

DRAFT CONDITIONS OF CONSENT

**DEVELOPMENT APPLICATION NO. 643.1/2015
SYDNEY WESTERN CITY PLANNING PANEL NO. 2016SYW025**

PROPERTY:

LOT 90A DP 17288, NO. 1650 THE HORSLEY DRIVE, HORSLEY PARK.

DESCRIPTION OF DEVELOPMENT:

**A PLACE OF PUBLIC WORSHIP AND AN ASSEMBLY HALL FOR CHURCH
BASED ACTIVITIES.**

APPROVED PLANS**1. Compliance with Plans**

The development shall take place in accordance with the approved;

- a. Development plans as prepared by NBRS & Partners, project number 14013;

DRAWING NO.	ISSUE	DATE
DA001	M	08.06.2017
DA100	J	08.06.2017
DA101	B	08.06.2017
DA200	E	05.02.2015
DA200A	E	05.02.2015
DA201	E	05.02.2015

- b. Landscaping plans prepared by NBRS & Partners project number 14013;

DRAWING NO.	ISSUE	DATE
LDA01	C	31.08.2017
LDA02	J	31.08.2017
LDA03	B	31.08.2017

- c. Engineering plans prepared by Jones Nicholson Consulting Engineers, project number 141261, drawing number DA1-3, DA2-5, DA3-4, ESM144-4; dated 8 June 2017;
- d. Statement of Environmental Effects prepared by C.C. Weston & Associates, dated August 2015;
- e. Addendum to Operational Plan of Management, dated 3 November 2017;

- f. Environmental Noise Impact Assessment prepared by Acoustic Logic, document 20141217.3/0311A/R3/6W dated 3 November 2017;
- g. Bushfire Hazard Assessment Report prepared by Joy Hafey dated August 2015

except as modified in red by Council and/or any conditions of this consent.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- c. The piped drainage system has been designed to an Average Recurrence Interval of not less than that in accordance with Council's "Stormwater Drainage Policy".

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface

contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

3. On-site Detention Design Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifying Authority certifying that the drainage system has been designed to comply with:

- a. Method 1 of Council's Urban Area On-site Detention Handbook – February 1997:
 - i. To restrict the total discharge from site to current site discharge for all storms up to and including the 100 year storm events;
 - ii. To restrict the peak discharge from the site for 100 year 9-hour storm event to 140/1/s/ha.

Note: If Council is requested to issue the Construction Certificate, three copies of the plans and specifications giving full details of the design and calculations in the form of ILSAX/DRAINS input and output files and details as specified in Council's OSD handbook shall be submitted to the Council.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for on site detention, the following details will be required:

- a. Full details, as per Council's On Site Detention Handbook, of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels, etc.
- b. A plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regrading of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

4. Final Stormwater Drainage Plan

A Final Stormwater Drainage Plan with details suitable for construction prepared by a suitably qualified and experienced stormwater drainage

consultant shall be submitted with the application for the construction certificate. Final Stormwater plan shall comply with AS3500 and Council's Stormwater Drainage Policy.

5. **Approval for Stormwater Connection**

Approval shall be sought from RMS for the connection and construction of the kerb inlet pit proposed within RMS road reserve prior to the issue of a Construction Certificate.

6. **Pervious Paving for Overflow Car Parking**

All architectural and stormwater plans are to be amended to include the proposed Terram Bodpave 85, pervious, Natural Grass Option or similar pervious pavement within the overflow parking prior to the issue of a Construction Certificate.

7. **Fencing Details**

Prior to the issue of a Construction Certificate, Fencing Details shall be submitted to and approved by the Manager of Development Planning within Fairfield City Council that demonstrates that appropriate fencing shall be provided along The Horsley Drive.

8. **Waste Management Plan**

Prior to the issue of a Construction Certificate, a Waste Management Plan shall be submitted to and approved by the Certifying Authority. The Waste Management Plan shall be prepared in accordance with the requirements of the Fairfield City Council Waste Not DCP. The Waste Management Plan shall address the type of materials expected from demolition/construction; estimated volumes or tonnes of materials; proposed reuse or recycling methods; the contractors to be used; and the recycling outlet and/or landfill site.

