



North Sydney Council  
200 Miller Street  
NORTH SYDNEY NSW 2060

D58/23  
DWH (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED  
NOTICE OF DETERMINATION – Approval**

*Issued under Section 4.18 of the Environmental Planning and Assessment Act 1979 (“the Act”). Clause 87 of the Environmental Planning and Assessment Regulation 2021 (“the Regulation”)*

---

**Development Application Number:** 58/23

---

**Land to which this applies:** Cammeray Park, Park Avenue, Cammeray  
Lot No.: 7302, DP: 1136001

---

**Applicant:** North Sydney Council

---

**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.

---

**Determination of Development Application:** The development application was considered by the **North Sydney Local Planning Panel (NSLPP)** on 5 July 2023. Subject to the provisions of Section 4.17 of the Environmental Planning and Assessment Act 1979, approval has been granted subject to conditions in the notice of determination.

---

**Date of Determination:** 5 July 2023

---

**Reason for approval:** The Panel considers the proposal to be in the public interest.

---

**Consent to operate from:** 11 July 2023

---

---

**Consent will lapse on:** 11 July 2028

---

**Period of Consent**

Subject to Section 4.20 of the Act, this consent becomes effective and operates from the date listed above. The consent lapses five years after the date of consent in accordance with Section 4.53 of the Act and cannot be extended. To activate this consent, works must physically commence onsite by 11 July 2028.

---

**How community views were taken into account:**

The submissions received by Council were addressed in the NSLPP report (see Council's website: <https://www.northsydney.nsw.gov.au/downloads/file/2579/lpp03-cammeray-park-park-avenue-cammeray-da-58-23-report>)

---

**Review of determination and right of appeal:**

Within 6 months after the date of notification of the decision, a review of this determination can be requested under Division 8.2 of the Act or an appeal to the Land and Environment Court made pursuant to the provisions of Section 8.7 of the Act. A review of determination should be lodged as soon as possible, and preferably no later two months after the date of notification of the decision to enable the review to be completed within the six-month period.

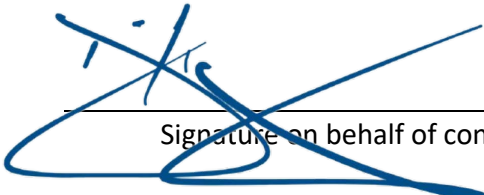
---

Plans endorsed by the consent authority – please refer to condition A1

**Endorsed for and on behalf of North Sydney Council**

11 July 2023

DATE

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

---

(i) **Conditions**

Consent is granted subject to the following conditions imposed pursuant to Section 4.17 of the Environmental Planning & Assessment Act 1979 (“the *Act*”) and the provisions of the Environmental Planning & Assessment Regulation 2021 (“the *Regulation*”) such conditions being reasonable and relevant to the development as assessed pursuant to Section 4.17 of the Act.

(ii) **Definitions**

Unless specified otherwise, words have the same meaning as defined by the *Act*, the *Regulation* and the *Interpretation Act 1987* as in force at the date of consent.

***Applicant*** means the applicant for this consent.

***Approved Plans*** means the plans endorsed by Council referenced by this consent as amended by conditions of this consent.

***AS*** or ***AS/NZS*** means Australian Standard® or Australian/New Zealand Standard®, respectively, published by Standards Australia International Limited.

***NCC*** means the National Construction Code as published by the Australian Building Codes Board as in force at the date of issue of any *Construction Certificate*.

***Council*** means North Sydney Council.

***Court*** means the Land and Environment Court.

***Local Native Plants*** means species of native plant endemic to North Sydney LGA.

***Stormwater Drainage System*** means all works, facilities and documentation relating to:

- The collection of stormwater,
- The retention of stormwater,
- The reuse of stormwater,
- The detention of stormwater,
- The controlled release of stormwater; and
- Connections to easements and public stormwater systems.

***Owner*** means the owner of the *site* and successors in title to the *site*.

***Owner Builder*** has the same meaning as in the *Home Building Act 1989*.

***Principal Certifier*** for building or subdivision work means the certifier appointed as the principal certifier for the building work under section 6.6 (1) or for the subdivision work under section 6.12 (1).

**Principal Contractor** for building work means the person responsible for the overall coordination and control of the carrying out of the building work.

Note: If any residential building work is involved, the principal contractor must be the holder of a contractor licence under the *Home Building Act 1989*.

**Professional Engineer** has the same meaning as in the *NCC*.

**Public Place** has the same meaning as in the *Local Government Act 1993*.

**Road** has the same meaning as in the *Roads Act 1993*.

**SEE** means the final version of the Statement of Environmental Effects lodged by the *Applicant*.

**Site** means the land being developed subject to this consent.

**NSLEP 2013** means *North Sydney Local Environmental Plan 2013*

**NSDCP 2013** means *North Sydney Development Control Plan 2013*

**Work** for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of any waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an *occupation certificate*.

Note: **Interpretation of Conditions** – Where there is any need to obtain an interpretation of the intent of any condition this must be done in writing to Council and confirmed in writing by Council.

INDEX OF CONDITIONS

	<b>Page No.</b>
<b>A.     <i>Conditions that Identify Approved Plans</i></b>	
A1.    Development in Accordance with Plans/documentation	6
<b>I.     <i>On-Going / Operational Conditions</i></b>	
I1.    Hours of Operation	6
I2.    Consistency with terms of DA 207/13	6

**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 of this consent.

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
		Addendum Acoustic Report	SLR Consulting Australia Pty. Ltd.	21 June 2023
	Revision 02 – Final	Statement of Environmental Effects	DFP Planning Consultants	February 2023

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

**I. Ongoing/Operational Conditions**

**Hours of Operation**

I1. The synthetic surface sportsfield shall only be used for training or matches between the hours of:

- 8am – 9pm, Monday to Wednesday
- 8am – 9:30pm, Thursday and Friday
- 8am – 5pm, Saturday and Sunday
- 8am – 6:45pm, Sunday (between 1 April and 31 August annually)

Public use of the park shall otherwise be available for use of the public in accordance with North Sydney Council's Sports Grounds Plan of Management subject to any restriction applicable under the Local Government Act 1993.

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

**Consistency with terms of DA207/13**

I2. The requirements of DA207/13 (and its subsequent modifications) shall continue to apply to the use of the premises, subject to the amendments incorporated to Condition 3 referenced above. In the event of any inconsistency, the requirements of this consent will prevail to the extent of the inconsistency.

(Reason: To clarify the terms of consent)