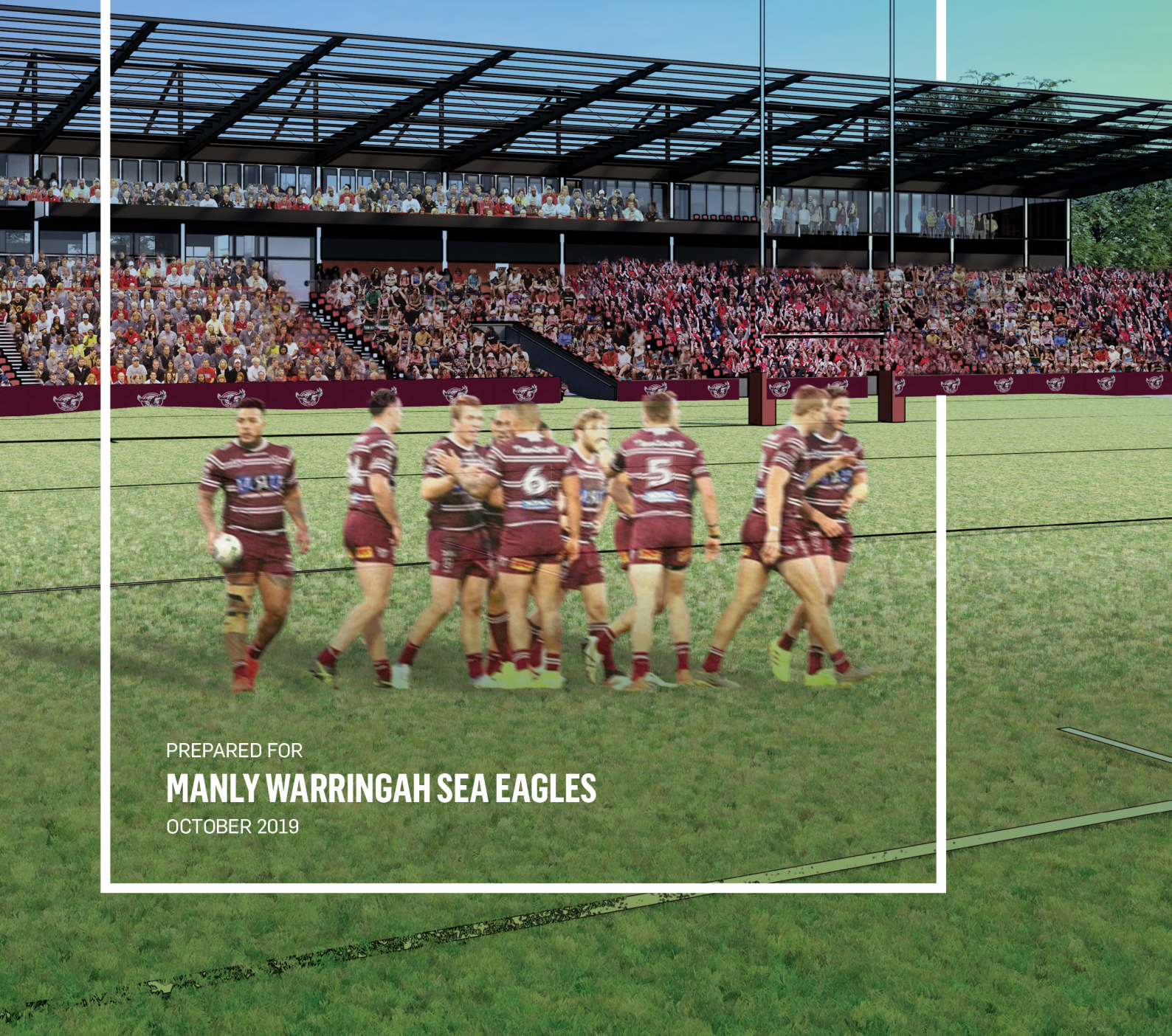


URBIS

BROOKVALE OVAL – CENTRE OF EXCELLENCE AND NORTHERN STAND

STATEMENT OF ENVIRONMENTAL EFFECTS



PREPARED FOR

MANLY WARRINGAH SEA EAGLES

OCTOBER 2019

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Appendix N	Signage Strategy
Appendix O	Waste Management Plan
Appendix P	Warringah Development Control Plan 2011
Appendix Q	Geotechnical and Hydrogeological Investigation
Appendix R	Aboriginal Due Diligence Assessment
Appendix S	Flora & Fauna Assessment Report
Appendix T	Community Consultation Outcomes Report
Appendix U	DA Design Report
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EXECUTIVE SUMMARY

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of the Manly Warringah Sea Eagles (**MWSE**) (**the Applicant**) to support a Development Application (**DA**) to the Northern Beaches Council (**the Council**) for the construction of a new grandstand and centre of excellence (**COE**) at the northern end of Brookvale Oval, located on Pittwater Road, Brookvale.

The proposal is the evolutionary next chapter of Brookvale Oval, delivering an enhanced facility available for community and professional sports men and women. The proposal represents a substantial investment into the Manly Warringah Sea Eagles Rugby League Club who have called the ground home since 1947.

The proposal seeks development consent for a Centre of Excellence, a state-of-the-art facility to be used by professional sportsmen and women in conjunction with the community. Once completed, the project will:

- Consolidate the MWSE training and administration bases at one location.
- Provide improved training facilities for players and the community alike to develop their skills while utilising high-performance training facilities which will be delivered as a result of the development.
- Replace the informal standing spectator viewing area with covered seating that delivers the highest quality viewing and entertainment experience possible for spectators attending Brookvale Oval.
- Support the operations of the MWSE club and ensure their viability into the future. The project represents a significant investment into rugby league in the region. The project has received joint funding from the Federal Government, New South Wales State Government, and the Manly Warringah Sea Eagles.

Figure 1 – Perspective of Proposed Development



Source: Hassell

The proposal represents an appropriate planning outcome for the site with direct positive community benefit. In light of clear conformance with the relevant planning provisions and the future evolving character of Brookvale Oval, it is requested that this development be approved subject to reasonable and relevant conditions.

1. INTRODUCTION

1.1. OVERVIEW

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of the MWSE (**the Applicant**) to support a Development Application (**DA**) to the Northern Beaches Council (**the Council**) for the construction of a new grandstand and centre of excellence (**COE**) on the northern end of Brookvale Oval, located on Pittwater Road, Brookvale.

The proposal seeks development consent for a COE, a state-of-the-art facility to be used by professional sportsmen and women in conjunction with the community. Once completed, the Project will:

- Consolidate the MWSE training and administration bases at one location.
- Provide improved training facilities for players and the community alike to develop their skills while utilising high-performance training facilities which will be delivered as a result of the development.
- Replace the informal standing spectator viewing area with covered seating that delivers the highest quality viewing and entertainment experience possible for spectators attending Brookvale Oval.
- Support the operations of the MWSE club and ensure their viability into the future. The project represents a significant investment into rugby league in the region. The project has received joint funding from the Federal Government, New South Wales State Government, and the Manly Warringah Sea Eagles.

The proposed COE will have a footprint of approximately 1,800sqm, and span over 2 levels. A cantilevered roof will extend over the formalized seating.

1.2. COST OF WORKS & PLANNING FRAMEWORK

In accordance with Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 (**SEPP SRD 2011**), as Northern Beaches Council are the landowner, and the cost of works is greater than \$5 million, the DA will be considered regionally significant development and required to be determined by the Sydney North Planning Panel. Assessment of the application will be undertaken by an independent planning consultant on behalf of Council.

The proposed Cost of works are \$29,513,000 (Refer to the Cost of Works Summary included at **Appendix A**)

1.3. STRUCTURE OF REPORT & SUPPORTING DOCUMENTATION

This SEE provides the following:

- Introduction and background of the project.
- An overview of the substantial stakeholder engagement undertaken to date.
- A description of the site and surrounding context.
- Strategic Planning Context as relevant to the proposal
- A detailed description of the proposed development.
- An assessment of the proposal's compliance with relevant planning instruments and policies under section 4.15 of the Environmental Planning and Assessment Act 1979 (**EP&A Act 1979**).
- Assessment of the key issues and impacts generated by the proposed development.
- Assessment of the proposed development against the site suitability and the public interest.
- Conclusion and closing statements.

The technical and design documents nominated in **Table 1** have been prepared and submitted to support this DA.

