

STATEMENT OF ENVIRONMENTAL EFFECTS

Sportsground lighting

**Cromer High School
120 South Creek Road,
Cromer**

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December 2022

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1 Introduction

1.1 Overview

This report accompanies and supports a Development Application (DA) for the provision sportsfield lighting at Northern Beaches Secondary College Cromer Campus at 120 South Creek Road, Cromer.

The proposal involves 4 lighting structures of 18.5m in *building height* around the existing sportsfield which adjoins the corner of including South Creek Road and Inman Road.

The lighting will enable training and match play after daylight hours with peak lighting usage during mid-winter months. The extended use of the field will provide additional playing hours, mostly during the week from Monday to Friday.

1.2 Background

Council is proposing to upgrade the sportsfield at Northern Beaches Secondary College - Cromer Campus to enable the use of the field outside of school hours.

In 2017 the Northern Beaches Sportsground Strategy identified a shortage of sportsfields on the Northern Beaches. In the short term, this shortfall will be met by using existing sportsgrounds more efficiently and by increasing capacity through actions like installing lights, improving drainage and reconfiguring the fields.

The strategy also identified opportunities to use school sites for community purposes. As a result Council have entered into a 10-year licencing agreement with the Department of Education to use the Northern Beaches Secondary College (NBSC) Cromer Campus for community sport.

As part of the agreement Council will be improving the sportsfield facilities with the installation of four new light posts for additional evening training and competition opportunities.

The lighting proposal is part of a wider sportsfield upgrade that will include improvements to drainage, irrigation, new turf, repositioning of the goal posts and installing water fountains (these aspects not being part of this Development Application).

1.3 Pre-lodgement Meeting (PLM 2022/0062)

A Pre-DA lodgement meeting was held on 28 April 2022 with Council planning officers to discuss key issues associated with the proposed development. This development application has been prepared in response to the matters discussed at the pre-lodgement meeting.

1.4 Statement of Environmental Effects

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979

- Warringah Local Environmental Plan 2011
- Relevant State Environmental Planning Policies
- Warringah Development Control Plan

The proposal is permissible and generally in conformity with the relevant provisions of the above planning considerations. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. Overall, it is assessed that the proposed development is satisfactory, and the development application should be approved by Council.

1.5 Supporting documentation

The proposal is accompanied and supported by the following expert inputs:

- Lighting Plans and Illumination specifications by Lighting Assessment Australia Consultancy
- Community Engagement Report by Northern Beaches Council
- Statement of Environmental Effects by BBF Town Planners
- Arborist assessment report by Bluegum - Tree Care and Consultancy
- Geotechnical investigation report by Douglas Partners
- Survey Plan by CMS Surveyors
- Operational Plan of Management - Site operating guidelines and conditions of use

2 Site Analysis

2.1 Site Description

The site is commonly known as Cromer High School and is located at 120 South Creek Road, Cromer and legally described as Lots 624 and 626 in Deposited Plan 752038.

The site has a long-established function as a secondary school and incorporates various school buildings, recreational areas, bus bays car parking areas, and the subject sportsfield.

The school campus is bounded by 4 streets including South Creek Road and Alvins Road (to the south), Inman Road (to the east), South Creek Road and Thew Parade to the west.

The subject land (comprising the sportsfield within the school) is located on the northern side of South Creek Road and Alvins Road, bounded by Inman Road to the east with pedestrian entry to the sportsfield via Inman Road. It has an approximate area of 1.2 ha (Six Maps). Pedestrian access is also obtained, via various access points from the surrounding open school property.

The property is located within an established industrial precinct and adjoins the public open space corridor of land to the south of the site, which contains Cromer Park soccer fields, and that links to Dee Why Park and Lagoon which is located approximately 850m to the south east.

The property contains an existing sportsfield and amenities building, the amenities building is currently in a state of disrepair. The perimeter of the property is fenced.

The sportsfield has a boundary interface to Inman Road of approximately 160m, Alvins Road of approximately 90m and South Creek Road of approximately 50m.

Large mature canopy trees are a feature of the perimeter of the site. They are contained within the property and the adjoining streets. They visually screen the site and add to the amenity of the location. The proposal will not impact on any established trees as further addressed within Section 4 of this report.

Figures below depict the character of the property, the location and its development context.



Figure 1 – Location of the site within its wider context (courtesy Google Maps)



Figure 2 – the site, its context, and the adjoining roadways



Figure 3 – Alvins Road adjoins the southern side of the sportsfield. It functions as a (pick up and set down) Bus Bay during the day and provides a source of car parking for the field after hours



Figure 4 – Alvins Road landscape character to the south of the site looking west



Figure 5 – existing land and streetscape character as viewed from Alvin Road looking north

