

**ARCHITECTURAL ROOF FEATURE
JUSTIFICATION**

CLAUSE 5.6

**THE HILLS LOCAL ENVIRONMENTAL PLAN
2019**

*8 Raymond Court &
118 – 120 Arnold Ave,
KELLYVILLE*

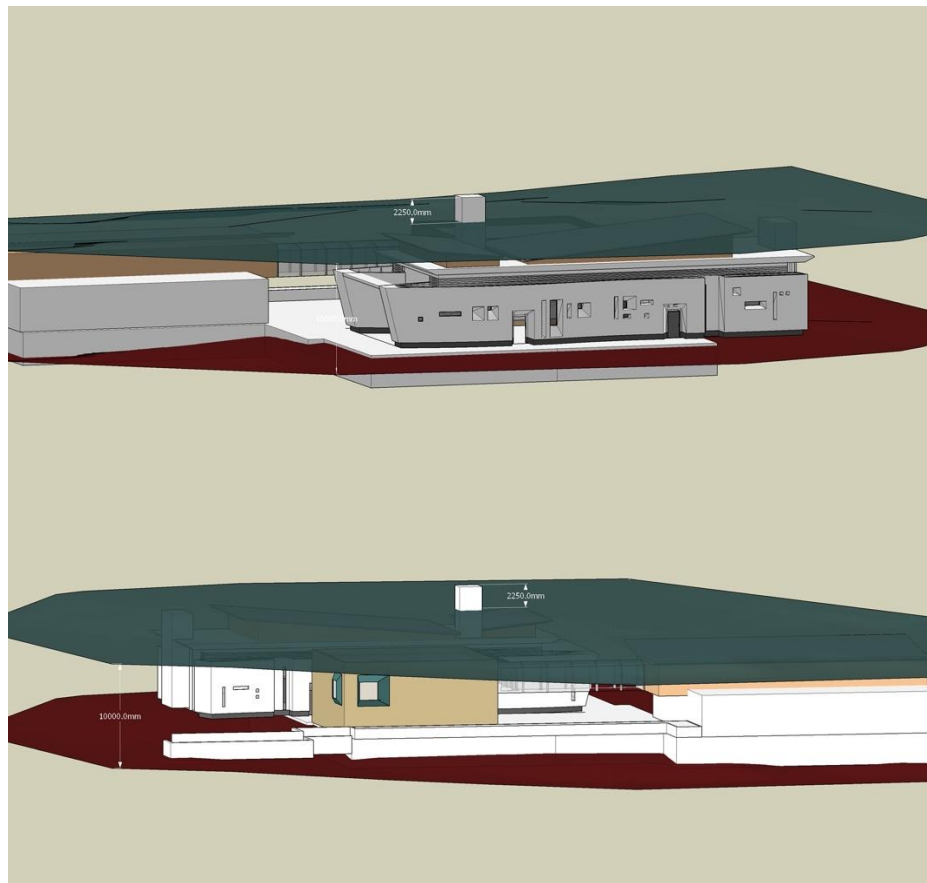
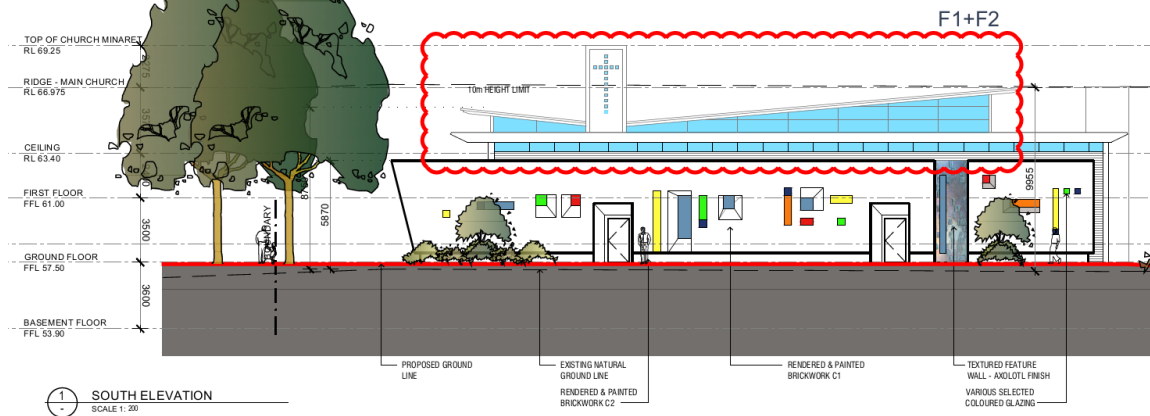
April 2022

