

City of Ryde Local Planning Panel Report

DA Number	LDA2022/0212
Site Address	102-104 Adelaide Street, Meadowbank
Zoning	RE1 Public Recreation & C2 Environmental Conservation
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
Property Owners	City of Ryde
Applicant	City of Ryde
Report Author	Tim Campelj - Consultant Planner (CPS)
Lodgement Date	13 July 2022
Notification No. of Submissions	<p>2 x notifications – total of 4 submissions as per below:</p> <p>1st notification: 21/07/2022 to 16/08/2022 - 3 x submissions</p> <p>2nd notification: 21/02/2023 to 13/03/2023 – 1 x submission</p>
Cost of Works	\$326,909.00
Reason for Referral to LPP	<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>
Recommendation	Approval
Attachments	<p>Attachment 1 - Recommended Conditions of Consent</p> <p>Attachment 2 - Architectural Plans</p>

1. EXECUTIVE SUMMARY

The subject development application (LDA2022/0212) at 102-104 Adelaide Street, Meadowbank, also known as Meadowbank Park, seeks the installation of four (4) light poles with associated luminaries and electrical works. The proposed hours of operation for the lighting poles are:

- Monday to Saturday until 10:00pm; and
- Sunday until 7:30pm.

The site is primarily zoned RE1 Public Recreation and a portion being C2 Environmental Conservation under the Ryde Local Environmental Plan 2014 (RLEP 2014). Parts of the site are already provided with lighting, and the site is used for public recreation (including organised cricket and soccer).

The subject development application has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. During the assessment, issues were raised in regard to timing of parking surveys, operational characteristics and the number of spectators considered within the Environmental Noise Assessment, and the impact on existing vegetation due to works associated with the conduits. A letter was sent to the applicant detailing these issues 30 August 2022 and during the period between November 2022 and February 2023, additional information was submitted which addressed all of the issues.

The subject development application (DA) was notified twice. The first notification period was from 21 July 2022 to 16 August 2022. A total of 3 submission were received. A further 1 submission was received when the DA was notified a second time from 21 February 2023 to 13 March 2023. Issues raised in the objections have been addressed in the report and include:

- Noise impacts.
- Light spill.
- Traffic and parking.
- Impacts to local flora and fauna.

The site is owned by Ryde Council, and the development therefore meets the criteria for 'Conflict of interest' in accordance with the Section 9.1 – Directions by the Minister and is required to be determined by the Ryde Local Planning Panel (RLPP).

In consideration of the relevant matters for consideration, the proposal is satisfactory, and it is recommended that the RLPP support the application and approve the development, subject to recommended conditions of consent.

2. THE SITE & LOCALITY

The subject site is known as 102-104 Adelaide Street, Meadowbank, and is public recreational land comprising the following allotments:

- Lot C DP 388841, comprising of the eastern portion of the main carpark (west of the subject playing field), change rooms and sporting club facilities. The lot is regularly shaped aside from the southern boundary, which is splayed.
- Lot 1 DP 954186, a much larger allotment which occupies the majority of L H Waud Sport Field, Meadowbank Park Tennis Courts and portions of Meadowbank Park No. 2 & 3 fields.
- Lot 1 DP 177693, a narrow lot in comparison which is orientated north-south. This lot comprises the remaining area of Meadowbank Park No. 2 & 3 fields and informal unsealed footpath.
- Lot 22 DP 12059, an irregular shaped allotment that contains Meadowbank Park No. 4 sports field. The northern boundary of this allotment adjoins Ross Smith Avenue.

- Lot 7032 DP 1073996, the largest allotment within Meadowbank Park. This allotment adjoins Constitution Road West to the north, the eastern boundary of Meadowbank Park (being Charity Creek) and Parramatta River to the South. Within the title boundaries are Meadowbank Park No. 7, 8, 9 and 12 fields and Netball Courts.
- Lot 28 DP 18926, located to the north-west corner of Meadowbank Park and adjoins Andrew Street. The site is of an irregular shape and contains Meadowbank Park No. 13 field and changerooms.
- Lot 7301 DP 1124956 is bounded by Andrews Road to the north and Lot 28 DP 18926 on all other boundaries. It is of an irregular shape and many boundaries are curved.
- Lot 278 DP 15965, located to the south-west corner of Meadowbank Park and compromises a portion of the netball courts and Archer Creek.
- Lot C DP 398819, located to the western side of the main entrance to the park and contains a segment of Meadowbank Park No. 10.
- Lot 6 DP 524931 is west of Lot C DP 398819 and contains a portion of Meadowbank Park No. 10.
- Lot Z DP 405311, further west than Lot 6 DP 524931 and contains a portion of Meadowbank Park No. 10.
- Lot 4 DP 524759 further west than Lot Z DP 405311 and contains a portion of Meadowbank Park No. 10.

Pursuant to RLEP 2014, the playing fields and all proposed lighting towers are located within the RE1 Public Recreation zone. The playing fields are currently used for public recreation, including organised sports, such as soccer and cricket. Fixed lighting is currently situated on sport fields Nos. 2-3 and 7-10; existing site facilities are located towards the west of L H Waud Sports Field and near sports fields No. 2. Other facilities at Meadowbank Park includes, cricket nets, picnic shelters, netball courts and tennis courts.

The site adjoins dwellings located on Meadow Crescent, Adelaide Street, James Street, Macintosh Street, Crowley Crescent; all adjoining residential dwellings are positioned so that they front the street, with their rear setbacks and boundaries forming the adjoining boundary to the park. Dwellings are also located opposite the site along Ross Smith Avenue, and oriented towards the subject site.

Within the subject site there are three (3) separate waterways that flow towards the Paramatta River, being Archer Creek (western boundary), Charity Creek (eastern boundary) and an unnamed waterway that is located to the east of L H Waud Sports Field.



Figure 1 - Aerial photograph of the subject site (shown with green marker), the surrounding locality and the proposed locations of each light pole.

Source: nearmap.com



Figure 2 – L H Waud Sports Field (facing south), existing change rooms shown on the right

Source: CPS site inspection.



Figure 3 – L H Waud Sports Field (facing north-east),
Source: CPS site inspection.



Figure 4 – Existing trees located to the south of L H Waud Sports Field
Source: CPS site inspection.



Figure 5 – View towards 100 Adelaide Street (residential property, obscured by trees)

Source: CPS site inspection.

3. THE PROPOSAL

The application seeks the installation of four (4) light poles and associated luminaries and electrical works. The lighting would be used for training and social sports, for use from:

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

The four (4) light poles are each 25m in height and will be located to the east of the main carpark, to illuminate the L H Waud Sport Field as shown in **Figure 7**.

Trenching and groundworks are proposed in order to install the necessary electrical supply to each pole location. Trenches of approximately 600mm depth are required, predominantly around the edges of the playing fields. Conduits and cabling are to be installed in the trenches.

The development also proposed the removal of seven (7) trees. These trees are all *Meleleuca quinquenervia* (Broad-leaved Paperbark). It is noted that Consultant Landscape Architect and Arborist was supportive of only five (5) trees being removed. This is discussed further at Section 5 of this report.



Figure 6 – Light pole location plan

Source: SEE (pg 9) prepared by Sure Environmental dated 17/02/2021

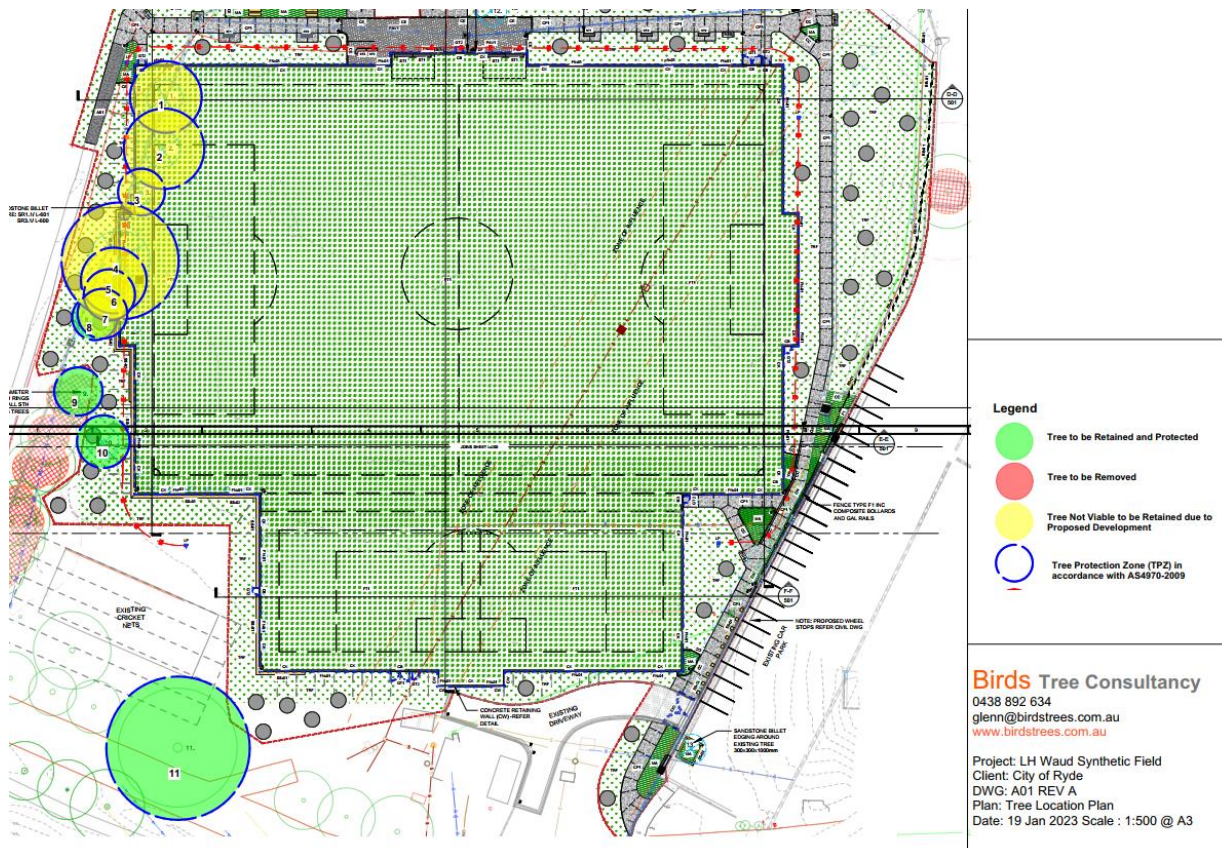


Figure 7 – Extract of the Tree locations plan

Source: Arboricultural Impact Assessment, Birds Tree Consultancy (trees shaded in yellow are proposed to be removed)