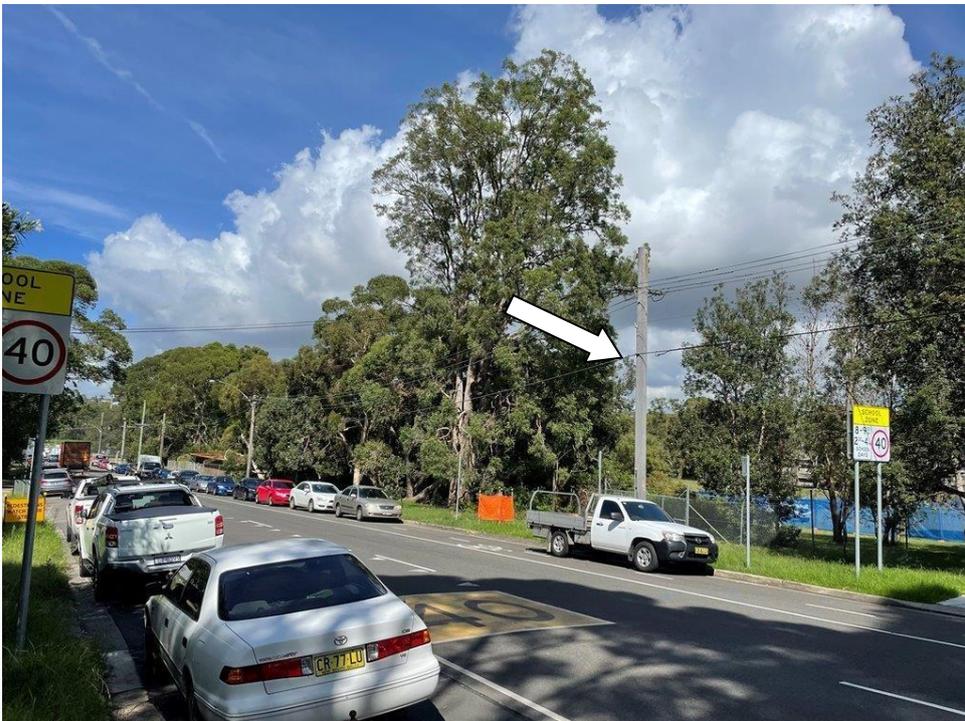


Figure 6 – existing landscape character of the site looking south west from opposite side of Inman Road



Figure 7 – existing amenities building looking south on Inman Road



Figure 8 – existing treed streetscape character of the site looking north east on Inman Road



Figure 9 – existing built form character of the site to the east comprising the historical ‘Roach Site’ that is under redevelopment



Figure 10 – similar sportsfield lighting is visible from the adjacent roadways on land to the south within Cromer Park



Figure 11 – similar sportsfield lighting is visible from the subject site on land to the south within Cromer Park

3 Project Justification (need for the lighting)

There is a high demand for sporting facilities within the Northern Beaches region. The Northern Beaches Council has undertaken significant work involving participation surveys, supply and demand analysis, and community engagement in relation to local sports participation and provision.

Sportsground lighting enables optimised safe use of sportsground facilities, especially during winter months, by extending evening participation in sport and recreation activities. Currently, there is no or inadequate lighting across many of the region's sporting facilities.

3.1 Strategic Planning Context

3.1.1 Northern Beaches Sportsgrounds Strategy

At its meeting on Tuesday 25 July 2017, Council adopted the Northern Beaches Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031. At the meeting the Council resolved the following, to:

A. Adopt the Northern Beaches Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031 as outlined in this report.

B. Acknowledge the contributions of sporting groups, golf clubs and the Northern Beaches community for their involvement in developing this strategy.

The Sportsgrounds Strategy contains a key objective to increase the capacity of Council's Sportsgrounds to meet the projected need of an additional 42 hectares of Sportsgrounds by 2031. There is an established provision of land zoned for sportsground use. Opportunities to increase the supply of this land are limited and infrequently present themselves. Sportsground lighting is a key means of achieving this objective through increased utilisation of existing fields at key times of the day, outside of regular working hours.

The above resolution provides a basis for the provision of sportsground lighting at the subject site. From the abovementioned Council report (item 8.1) comes the following excerpt regarding the demand for sportsfields and Council's intention in response:

'Major sporting organisations have been calling for many years for more sportsfields and new and improved facilities, particularly now with changing and ever increasing participation rates.

The creation of the Northern Beaches Council just over one year ago provided the opportunity for a single approach to the management and long term planning of these sportsfields and facilities.

In August 2016 Council announced a review and commenced work on this Northern Beaches Sportsground Strategy - a long term sports facility plan to guide the development of sportsfields and facilities for the next 15 years.

Council engaged experts in sports planning and golf course feasibility and conducted two phases of significant community engagement to seek community feedback on the way forward. This included

engagement on a Discussion Paper in April/May 2017 and a Draft Sportsgrounds Strategy in June/July 2017. Over 5,000 submissions were received and this feedback has been fully considered in preparing this Northern Beaches Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031 for Council's consideration.

The result is a Strategy that is undoubtedly a win for sport and all that live and play on the Northern Beaches. It sets out an unprecedented investment that will significantly increase the availability and quality of sportsfields and facilities, enabling more residents to be more active more often. The key actions recommended in the Strategy in priority order are:

- A. Allocate sportsfields based on a needs and participation growth basis.*
- B. Improve the capacity and resilience of existing sportsfields.*
- C. Build new and upgrade existing sportsfields in new housing development areas.*
- D. Partner with schools to provide additional sportsfields for the community.*
- E. Install synthetic surfaces on some existing sportsfields to enable greater use.*
- F. Convert suitable open space to sportsgrounds including some golf course land as needed.*

The Strategy focuses clearly on implementing actions that increase capacity of existing fields and provide additional supply. These include re-allocating fields to the sports of greatest need, installing drainage, lighting and reconfiguring grounds. It includes building new fields and upgrading existing fields in Warriewood Valley and Ingleside, working with schools to provide use of school fields for community sports, and installing synthetic surfaces to enable fields to be used to the full potential.

Meeting the need for more sportsfields and improving facilities will enable greater sports participation for all and facilitate more community involvement and volunteering as well as more viable sporting groups.

This Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031 to meet current and future sportsfield and facility needs, reflects the extensive community feedback, research and analyses undertaken for this project, and is recommended for adoption.'

The provision of sportsground lighting at the subject site responds to key action recommended in the Strategy (above) in that the proposed lighting will increase the capacity of the sportsfields by providing additional usage hours that may be utilised for training and matches.

