



## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2019/1190
<b>Date:</b>	24/04/2020
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 Pittwater Road BROOKVALE NSW 2100

### Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore  
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

### Officer comments

Parks response to updated information provided by the Applicant.

Updated commentary is provided for the Parks Referral, as accompanying, with additional information or response from the (Applicant) and assessment by (Parks).

1.0 Construction Management Plan specific for this development including construction access, storage facilities and deliveries, that also graphically represents construction activity zones and movements. No construction activity is supported within the northern area of the Brookvale Park, that contains the day care facility, children's playground, parkland, outdoor gym and vegetation. Construction activity shall be excluded from utilising the northern area of the Brookvale Park along Federal Parade and shall be limited to the existing footprint areas of Brookvale Oval, including the surface area,

(Applicant) An updated Preliminary Construction Environmental Management Plan has been included, illustrating primary construction access via Alfred Road and secondary access via Pine Ave for large deliveries such as cranes and structural steel.

(Parks)

- Note: Any construction access for deliveries and the like must be fenced off and gated to separate construction activity and public access.
- Resolved: The Alfred Road access is currently utilised by pedestrians so an alternative temporary path into the public park will be a condition of consent, and construction fencing will be required to 'close-off' the access to be used for deliveries into the site, to ensure separation from the public.
- Not Acceptable / unresolved: The Pine Ave access represents a safety issue for the users of the Brookvale Pre-School Centre carpark, who rely on the existing driveway to access the Pre-School carpark for drop-off and pick-up and for staff parking. The updated Preliminary Construction Environmental Management Plan indicates the use of this access driveway, and

this will impact upon the Pre-School. Approval to use this access shall include at least a temporary access driveway to service the Pre-School, if this is possible with regards to traffic considerations including egress safety, swept paths and sightlines. Parks does not support restrictions on the operations of the Pre-School.

2.0 Management and Maintenance Program for the grass playing surface, with particular attention to the management of grass subjected to shade during the mid-winter period from the proposed building and roof shadows,

(Applicant) does not address this, advising Council to seek their own experts.

(Parks)

- The increased concentration of solid shadow from the built form upon the northern end of the playing surface from the 20m line northward to the in-goal and runoff area will be impacted over and above its current levels of shade from the existing trees. This will impact upon the quality of the playing surface unless increased maintenance activity is undertaken and budget expenditure by Council is increased, or an alternative turf is used to produce a high quality playing surface.
- Additional Council comments may be provided on this subject of shade impact.
- Relocation of the proposal elsewhere, as available on the eastern hill, provides a nil increase in impact upon the playing surface.

3.0 Clarification on the radiant heat levels and impact from the translucent roof to the grass areas of the playing field, and confirmation that the product selected will deflect/absorb near-infrared radiation.

(Applicant) Information provided on the proposed translucent roof materials as follows:  
1mm clear Marlon Polycarbonate; visible light transmissions 89.5%; UV transmission 0.0%; reflection 09.07%; all in compliance to ISO9050 AMI1.5.

(Parks)

- Resolved: Satisfied with additional information.
- Terms: A condition of consent will be imposed that will require certification that the translucent roof meets the above specification.

4.0 It is unclear if the translucent roof material will deflect the heat from spectators and the grass, or otherwise due to product selection.

(Applicant) Information provided on the proposed translucent roof materials as follows:  
No additional UV impact with translucent roofing material compliant to ISO9050 AMI1.5 with skin damage at 00.9%.

(Parks)

- Resolved: Satisfied with additional information.
- Terms: A condition of consent will be imposed that will require certification that the translucent roof meets the above specification.

5.0 Of concern is the lack of information surrounding the construction methodology. The Construction

Management Plan does not indicate if construction activity will be contained within Brookvale Oval (existing field and embankment hills), or are to include open space park areas of Brookvale Park, which are utilised year round by the public. The loss of public access to the park areas is not supported, and the existing day care facility, children's playground, parkland, and outdoor gym must be available to the public to the extent it is now available. The stated introduction of loading vehicles to the northern concourse area of the proposed grandstand during a non-game day, creates a potential conflict with pedestrian access and general park use by the public.