Table 1 – Supporting Documentation

Document	Consultant	Reference
Cost Summary Report	RLB	Appendix A
Pre-DA Minutes	NBC	Appendix B
Traffic Impact Assessment	TTW	Appendix C
Arboricultural Impact Assessment	Tree Management Strategies	Appendix D
Heritage Impact Assessment	Urbis	Appendix E
Civil Report & Plans	TTW	Appendix F
Noise Impact Assessment	Pulse Acoustic	Appendix G
Architectural Plans	Hassell	Appendix H
Stage 1 and 2 Environmental Site Investigation	JK Environmental	Appendix I
Site Survey	Rygate	Appendix J
Landscape Plans	Hassell	Appendix K
Construction and Environmental Management Plan	SLR Consulting	Appendix L
BCA Compliance	McKenzie Group	Appendix M
Signage Strategy	Brandculture	Appendix N
Waste Management Plan	SLR Consulting	Appendix O
Warringah DCP Compliance Table	Urbis	Appendix P
Geotechnical and Hydrogeotechnical Investigation	JK Geotechnics	Appendix Q
Aboriginal Due Diligence Assessment	Urbis	Appendix R
Flora and Fauna Assessment Report	SLR Consulting	Appendix S
Community Consultation Outcomes Report	Urbis	Appendix T
DA Design Report	Hassell	Appendix U
Fire Engineering Statement	LCI	Appendix V
Building Services Utility Report Site Services Plan	LCI	Appendix W
Water Sensitive Urban Design Report	LCI	Appendix X
Energy Performance Report	LCI	Appendix Y

1.4. COUNCIL CONSULTATION

A Pre-lodgement meeting was held between the applicant and Council to discuss the project and key matters relating to the proposed development in the context of the site. This meeting occurred on 10

September 2019 where the development and associated key considerations were discussed. A copy of the minutes is included at **Appendix B**.

Table 2 summarises the key considerations raised at this meeting, and how the development responds to, and addresses these matters.

Table 2 – Summary of Items Discussed at Pre-lodgement Meeting

Topic	Response
Planning	
<p><i>The proposal must demonstrate, as detailed at the meeting, that there is no increase in the spectator numbers. An analysis of the existing and the proposed capacity is to be provided.</i></p> <p><i>The centre of excellence must demonstrate how it will operate and that no separate commercial facilities will be contained.</i></p> <p><i>The proposal must also demonstrate how the ground functions when at its capacity of approximately 18000 people and how the new centre of excellence would function either concurrently or separately from game days</i></p>	<p>As discussed in Section 5 of this report, the proposal does not seek to increase the existing numbers of spectators who attend the site, and does not propose additional commercial uses.</p>
<p><i>The proposal must demonstrate how parking is being provided to the additional use(s) being introduced via the centre of excellence and how this intensity of use will be managed in terms of traffic and amenity impacts on surrounding residential lands.</i></p>	<p>Additional parking is being provided in the location of existing informal overflow parking. A detailed assessment of this is provided in the Traffic Impact Assessment at Appendix C.</p>
<p><i>The proposal must address the Plan of Management and the requirements of the Local Government Act 1993 with regards to the classification and categorisation of public land.</i></p>	<p>Consideration has been given to the site's Plan of Management (POM). The proposal is consistent with the plan of management, delivering a northern stand consistent with the site Master Plan.</p>
<p><i>The proposal must demonstrate how any additional flood lighting and scoreboard is located and designed to minimise impacts on surrounding residential amenity.</i></p>	<p>No additional lighting is proposed. The scoreboard will be relocated to the north east corner of the site. The scoreboard will face into the ground, and it is not anticipated to direct any light external to the oval.</p>
Heritage	
<p>A Heritage Impact Statement (HIS) was requested to assess the impacts on the removal of mature vegetation on site. Concerns were raised regarding the removal of trees which are noted as having Local Heritage Significance.</p>	<p>A Heritage Impact Assessment (HIS) has been prepared and provided at Appendix E.</p>
Transport/Traffic	
<p><i>Car parking provision – The applicant is to provide suitable off street parking for the normal non-game day</i></p>	<p>A detailed Traffic Impact Assessment (TIA) has been prepared and is included at Appendix C.</p>

Topic	Response
<p><i>operation of the development proposed for the site. No on-street should be included in the calculation of parking provision as this area is impacted on the day to day operation by both local commuters, business staff parking and the adjoin educational establishments. To this end the expectation would be that the informal parking to the west of the proposed site could be formalised for this propose subject to owners' consent.</i></p> <p><i>Weekday access to the site is to be controlled through the main entrance to the car parking area of Alfred Street and not through the gate north of the marked pedestrian crossing. The applicant will be required to nominate how the access control will be administered as a part of the Site Traffic Management Plan (Operational).</i></p> <p><i>The STMP (Operational) will also need to address deliveries and they will be restricted by conditions to outside school drop off and pick up times.</i></p>	<p>The assessment covers off the operational requirements of the site, along with game day and non-game day operational requirements.</p> <p>Deliveries are to be restricted to outside of school drop off and pick up times.</p>
Design Considerations	
<p><i>The location and size of the grandstand and centre of excellence would result in the removal of heritage listed trees. These trees are of significant importance and value to the site and the locality. Every possible alternative to the removal of these trees must be explored and demonstrated within the DA submission.</i></p>	<p>Multiple options for the locating and design of the building mass were explored as part of the design development. These are further detailed in the DA Design Report at Appendix U.</p>
Stormwater Infrastructure	
<p><i>The proposed grandstand is located over Council stormwater infrastructure being a 600mm pipe. Council advises that the stormwater drainage lines can be re diverted around the proposed grandstand development provided the requirements are met.</i></p>	<p>A Civil DA Report has been prepared and included at Appendix F. The report details all hydraulic details relating to the proposed development.</p>
Development Engineer	
<p><i>Demonstrate compliance with Council's Development Control Plan – Northern Beaches Council's Water Management policy PL 850 Water (Section 6- Building Over or Adjacent to Council Drainage Systems and Easements. See web links below).</i></p>	<p>A Civil DA Report has been prepared and included at Appendix F.</p>
Landscape	
<p><i>The plans provided indicate that trees along the northern end of the park are required to be removed to accommodate the proposed Centre of Excellence.</i></p>	<p>The proposal will require the removal of 11 trees as detailed in the AIA at Appendix D.</p>

Topic	Response
<p><i>As indicated at the meeting, removal of the trees to construct a building in the park could not be supported from a landscape perspective. No clear need for removal was supported in the documentation provided, which appears to support the heritage listing insofar as the trees have significance to the locality. Alternative locations for the Centre of Excellence component or amended design should be pursued to enable the trees and the Centre of Excellence to co-exist in a manner that respects the past and future of Brookvale Park.</i></p>	<p>The location of the built form is justified in the DA Design Report located at Appendix U.</p>
<p>Property</p>	
<p><i>The Brookvale Park Plan of Management was adopted 24 September 2002 and can be found on Council's website under "Plans of Management". This PoM covers development on the subject site.</i></p>	<p>Justification for the location of the proposal is included at Appendix U, and within this report.</p>
<p>Environmental Health</p>	
<p><i>Noise – An acoustic report is required. The addition of hard reflective surfaces and increased variety of operations and operational times associated with the 'centre for excellence' -including a gym- trigger the requirement for a formal assessment by a suitably qualified person.</i></p> <p><i>Amenities – In the SEE, please provide details on the expected number of patrons and the bathroom amenities they will have access to.</i></p> <p><i>Phase 2 Detailed Site Investigation Report – Discussions at the PLM revealed that a Phase 2 assessment is already underway and will (necessarily) be provided with the DA.</i></p>	<p>A Noise Impact Assessment has been prepared and included at Appendix G.</p> <p>The maximum number of spectators able to access the site will not change. Amenities are detailed in the Architectural plans at Appendix H.</p> <p>A Stage 1 & 2 Detailed Site Investigation Report has been prepared and included at Appendix I.</p>
<p>Stormwater Engineering</p>	
<p><i>Significant stormwater reuse (capture of roofwater) for this site is strongly recommended. The site is a heavy user of groundwater and has historically exceeded their groundwater licence entitlement.</i></p>	<p>Stormwater reuse is proposed as part of the development. Details of the reuse are included in the Civil DA Report included at Appendix F.</p>
<p><i>Stormwater quality treatment (in addition to the stormwater reuse) should include some form of infiltration basin/strip or swale and a gross pollutant trap. The development can otherwise include any other Water Sensitive Urban Design measure that will achieve the treatment objectives. This can include green roofs, green walls, stormwater reuse, pervious paving etc. Use of</i></p>	<p>All details regarding stormwater infrastructure and sediment and erosion control proposed as part of the development is discussed in the Civil DA Report included at Appendix F.</p>

Topic	Response
<i>filtration cartridges is not supported for this development due to the need for infiltration to recharge groundwater and maintain base flows in local waterways.</i>	

2. COMMUNITY ENGAGEMENT

A Community Consultation Outcomes Report has been prepared following extensive community engagement undertaken by Urbis and included at **Appendix T**. Local residents and community members have been involved in consultation for Brookvale Oval and Brookvale Park in various iterations over the last decade and consider the development long overdue. In planning for this proposal, MWSE committed to proactively engage with the community and provide clear, factual and timely information about the proposal prior to submission of the application.

