

**NSLPP MEETING HELD ON 05/07/2023****Attachments:**

1. Survey Plan
2. Sports Lighting Upgrade Details
3. Acoustic Report
4. Development Consent Notice DA207/13

ADDRESS/WARD: Cammeray Park, Park Avenue, Cammeray

APPLICATION No: DA58/2023

PROPOSAL: Extension of hours of use for existing sportsfield at Cammeray Park to provide additional 30 minutes on Thursdays and Fridays to 9:30pm, and additional hours on Sunday to 6:45pm from 1 April to 31 August annually.

PLANS REF:

Plan No.	Rev No.	Description	Prepared by	Dated
-	-	Plan of Crown Land – Survey Plan	CG	11-02-2009
-	-	Sports Lighting Upgrade Details	Sylvania Lighting Australasia Pty. Ltd.	22 November 2013
-	Revision 02	Acoustic Report	SLR Consulting Australia Pty. Ltd.	14 January 2017

OWNER: North Sydney Council

APPLICANT: North Sydney Council

AUTHOR: Planning Ingenuity, Consultant Town Planners

DATE OF REPORT: 29 June 2023

DATE LODGED: 13 March 2023

ADD INFO: 22 June 2023

RECOMMENDATION: Approval, subject to conditions of consent.

EXECUTIVE SUMMARY

This development application seeks approval for the extension of hours of use for the existing sportsfield at Cammeray Park to provide an additional 30 minutes on Thursdays and Fridays to 9:30pm and additional 105 minutes on Sunday to 6:45pm between 1 April to 31 August annually. The park will operate in conjunction with the consent for DA/207/13 approved by the former North Sydney Independent Planning Panel on 11 December 2013.

The sportsfield to which this application relates, Cammeray Park, is connected with the Cammeray Golf Club, Cammeray Croquet Club, tennis courts, skate park and amenities block. Specifically, the site comprises of one (1) full-sized 100m x 64m synthetic football field (subject of this application), which is used primarily for soccer and rugby, and is serviced by an adjacent amenity block with kiosk, change rooms, accessible toilets, concrete concourse with seating and lighting. No physical or building works are proposed as part of this application.

The application is required to be reported to the North Sydney Local Planning Panel for determination, as directed by the NSW Minister of Planning, as the development is considered to be a conflict of interest as the site is located on Crown land, and North Sydney Council is the nominated applicant for the development.

The owners of surrounding and nearby properties were notified of the proposed development between 31 March and 28 April 2023 in accordance with the North Sydney Community Participation Plan 2019. Notification of the proposal has attracted seven (7) submissions raising particular concerns regarding Noise; Increased traffic; Limited parking; Lighting spill from the field; Safety; Residential amenity.

The development application has been assessed against the North Sydney Local Environmental Plan 2013 (NSLEP 2013), North Sydney Development Control Plan (NSDCP 2013) and the relevant State Environmental Planning Policies (SEPPs).

The proposed extension of hours on Thursday and Friday (30 minutes) matches the hours approved on a trial basis for 12 months under DA/207/13/3. Whilst the additional 105 minutes on a Sunday were not considered as part of DA/207/13/3, this is less than the 180 minute extension (until 8pm) on Saturday that was approved for a 12 month trial under DA/207/13/3.

It is noted that no complaints were received from neighbours during the trial period.

The assessment of the proposed development has considered the concerns raised in the submissions against the relevant planning requirements, suitability of the site and its context and setting.

Following this assessment and having regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act (EP&A Act) 1979, the proposal is considered to be a reasonable and appropriate outcome for the site and is recommended for approval subject to conditions of consent.

DESCRIPTION OF PROPOSAL

The applicant seeks consent for the extension of hours of use for the existing sportsfield at Cammeray Park to provide for an additional 30 minutes on Thursdays and Fridays to 9:30pm, and an additional 105 minutes on Sunday to 6:45pm between 1 April to 31 August annually.

No physical or building works are proposed as part of this application.

Background

Under DA207/13/3, the current approved hours of operation are as follows:

- Monday – Friday: 8am-9pm
- Saturday – Sunday: 8am-5pm

Note: As per DA207/13/3, during the approved hours the field is only used for a maximum of 62 hours each week.

Proposed Operational Hours

- Monday – Wednesday: 8am-9pm (as currently approved)
- Thursday – Friday: 8am-9:30pm (extension of 30 minutes to currently approved)
- Saturday-Sunday: 8am-5pm (as currently approved)
- Sundays: 8am-6:45pm (between 1 April – 31 August annually)

Note: No limitation is proposed on the total number of hours of use.

Operations

- Use of existing floodlighting during the extended hours per the approved arrangement
- Existing arrangements under DA/207/13 will be maintained in respect to access and car parking, waste management and stormwater management.

Floodlighting

- No physical or building works are proposed as part of this application.
- Under the existing approval (D207/13/3) the current approved hours of floodlighting are as follows:

(12) *The flood lighting shall be controlled by timers which shall ensure the lighting is not operational more than 10 minutes before and for no longer than 10 minutes after the hours of use of the football field. The flood lighting shall only be operational in training mode (i.e. 100 LUX) unless used for a match.*

The proposal seeks the extension of use of floodlighting from 9pm on Thursdays and Fridays to 9:30pm (plus or minus 10 minutes), and from 5pm to 6:45pm on Sundays between 1 April and 31 September annually (plus or minus 10 minutes). This condition can be maintained and is not required to be amended or transferred into the conditions of consent for this application.

The development application has been supported by Sports Lighting Upgrade Details in the form of an Obtrusive Light Compliance Report prepared by: Sylvania Lighting Australasia Pty. Ltd. Dated: 22 November 2013, which confirms that the design for Cammeray Park meets all of the requirements stated within AS2560.2.3-2007 Lighting for Football (all codes) – Semi-Professional Competition, and AS4282 “Control of the effects to obtrusive light”.

Construction Certification prepared at the time of installation confirms that the requirements of the 2013 report were satisfied at that time.

The application has also been supported by an Acoustical Assessment prepared by: SLR Consulting Australia Pty. Ltd., dated: 13 January 2017 which undertook an acoustic assessment with a proposed extension of hours as follows:

- Monday – Friday: 7:00am-9:30pm
- Saturday: 8:00am-9:00pm

The report states that the development is in accordance with the documented guidelines applicable to such development. SLR concluded that road traffic generated by the extension of operation hours at the sportsfield is unlikely to cause any increase in noise levels currently experienced due to existing traffic volumes on the road network surrounding the facility. SLR state that noise emissions associated with sport players and spectators are an integral and expected part of the sporting facilities. Furthermore, these facilities are a necessary and important part of any residential community and as such, noise emissions are generally treated with tolerance by those residents located in proximity.

Council has advised that no complaints or issues were raised during a year-long trial of extended hours to 9:30pm on Thursdays and Fridays, and 8:00pm on Saturdays, undertaken in 2017/2018.

It is considered that the potential impacts of an extension of hours to 8:00pm on a Saturday (the subject of the study) has greater potential for adverse amenity impact than an extension to 6:45pm on a Sunday. Noting the findings of the 2017 report, no further assessment is considered necessary.

An addendum letter from SLR Consulting Australia Pty. Ltd confirms that the conclusions of the 2013 report are still valid for the subject application.

The application was referred to Councils Environmental Health Officer who has raised no objections to the proposed development.



**Figure 1: Aerial Image of sportsfield at Cammeray Park with existing floodlights outlined in red
(Source: Nearmap: Image from 19 March 2023)**

STATUTORY CONTROLS

Environmental Planning & Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

North Sydney Local Environmental Plan (NSLEP 2013)

- Zoning: RE1 – Public Recreation
- Clause 5.10 – Heritage Conservation: Yes (local)
- Clause 6.7 – Development in Zone RE1 and RE2: Site is zoned RE1

State Environmental Planning Policies

- SEPP (Transport and Infrastructure) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021

POLICY CONTROLS

- North Sydney Local Infrastructure Contributions Plan 2020
- North Sydney Development Control Plan 2013 (NSDCP 2013)
- Sportsgrounds Plan of Management

DESCRIPTION OF SITE AND LOCALITY

The site is legally identified as Lot 7302, DP 1136001, Cammeray Park, Park Avenue, Cammeray. The site is a corner allotment and is bound by Cammeray Road and Warringah Road to the north, Ernest Street to the south, Park Avenue to the east and the Warringah Freeway to the west (currently undergoing upgrade works).

The sportsfield to which this application relates to is connected with the Cammeray Golf Club, Cammeray Croquet Club, tennis courts, skate park and amenities block. Additionally, the site comprises of one (1) full-sized 100m x 64m synthetic football field, used primarily for soccer and rugby, and is serviced by an adjacent amenity block with kiosk, change rooms, accessible toilets, concrete concourse with seating and lights.

The surrounding area is characterised by recreational facilities, major road infrastructure and residential development of various densities and ages. Existing nearby residential development includes free standing dwellings, attached dual occupancy's, terrace houses and residential flat buildings up to four (4) storeys in height.

There are a number of locally listed Heritage Conservation Areas (HCA) and local heritage items surrounding the site including the 'Oaks Avenue' HCA (CA05) and the 'Cammeray' HCA (CA01). To the west of the site is the Warringah Freeway (M1) which services sixteen (16) lanes of travel.



Figure 2: Existing four (4) floodlight servicing existing sportsfield at Cammeray Park looking east towards Warringah Freeway. Note solar flare shown in photograph does not relate to the installed lighting

RELEVANT HISTORY

Previous applications

Application	Action
DA266/06	Provision of flood lighting to Croquet Club from dusk to 10pm Approved: 31 July 2006
DA595/06	Construction of skate park, including earthworks and landscaping Approved: 26 March 2006
DA207/13	<p>Provision to upgrade existing grass sports field to new synthetic playing surface with ancillary cut and fill, drainage works and fencing, replacement of flood lighting and increase in the hours of use of the facility to maximum 62 hours per week (9pm weeknights, 5pm weekends) on land described as Cammeray Park, Park Avenue, Cammeray</p> <p>This application was subject to the below operative conditions:</p> <p>Hours of Operation</p> <p>11. <i>The football field shall only be used for training or matches between the hours of 8am -9pm Monday to Friday and 8am – 5pm Saturday and Sunday. During those times the field shall only be used for such purposes for a maximum of 62 hours each week.</i></p> <p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p>Hours of Flood Lighting</p> <p>12. <i>The flood lighting shall controlled by timers which shall ensure the lighting is not operational more than 10 minutes before and for no longer than 10 minutes after the hours of use of the football field. The flood lighting shall only be operational in training mode (i.e. 100 LUX) unless being used for a match.</i></p> <p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p>Music/PA</p> <p>13. <i>No public address system is to be provided or used at any time and no music is to be broadcast at any time.</i></p> <p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p>Noise Complaints Log</p> <p>14. <i>A noise complaints log is to be prepared and maintained by the applicant (Council). The log is to record all noise complaints received in relation to the use of the football field and/or the persons using the football field, detailing the nature of the complaint, time of noise incident, response to the noise incident and organisation using the ground at the time of the noise incident. The applicant is to provide surrounding residents with a contact number and person to contact in response to noise related incidents (by way of a letterbox drop).</i></p> <p><i>Council’s booking system is to include a procedure whereby the noise complaints log is reviewed prior to permitting the re-booking of the field for a season and organisations with repeated noise complaints are not to be permitted to rebook the field.</i></p>

