

## Attachment A

### Draft Conditions of Consent

## GENERAL CONDITIONS (A)

Condition

1. Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan number	Revision number	Plan title	Drawn by	Date of plan
Cover Sheet	E	-	King and Campbell Pty Ltd	7 March 2025
DA1.1	E	Site Plan	King and Campbell Pty Ltd	7 March 2025
DA1.2	E	Staging Plan	King and Campbell Pty Ltd	7 March 2025
DA1.3	E	Plan of Proposed Subdivision of Lot 22 DP1296583	King and Campbell Pty Ltd	7 March 2025
DA1.4	E	Storage Level	King and Campbell Pty Ltd	7 March 2025
DA1.5	E	Ground Floor Plan	King and Campbell Pty Ltd	7 March 2025
DA1.6	E	First Floor Plan	King and Campbell Pty Ltd	7 March 2025
DA1.7	E	Roof Plan	King and Campbell Pty Ltd	7 March 2025
DA1.8	E	External Works Plan	King and Campbell Pty Ltd	7 March 2025
DA1.9	E	1:100 Ground Floor	King and Campbell Pty Ltd	7 March 2025

	DA1.10	E	1:100 Ground floor	King and Campbell Pty Ltd	7 March 2025	
	DA1.11	E	1:100 First Floor Plan	King and Campbell Pty Ltd	7 March 2025	
	DA2.1	E	1:200 Sections	King and Campbell Pty Ltd	7 March 2025	
	DA2.2	E	1:100 Section A	King and Campbell Pty Ltd	7 March 2025	
	DA2.3	E	1:100 Section B	King and Campbell Pty Ltd	7 March 2025	
	DA2.4	E	Section C - Internal	King and Campbell Pty Ltd	7 March 2025	
	DA2.5	E	Section D - Internal	King and Campbell Pty Ltd	7 March 2025	
	DA3.1	E	North Elevation	King and Campbell Pty Ltd	7 March 2025	
	DA3.2	E	East Elevation	King and Campbell Pty Ltd	7 March 2025	
	DA3.3	E	South Elevation	King and Campbell Pty Ltd	7 March 2025	
	DA3.4	E	West Elevation	King and Campbell Pty Ltd	7 March 2025	
	DA4.1	E	Photomontage 1	King and Campbell Pty Ltd	7 March 2025	
	DA4.2	E	Photomontage 2	King and Campbell Pty Ltd	7 March 2025	
	DA4.3	E	Photomontage 3	King and Campbell Pty Ltd	7 March 2025	
	DA4.4	E	Internal Perspectives	King and Campbell Pty Ltd	7 March 2025	
	DA4.5	E	Shadow Diagrams 9AM - 11AM	King and Campbell Pty Ltd	7 March 2025	

	DA4.6	E	Shadow Diagrams 12PM - 1PM	King and Campbell Pty Ltd	7 March 2025
	DA4.7	E	Shadow Diagrams 2PM - 3PM	King and Campbell Pty Ltd	7 March 2025
	DA4.8	E	Area Schedule	King and Campbell Pty Ltd	7 March 2025
	DA4.9	E	Architecture Materials Palette	King and Campbell Pty Ltd	7 March 2025
	DA4.10	E	Planting Schedule + Landscaping Details	King and Campbell Pty Ltd	7 March 2025
	DA4.11	E	Digital Pylon Sign Elevations	King and Campbell Pty Ltd	7 March 2025
	DA4.12	E	Heights	King and Campbell Pty Ltd	7 March 2025
	DA4.13	E	Car Park Sections	King and Campbell Pty Ltd	7 March 2025
Approved documents					
	<b>Document title</b>	<b>Version number</b>	<b>Prepared by</b>	<b>Date of document</b>	
	Statement of Environmental Effects	D	King and Campbell Pty Ltd	4 April 2025	
	Biodiversity Development Assessment Report	4.0	Biodiversity Australia	7 February 2025	
	Vegetation Management Plan (VMP)	3.0	Biodiversity Australia	7 February 2025	
	Traffic Impact Assessment	4.0	SCT Consulting	31 March 2025	
	Acoustic Assessment	-	Matrix Thornton	29 March 2025	
	Bushfire Hazard Assessment	2.0	David Pensini	9 September 2024	
	Stormwater Management Plan	B	King and Campbell Pty Ltd	25 March 2025	

	Accessibility Compliance Letter	-	King and Campbell Pty Ltd	3 April 2025
	South Lindfield Urban Release Area Planning Agreement	-	-	16 January 2019
<p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p><b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>				
<b>2.</b>	<p><b>Certificates</b></p> <p>The following certificates relevant to the development in accordance with Part 6 of the Environmental Planning and Assessment Act 1979 shall be obtained at the respective stages:</p> <ul style="list-style-type: none"> <li>• Construction Certificate;</li> <li>• Occupation Certificate</li> <li>• Subdivision Certificate;</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate building and subdivision certification is obtained.</p>			
<b>3.</b>	<p><b>Shoring and adequacy of adjoining property</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</li> <li>2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense - <ol style="list-style-type: none"> <li>a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</li> <li>b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</li> </ol> </li> <li>3. This section does not apply if - <ol style="list-style-type: none"> <li>a. the person having the benefit of the development consent owns the adjoining land, or</li> <li>b. the owner of the adjoining land gives written consent to the condition not applying.</li> </ol> </li> </ol> <p><b>Condition Reason:</b> Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>			
<b>4.</b>	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out -</li> </ol>			

