



**Land and Environment
Court**
of New South Wales

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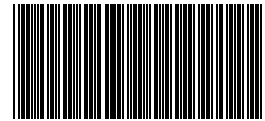
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D0001KNPCX

7 June 2022

NOTICE OF ORDERS MADE

Case number	2021/00356499
Case title	Coptic Orthodox Church - Saint Mary, Saint Kosman and Saint Demian Church v The Hills Shire Council

On 7 June 2022 the following orders (and/or directions) were made:

The Court orders that:

- (1) The appeal is upheld.
- (2) Development consent is granted to Development Application No. 179/2021/JP, for the demolition of a temporary place of public worship and construction of a permanent place of public worship over basement parking on land legally described as Lot 2 and Lot 3 in DP 1200708 and known as 118-120 Arnold Avenue, Kellyville, subject to the conditions at Annexure A.

For the Registrar

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: 179/2021/JP

Development: Demolition of the existing temporary place of public worship and construction of a two storey place of public worship with ancillary two storey Hall building, and library and administrative building, in two stages.

Site: 8 Raymond Court and 118-120 Arnold Avenue, Kellyville.
Lots 2 and 3 DP 1200708

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of Determination: 7 June 2022

Date from which consent takes effect: 7 June 2022

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the application for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land know as 8 Raymond Court and 118-120 Arnold Avenue, Kellyville.
- (d) Any reference in this document to a “consent” means a “development consent” defined in the *Environmental Planning and Assessment Act 1979*.
- (e) Any reference to the “Council” means The Hills Shire Council.

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE	PREPARED BY
Architectural Plans				
DA02	Staging Plans	F	12/04/22	TIBA Architecture Group
DA03	Basement Floor Plan	F	12/04/22	TIBA Architecture Group
DA04	Ground Floor Plan	F	12/04/22	TIBA Architecture Group
DA05	First Floor Plan	E	30/03/22	TIBA Architecture Group
DA06	Site/Roof Plan	F	12/04/22	TIBA Architecture Group
DA07	Elevations Sheet 1	F	12/04/22	TIBA Architecture Group
DA08	Elevations Sheet 2	F	12/04/22	TIBA Architecture Group
DA09	Sections + Cut & Fill	F	12/04/22	TIBA Architecture Group
	External Finishes Schedule			TIBA Architecture Group
DA13A	Evacuation Plan Car Park	E	30/03/22	TIBA Architecture Group
DA13B	Evacuation Plan Ground Floor	E	30/03/22	TIBA Architecture Group
DA13C	Evacuation Plan First Floor	E	30/03/22	TIBA Architecture Group
L01	Landscape Plan	6	14/04/22	Botanique Design
D1	Details, Notes & Legend	D	13/04/22	NY Civil Engineering
D2	Stormwater Management Plan Basement	D	13/04/22	NY Civil Engineering
D3	Stormwater Management Plan Roof and Site Plan	D	13/04/22	NY Civil Engineering
D4	Stormwater and Water Quality Details	D	13/04/22	NY Civil Engineering
D5	Sediment Control Plan and Details	D	13/04/22	NY Civil Engineering

D6	Driveway Longsections	D	13/04/22	NY Civil Engineering
D7	Driveway Longsections	D	13/04/22	NY Civil Engineering
D8	Flood Level Plan	D	13/04/22	NY Civil Engineering
Documents				
	Operational Plan of Management		11 May 2022	
6870-1.1R	Environmental Noise Assessment	F	1 April 2022	Day Design Pty Ltd
220004.10FA	Letter of Advice		22 April 2022	McLarens Traffic Engineering
	Waste Management Plan		25 June 2020	Samir Kirollos
13149/2-AB	Salinity Assessment		20 March 2020	Geotechnique Pty Ltd

No work (including tree removal, excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Provision of Parking Spaces

The development is required to be provided with 59 off-street car parking spaces in Stage 1 and a total of 76 off-street car parking spaces at the completion of Stage 2. These car parking spaces shall be available for off street parking at all times.

3. Retaining Wall and Acoustic Barrier Materials

All retaining walls and planter boxes are to be constructed using masonry material with high quality rendered finishes i.e no unfinished concrete block, or timber/concrete sleeper walls.

4. Acoustic Barrier

The 3m high acoustic barrier to be provided to the rear of the planter box adjacent the pedestrian entry from Arnold Avenue is to be constructed of high quality materials and finishes i.e no metal fencing, timber fencing, or unfinished concrete block. Details are to be provided on the Construction Certificate plans.

5. Protection of Public Infrastructure

Adequate protection must be provided prior to work commencing and maintained during building operations so that no damage is caused to public infrastructure as a result of the works. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site. The certifier is responsible for inspecting the public infrastructure for compliance with this condition before an Occupation Certificate or Subdivision Certificate is issued. Any damage must be made good in accordance with the requirements of Council and to the satisfaction of Council.

6. Retention of Trees

All trees not specifically identified for removal on the Landscape Plan prepared by botanique design Revision 6 dated 04/04/2022 are to be retained and protected in accordance with AS4970-2009 Protection of Trees on Development Sites.

7. Tree Removal

Approval is granted for the removal of one (1) tree as indicated on the approved Landscape Plan prepared by botanique design Revision 6 dated 14/04/2022.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction.

8. Planting Requirements

All trees planted as part of the approved landscape plan are to be minimum 75 litre pot size. All shrubs planted as part of the approved landscape plan are to be minimum 200mm pot size. Groundcovers are to be planted at 5/m².

The following minimum soil depths are to be provided for all on slab planter boxes:

- 1.2m for large trees or 800mm for small trees;
- 500mm for shrubs;
- 300-450mm for groundcover; and
- 200mm for turf.

Note: this is the soil depth alone and not the overall depth of the planter.

9. Vehicular Access and Parking

The formation, surfacing and drainage of all driveways, parking modules, circulation roadways and ramps are required, with their design and construction complying with:

- AS/ NZS 2890.1
- AS/ NZS 2890.6
- AS 2890.2
- DCP Part C Section 1 – Parking
- Council's Driveway Specifications

Where conflict exists, the Australian Standard must be used.

