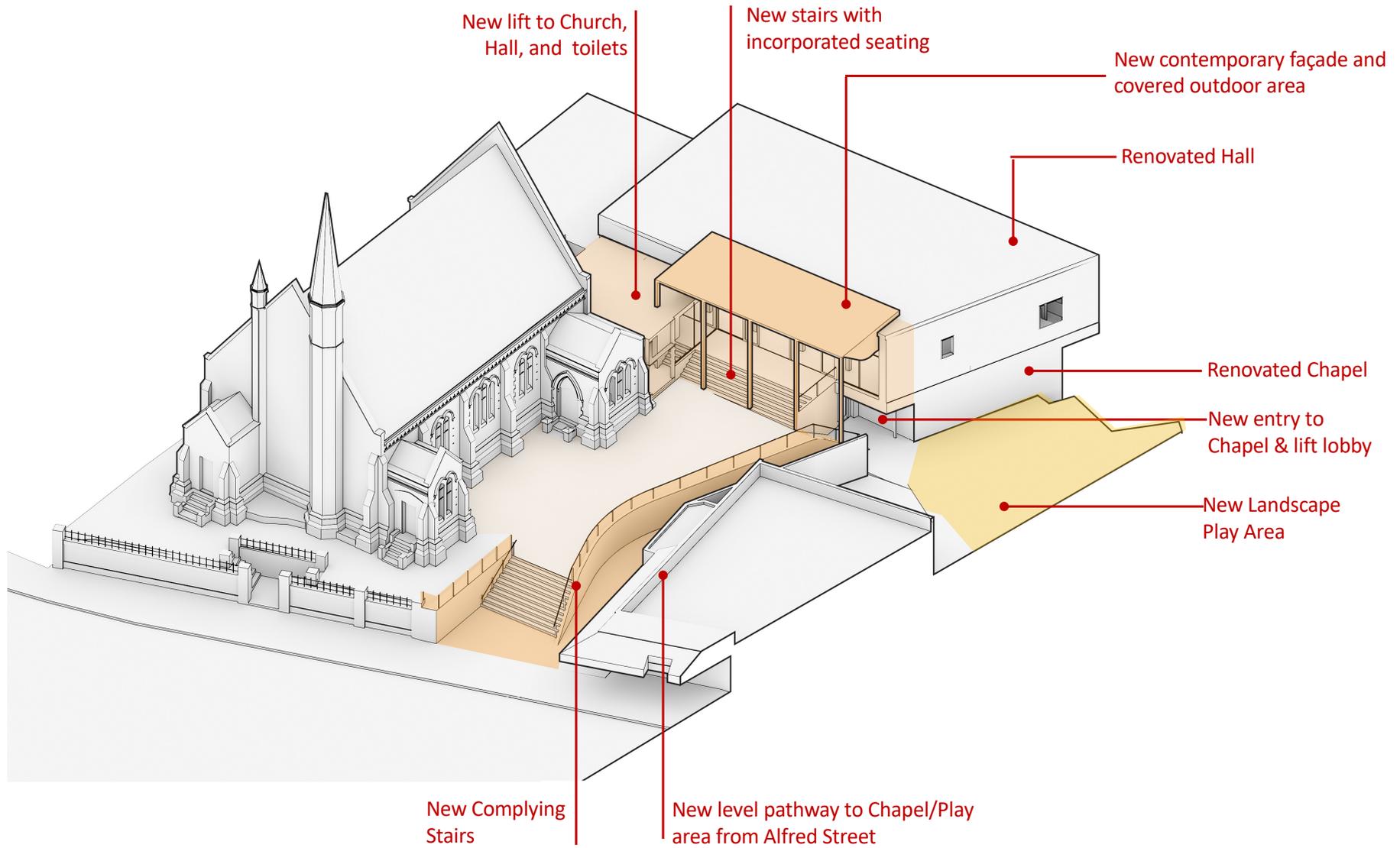
Existing non-compliant Heritage Stairs



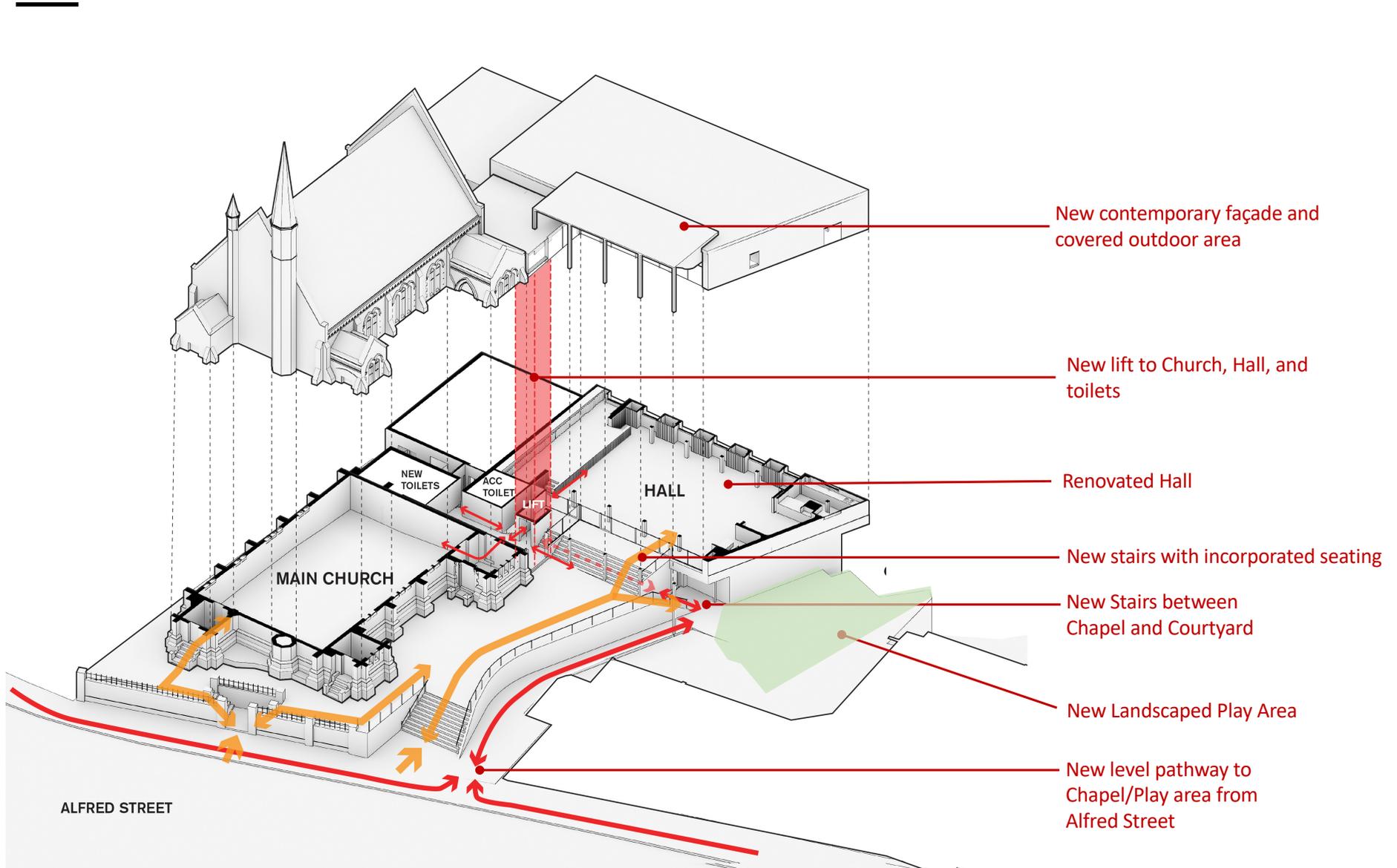