The stakeholder and community engagement process sought to:

- Provide accurate information about the concept plans.
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback.
- Create pathways for stakeholder interaction and feedback in an open and transparent approach.
- Document key feedback to inform ongoing design and planning.
- Collate feedback to inform the proposal.

Community engagement activities were undertaken in September – October 2019. These are outlined below:

- Near neighbour newsletter and distribution to 450 properties
- Door knock to residential and commercial 52 properties
- Community Information session with approximately 20 attendees
- Dedicated website for information sharing, with 7,038 page views
- Dedicated feedback channels included a project email and phone number with 6 enquiries.

During consultation the key themes which emerged from the feedback are outlined below, overall positive feedback was received regarding the investment in the upgrading Brookvale Oval and the economic benefit to the Northern Beaches region and support for long overdue progress of the redevelopment of Brookvale Oval/Park.

Traffic and parking

Significant community feedback pertaining to the current traffic and parking challenges experienced on Pine Avenue, Federal Parade, Binba Place and Alfred Road. Residents expressed concern about the anticipated impact of the proposal on existing traffic and parking conditions. Positive feedback regarding the proposed location of the on-grade parking located off Alfred Road (as to not contribute to traffic on Federal Parade and Pine Avenue).

Maintaining community use and access

Positive feedback was received regarding the continued community use and access to the Park for leisure and recreation.

Relationship between Brookvale Oval and Park

Positive feedback was received regarding the architectural design of the proposed Northern façade of Centre of Excellence and Brookvale Park, and that this will “activate” this area and contribute to a safer environment with ambient light permeating through the façade. Feedback was received regarding ways to maintain the relationship between the proposal and existing walking tracks around Brookvale Oval and Park, including level access around the interior walking route and connecting the proposal area and to the adjoining park. Enquiries were received regarding the pedestrian and vehicular movements to and from the Centre of Excellence and Brookvale Park. Feedback received that the proposal should not impact the “Village Green” area, or children’s playground in Brookvale Park.

Future Engagement Activities

At the time of writing this report, community and stakeholder engagement activities remain ongoing. The following activities are scheduled:

- The engagement 1800 number and email remain active.
- Manly Warringah Sea Eagles website will be updated at key milestones.
- Email communications to the Manly Warringah Sea Eagles members.
- Meetings with key project stakeholders as future project milestones are achieved.
- Communication with residents prior to the beginning of construction
- Ongoing communication with stakeholders during construction phase.

3. SITE & SURROUNDING CONTEXT

Brookvale Park contains both a neighbourhood park and the well-known Brookvale Sportsground. The sportsground dominates the centre of the Park and includes three stands, uncovered seating, two open grass viewing areas and related facilities and amenities. The area immediately south of the Southern Stand is a steep sloping grass embankment with a range of large trees. A formal car parking area is located on the corner of Alfred and Pittwater Roads whilst the remainder of the Park combines to form the neighbourhood park.

The neighbourhood park is used for both passive and active recreational pursuits and includes an area known as the “Village Green”, the open grass area adjacent to Federal Parade.

The site consists of 5 separate lots, referred to as Brookvale Oval, Pittwater Road, Brookvale; and is located within the Northern Beaches Council Local Government Area (LGA). The site is legally described as:

- Lot 1 on DP651295 (only minor infrastructure works proposed therefore not shown in aerial / LEP figures)
- Lot 1 on DP 784268
- Lot 1 on DP 114027
- Lot B on DP966128
- Lot 6 on DB 785409

The site has an area of 4.6ha, and is bound by Pittwater Road to the south, Alfred Road to the West, Federal Parade to the north, and Pine Avenue to the east. The site topography falls gradually from the northern west of the site, to the southern east of the site. The highest point located on the northern end, and the lowest point located on the southern end along Pittwater Road.

Overland flow paths currently fall from the north, running along the northern embankment and down the eastern side of the site into Council stormwater infrastructure towards Greendale Creek to the south-east of the site.

The primary site is outlined in red in the aerial image in **Figure 2** below, and a site survey prepared by Rygate Surveyors is included at **Appendix J**.

Figure 2 – Aerial of Site



Source: Urbis

The site is characterised by the Brookvale Oval sportsground. The ground currently contains three stands, under covered seating, two open grass viewing hills and related facilities and amenities. The area immediately south of the southern stand is a steep sloping grass embankment to Pittwater Road. A formal carparking area is located in the south western corner of the site along with the main entrance and ticket booth. A neighbourhood park is located on the northern side of the unformed section of Federal Parade, along with the Brookvale Occasional Care Centre

The existing development on the site is shown in **Figure 3** below.

Figure 3 – Site Photos



Picture 1 – Existing western stand



Picture 2 – View looking south west



Picture 3 – View of oval looking north east



Picture 4 – South stand facing east



Picture 5 – View of northern hill looking east

Source: Urbis



Picture 6 – View of northern hill looking east

3.1. SITE CONTEXT

Brookvale Park is in the suburb of Brookvale and is approximately 16km north-east of Sydney CBD (refer to **Figure 4**).

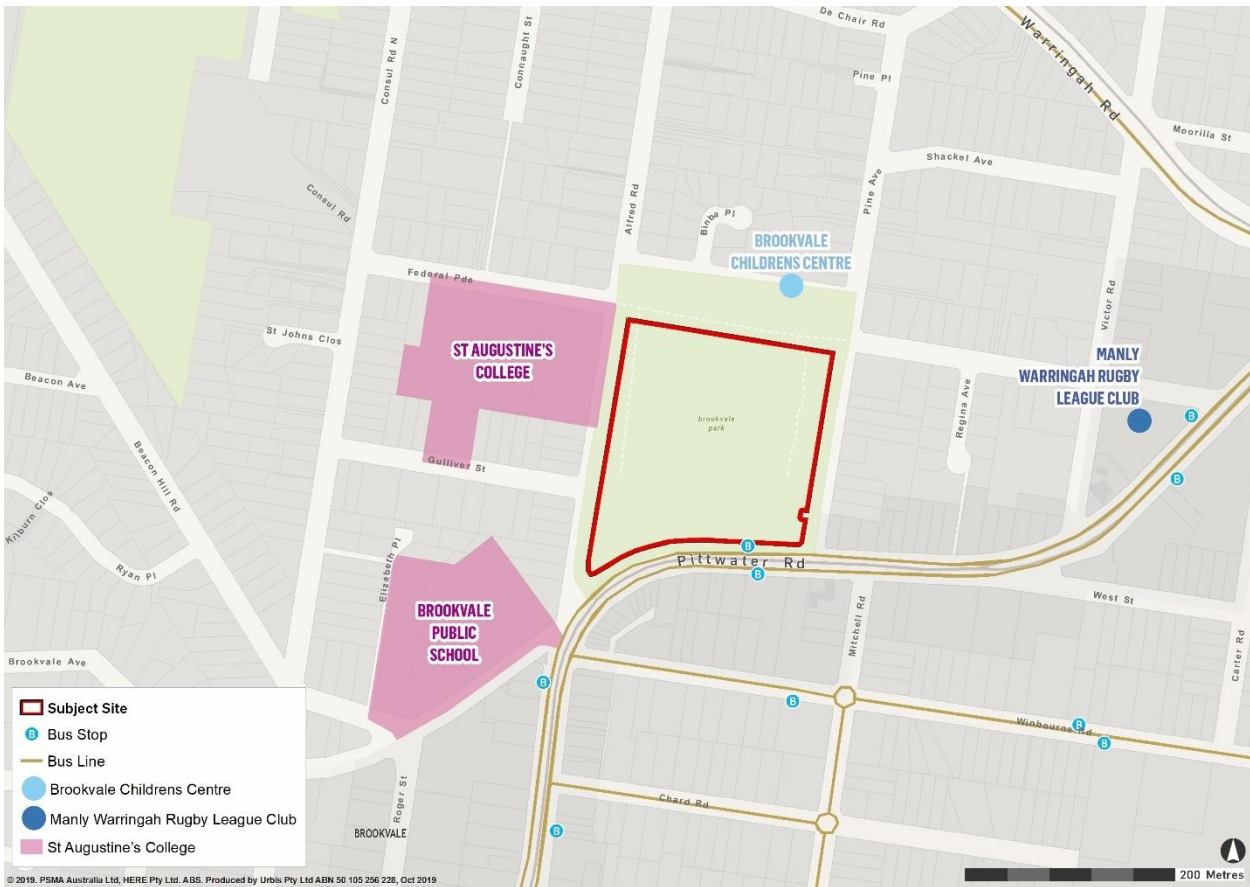
Figure 4 – Site Context Map



Source: Urbis

The site is bound by residential land uses to the east, the Village Green park to the north, St Augustine’s School and residential to the west, and Pittwater Road to the south (refer **Figure 5** below).