	<p>a. showing the name, address and telephone number of the principal certifier for the work, and</p> <p>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>c. stating that unauthorised entry to the work site is prohibited.</p> <p>3. The sign must be -</p> <p>a. maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>b. removed when the work has been completed.</p> <p>4. This section does not apply in relation to -</p> <p>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>b. Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</p> <p><b>Condition Reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p><b>Staging</b></p> <p>The development must only proceed in accordance with the approved stages as set out below:</p> <ul style="list-style-type: none"> <li>• Stage 1: Construction of main church auditorium, foyer and administration offices, carpark, Annabella Drive extension and subdivision to create reserve.</li> <li>• Stage 2: Construction of church hall, multipurpose rooms and kitchen and amenities.</li> <li>• Stage 3: Construction of atrium between the two main buildings.</li> </ul> <p>Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council. Any decision to allow a change to staging will rest with Council along with applicable conditions and any contributions payable.</p> <p><b>Condition Reason:</b> To set out how the development can be staged.</p>
6.	<p><b>Public works and utility services alterations</b></p> <p>The developer is responsible for any costs relating to minor alterations and extensions to ensure satisfactory transitions of existing roads, drainage, public utility services, any easements and Council services at no cost of Council for the purposes of the development.</p> <p><b>Condition Reason:</b> To confirm that the developer is responsible for all public utility costs and alterations.</p>
7.	<p><b>Construction site management</b></p> <p>The development site is to be managed for the entirety of work in the following manner:</p> <ol style="list-style-type: none"> <li>1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;</li> <li>2. Appropriate dust control measures;</li> </ol>

	<p>3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained. Where work adjoins the public domain, fencing is to be in place so as to prevent public access to the site;</p> <p>4. Building waste is to be managed via appropriate receptacles into separate waste streams;</p> <p>5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.</p> <p>6. Building work being limited to the following hours, unless otherwise permitted by Council;</p> <ul style="list-style-type: none"> <li>- Monday to Saturday from 7.00am to 6.00pm</li> <li>- No work to be carried out on Sunday or public holidays</li> </ul> <p>The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.</p> <p>7. All works within proximity of electrical infrastructure shall be carried out in accordance with the requirements of the relevant electricity authority.</p> <p><b>Condition Reason:</b> To ensure that construction site is appropriately managed to prevent impacts to adjoining properties, the public domain and to ensure waste is disposed of in a practical and sustainable manner.</p>
8.	<p><b>AUSPEC Specifications</b></p> <p>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</p> <p><b>Condition Reason:</b> To ensure public infrastructure works meet appropriate industry standards.</p>
9.	<p><b>General Terms of Approval (State Authority)</b></p> <p>The General Terms of Approval (GTAs) from the following authorities, as referred to in section 4.50 of the Environmental Planning and Assessment Act 1979, and referenced below, are attached and form part of the consent conditions for this approval.</p> <ul style="list-style-type: none"> <li>• NSW Rural Fire Service - The General Terms of Approval, Reference DA20241028004475-Original-1 and dated 18 November 2024 are attached and form part of this consent.</li> </ul> <p><b>Condition Reason:</b> To ensure that external State agency requirements are satisfied.</p>
10.	<p><b>A014 - Public foot paving</b></p> <p>The provision, at no cost to Council, of concrete foot paving along the southern side of the Annabella Drive extension and connection to the existing footpath on southern side of Lewin Circuit. For Annabella Drive a 1.5 metre wide footpath (unless varied in writing by Council) is required with design details in accordance with AUSPEC and Council Standard drawing ASD103. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.</p> <p><b>Condition Reason:</b> To ensure that the development positively contributes to the public domain and accommodates pedestrians.</p>
11.	<p><b>Bonds</b></p>

	<p>The applicant shall provide security to the Council for the payment of the cost of the following:</p> <ol style="list-style-type: none"> <li>making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,</li> <li>completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,</li> <li>remedying any defects in any such public work that arise within twelve (12) months after the work is completed.</li> </ol> <p>Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.</p> <p>The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:</p> <ol style="list-style-type: none"> <li>deposit with the Council, or</li> <li>an unconditional bank guarantee in favour of the Council.</li> </ol> <p>The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.</p> <p><b>Condition Reason:</b> To specify the monetary bond required to be paid to protect public infrastructure from damage or defects.</p>
<b>12.</b>	<p><b>A021 - Grease arrestor pit</b></p> <p>Commercial food preparation activities which generate greasy/oily types of liquid trade waste are required to install an approved grease arrestor. The applicant shall submit to Port Macquarie-Hastings Council plans for the management of trade waste including pretreatment facilities to the sewerage authority for approval pursuant to Section 68 of the Local Government Act. Upon approval the proponent shall enter into a written "Trade Waste Agreement" with Council prior to discharging wastes. Further advice or assistance can be given by Council's Trade Waste Officer.</p> <p><b>Condition Reason:</b> To specify the grease arrestor pit requirements in order to protect public sewerage infrastructure.</p>
<b>13.</b>	<p><b>Tree retention</b></p> <p>Trees on the subject land, within the C2 Environmental Conservation zone as marked on the approved plan, shall be retained.</p> <p><b>Condition Reason:</b> To protect the biodiversity and landscape values of the site.</p>
<b>14.</b>	<p><b>Biodiversity measures</b></p>