Proposed Scope: Demolition



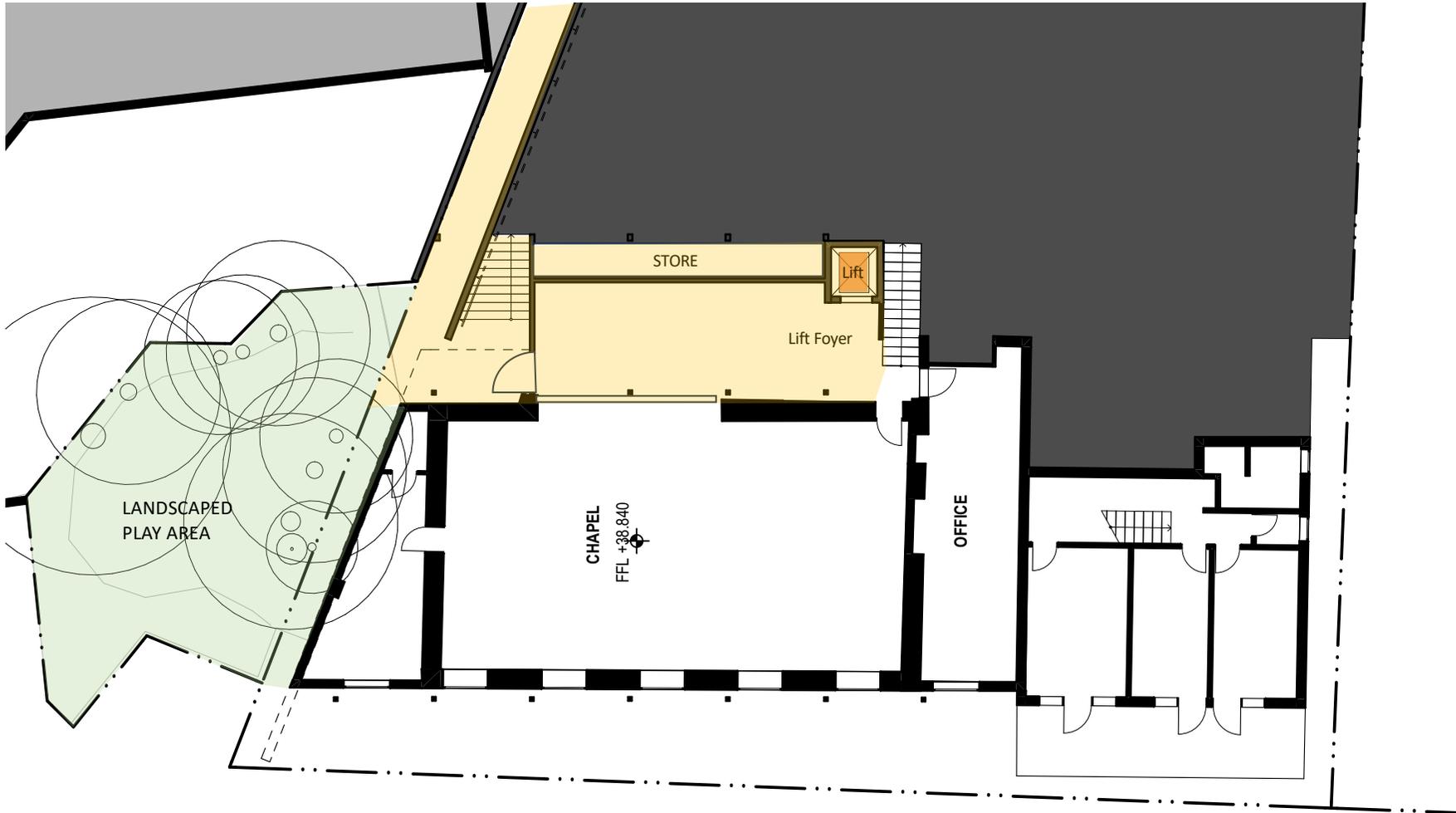
Proposed Scope



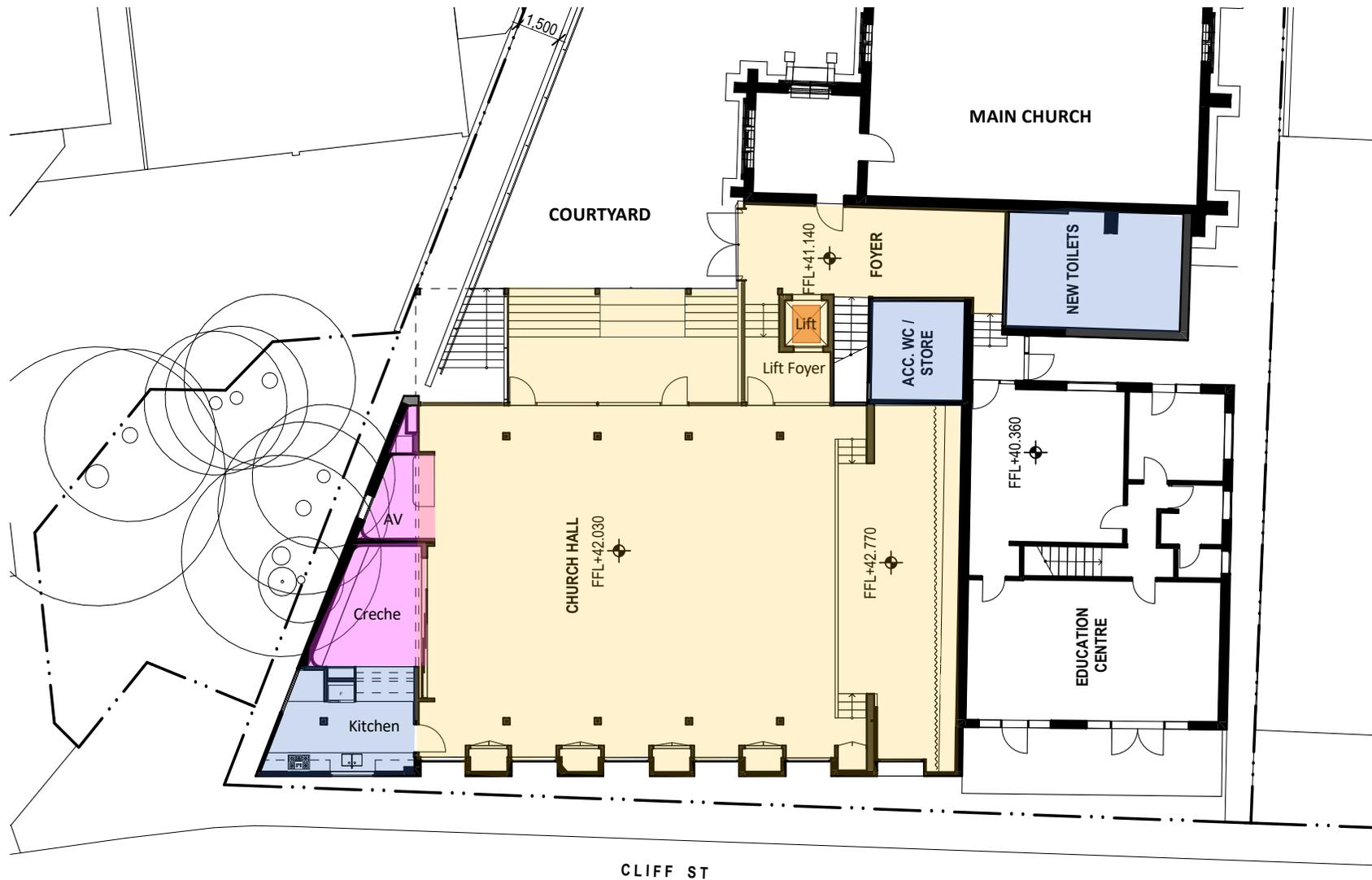
Proposed Circulation: Main Church & Hall Level



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
- 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