Figure 5 – Location Plan



Source: Urbis

The surrounding context to the site is described as diverse. A spine of commercial and retail runs along Pittwater Road. Uses contained within this spine include the Manly Leagues Club, hotels, pet stores, various neighbourhood shops, small retail premises including tax agencies, and car sales yards. Surrounding the site are a mix of existing residential dwellings, primarily one to two storeys in height. St Augustine’s College is located directly adjacent to the west, with Brookvale Public School located to the south west.

3.2. PUBLIC TRANSPORT & SURROUNDING ROAD NETWORK

The road hierarchy in the vicinity of the site is as follows:

Table 3 – Road Hierarchy

Road	Notes
Pittwater Road	A state road located adjacent to the southern boundary of the site and serves as a major through route for the Northern Beaches. Near the site there are largely two through travelling lanes in each direction, with a bus lane eastbound and various turning lane introduced at intersections. During peak hours two-way traffic volumes within the vicinity of the site are in the order of 2,500 vehicles.
Alfred Road	A local road located to the west of the site. Near the site there is one travelling lane in each direction with parallel parking located on the west kerbside and angled parking on the east kerbside. Alfred Road connects to Pittwater Road through a signalised intersection and provides some vehicular access to St Augustine’s College.

Road	Notes
Pine Avenue	A local road located to the east of the site with a travelling lane in each direction. Parallel parking is located on the east kerbside and angled parking on the west kerbside. Pine Avenue connects to Pittwater Road via a signalised intersection.

There are numerous public transport options near the site. Bus stops are located on both sides of Pittwater Road, near the southern and primary entry to the site. Additional bus stops are located to the north of the site on both sides of Warringah Road which is approximately 500m walk. Express limited stop bus services to and from Sydney CBD are provided at Warringah Mall, approximately 12 minutes' walk from the site. These include B Line and L90 bus routes. The B Line bus services provide high frequency services during peak times with high capacity double decker vehicles.

A summary of available bus routes with associated frequency is provided in the Traffic Impact Assessment included at **Appendix C**.

3.3. CURRENT SITE OPERATIONS

The site is publicly accessible recreational space for residents of the area to utilise, as well as being a sports ground for very limited training and game day fixtures associated with the MWSE Rugby League Club. The site is currently maintained by Council staff. The oval hosts on average 10-12 home games for the MWSE per season and has also been utilised as a ground for Super Rugby matches during recent seasons.

The oval has a maximum crowd capacity of 18,000 spectators in accordance with the Operational Plan of Management (**OPOM**). The OPOM is revised annually prior to the normal season's commencement and is an agreement between the Northern Beaches Council as the landowner, and the MWSE as the lessee of the site. It outlines the operational management of the professional match fixtures, and covers items such as security, corporate facilities, lighting levels, and importantly limits spectator attendance numbers.

The nature of any sporting clubs home ground is that attendance is heavily dependent on the performance of the club at the time. This results in fluctuations in spectator attendance numbers, as was seen during the most recent NRL season.

The oval has seen the following average attendances over the past three seasons:

- 2019 Average announced attendances: 11,216
- 2018 Average announced attendances: 8,528
- 2017 Average announced attendances: 11,153

Brookvale Oval does experience sell-out crowds as was the case with a rugby union match held on 16 February 2019.

The ground attendance numbers for all home games for the MWSE during the 2019 season is included in **Table 4** below.

Table 4 – MWSE Home Game Attendance 2019

Round / Game	Date / Time	Crowd
Round 2 v Roosters	7:35pm Saturday 23 March 2019	9,664
Round 4 v Rabbitohs	3:00pm Saturday 6 April 2019	12,304
Round 7 v Raiders	2:00pm Sunday 28 April 2019	10,707
Round 8 v Bulldogs	5:30pm Saturday 4 May 2019	10,148
Round 11 v Titans	6:00pm Friday 24 May 2019	7,465

Round / Game	Date / Time	Crowd
Round 14 v Dragons	2:00pm Sunday 16 June 2019	8,468
Round 18 v Eels	4:05pm Sunday 21 July 2019	15,245
Round 20 v Knights	3:00pm Saturday 3 August 2019	15,012
Round 22 v Tigers	7:50pm Thursday 15 August 2019	8,512
Round 24 v Storm	5:30pm Saturday 31 August 2019	14,640
Elimination Finals v Sharks	7:50pm Saturday 14 September 2019	15,495

4. STRATEGIC PLANNING CONTEXT

The strategic context of a development on a site is important in understanding the capacity for growth and the opportunities presented in and around Brookvale. The following strategic documents are considered relevant to the site and the proposed development:

4.1. THE GREATER SYDNEY REGIONAL PLAN

A Metropolis of Three Cities, developed by the Greater Sydney Commission, is a bold vision for three, integrated and connected cities that will rebalance Greater Sydney – placing housing, jobs, infrastructure and services within easier reach of more residents, no matter where they live. Western Parkland, Central River, Eastern Harbour (building on its recognised economic strength and addressing liveability and sustainability) sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.

It is anchored on the strategies of infrastructure and collaboration, liveability, productivity, sustainability and implementation. Urban renewal is identified as being required to support the projected growth of the Eastern Harbour City which includes Brookvale. The proposal will deliver improved public infrastructure through delivering revitalised facilities for a local club with a long history in the area, consistent with the directions of the Regional Plan.

4.2. THE NORTH DISTRICT PLAN

A Metropolis of Three Cities Regional Plan for Greater Sydney is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This vision seeks to rebalance the economic and social opportunities and deliver a more equal and equitable Greater Sydney. Greater Sydney's three cities reach across five distinct districts. These include the Western City District, Central City District, Eastern City District, North District and South District. The North District forms a large part of the Eastern Harbour City.

The North District will continue to grow over the next 20 years with demand for an additional 92,000 dwellings. This will be provided through urban renewal, around new and existing infrastructure, land release and infill developments.

The focus of growth will be on well-connected walkable places that build on local strengths and focus on quality public places. It is important to acknowledge public assets with long cultural sentiment in communities such as Brookvale. Renewal and investment in these assets are required to ensure the longevity of the facility, and if not delivered will result in their loss. The liveability and enjoyment people share in residing in communities such as Brookvale directly derive from these assets. This facility will provide valuable community space suitable to use by small group gatherings. Importantly, the proposal will ensure that Brookvale Oval remains the cultural home of the MWSE who have called the oval home for well over half a century.

5. THE PROPOSED DEVELOPMENT

5.1. PROJECT OBJECTIVES

The proposal is for a 3,000 seat covered grandstand to replace existing informal spectator standing space, and for a centre of excellence. The centre will be a state-of-the-art facility to be used by professional sportsmen and women in conjunction with the community. Once completed, the Project will:

- Consolidate the MWSE training and administration bases at one location.
- Provide improved training facilities for all players (from community to elite levels) to develop their skills as well as for professional players to have access to high performance training facilities.
- Provide spectators with additional covered seating that delivers the highest quality viewing and entertainment experience possible at Brookvale Oval.
- Support the operations of the MWSE and ensure its viability into the future. The project represents a significant investment into rugby league in the region. The project is being jointly funded by the Federal Government, New South Wales State Government, and the Manly Warringah Sea Eagles.

The proposed centre will have a footprint of approximately 1,800sqm, and span over 2 levels. A cantilevered roof will extend over the seating providing full weather protection.

The proposal will bring the MWSE home to Brookvale Oval. Currently the club is based at the Sydney Academy of Sport in Narrabeen.

Figure 6 – Centre of Excellence and New Stand



Source: Hassell

5.2. OVERVIEW OF PROPOSED WORKS

The following works are proposed:

- Construction of 3,000 covered seats on the northern grass covered hill and new score board.
- Construction of a two-storey building comprising a number of components:
 - Flexible community education space (hired through MWSE)
 - Gymnasium (via a scholarship program for talented athletes on the Northern Beaches subject to further negotiations)
 - Medical & Rehabilitation facilities (via a scholarship program for talented athletes on the Northern Beaches subject to further negotiations)
 - Aquatic Rehabilitation facilities (via a scholarship program for talented athletes on the Northern Beaches subject to further negotiations)
 - Corporate suites (for VIP ticket holders at MWSE home games)
 - Coaching room, dressing room and associated space for players
 - Administration office space
- Approximately 425m² of new landscaping will be provided
- Minor works to formalise a small number of additional car parking spaces along Alfred Road frontage.
- Hours for the centre of excellence will be 7am – 10pm Mon-Fri (including public holidays)

Architectural plans prepared by Hassell are included at **Appendix H** and the various components of the proposed works are described in the following sections.