4. BACKGROUND

The below table details the previous lighting consents for Meadowbank Park that have been granted to date:

Development Application No.	Details
LDA2017/0363	Installation of 4 x 22 metre light poles and associated field lighting to field 10 of Meadowbank Park which was approved on 7 February 2018.
LDA2009/0726	'Lighting to the netball courts and night use' was approved on 7 September 2010.

The following figure demonstrates the location of the lighting approved in the two above Development Applications in relation to the lighting proposed in the subject application:

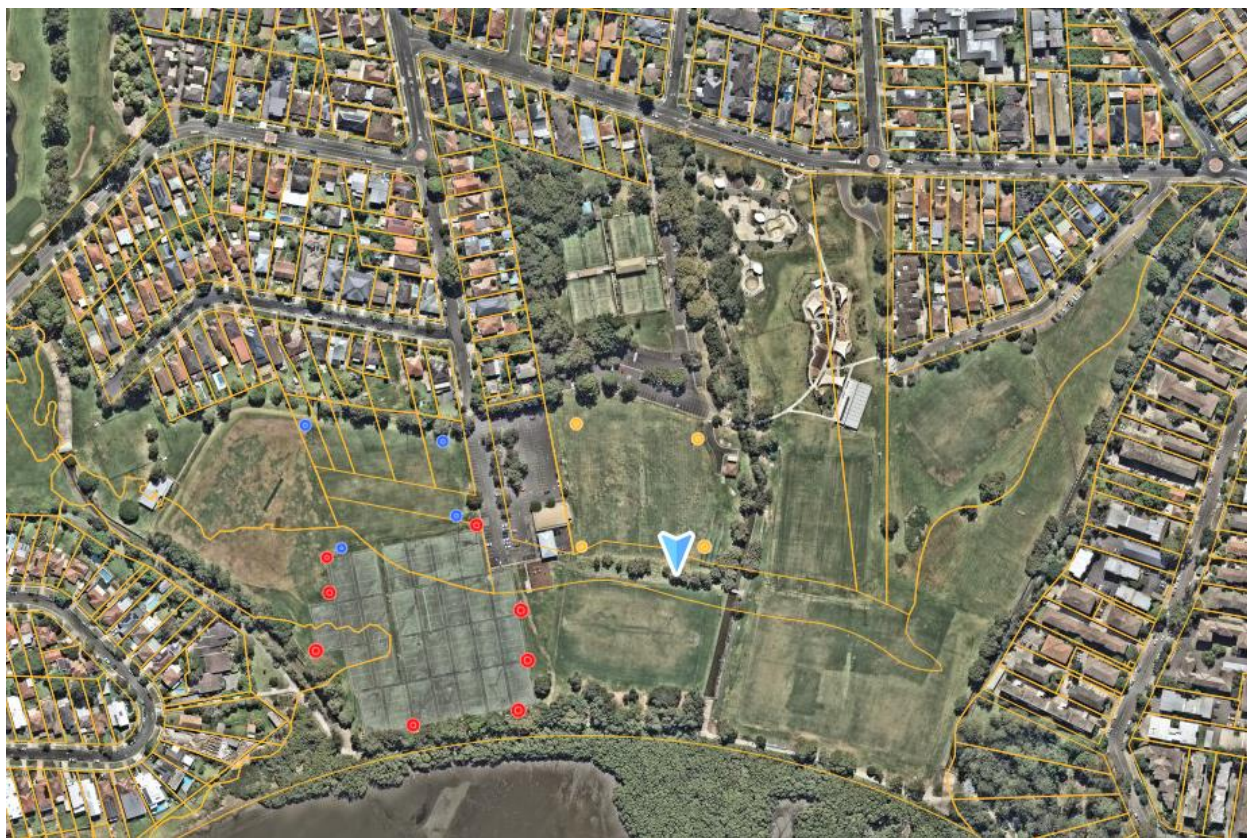


Figure 9 – Aerial photograph depicting previously approved lighting locations and proposed locations (red dots= Approved in LDA2009/0726, blue dots= Approved in LDA2017/0363 and yellow dots= proposed in subject application)

The below table is a timeline of the subject Development Application to date:

13 July 2022	The DA was lodged with Council.
21 July 2022 – 16 August 2022	The application was notified in accordance with the Ryde Community Participation Plan, during which 3 unique submissions were received.

30 August 2022	<p>A Request for Information (RFI) was sent to the applicant for further information regarding the following:</p> <ul style="list-style-type: none"> • Clarification on whether vegetation is proposed to be removed, given the plans depicted conduits within proximity of existing trees. An Arboricultural Impact Assessment was also requested. • The Traffic and Parking Study to be amended to include formal car parking surveys, undertaken on a weeknight and Saturday evening, for the existing off-street car parking areas servicing Meadowbank Park to determine/confirm that there is adequate spare capacity within these parking areas during the proposed extended periods. • Clarification on the likely future operational characteristics of Meadowbank Park (maximum number of sporting competitions and events, duration of sporting events/matches/training and maximum attendance levels during the proposed weeknight periods where the lights would be in use). • An amended Environmental Noise Assessment which accurately represents the noise impacts from the use of the field, given the assumed number of spectators was deemed unreasonably low OR clarification from the consultant for assumptions made relating to sporting activity noise.
7 November 2022	<p>A response to the RFI provided the following information:</p> <ul style="list-style-type: none"> • An amended Environmental Noise Assessment. • An amended Traffic and Parking Study. • Amended Statement of Environmental Effects.
14 January 2023	<p>An additional Request for Further Information was issued to applicant requiring an Arboricultural Impact Assessment. This was requested by Council's Landscape and Vegetation Consultant as conduits associated with light poles are within proximity of existing vegetation.</p>
30 January 2023	<p>The applicant submitted an Arboricultural Impact Assessment.</p>
10 February 2023	<p>The applicant submitted an Acid Sulfate Soils Management Plan.</p>
21 February 2023 – 13 March 2023	<p>The application was notified in accordance with the Ryde Community Participation Plan, during which a further one (1) submission was received.</p>
22 February 2023	<p>A Request for Information (RFI) was sent to the applicant for further information regarding the following that:</p> <ul style="list-style-type: none"> • The modelling within the Environmental Noise Assessment is updated to reflect a sustainable long term management practice; and • The Environmental Noise Assessment is updated to detail that the lights will operate until 10:00pm (and account for a 30 minute departure window).

20 April 2023	The applicant submitted a revised Environmental Noise Assessment.
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5. REFERRALS

The subject application has been reviewed by technical specialist with comments summarised below:

Development Engineer

Council's Development Engineer reviewed the proposal and raised no objections, also noting that no issues were raised from the City Works (Catchment Management) in relation to flooding.

City Works (Traffic)

Council's City Works (Traffic) Team reviewed the proposal and raised issues with the provided Traffic and Parking Impact Assessment that accompanied the application. The Traffic and Parking Impact Assessment, prepared by Bitzios Consulting, did not contain any parking occupancy surveys for the existing off-street public parking areas servicing Meadowbank Park (referenced as Carpark 'A' and 'B' in the traffic and parking study). The study indicated that these parking areas have been observed to be underutilised during a site inspection on a weekday evening and close to capacity from a site inspection on Saturday at midday.

Concerns were initially raised with regard to the parking surveys being carried as it was unclear when the evening site inspection was undertaken, and the midday Saturday inspection did not coincide with the extended operational period of the park facilitated by the proposed lighting.

Further, the weekday evening site inspection was undertaken during wet weather, therefore there were concerns that it would not be an accurate reflection of the parking conditions of the off-street parking areas under normal circumstances. In this regard, it was recommended that formal parking surveys be undertaken for the existing off-street public parking areas servicing Meadowbank Park to determine/confirm that there is adequate spare capacity within these parking areas during the proposed extended periods to minimise parking impact on the surrounding residential roads.

Additionally, the following information was requested to assist with the consideration of the proposal:

- Maximum number of sporting competitions, training or social sports event that is likely to be held (e.g., number of training matches or social sports event, etc.) during the proposed weeknight and weekend periods when the new lights will be on.
- Duration of sporting matches/training/social sports; and
- Maximum attendance levels during the proposed weeknight periods where the new lights will be on.

