

Date of Determination	10 March 2022
Panel Members	Steve O'Connor (Chair) Jennifer Bautovich (Independent Expert) Michael Leavey (Independent Expert) Rob Senior (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 10 March 2022 opened at 5:00pm and closed at 5:40pm.

Papers circulated electronically on 3 March 2022.

MATTER DETERMINED

LDA2021/0155

29A Boyce Street, Ryde

Proposal: Sports field lighting to Gannan Park including the installation of four (4) 22m high light poles and associated earthworks. The lighting would be used for training and social sports with the proposed hours of operation being:

- Winter (April to August): Monday to Friday - 4pm to 9:30pm
- Summer (September to March): Monday to Friday - 6pm to 9pm.

The following people addressed the meeting:

1. Stuart James (objector)

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, with appropriate conditions of consent, results in no unreasonable adverse impact to adjoining properties and the surrounding environment.
4. The proposal is not contrary to the public interest.

The Panel adopts the recommendation and reasons for approval as outlined in the Assessment Officer's report.

CONDITIONS


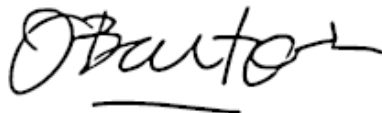


The development application was approved subject to the conditions in the Council assessment report with the following addition to condition 45:

45 Light Spill The light spill at the adjoining residential boundaries to comply with the requirements of AS 4282 - Control of the obtrusive effects of outdoor lighting. Appropriate glare shields are to be fitted to each of the proposed lights to minimise light spill to surrounding residential properties.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from one objector who addressed the panel.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report. No new issues were raised during the public meeting.

PANEL MEMBERS	
Steve O'Connor (Chair)	
Jennifer Bautovich	
Michael Leavey	
Rob Senior	

SCHEDULE 1

1	DA No.	LDA2021/0155
2	Proposal	<p>Sports field lighting to Gannan Park including the installation of four (4) 22m high light poles and associated earthworks. The lighting would be used for training and social sports with the proposed hours of operation being:</p> <ul style="list-style-type: none"> • Winter (April to August): Monday to Friday - 4pm to 9:30pm • Summer (September to March): Monday to Friday - 6pm to 9pm.
3	Street Address	29A Boyce Street, Ryde (Gannan Park)
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> <p><i>and</i></p> <p>Contentious development – (b) in any other case – is the subject of 10 or more unique submissions by way of objection.</p> <p><i>Schedule 1, Part 2 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) 2021 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 • Planning agreements: Nil • City of Ryde Section 7.12 Development Contributions Plan 2020 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000: Biodiversity Conservation Act 2016</i> • Coastal zone management plan: 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: 21 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support - Nil ○ In objection – Stuart James ○ Council assessment officer - Brendon Clendenning (Consultant Planner)

		<ul style="list-style-type: none"> ○ On behalf of the applicant - Simon James
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: 10 March 2022 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Steve O'Connor (Chair), Jennifer Bautovich, Michael Leavey, Rob Senior ○ <u>Council assessment staff</u>: Sandra Bailey, Kimberley Kavwenje, Daniel Pearse, Brendon Clendenning (Consultant Planner) <ul style="list-style-type: none"> ● Papers were circulated electronically on 3 March 2022
9	Council Recommendation	Approval
10	Draft Conditions	Attachment 1 to Council assessment report