

Date of Determination	11 May 2023
Panel Members	Steve O'Connor (Chair) Brett Newbold (Independent Expert) David Crofts (Independent Expert) Anthony Panzarino (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Meeting held remotely via teleconference on 11 May 2023.

Papers circulated electronically on 4 May 2023.

MATTER DETERMINED

LDA2022/0212

Address: 102-104 Adelaide Street, Meadowbank

Proposal: Installation of four new LED light poles at L H Waud Sports Field Meadowbank to be used for training and social sports. The proposed hours of operation of the lights are:

- All year: Monday to Saturday until 10:00pm
- All year: Sunday until 7:30pm

PANEL CONSIDERATIONS AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7, and the material presented at meetings and briefings listed at item 8 in Schedule 1.

DEVELOPMENT APPLICATION

The Panel determined to **approve** the development application as described in Schedule 1, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to **approve** the application for the following reasons:

1. The proposal is consistent with the objectives of the zones.
2. The proposal satisfies the statutory provisions set out in the Environmental Planning and Assessment Act 1979.
3. The proposal results in no unreasonable adverse impact to adjoining properties and the surrounding environment.
4. The proposal is not contrary to the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report, subject to the amendment of condition 35 as below:

Compliance with Acoustic Report - All control measures nominated in the 'Environmental Noise Assessment', No. S220156RP1, Revision F, dated 19 April 2023, prepared by Resonate Consultants' must be implemented.



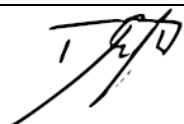

Prior to any sports use that finishes later than 6pm (excluding training activities), the Spectator Exclusion Zone (SEZ), referred to within Figure 3 of the Environmental Noise Assessment, must be marked on the site using physical barriers, and maintained until sports uses cease that evening.

The southern extent of the SEZ is to be relocated further northwards, only so far as to incorporate the existing seating on the western side of the fields that are shown within Figure 3. The SEZ must be established such that physical access is impeded on both sides of the fields to all parts of the illuminated area (excluding playing/training areas) that sit north of the revised southern extent of the SEZ. This condition applies irrespective of whether the orientation of the actual playing fields differs from that notated in Figure 3.

Reason: To minimise acoustic impacts to adjoining properties.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submissions made during public exhibition. The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Steve O'Connor (Chair)	
Brett Newbold	
David Crofts	
Anthony Panzarino	

SCHEDULE 1		
1	DA No.	LDA2022/0212
2	Proposal	<p>Installation of four new LED light poles at L H Waud Sports Field Meadowbank to be used for training and social sports. The proposed hours of operation of the lights are:</p> <ul style="list-style-type: none"> All year: Monday to Saturday until 10:00pm All year: Sunday until 7:30pm
3	Street Address	102-104 Adelaide Street, Meadowbank
4	Applicant / Owner	City of Ryde
5	Reason for referral to RLPP	<p>Conflict of Interest – Development for which the applicant or land owner is (a) the Council.</p> <p><i>Schedule 1, Part 1 of Local Planning Panels Direction</i></p>
6	Relevant mandatory considerations	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021 Ryde Local Environmental Plan 2014 Draft environmental planning instruments: Nil Ryde Development Control Plan 2014 Provisions of the <i>Environmental Planning and Assessment Regulation 2001</i>: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	Material considered by the Panel	<ul style="list-style-type: none"> Council assessment report Written submissions during public exhibition: 4
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> Site inspection: At the discretion of Panel members due to COVID-19 restrictions Briefing: 11 May 2023 Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Steve O'Connor (Chair), Brett Newbold, David Crofts, Anthony Panzarino <u>Council assessment staff</u>: Sandra Bailey, Carine Elias, Sohail Faridy, Daniel Pearce, Myra Malek, Tim Campelj (Consultant Planner) <u>On behalf of applicant</u>: Jake Frei Papers were circulated electronically on 4 May 2023
9	Council Recommendation	Approval
10	Draft Conditions	Attachment 1 to the Council assessment report