In response to the concerns relating to the timing of the surveys, the surveys were undertaken from 4:00pm to 8:00pm on the following dates:

- Weekday: Thursday 24 March 2022
- Weekend: Saturday 26 March 2022
- Weekday: Wednesday 12 October 2022
- Weekend: Saturday 15 October 2022

The survey time 4:00pm – 8:00pm coincides with the likely peak operations associated with the evening sporting activities on the sports field that are a consequence of the proposed lighting.

The following provides a summary of the outcomes of the surveys undertaken in:

- During the weekday evening period, a maximum parking demand of 139 spaces was identified within the surveyed public off-street parking areas, which resulted in a minimum vacancy of 290 spaces (maximum capacity = 429 spaces).
- During the weekday evening period, a maximum parking demand of 54 spaces was identified within the surveyed public on-street parking areas, which resulted in a minimum vacancy of 121 spaces (maximum capacity = 175 spaces).
- During the weekend evening period, a maximum parking demand of 125 spaces was identified within the surveyed public off-street parking areas, which resulted in a minimum vacancy of 304 spaces (maximum capacity = 429 spaces).
- During the weekend evening period, a maximum parking demand of 74 spaces was identified within the surveyed public on-street parking areas, which resulted in a minimum vacancy of 101 spaces (maximum capacity = 175 spaces).

Based on the parking survey results, it is evident that there is spare capacity within the on-and off-street public parking facilities in the immediate vicinity of L H Waud sports field to support additional parking demand.

The installation of the new light poles is expected to accommodate the following sporting activities:

- Weekdays: Grassroots soccer training and / or social sport competitions; and
- Weekends: Grassroots soccer fixture.

The following assumptions have been adopted in Bitzios' traffic and parking study ('study'):

- A typical soccer match/training could involve up to 18 players and three (3) referees;
- A vehicle occupancy rate of 1.5 people per vehicle for the players
- A vehicle occupancy rate of one (1) person per vehicle for the referees.

Based on the above assumptions, the study estimates that the proposal will result in a peak traffic and parking demand of 30 vehicles per hour. Such a level of additional traffic and parking demand is not anticipated to alter the existing operational performance and parking amenity within the surrounding public roads to any significant extent.

On this basis, the Traffic Department had no objection to the approval of the proposed light towers, subject to Conditions which required a Construction Traffic and Pedestrian Management Plan prior to any construction work. No further operational information was sought, and no operational conditions were recommended.

Environmental Health Officer

The proposal has been reviewed by Council's Environmental Health Officer (EHO) who considers the light spill and noise impacts from the proposal, as well as potential contamination issues, as summarised below.

Light Spill

No issues have been raised with regard to the potential light spill as the proposal results in 0.2 to 0.4 lux at residential boundary properties and is well below the maximum pre-curfew level of 10 lux. Conditions of consent can ensure that light is directed so as to contain the light spill within the parameters set by Australian Standard AS4282:2019 *Control of the obtrusive effects of outdoor lighting*.

Noise

The subject application was accompanied by an Environmental Noise Assessment prepared by Resonate. The initial assessment found deficiencies in the report, being that the acoustic model had assumed that during a sporting competition, only 20 spectators would be in attendance (approximately 1 per player participating), and that this was unreasonably low and difficult to manage.

Therefore, to address the above, the following was requested:

1. Information regarding the use of the ground – including but not limited the frequency/type of evening events, number of spectators expected and clarification relating to the use of amplified equipment (speakers).
2. An amended Environmental Noise Assessment which accurately represents the noise impacts from the use of the field – including realistic spectator numbers OR clarification from the consultant for assumptions made in section 5.1 of the report relating to sporting activity noise.

An amended Environmental Noise Assessment was prepared by Resonate Consultants. Sporting activities (including spectators) and vehicle movements (use of carpark) were identified as the main noise generating activities expected from the sporting field. The Environmental Noise Assessment based noise modelling around two scenarios:

1. One where there are only training activities taking place and no spectators; and
2. Another where there is a competition sporting activity with spectators.

Scenario two considers noise from 70 spectators, and the Environmental Noise Assessment concludes that the project noise criteria will not be exceeded at any of the identified sensitive receivers. The total number of spectators for the worst-case scenario predictions has been increased to a figure that is more likely to capture the noise output associated with a relatively high number of spectators.

The Environmental Noise Assessment submitted in November 2022 had indicated that the noise criteria could be met if a management procedure was put in place confining spectators within a 'Spectator Hardstand Area' to the southern side of the existing change rooms, on the western side of the sports field. This practice appears to eliminate previously calculated exceedances at receivers labelled as R1 and R2. On this basis, the EHO had recommended a condition requiring that a Noise Management Plan be submitted to detail how this practice would be initiated.



Figure 10 – Spectator Hardstand Area in relation to the LH Waud Field
Source: Environmental Noise Assessment, prepared by Resonate



Figure 11 – Location adjacent to Spectator Hardstand Area; the majority of the area sits to the left of this image and is provided with obscured views due to the building shown on the left hand side of the image.
Source: CPS site inspection.

The independent assessment concluded that confining spectators into the hardstand area would be problematic. The Planning Principle in *Renaldo Plus 3 Pty Limited v Hurstville City Council* [2005] NSWLEC 315 provides guidance on the question of whether management measures are appropriate to control impacts associated with a development. In this case, the impacts are acoustic impacts that were calculated to receivers R1 and R2, and the management procedure involves confining spectators to the south-western corner of the western field.

The independent assessment concluded that this management practice, particularly when not fully developed until after development consent is issued, is not suitable in this instance. Having regard to *Renaldo*, the assessment concluded that:

- Spectators for local sports are unlikely to congregate in one consolidated area, especially when that area is affected by views that are obscured both by the change rooms, and by virtue of the location at a corner of the field.
- It will be difficult to differentiate between spectators and other users of the park.
- As the management measures were unknown, there is concern that they would be both difficult to enforce, and difficult to monitor.
- It is unreasonable to expect spectators and other park users to understand the requirements of a Noise Management Plan.

A subsequent request for further Information was issued seeking that:

- The modelling within the Environmental Noise Assessment is updated to reflect a sustainable long term management practice; and

- The Environmental Noise Assessment is updated to detail that the lights will operate until 10:00pm (and account for a 30 minute departure window).

An amended Environmental Noise Assessment was prepared by Resonate Consultants and submitted in April 2023. The amended report indicated that compliance with the relevant criteria could be achieved through the provision of a 'Spectator Exclusion Zone' (refer to **figure 12**).



Figure 12 – Spectator Exclusion Zone in relation to the LH Waud Field
Source: Environmental Noise Assessment, prepared by Resonate

This mitigation measure has been supported by Council's Environmental Health Officer, subject to conditions; a Noise Management Plan is no longer recommended, with conditions instead recommended requiring that the users of the oval be responsible for ensuring compliance with this practice.

The independent assessment has concluded that this revised approach will partly alleviate the earlier concerns raised with regard to the principles in *Renaldo*, particularly as the measure will be able to be enforced and monitored. However, concerns remain that in the long-term, it is unlikely that people will comply with the restrictions imposed by this measure, noting that:

- The management measure will again provide relatively poor views of the field, as spectators will not be able to access the centre of the field, where the views of the field are best, and where coaches and substitutes are likely to sit.

- The measures exclude access from convenient parking and would require those parking at the northern end of the car park to walk through the car park to access spectator areas, rather than along the side of the field.
- Other users of the park are unlikely to comply with a measure which restricts access to such a large portion of the park.

However, noting that the field is zoned for the purposes of public recreation, that access (albeit unilluminated) is currently already available to the field in the evening, and the wider benefits to the community of expanded opportunities for evening sports, refusal on the basis of occasional acoustic impacts are not deemed reasonable in this location.

Instead, it is recommended that the nominated measure be amended to maintain access to the existing areas of fixed seating, located on the western side of the field, approximately up to 30m to the north. This will maintain access to the centre of the field and will maintain access between the car park and the field. It is far more likely that spectators and other park users will comply with this amended measure, particularly in the long term.

It is also recommended that the conditions provided by the EHO be amended to require that the Spectator Exclusion Zone be maintained by a physical barrier (one was not nominated in the Environmental Noise Assessment), erected for all evening sports that finish after 6pm. The spectator exclusion zone would not be required to be implemented for training activities, which are not likely to generate a significant amount of spectators or cheering. The additional elements of the condition, that are recommended as part of the independent assessment, are reproduced below:

“Prior to any sports use (excluding weekday training) that finishes later than 6pm, the Spectator Exclusion Zone (SEZ), referred to within Figure 3 of the Environmental Noise Assessment, must be marked on the site through the use of 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”.

The Amended Environmental Noise Assessment also amended the hours of the lighting to 10:00pm and demonstrates that noise levels generated from vehicles existing the Meadowbank Park car park would comply with the night-time shoulder period (10:00pm to 11:00pm).

The proposal has demonstrated that it is reasonable for lights to operate per the following times:

- 4:00pm to 10:00pm between Monday and Saturday; and
- 4:00pm to 7:30pm Sunday

Contamination

The subject application was accompanied by details of the soil contents of the site within the Geotechnical Report, prepared by Douglas Partners, which noted that asbestos was located on site. Council's Environmental Health Officer (EHO) reviewed the application and was satisfied that standard conditions can be included within the consent to manage asbestos disposal. Refer to earlier discussion of State Environmental Planning Policy (Resilience and Hazards) 2021.