	<p>The measures to minimise impacts detailed in section 5.5 on pages 52- 56 of the Biodiversity Development Assessment Report, prepared by Biodiversity Australia and dated 7 February 2025, form part of this consent and shall be implemented at the respective stages throughout the development.</p> <p><b>Condition Reason:</b> To protect the biodiversity and landscape values of the site.</p>								
15.	<p><b>Vegetation Management Plan</b></p> <p>The Vegetation Management Plan (VMP) prepared by Biodiversity Australia and dated 7 February 2025, form part of this consent and shall be implemented at the respective stages throughout the development.</p> <ul style="list-style-type: none"><li>• The VMP is deemed to commence on the day of tree removal.</li><li>• Council shall be notified within 14 days prior to tree clearing informing commencement of the VMP.</li><li>• The VMP includes 5 years of maintenance, monitoring and reporting to Council.</li></ul> <p><b>Condition Reason:</b> To protect the biodiversity and landscape values of the site.</p>								
16.	<p><b>Biodiversity credits</b></p> <p>Prior to commencement of any vegetation clearing or issue of a Subdivision Works Certificate or Construction Certificate, whichever occurs first, whichever occurs first, the class and number of ecosystems credits in the table below must be retired to offset the residual biodiversity impacts of the development.</p> <p>The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator<sup>1</sup>.</p> <p>Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority prior to commencement of any vegetation clearing or issue of a Subdivision Works Certificate or Construction Certificate, whichever occurs first.</p> <table><tr><th>Impacted plant community type</th><th>Number of ecosystem credits</th><th>IBRA sub-region</th><th>Plant community type(s) that can be used to offset the impacts from development</th></tr><tr><td>PCT 3553 Northern Sands Bloodwood - Swamp Turpentine Forest</td><td>2</td><td>Macleay Hastings, Carrai Plateau, Coffs Coast and Escarpment, Comboyne Plateau, Karuah Manning,</td><td>North Coast Wet Sclerophyll Forests This includes PCT's: 487, 613, 1563, 1575, 3058, 3060, 3067, 3073, 3078, 3084, 3087, 3088, 3102, 3125, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3145, 3147, 3148,</td></tr></table>	Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development	PCT 3553 Northern Sands Bloodwood - Swamp Turpentine Forest	2	Macleay Hastings, Carrai Plateau, Coffs Coast and Escarpment, Comboyne Plateau, Karuah Manning,	North Coast Wet Sclerophyll Forests This includes PCT's: 487, 613, 1563, 1575, 3058, 3060, 3067, 3073, 3078, 3084, 3087, 3088, 3102, 3125, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3145, 3147, 3148,
Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development						
PCT 3553 Northern Sands Bloodwood - Swamp Turpentine Forest	2	Macleay Hastings, Carrai Plateau, Coffs Coast and Escarpment, Comboyne Plateau, Karuah Manning,	North Coast Wet Sclerophyll Forests This includes PCT's: 487, 613, 1563, 1575, 3058, 3060, 3067, 3073, 3078, 3084, 3087, 3088, 3102, 3125, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3145, 3147, 3148,						

			Macleay Gorges, Mummel Escarpment and Upper Manning.  or  Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	3149, 3150, 3153, 3154, 3156, 3157, 3158, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3168, 3169, 3171, 3172, 3173, 3174, 3176, 3177, 3178, 3180, 4043, 4115	
<p><sup>1</sup>Note that prices of credits in the Biodiversity Offsets Payment Calculator are subject to change. The amount payable to discharge an offset obligation will be determined at the time of payment.</p> <p><b>Condition Reason:</b> To ensure that the development does not result in significant adverse biodiversity impacts.</p>					
17.	<p><b>Detailed Plans for Koala Mitigation Measures</b></p> <p>Before issue of Construction Certificate detailed plans shall be provided to the satisfaction of Port Macquarie-Hastings Council that includes specifications for the Koala Plan of Management (KPoM) actions shown indicatively in the Vegetation Management Plan (VMP) prepared by Biodiversity Australia, dated 7 February 2025. Specifically:</p> <ul style="list-style-type: none"><li>a. Provision of fauna fencing to be erected along the proposed extension of Annabella Drive including fauna fence design proposal and layout.</li><li>b. One-way bridges to be installed to allow for koala access into the C2 Environmental Conservation land including design proposal.</li><li>c. Road design and speed control requirements for of the KPoM section 7.4 to be addressed and included in the plans (e.g. signs, lighting requirements)</li></ul> <p><b>Condition Reason:</b> To protect the biodiversity and landscape values of the site.</p>				
18.	<p><b>Voluntary Planning Agreement</b></p> <p>The requirements and obligations of the executed South Lindfield Urban Release Area Planning Agreement dated 16 January 2017 form part of this consent and shall be undertaken or fulfilled at the respective stages throughout this development.</p> <p><b>Condition reason:</b> To ensure commitments of planning agreements are fulfilled.</p>				