The following must be provided:

- Spaces 52 – 59 (being the tandem spaces) are to be sign posted for use by Deacons only.
- All driveways and car parking areas must be prominently and permanently line marked, signposted and maintained to ensure entry and exit is in a forward direction at all times and that parking and traffic circulation is appropriately controlled.
- All driveways, car parking areas and vehicle manoeuvring areas must be separated from landscaped areas by a low level concrete kerb or wall.
- All driveways and car parking areas must be concrete or bitumen. The design must consider the largest design service vehicle expected to enter the site.
- All driveways and car parking areas must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.
- The two driveways from Raymond Circuit must be wide enough to facilitate to a 9.0m Long Rigid Commercial Vehicle.
- The driveways on Raymond Circuit shall only facilitate one way in and one way out as detailed in the letter of advice prepared by McLaren Traffic Engineering dated 22 April 2022. Signage shall be implemented wholly within the Site to enforce the one way circuit.
- The driveways on Arnold Avenue shall only facilitate one way in and one way out (left turn out only) as detailed in the letter of advice prepared by McLaren Traffic Engineering dated 22 April 2022. Signage shall be implemented wholly within the Site to enforce the one way circuit and left turn only on exit.

- The Operational Plan of Management dated 11 May 2022 shall be amended to provide details of how car park marshals will assist vehicles entering and leaving the basement carpark for all events, the number of marshals, how the marshals will communicate between each other and what happens in the event the carpark is full.

10. Minor Engineering Works

The design and construction of the engineering works listed below must be provided for in accordance with Council's Design Guidelines Subdivisions/ Developments and Works Specifications Subdivisions/ Developments.

Works within an existing or proposed public road or works within an existing or proposed public reserve can only be approved, inspected and certified by Council. The application form for a minor engineering works approval is available on Council's website and the application and inspection fees payable are included in Council's Schedule of Fees and Charges

a) Driveway Requirements

The design, finish, gradient and location of all driveway crossings must comply with the above documents and Council's Driveway Specifications.

The proposed driveway/s must be built to Council's medium duty standard.

On high level sites a grated drain must be provided on the driveway at the property boundary.

Specifically, unless additional driveway crossings are clearly shown on the approved plans, only one driveway crossing is approved/ permitted.

A separate vehicular crossing request fee is payable as per Council's Schedule of Fees and Charges.

The crest in the driveway shall be equal to or greater than RL 54.02. This is to ensure the basement will not flood during a 100 year ARI.

b) Disused Layback/ Driveway Removal

All disused laybacks and driveways must be removed and replaced with kerb and gutter together with the restoration and turfing of the adjoining footpath verge area. Specifically, this includes the removal of any existing laybacks, regardless of whether they were in use beforehand or not.

c) Driveway/ Kerb Inlet Pit Conversion

The new driveway conflicts with the existing on-grade kerb inlet pit. This kerb inlet pit must be replaced with a grated/ butterfly lid pit integrated into the new driveway.

Refer to Council's Standard Drawing SD.5A available from Council's website for more detail showing this arrangement.

All these works must be carried out by a civil contractor with the appropriate civil liability insurances for works in the footpath/ public area.

Detailed design and construction approval for these works must be obtained from Council before a Construction Certificate can be issued for the building works.

The driveway relocation and swale reconstruction must be completed before any Occupation Certificate is issued. The scope/ cost of these works are not reasonably left to the eventual lot owner.

d) Site Stormwater Drainage

The entire site area must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.

The stormwater plans prepared by NY Civil Engineering revision D dated 13/04/2022 shall be amended so that it is consistent with the approved architectural plans.

e) Earthworks/ Site Regrading

Earthworks and retaining walls are limited to those locations and heights shown on the approved plans. Where earthworks are not shown on the approved plan the topsoil within lots must not be disturbed.

11. Flood Protection Requirements

The site is affected by flooding and therefore the structures need to be designed and constructed to address this constraint.

Structural elements of the structures below the flood planning level (FPL) RL 54.23 (north east boundary) and RL 53.90 (north west boundary) must be designed and the as-built works certified by a structural engineer to ensure structural soundness during potential floods. The following criteria must be addressed having regard to the depth and velocity of flood water:

- Hydrostatic pressure;
- Hydrodynamic pressure;
- Impact of debris;
- Buoyancy forces;
- Saturated ground conditions;
- Shear stress and scour forces around and downstream of the structure.

For the purposes of this design the flood levels and associated flood velocities expected to be experienced at the site are:

- RL 53.73 (north east boundary) and RL 53.40 (north west boundary) AHD 100 year ARI flood level plus a further 0.5m freeboard (FPL3).
- The following additional requirements apply:
- The design materials and construction of the structure must comply with the principles set out in the publication "Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas" published by the NSW Government.
- See Schedule B of Part C Section 6 – Flood Controlled Land of Council's DCP for more detail.
- The structure is must be used for the approved use only. Specifically, this relates to any non-habitable structures below the FPL.
- The structure has been orientated parallel to the direction of flows so that impediment to these flows is minimised.
- The openings in the structure have been located in line with the direction of flows. These are to be opened prior to the onset of a flood to allow for the through-flow of floodwater.
- All structures to have flood compatible building components below FPL3.
- Note that foundations need to be included in the structural analysis.
- All service conduits located below FPL3 are to be made fully flood compatible and suitable for continuous underwater immersion. Conduits are to be self-draining if subject to flooding.
- No external storage of materials below FPL3 which may cause pollution or be potentially hazardous during any flood.

- Demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL3.
- For development within the Hawkesbury River floodplain, all walls, up to FPL3, are to be constructed of flood resistant building materials, suitable for retaining structural integrity during and following long periods of continuous underwater immersion.
- For development within the Hawkesbury River floodplain, all walls are to have additional strength to resist collapse. The number of engaged piers are to be increased from that typically required under the Building Code of Australia.
- A restriction is to be placed on the title of the land where the lowest habitable floor area is elevated above finished ground level, confirming that the undercroft area is not to be enclosed.