Landscape Architect and Arborist

Initially the Landscape Architect and Arborist was not supportive of the proposed development given the impacts to the existing trees had not been clearly documented. As such, an Arboricultural Impact Assessment was requested on 14 January 2023.

An Arboricultural Impact Assessment prepared by Birds Tree Consulting was submitted by the applicant. The report found that seven (7) trees were unable to be retained due to the extent of works proposed. This report was then re-referred to the Consultant Landscape Architect and Arborist.

The report covers impacts to trees as part of wider development works which also include the construction of a new sporting arena as well as associated hard paving areas, retaining walls, fencing and site grading works. Given these additional works are not included within the current development application, the Consultant considered only those impacts which are directly associated with the light pole installation.

With this approach in place, the removal of five (5) trees (Trees 3, 4, 5, 6 & 7) has been supported in order to facilitate installation of the light poles, electrical conduits and associated trenching works. The removal of these trees is expected to have a moderate impact on the landscape character of the site; however, is considered capable of being suitably offset via the provision of replacement tree planting. The following condition was recommended in this regard:

Replacement Tree Planting - The five (5) required replacement trees, *Melaleuca quinquenervia* (Broad-leaved paperbark) are to be planted on site at the completion of the proposed development works.

Elsewhere, the remaining six (6) trees (Trees 1, 2, 8, 9, 10 & 11) within proximity to the proposed works must be retained and protected in accordance with the recommended conditions.

On this basis, five (5) trees (3, 4, 5, 6 & 7) are to be removed whilst the others are to be retained.

6. PLANNING ASSESSMENT

6.1 State Environmental Planning Instruments

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) requires the consent authority to consider whether the site is contaminated, and if so whether it is suitable for the proposed development purpose of recreation.

The subject application was accompanied by details of the soil contents of the site, contained within the Geotechnical Investigation Report, prepared by Douglas Partners. There were asbestos fragments found in the samples taken on the site and excavated material from the site is classed as Special Waste (asbestos) - General Solid Waste (non-putrescible). Conditions are recommended to address the management of asbestos disposal.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The objective of Part 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.

An Arboricultural Impact Assessment (AIA) was provided to accompany the DA and assesses a total of eleven (11) trees. The AIA recommends the retention of four (4) trees on site and the removal of seven (7) trees located within the subject site.

The proposed tree removal has generally been supported by Council's consultant landscape architect and arborist, except that only five (5) trees are to be removed, whilst the remaining six (6) are to be retained. Further details are contained within section 5 of this report. The tree retention and removal will be addressed via conditions of consent.

6.2 Ryde Local Environmental Plan 2014 (RLEP 2014)

The subject site is primarily zoned RE1 Public Recreation, with areas also within the C2 Environmental Conservation and R2 Low Density Residential zones under the provisions of RLEP 2014 (**Figure 13**). The site is used as a 'recreation area', which is permissible form of development in the RE1 and R2 zones but not in the C2 zone. The proposal does not seek any works within the C2 zoned land, and no change of use is sought. The development is therefore permissible.

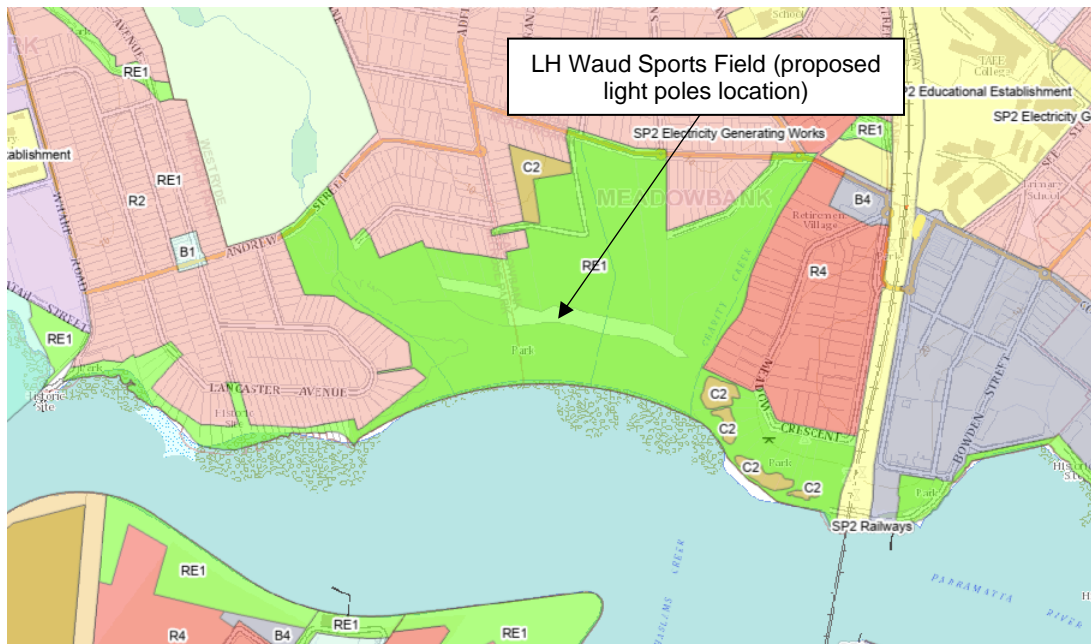


Figure 13 - Zoning map of the subject site and immediate locality

Source: NSW Planning portal Spatial viewer

The following table provides a summary of the key provisions that apply to the proposal:

Clause	Proposal	Compliance
4.3 Height of Buildings		
N/A - no maximum height is prescribed.	The maximum height of the proposed development is 25m.	N/A
4.4 Floor Space Ratio		
N/A – no maximum FSR is prescribed.	No additional floor area is proposed.	N/A
5.10 Heritage Conservation		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The subject site does not contain an item of environmental heritage and is not located within a heritage conservation area.</p> <p>The nearest heritage item is at 2 Meadow Crescent, approximately 480m to the south-east of the site, and includes the Memorial Park (including obelisk) and remnants of former Meadowbank baths. This is an item of local heritage significance.</p> <p>Considering the distance to the nearest heritage item, the proposal is unlikely to impact on the heritage significance of these items.</p> <p>A search of the Aboriginal Heritage Information System (AHIMS) found that there are two (2) recorded heritage items in the vicinity of the proposed development, being:</p> <ul style="list-style-type: none"> 45-6-0534 – midden, open camp site 45-6-3050 – artefact 	Yes

Clause	Proposal	Compliance
	These items are more than 250 metres from the proposed works and not considered to be impacted. Given the extent of earthworks that occurred in the past it is unlikely that there is undisturbed Aboriginal heritage present on the site.	
6.1 Acid Sulfate Soils		
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	The subject site is affected by Class 2 Acid sulfate soils. An acid sulfate soils management plan has been submitted with the application and is recommended to be endorsed as part of any consent granted.	Yes
6.2 Earthworks		
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	<p>The proposed earthworks will be limited to the relatively small footprint of the light pole footings, and associated trenches for the conduits. The proposal has been reviewed by a geotechnical engineer and development engineer and no issues were raised with regards to geotechnical or drainage impacts.</p> <p>The proposed earthworks are not anticipated to have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	Yes
6.3 Flood Planning		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment.</p>	The subject site is not affected by flooding.	N/A

6.3 Draft Environmental Planning Instruments

There are no Draft Environmental Planning Instruments that are relevant to the proposed development and subject site.

6.4 Development Control Plans

Ryde Development Control Plan 2014 (RDCP 2014)

There are limited provisions within RDCP 2014 that are relevant to this type of development, and those provisions that are relevant largely relate to standard construction practices, all of which can be managed with standard conditions of consent. Part 9.3: Parking Controls is potentially relevant to the proposal; however, parking requirements for recreation areas are not contained within this Part. Refer instead to commentary provided from the Traffic Engineer's referral.

6.5 Planning agreements or draft planning agreements

The application is not the subject of any planning agreements or draft planning agreements.

6.6 Any matters prescribed by the regulations

Section 4.15(a)(iv) of the Act requires the consent authority to consider the Regulations, to the extent that they prescribe matters for the purposes of that paragraph. There are no relevant provisions within the regulations that apply to the proposal.

7. THE LIKELY IMPACTS OF THE DEVELOPMENT

Likely impacts have been discussed throughout this report, with a summary of these impacts to the built, natural, and social environment is discussed below.

Built Environment

The proposal will result in the construction of four light poles. Although tall, the structures are relatively thin, are well set away from neighbouring dwellings, and would not be expected to be unreasonably imposing on any neighbouring property. Residential properties that are located nearby are to the north of the L H Waud Field, therefore, the shadow created by the northern two light poles will not unreasonably overshadow the primary private open space of the dwellings. These poles are generally consistent with the existing light towers within Meadowbank Park.

As discussed elsewhere within this report, the proposal is not considered to create unreasonable impacts on the local road networks, and the anticipated traffic and parking impacts are acceptable.

Natural Environmental Impact

The proposal will result in the removal of five (5) trees, as a consequence of the works associated with the conduits and light poles. Whilst the removal of the trees will have a moderate impact on landscape character, it is considered that these trees can be offset via replacement planting.

The development is designed and located so as to minimise impacts associated with lighting, including in relation to noise and light pollution. Further, the proposal will not impact on any vegetation located on the site or on surrounding land.

The illumination of Meadowbank Park does not change the use of the park – accordingly there is minimal impact on the natural environment in this regard as there will be no change of use to the public recreation area.

Illuminating lights have the potential to impact on the natural environment in terms of the obtrusive effects of outdoor lighting on the park and the areas surrounding the park, all of which may contain flora and fauna. Screening trees are currently provided between the subject field and properties fronting James Street, but no bushland is located within the area that would be affected by the proposed lighting.