3.1.2 Key Planning Documents

The strategic planning context for the proposal is established by the following documents:

- Northern Beaches Sportsgrounds Strategy 2017
- Sportsgrounds Strategic Directions Analysis
- Northern Beaches Sportsgrounds 15 year strategic implementation plan
- Sportsgrounds Plan of Management – Former Warringah

3.2 Stakeholder engagement

3.2.1 Community engagement June / July 2022

Council undertook community engagement between 24 June 2022 and 24 July 2022. The community engagement period saw 55 submissions received in response to the project.

Many comments were generally in favour of Council creating new opportunities for the community to engage in sporting activities. Some felt the proposal addressed overuse of existing sportsfields and increased access to community sport. Some of the supportive comments included:

“I welcome the use of school facilities for broader community and sporting purposes.”

“Perfect idea to use schools’ sports grounds for weekend sport.”

Some issues were raised in the feedback, including concerns about parking, security, noise, and environmental sustainability. These are outlined and responded to in the table below.

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests, questions and other considerations raised	Council’s response
Parking	Concern was raised about the lack of parking in the area.	Allocated use is after school hours when sufficient parking is available on Inman Road and South Creek Road.
Security	Concerns were raised about anti-social behaviour and vandalism to the school and grounds.	Access to the sportsfield is limited to allocated sporting groups. Outside allocated use, the school will be closed and locked.
Hours of use	What will be the additional hours of use?	Proposed evening use under lights for sport training and competition is 5pm to 10pm Monday to Saturday. The proposal will allow for Sunday daytime use of the sportsfield.
Noise	The additional use of the sportsfield will create additional noise and impact on local residents.	The school is situated directly opposite Cromer Park which hosts training on five fields per night. The addition of another

Theme	Issues, change requests, questions and other considerations raised	Council's response
		field with no nearby residential neighbours will have a negligible impact on noise or any other local amenity.
Environmental sustainability	We need to make sure we maintain an environmentally sustainable turf.	We will improve the quality of the natural sports turf through improved greenkeeping practices such as annual renovation program for aeration, watering and weed management.
Access to toilets	Will there be access to amenities?	The existing sportsfield amenities will be open and available for allocated sporting groups.
Existing user groups	Are the Manly Field archers able to continue using the field?	The field archery club will continue to use the site for club use.
Synthetic field upgrade	Is the field being converted to synthetic?	Council has no current plans to construct a synthetic field at Cromer Secondary College.

Details regarding the community's feedback can be found within the accompanying Community Engagement Report dated 2 August 2022.

3.2.2 Further stakeholder engagement and neighbourhood consultation as part of the DA

The subject DA presents a further opportunity to seek the opinions and views stakeholders in relation to the proposed lighting. The Development Application will involve:

- Notification of the proposal to nearby land and stakeholders.
- Submissions from the community will be invited, considered, and responded to by the Council.
- Any issues raised will be independently assessed by an independent planning consultant.
- The development application will be independently determined by the Northern Beaches Planning Panel. The community will have the opportunity to present their thoughts and issues to the panel for its consideration in determining whether the DA is approved or refused.

The proponent of the Development Application, Council's Manager of Parks, Assets, Planning Design and Delivery, welcomes the community's input on the proposed lighting..

4 Description of Proposed Development

4.1 Overview

The proposed lighting scheme comprises of four lighting structures of 18.5m in *building height* above the playing surface with a single crossarm, incorporating fixed lighting on each pole. Lighting intensity is proposed to a standard that enables training and game play.

4.2 Details of the proposal

4.2.1 Number and location of light poles

The proposed lighting structures are marked on the plans and include:

- 4 lighting structures at 20m which comprise concrete footing, steel pole and lighting structure mounted at the top
- This low-impact style directs lighting to a constrained area directly beneath the lighting fixture.
- The lights are designed to provide even coverage across all of the playing surface.

4.2.2 Other works include

- Trenching and installation of electrical wiring
- A modest extent of excavation for the footings of the 4 lighting structures
- Installation of 4 lighting posts and their associated lighting panels

4.2.3 Lighting and Light Spill Standards

Lighting must achieve the minimum requirements for club competition and match practise as provided by Australian Standard AS 2560.2.3 – 2007: Lighting for Football (all codes).

The application proposes compliant sports lighting, whilst ensuring that associated light spill complies with Australian Standard AS 4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting. This matter is further addressed within section 7.3 of this report.

4.2.4 Times of operation

The proposed times for usage of the sportsfield lighting is as follows:

- Weekdays 4.30pm – 10.00 pm (generally for training purposes)
- Weekends until 10.00 pm Saturdays & Sundays
- School Holidays/Public Holiday until 10.00pm.

4.2.5 Operational management

The sporting field will be used on a scheduled, bookings, basis, rather than for informal public access.

To assist management of the site and provide the public with some assurance of how the site will operate at night, a plan of management is submitted with the application providing details of hours of operation, the expected types of uses/activities, numbers of people expected to be using the field, details of the frequency of events (if any) and management strategy for the sporting field (particularly after dark).



Figure 12 – location of the proposed 4 lighting structures

5 Environmental Assessment

The following section of the report assesses the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning considerations, relevant to the assessment of the application are:

- State Environmental Planning Policies – as relevant
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan

The application of the above plans and policies is discussed in the following section of this report.

The application has been assessed against the relevant heads of consideration under Section 79C of the Act; a summary of these matters are addressed within Section 10 of this report, and the town planning justifications are discussed below.

6 Environmental planning Instruments

6.1 Warringah Local Environmental Plan 2011

The site is zoned SP2 Infrastructure Education Establishment under the Warringah Local Environmental Plan 2011 (LEP).