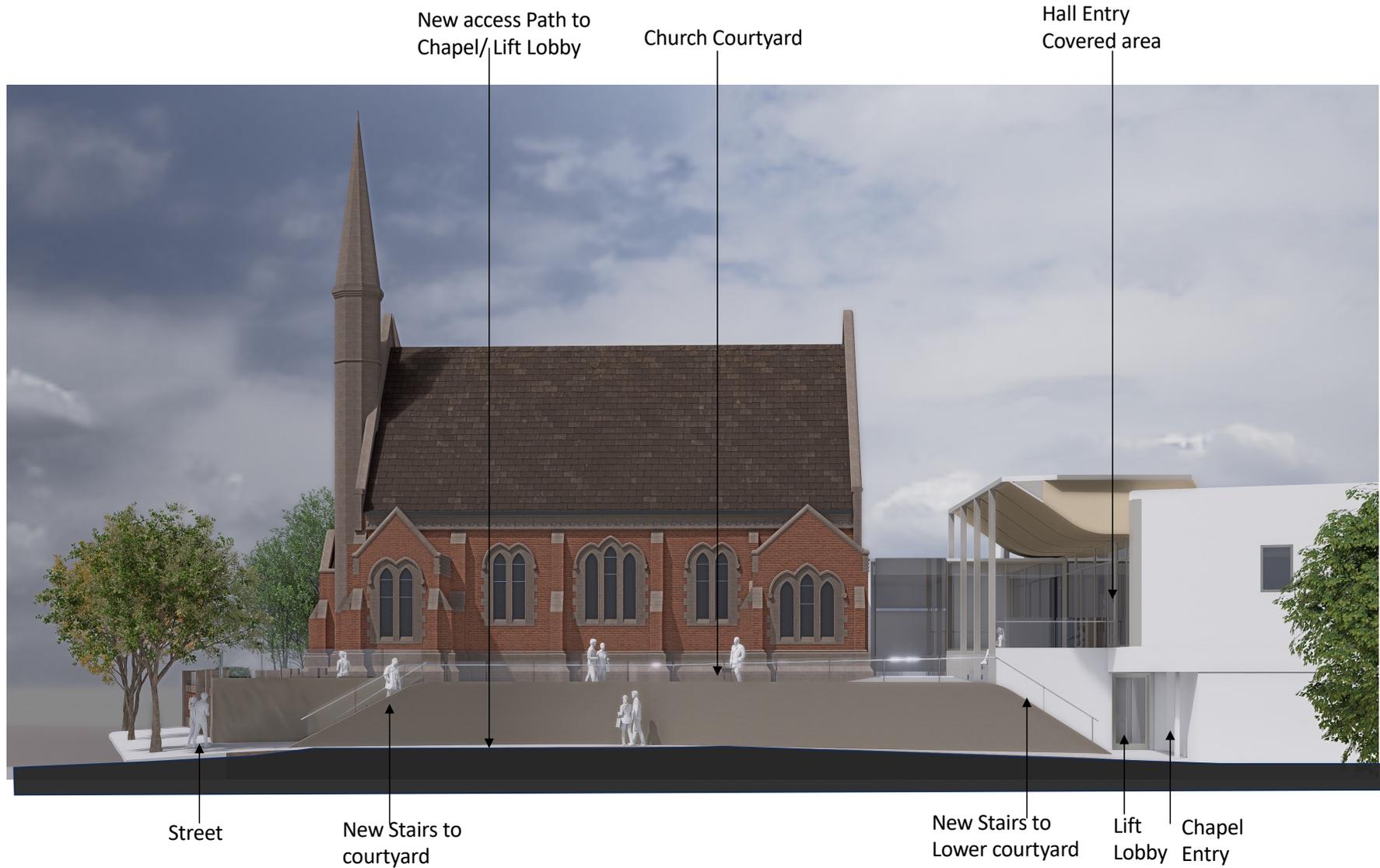
View of CCC from Alfred Street



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 Issue 1: 9th October 2025

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 \$5m (August 2024 Cost Plan Report), with a possible range between \$4m 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.

Please refer to the *Concept Cost Plan R1_MBM3790-0001-100 Alfred Street Milsons Point.pdf* prepared by MBM Quantity Surveyor in August 2024.

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.

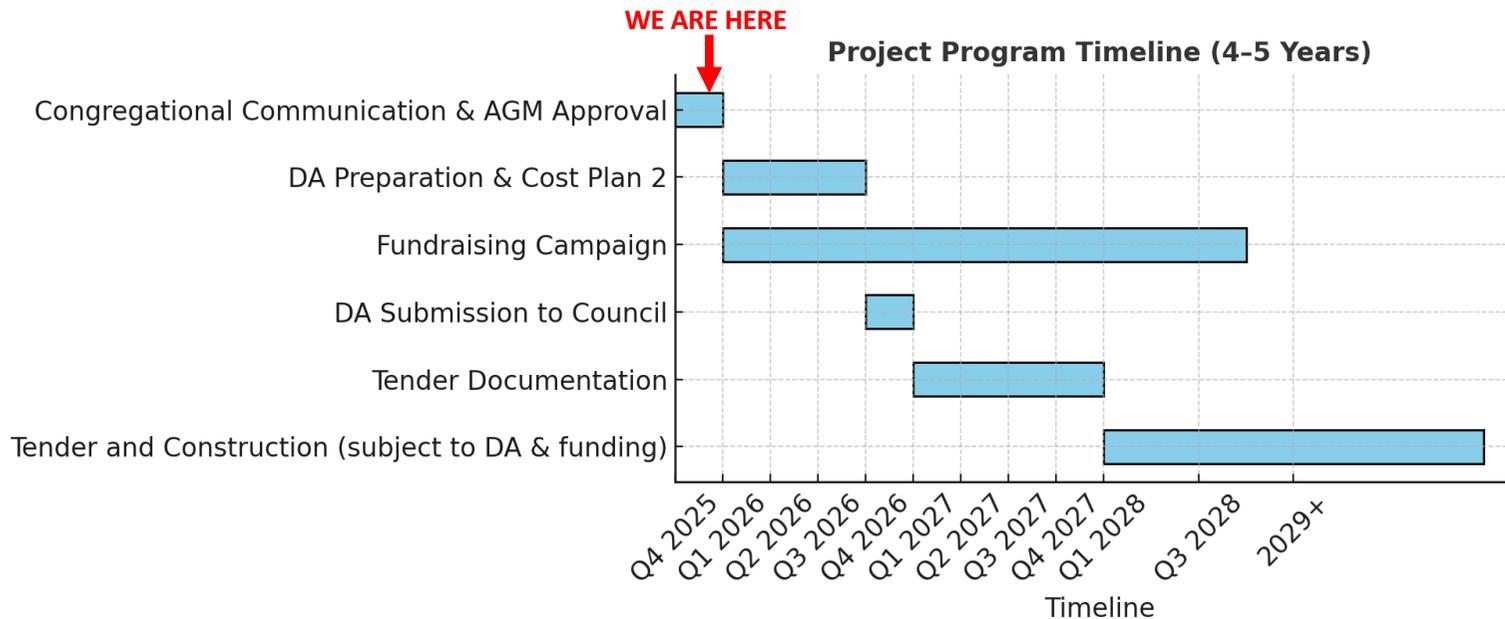
A temporary relocation off-site during the main construction period is therefore the most practical approach. The arrangement is expected to be about 1 year, subject to construction progress. This would allow builders to complete the works more efficiently and safely, shorten the overall construction 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 AGM, to obtain approval to proceed with DA preparation (Phase I) and fundraising early 20226
- Hold AGM for approval to proceed with DA late March