5.3. GRANDSTAND & SCORE BOARD

The proposal seeks to formalise the existing seating currently located on the northern spectator hill with 3,000 undercover seats. This is delivered in the form of tiered seating, approximately matching the existing gradient of the hill. Additional premium seating is provided above the general concourse area, accessed from with the corporate area. Seating space is reserved for people with disabilities as shown in the BCA Report included at **Appendix M**.

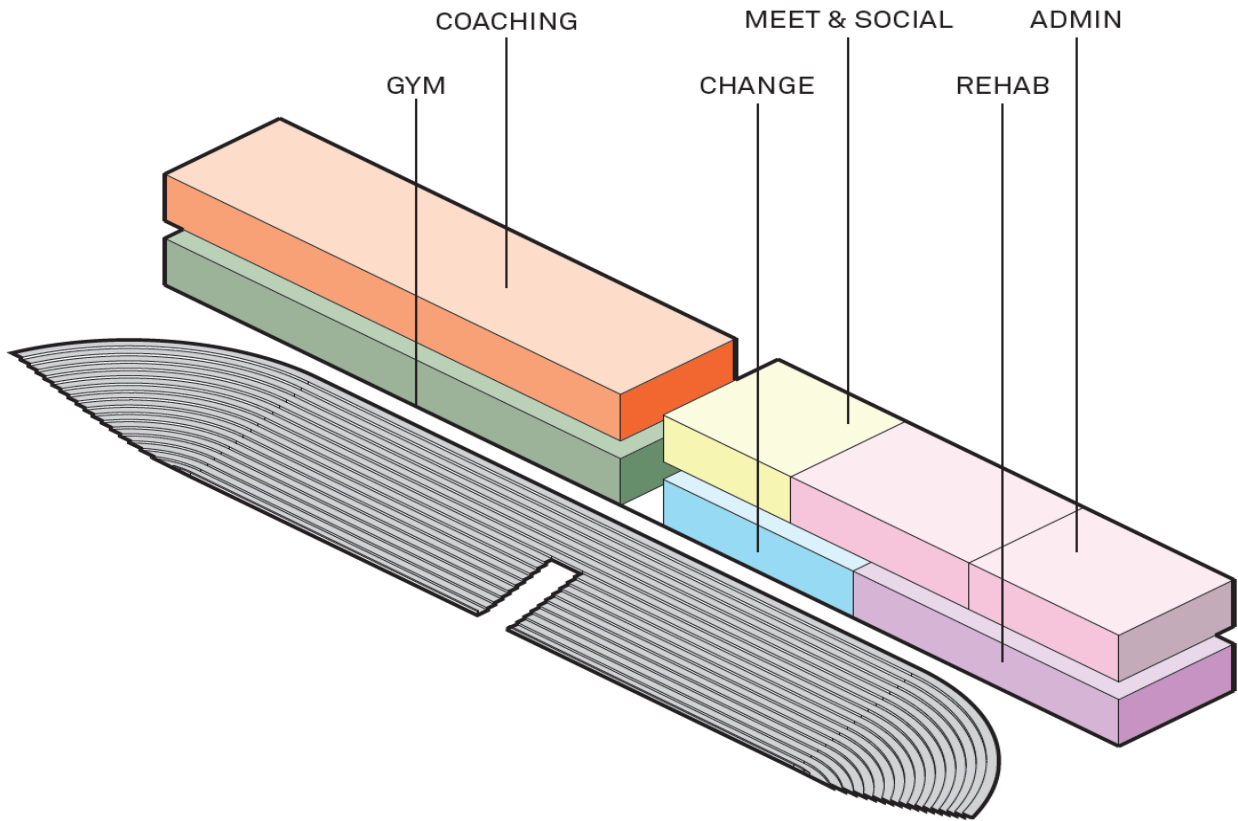
The proposal also seeks to relocate the score board to the north east corner of the site. This will ensure ease of view from the existing and proposed seating.

5.4. BUILDING DESIGN

A detailed investigation into multiple scheme options was explored to facilitate the development. As included in the Design Report included at **Appendix U**, 4 test fit studies revealed the optimum design.

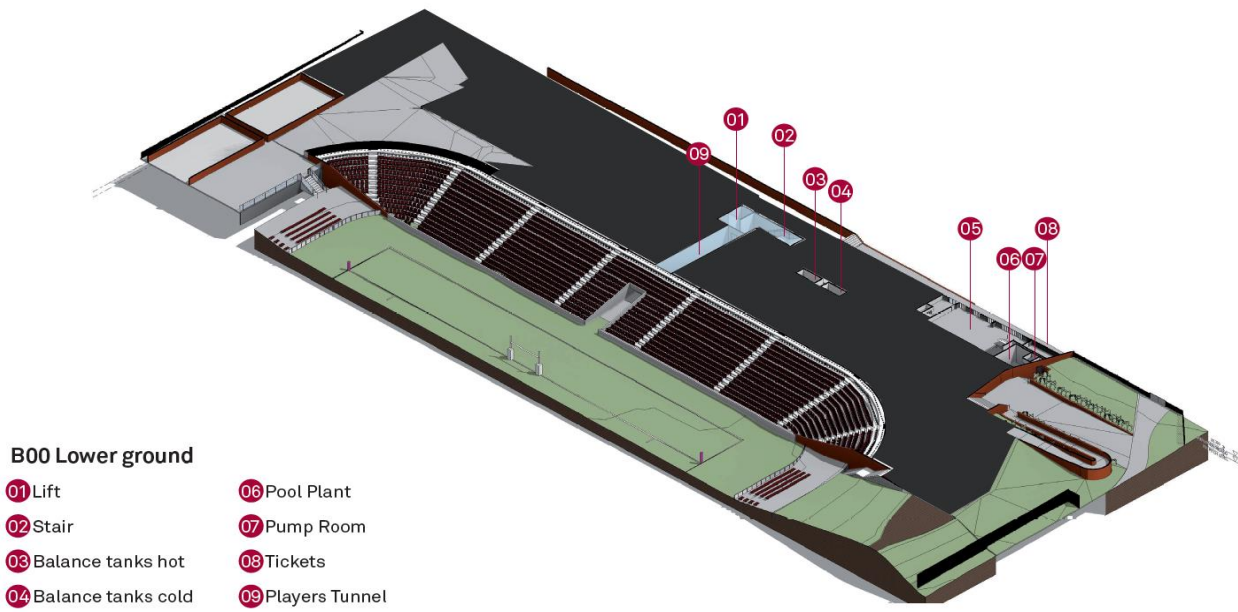
The building mass is gently sculpted to address points on arrival. The building is conceived as being a threshold between the external public park spaces and the event spaces within the venue. Importantly the building has two faces and two addresses that need to be appropriately considered as there is no “back and front” of the building. The main points of approach are from the east and west and form the main points of entry for spectators. The building flexes to embrace these points of address and create arrival spaces. A transparent roof cantilevers over the 3,000 seats to provide 100% coverage and maintain solar access to the pitch turf.