12.Finished Floor Level – Flooding

The finished floor level (or levels) of the structures must reflect the approved plans and are to be no lower than the FPL as indicated on the restriction on title.

13.Site Flood Emergency Response Plan

The approved Site Flood Emergency Response Plan prepared in accordance with Part C Section 6 – Flood Controlled Land of Council's DCP.

14.Vehicular Crossing Request

Each driveway requires the lodgement of a separate vehicular crossing request accompanied by the applicable fee as per Council's Schedule of Fees and Charges. The vehicular crossing request must be lodged before an Occupation Certificate is issued. The vehicular crossing request must nominate a contractor and be accompanied by a copy of their current public liability insurance policy. Do not lodge the vehicular crossing request until the contractor is known and the driveway is going to be constructed.

15.Road Opening Permit

Should the development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the development site and these works are not covered by a Construction Certificate issued by Council under this consent then a separate road opening permit application must be made and the works inspected by Council's Maintenance Services team.

The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction Engineer if it is unclear whether a separate road opening permit is required.

16.Recycled Water – Sydney Water

The subject site must be connected to Sydney Water's Recycled Water Scheme, unless written evidence from Sydney Water is submitted advising that this service is not available.

17.Construction Certificate

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or a Registered Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

Note: Two separate construction certificates may be issued for stages 1 and 2 in accordance with the approved architectural plans in condition 1.

18.Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

19. Acoustic Requirements

The recommendations of the Acoustic Assessment and Report prepared by Day Design Pty Ltd, referenced as 6870-1.1R Rev E, dated 1 April 2022 are to be implemented as part of this approval.

The project specific criteria for the activities at the site and the operation of all mechanical equipment / air conditioning units (whether operating individually or simultaneously), measured at the boundary of any residential premises are:

Ground Floor Level

Time period	Criteria dB(A)Leq(15min)
Day (7.00am – 6.00pm)	47
Evening (6.00pm – 10.00pm)	43
Night (10.00pm – 7.00am)*	38

First Floor Level

Time period	Criteria dB(A)Leq(15min)
Day (7.00am – 6.00pm)	44
Evening (6.00pm – 10.00pm)	43
Night (10.00pm – 7.00am)*	38

*In addition to the criteria, the operation of the mechanical equipment / air conditioning units is to not be audible within any habitable room of any residential property during the night time period.

It is also a requirement that the noise management plan pursuant to condition 68) be continually implemented.

20. Control of early morning noise from trucks

Trucks associated with the construction of the site that will be waiting to be loaded must not be brought to the site prior to 7am.

21. Control of Noise from Trucks

The number of trucks waiting to remove excavated materials from the site must be managed to minimise disturbance to the neighbourhood. No more than one truck is permitted to be waiting in any of the streets adjacent to the development site.

22. Maintain Vegetation

The development site is to be maintained in a healthy and safe condition until the completion of the building process and prior to the release of an occupation certificate. The vegetation (excluding native vegetation, live trees, live shrubs and plants under cultivation) on the property is to be maintained and controlled so that the property does not become overgrown and create an unsafe and / or unhealthy environment.

23. Adherence to Waste Management Plan

All requirements of the Waste Management Plan submitted as part of the Development Application must be implemented except where contrary to other conditions of consent. The information submitted regarding construction and demolition wastes can change provided that the same or a greater level of reuse and recycling is achieved as detailed in the plan. Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act 1997 and only to a place that can lawfully be used as a waste facility. Receipts of all waste/recycling tipping must be kept onsite at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

Transporters of asbestos waste (of any load over 100kg of asbestos waste or 10 square metres or more of asbestos sheeting) must provide information to the NSW EPA regarding the movement of waste using their WasteLocate online reporting tool www.wastelocate.epa.nsw.gov.au.

24. Access and Loading for Waste Collection

Minimum vehicle access and loading facilities must be designed and provided on site in accordance with Australian Standard 2890.2-2002 for the standard 8.8m long Medium Rigid Commercial Vehicle. The following requirements must also be satisfied.

- All manoeuvring and loading areas for waste collection vehicles must be prominently and permanently line marked, signposted and maintained to ensure entry and exit to the site is in a forward direction at all times and that loading and traffic circulation is appropriately controlled.
- Pedestrian paths around the areas designated for manoeuvring and loading of waste collection vehicles must be prominently and permanently line marked, signposted and maintained (where applicable) for safety purposes.
- The requirement for reversing on site must be limited to a single reverse entry into the designated waste loading bay (typical three point turn).
- The designated waste loading bay must allow additional space servicing of bins (wheeling bulk bins to the front of the waste collection vehicle for front-left collection).
- The loading area must have a sufficient level of lighting and have appropriate signage such as "waste collection loading zone", "keep clear at all times" and "no parking at any time".
- All waste collection must occur on site and be scheduled to occur between 7.00am – 8.00am or between 10.30am – 3.30pm Mondays – Fridays. No waste collection is to occur on Saturdays, Sundays or public holidays.

25. Waste and Recycling Collection Contract

There must be a contract in place with a licenced contractor for the removal and lawful disposal of all waste generated on site. Written evidence of a valid and current collection and disposal contract must be held on site at all times and produced in a legible form to any authorised officer of the Council who asks to see it.

26. Management of Construction and Demolition Waste

Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to its reuse onsite or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighbouring public or private property. A separate dedicated bin must be provided onsite by the builder for the disposal of waste materials such as paper, containers and food scraps generated by all workers. Building waste containers are not permitted to be placed on public property at any time unless a separate application is approved by Council to locate a building waste container in a public place.

Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act 1997 and only to a place that can lawfully be used as a waste facility. The separation and recycling of the following waste materials is required: metals, timber, masonry products and clean waste plasterboard. This can be achieved by source separation onsite, that is, a bin for metal waste, a bin for timber, a bin for bricks and so on. Alternatively, mixed waste may be stored in one or more bins and sent to a waste contractor or transfer/sorting station that will sort the waste on their premises for recycling. Receipts of all waste/recycling tipping must be kept onsite at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

Transporters of asbestos waste (of any load over 100kg of asbestos waste or 10 square metres or more of asbestos sheeting) must provide information to the NSW EPA regarding the movement of waste using their WasteLocate online reporting tool www.wastelocate.epa.nsw.gov.au.

27. Disposal of Surplus Excavated Material

The disposal of surplus excavated material, other than to a licenced waste facility, is not permitted without the previous written approval of Council. Council approval for disposal must be obtained prior to works commencing on site. Any unauthorized disposal of waste, which includes excavated material, is a breach of the Protection of the Environment Operations Act 1997 and subject to substantial penalties. Receipts of all waste/ recycling tipping must be kept onsite at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

28. Ventilation for Basement Carpark

The basement car park is to be provided with ventilation in accordance with Australian / New Zealand Standard AS/NZS 1668.2 2012.

If mechanical exhaust is required, the exhaust from the basement carpark shall be positioned so as to not cause odour or noise nuisance to an occupier of any residential premises.

29. Demolition Notification

Both Council and any adjoining properties must be notified in writing five days before demolition works commence.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

30. Irrigation

An automatic watering system is to be installed to all common areas and planter boxes. Details including backflow prevention device, location of irrigation lines and sprinklers, and control details are to be communicated to Council or Private Certifier prior to issue of the construction certificate.

31. Security Bond – Road Pavement and Public Asset Protection

In accordance with Section 4.17(6) of the Environmental Planning and Assessment Act 1979, a security bond of \$284,726.00 is required to be submitted to Council to guarantee the protection of the road pavement and other public assets in the vicinity of the site during construction works. The above amount is calculated at the per square metre rate set by Council's Schedule of Fees and Charges, with the area calculated based on the road frontage of the subject site plus an additional 50m on either side multiplied by the width of the road (Raymond Circuit – width 8.5m length 122 including the additional 50m on one side, Brodrick Boulevard – width 12m length 61m, Arnold Avenue – width 12m length 105m including the additional 50m on one side).

The bond must be lodged with Council before a Construction Certificate is issued.

The bond is refundable upon written application to Council and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these costs.

32. Security Bond Requirements

A security bond may be submitted in lieu of a cash bond. The security bond must:

- Be in favour of The Hills Shire Council;
- Be issued by a financial institution or other accredited underwriter approved by, and in a format acceptable to, Council (for example, a bank guarantee or unconditional insurance undertaking);
- Have no expiry date;

- Reference the development application, condition and matter to which it relates;
- Be equal to the amount required to be paid in accordance with the relevant condition;
- Be itemised, if a single security bond is used for multiple items.

Should Council need to uplift the security bond, notice in writing will be forwarded to the applicant 14 days prior.

33.Erosion and Sediment Control / Soil and Water Management Plan

The detailed design must be accompanied by an Erosion and Sediment Control Plan (ESCP) or a Soil and Water Management Plan (SWMP) prepared in accordance with the Blue Book and Council's Works Specification Subdivision/ Developments.

A SWMP is required where the overall extent of disturbed area is greater than 2,500 square metres, otherwise an ESCP is required.

An ESCP must include the following standard measures along with notes relating to stabilisation and maintenance:

- Sediment fencing.
- Barrier fencing and no-go zones.
- Stabilised access.
- Waste receptacles.
- Stockpile site/s.

A SWMP requires both drawings and accompanying commentary (including calculations) addressing erosion controls, sediment controls, maintenance notes, stabilisation requirements and standard drawings from the Blue Book.

An ESCP is required for this development.

34.Stormwater Pump/ Basement Car Park Requirements

The stormwater pump-out system must be designed and constructed in accordance with AS/ NZS 3500.3:2015 – Plumbing and Drainage – Stormwater drainage. The system must be connected to a junction pit before runoff is discharged to the street (or other point of legal discharge) along with the remaining site runoff, under gravity. Where Onsite Stormwater Detention is required, the system must be connected to that Onsite Stormwater Detention system. All plans, calculations, hydraulic details and manufacturer specifications for the pump must be submitted with certification from the designer confirming compliance with the above requirements.

35.Works on Adjoining Land

Where the engineering works included in the scope of this approval extend into adjoining land, written consent from all affected adjoining property owners must be obtained and submitted to Council before a Construction Certificate or Subdivision Works Certificate is issued.

36.Engineering Works

The design and construction of the engineering works listed below must be provided for in accordance with Council's Design Guidelines Subdivisions/ Developments and Works Specifications Subdivisions/ Developments.

Engineering works can be classified as either "subdivision works" or "building works".

Works within an existing or proposed public road, or works within an existing or proposed public reserve can only be approved, inspected and certified by Council.

Depending on the development type and nature and location of the work the required certificate or approval type will differ. The application form covering these certificates or approvals is available on Council's website and the application fees payable are included in Council's Schedule of Fees and Charges.

The concept engineering plan prepared by NY Civil Engineering Revision C dated 30/03/2022 is for development application purposes only and is not to be used for construction. The design and construction of the engineering works listed below must reflect the concept engineering plan and the conditions of consent.

a) Water Sensitive Urban Design Elements

Water sensitive urban design elements, consisting of Storm Filters and Pit Inserts, are to be located generally in accordance with the plans and information submitted with the application.

Detailed plans for the water sensitive urban design elements must be submitted for approval. The detailed plans must be suitable for construction, and include detailed and representative longitudinal and cross sections of the proposed infrastructure. The design must be accompanied, informed and supported by detailed water quality and quantity modelling. The modelling must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:

- 90% reduction in the annual average load of gross pollutants
- 85% reduction in the annual average load of total suspended solids
- 65% reduction in the annual average load of total phosphorous
- 45% reduction in the annual average load of total nitrogen

All model parameters and data outputs are to be provided.