9. **Protection of the buildings from bushfire.**

The building shall be designed to comply with the recommendations of the Bushfire Hazard Assessment Report prepared by Joy Hafey dated August 2015.

10. **Section 94A Levy Development Contributions**

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is **\$110,000**.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for

movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

11. Erosion and Sediment Control Plan

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

12. Sydney Water Consent

The plans must be assessed by Sydney Water Tap in to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site <https://tap-in.sydneywater.com.au> for:

- See the Building plan approvals section on the Tap in site, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

13. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

14. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

15. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

16. Kerb and Gutter Status Form

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

17. Erosion and Sedimentation Control

Prior to the commencement of any construction works on site, controls in accordance with **Chapter 3.12 of the Fairfield City Wide DCP 2013** shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

18. Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

19. Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal certifying authority for the work; and
- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours; and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

20. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

21. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

22. On Site Detention – Works-As-Executed

On completion of the drainage works and prior to Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- b. Sufficient levels and dimensions to verify the On-Site Detention storage volumes.

- c. Location and surface levels of all drainage pits, weir levels and dimensions.
- d. Invert levels of - the internal drainage lines.
 - orifice plates.
 - outlet control pit.
- e. Finished floor levels of structures such as units and garages.
- f. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
- g. Verification that a trash screen is installed.
- h. Location and levels of any overland flow paths through the site.
- i. Details of any variations made from approved plans.

23. Registration of Restriction and Covenant over OSD System

Prior to the issue of the Final Occupation Certificate, proof of the creation of a 'Restriction on Use of Land' and 'Positive Covenant' over the on-site detention system in accordance with Council's Urban Area On-Site Detention Handbook (February 1997)/Council's On-Site Detention Guidelines for Rural Areas shall be submitted to the Principal Certifying Authority.

24. On-Site Detention – Certification of Works

A Certificate shall be issued to the Principal Certifying Authority upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- a. That the on-site detention system will function in accordance with the approved drainage design.
- b. Any variations from the approved drainage design.
- c. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

25. Interim Fire Safety Certificate

Prior to the issue of an Occupation Certificate (Interim or Final) fire safety certificate shall be submitted to and approved by the Principal Certifying Authority.

Note: An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

26. Adjustments to Public Utilities

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

27. Building in Saline Environments

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate (Interim or Final), documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

28. OSD – Marker Plate

Each on-site detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.

Wording: A minimum letter height of 5mm is required.
The wording is to consist of:-

**THIS IS AN ON-SITE DETENTION STRUCTURE
DO NOT TAMPER WITH,
CONTACT FAIRFIELD CITY COUNCIL PRIOR
TO ANY PROPOSED WORKS IN THIS AREA**

The marker plate is to be attached prior to occupation of the proposed development.

29. Roads and Maritime Services Requirements

The following Roads and Maritime Services conditions shall be implemented as follows:

- a. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along The Horsley Drive boundary.
- b. The proposed deceleration lane and concrete median, as well as associated road construction works by the developer on The Horsley Drive, shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

- c. A 3.5m wide land along the full length of the site within the property boundary shall be dedicated as public road at the full cost of the developer, and shall be executed prior to the release of the Construction Certificate.
- d. Detailed design plans and hydraulic calculations of any changes to the stormwater discharge are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to Suppiah.thillai@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114.

- e. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS2890.6-2009.
- f. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

- g. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
- h. All vehicles are to enter and leave the site in a forward direction.
- i. All vehicles are to be wholly contained on site before being required to stop.
- j. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on The Horsley Drive during construction activities.
- k. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on The Horsley Drive.
- l. The developer shall be responsible for all construction works for the proposed deceleration lane on The Horsley Drive and public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

30. Environmental Reports Certification

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that all works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- a. Environmental Noise Impact Assessment Environmental Noise Impact Assessment prepared by Acoustic Logic, document 20141217.3/0311A/R3/6W dated 3 November 2017.