Figure 7 – Block and Stack Massing



Source: Hassell

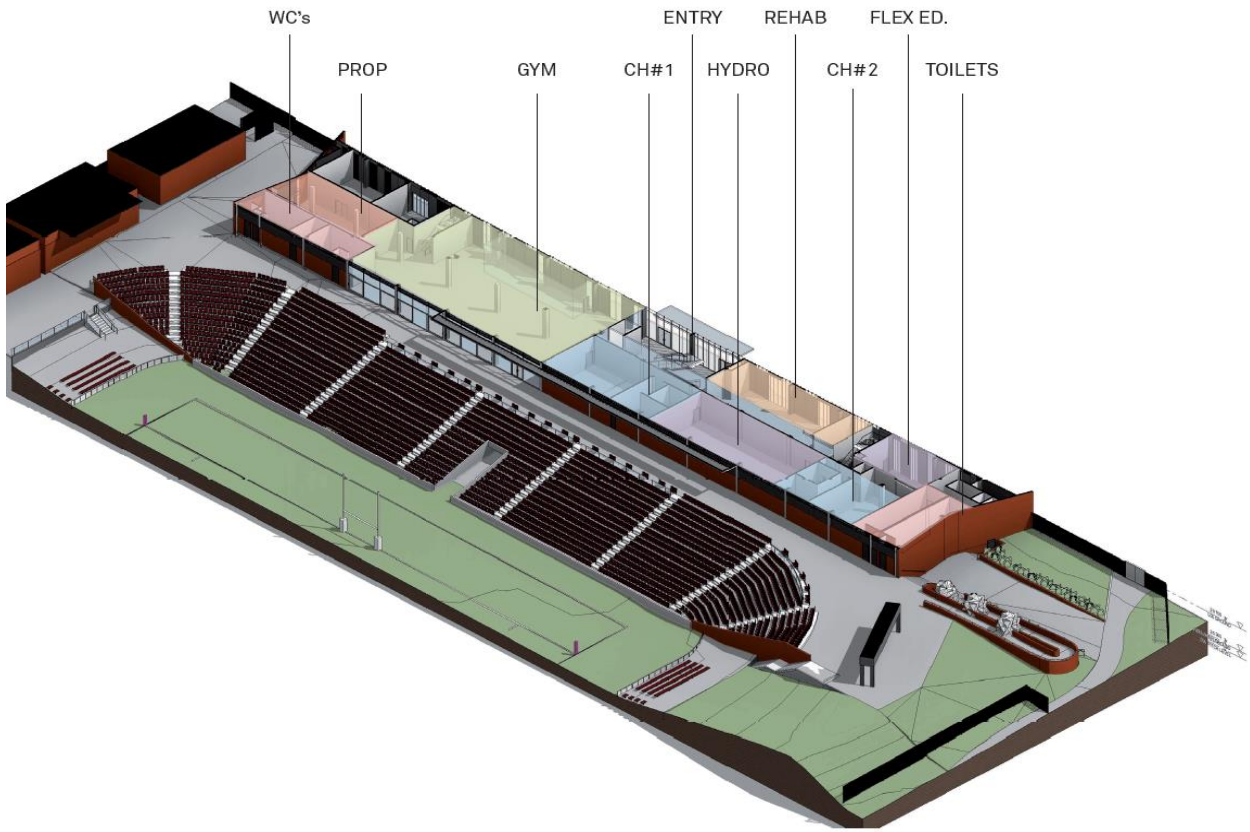
Figure 8 – Functional Arrangement – Basement – Level 1 & 2



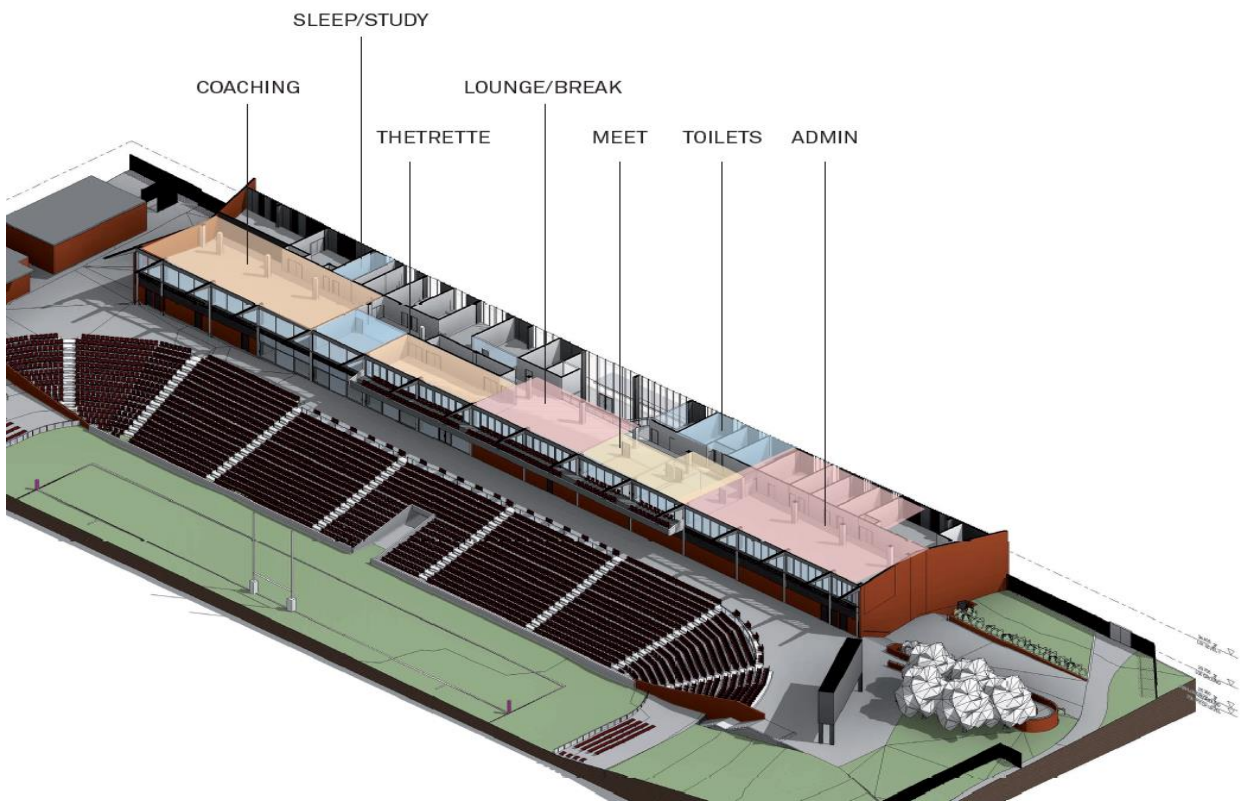
B00 Lower ground

- 01 Lift
- 02 Stair
- 03 Balance tanks hot
- 04 Balance tanks cold
- 05 OSD tank
- 06 Pool Plant
- 07 Pump Room
- 08 Tickets
- 09 Players Tunnel

Source: Hassell



Source: Hassell



Source: Hassell

5.5. LOCATION JUSTIFICATION

The proposal has been located at the northern end of the oval as a logical progression to the existing development. While the seating proposed formalises the existing standing space, the Centre of Excellence provides a purpose built facility requiring a specific footprint. Multiple test fit scenarios were explored by Hassell during preliminary design stage. These scenarios are detailed in the DA Design Report included at **Appendix U**. The location was chosen as being the only suitable location for the development, as the following options were considered unfeasible:

- **Demolish and replace existing stands:** While the stands and facilities are dated, they remain functional and part of the existing developments character and appeal. There is no justifiable need to demolish existing stands when opportunities remain to develop spectator standing areas.
- **The eastern standing hill:** The proposal was required to be reverse engineer from several limitations. Funding for the project was a key consideration which required the project team to reverse engineer an outcome. The built form limitations in conjunction with achievable outcomes under the funding provided for the development concluded building on the western spectator hill as unfeasible. Furthermore, this area provides premium viewing currently for spectators. It would be detrimental to this viewing opportunity to use the space for the Centre of Excellence and associated operations.
- **Precedent for further development:** Opportunities to redevelop the eastern hill as part of a complete redevelopment would require substantial consideration and investment. It is intended the successes of this project may establish further justification for investment into the site.

5.6. SITE PREPARATION WORKS

This DA seeks consent for the demolition of the existing tanks, kiosk, brick structures as well as the removal of 11 trees in the northern part of the site. A Construction and Environmental Management Plan (**CEMP**) has been prepared and submitted with this DA (refer **Appendix L**). The CEMP discusses excavation works which are required to facilitate construction. There will be no fill required to be removed from the site.

Excavation proposed will not directly adjoin any boundary line. All proposed excavation works, and methods will be finalised prior to construction commencing on site.

5.7. CENTRE OF EXCELLENCE

The Centre of Excellence building has been specifically designed to cater for the unique training requirements of professional sports men and women. The Centre provides for approximately 3,600sqm of useable floor space spanning over two levels. It is intended to accommodate community uses in conjunction with office space and alike to consolidate the MWSE club operations while remaining integrated with the local community. The building accommodates the following use areas:

- Training & medical/rehabilitation areas
- Coaching and designated office area for MWSE staff
- Players change rooms and social areas
- Administration and marketing areas
- Community programme areas and facilities

5.8. PARKING, ACCESS & SERVICING

The existing parking for the site located in the south west corner yields capacity for 45 vehicles. Overflow parking currently exists on a grassed area to the immediate north of the formal parking area. It is proposed that this overflow parking will be formalised by introducing decomposed gravel similar to the existing car parking area. This new parking area will facilitate 15 new parking spaces.

Site access will utilise the existing Alfred Road driveway to the south-east of the site opposite Gulliver Street.

Loading and service vehicles will access the oval from Alfred Road opposite Federal Parade as per the existing scenario. Due to existing trees on site and the location of the existing waste facility, this access point

must be maintained. Timing of these service vehicle movements will be outside of school peak pick up and drop off times.

During a non-game day, loading vehicles including food trucks up to 6.4m will access the site through the northern concourse area of the grandstand. These service vehicles will enter and exit the site in a forward direction. Ambulance vehicles will also be able to access this northern concourse area. A turning path analysis of this area has been conducted and is included at **Appendix C**.