The artificial lighting is proposed for use up until as late as 10:00pm. Accordingly, throughout the majority of the night-time, Meadowbank Park will not be illuminated by the floodlights, thus it is not expected that the proposal will generate significant impacts on local flora and fauna, particularly given the existing artificial light sources.

Social Impact

The proposal seeks an extension to the illumination times for Meadowbank Park. The proposal must be considered in terms of its social impacts.

The City of Ryde Sport and Recreation Strategy 2016-2026 has identified that there is a generic need for more and higher quality sports field lighting, and this was also specifically identified through the community consultation undertaken in 2015 as part of the preparation of the Strategy. The Strategy identifies that the provision of additional lighting, such as that to the currently unlit fields within Meadowbank Park, as a strategy to meet demand and enable better access to sporting fields.

It is understood that the proposal responds to the need that was identified through this process.

The proposed lighting will extend the operating hours of the park benefiting not only the sporting teams that will use the fields during these hours, but also the members of the wider public that will also be able to use the fields and curtilage areas. This will create a range of social benefits such as additional capacity for sporting teams in Ryde, and the associated physical and mental health benefits of participation in sports.

Potential negative impacts of the additional sports field use are those which have been identified regarding light spill, noise, and traffic impacts. However, with the imposition of the recommended conditions of consent, these negative impacts can be mitigated within acceptable limits.

Given the above assessment, it is considered on balance that the social impacts of the proposal are positive.

Economic Impact

The proposal must be considered in terms of its economic impacts.

The proposed lighting is likely to contribute to a range of economic benefits in the Ryde LGA through:

- More efficient use of land resources, existing infrastructure and existing services.
- Additional sports team capacity in the area due to the proposal increasing the availability of illuminated sports fields.

Given the above assessment, it is considered that the economic impacts of the proposal are positive.

8. SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The subject site is used as a recreational park, and lighting structures are common within these types of facilities. As detailed in the report, careful consideration has been given to surrounding residential properties to avoid impacts to the amenity of these properties as well as the built and natural environment. Therefore, the site is suitable for the proposal.

9. THE PUBLIC INTEREST

The public interest is best served by the consistent application of the requirements of relevant environmental planning instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimised. The proposal has been assessed against the relevant planning instruments and is considered to be acceptable.

10. SUBMISSIONS

The application was notified and advertised in accordance with the Ryde Community Participation Plan between 21 July 2022 and 16 August 2022 and in response, three (3) unique submissions were received. The development application was again notified between 21 February 2023 and 13 March 2023. During the second notification period a further one (1) submission was received. The submissions raised broad concerns and were seeking the likely impacts of the proposed development on the residents. As such, the possible impacts and specific concerns are summarised below:

A. Illumination issues, including:

- **Lights remaining on at night whilst not in use.**
- **Potential for lights to be directed away from sports field and to residential boundaries.**
- **Light at night impacting wildlife.**

Comment: The application was accompanied by a lighting plan that showed the lux levels at certain points of the site from the proposed lighting poles. This plan was reviewed by Council's Environmental Health Officer who noted the plan depicts minimal light spill, as the proposal results in 0.2 to 0.4 lux at residential boundary properties, and is well below

the maximum pre-curfew level of 10 lux. Conditions will be included restricting the hours of use to ensure the lights will not remain on after 10:00pm Monday to Saturday and 7:00pm on Sundays. The following condition will be included requiring lights to be fitted with a timing device, so they do not operate past the permitted hours:

- *The lights are to be fitted with a timing device (or similar) that cuts power to the lights 15 minutes after the conclusion of the period referred to in condition 33.*

A condition is also recommended requiring that the lighting maintain compliance with Australian Standard AS4282:2019 *Control of the obtrusive effects of outdoor lighting*. A further recommendation is to include a condition which requires that a validation report be prepared prior to sports occurring to ensure the lights are in accordance with AS4282:2019.

In regard to the likely impact on fauna, it is considered that there will be minimal to no impact. L H Waud Sports Field is an existing sports field centrally located within Meadowbank Park. Many of the sports fields within the park already benefit from similar light poles. As such, it is not anticipated that these light poles will alter the existing conditions of the fauna found within the park.

B. Traffic and parking concerns.

Comment: Council's City Works (Traffic) team has reviewed the proposal and had initially raised issues with the provided Traffic and Parking Impact Assessment that accompanied the application, particularly in relation to the timing of the surveys.

An updated Traffic and Parking Impact Assessment was submitted based with surveys between 4:00-8:00pm on four separate days. The Traffic Engineer was satisfied that there is capacity within the on-and off-street public parking facilities in the immediate vicinity of L H Waud sports field to support additional parking demand.

C. Noise concerns.

Comment: An Environmental Noise Assessment was provided with the application and was reviewed by Council's Environmental Health Officer. This report provided a scenario where only 20 spectators (approximately 1 per player participating) were considered. This was not sufficiently conservative or reasonable, given it will be difficult to ensure such low numbers.

Two amended versions of this report were submitted based upon a revised scenario considering noise from 70 spectators. Whilst the each of the amended versions concludes that the project noise criteria will not be exceeded at any of the identified sensitive receivers, they each rely upon restrictions to access to the northern end of the site.

The independent assessment concludes that whilst the most recent version of the report recommends a management practice that is more likely to restrict access to the northern end of the field, the practice is too restrictive to expect that it will be complied with in the long term. However, subject to recommended amendments, this assessment concludes

that the management practice can reasonably be expected to limit access to the northern side end of the fields, where noise impact will be greatest.

The report has not modelled noise scenarios associated with this amended arrangement. However, the model utilised is sufficiently conservative as it assumes that half of the spectators would be shouting, and that the other half would be talking loudly. With 20 spectators, the report concludes that the noise output would not exceed established criteria.

It is possible that the noise output from 70 spectators would exceed established criteria. However, noting that the field is zoned for the purposes of public recreation, that access (albeit unilluminated) is currently already available to the field in the evening, and the wider benefits to the community of expanded opportunities for evening sports (including training), the acoustic impacts are not deemed unreasonable in this location.

Furthermore, the modelling has been updated to demonstrate noise generated by users and spectators would comply with the night time period noise criteria (being 10:00pm). Modelling also demonstrated that noise levels generated by vehicles exiting the car parking within the night time shoulder period (10:00pm to 11:00pm) would comply with the noise criteria.

Conditions are recommended requiring Council to be responsible for ensuring that users/hirers of the ground are implementing the measures within the Environmental Noise Assessment.

On this basis, it is concluded that the noise impacts are reasonable in this location.

D. Impact on property values

Comment: Property values are not typically considered in the assessment of development applications, particularly as it is very difficult to associate individual elements of a development application with a change in property values. The assessment instead considers other likely impacts of the proposals, which may or may not have a relationship with property values.

11. DEVELOPER CONTRIBUTIONS

The City of Ryde Fixed Rate Levy Development Contributions Plan 2020 applies to non-residential development. Pursuant to Section 2.5 of this plan, the proposed development would be exempt from contributions under the plan, given there is no proposed increase in gross floor area, and that the development is proposed by Council.

12. CONCLUSION

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is suitable for the site and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

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

13. RECOMMENDATION

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, the following is recommended:

- a) THAT the Ryde Local Planning Panel as the Consent Authority grant development consent to Local Development Application LDA No. LDA2022/0212 for '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', on land at 102 Adelaide Street, Meadowbank subject to the attached draft conditions of consent.
- b) THAT the objectors be notified of the decision of the Ryde Local Planning Panel.

ATTACHMENTS

- 1 Draft Conditions of Consent
- 2 Architectural Plans - subject to copyright provisions

Report prepared by:

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Report approved by:

Sohail Faridy
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Sandra Bailey
Executive Manager City Development

ATTACHMENT 1 – RECOMMENDED CONDITIONS OF CONSENT

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. **Approved Plans/Documents** - Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Locality Plan	24 January 2023	PM20/42882, L-000, Revision 2
Survey Plan	3 May 2022	PM20/42882, L-100, Revision 1
Site Plan	24 January 2023	PM20/42882, L-200, Revision 2
Sections	3 May 2022	PM20/42882, L-300, Revision 1
Electrical Services Lighting and Power Layout	10 May 2022	517E1 Issue P2
Traffic and Parking Assessment	28 October 2022	P5626.003R
Environmental Noise Assessment	18 April 2023	S220156RP1 Revision F
Acid Sulfate Soils Management Plan	2 July 2017	n/a
Geotechnical Investigation	16 March 2021	99663.03 Rev. 0
Waste Classification Report	8 October 2021	99663.05
Arboricultural Impact Assessment	19 January 2023	Revision A

Reason: To ensure that the development is in accordance with the determination.

2. All building works are required to be carried out in accordance with the provisions of the National Construction Code.

Reason: Statutory requirement

3. **Design and Construction Standards** - All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

Conditions of Consent for LDA22/212:-

Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.

4. **Service Alterations** - All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (eg Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

Reason: To ensure public services are maintained.

5. **Restoration** - Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP Part 8.5 (Public Civil Works), to the satisfaction of Council.

Reason: To ensure the amenity and state of the public domain is maintained.

6. **Development to be within site boundaries** - The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Any doors/ gates on the boundary must be installed so they do not open onto any footpath.

Reason: To maintain public safety and amenity in public domain areas adjoining the development site.

7. **Traffic Management** - Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

Reason: This condition is to ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken.