The acoustic fence on the western boundary shall be constructed from the front boundary to the start of the remnant vegetation located around the existing dam and not along the entire western boundary as stated in the acoustic report above.

31. Onsite Effluent Disposal

Onsite effluent disposal shall be undertaken in accordance with the recommendations of the Onsite Effluent Disposal Assessment prepared by Douglas Partners, project number 85180.00, dated 5 January 2016

Prior to the construction of the effluent disposal system, an approval under Section 68 of the Local government Act, 1993, will be required where final design specifications for the effluent treatment and re-use systems shall be submitted for approval to Council.

The wastewater management system shall be maintained by a suitably qualified person or organisation. A wastewater operation plan shall be provided to Council prior to approval under Section 68A of the Local Government Act.

32. Landscape Certificate

Prior to the issue of an Occupation Certificate (Interim or Final), a Landscape Certificate from a qualified landscape architect, certifying that the completed landscape works on site are in accordance with the approved landscape plans shall be submitted to Fairfield City Council.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

33. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

34. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates and Occupation Certificates.

35. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.

1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement

36. Hoarding / Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

37. Method of Stormwater Drainage

The stormwater drainage generated from the development shall be directed to the existing street pipeline.

Note: Drainage lines across the footpath shall be of 75mm x 200mm galvanised R.H.S laid at a fall not exceeding 1:40 (A 100mm sewer grade pipe is an acceptable alternative for single lot residential applications).

Note: If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the connector to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

38. Landscaping to be Completed

The provision and maintenance of landscaping in accordance with the approved landscape plans prepared by NBRS & Partners project number 14013;

DRAWING NO.	ISSUE	DATE
LDA01	C	31.08.2017
LDA02	J	31.08.2017
LDA03	B	31.08.2017

including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

39. **Driveway Separation from Landscaping**

All driveways shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing.

40. **Driveway Gradient**

The internal driveways and parking areas are to be designed in accordance with AS 2890 part 1.

41. **Carparking - General**

The provision and maintenance of the following number of car parking spaces in accordance with Fairfield City Wide Development Control Plan, 2013 – Car Parking, Vehicle and Access Management - Chapter 12:

- a. One-hundred and fifty five (155) off-street car parking spaces for and visitors,
- b. Two (2) off-street disability car space for disabled persons in accordance with AS 2890.6 – 2009.

Each space shall be permanently line marked and maintained free from obstruction at all times. Visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

All 157 car parking spaces shall be provided as part of the Stage 1 works.

42. **Schedule of Finishes**

The development is to be constructed and finished in the materials and colours approved by the development consent. The materials approved are as follows:

- Selected rendered brickwork and
- masonry split face block work
- Selected Ac cladding
- Selected colourbond awnings, fascia and downpipes
- Selected windows and doors (natural anodized)
- Flat roof – colourbond
- Skillion roof – concrete tile

All other building materials shall be compatible in type, colour and texture throughout the whole project.

43. Hours of Operation/Activities On Site

The following operating hours and activities on site shall be restricted to the following, at all times:

Regular Activities

ACTIVITY	NUMBER OF PARTICIPANTS	DAY	TIME
Church Service	250-300	Sunday	9.00am – 12.00pm
Sunday School	100-125	Sunday	12.30pm – 2.00pm
Kid's craft sessions	20-30	Sunday	12.30pm – 1.30pm
Language classes	50-100	Sunday	2.00pm – 3.00pm
Women's bible studies	25-50	Sunday	12.30pm – 2.00pm
Youth bible studies	25-30	Sunday	12.30pm – 2.00pm
Committee meetings	20	Any day	varies