Q & A Issue 2: 20th of December 2025

CONGREGATIONAL CONSULTATION

- 1. Purpose, Vision & Why the Renewal Is Needed**
- 2. Education Centre, Shop 3 & Other Buildings**
- 3. Accessibility, Circulation & Key Design Solutions**
- 4. Compliance, NCC, Safety, Heritage & Council Risk**
- 5. Process, Timeline & Approvals**
- 6. Cost, Fundraising & Financial Options**

Q & A 1 – Purpose, Vision & Why the Renewal Is Needed

Questions

- Why do we need this Renewal Project now?
- How does this support CCC's mission for the next 60 years?
- Is this the best renovation option? Have other ideas been explored?
- Is this a "must-do" project?
- Does this project limit the church's ability to do other ministries or future projects?

Consolidated Answer

CCC's mission is to be a Christ-centred, community-oriented church that welcomes people of all ages and backgrounds to worship, grow, and belong. As we celebrated our 60th anniversary, it became clear that our facilities no longer adequately support this mission.

We are facing increasing challenges in:

- accessibility (multiple level changes, unsafe entry routes, limited inclusiveness)
- safety and NCC compliance
- insufficient amenities
- site capacity, and
- aging infrastructure that is becoming costly to maintain.

If left unaddressed, these limitations will limit our ability to grow our ministries and welcome new generations.

1. Why the Renewal Project is necessary now

Maintenance issues and accessibility barriers have increased significantly over the past decade. Ongoing patch repairs are no longer cost-effective and do not address underlying safety or compliance issues. Many facilities are outdated, deteriorating, or non-compliant, and elderly members have expressed difficulty accessing key areas of the site.

The Renewal Project will ensure safety, compliance, and accessibility for all existing church users, reduce long-term maintenance costs, and provide a welcoming environment that reflects our values of hospitality, care, and service.

2. Have other options been explored?

Yes. The BoE reviewed multiple approaches, including rebuilding the Hall or Education Centre entirely.

These options were:

- significantly more expensive (more than \$20m five years ago),
- highly complex under heritage constraints, and
- disruptive to church operations for many years.

These options were either prohibitively expensive, restricted by heritage constraints, or would not achieve compliance for a 600-person capacity. The current Renewal Project offers the best balance of cost, feasibility, compliance and ministry benefit.

Q & A 1 – Purpose, Vision & Why the Renewal Is Needed

3. Is this a “must-do” project?

The project is essential if CCC intends to:

- safely and legally accommodate up to 600 people
- provide genuine accessibility for elderly, mobility impaired members, and families
- meet current building code (NCC) requirements
- and operate effectively for the next 60 years.

These challenges cannot be solved through small or isolated fixes.

4. Does this project limit the church’s ability to pursue other ministries?

No. The Renewal Project has been designed so that:

- fundraising will be dedicated specifically to this project
- the church plant at Macquarie Park is already funded and proceeds independently
- long-term sustainability and future expansion opportunities remain open.

The project has been developed with careful consideration of the Church’s financial position, ministry needs, and long-term mission goals.

While it represents a major investment, it has been structured to ensure minimal impact on the Church’s ability to pursue other projects or ministries in the future. This allows CCC to continue growing in a balanced and sustainable manner. Both initiatives support CCC’s mission – strengthening our home base while extending gospel outreach.

Q & A 2 – Education Centre, Shop 3 & Other Buildings

Questions

- Why is the Education Centre not included in this Renewal Project?
 - Does the Education Centre require safety or compliance upgrades?
 - Will the church integrate or acquire Shop 3?
 - Are additional works planned for adjacent buildings?
-

Consolidated Answer

The current Renewal Project focuses on the most urgent issues. These include the Alfred Street entrance, Hall building, foyer, and courtyard - specifically accessibility, safety, capacity, and amenity upgrades. These areas have the greatest need and the greatest impact on the church's ability to operate safely and inclusively.

1. Why is the Education Centre not included?

The Education Centre received limited upgrades in a previous stage to improve finishes and functionality. These works did not address major compliance issues.

Future upgrades—such as accessibility improvements, balcony safety, or other building code requirements—may still be needed, but they depend on fundraising capacity and overall church priorities. They have not been excluded; they are simply deferred.

2. Further upgrade needs will be reassessed later

As the Renewal Project progresses, the church will evaluate whether additional Education Centre upgrades should be included in a later stage. This will take into account the:

- outcomes of fundraising
- DA and design process
- long-term church strategy.

3. Shop 3 integration

Shop 3 is not included in the scope of this project. It may be explored later as a separate opportunity.

4. Future work is still possible

The current Renewal Project does not restrict future renovations, expansions, or acquisitions. It simply prioritises the areas of greatest need and with the highest impact on safety, access, and capacity.