8. **Replacement Tree Planting** - To compensate for the removal of canopy trees, a minimum of five (5) *Melaleuca quinquenervia* (Broad-leaved paperbark) are to be planted on site at the completion of the proposed development works. Trees selected for planting are to be installed at a minimum pot size of seventy-five (75) litres. Details of compliance are to be shown on the plans for construction certificate.

Reason: To compensate for proposed tree removal and ensure there is no net loss of canopy tree cover in the long-term.

9. **Tree Planting - Selection & Establishment.** Tree specimens chosen for planting are to align with the requirements for stock selection as stipulated by AS2303-2015 – Tree stock for landscape use. Further, the trees shall be planted in accordance with the specifications as prescribed within Section 6 of the City of Ryde Tree Management Technical Manual and maintained until they reach a height of five (5) metres or have a stem circumference of 450mm at a height of 1.4m above ground level, at which time they shall become protected by Part 9.5 (Tree Preservation) of the City of Ryde

Conditions of Consent for LDA22/212:-

Development Control Plan 2014. If any tree dies before reaching this size, it is to be replaced with a specimen of the same species and pot size and maintained accordingly.

Reason: To ensure the establishment of viable canopy tree planting in the medium-long term.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

10. **Erosion and Sediment Control Plan** - An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by NSW Department – Office of Environment and Heritage and must contain the following information;

- a) Existing and final contours
- b) The location of all earthworks, including roads, areas of cut and fill
- c) Location of all impervious areas
- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas
- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate.

Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

12. **Tree Retention** - The following trees, as referenced within the Arboricultural Impact

Conditions of Consent for LDA22/212:-

Assessment prepared by Birds Tree Consultancy; Revision A dated 19th January 2023 must be retained and protected: Trees 1, 2, 8, 9, 10 & 11.

Reason: To ensure all trees which are not significantly impacted by the proposed works are appropriately retained and protected.

13. **Tree Removal** - The following trees, as referenced within the Arboricultural Impact Assessment prepared by Birds Tree Consultancy; Revision A dated 19th January 2023 are approved for removal: Trees 3, 4, 5, 6 & 7.

Reason: To facilitate the proposed works.

14. **Tree Protection Plan and Specification** - A dedicated and detailed Tree Protection Plan & Specification is to be prepared by an AQF Level 5 Arborist who is registered with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists. This document is to provide details and guidance as to how existing trees to be retained are to be protected during the excavation and construction works. This document is to take into consideration all trees within proximity to the works which may be affected by the proposal. The Tree Protection Plan & Specification is to be submitted to Council for review and approval prior to issuance of Construction Certificate.

Reason: To provide a suitable framework and guidance for tree protection prepared by a qualified professional.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

15. **Sediment and Erosion Control measures** - Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

16. **Construction Traffic and Pedestrian Management Plan** - For all construction works including demolition, a Construction Traffic and Pedestrian Management Plan (CTPMP) shall be prepared by a suitably qualified traffic engineer/consultant. The CTPMP is to be submitted to Council's Transport Department for review and approval, prior to the commencement of any construction work.

There is a fee for the review of the CTPMP in accordance with the Council's Schedule of Fees & Charges, which must be paid to Council, prior to the approval of the CTPMP being granted by Council's Transport Department.

Reason: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CPTMP is

Conditions of Consent for LDA22/212:-

intended to minimise impact of demolition and construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

17. **Project Arborist** - A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site in accordance with AS4970-2009 Protection of trees on development sites. All trees are to be monitored to ensure adequate health throughout the works period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist. Details of the Project Arborist are to be submitted to Council prior to the commencement of the proposed works.

Reason: To ensure a suitably qualified Arborist is appointed and made responsible for the protection of trees.

18. **Tree Protection Fencing** - The Tree Protection Zones of all retained trees must be protected by way of fencing and signage designed and located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

Reason: To provide suitable protection fencing for trees nominated for retention.

19. **Canopy Tying** - Where possible, tree branches overhanging works zones are to be tied back to the main trunk rather than pruned.

Reason: To minimise the extent of canopy pruning necessary to facilitate construction and mitigate impacts to existing trees nominated for retention.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

20. **Erosion and Sediment Control Plan – Implementation** - The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual “Managing Urban Stormwater: Soils and Construction” by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

Reason: To prevent soil erosion and the discharge of sediment over the land.

21. **Soil and Water Management (Stockpiles)** - Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment

Conditions of Consent for LDA22/212:-

controls.

Reason: To ensure that building materials are not washed into stormwater drains.

22. **Asbestos** - Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.

Reason: Statutory requirement.

23. **Asbestos – disposal** - All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

Reason: Statutory requirement.

24. **Compliance with acid sulfate soils management plan** - The requirements of the acid sulfate soil management plan and any related project documentation must be implemented during construction.

Reason: To ensure works do not cause environmental damage.

25. **Implementation of the Construction Traffic and Pedestrian Management Plan** - All construction works including demolition are to be undertaken in accordance with the approved Construction Traffic and Pedestrian Management Plan (CTPMP). All controls in the CTPMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CTPMP be impacted by surrounding major development not encompassed in the approved CTPMP, the CTPMP measures and controls are to be revised accordingly and submitted to Council.

Reason: This condition is to ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.

26. **Hours of work** - All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

27. **Excavation within TPZ – General** - Any excavation or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.

Reason: To ensure all excavation works do not result in damage to existing tree roots.

Conditions of Consent for LDA22/212:-

28. **Tree removal work** - All tree removal work is to be carried out in accordance *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016)* and undertaken by an Arborist with minimum AQF Level 3 qualifications.
29. **Root Pruning** - Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone.

Reason: To reduce the stress and negative impacts caused by any root pruning required for construction.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

30. **Signage and Linemarking (External)** - Any alterations to the public domain that results in a change to the parking and traffic conditions requires a signage and linemarking plan prepared by a suitably qualified traffic engineering consultant to be submitted to Council for endorsement by Ryde Traffic Committee and subsequent approval by Council, prior to the issue of any Occupation Certificate.

Note: The applicant is advised that Ryde Traffic Committee generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

Reason: This condition is to ensure that changes to the traffic and parking conditions within the surrounding public road network as a consequence of the development is appropriately managed to minimise the impact to public safety and amenity.

31. **Signage and Linemarking (External) – Implementation** - The applicant is to install all signage and linemarking, as per the plan approved by Council. These works are to be undertaken prior to the issue of any Occupation Certificate.

Reason: This condition is to ensure that the works outlined in the approved signage and linemarking plan are installed, prior to the development being occupied.

Conditions of Consent for LDA22/212:-

32. **Replacement Tree Planting** - The five (5) required replacement trees, *Melaleuca quinquenervia* (Broad-leaved paperbark) are to be planted on site at the completion of the proposed development works.

Reason: To compensate for proposed tree removal and ensure there is no net loss of canopy tree cover in the long-term.

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

33. **Hours of Operation** - The hours of operation of the lighting poles are limited to:

- 4:00pm to 10:00pm between Monday to Saturday
- 4:00pm to 7:30pm Sunday

Reason: To protect the amenity of the surrounding neighbourhood.

34. **Automatic light switches** - The lights are to be fitted with a timing device (or similar) that cuts power to the lights 15 minutes after the conclusion of the period referred to in condition 33.

Reason: To protect the amenity of the surrounding neighbourhood.

35. **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 through the use of 36 which 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.

36. **Terms and conditions for sports ground use:** City of Ryde Council is responsible for applying terms and conditions for the use of the sportsground. Terms and conditions are to include compliance the *Protection of the Environment Operations Act 1997* and the 'Environmental Noise Assessment' No. S220156RP1, Revision F, dated 19 April 2023.

Reason: To protect residential amenity

37. **Compliance with terms and conditions:** The terms and conditions nominated by City of Ryde Council must be complied with by the hirer/user of the sportsground.

Conditions of Consent for LDA22/212:-

Reason: To protect the residential amenity and demonstrate compliance with the conditions of use.

38. **No live music** - No live music or entertainment shall be provided within the premises.

Reason: To protect the amenity of the surround neighbourhood.

39. **Offensive noise** - The hirer must ensure the use of the sporting field does not give rise of offensive noise as defined under the *Protections of the Environment Operations Act 1997*.

Reason: To protect residential amenity.

40. **No speakers or portable Amplified Sound Equipment Outside** - Speakers and/or portable noise amplification equipment must not be installed, and music must not be played in any of the external/outdoor areas associated with the premises including the public domain.

Reason: To protect residential amenity

41. **Noise from users** - participants to be encouraged to leave the premises quickly and quietly after training and sporting games to mitigate possible nuisance noise.

Reason: To protect the amenity of the surround neighbourhood.

42. **Light Spill** - 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 AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

Reason: Protect amenity of surrounding area.

43. **Light Spill Validation Report** – A validation report must be obtained from a suitably qualified and experienced lighting engineer prior to commencing use of the light poles at the playing fields for sporting activities. The report shall demonstrate and certify that light spill impacts comply with the Australian Standard AS4282-2019 'Control of Obtrusive Effects of Outdoor Lighting'. In the event the report fails to demonstrate and certify that the lights comply with the Australian Standard, a modification to the installation of the lighting is to be made and accompanied by a report from a lighting engineer to Council demonstrating that the modified lighting complies with the Australian Standard. The lighting shall not be used until such time that compliance with the Australian Standard is met.

44. **Council may require acoustical consultant's report** - Council may require the submission of a report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.