Recurring and Special Occasions Activities

ACTIVITY	NUMBER OF PARTICIPANTS	FREQUENCY (AVERAGE)	TIME
Vacation Bible School (Bible classes, talks, food, music, craft, games)	150-200	3 days (weeks days) during one School holiday in a year	10.00am – 2.30pm
Harvest Festival – outdoor (food stalls, sale of produce & craft, games)	200-250	Sunday (once a year)	11.30am – 2.30pm
Young couples fellowship	80-120	One or two Saturdays per year	9.00am – 3.00pm
Parish Mission Convention (Talks and seminars)	60-120	Friday evening and Saturday. Once a year.	7.30pm – 9.00pm 9.00am – 1.00pm
Weddings	150-250	2-3 per week. (Usually on a Saturday)	Various (one to one and a half hours long)
Baptisms	50-100	4-6 per week. (Usually on a Saturday)	Various (half an hour to one hour long)
Funerals	200-250		One hour
Good Friday Service	250-350	Good Friday	9.00am – 3.00pm
Passion Week Service	50-80	Monday to Thursday	7.30pm – 9.00pm
Carol Service	250-300	Two or three days prior to Christmas	6.00pm – 9.00pm
New Years' Service	100-120	One	10.30pm – 12.30am

44. Advertising Signs

No advertising signs or structures associated with the use of the premises are to be erected or displayed without prior approval being obtained from Council.

This requirement relates to all advertising matter, including any promotional material, displayed on the premises or in any public place.

45. Use of the Premises

The use of the premises shall comply with the following requirements:

- a. The operation of the business shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.
- b. The use of the premises shall not give rise to “offensive noise” as defined under the Protection of the Environment Operations Act, 1997.
- c. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
- d. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act, 1997.
- e. The premises shall be maintained in a clean and tidy state at all times. In this regard, cleaning shall be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.

46. Place of Worship

The use of the premises shall comply at all times with the following definition of a Place of Worship (Fairfield LEP, 2013):-

“Place of public worship” means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

47. Unreasonable Noise and Vibration

The place of public worship, including operation of vehicles and mechanical plant, shall be conducted so as to avoid unreasonable noise and vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from car movements, children participating in activities and the like. In the event of a noise or vibration issue arising from the operation of the premises, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirement of Council to Council’s satisfaction.

48. OSD Construction

The on-site detention drainage system shall be constructed in accordance with the approved design and Council's On-Site Detention Handbook – February 1997 / Council's On-Site Detention Guidelines for Rural Areas.

49. Plan of Management

The Plan of Management contained within the Statement of Environmental Effects and the addendum to the Operational Plan of Management dated 3 November 2017, shall be complied with at all times.

50. Use of Assembly Hall

The Assembly Hall shall not be used for wedding receptions, sporting events, amplified music or other activities likely to cause a noise nuisance to neighbouring residential premises. In addition, the assembly hall shall not be used when the Church is in operation.

51. Lighting

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282-1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

52. Protection of Remnant Vegetation

The permanent vegetation around the small dam on the western boundary of the site shall be protected and conserved as per the recommendations in the Fauna and Flora Assessment, prepared by Joy Hafey, Environmental consultant, dated August 2015.

53. Acoustic Report

An acoustic report is to be prepared and submitted to Council for its assessment and approval within **three (3) months** of occupation/completion of the development. The report shall include but is not limited to the following information:

- a. Noise measurements taken at the nearing noise sensitive locations as indicated in the Acoustic Assessment: Report No. 20141217.3/0311A/R3/6W, prepared by Acoustic Logic and dated 3 November 2017.
- b. Verification that noise levels at the nearest potentially affected receiver comply with all relevant assessment criteria detailed in the abovementioned report;
- c. All complaints received from local residents in relation to the operation of the premises/development.
- d. Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be

provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

Following written approval from Fairfield City Council, any recommendations provided under point d) above shall be implemented fully.

54. Compliance with Food Act 2003

The premises shall comply with the requirements of the Food Act 2003, Australia New Zealand Food Standards Code, and the Australian Standard AS 4674-2004 Construction and fit out of food premises.

55. Front Fence

The front fence of the development shall be of post and rail construction or similar style to compliment adjoining fencing to the west.