37. Section 7.12 Contribution

Pursuant to section 4.17 (1) of the Environmental Planning and Assessment Act 1979, and The Hills Section 7.12 Contributions Plan, a contribution shall be paid to Council prior to the issue of any Construction Certificate. The contribution payable will be adjusted at the time of the actual payment in accordance with the provisions of the Hills Section 7.12 Contributions Plan.

Prior to the issue of any Construction Certificate the applicant is to provide an updated Cost Report prepared by a Quantity Surveyor which takes in to account the conditions of this consent. The contribution will be calculated on the basis of the revised cost estimate.

You are advised that the maximum percentage of the levy for development under section 7.12 of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

38. Notice of Requirements

The submission of documentary evidence to the Certifying Authority, including a Notice of Requirements, from Sydney Water Corporation confirming that satisfactory arrangements have been made for the provision of water and sewerage facilities.

Following an application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water / sewer extensions can be time consuming and may impact on other services and building, driveway and landscape design.

PRIOR TO WORK COMMENCING ON THE SITE

39. Dilapidation Report

Prior to works commencing, dilapidation reports in relation to adjoining dwellings at 116 Arnold Avenue and 10 Raymond Circuit are to be prepared and provided to the owners of these properties. The dilapidation report is to include any buildings on the adjoining sites, fencing and landscaping.

40. Stage 1 and 2 Landscape Plan

A plan showing the proposed landscape works for Stage 1 and 2 of the development are to be submitted to Council for approval prior to works commencing and be to the satisfaction of Council's Manager Environment and Health. The plan showing the proposed landscaping works for Stage 1 and 2 works must be consistent with the approved landscape plan.

41. Engagement of a Project Arborist

Prior to works commencing, a Project Arborist (minimum AQF Level 5) is to be appointed and the following details provided to The Hills Shire Council's Manager – Environment & Health:

- a) Name:
- b) Qualification/s:
- c) Telephone number/s:
- d) Email:

If the Project Arborist is replaced, Council is to be notified in writing of the reason for the change and the details of the new Project Arborist provided within 7 days.

42. Protection of Existing Trees

The three (3) trees that are to be retained are to be protected during all works strictly in accordance with AS4970 - 2009 Protection of Trees on Development Sites.

At a minimum a 1.8m high chain-wire fence is to be erected at least three (3) metres from the base of each tree and is to be in place prior to works commencing (including demolition) to restrict the following occurring:

- Stockpiling of materials within the tree protection zone,
- Placement of fill within the tree protection zone,
- Parking of vehicles within the tree protection zone,
- Compaction of soil within the tree protection zone.

All areas within the tree protection zone are to be mulched with composted leaf mulch to a depth of not less than 100mm.

A sign is to be erected indicating the trees are protected.

Any excavation or trenching works to be undertaken within the minimum 3m tree protection fenced area of the trees is to be undertaken under direct supervision of the project arborist.

Tree protection fencing is not to be moved unless under the direct supervision of the project arborist and must be reinstated immediately after works within the tree protection zone are complete.

43. Condition Report – Public Assets

A condition report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. This includes, but is not limited to, the road fronting the site along with any access route used by heavy vehicles. If uncertainty exists with respect to the necessary scope of this report, it must be clarified with Council before works commence. The report must include:

- Planned construction access and delivery routes; and
- Dated photographic evidence of the condition of all public assets.

44. Traffic Control Plan

A Traffic Control Plan is required to be prepared and approved. The person preparing and approving the plan must have the relevant accreditation to do so. A copy of the approved plan must be submitted to and approved by Council before being implemented. Where amendments to the plan are made, they must be submitted to and approved by Council before being implemented.

A plan that includes full (detour) or partial (temporary traffic signals) width road closure requires separate specific approval from Council. Sufficient time should be allowed for this to occur.

45. Notification of Asbestos Removal

Prior to commencement of any demolition works involving asbestos containing materials, all adjoining neighbours and Council must be given a minimum five days written notification of the works.

46. Erosion and Sedimentation Controls

The approved ESCP measures must be in place prior to works commencing and maintained during construction and until the site is stabilised to ensure their effectiveness. For major works, these measures must be maintained for a minimum period of six months following the completion of all works.

47. Property Condition Report – Public Assets

A property condition report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. This includes, but is not limited to, the road fronting the site along with any access route used by heavy vehicles. If uncertainty exists with respect to the necessary scope of this report, it must be clarified with Council before works commence. The report must include:

- Planned construction access and delivery routes; and
- Dated photographic evidence of the condition of all public assets.

48. Demolition Works and Asbestos Management

The demolition of any structure is to be carried out in accordance with the Work Health and Safety Act 2011. All vehicles transporting demolition materials offsite are to have covered loads and are not to track any soil or waste materials on the road. Should demolition works obstruct or inconvenience pedestrian or vehicular traffic on adjoining public road or reserve, a separate application is to be made to Council to enclose the public place with a hoarding or fence. All demolition works involving the removal and disposal of asbestos must only be undertaken by a licenced asbestos removalist who is licenced to carry out the work. Asbestos removal must be carried out in accordance with the SafeWork NSW, Environment Protection Authority and Office of Environment and Heritage requirements. Asbestos to be disposed of must only be transported to waste facilities licenced to accept asbestos. No asbestos products are to be reused on the site.

49. Discontinuation of Domestic Waste Services

Council provides a domestic waste service to the property subject to this Development Application. This service must be cancelled prior to demolition of the existing dwelling or where the site ceases to be occupied during works, whichever comes first. You will continue to be charged where this is not done. No bins provided as part of the domestic waste service are to remain on site for use by construction workers, unless previous written approval is obtained from Council. To satisfy this condition, the Principal Certifying Authority must contact Council on (02) 9843 0310 at the required time mentioned above to arrange for the service to be discontinued and for any bins to be removed from the property by Council.

50.Consultation with Service Authorities

Applicants are advised to consult with Telstra, NBN Co and Australia Post regarding the installation of telephone conduits, broadband connections and letterboxes as required.