	<p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p>Deferred Commencement as per North Sydney Independent Planning Panel (NSIPP): 11 December 2013</p> <p>The application was determined as a Deferred Commencement until such time that additional contamination and drainage issues were resolved, and evidence provided to Council for consideration.</p> <p>Operative Consent: 16 October 2014</p> <p>Submission of additional information have satisfied the deferred commencement conditions and Development Application was determined as operative on 16 October 2014:</p>
<p>D207/13/2</p>	<p>Modification to D207/13 to modify conditions in relation to lighting standards, commencement of work notice, placement of building materials, and noise complaint log.</p> <p>Approved: 27 May 2014</p>
<p>D207/13/3</p>	<p>Modification to D207/13 to include the following changes to conditions and addition of new conditions:</p> <p>1. That condition I1 be deleted and replaced with the following</p> <p>Hours of Operation</p> <p>11. <i>The football field shall only be used for training or matches between the following hours</i></p> <p><i>Approved Hours of use</i></p> <ul style="list-style-type: none"> • <i>Mondays to Fridays 8am -9pm</i> • <i>Saturdays 8am – 5pm and</i> • <i>Sunday 8am – 5pm.</i> <p><i>During the approved hours, the field shall only be used for such purposes for a maximum of 62 hours each week.</i></p> <p>Extended Hours of Use – 12 Month Trial period</p> <p><i>For a trial period of 12 months commencing with the approval of this modification, the football field is permitted to be used for training or matches between the following hours:</i></p> <ul style="list-style-type: none"> • <i>Mondays to Wednesdays 7am – 9pm</i> • <i>Thursdays & Fridays 7am – 9.30pm</i> • <i>Saturdays 8am – 8pm and</i> • <i>Sundays 8am – 5pm</i> <p><i>During the extended hours, the field shall only be used for such purposes for a maximum of 62 hours each week.</i></p> <p><i>At the conclusion of the trial period the permitted hours revert to those identified in the paragraph above. The applicant is advised that a further</i></p>

	<p><i>application for continuation of the extended hours of use may be sought subject to a further application made under the provisions of S.96. Nothing in this condition permits the continuation of the extended hours beyond the conclusion of the trial period.</i></p> <p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p>2. An additional condition of consent, as follows, be included</p> <p>Bookings</p> <p>15. <i>Council shall advise all persons/organisations booking the field (at the time of booking) that the consumption of alcohol on the grounds is prohibited.</i></p> <p><i>(Reason: To ensure that amenity of the surrounding locality is maintained)</i></p> <p><i>The conditions attached to the original consent for Development Application No. 207/13 by endorsed date of 11 December 2013 still apply.</i></p> <p>Approved: 9 June 2017</p>
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Current Application: DA58/2023

Date	Action
<i>13 March 2023</i>	DA58/23 was lodged with Council.
<i>22 March 2023</i>	Application referred to Environmental Health Officer for comment. No objections have been received.
<i>31 March 2023</i>	Application was notified to affected properties. Seven (7) submissions have been received during the notification period.
<i>28 April 2023</i>	Site inspections were conducted by Consultant Planner.
<i>22 June 2023</i>	<i>Addendum acoustic report received.</i>

INTERNAL REFERRALS

HEALTH/ENVIRONMENT

The application included the submission of an Acoustical Assessment. The application was referred to Councils Environmental Health Officer who has raised no objections to the proposal.

EXTERNAL REFERRALS

The proposed development does not require any external referrals.

Planning comment: The above comments have been considered and are concurred with. The proposed development is considered to be minor in nature and the proposal is considered to be a reasonable and appropriate outcome for the site, allowing for the continued use of Cammeray Park.

SUBMISSIONS

The owners of surrounding and nearby properties were notified of the proposed development between 31 March and 28 April 2023 in accordance with the North Sydney Community Participation Plan 2019.

The notification area map is included in the Location Map as Figure 1 (above). A total of seven (7) submissions were received objecting to the development. The objections were from residents of Ernest Street, Oaks Avenue, Sutherland Street and Parks Avenue.

The issues raised in the submissions are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

Basis of Submissions

- *Increased noise and nuisance*
- *Development to create Increased traffic*
- *Development to create limited parking around park affecting residents and visitors*
- *Lighting spill from the field*
- *Safety concerns*
- *Adverse impact on residential amenity*

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), are assessed under the following headings:

Environmental Planning and Assessment Act 1979 (as amended) Environmental Planning and Assessment Regulation 2021

In accordance with Section 25 of the Regulation, the proposed development does not require any concurrences, nor does it require any approvals under s4.46(1) of the EP&A Act.

SEPP (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

The development application is for an extension of hours of use and does not propose any physical works. The proposal does not include the removal of any vegetation or trees and is therefore not considered to create adverse impacts to existing trees and vegetation on site.

Chapter 6 – Water Catchments

The subject site is within the Sydney Harbour Catchment but not mapped within the Foreshores and Waterways area. The proposed development does not involve any physical works and will not create any new or additional detrimental impacts to the Harbour and satisfies the general controls of Clause s 6.6-6.10 of the SEPP.

SEPP (Resilience and Hazards) 2021

The provisions of this SEPP require consideration regarding the likelihood that the site has previously been contaminated and to address the methods necessary to remediate the site. The subject site has been and is currently used for public recreation purposes and is unlikely to contain any contamination. Conditions of consent in DA 207/13 required soil sampling and consideration of the requirements of, the now repealed, SEPP 55 – Remediation of Land. The subject application has been referred to Councils Environmental Health Department who have raised no objections to the proposal.

SEPP (Transport & Infrastructure) 2021

As per Section 2.119 of this SEPP, the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) Where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of –*
 - i. the design of the vehicular access to the land, or*
 - ii. the emission of smoke or dust from the development, or*
 - iii. the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

Ernest Street is identified as a classified road. As discussed above, the proposed 30 minute extension on Thursday and Friday nights (until 9:30pm) and 105 minute extension on Sunday (until 6:45pm) are not expected to create any significant additional traffic volumes or parking impacts. It is unlikely that specific additional trips will be made by users of Cammeray Park for the additional 30 minutes on Thursday and Friday and any additional site specific trips during the additional 105 minutes on Sunday would likely replace those leaving the site, balancing out the availability of on-street parking and traffic concerns. That is, the traffic generated will not be significantly different, if at all, from the current usage and is considered appropriate in this instance.

The proposal is considered to be consistent with the objectives of Section 2.119 in that proposal is not considered to create adverse traffic impacts to the existing road network or compromise the effective and ongoing operation and function of Ernest Street.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The site is zoned RE1 – Public Recreation under the provisions of NSLEP 2013. The proposed development can be defined as ancillary development to a “recreation area”, which is a permissible form of development in the RE1 zone.

A “recreation area” means a place used for outdoor recreation that is normally open to the public, and includes –

- (a) a children’s playground, or*
- (b) an area used for community sporting activities, or*
- (c) a public park, reserve or garden or the like,*

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

2. Objectives of the zone

The objectives of the RE1 – Public Recreation zone are stated below:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To ensure sufficient public recreation areas are available for the benefit and use of residents of, and visitors to, North Sydney.*

The proposal is considered to allow for the continued use of the site for public open space and recreational purposes, ensuring the ongoing use of the existing range of recreational settings and activities. The proposal will extend the hours of use of the synthetic playing fields which a range of recreational activities can be undertaken. The proposal does not involve any physical works and is therefore not considered to create any additional detrimental impacts to the existing natural environment. The proposed increase in hours is considered to facilitate the ongoing use of Cammeray Park for the benefit and use of residents of, and visitors to, North Sydney.

The proposal is consistent with the relevant objectives of the zone.

5.10 Heritage Conservation

The subject site is listed as a Heritage Item (I0024) known as ‘Cammeray Park (including golf course)’ under Schedule 5 of NSLEP 2013.

The objectives of this clause are as follows:

- *To conserve the environmental heritage of North Sydney.*
- *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*
- *To conserve archaeological sites.*
- *To conserve Aboriginal objects and Aboriginal places of heritage significance.*

Having regard to the minor nature of the development, which proposes no physical building or earthworks, the proposed development is considered to be minor in nature and reflective of the heritage objectives described above. The proposal is not considered to create detrimental heritage impacts.

The subject application was not required to be referred to Council’s Heritage Officer given the fact there are no physical works and no additional heritage impacts.

6.7 Development in Zone RE1 or Zone RE2

This clause applies to land in the RE1 – Public Recreation zone.

Development consent must not be granted for development on land to which this clause applies unless the consent authority has considered the following:

- the need for the proposed development on the land;
- whether the proposed development is likely to have a detrimental impact on the existing or likely future use of the land;
- whether the height and bulk of any proposed building or structure has regard to the existing vegetation and topography;
- whether the proposed development will adversely impact on bushland and remnant bushland;
- whether the proposed development will adversely impact on stormwater flow; and
- in the case of land in Zone RE1 Public Recreation, whether the proposed development will significantly diminish public access to, and use of, that public recreation area.

Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:

- the proposed development is consistent with the objectives of the zone of any adjacent land, and
- the proposed development is not likely to result in any adverse impacts on development that is permissible on any adjacent land, and
- the proposed development is consistent with the most restrictive development standards applying to any adjacent land in the following zones in relation to the height of buildings, floor space ratios and setbacks—
 - (i) Zone R2 Low Density Residential,
 - (ii) Zone R3 Medium Density Residential,
 - (iii) Zone R4 High Density Residential,
 - (iv) Zone E1 Local Centre,
 - (v) Zone E2 Commercial Centre,
 - (vi) Zone E3 Productivity Support,
 - (vii) Zone MU1 Mixed Use,
 - (viii) Zone C4 Environmental Living,
 - (ix) Zone W4 Working Waterfront.

The proposed development does not include any physical building works that will adversely affect the existing vegetation and topography. The proposal is considered to benefit the ongoing operations of Cammeray Park and provide for greater opportunity for the continued use of the recreational space. The proposal is not considered to create detrimental impacts on the existing use of the land or diminish public access to, and use of, the public recreation area.

Therefore, the proposed development satisfies the requirements of Clause 6.7(2) and (3) of NSLEP 2013.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The proposal has been assessment under the relevant provisions of NSDCP 2013:

DEVELOPMENT CONTROL PLAN 2013		
<i>Provision</i>	<i>Compliance</i>	<i>Comments</i>
Part C – Section 4 – Cammeray Planning Area	Yes	This part of the DCP identifies the existing character and the desired future outcomes for development in the Cammeray Planning Area. The function section of

		<p>the planning area is stated as “large areas of open space used by local and the wider regional population for recreation”.</p> <p>The proposed development is considered to be reflective of the desired function for the Cammeray Planning Area. The proposal does not involve any physical works, however will increase the utilisation of existing open space and recreational infrastructure without adversely impacting on the amenity of surrounding properties.</p> <p>The subject site is also within the Cammeray Neighbourhood under Part 4.2 of NSDCP. Cammeray Park is identified as an “Identity / Icons” of the centre which will not be altered. The proposal does not involve any physical works and will not alter compliance with the relevant desired future character and requirements of the precinct.</p>
<p>13.12 Heritage in the Public Domain</p> <p><i>Provisions</i></p> <p><i>P1 Proposed developments must give due consideration to the retention and enhancement of heritage items in the public domain.</i></p> <p><i>P2 The following built form elements should be retained: (a) Sewer vents; (b) Street cobbles, stone kerbs and guttering; (c) Depression era rusticated fencing and signage.</i></p>	<p>Yes</p>	<p>The objective of this part of the DCP is to ensure that development does not adversely impact upon the significance of heritage items and places in the public domain.</p> <p>The proposed development does not involve any physical works and is unlikely to impact on the heritage value of the site. As discussed in Clause 5.10 of NSLEP 2013, the proposal was not referred to Council’s Heritage Officer for consideration given there are no physical works or determinantal impacts on the heritage significance of the site or locality. The proposed development is considered to satisfy the relevant objectives and requirements of Part 13.14 of NSDCP.</p>

NORTH SYDNEY COUNCIL – SPORTSGROUNDS PLAN OF MANAGEMENT

The Sportsgrounds Plan of Management is relevant to all sportsgrounds in the North Sydney area. The primary role of sportsgrounds is to accommodate organised sports participants for competition, training and other structured forms of recreation. Use of sportsgrounds by sporting clubs, schools, commercial operators and others for the purpose of organised sport is carefully regulated by Council as increasing participation levels in sport, new sports gaining popularity, older players returning to sport and a growing community awareness of the benefits of a healthy lifestyle are all placing increasing demands on North Sydney’s sportsgrounds.