Q & A 3 – Accessibility, Circulation & Key Design Solutions

Questions

- Why is accessibility a priority, and what upgrades will be included?
- Will the renewal improve safety, security, and circulation?
- Can we provide additional exits to Cliff Street?
- Can we replace the stairs + ramp with one long landscaped ramp?
- Will the courtyard still work for morning tea and gatherings?
- Will the steps, seating, and gradients be made safe and comfortable?
- How will the curved roof control rainwater and prevent staining?
- Will the columns, steps, and doorways be refined later?
- Will the lift be large enough for a wheelchair + helper?
- What about LED signage and other entrance features?

Consolidated Answer

Accessibility is one of the core priorities of the Renewal Project. The current site has many barriers that make it difficult for elderly members, wheelchair users, parents with prams, and people with mobility issues to participate fully in church life.

The proposal introduces step-free connections across the site, a compliant internal lift, accessible toilets, improved entries, widened pathways, and better circulation routes. These improvements go beyond minimum compliance—they reflect CCC's commitment to hospitality, dignity, and care for all people.

1. Security and Safety Improvements

Security measures will be developed during the Design Development stage, including updated lighting, gates, boundary treatments, and passive surveillance to ensure the site is safe after hours while welcoming during the day.

2. Why exits cannot be moved to Cliff Street

Providing exits through Cliff Street would require extensive modifications to the Education Centre and adjacent structures and would trigger a separate DA and increase costs significantly. This falls outside the scope of the Renewal Project. Therefore, compliance and egress solutions will remain focused on Alfred Street.

3. Why a single long ramp is not feasible

Because the level difference from Alfred Street to the courtyard is approximately 1.7m, a compliant ramp would require more than 24m of ramp length plus intermediate landings. This would significantly reduce usable courtyard space and make gatherings difficult.

The proposed combination of a lift + steps is the most efficient way to achieve both accessibility and functionality while keeping as much usable space as possible for the courtyard.

Q & A 3 – Accessibility, Circulation & Key Design Solutions

4. Courtyard functionality retained

The courtyard will remain available for morning tea and informal gatherings. The design preserves usable space while providing safe, clear and accessible circulation paths.

5. Step geometry, seating and gradients

The drawings presented so far are conceptual. During Design Development, the architects and engineers will refine riser heights, tread depths, handrails, seating geometry, and all circulation elements to ensure compliance, comfort, and safety.

6. Roof drainage and maintenance

The curved roof will undergo detailed hydraulic design. Integrated gutters, concealed drainage channels, and controlled downpipes will ensure water does not stain visible surfaces or create long-term maintenance issues.

7. Refinement of columns, steps and entry elements

All structural and architectural elements including doors, steps, and columns will be resolved through coordinated architectural and engineering design in the next project stage.

8. Lift size and purpose

The lift will comply with NCC accessibility standards, comfortably accommodating a wheelchair user and a helper. Its primary purpose is to provide universal access rather than facilitate furniture movement. However, the internal dimensions will be reviewed to balance both requirements, taking into account site conditions.

9. Signage and LED display

LED and other branded signage were discussed conceptually. These will be fully resolved and included in the DA package, ensuring compliance and integration with the architectural design.

Q & A 4 – Compliance, NCC, Safety, Heritage & Council Risk

Questions

- Will the Renewal Project force the entire site to be brought up to current NCC standards?
- Could Council require upgrades to buildings outside the scope?
- What about the Main Church or Education Centre?
- Does a DA affect insurance?
- What safety, heritage or excavation risks exist?
- Should structural, fire, or egress reports be done now?
- What compliance upgrades are required for 600 people?
- How practical are small fixes versus a full renewal?
- Is interior renovation alone an option?
- If we lodge a DA and pause, are we forced to build?
- Can we expand capacity further or add another level later?

Consolidated Answer

The Renewal Project has been designed so that only the areas included in the DA (the Hall building, foyer, courtyard, and Alfred Street interface) must be brought up to current NCC standards.

Council cannot require NCC upgrades to the Main Church or Education Centre, as these buildings are not part of the DA scope and remain legally separate existing structures.

1. Compliance applies *only* to the areas included in the DA

The Main Church and Education Centre are not part of this DA and therefore will not be required to meet new NCC standards. Compliance with current NCC and relevant standards is limited to the areas where works are proposed, being:

- hall building
- courtyard and Alfred Street entry
- lift, new amenities and foyer connections.

2. Submitting a DA does *not* force full-site upgrades

Lodging a DA does not force upgrades across the whole property. While accessibility upgrades may be required where they are directly triggered by the proposed works, submitting a DA does not require unrelated parts of the site to be upgraded to current standards.

Council only assesses the works that are proposed in the application and any upgrades that are directly related to those works.

If the Church receives approval, but decides not to proceed, there is no requirement to carry out the works or upgrade other parts of the site, and no penalties apply.

3. Insurance is generally unaffected by DA submission

Lodging a DA does not affect building insurance. Insurance is based on the building in its current approved condition. However, long-standing or known safety and accessibility issues that remain unaddressed over time may raise questions for insurers in the future. This is one of the reasons the Board of Elders is proactively addressing safety and accessibility matters as part of a considered and staged approach to site improvements.

Q & A 4 – Compliance, NCC, Safety, Heritage & Council Risk

4. Heritage and structural risks will be assessed before DA

The Main Church heritage building is **outside** the proposed construction zone and is not included in the scope of works.

Before DA submission, the following assessments will be undertaken by appropriately qualified consultants:

- geotechnical stability
- structural risk
- heritage impacts
- fire strategy.

Should these investigations identify unacceptable risks or disproportional costs, the Church retains the option to pause or reconsider the proposal before proceeding with the DA submission.

5. Incremental fixes cannot resolve the underlying issues

While options such as widening exits, adding an external lift, or renovating existing toilets may appear simple, they do not address the deeper, interconnected challenges across the site. Requirements relating to compliance, safety, accessibility, and capacity are interdependent, meaning that isolated upgrades would continue to leave significant issue gaps, such as.