Reason: To demonstrate compliance with relevant legislation).

45. **Acoustic/Noise Validation Report** – A validation report must be obtained from a suitably qualified and experienced acoustic engineer prior within three (3) months of the commencement of the use of the light poles at the playing fields for sporting

Conditions of Consent for LDA22/212:-

activities. The report shall demonstrate and certify that the proposal achieves compliance with the noise prediction results contained within the approved Acoustic Report.

DEVELOPMENT APPLICATION

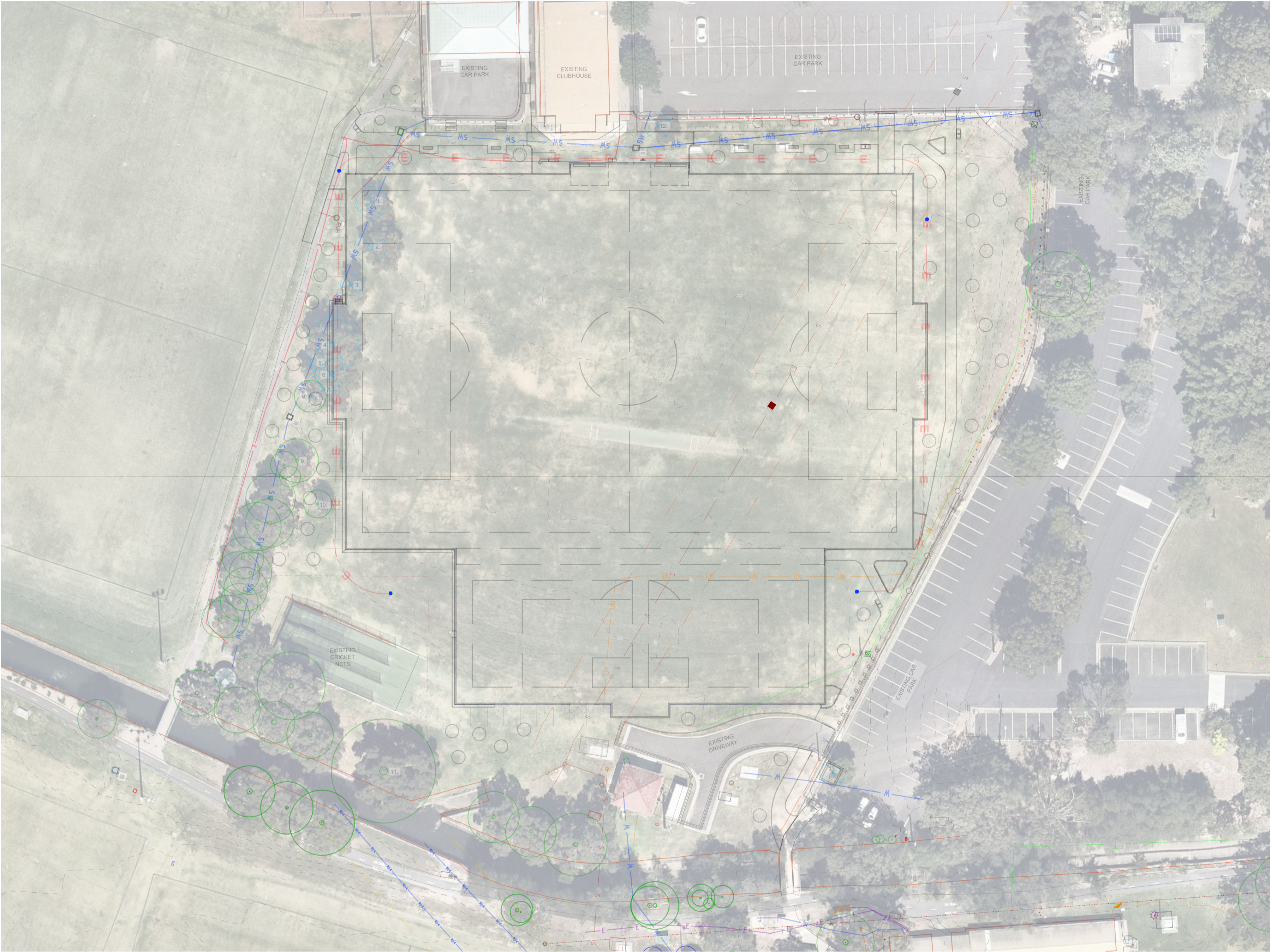
LH WAUD FIELD LIGHTING

MEADOWBANK PARK

DRAWING INDEX

DRAWING #	DRAWING NAME	REV	DATE
LANDSCAPE DOCUMENTATION			
L-000	COVER PAGE	2	24/05/2023
L-100	SITE SURVEY PLAN	1	03/05/2022
L-200	SITE PLAN	2	24/05/2023
L-300	SECTIONS	1	03/05/2022

PROPOSED WORKS:
LIMITED TO INSTALLATION OF x4 FIELD LIGHTS
INCLUDING 25m HIGH POLES AND LED LUMINAIRES.
PLANS ARE TO BE READ IN CONJUNCITON WITH
ELECTRICAL ENGINEERING PLANS



SITE LOCALITY

WARNING:
EXISTING SERVICES HAVE BEEN PLOTTED FROM
RECORDS SUPPLIED BY THE PUBLIC UTILITY
AUTHORITIES. LOCATIONS HAVE BEEN INTERPRETED
FROM THESE RECORDS AND ARE APPROXIMATE ONLY.
EXTREME CAUTION SHOULD BE TAKEN WHEN
EXCAVATING



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Fax: (02) 9952 8070
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Richardson Place, NORTH RYDE NSW 2113
POSTAL ADDRESS
Locked Bag 2069
NORTH RYDE NSW 1670

DESIGNER	
DESIGN MANAGER	
DELIVERY MANAGER	
BUSINESS MANAGER	



SCALE AS SHOWN @ A1	
PLAN	1: 500
INSET PLAN	1: N/A
LONGITUDINAL SECTION	HORIZ 1: N/A
	VERT. 1: N/A
CROSS SECTIONS	1: N/A
CO-ORDS	DATUM
	AHD

LOCATION:		MEADOWBANK NSW	PMCOR NUMBER
			PM20/42882
TITLE:		LH WAUD FIELD LIGHTING COVER PAGE	DRAWING NUMBER
			L-000
			STATUS
		PL	REVISION
			2



- LEGEND**
- AREAS FOR PROPOSED WORK TO BE UNDERTAKEN
 - EXISTING CONTOURS (0.2m INTERVALS)
 - EXISTING TREE
 - KOPPER LOG FENCE
 - UNDERGROUND ELECTRICITY
 - TELSTRA
 - SW --- STORMWATER
 - S --- SEWER
 - W --- WATER
 - UN --- UNKNOWN SERVICE

SERVICES SHOWN ON PLAN ARE INDICATIVE ONLY

WARNING:
EXISTING SERVICES SHOWN ON PLANS ARE APPROXIMATE. A SERVICE CHECK CONDUCTED BY THE CONTRACTOR IS MANDATORY BEFORE ANY CONSTRUCTION WORKS COMMENCE ON-SITE. EXTREME CAUTION SHOULD BE TAKEN WHEN EXCAVATING

NOT FOR CONSTRUCTION

1	DA SUBMISSION	3/05/2022	CB	ER	AS
Rev	Revision Details	Date	Dm	Ver.	App.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