Unimpeded access must be available to the electricity supply authority, during and after building, to the electricity meters and metering equipment.

51.Approved Temporary Closet

An approved temporary closet connected to the sewers of Sydney Water, or alternatively an approved chemical closet is to be provided on the land, prior to building operations being commenced.

DURING CONSTRUCTION

52.Details and Signage - Principal Contractor and Principal Certifier Details

Prior to work commencing, submit to the Principal Certifier notification in writing of the principal contractor's (builder) name, address, phone number, email address and licence number.

No later than two days before work commences, Council is to have received written details of the Principal Certifier in accordance with Clause 103 of the Environmental Planning and Assessment Regulations 2000.

Signage

A sign is to be erected in accordance with Clause 98A(2) of the Environmental Planning and Assessment Regulations 2000. The sign is to be erected in a prominent position and show –

- a) the name, address and phone number of the Principal Certifier for the work,
- b) the name and out of working hours contact phone number of the principal contractor/person responsible for the work.

The sign must state that unauthorised entry to the work site is prohibited.

53.Project Arborist

The Project Arborist must be on site to supervise any works within 3m of the trunk of any trees to be retained (within the fenced tree protection zone).

Supervision of the works shall be certified by the Project Arborist and a copy of such certification shall be submitted to the Certifying Authority within 14 days of completion of the works.

54.Standard of Works

All work must be carried out in accordance with Council's Works Specification Subdivisions/ Developments and must include any necessary works required to make the construction effective. All works, including public utility relocation, must incur no cost to Council.

55.Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday - 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work.

56.Stackpiles

Stockpiles of topsoil, sand, aggregate or other material capable of being moved by water shall be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

57.Asbestos Removal

Asbestos containing material, whether bonded or friable, shall be removed by a licenced asbestos removalist. A signed contract between the removalist and the person having the benefit of the development application is to be provided to the Principle Certifying Authority, identifying the quantity and type of asbestos being removed. Details of the landfill site that may lawfully receive the asbestos is to be included in the contract.

Once the materials have been removed and delivered to the landfill site, receipts verifying the quantity received by the site are to be provided to the Principle Certifying Authority.

Transporters of asbestos waste (of any load over 100kg of asbestos waste or 10 square metres or more of asbestos sheeting) must provide information to the NSW EPA regarding the movement of waste using their WasteLocate online reporting tool www.wastelocate.epa.nsw.gov.au.

58.Dust Control

The emission of dust must be controlled to minimise nuisance to the occupants of the surrounding premises. In the absence of any alternative measures, the following measures must be taken to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the construction work;
- All dusty surfaces must be wet down and suppressed by means of a fine water spray. Water used for dust suppression must not cause water pollution; and
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

59.Rock Breaking Noise

Upon receipt of a justified complaint in relation to noise pollution emanating from rock breaking as part of the excavation and construction processes, rock breaking will be restricted to between the hours of 9am to 3pm, Monday to Friday.

Details of noise mitigation measures and likely duration of the activity will also be required to be submitted to Council's Manager – Environment and Health within seven (7) days of receiving notice from Council.

60.Construction Noise

The emission of noise from the construction of the development shall comply with the *Interim Construction Noise Guideline published by the Department of Environment and Climate Change (July 2009)*.

The consideration of the Guidelines must be documented and is to be made available to Council officers when requested.

PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE FOR STAGE 1

61.Landscaping Prior to Issue of any Occupation Certificate

Landscaping shall be carried out prior to issue of an Occupation Certificate for the Stage 1 works as detailed on the Stage 1 and 2 Landscape Plan prepared in accordance with condition 40. The landscaping shall be either certified to be in accordance with the Stage 1 and 2 Landscape Plan (prepared in accordance with condition 40) by an Accredited Landscape Architect or be to the satisfaction of Council's Manager Environment and Health. All landscaping is to be maintained at all times in accordance with THDCP Part C, Section 3 – Landscaping and the approved landscape plan.

62.Fencing

Existing boundary fencing is to be relocated to be wholly located within the site boundaries. Fencing is currently located within the council road reserve on the corner of Raymond Circuit and Broderick Boulevard, and Arnold Avenue and Broderick Boulevard as indicated on the survey by Summit Geomatic Issue B dated 20/01/2020.

63.Completion of Engineering Works

An Occupation Certificate must not be issued prior to the completion of all engineering works covered by this consent, in accordance with this consent.

64.Property Condition Report – Public Assets

Prior to issue of an Occupation Certificate for Stage 1, an updated property condition report must be prepared and submitted to Council. The updated report must identify any damage to public assets and the means of rectification for the approval of Council.

65.Pump System Certification

Certification that the stormwater pump system has been constructed in accordance with the approved design and the conditions of this approval must be provided by a hydraulic engineer.

66.Creation of Restrictions/ Positive Covenants

Before an Occupation Certificate is issued the following restrictions/ positive covenants must be registered on the title of the subject site via dealing/ request document or Section 88B instrument associated with a plan. Council's standard recitals must be used for the terms:

a) Positive Covenant – Stormwater Pump

The subject site must be burdened with a positive using the "basement stormwater pump system" terms included in the standard recitals.

67.Clearance Certificate

On completion of the asbestos removal works a Clearance Certificate in accordance with Clause 474 of the Work Health and Safety Regulation 2017 shall be provided to the Principal Certifier.

68.Noise Management Plan

Prior to the issue of an occupation certificate including an interim occupation certificate, a Noise Management Plan shall be submitted to the Manager – Environment & Health at the Hills Shire Council. The noise management plan is to incorporate the following items;

- (i) A clear commitment by the operator to minimise noise from the church site;
- (ii) Details of the noise management plan review process to be implemented every 2 years;
- (iii) The management of noise from people congregating at the front of the church, between the church and the Hall building and adjacent to the canteen;
- (iv) The management of noise from gatherings of youth and children particularly during the Friday night youth meeting;
- (v) The management of noise from the open elevated walkway between the church and the first floor classrooms;
- (vi) Limitations on total time spent outdoors;
- (vii) Provision of information for neighbours including the issuing of the noise management plan to any potentially impacted neighbour, a complaints register and contact details of the person responsible for investigating offensive noise complaints;
- (viii) Action to be taken in the event of excessive noise from people leaving the premises to cars parked on the street; and
- (ix) Any other item or action deemed relevant to minimising noise within the ground of the church.