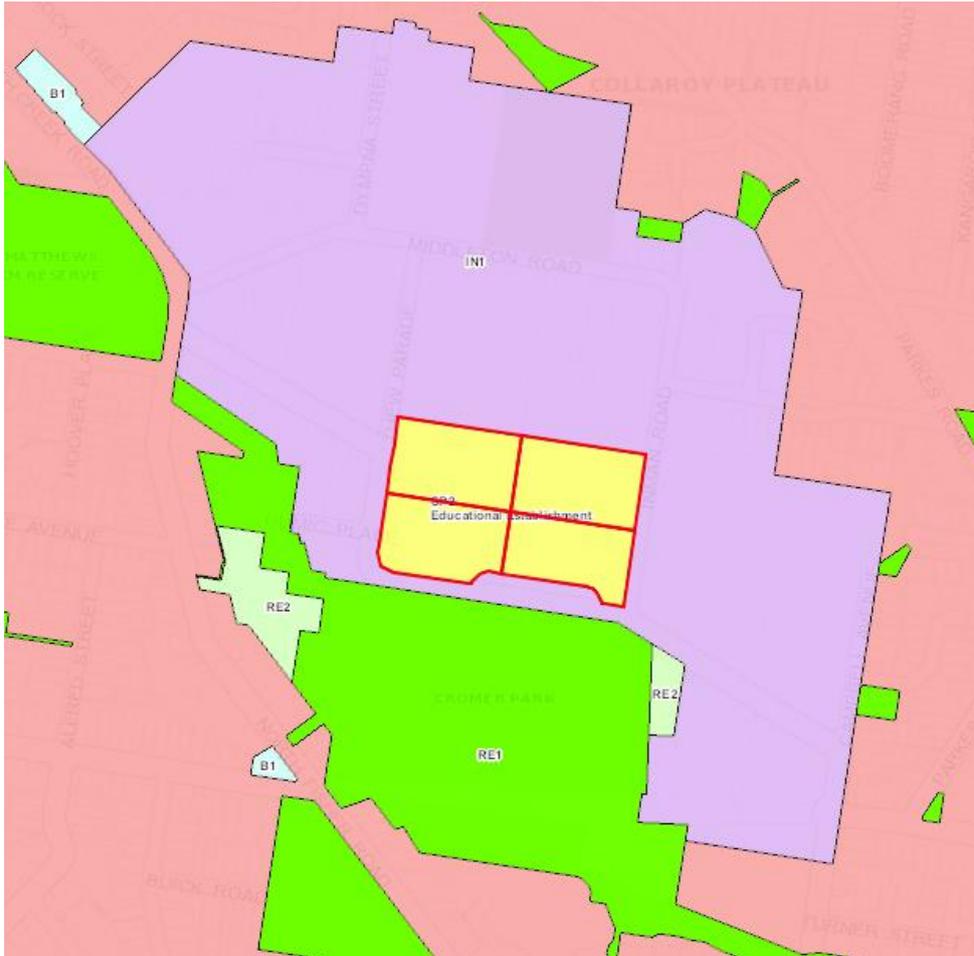


Figure 13 – zone excerpt (Northern Beaches Council Website)

The application proposes sportsfield lighting to an existing sportsfield within the Education Establishment and as such is permissible with consent in the zone. The objectives of the zone are as follows:

To provide for infrastructure and related uses.

To prevent development that is not compatible with or that may detract from the provision of infrastructure.

We have formed the considered opinion that the proposed development is consistent with the zone objectives noting the proposed sportsground lighting will provide infrastructure for a related use to the Education Establishment involving sporting activities on the existing sportsfield. Lighting enables increased hours of usage. The proposed

sportsground lighting will be compatible with the established function of the land on which its proposed. Furthermore, the proposed lighting will not detract from the function of the sportsfield within the educational establishment.

Accordingly, the proposal has had sufficient regard to the zone objectives and there is no statutory impediment to the granting of consent on zoning grounds.

6.2 Other provisions of the LEP

Other provisions of the LEP that are relevant to the assessment of the proposal are noted and responded to as follows:

LEP Provision	Response	Compl-ies
Part 4 of LEP – Principal Development Standards		
LEP Clause 4.1 Minimum subdivision lot size	NA	NA
LEP Clause 4.3 – Height of Buildings, 11m	The proposed height of the lighting is 18.5m above the <i>ground level existing</i> and exceeds 11m	No
LEP Clause 4.4 – Floor space ratio	NA	NA
LEP Clause 4.6 – Exceptions to development standards	Yes – for building height. The proposal satisfies the provisions of clause 4.6. See attached cl4.6 report.	Yes
Part 5 of LEP – Miscellaneous Provisions		
Clause 5.5 Development within the coastal zone	NA	NA
LEP Clause 5.10 Heritage Conservation	<p>The property is not a heritage item or within a conservation area.</p> <p>The property is within proximity to local heritage items, being item I38, I52, and I53 in the LEP. These are each profiled below:</p> <p>I38: Trees, Campbell Avenue, Part Lot 100, DP 611332, Local significance. Located approximately to the east of the site.</p> <p>I52: Roche Building, 100 South Creek Road, Part Lot 100, DP 611332, Local significance. Located to the east of the site.</p> <p>I53: Givaudan-Roure Office, 96 South Creek Road, Part Lot 100, DP 611332, Local significance. Located to the east of the site.</p> <p>It is noted that the Roche site has been approved for a significant redevelopment under</p>	Yes

