

Environmental Health Referral Response - industrial use

Application Number:	DA2020/1097
Date:	28/09/2020
To:	Phil Lane
Land to be developed (Address):	Lot 2743 DP 752038 , 0 Campbell Parade MANLY VALE NSW 2093

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

The proposal includes:

- 4 at 25m and 4 at 30m lighting structures which comprise concrete footing, steel pole and lighting structure mounted at the top
- lights across 3 playing fields two and three (totaling six 25m poles and one 18m pole). This low-impact style directs lighting to a constrained area directly beneath the lighting fixture.
- Provide even coverage across all of the playing surfaces.

Other works include

- 8 light posts
- 8 fixed lighting frames and 29 luminaires
- Trenching and installation of electrical wiring
- A modest extent of excavation for light post footings

The proposed times for sporting club usage of the sports field lighting are as follows:

- 8:30pm Monday to Thursday (with lights out at 8:45pm).
- 9:00pm Fridays (with lights out at 9:15pm).
- 6.45pm Saturdays (with lights out 7.00pm)
- 6.00pm Sundays (with lights out 6.15pm)

There are a number of issues of concern as a result of the proposed changes:

1. Light spill -the applicant addresses this in an assessment.
2. Direct glare - this may require adjustment after installation - if a residential observer faces the light source directly from a habitable room or balcony/deck. This may mean the asset owner (Council) reviewing use and hours after installation.
3. Night use of an area previously not effectively used for team sporting(and associated) activities after sun down as a result of significantly improved lighting. This may include yelling, cheering ,whistle blowing increased traffic, parking activity and the like which may adversely impact on neighbouring residential receivers. Community objectives of residential amenity and yet also encouraging essential healthy sporting activities need to be weighed up by assessors. Likewise the current use and any adverse impacts on residents will be potentially compounded by any increased site usage above what may have been reasonably expected by local residents and not foreseen improved lighting. The hours of use proposed are not considered excessive especially with lights out at 8.45pm weeknights (9.15pm Fridays only) provided site users vacant the area immediately.

We have provided some recommendations should approval be granted.

Recommendation :

APPROVAL - subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Hours of use of Field lighting

The times for sporting club usage of the sports field lighting are as follows:

- 8:30pm Monday to Thursday (with lights out at 8:45pm).
- 9:00pm Fridays (with lights out at 9:15pm).
- 6.45pm Saturdays (with lights out 7.00pm)
- 6.00pm Sundays (with lights out 6.15pm)

Reason: To minimise nuisance and to maintain the residential amenity of the area (DACHPGOG5)

Lighting

Lighting shall be installed and operated in accordance with the Obtrusive Lighting Assessment by Lighting, Art & Science Pty Limited (26 February 2020) and Lighting Report by APAX Lighting (10 Sept 2018)

Reason: To minimise light spill and glare on neighbouring residential receivers(DACHPGOG5)

Plan of management for Reserve

A Plan of Management is to be created incorporating the following:

Hours of use.

Contact person for any public complaints of enquiries.

Register of any complaints and any actions taken.

Register of site user groups with contact phone numbers and email addresses.

Mechanism of ensuring people vacate the site after approved activities finish.

Prohibition of amplified music , public announcements and the like at any time.

Management of the lighting timing including daylight saving time.

Reason: To minimise any adverse impacts on neighbouring residents (DACHPGOG6)