The noise management plan must be incorporated into the Plan of Management.

69. Section 73 Certificate must be submitted to the Principal Certifier before the issuing of an Occupation Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your land > water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifier before occupation of the development.

70.Provision of Electricity Services

Submission of a compliance certificate from the relevant service provider confirming satisfactory arrangements have been made for the provision of electricity services. This includes undergrounding of existing and proposed services where directed by Council or the relevant service provider.

71.Flood Emergency Response Plan

A Site Flood Emergency Response Plan must be submitted to Council for approval prior to issue of the Occupation Certificate for the Stage 1 development.

PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE FOR STAGE 2

72.Landscaping Prior to Issue of any Occupation Certificate

Landscaping of the site shall be carried out prior to issue of an Occupation Certificate for Stage 2 of the development as detailed on the Stage 1 and 2 Landscape Plan prepared in accordance with condition 40. The landscaping shall be either certified to be in accordance with the Stage 1 and 2 Landscape Plan (prepared in accordance with condition 40) by an Accredited Landscape Architect or be to the satisfaction of Council's Manager Environment and Health. All landscaping is to be maintained at all times in accordance with THDCP Part C, Section 3 – Landscaping and the approved landscape plan.

73.Property Condition Report – Public Assets

Prior to issue of an Occupation Certificate for Stage 2, an updated property condition report must be prepared and submitted to Council. The updated report must identify any damage to public assets and the means of rectification for the approval of Council.

74.Updated Flood Emergency Response Plan

The Site Flood Emergency Response Plan must be updated as required prior to issue of the final Occupation Certificates. The updated Site Flood Emergency Response Plan must be submitted to Council for approval prior to issue of the Final Occupation Certificate.

75.Completion of Engineering Works

An Occupation Certificate must not be issued prior to the completion of all engineering works covered by this consent, in accordance with this consent.

76.Clearance Certificate

On completion of the asbestos removal works a Clearance Certificate in accordance with Clause 474 of the Work Health and Safety Regulation 2017 shall be provided to the Principal Certifier.

THE USE OF THE SITE

77. Acoustic Compliance Report

Within three months from the issue of an Occupation Certificate, an acoustical compliance assessment is to be carried out by an appropriately qualified person, in accordance with the NSW EPA's - Noise Policy for Industry and submitted to Council's Manager - Environment and Health for review and acceptance.

This report should include but not be limited to, details verifying that the noise control measures as recommended in the acoustic report submitted with the application are effective in attenuating noise to an acceptable noise level and that the activities does not give rise to "offensive noise" as defined under the *Protection of the Environment Operation Act 1997*.

78. Hours of Operation for the Church and the Hall Building

With the exception of the Special Events as detailed in Section 5.4 of the approved Operational Plan of Management dated 11 May 2022, hours of operation for the church and the hall building shall be 7am to 10pm.

Any variation to the general hours of operation shall be by agreement with The Hills Shire Council Manager – Development Assessment or their representative.

79. Lighting

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of Obtrusive Effects of Outdoor Lighting*.

80. No Lighting of the Cross

Lighting on the site shall be designed so as not to cause a nuisance to residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill

Illumination of the cross located on that part of the church building described in the architectural plans as the minaret, can only occur during the operating hours of the church building. The illumination of the cross is limited to one (1) internally located light.

Outside of the approved hours of operation, only security lighting is permitted and all lighting, including security lighting, must comply with the Australian Standard AS 4282:1997 Control of Obtrusive Effects of Outdoor Lighting.

81. Offensive Noise

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

82. Complaints Procedure

Should a noise complaint be received and Council staff are satisfied the complaint is reasonable, a suitably qualified and experienced acoustic engineer shall be engaged to investigate the complaint, including if necessary taking noise measurements, and to prepare an acoustic report which shall be submitted to Council's Manager – Environment and Health for review and approval if satisfied.

- a) If the acoustic report concludes that any condition of this consent is not complied with, then it shall make recommendations to remedy the non-compliance.
- b) The acoustic report and recommendations shall be submitted to Council within 30 days of the date of notification by Council of the complaint.
- c) The reasonable recommendations of the acoustic report shall be complied with and evidence of compliance shall be supplied to Council within 90 days of the date of the acoustic report.

83. Hours of operation for waste collection, delivery / dispatch of goods

All waste collection and delivery of goods must occur on site and be scheduled to occur between 7.00am – 8.00am or between 10.30am – 3.30pm Mondays – Fridays. No waste collection or deliveries are to occur on Saturdays, Sundays or public holidays.

84. Waste and Recycling Management

To ensure the adequate storage and collection of waste from the use of the premises, all garbage and recyclable materials emanating from the premises must be stored in the designated bin location and must include provision for the storage of all waste generated on the premises between collections. Arrangement must be in place in all areas of the development for the separation of recyclable materials from garbage. All waste storage areas must be screened from view from any adjoining residential property or public place. A caretaker must be appointed to manage waste operations on site including but not limited to keeping the bin location clean and tidy, washing bins regularly and removing contaminants from bins prior to any collection.

85. Waste and Recycling Collection

All waste generated on the site must be removed at regular intervals. The collection of waste and recycling must not cause nuisance or interfere with the amenity of the surrounding area. Garbage and recycling must not be placed on public property for collection without the previous written approval of Council. Waste collection vehicles servicing the development are not permitted to reverse in or out of the site.

86. Acoustic – Maintenance

All approved acoustic attenuation measures installed as part of the development, including the acoustic barrier, are to be maintained at all times in a manner that is consistent with the approved acoustic report and the consent so that the noise attenuation effectiveness is maintained.