Council’s Recreation Needs Study 2015 recognised that there is a broad spectrum of sporting interests in North Sydney and that the number of sportsfields is not adequate to cater for existing needs and a shortage of playing fields is prevalent. Good management of Council’s sportsgrounds is important to ensure that grounds are well-maintained, that they cater for an appropriate range of activities, that conflicts over sportsground availability are kept to a minimum, that non-sporting users still have some access to them, and that any future development is compatible with the character, operation and function of the sportsgrounds.

Changing use patterns and trends in sport and in sports participation all affect use of sportsgrounds and the need for certain types of sporting facilities. Council needs to continue to be aware of and to

respond to the changing recreational needs of the community. Council's Recreation Needs Study 2015 has identified five (5) goals to guide provision of new facilities and services:

- Increased participation in physical and social opportunities
- Enhanced use of existing resources, whilst minimising overuse
- A diversity of recreation opportunities for the widest range of the population, now and in future
- Maintenance of the green nature and character of the North Sydney LGA
- Co-operative, effective and sustainable service delivery

Key recommendations of the Recreation Needs Study 2015 are detailed in the below strategies:

- Strategy 1: Progressively upgrade the quality and carrying capacity of sports facilities and supporting infrastructure (grounds, amenities, lighting, car parking etc.) to meet current standards.
- Strategy 2: Seek to provide access to additional sports facilities in North Sydney, including those targeting workers and students.
- Strategy 3: Provide resources to assist with club and sports development and information provision, to ensure facilities are programmed and clubs remain viable.
- Strategy 4: Consider utilising non-open space assets to provide additional sports facilities and divert use from playing fields.
- Strategy 5: Maintain a good diversity of sports activities in North Sydney, as well as different ways these can be played.

The proposed 30 minute extension on Thursday and Friday nights (until 9:30pm) and 105 minute extension on Sunday (until 6:45pm) is considered to be reflective of the key goals and provisions of facilities and services in that the extended hours of use will facilitate increased participation and reflect the strategies to ensure that there is progressive upgrade to the carrying capacity of sports facilities and supporting infrastructures. The proposed extension of hours is considered to be in accordance with the applicable requirements and provisions of North Sydney Council's Sportsground Plan of Management.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The subject application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is not subject to payment of contributions towards the provision of local infrastructure.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL

CONSIDERED

- | | | |
|----|---|-----|
| 1. | Statutory Controls | Yes |
| 2. | Policy Control | Yes |
| 3. | Design in relation to existing building and natural environment | Yes |

4.	Landscaping/Open Space Provision	Yes
5.	Traffic generation and Carparking provision	Yes
6.	Loading and Servicing facilities	Yes
7.	Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8.	Site Management Issues	Yes
9.	All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

SUBMITTERS CONCERNS

The owners of surrounding and nearby properties were notified of the proposed development between 31 March to 28 April 2023 in accordance with the North Sydney Community Participation Plan 2019.

A total of seven (7) submissions were received objecting to the development. The issues raised in the submissions are addressed below:

Issue 1: Increased noise from sportsfield

Response: All sportsgrounds in North Sydney are at least partially bound by residential neighbourhoods. The proximity of residential development to a sports field can be seen as both a constraint and benefit, with the decision to reside in proximity of a sports field left in the responsibility of the occupant. Importantly, the benefit of living next to a sports field must be considered concomitantly with the burden of impacts such as noise and traffic.

The proposed development does not introduce a new or changed acoustic impact but simply provides for an increase in the hours of use. The additional 35-105 minutes on Thursday, Friday and Sunday are not anticipated to have any adverse impact on noise for surrounding properties that are worthy of further conditions of consent. Indeed, the additional hours are no greater than those approved for a 12-month trial period as part of DA 207/13/3. Importantly, there is no records of any complaints regarding noise generation for the additional hours during this 12-month trial period.

The proposed development has been supported by an Acoustical Assessment, which concludes that noise emissions associated with sport players and spectators are an integral part of sporting facilities. These facilities are a necessary and important part of any residential community and as such, noise emissions are generally treated with tolerance by those residents located in proximity. This matter has been reviewed by Council's Environmental Health Officer who has raised no objections to the proposed development.

Therefore, the proposed development is considered to be acceptable in terms of acoustic impacts.

Issue 2: Increased traffic congestion and limited parking on adjacent residential streets

Response: The proposal will result in an extension of hours of use for the existing sports field, proposing an extra 30 minutes on Thursdays and Fridays, and 105 minutes on Sunday up until 6:45pm (between 1 April and 31 August annually).

It is unlikely that specific additional trips will be made by users of Cammeray Park for the additional 30 minutes on Thursday and Friday and any additional site specific trips during the additional 105 minutes on Sunday would likely replace those leaving the site, balancing out the availability of on-street parking and traffic concerns. That is, the traffic generated will not be significantly different, if at all, from the current usage and is considered appropriate in this instance.

Additionally, during the year long trial in 2017/2018, it was demonstrated that the site was capable of accommodating extended hours until 9:30pm on Thursday and Friday, and until 8pm on Saturdays. Importantly, there is no records of any complaints regarding parking and traffic for the additional hours during this 12-month trial period approved under DA 207/13/3.

Issue 4: Light spillage from the sportsfield

Response: The development application has been supported by sports lighting upgrade details which confirm that the design for Cammeray Park have been designed in accordance with the relevant Australian Standards for lighting for football, semi-professional competition and effects to obtrusive light.

No physical or building works are proposed as part of this application. There are no complaints or known issues of light spillage from Cammeray Park during the approved hours of operation under DA 207/13 and it must follow that the additional 30-105 minutes of use will also not create any issues of light spillage.

Issue 5: Safety and residential amenity

Response: The effect of extending the hours of use is considered increase activation of the site and improve passive surveillance. The use of lighting for additional 30-105 minutes will provide less opportunities for concealment and enhance safety in the park during those times.

The existing site facilities and operation of Cammeray Park are considered to be a necessary and an important part of any residential community. The proposed extension of hours are considered minor in nature and not significantly alter the existing situation in terms of residential amenity or create increased safety concerns.

PUBLIC INTEREST

The proposal is considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The subject site is located in an RE1 – Public Recreation zone and ancillary development to “recreation areas” are a permissible form of development. The site already provides an approved use for recreation, including organised sport, and the proposal simply seeks an extension of hours by 30-105 minutes on Thursday, Friday and Sunday. Consequently, the proposal is also considered to be suitable for the site having regard to the merits of the proposal as described in the above report.

CONCLUSION

The proposal was considered under the relevant Environmental Planning Instruments and policies including NSLEP 2013 and NSDCP 2013 and generally found to be satisfactory.

The application proposes the extension of hours of use for the existing sportsfield at Cammeray Park, which is an ancillary development to a “recreation area”, being a permissible form of development in the RE1 – Public Recreation zone.

The subject site is identified as a Heritage Item (I0024) known as ‘Cammeray Park (including golf course)’ under Schedule 5 of NSLEP 2013. No physical works are proposed as part of this application. The proposed development does not include any physical works and will therefore not create any new or changed impact on the significance of the heritage items and satisfies the provisions of Clause 5.10 of NSLEP 2013 and Part 13 of NSDCP 2013.

Having regard for the context of the site and the applicable environmental planning controls, the proposed development is considered to deliver an appropriately balanced and responsive planning outcome which enables the ongoing use of Cammeray Park.

The assessment of the proposed development has considered the concerns raised in the submissions against the relevant planning requirements, suitability of the site and its context and setting. Following this assessment and having regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act (EP&A Act) 1979, the proposal is considered to be a reasonable and appropriate outcome for the site and is recommended for approval subject to conditions of consent.

Council received seven (7) objections that raised concerns about noise, traffic, parking, safety and residential amenity. These issues have been discussed in this report and adequately addressed. Having regard to the merits of the proposal, the application is recommended for approval subject to appropriate conditions of consent.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The owners of surrounding and nearby properties were notified of the proposed development between 31 March to 28 April 2023 in accordance with the North Sydney Community Participation Plan 2019. Seven (7) submissions have been received which have been addressed in this report.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel, as the consent authority under delegation from the General Manager, grant consent to Development Application 58/2023 for the extension of hours of use for existing sportsfield to provide additional 30 minutes on Thursdays and Fridays to 9:30pm, and additional 105 minutes on Sunday to 6:45pm between 1 April to 31 August annually, at Cammeray Park, Park Avenue, Cammeray, subject to the attached conditions of consent.

Endorsed by

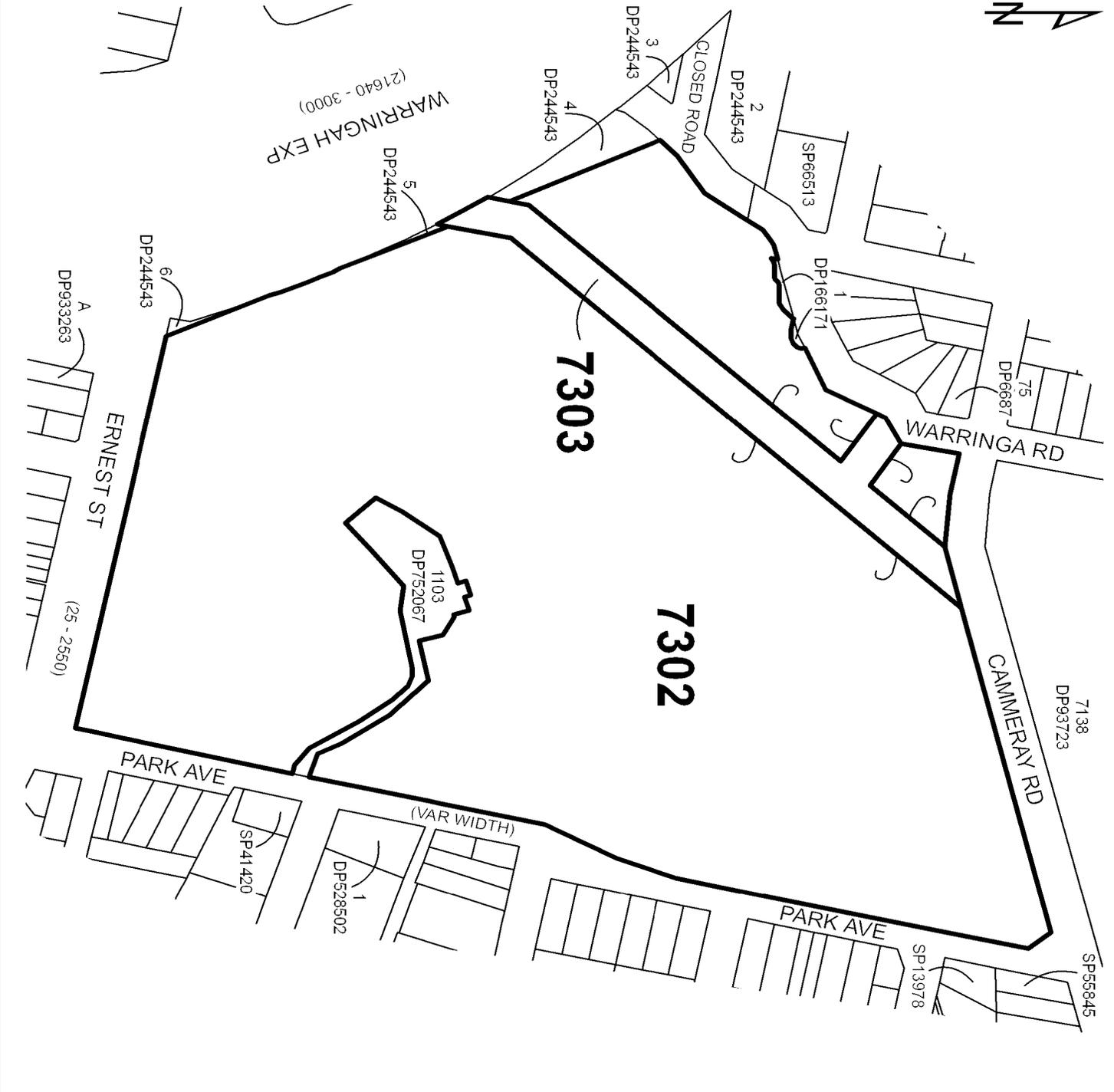
STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES



North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.