LEP Provision	Response	Compl-ies
	<p>DA2019/1346 with construction commenced.</p> <p>The proposed development is:</p> <ul style="list-style-type: none"> ▪ Positioned within a treed and landscaped setting. ▪ The proposed development is sufficiently separated from the items, will be positioned within a landscaped setting, and make a compatible contribution to the landscape character of the site (figures 9, 10, 11) without generating adverse impacts. ▪ It is assessed that the proposed development generates negligible impacts for the heritage items. <p>Based on the above, the consent authority may be satisfied that the development satisfies clause 5.10 of the LEP.</p>	
LEP Clause 5.21	The subject land is not identified by Council's maps as being flood affected.	NA
Part 6 of LEP – Additional Local Provisions		
LEP Clause 6.1 Acid sulfate soils	NA	NA
LEP Clause 6.2 Earthworks	<p>Minor excavation for footings is proposed below the existing site levels (being at approx. AHD RL 5 to 6).</p> <p>The proposed light poles will be at ground level and involve minor excavation for pad footing foundations and their structural supports for each lighting structure.</p> <p>The proposal is accompanied and supported by a geotechnical assessment report which considers the nature and extent of earthworks on the property.</p> <p>In response to LEP clause 6.2, the proposal:</p> <ul style="list-style-type: none"> ▪ is unlikely to have any detrimental effect on the future use or redevelopment of the land; ▪ noting the small size of the footings for each lighting structure, is unlikely to have any detrimental effect on, existing drainage patterns and soil stability; ▪ the quality of the soil to be excavated has 	Yes

LEP Provision	Response	Compl-ies
	<p>been assessed in the soil assessment report undertaken by JSBG engineers and recommendations have been made to appropriately manage and treat the disposal of excavated material;</p> <ul style="list-style-type: none"> ▪ is unlikely to have any detrimental effect on the existing and likely amenity of adjoining properties noting that the proposal will not result in any significant material change to the appearance of the approved development, including its landscape presentation to the adjoining land. ▪ does not trigger the need for fill material. The extent of any excavated material will be modest. The need to dispose of any excavated material will be undertaken in accordance with statutory requirements; ▪ is unlikely to disturb any relics; ▪ is not proximate to watercourses ▪ is not located within a drinking water catchment or environmentally sensitive area. <p>Based on the above, LEP Clause 6.2 is satisfied by the proposal.</p>	
LEP Clause 6.4 Development on sloping land	NA	NA

6.3 State Environmental Planning Policies

6.3.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The following aspect of State Environmental Planning Policy (Biodiversity and Conservation) 2021 is applicable to the land and the proposed development:

- Chapter 2 - Vegetation in Non-Rural Areas
- This matter is addressed below.

Chapter 2 - Vegetation in Non-Rural Areas

Vegetation is prescribed under Pittwater DCP for the purposes of the SEPP. The proposal involves development near some existing vegetation, and the potential to adversely impact upon the vegetation has been assessed by the project arborist. An arborist report accompanies and supports the proposed development. Key findings are noted below:

Four (4) trees have been assessed due to their proximity to the proposed works. Refer to Figure A for tree locations. These are made up of the following species:

- Tallowood, *Eucalyptus microcorys* (Trees 1 and 2)
- Moreton Bay Fig, *Ficus macrophylla* (Tree 3)
- River Peppermint, *Eucalyptus viminalis* (Tree 4)

All of the assessed trees are protected under Part 3 of SEPP (Vegetation in Non-Rural Areas) 2017.

Each of the assessed trees are planted Australian natives (not locally native).

A detailed description of the subject trees is included in the Tree Assessment Table

No works are proposed within the TPZ. No direct impact is expected. There is a potential for incidental site impacts during the project.

The arborist recommends various mitigation measures to achieve appropriate tree protection outcomes. The recommendations of the project arborist may reasonably be included in the conditions of this development consent.

Based on the above, the provisions of this policy are satisfied by the proposal.

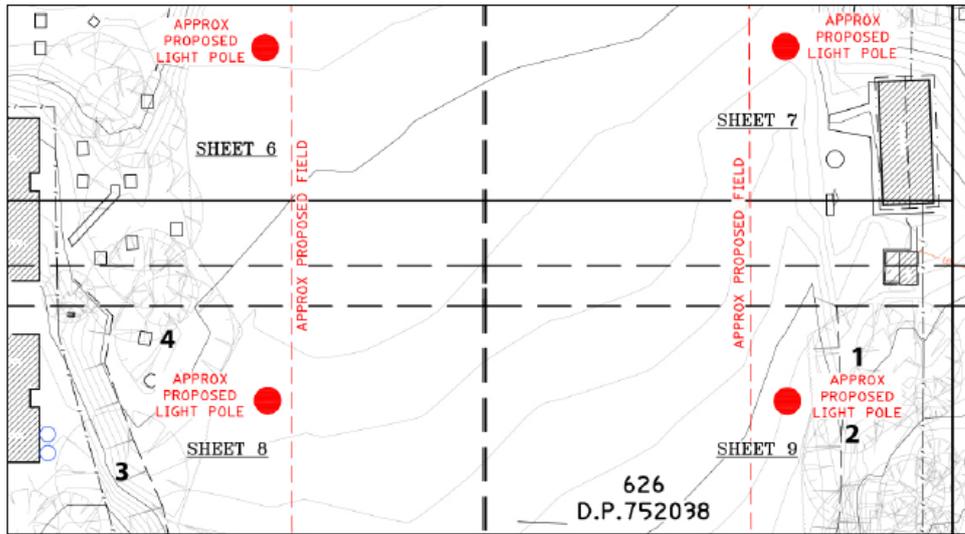


Figure 14 – Excerpt from the Survey Plan showing the tree locations and numbering (source: Arborist report)

6.3.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The following aspects of State Environmental Planning Policy (Resilience and Hazards) 2021 - are applicable to the land and the proposed development:

- Chapter 4 - Remediation of Land

This matter is addressed below.

Chapter 4 – Remediation of Land

Chapter 4 – Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land. Council is required to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the likelihood of encountering contaminated soils on the subject site is low given the following:

- Council’s records indicate that site has long established use for education and associated sporting and recreation activities.
- The land has an established use as a sportsfield and the proposed development for lighting is ancillary to this use.
- The subject site and surrounding land are not currently zoned to allow for any uses or activities listed in Table 1 of the contaminated land planning guidelines.
- The subject site does not constitute land declared to be an investigation area by a declaration of force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of the SEPP, Council can consent to the carrying out of development on the land.