5.9. OPERATIONAL

The proposed operational plan for the facility is as follows:

- **Weekdays** – 7am - 7pm for MWSE staff and players. The field will be used by the club for an average of 20 hours per week for training and rehabilitation activities (as per the existing agreement between the MWSE and Council).
- **Operational hours (community)** – 7am – 10pm for community use, which will allow the flexible community education space to be accessed by community groups outside of business hours.
- **Operational hours (weekends)** – Operational hours rely on the fixtures which are not known until the commencement of each season.
- **Captains Run** – A captains run at Brookvale Oval will occur prior to home games and away games. These are 2 hour session held before all 22 games during the normal season.

5.10. SIGNAGE

A DA Signage Design Report has been prepared by Brandculture and is included at **Appendix N**. Signage proposed provides visually informative content for the purpose of navigating the site and buildings. The proposal is compatible with the desired amenity and visual character of the area as the signage is intrinsically connected to the development and existing use on site.

The proposal as demonstrated incorporates high quality design and finishes and is therefore consistent with the objectives set out in SEPP 64 – Advertising and Signage as assessed later in this report.

5.11. DEMOLITION & CONSTRUCTION MANAGEMENT

Several existing structures and mature trees require removal for the development. Accordingly, a Demolition Plan has been prepared and included in the Architectural Plans at **Appendix H**. Further, a preliminary Construction and Environmental Management Plan (**CEMP**), and Waste Management Plan (**WMP**) have been prepared and is included at **Appendix L** and **Appendix O** respectively. The reports consolidate preliminary considerations for the demolition and construction methods required. Neither demolition or construction methods and processes will be finalised until a contractor is engaged and a detailed Construction Management Plan is developed. The reports demonstrate to Council the approach which will be further developed post DA consent.

6. PLANNING ASSESSMENT

The following assessment has been structured in accordance with Section 4.15C(1)(a) of the Environmental Planning & Assessment Act 1979 (EP&A Act). Under the EP&A Act, the consent authority is required to consider the relevant provisions of any relevant environmental planning instrument, draft instrument or development control plan in the assessment of a DA.

The following legislation is considered relevant to the proposed development:

- Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 64 (Advertising and Signage)
- The Warringah Local Environmental Plan 2011 (WLEP 2011)
- Towards 2040 Draft Local Strategic Planning Statement
- Warringah Development Control Plan 2011 (WDCP 2011)

6.1. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the whole of the state. Clause 7(1) requires the consent authority to consider whether land is contaminated and if land can be remediated and made suitable for the proposed development prior to granting development consent to the DA.

A Stage 1 and 2 Environmental Site Investigation has been prepared by JK Environments and is included at **Appendix I**. The report notes that concentrations above the human health Site Assessment Criteria were encountered at the site, including Fibrous Asbestos in two bulk field fill samples and Asbestos Fines in three fill samples submitted for laboratory analysis. The source of the friable asbestos is likely to be associated with importation of fill material used to create the spectator hill. Based on review of aerial photographs, the hill appears to have constructed between approximately 1961 and 1970. Remediation will be required for the proposed Centre of Excellence and Grandstand development.

Based on the findings of the assessment, JKE are of the opinion that the proposed Centre of Excellence and grandstand site can be made suitable for the proposed use provided the following is implemented:

- A RAP and Asbestos Management Plan (AMP) are prepared.
- A Validation Report is prepared on completion of the remediation works.
- The data gaps identified in the report are addressed. This can be done prior to commencement of remediation works and the requirements for this work are to be outlined in the Remediation Action Plan (RAP).
- A long-term Environmental Management Plan (EMP) is prepared at the completion of remediation and validations works, if the capping and containment approach to remediation recommended in the report is adopted.

Based on the findings of the assessment, JKE are of the opinion that the proposed car park extension site is suitable from a contamination viewpoint and remediation is not required.

It is anticipated that the above recommendations can be provided as conditions of consent.

6.2. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

An assessment of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP 2007) has been undertaken against the proposed development. The ISEPP 2007 does not trigger further assessment, nor identify the application as being Integrated.

6.3. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 (ADVERTISING AND SIGNAGE)

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) aims to ensure that advertising and signage is compatible with the desired amenity and visual character of an area and provides effective communication in suitable locations with a high-quality design and finish. It does not regulate the content of signs and advertisements.

The proposed signage is for the purpose of site, building and club identification signage. Signage zones are proposed for general advertising in the form of ribbon boards, however are only visible internally to the site. The proposed signage does not require assessment under Part 3 of SEPP 64. Accordingly, this application does not require concurrence from the Roads and Maritime Service (RMS).

Clause 8 Granting Consent to Signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) That the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
- (b) That the signage the subject of the application satisfies that the assessment criteria specified in Schedule 1.

The proposed signage is consistent with the objectives of this policy as it:

- Presents visually informative content for the purpose of navigating the site and buildings. The proposal is compatible with the desired amenity and visual character of the area as the signage is intrinsically connected to the development and use of the site. The proposal as demonstrated incorporates high quality design and finishes and is therefore consistent with the objectives set out in clause 3(1)(a).
- The proposal is consistent with the assessment criteria specified in Schedule 1 as shown in **Table 5** below.

SEPP 64 requires all signage to be assessed against and satisfies the criteria outlined in Schedule 1 of the SEPP. **Table 5** below provides the assessment of Schedule 1 of SEPP 64.

Table 5 – SEPP 64 Compliance Assessment

Provision	Comment	Compliance
Character of the area	The proposed signage serves the purpose identifying parking, ticketing, entrance points, amenities, and branding for the club and grounds. Opportunity for advertising panels is limited, and only visible from inside the grounds. The signage is designed to be subtle without creating visual clutter. This serves to support the existing and future character of the area, which focuses around the oval and associated uses.	Yes
Special Areas	The proposed signage will be located in and around a local heritage item (1132 – <i>Brushbox and Camphor Laurel trees surrounding Brookvale Park</i>). The formalised row of planting provides curtilage around the oval. 11 of these trees are to be removed to facilitate the proposal, with compensatory planting to offset this loss. The signage will not further	Yes

Provision	Comment	Compliance
Views and vistas	The proposed signage is primarily located at street level, with only minor club branding located above horizontal eye level. Standalone signage only relates to informative identification such as ticketing locations, entrance locations and parking identification. All signage proposed does not impact on existing views and vistas. Key club branding is inward facing only.	Yes
Streetscape, setting or landscaping	The proposed signage does not detract from the existing setting within which the proposed development will be located. Signage is integrated with the built form to be sympathetic to the surrounds.	Yes
Site and building	The proposed signage has been designed to be compatible with the scale and proportion of the building it will be affixed to.	Yes
Associated devices and logos with advertisements and advertising structures	All externally visible signage has been designed to support the sites operation. Signage design supports navigation and legibility of the site and is integral to the structures on which they are displayed.	Yes
Illumination	Illumination is only proposed on the external branding on the West and East Façade in the form of halo or a spotlight. No face illumination is proposed. This will ensure minimal light spill to surrounding sensitive receivers.	Yes
Safety	Due to the nature of the signage proposed, it is unlikely to cause adverse safety for surrounding pedestrian and vehicle operations. The signage is intended to aid directional wayfinding only and is presented in a subtle way so as to not appear distracting.	Yes