DP 1136001

e-departmental

Registered :  11-02-2009

Title System : CROWN LAND

Purpose : CROWN LAND CONVERSION

Reference Map: U1852-441 U1852-443

Last Plan: 10.2063

DP752067_UP105626_7302 CA1139423
 PLAN OF CROWN LAND BEING
 RESERVE

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheets

LGA: NORTH SYDNEY
 LOCALITY: CAMMERAY
 PARISH: WILLOUGHBY
 COUNTY: CUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND ABOVE AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL
 THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF S.7A CONVEYANCING ACT 1919

Drawn By: CG
 Signed Off: INT
 Office: NX



**Suite 1C, 69 Waterloo Road
North Ryde, NSW. 2113
Ph: (02) 8873 0000
Fax: (02) 8873 0001
www.sla.net.au**

22nd November 2013

RE: Cammeray Park, Sports Lighting Upgrade

Dear Andrew & Stacey.

In relation to our meeting at North Sydney Council on Thursday 21st November. I can confirm that the design completed for "Cammeray Park" meets all of the requirements stated within AS2560.2.3-2007 Lighting for Football (all codes) – Semi-Professional Competition, and AS4282 "Control of the effects to obtrusive light".

Please find listed below the criteria that needs to be met for compliance with the relative standards, along with the results that have been achieved within the calculation.

- **AS4282 Spill lighting – Maximum of 10 Lux (initial), 7 Lux maintained.
Results achieved = 4.2 Lux (maintained), 6 Lux (initial).**
- **AS4282 Luminous intensity – Level 1 or Level 2 control for a "large area"
Results achieved = Level 1 control large area.**
- **AS4282 Threshold increment on all surrounding roadways, "Light Surrounds".
Results achieved = 20% adaptation "Light Surrounds" compliance.**
- **AS2560.2.3-2007 Semi-Professional Competition - Lighting design completed to 200 Lux (horizontal)
Results achieved = 213.65 Lux (average).**
- **AS2560.2.3 Semi-Professional Competition - Uniformity levels required 0.6 (min/Avg) 0.4 (Min/Max)
Results achieved = 0.68 (min/Avg) 0.46 (Min/Max).**
- **AS2560.2.3 Football for all codes - Glare rating. Maximum of 50.
Results achieved = 40.5**

Please review the information provided and if you have any further questions please don't hesitate to call.

Regards

Sam Amos | Specifications Sales Consultant
M: 0437 696 211

Obtrusive Light - Compliance Report

AS 4282-1997, Pre-Curfew, Residential - Light Surrounds

Filename: Cammeray Park - R1 - 200 Lux

20/11/2013 2:55:34 PM

Luminous Intensity (Cd) Per Luminaire

Maximum Allowable Value: 7500 Cd

Control Angle: 83 Degrees

Luminaire Locations Tested (20)

Test Results: **PASS**

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (14):

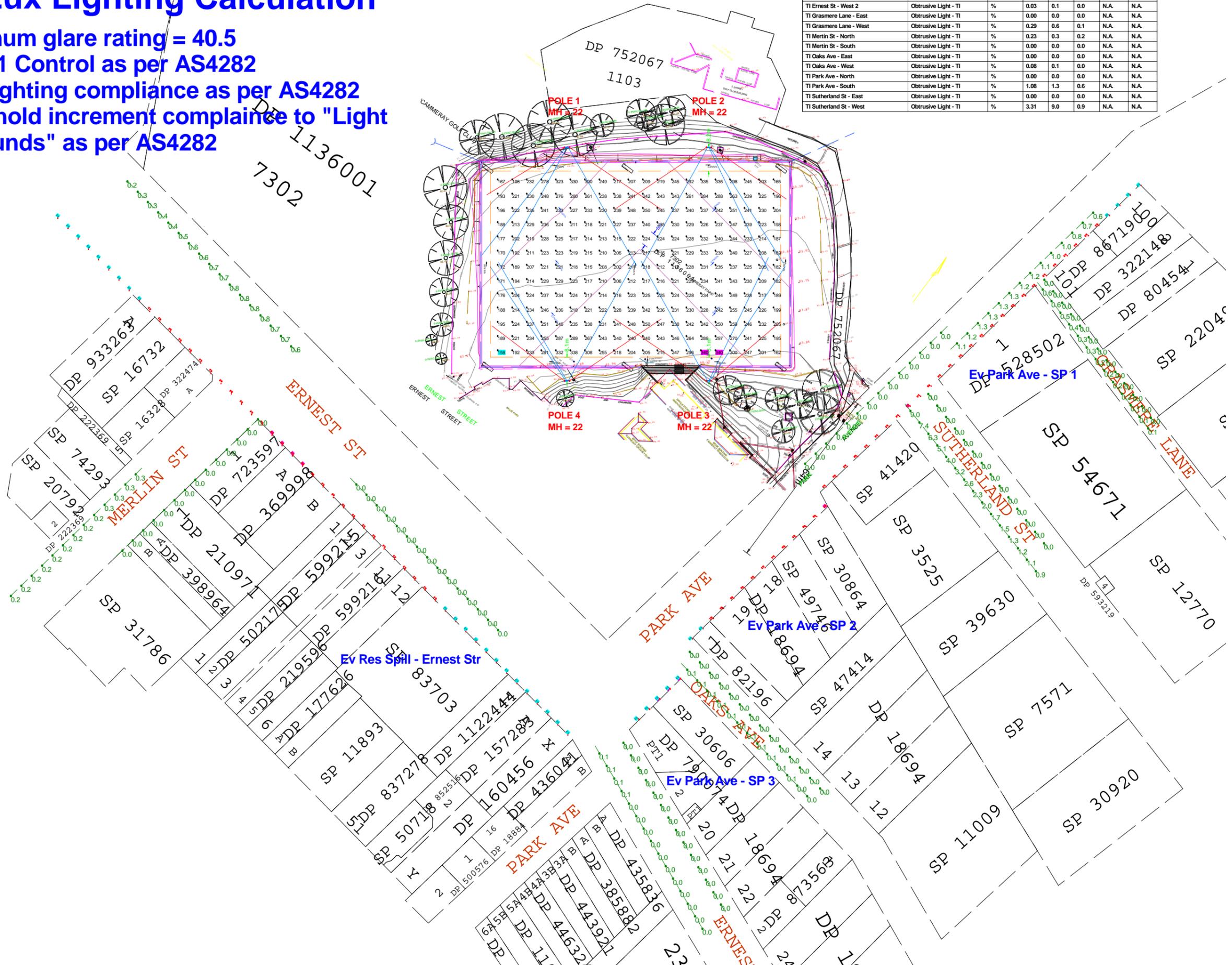
<u>Calculation Label</u>	<u>Adaptation Luminance</u>	<u>Test Results</u>
TI Mertin St - North	1	PASS
TI Mertin St - South	1	PASS
TI Ernest St - East 1	1	PASS
TI Ernest St - West 1	1	PASS
TI Ernest St - East 2	1	PASS
TI Ernest St - West 2	1	PASS
TI Park Ave - South	1	PASS
TI Park Ave - North	1	PASS
TI Sutherland St - West	1	PASS
TI Sutherland St - East	1	PASS
TI Grasmere Lane - West	1	PASS
TI Grasmere Lane - East	1	PASS
TI Oaks Ave - West	1	PASS
TI Oaks Ave - East	1	PASS

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Power	Notes
	12	A3 Maxi N	SINGLE	225000	A3 Maxi 2000W T10 Narrow Beam Imax=0 deg, Asymmetric floodlight
	8	A3 Maxi W	SINGLE	225000	A3 Maxi 2000W T10 Wide Beam Imax=0 deg, Asymmetric floodlight

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Min/Avg
Ev Soccer Field	Illuminance	Lux	231.65	340	158	0.68
Ev Res Spill - Ernest Str	Illuminance	Lux	N.A.	0.8	0.0	N.A.
Ev Res Spill 1 - Park Ave	Illuminance	Lux	N.A.	4.2	0.0	N.A.
Ev Res Spill 2 - Park Ave	Illuminance	Lux	N.A.	1.4	0.0	N.A.
Ev Res Spill 3 - Park Ave	Illuminance	Lux	N.A.	0.2	0.0	N.A.
TI Ernest St - East 1	Obtrusive Light - TI	%	0.58	0.8	0.2	N.A.
TI Ernest St - East 2	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Ernest St - West 1	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Ernest St - West 2	Obtrusive Light - TI	%	0.03	0.1	0.0	N.A.
TI Grasmere Lane - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Grasmere Lane - West	Obtrusive Light - TI	%	0.29	0.6	0.1	N.A.
TI Merton St - North	Obtrusive Light - TI	%	0.23	0.3	0.2	N.A.
TI Merton St - South	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Oaks Ave - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Oaks Ave - West	Obtrusive Light - TI	%	0.08	0.1	0.0	N.A.
TI Park Ave - North	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Park Ave - South	Obtrusive Light - TI	%	1.08	1.3	0.6	N.A.
TI Sutherland St - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Sutherland St - West	Obtrusive Light - TI	%	3.31	9.0	0.9	N.A.

200 Lux Lighting Calculation

- Maximum glare rating = 40.5
- Level 1 Control as per AS4282
- Spill lighting compliance as per AS4282
- Threshold increment compliance to "Light Surrounds" as per AS4282