7 Development Control Plan

7.1 Overview

The Warringah Development Control Plan is applicable to the proposal; however, it is noted that no built form controls are applicable to the land. Relevant provisions of the Warringah DCP are addressed within the section below.

Key assessment considerations relating to the proposal are noted as follows:

- Noise
- Glare and light intensity
- Car parking and traffic

Each of these is responded to below.

7.2 DCP Clause D3 Noise

Clause D3 Noise is an applicable consideration in the assessment of the proposed development. The objectives of this control are as follows:

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

The property is located within an established industrial precinct and adjoins the public open space corridor of land to the south of the site, which contains Cromer Park soccer fields, and that links to Dee Why Park and Lagoon which is located approximately 850m to the south east.

The provision of sportsground lighting is intended to extend the hours of use of the playing fields, and in doing so, the time period within which noise may be generated is likely to increase as a result of the proposal from nightfall (depending on the time of year), up until 10.00pm at night. Therefore, the impacts would be similar to that already experienced during the use of the reserve up to night fall.

Noise associated with usage will be typical of that associated with this type of recreational land use and will be restricted to existing allocated sportsground usage hours terminating at 10.00pm.

The EPA's Noise Policy for Industry (2017) establishes guidelines for the consideration of noise within urban areas. However, the policy states within section 1.5 that it does not apply to noise from sporting facilities. The extension of the existing usage times from night fall till 10.00pm is considered to be consistent within residential expectations for environs surrounding a public sportsfield.

In summary, the provision of sportsground lighting does not trigger additional noise emission intensity at the location but rather, a modest extension of the time within which noise is likely to be generated. The extension of the time to 10.00pm is considered to be acceptable based on being outside of the noise sensitive hours of 10 pm to 7 am.

Based on the above, it is concluded that:

- Noise associated with sports usage from nightfall to 10pm will be typical of that associated with the existing sports and recreational use of the land. The proposed sportsground lighting will not result in any significant increase in noise levels or noise generation within identified sensitive times.
- The additional hours of use will not result in unreasonable extension of existing impacts on the basis that play on the sportsfields does not occur in the noise sensitive hours of 10 pm to 7 am, when sleep disturbance may be an issue.
- The proposed sportsground lighting is ancillary to the established land use function of the site and therefore consistent with reasonable expectations for the environs surrounding the sportsfield.

Accordingly, Council can be satisfied that this DCP provision is satisfied.

7.3 D12 Glare and Reflection

Pursuant to Control D12 Glare and Reflection, any glare from artificial illumination is to be minimised by utilising one or more of the following:

Indirect lighting;

Controlling the level of illuminations; and

Directing the light source away from view lines.

Furthermore, the objectives of this control are as follows:

To ensure that development will not result in over spill or glare from artificial illumination or sun reflecting

To maintain and improve the amenity of public and private land.

To encourage innovative design solutions to improve the urban environment.

In response to these DCP provisions the application is accompanied by a Lighting Plan and Specification, prepared by Lighting Assessment Australia (LAS) Consultancy which details the illuminance associated with the proposed lighting.

The proposed Lighting has been designed to comply with Australian Standard 'AS/NZS 4282:2019 - Control the obtrusive effects of outdoor lighting'. The Standard recommends limits to control the obtrusive effects of outdoor lighting to environmentally sensitive areas, in particular residential areas.

The standard recommends limits to lighting as a benchmark based on what a person living in an urban environment can be reasonably expected to tolerate as a result of an adjacent lighting installation. AS4282 specifies different limits for the light based on technical parameters for the different ambient conditions (environmental zones). In addition, the standard nominates a curfew period where lower limits are applied. The default curfew period is between 11:00pm and 6:00am.

The Lighting Plan contains on page CL-103 an Obtrusive lighting compliance statement, a copy of which is provided for convenience at Annexure 1.

Based on the approach taken to the lighting design, Council can be satisfied that the proposed development will not result in any excessive or unreasonable adverse glare or

light spill impacts on any adjoining residential property and accordingly complies with the applicable Australian Standards and the DCP provision.