An independent acoustic assessment is to be undertaken every five years with a report provided to Council for review.

87. Schedule of Activities

Activities at the place of worship (including the hall building) are to be carried out in accordance with the approved Plan of Management at all times.

No variation to the hours of use, the type of activities or the number of persons attending the nominated activities is permitted without the prior consent of Council.

88. Plan of Management

The use of the premises must be undertaken in accordance with the approved Plan of Management, being the Operational Plan of Management prepared for St Mary & Sts Cosman & Demian Coptic Orthodox Church dated 11 May 2022 and in accordance with the conditions of this consent. In the event of any inconsistency between the Plan of Management and conditions of this consent, the consent conditions shall prevail.

The Plan of Management shall be reviewed on a regular basis and not less than once a year (from the date of issue of the final Occupation Certificate), in response to complaint(s), in response to any changes in relevant legislation or as required by Council to ensure that the facility operates in a manner which does not impact on the amenity of surrounding residents.

Amendments to the plan of management must be approved by an officer of Council.

89. Maximum capacity

The maximum capacity of the approved place of worship and the hall building is 280 persons at any time. This includes worshippers, children and staff of the facility.

90. Maximum capacity – Regular Services and Activities

The maximum number of persons attending services (including staff) shall be as detailed in Section 5.3 of the Operational Plan of Management dated 11 May 2022:

Day	Time	Service and details	Number of parishioners (excluding Deacons)	Number of Deacons (in addition to Parishioners)
Tuesday	6pm-8pm	Holy Liturgy. Held in the Church Building only.	20-30	10-15
Tuesday	9:00pm-9:45pm	Bible Study – English. Held in the Church Building only.	20-30	10-15
Wednesday	8am-10am	Holy Liturgy. Held in the Church Building only.	20-30	10-15
Wednesday	7pm-8pm	Deacons Meeting. Held in the Church Building only.	0	15-20
Thursday	7:00pm - 8:30pm	Bible Study - Arabic. Held in the Church Building only.	12-15	3-5
Thursday	8:30pm - 9:50pm	Praises - Tasbeha. Held in the Church Building only.	12-15	3-5
Friday	4pm-6pm	Holy Liturgy. Held in the Church Building only.	20-30	10-15
Friday	7:00pm-9:45pm	Youth Meeting. The Youth Meeting is divided into 3 groups: • young youth for 14-17 year olds • youth for 18 – 23 year olds • working youth for 24-28 year olds One youth meeting is held in the church, the second youth meeting will be in the Hall Building and the third youth meeting group will be held in the classrooms on the first floor of the Hall Building.	40-60	0
Saturday	8am-10am	Holy Liturgy – Arabic. This service is aimed for the elderly and is in Arabic, it is limited to the Church Building. Once the service is concluded the congregation would move to the Hall Building within the Hall Building to partake in a meal.	30-40	10-20
Saturday	5pm-9:50pm	Hymns, bible school, choir, Vespers and Praises. The youth members of the Coptic Church will use the Classrooms on the first floor level of the Hall Building for Hymns, bible school, choir. Vespers and Praises will be held in the church.	40-50	15-20
Sunday	8am -11am	Holy Liturgy. Sunday is known as the day of the Lord for the	120-160	30-40

Day	Time	Service and details	Number of parishioners (excluding Deacons)	Number of Deacons (in addition to Parishioners)
		Coptic Church, accordingly it is the main service and has the highest attendance. The service begins in the Church Building and is attended by all, once the service is concluded everyone is directed to the Hall within the Hall Building to break their fast and have a meal.		
Sunday	12pm-1:30pm	Sunday School & Servants Meeting. After the meal following the Holy Liturgy Service, the children are then directed to the classrooms on the first floor of the Hall Building which is aimed at educating the children in the Christian faith. The children and the servants (educators) are all members of the same congregation that attended the Holy Liturgy service in the Church Building. Whilst the children are learning in the classrooms, the parents wait and spend some social time in the Hall Building or sometime may choose to use the Library in the Library and Administration Building for reflection.	50-65	10-15

91. Maximum Capacity – Special Events

The maximum number of persons attending Special Events and Services as detailed in Section 5.4 of the Operational Plan of Management dated 11 May 2022.

Special Services or events	Time	Service	Number of Parishioners (excluding Deacons)	Number of Deacons (in addition to Parishioners)
New Years Eve	8pm-12:30am	Holy Liturgy	160-230	50-65
Christmas Eve	6pm-11pm	Holy Liturgy	160-230	40-50
Theophany Feast Eve	6pm-11pm	Holy Liturgy	160-230	40-50
Palm Sunday	8am-2pm	Holy Liturgy	160-230	40-50
Good Friday	8am-5pm	Pascha Praises	160-230	40-50
Joyous Saturday Eve (Friday night)	11pm-6am	Midnight Praises and Holy Liturgy	20-30	15-18

Easter Liturgy (Saturday night)	6pm- 12:00am	Holy Liturgy	200-230	40-50
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92. Maximum Number and Capacity – Weddings

A maximum of six (6) "large weddings" are permitted to occur per calendar year at the Coptic Church. A "large wedding" is defined as:

- A wedding with between 100-200 guests during Stage 1
- A wedding with between 140-280 guests during Stage 2

The number of parishioners in attendance for a wedding includes guests, the wedding party and Deacons.

Weddings other than those which meet the definition of a "large wedding" would be considered "small" and there is no restriction on the number of small weddings that can be held per year.

93. No Variation to Maximum Capacity

There shall be no variation to the maximum number of persons on site for the nominated services/activities, without the prior approval of Council.

94. Doors to be closed

During any service, the external doors on the church or hall building are to be kept closed to protect acoustic amenity.

95. External speakers

There shall be no amplification speakers external to the building.

96. Use of the hall building

The Hall Building is not to be used for any purpose other than those activities specified in the approved Operational Plan of Management dated 11 May 2022