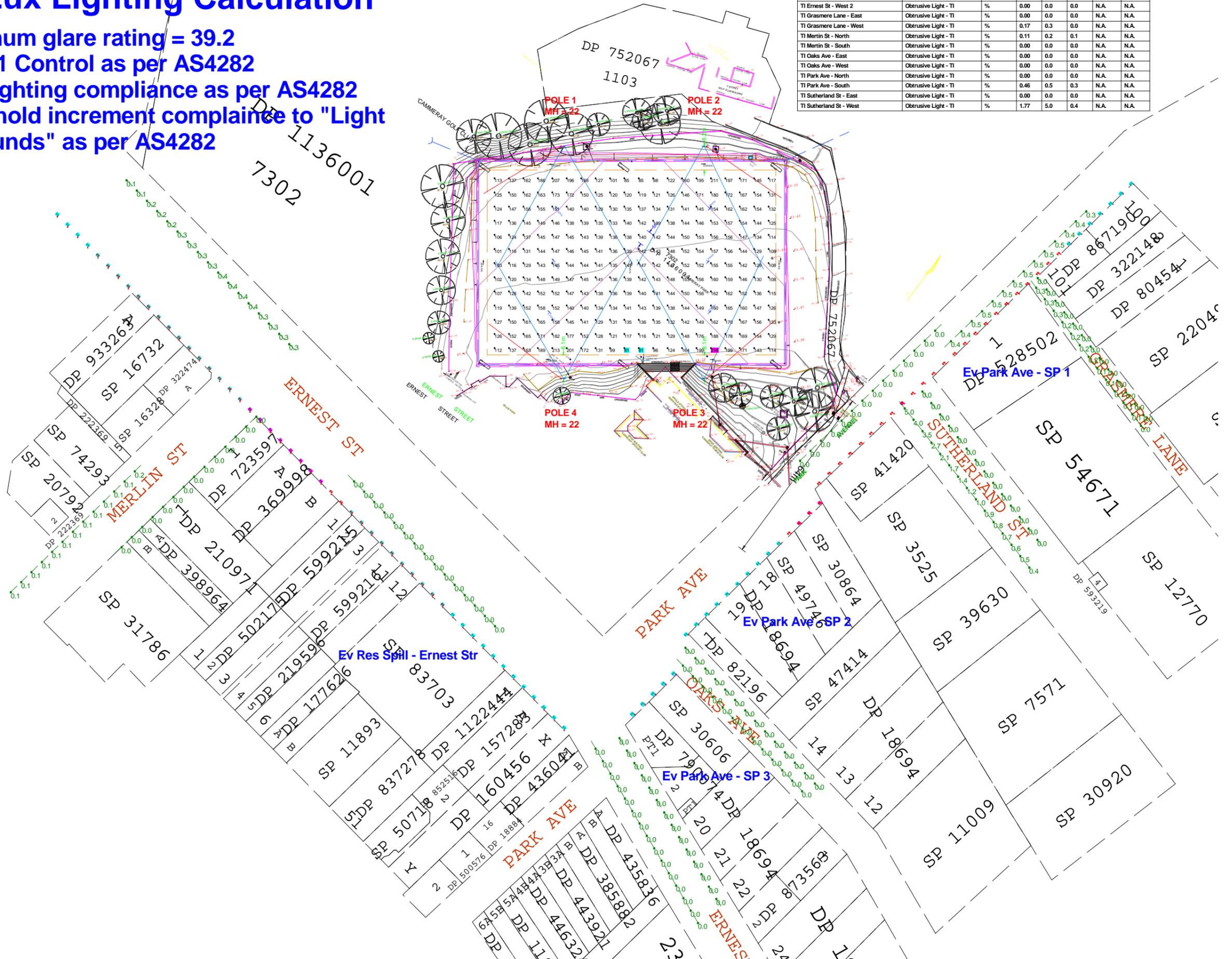


Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Power	Notes
	8	A3 Maxi N	SINGLE	225000	A3 Maxi 2000W T10 Narrow Beam Imax=0 deg, Asymmetric floodlight
	4	A3 Maxi W	SINGLE	225000	A3 Maxi 2000W T10 Wide Beam Imax=0 deg, Asymmetric floodlight

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Min/Avg
Ev Soccer Field	Illuminance	Lux	143.89	216	81	0.56
Ev Res Spill - Ernest Str	Illuminance	Lux	N.A.	0.4	0.0	N.A.
Ev Res Spill 1 - Park Ave	Illuminance	Lux	N.A.	2.7	0.0	N.A.
Ev Res Spill 2 - Park Ave	Illuminance	Lux	N.A.	0.7	0.0	N.A.
Ev Res Spill 3 - Park Ave	Illuminance	Lux	N.A.	0.1	0.0	N.A.
TI Ernest St - East 1	Obtrusive Light - TI	%	0.28	0.4	0.1	N.A.
TI Ernest St - East 2	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Ernest St - West 1	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Ernest St - West 2	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Grasmere Lane - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Grasmere Lane - West	Obtrusive Light - TI	%	0.17	0.3	0.0	N.A.
TI Merton St - North	Obtrusive Light - TI	%	0.11	0.2	0.1	N.A.
TI Merton St - South	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Oaks Ave - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Oaks Ave - West	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Park Ave - North	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Park Ave - South	Obtrusive Light - TI	%	0.46	0.5	0.3	N.A.
TI Sutherland St - East	Obtrusive Light - TI	%	0.00	0.0	0.0	N.A.
TI Sutherland St - West	Obtrusive Light - TI	%	1.77	5.0	0.4	N.A.

100 Lux Lighting Calculation

- Maximum glare rating = 39.2
- Level 1 Control as per AS4282
- Spill lighting compliance as per AS4282
- Threshold increment compliance to "Light Surrounds" as per AS4282





**Cammeray Park Synthetic Football Pitch
Development Application
Acoustical Assessment**

Report Number 610.12045-R12

13 January 2017

North Sydney City Council
C/- Whelans InSites
Level 12, 80 Clarence Street
SYDNEY NSW 2000

Version: Revision 02

Cammeray Park Synthetic Football Pitch

Development Application

Acoustical Assessment

PREPARED BY:

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.12045-R12	Revision 02	13 January 2017	Lee Hudson	Mark Blake	Lee Hudson
610.12045-R12	Revision 02	22 December 2016	Lee Hudson	Mark Blake	Lee Hudson

Table of Contents

1	INTRODUCTION	4
2	DEVELOPMENT DESCRIPTION	4
	2.1 Site Location	4
	2.2 Development Description	5
	2.3 Sources of Potential Noise Impact	6
3	EXISTING ACOUSTICAL ENVIRONMENT	6
	3.1 Existing Sporting Facility	6
	3.2 Surrounding Environment	6
	3.3 Existing Noise Environment	6
	3.4 Statistical Noise Descriptors	7
	3.5 Discussion of Results	7
4	ASSESSMENT CRITERIA	7
	4.1 Establishing Assessment Criteria	7
	4.2 Noise from Sporting Events	8
	4.3 Noise from Road Traffic	9
5	ASSESSMENT OF NOISE EMISSIONS	9
	5.1 Spectator and Participant Noise	9
	5.2 Road Traffic Noise	10
6	RECOMMENDATIONS FOR NOISE MINIMISATION	10
	6.1 Spectator and Participant Noise	10
	6.2 Road Traffic Noise	11
7	CONCLUSIONS	12

TABLES

Table 1	Proposed Usage Hours	5
Table 2	Measured Ambient Noise Levels Corresponding to NSW Industrial Noise Policy Assessment Time Periods	7
Table 3	NSW RNP (EPA 2011) Road Traffic Noise Assessment Criteria for Residences	9

FIGURES

Figure 1	Site Location	4
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1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR Consulting) was commissioned by Whelans InSites on behalf of North Sydney City Council to conduct an assessment of the potential noise impacts associated with the proposed re-surfacing of the existing football pitch at Cammeray Park with a synthetic product. The assessment forms part of a development application in support of the project to be submitted to North Sydney City Council and contains an examination of the following:

- The proposed development.
- The existing facilities.
- The existing noise environment.
- The sources of potential noise generation.
- Criteria for the assessment of noise impacts.
- Assessment of noise impact.
- Recommendations to minimise the noise impact of the proposal.

2 DEVELOPMENT DESCRIPTION

2.1 Site Location

Cammeray Park is located on Park Avenue, Cammeray within the North Sydney Local Government Area. The park is managed by North Sydney City Council and the location of the project site and existing surrounds is shown in **Figure 1**.

Figure 1 Site Location



Aerial image courtesy of Google Earth

Cammeray Park currently comprises one full-sized (FIFA match size) 100 m x 64 m football (soccer) field. In addition to the main sporting field, the park offers a number of sporting and associated facilities including four tennis courts, a croquet lawn, nine-hole golf course, skate park and amenities building. The field has flood lights.

The area is bounded by Cammeray Road and Warringa Road to the north, Ernest Street to the south, the Warringah Freeway to the west and Park Avenue to the east. Residential premises surround the park to the north, east and south.

2.2 Development Description

A feasibility study has been prepared to identify the most suitable location (and field type) for the provision of a synthetic surface sporting field. Cammeray Park was selected as the most viable and appropriate to meet the demand for soccer (being the sport determined as being most in need of additional grounds due to limited ground availability in North Sydney and projected growth in participation numbers). The ground at Cammeray Park is already used for soccer and with the existing facilities at the site, the provision of a synthetic football pitch can only improve the status of the Park as a major sporting hub.

The ground is currently in use five days per weeks up to its capacity of 32 hours per week. Currently, it is used until 9.00 pm on weeknights and 5.00 pm on Saturdays and Sundays. With the introduction of the synthetic football fields, the hours of operation will be from 7:00 am until 9:30 pm on weeknights and from 8:00 am till 9.00 pm on Saturdays.

The proposed usage hours once converted to synthetic surface are shown in **Table 1**.

Table 1 Proposed Usage Hours

Day	Summer	Winter
Monday	6	6
Tuesday	10	10
Wednesday	8	10
Thursday	10	10
Friday	6	8
Saturday	8	10
Sunday	8	8
Total	56	62

The field is currently used by North Sydney United Football Club, Ku-Ring-Gai District Soccer Association, Marist College North Shore, Neutral Bay Public School, North Sydney Boys High, North Sydney District Rugby League and the general public.

Following installation of the proposed synthetic surface, the ground could be more widely used by private and commercial hirers running social competitions, touch football, hockey and additional school usage.

Car parking is located primarily in Park Avenue, Grasmere Road, Grasmere Lane, Sutherland Street, Oaks Street and Ernest Street can also be used. The Golf Club has a car park on its western side.

2.3 Sources of Potential Noise Impact

The major sources of noise generation associated with the project are:

- Noise associated with the construction works.
- Noise from players and spectators.

There are no immediate plans to install a public address system at this stage.

3 EXISTING ACOUSTICAL ENVIRONMENT

3.1 Existing Sporting Facility

The existing site is used for soccer and car parking is principally along Park Avenue.

3.2 Surrounding Environment

The areas to the north and east of the site are occupied by residential development. The Warringah Freeway lies to the west of the site and Ernest Street runs along the southern boundary of Cammeray Park.

3.3 Existing Noise Environment

The existing noise environment is dominated by road traffic on the Warringah Freeway and Ernest Street, typical community-type sources such as local and distant traffic, aircraft, children playing, birds, dogs barking, lawnmowers etc.

Monitoring of noise levels was conducted between Tuesday 26 February 2013 and Friday 1 March 2013 at the residence on the corner of Park Avenue and Sutherland Street as shown in **Figure 1**. Monitoring was carried out using a SVAN Sound and Vibration Analyser Type 957 (Serial Number 23815) fitted with microphone and windshield. Calibration of the logger was checked prior to and following measurements. Drift in calibration did not exceed ± 0.5 dBA. All equipment carried appropriate and current NATA (or manufacturer) calibration certificates. The noise logger continuously sampled levels over the entire measurement duration, and calculated relevant statistical indices for each 15 minute period.

The monitoring location was selected in order to characterise the noise environment likely to be experienced in the surrounding residential community.

The measured data was processed according to the NSW Environment Protection Authority's *Industrial Noise Policy* (INP) assessment time periods. **Table 2** details the RBL (background) and LAeq noise levels recorded during the daytime, evening and night-time periods. Data affected by adverse meteorological conditions and by spurious and uncharacteristic events has been excluded from the results presented in **Table 2** and also excluded from the data used to determine the noise emission criteria.

Table 2 Measured Ambient Noise Levels Corresponding to NSW Industrial Noise Policy Assessment Time Periods

Logger Location	Noise Level – dBA re 20 µPa					
	Daytime 0700 hrs – 1800 hrs		Evening 1800 hrs – 2200 hrs		Night-time 2200 hrs – 0700 hrs	
	RBL ¹	LAeq ²	RBL	LAeq	RBL	LAeq
Cnr Park Ave and Sutherland St	35	47	35	47	30	40

Note 1: The RBL noise level is representative of the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

Note 2: The LAeq is essentially the average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.

3.4 Statistical Noise Descriptors

The statistical descriptors referred to within this report are described below:

- **LA90** The noise level exceeded for 90% of the sample time (15 minutes). The LA90 noise level is described as the average minimum background sound level or simply the background noise level.
- **LA10** The noise level exceeded for 10% of the sample time (15 minutes) and is typically described as the average maximum noise level.
- **LA1** The noise level exceeded for 1% of the sample time (15 minutes) and representative of the highest noise level events, (eg passing heavy vehicles, aircraft etc).
- **LAeq** The LAeq is the energy-average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.