# SUBDIVISION WORK

## BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE (B)

1.	<p><b>C002 - Public infrastructure works and AUSPEC</b></p> <p>Submission to the Council prior to the issue of a Subdivision Works Certificate of detailed design plans for the public infrastructure works associated with the development. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS.</p> <p>Works are to include the construction of Annabella Drive and all related services and engineering works.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
2.	<p><b>C004 - Design amendments</b></p> <p>Before the issue of a Subdivision Works Certificate, the certifier must ensure the Subdivision Works Certificate plans and specifications details the following required amendments to the approved plans and documents:</p> <ol style="list-style-type: none"> <li>1. Alignment of Annabella Drive/Lewin Circuit intersection to be amended to ensure continuity of Annabella Drive traffic flow. This may require addition of a control hierarchy (give way/stop).</li> </ol> <p><b>Condition Reason:</b> To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</p>
3.	<p><b>C005 - Works in road reserve permit</b></p> <p>An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Subdivision Works Certificate. If a Subdivision Works Certificate application is lodged and determined, this may satisfy the Section 138 requirements of the Roads Act 1993.</p> <p>Such works include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Civil works</li> <li>• Traffic management</li> <li>• Work zone areas</li> <li>• Hoardings</li> <li>• Concrete foot paving</li> <li>• Footway and gutter crossing</li> <li>• Functional vehicular access</li> </ul>

	<p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
4.	<p><b>C015 - Pavement design report</b></p> <p>Prior to issue of Subdivision Works Certificate a pavement design report shall be prepared by a suitably qualified geotechnical or civil engineer and submitted to Council, including soil test results and in-situ CBR values (NATA certified). Council's minimum pavement compaction testing criteria are as follows:</p> <ol style="list-style-type: none"> <li>1. 98% (modified) base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1</li> <li>2. 95% (modified) sub-base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1</li> <li>3. 100% (standard) subgrade/select layers - Maximum Standard Dry Density test in accordance with AS1289.5.1.1 (or for in-situ subgrade soils only, wet density testing may be used).</li> </ol> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
5.	<p><b>C018 - Corner splay</b></p> <p>The provision of 3m x 3m splay corners or otherwise agreed to by Port Macquarie-Hastings Council. Details must be submitted to and approved by Port Macquarie-Hastings Council prior to release of the Subdivision Works Certificate.</p> <p><b>Condition Reason:</b> To provide for appropriate and traffic sight distance and to positively contribute to the public domain.</p>

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE (C)

6.	<p><b>Plumbing permit</b></p> <p>Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:</p> <ul style="list-style-type: none"> <li>• Position and depth of the sewer (including junction)</li> <li>• Stormwater drainage termination point</li> <li>• Easements</li> <li>• Water main</li> <li>• Proposed water meter location</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
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7.	<p><b>Works in road reserve permit</b></p> <p>An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.</p> <p>Such works include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Civil works</li> <li>• Traffic management</li> <li>• Work zone areas</li> <li>• Hoardings</li> <li>• Concrete foot paving</li> <li>• Footway and gutter crossing</li> <li>• Functional vehicular access</li> </ul> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.</p>
8.	<p><b>B011 - Section 7.12 contributions</b></p> <p>Payment to Council, prior to the issue of a Construction Certificate of the Section 7.12 contributions set out in the “Notice of Payment – Developer Charges” schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plan and the South Lindfield Urban Release Area Planning Agreement:</p> <ul style="list-style-type: none"> <li>• Port Macquarie-Hastings Council Section 94A Levy Contributions Plan 2007</li> </ul> <p>The plan may be viewed on Council’s website or during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.</p> <p>The attached “Notice of Payment” is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plan. Payments can only be made using a current “Notice of Payment” form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks.</p>
9.	<p><b>Retaining walls</b></p> <p>Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting:</p> <ol style="list-style-type: none"> <li>earthworks that are more than 600mm above or below ground level (existing); and located within 1m of the property boundaries; or</li> <li>earthworks that are more than 1m above or below ground level (existing) in any other location;</li> </ol> <p>are to be submitted to the Principal Certifier with the application for Construction Certificate.</p>