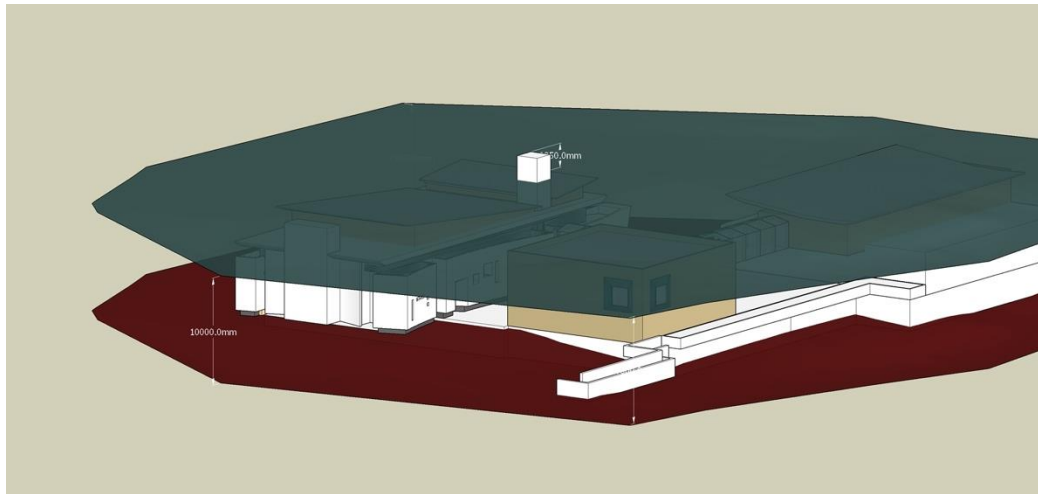
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1.0 Clause 5.6 Architectural Roof Feature

- Clause 5.6 of the *Hills Local Environmental Plan 2019 (LEP 2019)* states:
 - (1) *The objectives of this clause are as follows—*
 - (a) *to allow architectural roof features that will integrate with building composition and form and encourage a high quality built form.*
 - (2) *Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.*
 - (3) *Development consent must not be granted to any such development unless the consent authority is satisfied that—*
 - (a) *the architectural roof feature—*
 - (i) *comprises a decorative element on the uppermost portion of a building, and*
 - (ii) *is not an advertising structure, and*
 - (iii) *does not include floor space area and is not reasonably capable of modification to include floor space area, and*
 - (iv) *will cause minimal overshadowing, and*
 - (b) *any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.*
- The below extracts of the overleaf of the proposed St Mary & Sts Cosman & Demian Coptic Orthodox Church ("**the Coptic Church**") at 118-120 Arnold Avenue, Kellyville NSW 2155 and 8 Raymond Court, Kellyville ("**the Site**") shows that most of the built form is to be located under the building height limit under the LEP 2019, being 10m. The additional building feature that is above the building height limit is the Coptic Church Minaret height.
- The Coptic Church has been purposely designed to be symbolic for the Coptic Orthodox Community and to make a positive architectural contribution to the streetscape and to Kellyville. The architectural design creates a landmark building setting an identity for the Coptic Church. The Coptic Church Minaret is a fundamental element of the church.
- The Coptic Church has been designed with a Minaret as this is a traditional element of a Coptic Church and forms part of the roof element. The Coptic Church Minaret is read with the modern skillion roof and forms part of the roof presentation to the street.
- The Coptic Church Minaret element is a small scaled element signifying the church and is centrally located on the site. Its height, scale and form is proportionate to the church building and adds visual interest as roof feature.
- The proposed Coptic Church Minaret as shown below is discounted from the overall proposed maximum building height as this feature is clearly a decorative element of the upper most portion of the Coptic Church that does not include the floor space, will not cause overshadowing (see figures B, C and D) and is not an advertising structure. Whilst higher than the main building it is nevertheless subservient to the main built form and does not increase the perceived scale of the church when viewed from the street or neighbouring properties.
- This portion of the proposed Cathedral is an architectural roof feature and not included in a calculation of the maximum building height.

The following images show the extent of the Coptic Church Minaret in excess of the standard.





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