- inaccessible circulation between all levels of the site
- inadequate exit widths and evacuation capacity for 600 people
- lack of fire safety, emergency egress, and services integration
- NCC requirements for toilet numbers and accessibility
- long-term durability, functionality, and inclusiveness.

Even seemingly minor modifications are complicated by heritage constraints and would require multiple approvals and ongoing disruption. Over time, a piecemeal approach is less effective and more costly, while failing to achieve the required capacity, compliance, and accessibility outcomes.

The integrated renewal approach provides a comprehensive, future-proof solution that addresses all requirements together and ensuring safety, accessibility, and long-term usability for the next generation.

6. Interior-only renovations will still trigger approvals

Most interior works affecting structure, fire safety, exits, or accessibility require a DA. Even minor internal upgrades do not solve the core compliance issues of the site.

7. Occupation Certificate (OC) risk is low and controllable

An OC applies only to completed works approved under the DA, not the entire site. As long as the approved scope of work is completed safely and certified in accordance with applicable requirements, the Church can continue to occupy and use remainder of the site.

8. Future expansion (above 600 people) is not excluded

A past DA allowed an additional level on the Hall building, but it has lapsed. During the Pre-DA meeting, the project team will explore whether Council would consider reinstating this in the future. The current project prioritises access, safety, amenities and compliance for 600 people. Future expansion remains possible, but is not part of this DA.

Q & A 5 – Process, Timeline & Approvals

Questions

- Why is the project happening alongside the church plant?
- How long will the Renewal Project take?
- Can the church still operate during construction?
- What are the next steps before a DA is lodged?
- Should we engage engineers now for egress, structure, or heritage investigations?
- When will consultants be appointed?
- What if Council identifies more non-compliance during the DA process?
- Could we increase capacity beyond 600 (e.g., adding a level)?
- What is the formal process — how many EGMs are needed?
- Will access be improved from Cliff Street via the lift?

1. Relationship to the Church Plant

The church plant and Renewal Project operate on separate timelines and do not compete for resources.

- The church plant begins in 2026 using existing funds.
- The Renewal Project spans around 4–5 years, with its own fundraising.

Both support CCC's mission: strengthening our home base while expanding outreach.

2. Project timeline (high-level)

- *Late Jan / Early Feb 2026*: EGM for approval to proceed with DA preparation and fundraising.
- *Mid 2026*: Design Development, Pre-DA meeting, updated cost plan V2, consultant coordination.
- *Late 2026*: Design Development, DA documentation, updated cost plan V2, consultant coordination.
- *Early 2027*: DA submission.
- *2027–2028*: DA determination, fundraising continues.
- *Construction*: Approx. 1 year, once sufficient funds are raised.
Total estimated project duration: 4–5 years from today.

3. Can the church operate during construction?

Likely **not**. The scale of works, safety requirements, and site conditions make it unsafe and impractical to operate onsite. A temporary 12-month relocation is expected and will be arranged if the project proceeds.

4. When will the consultant team be appointed?

Consultants will be formally appointed after the EGM. This is once the required funding for DA cost has been secured and prior to the commencement of Design Development. Early engagement ensures coordinated design, accurate cost planning, and timely preparation of the DA.

Q & A 5 – Process, Timeline & Approvals

5. After EGM approval, what are the Next Steps before the DA submission?

The process will proceed in clearly defined stages, with decision points and communication at each step:

- Hold the first EGM to approve proceeding to DA.
- Appoint the full consultant team.
- Complete concept refinement in coordination with the consultant team.
- Attend a Pre-DA meeting with North Sydney Council to confirm planning pathways and expectations.
- Complete Cost Analysis V2 based on the refined concept
- Complete the Design Development.
- Complete Cost Analysis V3.
- Prepare the DA documentation for submission.

This staged approach allows costs, risks, and design outcomes to be tested progressively before committing to DA submission.

6. Should we engage engineers now for isolated reports (egress, structure, heritage)?

Not at this stage. Engineering and specialist advice is most effective when informed by a coordinated and developed design framework.

Undertaking isolated investigations too early would be:

- premature, as key design parameters are not yet resolved
- costly, with a high likelihood of duplication
- inefficient, as reports may need to be revised or repeated as the design evolves.

A coordinated consultant engagement at the appropriate stage will ensure that engineering, heritage and fire advice is aligned, robust, and directly applicable to the final DA.

7. What if Council identifies additional non-compliance or issues?

- The DA will be tightly scoped to the Hall, courtyard, foyer, and Alfred Street entry.
- Council cannot require upgrades to the Main Church or Education Centre unless we propose works there.
- A Pre-DA meeting will occur after the EGM, during the early stage of Design development, so members have clarity on the Council's position.
- The process is controlled and staged so the church can pause if risks become unacceptable.

8. Can we go beyond 600 people? What about an extra level?

A previous DA allowed an additional level on the Hall, but it has now lapsed.

The project team will ask the Council whether reinstatement is possible. Future capacity expansion is **not included in this project** but may be explored later, subject to feasibility and funding.

Q & A 5 – Process, Timeline & Approvals

9. Will the lift allow access from Cliff Street?

No. The proposed lift is designed to connect the Chapel level (which is at the same level as Alfred Street) with the Hall and Main Church levels. It does not provide access from Cliff Street.

Disability access from Alfred Street remains the primary and preferred access point, as it offers the most direct and equitable approach to the site. The lift is intended to support this access strategy by providing vertical circulation between key internal levels once visitors arrive from Alfred Street. The proposed lift is located to provide the most efficient and economical solution. It minimises excavation, structural intervention, and impacts on heritage fabric while achieving required accessibility outcomes.