	<p><b>Condition Reason:</b> To ensure retaining walls have structural integrity.</p>
10.	<p><b>Bushfire Attack Level</b></p> <p>The building shall be designed and constructed so as to comply with the Bushfire Attack Level (BAL) nominated in the Bushfire Safety Authority issued by the NSW Rural Fire Service dated 18 November 2024. Details shall be submitted to the Principal Certifier with the application for Construction Certificate demonstrating compliance with this requirement.</p> <p><b>Condition Reason:</b> To protect public safety and building assets.</p>
11.	<p><b>Utilities and services including Water and Sewer</b></p> <p>Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided:</p> <ul style="list-style-type: none"> <li>• A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met.</li> </ul> <p><b>Condition Reason:</b> To ensure relevant utility and service provider's requirements are provided to the certifier and Water Management Act requirements are met.</p>
12.	<p><b>Acoustic construction requirements</b></p> <p>Before the issue of a Construction Certificate, the certifier must ensure the construction certificate plans and specifications details the following:</p> <ol style="list-style-type: none"> <li>1. Certification from the acoustic consultant, that the acoustic performance of the main church auditorium will meet the requirements outlined in "The Point Community Church Acoustic Assessment", prepared by Matrix Thornton, dated 29 March 2025, ref. M24170.01E.</li> </ol> <p><b>Condition Reason:</b> To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</p>
13.	<p><b>B012 - Food preparation areas</b></p> <p>To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the premises shall comply with the requirements of Australian Standard 4674-2004 – "Design, Construction and Fit-Out of Food Premises", NSW Food Act 2003, the provisions of the Food Standards Code and the conditions of development consent. Details demonstrating compliance are to be submitted to the Principal Certifier prior to release of the Construction Certificate.</p> <p><b>Condition Reason:</b> To protect public health.</p>
14.	<p><b>B043 - Hand washing facilities</b></p> <p>The premises are to be fitted with adequate hand washing facilities. Hand wash basins are required in addition to other basins on the premises and sinks in any amenities. The hand wash basin:</p> <ol style="list-style-type: none"> <li>1. Is to be fitted with a single spout that delivers warm potable water</li> <li>2. Is capable of having running water turned off automatically, or without touching with hands (such as knee/foot operation, motion sensor, or by using forearms/elbows)</li> </ol>

	<p>3. Is to be accessible and unobstructed for use at all times</p> <p>4. Is to be located in the same room where the food handling activity is being undertaken.</p> <p><b>Condition Reason:</b> To ensure adequate handwashing facilities are provided.</p>
15.	<p><b>B030 - Stormwater drainage design</b></p> <p>A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications, Australian Rainfall and Runoff 2019, the requirements of Relevant Australian Standards and shall make provision for the following:</p> <ol style="list-style-type: none"> <li>1. The legal point of discharge for the proposed development is defined as the interallotment drainage system located at eastern extent of development lot within capacity of existing piped assets and basin, with remainder of discharge unable to be conveyed to the existing interallotment drainage system to outlet to the John Oxley Drive open drain via suitable sized and designed system.</li> <li>2. The design is to be generally in accordance with the stormwater drainage concept plan on Drawing No 6610_Point Church Servicing prepared by King and Campbell Pty Ltd and dated 26/03/2025.</li> <li>3. Detailed plans and modelling demonstrating the capacity of the existing bio-retention basin (located within Lot 20 DP1280506) will not be exceeded. This will involve the consideration of the capacity to withstand any increased flows and velocities, existing basin energy dissipation systems (inlet pipes, outlet pipes, spillway), changes to AEP% frequency of spillway overtopping with confirmation that downstream roadside drainage and/or stormwater/culvert infrastructure is not negatively impacted, and the top water level remains within the constructed design allowance and does not compromise the existing pipe network freeboard and operation (public and interallotment pits and pipes) resultant from any increased tailwater levels.</li> <li>4. Detailed plans demonstrating safe and sustainable management of flow and velocity of stormwater discharge from proposed bypass outlet pipe to John Oxley Drive open drain up to and including peak 1% AEP discharge. Suitable pipe location, orientation, energy dissipation, and surface protection shall be provided in design.</li> <li>5. Confirm by detailed pipe long sections with HGL levels existing interallotment drainage pipe from development lot to the existing bio-retention basin, and from Lot 27 DP1280506 to bio-retention basin remains AUSPEC D5 compliant regarding HGL freeboard and pipe velocities.</li> <li>6. Provision of drainage model for proposed development including relevant existing public stormwater assets and legal points of discharge for Council review to explain variations in critical duration storms provided in Stormwater Management Plan Revision B dated 25/03/2025.</li> <li>7. Where detailed design or modelling cannot be provided to confirm suitable, safe, and AUSPEC D5 compliance from utilising existing end of line detention basin, water quality controls, and other stormwater assets, the design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to ensure pre-development flow rates are achieved at the culvert under John Oxley Drive and within capacity of existing downstream stormwater systems (piped and/or overland).</li> <li>8. Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage.</li> </ol>