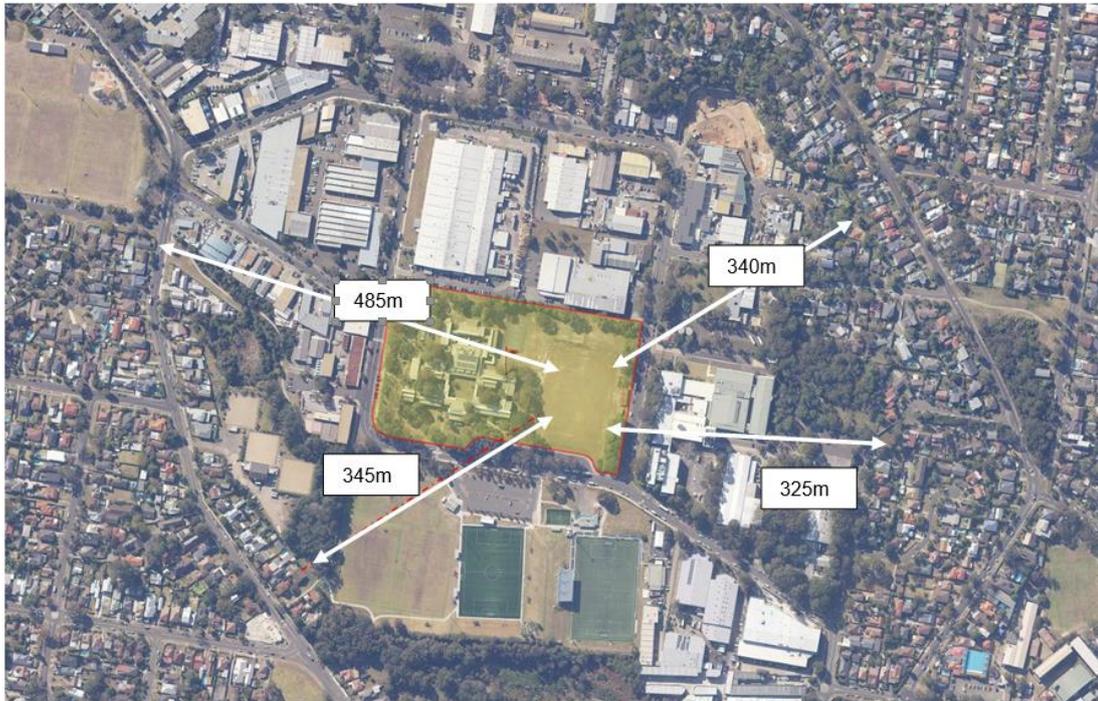


Figure 15 – aerial Image showing the approximate distance to residential land/dwellings (Source Six Maps)

7.4 C2 Traffic, Access and Safety; and C3 Car Parking Facilities

The proposal has been assessed in relation to car parking and traffic considerations as provided below.

In response to Clause C2 and C3 of the DCP, the proposed vehicle access and parking arrangement is supported by a transport traffic and parking assessment by Genesis Traffic consultants.

In relation to car parking, the report notes:

The extended operating hours will lead to additional parking demand between 6pm and 10pm.

However, the NSBC is surrounded by industrial-based commercial premises which are subject to regular business hours. It is advised that the local area's kerbside parking demand is high during business hours; however the local supply is ample after 5pm. This is consistent with the Council's parking restriction on South Creek Road and Inman Road, which limits all-day parking to 5pm only. It is also noteworthy that the Alvin's Road bus stops are unrestricted during the extended hours and provide an additional some 20

spaces (120m in length). In relation to the amenity impact on residents, it is also noted that the nearest residential lots are situated some 350m east of the field access gates on Orlando Road. It is not likely that parents/field users would park this far from the access gates, particularly at nighttime.

Therefore, when the sports field operates at night, the associated parking demand can be readily accommodated outside the peak commuter period.

The assessment concludes that the extended hours of operation resulting from the proposed sports-field lighting will:

- not overlap with the local peak traffic period;*
- not adversely impact on the local road network;*
- not adversely impact on the local parking circumstances; and*
- not impact on the nearby residential parking arrangement.*

Based on the above the proposal is assessed as satisfactory in addressing vehicle access and car parking considerations.

7.5 Consideration of Relevant DCP Provisions

Clause	Compliance with Requirement	Consistent with aims and objectives
Part C - Siting Factors		
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to constructed Council drainage easements	Yes	Yes
C7 Excavation and landfill Earthworks has previously been addressed in response to LEP Clause 6.2 . The proposed development involves modest excavation for pad footings to support the lighting structures. No landfill is proposed. The proposal is accompanied and supported by a geotechnical assessment report which considers the nature and extent of earthworks on the property. There are no adverse impacts foreshadowed by the proposed excavation.	Yes	Yes
C8 Demolition and Construction	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
C9 Waste Management	Yes	Yes
Part D - Design		
D1 Landscaped Open Space and Bushland Setting	NA	NA
D2 Private open space	NA	NA
D3 Noise This matter has been addressed previously within this report.	Yes	Yes
D4 Electromagnetic radiation	Yes	Yes
D5 Orientation and energy efficiency	Yes	Yes
D6 Access to Sunlight The proposed lighting structures are tall and narrow. Due to their 'slim-line' form, they will not cast significant or excessive shadows. Furthermore, they are proposed to be located with significant and sufficient separation to nearby residentially zoned land to avoid any significant adverse shading impacts. It is concluded that the proposal will not significantly or unreasonably reduce the available sunlight to the adjoining properties and the provisions of the control are satisfied by the proposal.	Yes	Yes
D7 Views New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. The proposed lighting structures are tall and narrow. Their proposed location is significantly separated to nearby residentially zoned land. The proposed structures will not inappropriately impede any established views from surrounding community properties or public vantage points.	Yes	Yes
D8 Privacy The proposal will not unreasonably affect the privacy of the neighbouring properties.	Yes	Yes
D9 Building Bulk	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>The proposed 4 lighting structures are tall and narrow within an open space setting.</p> <p>They are typical of the types of structures associated with a sportsgrounds, like those on the fields to the south and compatible with the industrial and educational character of the location.</p> <p>Due to their 'slim-line' form and their development and land use context, they will not present a significant, unreasonable or excessive bulk.</p>		
D10 Building Colours and Materials	Yes	Yes
D11 Roofs		
<p>D12 Glare and Reflection</p> <p>This matter has been addressed previously within this report.</p>	Yes	Yes
D13 Front fences and front walls	NA	NA
D14 Site facilities	Yes	Yes
D15 Side and rear fences	NA	NA
D16 Swimming pools and spa pools	NA	NA
D17 Tennis courts	NA	NA
D18 Accessibility	NA	NA
D19 Site consolidation in the R3 and IN1 zone	NA	NA
D20 Safety and security as appropriately considered detailed provisions are made within the accompanying operational plan.	Yes	Yes
D21 Provision and location of utility services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
Part E - The Natural Environment		
<p>E1 Preservation of Trees or Bushland Vegetation</p> <p>The application proposes building within proximity to established trees located near to the proposed development. As previously addressed within this report the application is accompanied and supported by an arborists assessment report. It makes recommendations for the trees and appropriate site management arrangements. The</p>	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
provisions of this clause are assessed as being satisfied by the proposal.		
<p>E2 Prescribed Vegetation</p> <p>It is not proposed to remove or adversely impact any prescribed vegetation. The proposal therefore satisfies this DCP provision.</p>	Yes	Yes
E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	NA	NA
E4 Wildlife Corridors	NA	NA
<p>E5 Native Vegetation</p> <p>This matter is assessed within the accompanying flora and fauna Assessment Report prepared by Biosis consultants. The report concludes that:</p> <p><i>'assuming the recommendations included in this report are adopted, no significant impact is likely to result from the proposed lighting installation. As such, this assessment addresses all requirements outlined in the Warringah Development Control Plan (DCP) 2011 for the removal/modification of native vegetation as well as activities that may impact the Wildlife Corridor (Greendale Creek riparian corridor).'</i></p>	Yes	Yes
<p>E6 Retaining unique environmental features</p> <p>Aside from the trees within the property, separately addressed within this report, there are no unique environmental features within the site that are adversely impacted by the proposed development.</p>	Yes	Yes
<p>E7 Development adjoining public open space</p> <p>Not applicable to the site as per the Warringah DCP maps excerpt within Figure 13 below.</p>	NA	NA
E8 Waterways and Riparian Lands	NA	NA
E9 Coastline hazard	NA	NA
E10 Landslip Risk	NA	NA
E11 Flood Prone Land	NA	NA
Part F - Zones and Sensitive Areas		