(Applicant) An updated Preliminary Construction Environmental Management Plan has been included, refer to item 1.0.

(Parks)

- As per item 1.0
- Additionally: loading vehicles to the northern concourse area of the proposed grandstand during a non-game day to be subject to Conditions of Consent around delivery times.

6.0 Appendix L: Preliminary Construction Environmental Management Plan is generic and not specific to the works program proposed, with notes such as "to be completed post DA consent prior to construction" and "Note: a detailed construction site access route will be completed post DA consent, prior to construction" is not acceptable. It is not known if construction plant, sheds, materials, deliveries will impact upon park recreational assets. The Appendix L report is silent on this and further information is required to ensure the recreational amenity of the Park is protected during any works.

(Applicant) An updated Preliminary Construction Environmental Management Plan has been included, refer to item 1.0.

(Parks)

- As per item 1.0

7.0 The existing group of mature Brushbox trees proposed for removal as part of the development are a valuable park asset that contribute to the amenity of the northern area of Brookvale Park, offering visual and physical separation between adjoining residential lands and Brookvale Oval. This asset can't be replaced in the short term, and any proposed tree replacement will take in the order of at least 50 years, if not more, to achieve a similar visual and physical presence.

(Applicant) Issue addressed in the response Report by Urbis.

(Parks)

- As a Parks asset, removal of the Brushbox trees are not able to be replaced in the short term, and the heritage value is lost, and can't be re-created.
- Relocation of the proposal elsewhere, as available on the eastern hill, provides a nil impact upon the heritage listed Brushbox trees.
- It is evident that the existing Tuckeroo trees, proposed for retention, planted northward of the existing Brushbox trees will as they mature in the next decade or two, provide a vegetation buffer between the Oval and the public park and residential land.

8.0 The park asset amenity value to the community, as a 'village green' is reduced with the loss of such

mature trees, that currently offers a visual and physical segregation between varying recreational land uses, with the passive recreation of the Park within the northern area separated from the active recreation of the Oval. The northern portion of the Park contains various community assets such as the Pre-School, and recreational activity such as the children's playground, outdoor gym area, parkland and pedestrian access throughout.

(Applicant) Issue addressed in the response Report by Urbis, refer to item 7.0.

(Parks)

- As per item 7.0

9.0 The compensatory planting does not reinstate the value of row planting, diminishing the heritage value of the existing row planting to three sides of Brookvale Park, and thus diminishing the park amenity for the community. The proposal seeks to offset the loss with compensatory planting to reinforce the existing linear planting along the northern part of the site and northern eastern corner. However the linear planting is proposed as Tuckeroo trees, extending the row of existing Tuckeroos, with Brushbox trees proposed at the north east corner of the site. This arrangement removes the connected heritage row planting of Brushbox trees to the east, north and west of Brookvale Park.

(Applicant) Issue addressed in the response Report by Urbis.

(Parks)

- As a Heritage asset, removal of the Brushbox trees are not able to be replaced, and the heritage value is lost, and can't be re-created.
- Relocation of the proposal elsewhere, as available on the eastern hill, provides a nil impact upon the heritage listed Brushbox trees.

10.0 It is considered that in term of park assets, relocation of such a proposal to the eastern hill limits any impact to recreational use of Brookvale Park, with minimal impact to public passive recreational land. The eastern hill is unlikely to result in tree loss and currently exists with limited public passive recreation value, with the portion of land between the eastern embankment and Pine Avenue offering pedestrian access through this portion, without any other existing recreational value.

(Applicant) Issue addressed in the response Report by Urbis.

(Parks)

- It is contended that the reason for the selection of the proposal at the northern end of Brookvale Oval does not provide valid reasons, as issues remain with this location, including the impact upon the playing surface from shadow, loss of access to the Pre-School and loss of heritage trees.
- Parks does not anticipate any issues with the location at the eastern end, with the exception of delivery access, which may be expected regardless of any other siting location of the CoE and Grandstand.