	<p>Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design.</p> <p>9. The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.</p> <p>10. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.</p> <p>11. The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>16.</b>	<p><b>B023 - Designated garbage storage area</b></p> <p>The plans for the required Construction Certificate are to detail the location of garbage containers and containers for recyclable material. If an external area is used for the storage of putrescible material then the area shall be:</p> <ol style="list-style-type: none"> <li>1. Bunded with a minimum volume of the bund being capable of containing 110% of the capacity of the largest container stored, or 25% of the total storage volume, whichever is the greatest.</li> <li>2. Provided with a hose tape connected to the water supply;</li> <li>3. Paved with impervious material;</li> <li>4. Graded and drained to the sewer system, and</li> <li>5. Roofed to prevent the entry rainwater.</li> </ol> <p><b>Condition Reason:</b> To ensure appropriate management of waste and to prevent pollution.</p>
<b>17.</b>	<p><b>B027 - Car parking and access certification</b></p> <p>The design of the carpark and accesses is to be in accordance with Australian Standard 2890 (including AS 2890.1, AS 2890.2 and AS 2890.6). Certification of the design by a suitably qualified consultant is to be provided to the Principal Certifier prior to release of the Construction Certificate.</p> <p><b>Condition Reason:</b> To ensure that safe and practical accessibility/functionality is provided.</p>

### BEFORE SUBDIVISION WORK COMMENCES (D)

Condition	
<b>1.</b>	<p><b>K001 - Notice of works commencement</b></p> <p>A minimum of one (1) week's notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council.</p>

	<b>Condition Reason:</b> To ensure that the development commences in an orderly manner and to protect public safety and the integrity of public infrastructure.
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## BEFORE BUILDING WORK COMMENCES (E)

Condition	
<b>2.</b>	<p><b>Service provider arrangements</b></p> <p>Prior to works commencing an application being made to the electricity and telecommunications service providers. Services are required to be underground.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>3.</b>	<p><b>D010 - Tree protection fencing</b></p> <p>Tree protection fencing, compliant with AS 4970/2009 Protection of trees on development sites must be provided. The fencing shall be in place prior to the commencement of any works or soil disturbance and maintained for the entirety of the works. The fencing shall protect the trees to be retained on the C2 zone.</p> <p><b>Condition Reason:</b> To protect significant vegetation.</p>

## DURING SUBDIVISION WORK (F)

Condition	
<b>1.</b>	<p><b>L001 - Development inspections for public infrastructure works</b></p> <p>Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Subdivision Works Certificate number and property description to ensure your inspection is confirmed:</p> <ol style="list-style-type: none"> <li>1. Prior to commencement of site clearing and installation of erosion control facilities;</li> <li>2. At completion of installation of erosion control measures</li> <li>3. Prior to installing traffic management works</li> <li>4. At completion of installation of traffic management works</li> <li>5. At the commencement of earthworks;</li> <li>6. Before commencement of any filling works;</li> <li>7. When the sub-grade is exposed and prior to placing of pavement materials;</li> <li>8. When trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;</li> <li>9. At the completion of each pavement (sub base/base) layer;</li> <li>10. Before pouring of kerb and gutter;</li> <li>11. Prior to the pouring of concrete for sewerage works and/or works on public property;</li> <li>12. On completion of road gravelling or pavement;</li> </ol>

	<p>13. During construction of sewer infrastructure;  14. During construction of water infrastructure;  15. Prior to sealing and laying of pavement surface course.</p> <p>All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>2.</b>	<p><b>L003 - Copy of construction plans</b></p> <p>A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifier or an officer of the Council.</p> <p><b>Condition Reason:</b> To ensure that the development proceeds in accordance with the approved plans.</p>
<b>3.</b>	<p><b>L018 - Pavement works material report</b></p> <p>Prior to commencement of any pavement works a material quality report from the proposed supplier shall be submitted to Council. The pavement materials shall meet Council's current specifications at the time of construction.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>4.</b>	<p><b>L019 - Pavement and soil test results</b></p> <p>Prior to laying of Asphaltic Concrete (AC) or wearing surface course, submission to Council of pavement and soil test results prepared by a NATA registered person for all road pavement construction, including:</p> <ol style="list-style-type: none"> <li>1. CBR test results, and</li> <li>2. Subgrade / select fill, sub-base and base pavement compaction reports in accordance with AS1289.5.1.1 &amp; AS1289.5.2.1 as applicable.</li> </ol> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>

### DURING BUILDING WORK (G)

Condition	
<b>5.</b>	<p><b>Copy of construction plans</b></p> <p>A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifier or an officer of the Council.</p>

	<b>Condition reason:</b> To ensure that the development proceeds in accordance with the approved plans.
<b>6.</b>	<b>E012 - Disposal of wastes</b>  Wastes including vegetation shall not be disposed of by burning.  <b>Condition Reason:</b> To protect public health and safety and the environment.
<b>7.</b>	<b>Damage to existing tree to be retained</b>  Any damage to a tree nominated for retention/protection during the construction phase shall be treated by an Arborist with a minimum qualification AQF level 5 (diploma level) or an international qualification considered equivalent by Council, or a person deemed suitable by Council at the developer's expense.  <b>Condition Reason:</b> To protect public health and safety and the environment.
<b>8.</b>	<b>Pre-clearing inspection by consultant</b>  A suitably qualified ecological consultant shall inspect all native trees that have been approved for removal before they are felled. If there are any koala or other fauna species in the tree, work in the vicinity is to cease until the animal has moved from the area. If it is likely that hollows are providing habitat for native species, traps shall be set for several nights and any native species found shall be relocated to an appropriate nearby location.  <b>Condition Reason:</b> To ensure that the development does not have any unintended biodiversity impacts.
<b>9.</b>	<b>Koala hospital contact details</b>  Koala warning signage shall be installed on site and include contact details for the Koala Hospital to facilitate prompt reporting of sick or injured Koalas. Contact details for the Koala Hospital shall also be provided at site office during construction.  <b>Condition reason:</b> To ensure the development remains consistent with the requirements of the approved Koala Plan of Management.

### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE (H)

Condition	
<b>1.</b>	<b>Bushfire risk/acoustic measures installed</b>  Prior to occupation or issue of the Occupation Certificate, details of compliance with the bushfire risk assessment and acoustic noise construction requirements is to be provided to the Principal Certifier.  <b>Condition Reason:</b> To protect public health and safety.
<b>2.</b>	<b>Bond securities release</b>

	<p>Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.</p> <p><b>Condition Reason:</b> To protect public infrastructure.</p>
<b>3.</b>	<p><b>Completion of works within the road reserve</b></p> <p>Prior to occupation or the issuing of the Occupation, Certificate provision to the Principal Certifier of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>4.</b>	<p><b>Section 68 Certificate of Completion</b></p> <p>Prior to occupation or the issuing of any Occupation Certificate a Section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council for each S68 Approval related to this development.</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>5.</b>	<p><b>Section 307 certificate for building works</b></p> <p>A Certificate of Compliance under the provisions of Section 307 of the <i>Water Management Act</i> must be obtained prior to the issue of any Occupation Certificate.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>6.</b>	<p><b>F005 - Imported fill certification</b></p> <p>The owner/applicant is responsible for ensuring that any imported fill is either Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Prior to the issue of an Occupation Certificate, certification is to be provided to Council demonstrating that the fill is either VENM or ENM.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
<b>7.</b>	<p><b>F016 - Mechanical ventilation certification</b></p> <p>Prior to occupation or the issue of an Occupation Certificate, provide a certificate from the installer certifying that the mechanical ventilation system meets the requirements of AS 1668 Parts 1 &amp; 2. The certificate must include:</p> <ol style="list-style-type: none"> <li>1. Inspection, testing and commissioning details</li> <li>2. Date of inspection, testing and commissioning</li> <li>3. The name and address of the individual/company, who carried out the test</li> <li>4. Statement that the service has been designed, installed and is capable of operating to AS 1668.</li> </ol> <p><b>Condition Reason:</b> To protect public health and safety.</p>

8.	<p><b>F024 - Drainage certification</b></p> <p>An appropriately qualified and practising consultant is required to certify the following:</p> <ol style="list-style-type: none"> <li>1. All drainage lines have been located within the respective easements, and</li> <li>2. Any other drainage structures are located in accordance with the Construction Certificate.</li> <li>3. All stormwater has been directed to a Council approved drainage system</li> <li>4. All conditions of consent/ construction certificate approval have been complied with.</li> <li>5. Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate.</li> </ol> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
9.	<p><b>F032 - Engineering certification of public infrastructure</b></p> <p>All works relating to public infrastructure shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to issue of Occupation/Subdivision Certificate or release of the security bond, whichever is to occur first.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
10.	<p><b>M038 - Street lighting</b></p> <p>Provision of street lighting to all new roads in accordance with AS1158 and compliance with the requirements of the electricity authority regarding provision of electricity to serve the development. Provision shall be made for placement of conduits for future requirements or upgrades. Evidence by way of letter from the electricity provider, indicating compliance with this condition shall be submitted prior to the issue of the Subdivision Certificate.</p> <p>Any proposal to erect non-standard, prestige or Smart Poles (or equivalent) street lighting shall:</p> <ol style="list-style-type: none"> <li>1. Forward all plans to the service provider for comment;</li> <li>2. Include instruction for completion of 'Lighting Requirements';</li> <li>3. be referred to Council together with details of the difference in annual charges over a twenty five (25) year period in accordance with Policy R5 – Street Lighting on Public Roads;</li> <li>4. Supply to Council to keep in stock, one (1) extra pole for every six (6) run of poles, for all poles that are non-standard poles.</li> </ol> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
11.	<p><b>M041 - Security deposit for practical infrastructure works completion.</b></p> <p>Lodgement of a defects liability security deposit with Council upon practical completion of the infrastructure works.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
12.	<p><b>M045 - Works as executed plans</b></p>

	<p>Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Subdivision or Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>13.</b>	<p><b>F037 - Private waste collection arrangements</b></p> <p>Prior to occupation or the issue of any Occupation Certificate, evidence must be provided to the Principal Certifier that satisfactory arrangements are in place for collection of general waste (rubbish), recycling and food and garden organics from the premises by a private waste contractor. All wastes are to be collected as separate waste streams.</p> <p><b>Condition Reason:</b> To ensure waste is managed appropriately so as it does not adversely impact on public health and the environment.</p>
<b>14.</b>	<p><b>Stacked parking spaces</b></p> <p>The stacked parking spaces shall be clearly identified and delineated on ground as being for staff parking only.</p> <p><b>Condition Reason:</b> To ensure the safe and effective use of the stacked surplus spaces.</p>