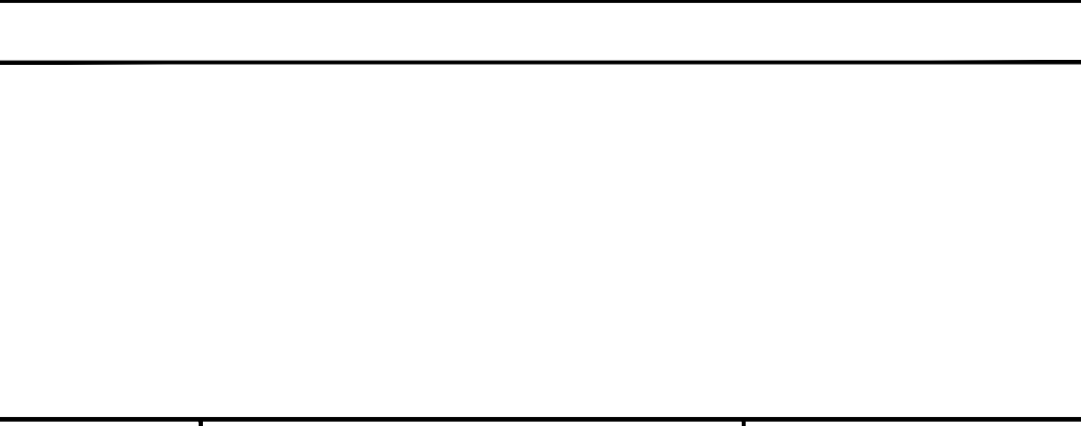
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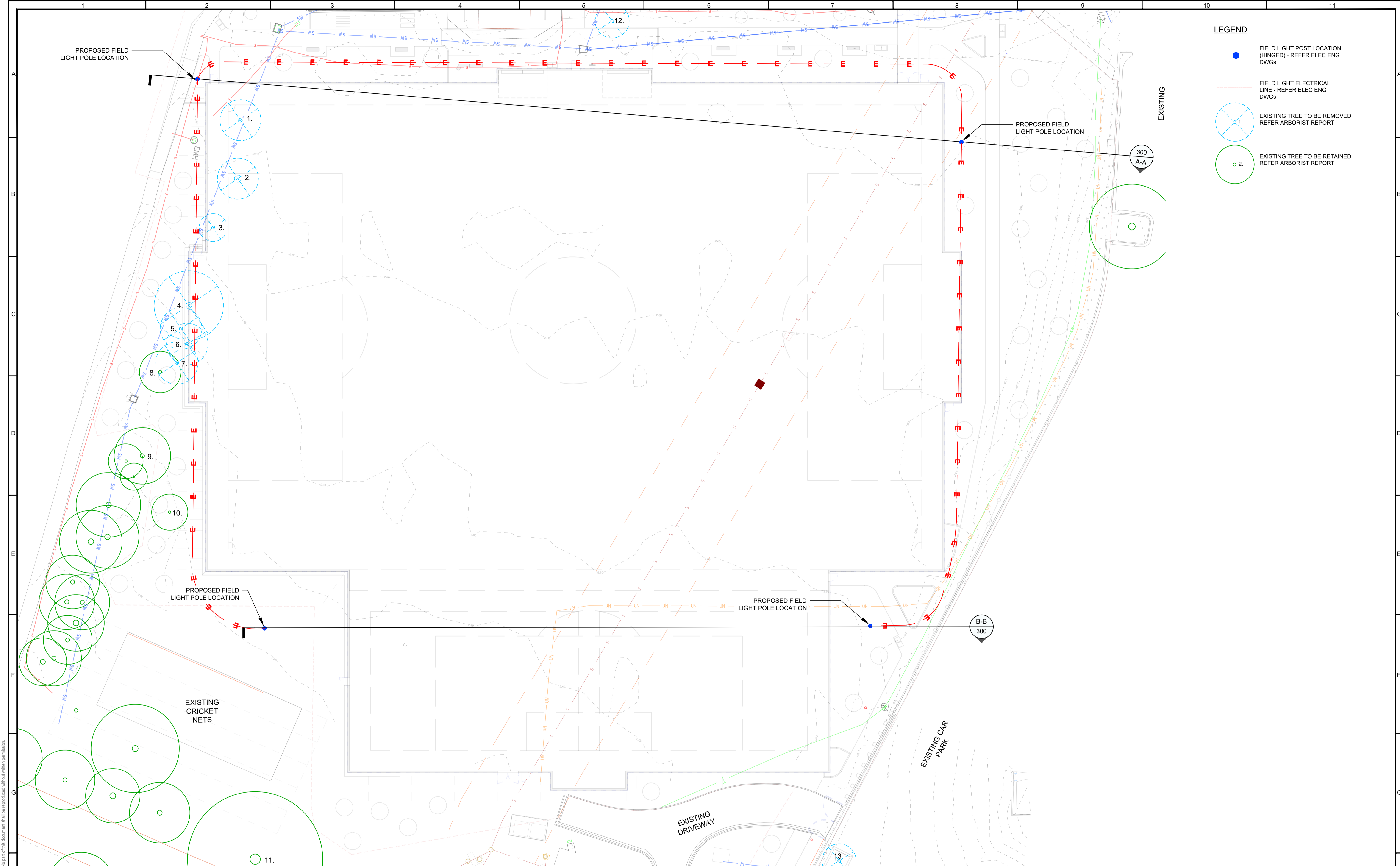
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SCALE AS SHOWN @ A1	
PLAN	1 : ,300
INSET PLAN	1 :
LONGITUDINAL	HORIZ 1 :
SECTION	VERT. 1 :
CROSS SECTIONS	1 :
CO-ORDS	DATUM
	AHD

LOCATION:		MEADOWBANK NSW		PMCOR NUMBER	
TITLE:		LH WAUD FIELD LIGHTING SURVEY PLAN		PM20/42882	
				DRAWING NUMBER	
				L-100	
				STATUS	
				PL	
				REVISION	
				1	

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- LEGEND**
- FIELD LIGHT POST LOCATION (HINGED) - REFER ELEC ENG DWGs
 - FIELD LIGHT ELECTRICAL LINE - REFER ELEC ENG DWGs
 - EXISTING TREE TO BE REMOVED REFER ARBORIST REPORT
 - EXISTING TREE TO BE RETAINED REFER ARBORIST REPORT

2	REVISED SUBMISSION	24/01/2023	CB	ER	
1	DA SUBMISSION	3/05/2022	CB	ER	AS
Rev	Revision Details	Date	Dm	Ver.	App.

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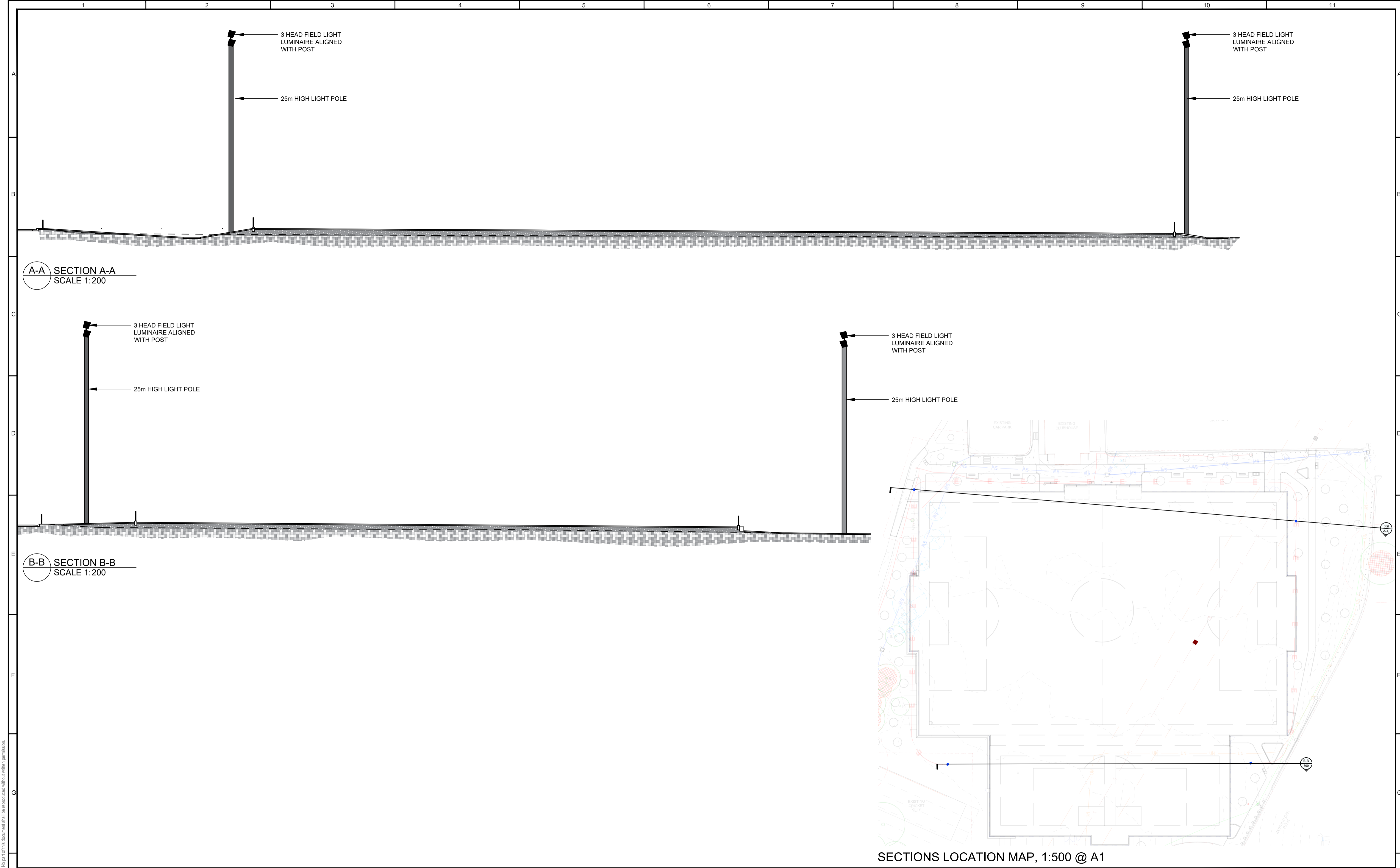
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SCALE AS SHOWN @ A1	
PLAN	1: 300
INSET PLAN	1: 1
LONGITUDINAL	HORIZ 1: 1
SECTION	VERT 1: 1
CROSS SECTIONS	1: 1
CO-ORDS	DATUM
	AHD

LOCATION:		MEADOWBANK NSW		PMCOR NUMBER	
TITLE:		LH WAUD FIELD LIGHTING SITE PLAN		PM20/42882	
				DRAWING NUMBER	
				L-200	
				STATUS	REVISION
				PL	2

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Rev	DA SUBMISSION	3/05/2022	CB	ER	AS
Date	Dm	Ver.	App.		
1	DA SUBMISSION	3/05/2022	CB	ER	AS
Rev	Revision Details	Date	Dm	Ver.	App.



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SCALE AS SHOWN @ A1	
PLAN	1 : ,200
INSET PLAN	1 :
LONGITUDINAL SECTION	HORIZ 1 : VERT. 1 :
CROSS SECTIONS	1 :
CO-ORDS	DATUM
	AHD

LOCATION:		PMCOR NUMBER	
MEADOWBANK NSW		PM20/42882	
TITLE:		DRAWING NUMBER	
LH WAUD FIELD LIGHTING SECTIONS		L-300	
STATUS	REVISION	PL	1