3.5 Discussion of Results

The ambient noise survey results show an acoustical environment which is typical of a residential neighbourhood served by local roads and surrounding arterial road networks. Background sound levels drop to lows of around 30 dBA in the very early hours of the morning and increase from 7.00 am onwards consistent with the influence of increasing morning traffic on the surrounding collector and arterial roads.

Background noise levels remain reasonably consistent during the daytime (with a slight fall 10.00 am until the early afternoon) until increases are observed with the afternoon peak traffic period from around 3.00 pm. The background level is observed to fall from 9.00 pm.

The profiles of the average maximum (LA10) and energy-averaged LAeq noise levels show similar trends throughout the daytime, evening and night-time periods.

4 ASSESSMENT CRITERIA

4.1 Establishing Assessment Criteria

North Sydney City Council provides no specific criteria relating to the assessment of noise emissions from sporting facilities. The EPA's "Interim Construction Noise Guideline" (July 2009) is generally applied for the assessment of construction noise.

Council typically requires use of the NSW INP when assessing noise emissions from a continuous source. However, this policy is not applicable to the assessment of noise associated with sporting activities, since the nature of the noise emissions are short duration, non-continuous and of a highly variable nature and cannot be accurately described using standard statistical descriptors. Nor can the application of criteria based upon incremental increases in statistical descriptors representing the ambient noise environment of the area be considered appropriate for such developments.

4.2 Noise from Sporting Events

The NSW Environment Protection Authority (EPA), published guidelines for the control of noise from "Lawful Sporting Activities" in its Environmental Noise Control Manual (ENCM). Whilst this document is no longer in publication and is not being updated, it contains useful guidance for the assessment of noise emissions from a wide variety of noise sources for which there are currently no other recognised assessment policies or procedures.

It should be noted however that the EPA's *Noise Guide for Local Government (NGLG)* states that "*The EPA's Environmental Noise Control Manual can no longer be considered to contain current information on noise management. The manual is no longer in print, is not being updated, is not actively supported by the DEC, and has been superseded by other DEC policy documents, including this Guide. However, it may still be a useful source of information for councils developing a policy or dealing with a particular noise issue.*"

In the absence of more recent or relevant published guidelines relating to sporting facilities, the ENCM guideline relating to "Lawful Sporting Activities" describes "Athletic Sporting Events" as involving "*crowds gathering to participate in or watch sporting competitions such as tennis, football and BMX races.*"

The guideline nominates public address systems and crowd noise including arrival and departure, as the main sources of noise associated with such events.

The guideline continues on to state that "*the extent to which athletic sporting activities cause noise in residential areas can be minimised firstly by appropriate planning of the venue site. Thereafter, control usually is most equitably and effectively achieved by regulation of the frequency and duration of events.*"

The ENCM points out that the criteria recommended for the control of noise from sporting events should be considered as guidelines only that may be varied according to local conditions.

The primary means of controlling adverse noise impacts is by means of time restrictions. The ENCM recommends the following:

- *"Where offensive noise occurs, athletic sporting events should be restricted to:*
 - *7.00 am to 6.00 pm any weekday.*
 - *8.00 am to 6.00 pm Saturdays and Sundays.*
 - *6.00 pm to 10.00 pm two nights per week excluding Sundays or Public Holidays.*
 - *Where no offensive noise is likely to be caused, restrictions are not applicable.*
- *The number of nights per week could be extended to all nights except Sunday if the intrusive noise level (L_{A10} for the activity measured over 15 minutes at the affected receiver) does not exceed the background noise levels (L_{A90}) by more than 5 dBA for new events or 10 dBA for existing activities.*
- *No impulsive or intermittent correction shall be applied to the measured levels.*
- *The abovementioned hours may extend to 11.00 pm provided intrusive noise does not exceed the background noise level. This applies to both new and existing activities.*

- *Noise should be inaudible between 11.00 pm and 8.00 am.*
- *Noise means noise from the sport itself and the associated activities including the use of sound reproduction equipment.*
- *Participants should be encouraged by the management to leave the premises quickly and quietly at night to lessen the likelihood of noise complaints.”*

It is assumed that noise from spectators is considered to be an “associated” activity.

From these guidelines it is apparent that the community benefit of sporting facilities is duly considered in the assessment process and that given the inevitable noise sources associated with such facilities, appropriate location and time restrictions are the major means of controlling noise impact.

4.3 Noise from Road Traffic

The *NSW Road Noise Policy* (March 2011) was released by the EPA to replace the former guidelines for the assessment and control of road traffic noise, *Environmental Criteria for Road Traffic Noise* (EPA, May 1999) from 1 July 2011. The key provisions of the new policy are an emphasis on the use of land use planning, better road design and vehicle noise emission control to avoid or minimise road traffic noise impacts. The assessment criteria for residences potentially affected by additional traffic generated by land use developments on “Local roads” are summarised in **Table 3**.

Table 3 NSW RNP (EPA 2011) Road Traffic Noise Assessment Criteria for Residences

Road category	Type of Project/Land Use	Assessment Criteria	
		Day (7.00 am to 10.00 pm)	Night (10.00 pm to 7.00 am)
Local roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	LAeq(1hour) 55 dBA	LAeq(1hour) 50 dBA

The criteria are for assessment against facade-corrected noise levels when measured at 1 m in front of a building facade.

5 ASSESSMENT OF NOISE EMISSIONS

5.1 Spectator and Participant Noise

Noise emissions from participants in, and spectators of sporting events primarily consist of calling to other players in the case of participants, and in the case of spectators, calling out encouragement and the typical “crowd roar” during particularly exciting moments of an event.

As there is no way of controlling these types of noise emissions, which are an inevitable part of most sporting events, the location of sporting facilities is the primary means by which to minimise any noise impact.

The activities taking place are generally considered to be of significant community value and benefit a wide sector of the community. They also do not occur on a continuous basis. As such, there is generally a level of acceptance and tolerance by nearby receivers, which may not exist for other types of noise generating activities such as commercial or industrial operations and the like.

The noise emissions from sporting events are of a highly variable nature, making the quantification of such emissions extremely difficult. Whilst attempts could certainly be made to measure the levels of noise which may be experienced at a nearby receiver, the reliability, statistical replication and relevance of such an assessment would always be questionable. In addition, the purpose of quantifying a noise source is to enable its comparison with a criterion which has been developed in consultation with appropriate parties, for the purpose of assessing the potential impact of the noise upon a receiver.

In the instance of noise emissions from participants and spectators at sporting fields, we consider the process of attempting to assign a noise level to this source and then comparing it with a predetermined criterion for the purposes of assessing "offensiveness", to be inappropriate. It is unlikely such emissions could, or would, comply with any 'typical' intrusiveness-based criterion given the close proximity of surrounding residential premises to this sporting field and to most outdoor sports fields. Being an essential part of every residential community, sporting facilities are located to be readily accessible by those members of the community taking part in team sporting events and, by definition, are generally surrounded by residential premises. An assessment based on a comparison between a measured and/or predicted level with a specific criterion may set an undesirable precedent for both existing and future sporting facilities. The EPA's ENCM guideline relating to "Lawful Sporting Activities" (Refer **Section 4.2**) was developed principally in recognition of the nature of the noise emissions from such events and the community need/benefit/tolerance of venues where such activities take place.

The noise levels generated by participants and spectators following the installation of the synthetic pitch are unlikely to change from the levels currently experienced at surrounding residential receivers during operation of the existing field. The nature of the noise source will remain unchanged, as will the level. The only difference that may be expected would be due to the anticipated increase in ground usage resulting from the installation of the synthetic surface. The benefit to the wider community through the provision of a superior facility must be compared with the potential increase in frequency of usage and associated increase in noise emissions to nearby residents to determine whether the broader positive impact outweighs the narrower potentially negative impact.

Finally, from **Table 2** it is noted that the measured ambient noise levels during the day and evening periods do not vary significantly. Therefore it is noted that there will not be additional impacts by extending the operational hours of the fields as discussed in **Section 2.2**.

5.2 Road Traffic Noise

The sporting facility will be accessed from Park Avenue off Ernest Street and Cammeray Road. These roads all carry reasonable volumes of traffic, particularly Ernest Street. The provision of the synthetic pitch to Cammeray Park is unlikely to result in any noticeable increase in the current levels of road traffic experienced at residential premises surrounding the facility. The potential increase in traffic generated due to the increased frequency of usage would be insufficient to result in any significant, or sustained increase in road traffic noise levels.

6 RECOMMENDATIONS FOR NOISE MINIMISATION

6.1 Spectator and Participant Noise

The primary means recognised by State Government environmental control authorities for the control of noise emissions from sporting events is by appropriate location and restricting the hours of operation of such facilities. The proposed development involves the upgrading of an existing sporting facility located within a residential community with the installation of a synthetic football pitch.

The character and level of spectator and participant noise emissions will not be significantly different to that currently experienced, although there is likely to be an increase in frequency due to the anticipated increased usage of the facility resulting from the upgrade.

No public address system is proposed for the facility.

6.2 Road Traffic Noise

Restricting vehicle access to the sporting facility via well marked and direct routes from the main arterial roads serving the area will assist in reducing traffic noise on residential streets.

7 CONCLUSIONS

The purpose of this study is to assess the potential noise impacts resulting from the proposed redevelopment of Cammeray Park involving the provision of a synthetic football pitch. The noise emissions assessed from the development include:

- Construction noise.
- Spectator and participant noise.
- Road traffic noise from vehicular traffic to and from the site.

The noise impact assessment gave consideration to the following criteria and control guidelines:

- The EPA's Interim Construction Noise Guideline.
- The EPA's Industrial Noise Policy (INP).
- The EPA's NSW Road Noise Policy (RNP).
- The recommendations set out in the EPA's Environmental Noise Control Manual (ENCM).

The site benefits from several planning features in terms of limiting the impact of noise emissions:

- The site is an existing sporting facility.
- Perimeter landscaping is provided.
- The site is accessed from major arterial and collector roads.

The conclusions of our assessment are as follows:

Spectator and Participant Noise

Noise emissions from players involved in and spectators watching sporting events are an integral part of sporting facilities. These facilities are a necessary and important part of any residential community and as such, noise emissions are generally treated with tolerance by those residents located in close proximity.

The likely noise levels received at nearby residences during future sporting events will be consistent with the maximum and average maximum levels currently experienced as part of the typical existing noise environment generated by the site's existing use as a sporting venue.

No public address system is proposed for the facility.

The proposal, whilst anticipated to intensify the existing operation of the sporting venue, appears to be in accordance with the documented guidelines applicable to such developments and incorporates sufficient controls to minimise potential noises emissions.

Road Traffic Noise

Road traffic generated by the development is unlikely to cause any increase in noise levels currently experienced due to existing traffic volumes on the road network surrounding the facility.

21 June 2023

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North Sydney Council C/- DFP Planning
11 Dartford Road
Thornleigh
NSW 2120

Attention: Piers Hemphill

Dear Piers

Extension of Hours at Cammeray Park Acoustic Assessment

SLR has been engaged by North Sydney Council (C/- DFP Planning) to review the acoustic assessment of the proposed extension of hours at Cammeray Park, as contained in DFP Planning Report *Statement of Environmental Effects, Extension of Hours at Existing Sports field, Cammeray Park, Park Avenue, Cammeray*, dated February 2023.

The proposal seeks the following operational hours for the site:

- Mondays to Wednesdays 8 am-9 pm (as currently approved)
- Thursdays and Fridays 8 am-9:30 pm (extension of 30 minutes to that currently approved)
- Saturdays and Sundays 8 am-5 pm (as currently approved)
- Sundays 8 am-6:45 pm (between 1 April and 31 August annually).

No physical works are proposed as part of this Development Application.