Discussions are continuing with Council regarding the reinstatement or improvement of accessible drop-off and parking arrangements along Alfred Street, to ensure safe and convenient arrival for people with mobility needs.

10. How many EGMs will be needed?

Two EGMs are expected:

EGM 1 (Early 2026): Approval to proceed with DA submission and fundraising.

EGM 2 (Post-DA approval): Approval of final design, cost, and construction.

These will likely be 12–18 months apart.

Q & A 6 – Cost, Fundraising & Financial Options

Questions

- What is the project cost and why?
- How accurate is the \$5 million estimate?
- Are consultant fees, DA fees, and investigations included?
- What about temporary relocation costs?
- Have escalation and site constraints been considered?
- Can the project be scaled down if fundraising is limited?
- Is there a cheaper way to meet NCC and accessibility requirements?
- Do we need to spend this much to reach 600-person compliance?
- What fundraising methods will we use?
- Can the church borrow from members?
- Are fee waivers possible?
- Can courtyard landscaping or other elements be optional?

1. Overall Project Cost

The Renewal Project is currently estimated at ~\$5m, including:

- construction
- professional consultants (architect, engineers, heritage, traffic, accessibility consultant)
- BCA and fire compliance
- design contingencies
- statutory fees and DA-related costs
- escalation allowances for 2025–2027.

This number is based on an independent cost plan prepared in August 2024 by MBM Quantity Surveyors and will be refined throughout the design and DA process.

CCCRP Team

2. Accessibility (AD) and BCA compliance costs are mandatory

A significant portion of the cost is linked to mandatory compliance requirements, including:

- accessibility consultant (Access Designer) reports
- BCA consultant and code compliance strategy
- fire engineering strategy
- upgrades to meet current accessibility and egress obligations
- pathways, ramps, stairs, lift, and toilet upgrades
- NCC compliance for 600-person occupancy.

These are not optional. Regardless of aesthetic choices, compliance elements cannot be reduced without compromising safety or preventing DA approval.

This is why smaller fixes (just widening exits, adding a lift, renovating toilets) do not achieve legal compliance and are not a cost-effective alternatives.

3. What drives the cost?

The project cost is driven by four key needs that all work together:

- Keeping people safe.
- Accommodating 600 people.
- Providing fair and dignified access for everyone.
- Ensuring enough toilets and facilities access.

These needs cannot be solved one at a time. Trying to fix them separately would still require Council approval, trigger the same safety and access upgrades, cost more in the long run, and still fall short of what the church needs.

The \$5m integrated solution is the most practical and cost-effective way to address all these needs at once, creating a safe, accessible, and usable space for the long term.

Q & A 6 – Cost, Fundraising & Financial Options

4. Accuracy of the cost estimate

The current cost estimate has been prepared using industry-standard benchmarking and includes appropriate allowances for:

- Milsons Point site constraints.
- Limited street and construction access.
- Heritage adjacency and associated controls.
- Market escalation.
- Risk and contingency.
- Consultant fees and statutory charges.

Cost certainty will continue to improve as the design progresses.

Updated estimates will be provided at the following milestones:

- 50% Design Development.
- 90% Design Development.
- Development Application documentation stage.
- Post-DA tender pricing.

This staged approach reflects best practice for capital projects of this complexity and location.

5. Temporary relocation costs

These have not been included in the \$5m project budget at this stage. Once construction staging becomes clearer, the church will evaluate options for temporary worship spaces and storage.

6. Is the project scalable if fundraising falls short?

Yes. This is a concept design, not a fixed or locked-in construction package. Certain elements such as courtyard landscaping or non-essential upgrades can be staged or deferred. However, BCA/NCC compliance, fire safety, and accessibility upgrade cannot be reduced or removed, as they form the legal and regulatory foundation of the DA.

7. Why can't we do a cheaper "minimal compliance fix"?

The project team analysed smaller, incremental "patchwork" options. These approaches do not address the compliance, accessibility, and capacity requirements in an integrated way and often trigger additional upgrades due to NCC interdependencies.

A piecemeal approach would:

- Result in higher long-term costs.
- Cause repeated disruptions to church life and operations.
- Still fail to achieve compliance for up to 600 people.
- Potentially require multiple DAs.

The Renewal Project is the most economical and responsible pathway to deliver a safe, accessible, and future-ready site.

Q & A 6 – Cost, Fundraising & Financial Options

8. Fundraising and financial options

- The church must fundraise the entire amount.
- Some giving may be tax-deductible through the School Building Fund (approximately one-third of donations).
- The Future Development Fund (\$3.5m) is reserved for church planting and cannot be repurposed without a member vote.
- Borrowing from church members is possible, but would require formal loan structures.
- Council fee waivers or reductions will be explored.

9. Is borrowing from members an option?

Yes, if pursued, it will follow a formal structure with clear terms, and repayment will be through fundraising or offerings.

10. Fee waivers

Churches are often eligible for partial or full waivers of certain council fees, DA costs, and other statutory charges.

The project team will liaise with North Sydney Council to confirm which waivers may apply.

11. Fundraising for the CCC Renewal Project

The Board would like to express its gratitude to everyone who has contributed to the Renewal Project, which involves renovations to our hall and property.

Our fundraising goal is approximately \$300,000 to cover the costs associated with the DA.

Please keep in mind the following:

- All donations are non-refundable.
- In the event the Development Application is not approved at the next General Meeting, upon request, the funds can be allocated to other ministry areas for significant sums if we can identify them.

Otherwise, the monies will become part of the General Fund.

To donate, please deposit funds electronically into the church account and specify that the funds are for the "Renewal Project".

Alternatively, you may place cash or cheques in a sealed envelope labelled "Renewal Project".

END OF DOCUMENT