The development application seeks to construct a new grandstand and centre of excellence at the northern end of Brookvale Oval.

The application is not supported at this stage, without further information and clarification on the following items:

- Construction Management Plan specific for this development including construction access, storage facilities and deliveries, that also graphically represents construction activity zones and movements. No construction activity is supported within the northern area of the Brookvale Park, that contains the day care facility, children's playground, parkland, outdoor gym and vegetation. Construction activity shall be excluded from utilising the northern area of the Brookvale Park along Federal Parade and shall be limited to the existing footprint areas of Brookvale Oval, including the surface area,
- Management and Maintenance Program for the grass playing surface, with particular attention to the management of grass subjected to shade during the mid-winter period from the proposed building and roof shadows,
- Clarification on the radiant heat levels and impact from the translucent roof to the grass areas of the playing field, and confirmation that the product selected will deflect/absorb near-infrared radiation.

It is unclear if the translucent roof material will deflect the heat from spectators and the grass, or otherwise due to product selection and/or the distance between the glass and the playing surface. Clarification is required on the material used for the cantilevered roof, in terms of its radiate heat impact to the grass playing surface. The documents provide a shadow analysis generated from the building mass and structural roof elements only.

Of concern is the lack of information surrounding the construction methodology. The Construction Management Plan does not indicate if construction activity will be contained within Brookvale Oval (existing field and embankment hills), or are to include open space park areas of Brookvale Park, which are utilised year round by the public. The loss of public access to the park areas is not supported, and the existing day care facility, children's playground, parkland, and outdoor gym must be available to the public to the extent it is now available. The stated introduction of loading vehicles to the northern concourse area of the proposed grandstand during a non-game day, creates a potential conflict with pedestrian access and general park use by the public.

Appendix L: Preliminary Construction Environmental Management Plan is generic and not specific to the works program proposed, with notes such as "to be completed post DA consent prior to construction" and "Note: a detailed construction site access route will be completed post DA consent, prior to construction" not acceptable. It is not known if construction plant, sheds, materials, deliveries will impact upon park recreational assets. The Appendix L report is silent on this and further information is required to ensure the recreational amenity of the Park is protected during any works.

The existing group of mature Brushbox trees proposed for removal as part of the development are a valuable park asset that contribute to the amenity of the northern area of Brookvale Park, offering visual and physical separation between adjoining residential lands and Brookvale Oval. This asset can't be replaced in the short term, and any proposed tree replacement will take in the order of at least 50 years, if not more, to achieve a similar visual and physical presence.

The park asset amenity value to the community, as a 'village green' is reduced with the loss of such mature trees, that currently offers a visual and physical segregation between varying recreational land uses, with the passive recreation of the Park within the northern area separated from the active

recreation of the Oval. The northern portion of the Park contains various community assets such as the Day Care, and recreational activity such as the children's playground, outdoor gym area, parkland and pedestrian access throughout.

The compensatory planting does not reinstate the value of row planting, diminishing the heritage value of the existing row planting to three sides of Brookvale Park, and thus diminishing the park amenity for the community. The proposal seeks to offset the loss with compensatory planting to reinforce the existing linear planting along the northern part of the site and northern eastern corner. However the linear planting is proposed as Tuckeroo trees, extending the row of existing Tuckeroos, with Brushbox trees proposed at the north east corner of the site. This arrangement removes the connected heritage row planting of Brushbox trees to the east, north and west of Brookvale Park.

It is considered that in term of park assets, relocation of such a proposal to the eastern hill limits any impact to recreational use of Brookvale Park, with minimal impact to public passive recreational land. The eastern hill is unlikely to result in tree loss and currently exists with limited public passive recreation value, with the portion of land between the eastern embankment and Pine Avenue offering pedestrian access through this portion, without any other existing recreational value.

The proposal is therefore unsupported.

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

**Parks, Reserves and Foreshores Conditions:**

Nil.