The potential acoustic impacts from the proposal are discussed in Section 5.2.1 Acoustic Privacy of the *Statement of Environmental Effects* report. The report concludes the following:

- In 2017 SLR undertook an acoustic assessment for a proposed extension of hours at Cammeray Park to 7:00 am - 9:30 pm on weekdays and from 8:00 am – 9:00 pm on Saturdays.
- The assessment found that the extension of operation hours is unlikely to result in any increase in noise levels and that noise emissions from sporting facilities are generally treated with tolerance by those residents located in proximity.
- Council advised that no complaints or issues were raised during a year-long trial of extended hours to 9:30 pm on Thursdays and Fridays, and 8:00 pm on Saturdays, undertaken in 2017/2018.
- The report concluded that the potential impacts of an extension of hours to 8:00pm on a Saturday (the subject of the previous study) had greater potential for adverse amenity impact than the proposed extension and no further assessment of the proposal is necessary.

SLR has reviewed the proposal, previous Acoustic Report and the assessment in Section 5.2.1 Acoustic Privacy of the *Statement of Environmental Effects* report and agrees with the approach and findings that the acoustic impact of the proposal is likely to be minimal.

Yours sincerely



ANTONY WILLIAMS
Technical Director

Checked/ Authorised by: AMcK

Original signed by: David Hoy Dated: 9/6/2017
--

North Sydney Council
 C/- David Manson
 PO Box 12
 NORTH SYDNEY NSW 2059

D207/13
 DWH (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
 (AS AMENDED)**

**Notice to Applicant of Determination of Request
 to Modify a Development Consent**

Pursuant to Section 96 of the Act notice is hereby given of the determination by the consent authority of your request for a modification to Development Consent No. **207/13** and registered in Council's records as Application No. **207/13/3** relating to the land described as **Cammeray Park, Cammeray Avenue, Cammeray**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 11 December 2013, has been determined in the following manner:-

1. That condition I1 be deleted and replaced with the following

Hours of Operation

I1. The football field shall only be used for training or matches between the following hours

Approved Hours of use

- *Mondays to Fridays 8am -9pm*
- *Saturdays 8am – 5pm and*
- *Sunday 8am – 5pm.*

During the approved hours, the field shall only be used for such purposes for a maximum of 62 hours each week.

Extended Hours of Use – 12 Month Trial period

For a trial period of 12 months commencing with the approval of this modification, the football field is permitted to be used for training or matches between the following hours:

- *Mondays to Wednesdays 7am – 9pm*
- *Thursdays & Fridays 7am – 9.30pm*
- *Saturdays 8am – 8pm and*
- *Sundays 8am – 5pm .*

Page 2

During the extended hours, the field shall only be used for such purposes for a maximum of 62 hours each week.

At the conclusion of the trial period the permitted hours reverts to those identified in the paragraph above. The applicant is advised that a further application for continuation of the extended hours of use may be sought subject to a further application made under the provisions of S.96. Nothing in this conditions permits the continuation of the extended hours beyond the conclusion of the trial period.

(Reason: To ensure that amenity of the surrounding locality is maintained)

2. An additional condition of consent, as follows, be included

Bookings

15. *Council shall advise all persons/organisations booking the field (at the time of booking) that the consumption of alcohol on the grounds is prohibited.*

(Reason: To ensure that amenity of the surrounding locality is maintained)

The conditions attached to the original consent for Development Application No. 207/13 by endorsed date of 11 December 2013 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **the undersigned**. However, if you wish to pursue your rights of appeal in the Land and Environmental Court pursuant to Section 97 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that Council generally seeks resolution of such appeals through a Section 34 Conference, instead of a full Court hearing, subject to any further advice to the contrary from Council's Solicitors and senior staff. Such an approach is less adversarial, it achieves a quicker decision than would be the case through a Court hearing and it can give rise to considerable cost and time savings for all parties involved. The use of the Section 34 Conference approach requires the appellant to agree, in advance and in writing, that the Court appointed assessor will be given the full authority to completely determine the matter at the conference.
- (b) Pursuant to Section 96AB, an applicant is able to request Council to review its determination. An application for a review under Section 96AB of the Act must be made no later than 28 days after the date on which the application for the modification of the development consent was determined.
- (c) Prior to commencing any building, subdivision or associated constructions works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') are to be complied with:

Page 3

- (i) A Construction Certificate is to be obtained in accordance with Section 81A(2) (a) of the Act.
 - (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b1)(i) of the Act.
 - (iii) Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act.
- (d) You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a further modification under Section 96 of the Environmental Planning & Assessment Act, 1979 (as amended).

Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 96 of the Environmental Planning & Assessment Act.

DATE

Signature on behalf of consent authority
DAVID HOY
TEAM LEADER (ASSESSMENTS)

Original signed by Susanna Cheng on 18/12/2013
Date determined 11/12/2013
Date operates DEFERRED
Date lapses 18/12/2018

Whelans Insites
Level 12 80 Clarence Street
SYDNEY NSW 2000

D207/13
DWH (PDS)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
Notice to Applicant of Determination of a Development Application

Pursuant to Section 80(3) of the Act, notice is given that Development Application No. **207/13** proposing to upgrade existing grass sports field to new synthetic playing surface with ancillary cut and fill, drainage works and fencing, replacement of flood lighting and increase in the hours of use of the facility to maximum 62 hours per week (9pm week nights, 5pm weekends) on land described as **Cammeray Park, Park Avenue, Cammeray** was determined by North Sydney Independent Planning Panel (NSIPP) at its meeting of 11 December 2013 by the granting of deferred commencement consent subject to the conditions below.

AA. Deferred Commencement Conditions

This consent shall not operate until the following deferred commencement conditions have been satisfied.

The applicant must satisfy Council as to the matters specified in the deferred commencement conditions within 24 months of the date of the grant of this consent.

If the applicant fails to satisfy Council as to the matters specified in the deferred commencement conditions within 24 months of the date of the grant of this consent this consent will lapse in accordance with Section 95(6) of the Environmental Planning and Assessment Act 1979.

Deferred Commencement Contamination Assessment Condition

AA1. A Phase 2 Environmental Assessment is to be carried out by a suitably qualified and experienced professional to include soil sampling of the existing areas of fill which are to be disturbed by the proposed works.

The assessment is to include recommendations of any appropriate remediation required for the site to make it suitable for its use as open space. A copy of the assessment and any required Remedial Action Plan is to be provided to Council.

Any remediation works required by the Remedial Action Plan are to be carried out only after soil and sedimentation measures are put in place to prevent the transmission of soil from the site. Upon completion of the remediation measures the site is to be independently audited and a Site Audit Statement issued. A copy of the Site Audit Statement is to be provided to Council.

(Reason: To ensure appropriate treatment of on-site contamination)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 2****Deferred Commencement Drainage Condition**

AA2. A site drainage management plan is to be prepared by a qualified drainage design engineer. The site drainage management plan must detail the following requirements of North Sydney Council:

- a) Stormwater runoff and subsoil drainage generated by the football field must be conveyed in a controlled manner by gravity via two connection points. One is a direct connection to Council's stormwater gully pit close to the Northern corner, within the club house access road and another one is on the Western corner towards golf course swales at controlled outlet. Any direct pipe connection to a pit must have a minimum cover of 300mm.
- b) The design must ensure that any stormwater directed towards the golf course swales does not exceed predevelopment flows (in terms of both quantity and speed). Any flow levels in excess of predevelopment flows shall be redirected away from the golf course. Options such as vegetated drainage swales or rain gardens surrounding the western side of the field should be considered.
- c) Compliance with BCA drainage requirements, Council's Engineering Performance guide and current Australian Standards and guidelines, such as AS/NZ3500.3.2 1998, National Plumbing and Drainage Code.
- d) All civil and drainage works within the Council's reserve shall be designed and built in accordance with Council's current "Infrastructure Specification". The applicant must have engineering plans and specifications prepared, by a qualified civil drainage design engineer, for Council approval. The documentation must provide engineering construction detail for the following public infrastructure works that must be completed as part of the approved development. Council reserve the right of keeping all bonds on infrastructure works for 12 month defects liability period.
- e) The stormwater drainage system shall be designed for an average recurrence interval (A.R.I.) of 1 in 5 years.
- f) Any proposed fence is to be constructed so as not to impede the natural overland flow.
- g) Provision is to be made for the collection and disposal in an approved manner of any overland flow entering the subject property, or concentrated as a result of the proposed works.
- h) All sub-soil seepage drainage shall be discharged via a suitable silt arrester pit, directly to Council's nearest stormwater drainage line as advised. Details of all plans certified as being adequate for their intended purpose and compliant with the provisions of AS3500.3.2 by an appropriately qualified and practising civil engineer, shall be submitted.
- i) Prevent any stormwater egress into adjacent areas by creating physical barriers and surface drainage interception.
- j) Provide subsoil drainage to all necessary areas as required.

(Reason: To ensure controlled stormwater management and disposal without nuisance)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 3

NOTE: Consideration should be given to providing the evidence to Council to allow sufficient time consider the same and form a view as to whether the deferred commencement conditions are satisfied or not. You are also advised of your appeal rights under clause 95(6) of the Environmental Planning and Assessment Regulation 2000, which provides that: *If the consent authority has not notified the applicant within the period of 28 days after the applicant's evidence is produced to it, the consent authority is, for the purposes only of section 97 of the Act, taken to have notified the applicant that it is not satisfied as to those matters on the date on which that period expires.*

Upon satisfaction of the deferred commencement conditions, the following conditions apply:

A. Conditions that Identify Approved Plans

Development in Accordance with Plans/documentation

A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions and this consent.

Plan No.	Issue	Title	Drawn by	Dated	Received
P1-1	D	Layout Plan	Insites Engineering	25/11/13	26/11/13
P1-2	D	Civil Works Strategy Plan	Insites Engineering	25/11/13	26/11/13
P1-1	B	Longitudinal Sections 1, 2, 3 & 4	Insites Engineering	25/11/13	26/11/13
P1-1	B	Plan of Bulk Earthworks	Insites Engineering	25/11/13	26/11/13
	001	Statement of Environmental Effects (as amended by correspondence dated 20/09/13 and 26/11/13)	Insites Engineering	various	7/6/13
		Acoustic Assessment	SLR Consulting	11/10/13	11/10/13
		Lighting Assessment Report	Sylvania Lighting Australasia Pty Ltd	22/11/13	26/11/13

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 4****Plans on Site**

- A2. A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the certifying authority upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated)*

- C1. The applicant must have a dilapidation survey and report (including photographic record) prepared which details the pre-developed condition of the existing public infrastructure in the vicinity of development site. Particular attention must be paid to accurately recording any pre-developed *damaged* areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. The developer may be held liable to damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition. The Applicant shall bear the cost of restoration of all infrastructure damaged as a result of the development, and no occupation of the development shall occur until damage is rectified. A copy of the dilapidation report must be lodged with North Sydney Council by the Certifying Authority with submission of the Construction Certificate documentation.

(Reason: To ensure protection of existing built infrastructure)

Sediment Control

- C2. Where construction or excavation activity requires the disturbance of the soil surface or existing vegetation, erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the "Blue Book" or a suitable and effective alternative method.

A Sediment Control Plan must be prepared and submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate and prior to any works commencing. The Sediment Control Plan must be consistent with the Blue Book and disclose:

- a) All details of drainage to protect and drain the site during the construction processes;
- b) All sediment control devices, barriers and the like;
- c) Sedimentation tanks, ponds or the like;

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 5

- d) Covering materials and methods; and
- e) A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained.
- f) Methods for the temporary and controlled disposal of stormwater during construction.

All works must be undertaken in accordance with the approved Sediment Control plan.