Clause	Compliance with Requirement	Consistent with aims and objectives
F3 SP1 Special activities	NA	NA
F4 SP2 Infrastructure zone <i>Contents of this section</i> <i>Kimbriki Recycling and Waste Disposal Centre (Waste or Resource Management Facility),</i> <i>Ingleside Bare Creek (Waste or Resource Management Facility), Belrose</i>	NA	NA



Figure 16 – Excerpt Warringah DCP maps - land adjoining public open space

8 Section 4.15 of the Environmental Planning and Assessment Act 1979

The proposal has been assessed having regard to the matters for consideration pursuant to S.4.15 of the Act and to that extent Council can be satisfied of the following:

- There will be no significant or unreasonable adverse built environment impacts arising from the proposed physical works on the site.
- The site is appropriate for accommodating the proposed development. The proposal has sufficiently addressed environmental considerations. There will be no significant or unreasonable adverse environmental Impacts arising from the proposal.
- The proposal will result in positive social and economic impacts, noting:
 - Economic benefits, arising from the investment in improvements to the land and employment during the construction phase of the works
 - Social benefits arising from the extended use of the land for a period of time after daylight hours up until 10.00pm. The Northern Beaches is in need of increased sportsfield capacity to meet current and growing demand. The proposed lighting enables increased function and capacity for users of the field by expanding their usage hours. The proposed development will thereby provide an important social benefit that is consistent with adopted Council resolutions.
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP. The proposal satisfies the provisions of the relevant provisions of the applicable Plan(s) of Management and Council's DCP.
- It is compatible with the current and likely future character of development within the local context.
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.
- Given the site's location and established function, the site is assessed as being entirely suitable for the proposed development.
- The public interest is best served through the approval of the application.

9 Conclusion

The application seeks development consent for sportsground lighting at Northern Beaches Secondary College Cromer Campus at 120 South Creek Road, Cromer. The proposed development has been assessed with consideration to the relevant statutory policies. In summary:

- the proposed sportsground lighting is ancillary to the established use of the land as a sportsfield.
- the proposal is consistent with the zoning objectives and other planning controls that are applicable to the land.
- the proposed lighting has been designed to satisfy obtrusive lighting assessment criteria and is consistent within expectations for the environs surrounding a sportsfield.
- the proposed lighting design is responsive to its context and is compatible with the local character. The proposed lighting will not result in any unacceptable amenity impacts.
- the proposed lighting will have an acceptable visual impact when viewed from surrounding land.
- the minor environmental impacts of the proposal can be mitigated in accordance with recommendations from the supporting reports.
- The proposed lighting will enable increased capacity for use of the field by expanding their usage hours. The proposed development will thereby provide a social benefit that is in the public interest.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 and is worthy of being granted development consent.

BBF Town Planners



Michael Haynes - Director

Annexure 1 - Obtrusive lighting – compliance statement

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A3 - Medium District Brightness, Non-Curfew L1
 Filename: L172Z Cromer High Calcs - CL01
 11/05/2022 8:49:58 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (2):

Calculation Label	Test Results	Max. Illum.
OL East 4-10 Inman Road_Ill_Seg1	PASS	0.3
OL North Roband Head Office_Ill_Seg1	PASS	1.1

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (2):

Calculation Label	Test Results
OL East 4-10 Inman Road_Cd_Seg1	PASS
OL North Roband Head Office_Cd_Seg1	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (4):

Calculation Label	Adaptation Luminance	Test Results
OL TI S Creek Road East	1	PASS
OL TI S Creek Road West	1	PASS
OL TI Inman Road North	1	PASS
OL TI Inman Road South	1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.2 %

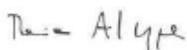
Test Results: **PASS**

Control of obtrusive effects of outdoor lighting - AS/NZS 4282:2019 (Maintenance factor 1.0)

- Environmental zone: A3 - Medium district brightness - Suburban areas in towns and cities.
- Illuminance in vertical plane (Ev) < 10 lx (NON-CURFEW LEVEL 1)
- Upward light ratio < 0.02
- Maximum luminous intensity (I) from each luminaire < 12,500 cd (NON-CURFEW LEVEL 1)
- Threshold increment (TI) recommended maximum value: 20% Based on adaptation luminance of 1cd/m²

Certification

The proposed lighting design will meet the requirements of AS/NZS 4282:2019 Environmental Zone A3 - non-curfew conditions.



Maria Albuquerque
 MIES 5490