## LAND SUBDIVISION

### BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (I)

Condition	
<b>1.</b>	<p><b>Section 307 certificate for subdivision works</b></p> <p>A Certificate of Compliance under the provisions of Section 307 of the <i>Water Management Act</i> must be obtained prior to the issue of any Subdivision Certificate.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>
<b>2.</b>	<p><b>Satisfactory services certification</b></p> <p>Prior to the issue of a Subdivision Certificate, evidence to the satisfaction of the Principal Certifier from the electricity and telecommunications providers that satisfactory services arrangements have been made to the lots, (including street lighting and fibre optic cabling where required).</p> <p><b>Condition reason:</b> To ensure that appropriate infrastructure is provided to service the development.</p>

## OCCUPATION AND ONGOING USE (J)

Condition	
<b>1.</b>	<p><b>Onsite stormwater detention management</b></p> <p>On completion of any on-site stormwater detention system (OSD) constructed as part of the development, the owner of the property is responsible for:</p> <ol style="list-style-type: none"> <li>a. Maintaining and keeping clear all pits, pipelines, screens, orifice and other structures associated with the on-site stormwater detention facilities (“OSD”).</li> <li>b. Having the OSD inspected annually by a competent person.</li> </ol> <p>The Council shall have the right to enter the development lot, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order any structures or components in or upon the land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the landowner.</p> <p><b>Condition Reason:</b> To ensure that appropriate infrastructure is provided and maintained to service the development.</p>
<b>2.</b>	<p><b>G005 - Exterior lighting installation</b></p> <p>Any exterior lighting on the site shall be designed and installed so as not to cause a nuisance or adverse impact on the amenity of the surrounding area by light overspill. The lighting shall be the minimum level of illumination necessary for safe operation and must be designed, installed and used in accordance with AS 4282 control of the obtrusive effects of outdoor lighting. No flashing, moving or intermittent lighting is permitted on the site. To this extent the signage must not flash and illumination shall cease at 10pm each night.</p> <p><b>Condition Reason:</b> To ensure that the development does not result in unacceptable lighting impacts.</p>
<b>3.</b>	<p><b>G008 - Offensive odours management</b></p> <p>Offensive odours shall not be generated by the operation of the development.</p> <p><b>Condition Reason:</b> To ensure that the development does not result in unacceptable odour impacts.</p>
<b>4.</b>	<p><b>G014 - Offensive noise management</b></p> <p>Offensive noise as defined under the Protection of the Environment Operations Act 1997, shall not be generated as a result of the operation of the development.</p> <p><b>Condition Reason:</b> To ensure that the development does not result in unacceptable noise impacts</p>
<b>5.</b>	<p><b>G015 - Hours of operation</b></p> <p>Hours of operation of the development are restricted to the following hours:</p> <ul style="list-style-type: none"> <li>• 9am to 9pm – Mondays to Fridays</li> </ul>

	<ul style="list-style-type: none"> <li>• 11am to 3pm – Saturdays</li> <li>• 8:30am - 6:30pm – Sundays</li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the area.</p>
6.	<p><b>G022 - Air conditioner operation</b></p> <p>Where the air conditioner can be heard within a neighbouring property, it shall be operated between the following hours only:</p> <ul style="list-style-type: none"> <li>• Monday to Friday (other than a public holiday) 7.00am – 10.00pm</li> <li>• Saturday to Sunday and Public Holidays 8.00am – 10.00pm</li> </ul> <p>Should noise level exceed 5dBA above the background noise level measured at the boundary, the air conditioner motor shall be enclosed with an effective soundproof unit.</p> <p><b>Condition Reason:</b> To protect public health and safety.</p>
7.	<p><b>Number of Weddings</b></p> <p>The development is restricted to a maximum of 2 weddings per month and 10 weddings per year. The operator shall maintain a register of weddings conducted from the premises which shall be made available upon request to Port Macquarie-Hastings Council.</p> <p><b>Condition Reason:</b> To protect the amenity of the area.</p>
8.	<p><b>Use of Ancillary Buildings</b></p> <p>Ancillary use of the church hall and multipurpose building (and rooms within) as informal gatherings, church functions, lunches/dinners, meetings etc shall not be undertaken at the same time as a church service within the main church building. The exception being teachers and children attending Sunday school in the multi-purpose rooms.</p> <p><b>Condition Reason:</b> To ensure sufficient off-street parking is provided to service the development.</p>
9.	<p><b>Use of cafeteria</b></p> <p>The cafeteria within the main church building foyer shall only be used by staff and for self-service of attendees of a church service. The cafeteria shall not be operated or leased as an independent business.</p> <p><b>Condition reason:</b> To ensure sufficient off-street parking is provided to service the development.</p>