The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Waste Management Plan

C3. A Waste Management Plan is to be submitted for approval by the Certifying Authority prior to the issue of any Construction Certificate. The plan must include, but not be limited to:-

- a) The estimated volume of waste and method of disposal for the construction phase of the development; and
- b) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

Provisions of bicycle Rails

C4. Two visitor parking bicycle rails shall be provided. The bicycle rail shall be designed in accordance with the applicable Australian Standards. Plans and specifications which comply with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the plans and specifications, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To promote and provide facilities for alternative forms of transport)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 6

Tree Protection Measures to be shown on Construction Drawings

C5. The tree protection measures contained in the arborist report prepared by Bluegum Tree Care and Consultancy, dated May 2013 shall be shown clearly on the Construction Certificate drawings. Plans and specifications showing the said tree protection measures must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure the construction plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure that appropriate tree protection measures are shown on construction drawings)

Approval for removal of Trees

C6. The following tree(s) are approved for removal in accordance with the development consent:

Tree	Location
9 trees	As shown on approved plan P1-2 Issue C, prepared by Insites Engineering

Removal or pruning of any other tree on the site is not approved, excluding species exempt under Council's Tree Preservation Order.

Any tree(s) shown as being retained on the approved plans (regardless of whether they are listed in the above schedule or not) must be protected and retained in accordance with this condition.

(Reason: Protection of existing environmental and community assets)

Tree Replacement

C7. A landscape plan is to be provided showing replacement trees (9) for the trees to be removed. The replacement trees are to be located in generally the same location as the trees to be removed and are to be of endemic species which are suitable to their proposed location.

(Reason: To ensure that appropriate tree replacement)

Safety Fence

C8. Details of the proposed safety fence to be located at the top of the retaining walls required by the BCA are to be provided to and approved by Council's Conservation Planner prior to the release of the Construction Certificate.

(Reason: To ensure that the design of the fence is appropriate)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 7****Deferred Commencement Lighting Condition**

- C9. The flood lighting shall be designed to ensure LUX levels are compliant with *AS 2560.2.3.2007 – Specific Applications – Lighting for Football (all codes)* for semi-professional competition and that light spill is compliant with *AS 4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting*.

Certification of the design as being compliant with both Australian Standards, together with the relevant LUX level and light spill diagrams are to be provided to Certifying Authority prior to the release of the Construction Certificate.

(Reason: To ensure light spill from upgraded lighting poles is controlled in an appropriate manner.

D. Prior to the Commencement of any Works (and continuing where indicated)**Protection of Trees**

- D1. All trees that are specifically nominated to be retained by notation on plans or by condition as a requirement of this consent must be maintained and protected during demolition, excavation and construction on the site in accordance with AS4970-2009 (Protection of trees on development sites) and all recommendations of the Bluegum Tree Care and Consultancy, dated May 2013 are to be carried out prior to and during construction.

(Reason: To ensure compliance with the requirement to retain significant planting on the site)

Public Liability Insurance – Works on Public Land

- D2. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent. The Policy is to note, and provide protection/full indemnification for North Sydney Council, as an interested party. A copy of the Policy must be submitted to Council prior to commencement of any works. The Policy must be valid for the entire period that the works are being undertaken.

(Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.)

(Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 8****Commencement of Works Notice**

- D3. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

E. During Demolition and Building Work**Cigarette Butt Receptacle**

- E1. A cigarette butt receptacle is to be provided on the site for the duration of excavation/demolition/construction process, for convenient use of site workers.

(Reason: To ensure adequate provision is made for builders' waste)

Temporary Disposal of Stormwater Runoff

- E2. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Certifying Authority.

(Reason: Stormwater control during construction)

Existing parking restrictions must be maintained

- E3. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions are only to be approved via the North Sydney Local Traffic Committee. The Applicant will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 9****Service adjustments**

- E4. Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the person acting on the consent and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the Applicant's full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services at the appropriate stage of the development (including water, phone, gas and the like). Council accepts no responsibility whatsoever for any matter arising from its approval of this application involving any influence upon utility services provided by another authority.

(Reason: To ensure the service requirements are met)

Public Safety and amenity in vicinity of works

- E5. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials and plant must not be stored in the road reserve without approval. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "*Traffic Control Devices for Work on Roads*". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

(Reason: To ensure public amenity and safety during works)

No Placement of Building materials on the Public Road

- E6. Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges and suitable sign to this effect shall be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Applicant's Cost of Work on Council Property

- E7. The applicant shall bear the cost of all works associated with the development that occurs on Council's property, including restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Noise and Vibration

- E8. The works must be undertaken in accordance with the "Interim Construction Noise Guideline" published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 10****Developer's Cost of Work on Council Property**

E9. The developer must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Construction Hours

E10. Building construction and works must be restricted to within the hours of 7.00am to 5.00pm Monday to Friday and on Saturday to within the hours of 8.00am to 1.00pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works must be restricted to within the hours of 8.00am to 5.00pm Monday to Friday only. For the purposes of this condition:

- i. "Building construction" means any physical activity on the site involved in the erection of a structure, cladding, external finish, formwork, fixture, fitting of service installation and the unloading of plant, machinery, materials or the like.
- ii. "Demolition works" means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.
- iii. "Excavation work" means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

All builders, excavators must display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Installation and Maintenance of Sediment Control

E11. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and erosion control plan submitted and approved with the Construction Certificate.

Erosion and sediment measures must be maintained in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004), commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 11

Sediment and Erosion Control Signage

E12. A durable sign, must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Imported Fill Material The only waste derived fill material that may be received at the development site is:-

- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and
- b) Any other waste-derived material the subject of a resource recovery exemption under cl. 51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material. Any waste-derived material the subject of a resource recovery exemption received at the development site, must be accompanied by documentation as the material's compliance with the exemption conditions and must be provided to the Certifying Authority on request.

(Reason: To ensure that imported fill is of an acceptable standard for environmental protection purposes)

F. Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation

Appointment of a Principal Certifying Authority (PCA)

F1. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifying Authority for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; to ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Construction Certificate

F2. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; to ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 12

Commencement of Works

F3. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; to ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Site Sign

- F4. 1) A sign must be erected in a prominent position on the site
- a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while to building work or demolition work is being carried out, but must be removed when the work has been completed.

(Reason: Prescribed - Statutory)

G. Prior to the Issue of an Occupation Certificate

Infrastructure Repair and Completion of Works

G1. Prior to issue of the final occupation certificate and return of any bond lodged with Council, all required works in the road reserve must be completed in full and any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers at no cost to Council.

(Reason: To maintain quality of public assets)

Utility Services

G2. All utility services shall be adjusted, to the correct levels and/or location/s required by this consent, prior to issue of a final occupation certificate. This shall be at no cost to Council.

(Reason: To ensure compliance with the terms of this consent)

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 13****Certification of Flood Lighting**

- G3. Prior to the use of the flood lighting it is to be certified by a suitably qualified expert to be compliant with *AS 2560.2.3.2007 – Specific Applications – Lighting for Football (all codes)* for semi-professional competition and *AS 4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting*. The flood lighting shall also be fitted with a timer control and switch to allow changing between LUX 100 and LUX 200 lighting for training and match modes.

(Reason: To ensure compliance with the terms of this consent)

I. Ongoing / Operational Conditions**Hours of Operation**

- I1. The football field shall only be used for training or matches between the hours of 8am -9pm Monday to Friday and 8am – 5pm Saturday and Sunday. During those times the field shall only be used for such purposes for a maximum of 62 hours each week.

(Reason: To ensure that amenity of the surrounding locality is maintained)

Hours of Flood Lighting

- I2. The flood lighting shall controlled by timers which shall ensure the lighting is not operational more than 10 minutes before and for no longer than 10 minutes after the hours of use of the football field. The flood lighting shall only be operational in training mode (i.e. 100 LUX) unless being used for a match.

(Reason: To ensure that amenity of the surrounding locality is maintained)

Music/PA

- I3. No public address system is to be provided or used at any time and no music is to be broadcast at any time.

(Reason: To ensure that amenity of the surrounding locality is maintained)

Noise Complaints Log

- I4. A noise complaints log is to be prepared and maintained by the applicant (Council). The log is to record all noise complaints received in relation to the use of the football field and/or the persons using the football field, detailing the nature of the complaint, time of noise incident, response to the noise incident and organisation using the ground at the time of the noise incident. The applicant is to provide surrounding residents with a contact number and person to contact in response to noise related incidents (by way of a letterbox drop).

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 14**

Council's booking system is to include a procedure whereby the noise complaints log is reviewed prior to permitting the re-booking of the field for a season and organisations with repeated noise complaints are not to be permitted to rebook the field.

(Reason: To ensure that amenity of the surrounding locality is maintained)

DATE OF DETERMINATION:

DATE FROM WHICH CONSENT OPERATES: DEFERRED

DATE CONSENT LAPSES:

Notes

- (a) Council is always prepared to discuss its decisions, and in this regard please do not hesitate to contact **David Hoy**. However, if you wish to pursue your rights of appeal in the Land and Environment Court pursuant to Section 97 of the Act, you are advised that Council generally seeks resolution of such appeals through a Section 34 Conference, instead of a full Court hearing, subject to any further advice to the contrary from Council's Solicitors and senior staff. Such an approach is less adversarial, it achieves a quicker decision than would be the case through a Court hearing, and it can give rise to considerable cost and time savings for all parties involved. The use of the Section 34 Conference approach requires the appellant to agree, in advance and in writing, that the Court appointed assessor will be given the full authority to completely determine the matter at the conference.
- (b) You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a modification under Section 96 of the Environmental Planning & Assessment Act 1979. Any such changes warranting a State Environmental Planning Policy No. 1 objection (where no objection was previously required) may not be able to be determined under Section 96 of the Act but may need to be subject of a separate Development Application.

Please bear this in mind before preparing documentation in support of a Construction Certificate application. Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 96 of the Environmental Planning & Assessment Act.

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13****Page 15**

- (c) Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The review must be completed within six (6) months after the date of receipt of this Notice of Determination. If you intend to lodge a request for a review it is recommended that the request, together with payment of the appropriate fees, is lodged as early as possible in order to allow sufficient time for notification, assessment, reporting, etc, prior to the expiration of the 6 month review period. It is recommended that the applicant discuss any request for a review of the determination with Council Officers before lodging such a request.
- (d) Prior to commencing any building, subdivision or associated constructions works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') are to be complied with:
- (i) Relevant approvals must be obtained under the provisions of Section 138 of the Roads Act, 1993 for any works on public roads which are not the subject of this consent.
 - (ii) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
 - (iii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - (iv) Council is to be notified at least two (2) days before the intention to commence building works, in accordance with Section 81A(2)(c) of the Act.
- (e) The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue necessary documentary evidence or certificate/s.
- (f) **Sydney Water Requirements**
- You are advised that any building works may also require prior approval from Sydney Water. Further details can be obtained from the Sydney Water website at www.sydneywater.com.au.
- (g) **Telecommunications**
- Prior to the installation of any telephone cabling contact is to be made with Construction Research Australia Pty Ltd on telephone 1800 180 118 or Sydney 9428 1254.
- (h) **Dial before you dig**
- Before you dig call "Dial before you dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and the distance to the nearest cross street) for underground utility services information for any excavation areas.

**CAMMERAY PARK, PARK AVENUE, CAMMERAY
DEVELOPMENT CONSENT NO. 207/13**

Page 16

(i) **Cooking Oils**

Cooking Oils used within the food shop should not contain trans fatty oils as these present known long term health risks.

Council's officers can provide these services, and further information, including a copy of the terms of agreement and fee schedule, can be obtained by telephoning Council's Customer Service Centre on **9936 8471**.

Please note that all building work must be carried out fully in accordance with the development consent and conditions of approval and it is an offence to carry out unauthorised building work or building work that is not in accordance with Council's approval.

An offence under the Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to \$110,000 and \$11,000 respectively.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require the building to be erected fully in accordance with the development consent.

On the spot penalties will be imposed for works which are carried out in breach of this consent, or without consent.

An amended development application is required to be submitted to and approved by Council, and a Construction Certificate is to be obtained from the Council or an Accredited Certifier, prior to commencement of any variations from the approved plans and conditions of approval.

DATE

Signature on behalf of consent authority
David Hoy
TEAM LEADER (ASSESSMENTS)