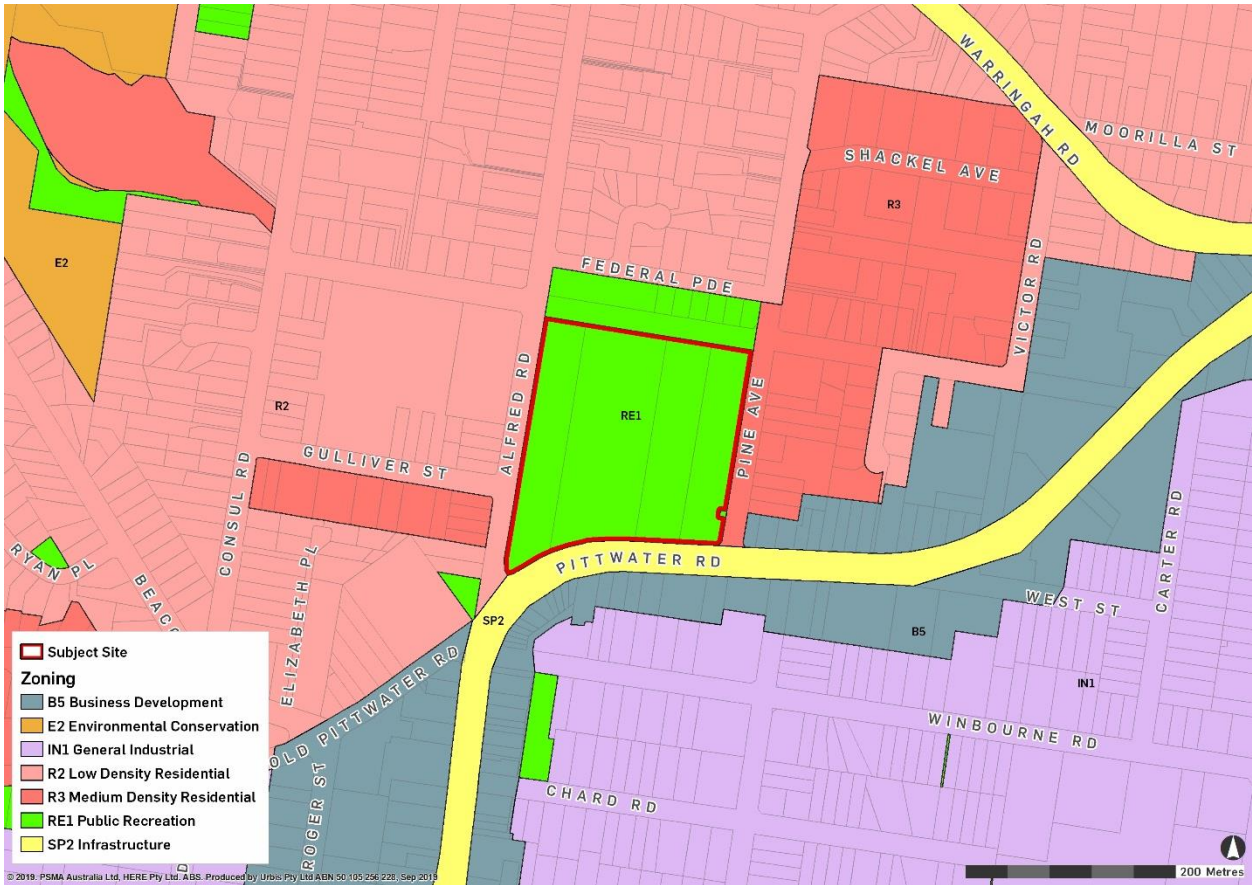
6.4. THE WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

The Warringah Local Environmental Plan 2011 (**WLEP 2011**) is the principle environmental planning instrument governing development on the site. The relevant provisions of the WLEP 2011 are addressed in the subsections below.

6.4.1. Zoning and Permissibility

The site is zoned RE1 Public Recreation as illustrated in **Figure 9** below.

Figure 9 – Warringah LEP 2011 Zoning Map



Source: Urbis

The proposal seeks consent for the Recreation facility (major), which is defined as follows:

“a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.”

The use of the COE is intrinsically related to the primary use of the site. This use does however incorporate the land use definition of Recreation facility (indoor), which is defined below:

“a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.”

The proposal includes additional uses such as office space and community use rooms. These additional uses are all considered ancillary subordinate uses intrinsically related to the primary use.

Both defined land uses cited above are permissible with development consent.

The proposal is consistent with the objectives of the RE1 Public Recreation zone objectives as outlined in **Table 6** below.

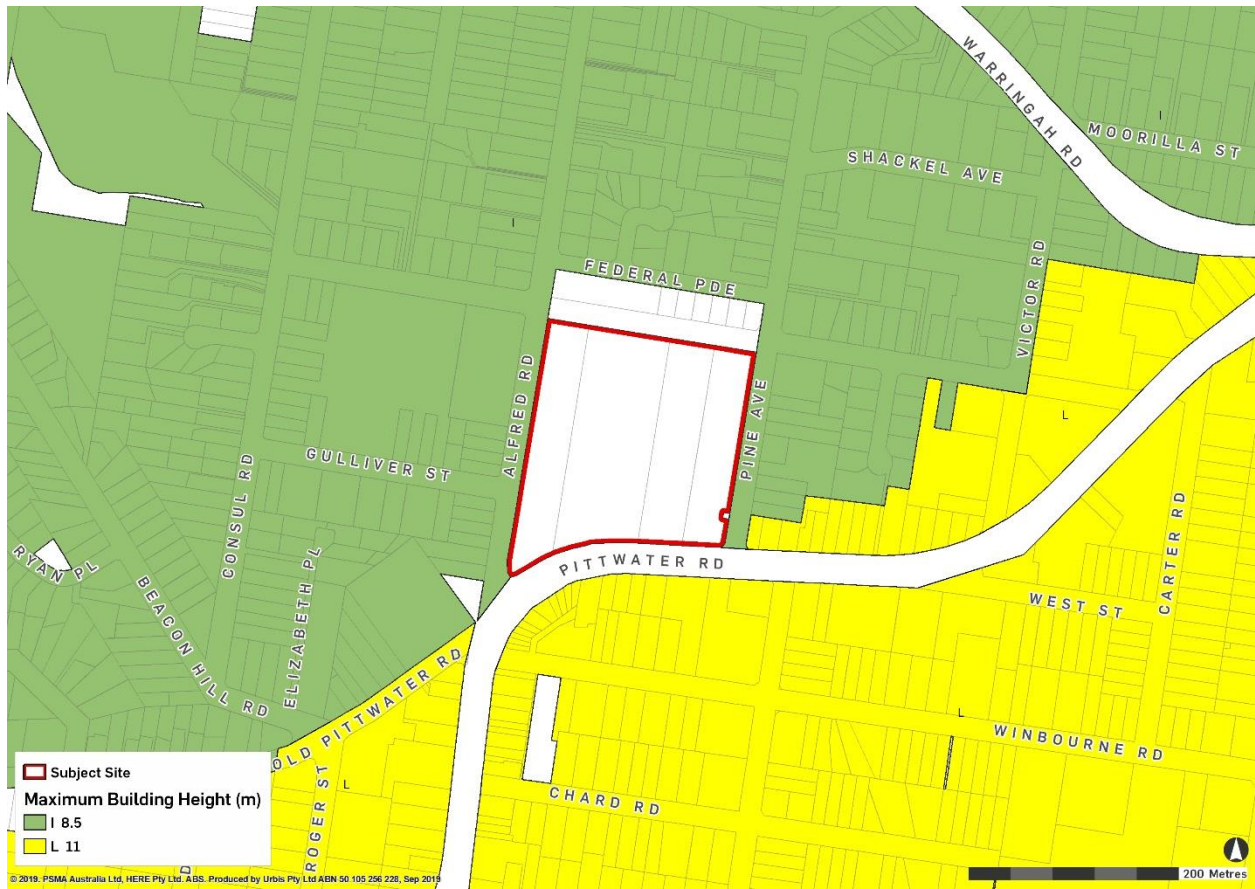
Table 6 – Consistency with Zone Objectives

Objective	Complies
To enable land to be used for public open space or recreational purposes.	The proposal is for a high-performance sports centre and formalised covered seating. The centre will create a location to develop the skills of local sportsmen and women whilst also providing community facilities. The formalised seating will provide an enhanced seating experience for the community when attending matches and events at Brookvale oval.
To provide a range of recreational settings and activities and compatible land uses.	The uses proposed are compatible insofar as they will enhance the existing operations of the oval. The proposal will deliver further uses on site intrinsically related to the primary operation of the site.
To protect and enhance the natural environment for recreational purposes.	The proposal requires the removal of existing vegetation. Compensatory planting is proposed to offset this loss. Further, the proposal seeks to enhance the existing stadium use by delivering upgraded facilities to support recreational uses of the site long into the future.
To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.	This proposal represents an evolution in the management of this public land, incorporating new modern facilities that will serve the MWSE as well as the local community.
To prevent development that could destroy, damage or otherwise have an adverse effect on those values.	The proposal will not impinge on the playing field use which is the primary purpose of the public recreation space. Rather the proposal will enhance the use and functionality of the playing field with modern support facilities.

The proposed development is consistent with the relevant objectives of the RE1 Public Recreation zone as outlined above. The development will result in a specialised facility which will enhance the existing operations and use of the site. The size and scale of the centre and formalised seating is consistent with the existing and future character of the area and provides a nexus with the surrounding neighbourhood.

6.4.2. Building Height

Figure 10 – Warringah LEP 2011 Building Height Map



Source: Urbis

Clause 4.3 of the WLEP 2011 states that the height of a building on any parcel of land is not to exceed the maximum shown in the Height of Buildings Map, as shown in **Figure 10**.

The subject site is not subject to a maximum building height standard for the purpose of new development and is therefore subject to a merit-based assessment. The proposal has been assessed against the objectives for building height below.

Table 7 – Building Height Objectives

Objective	Compliance
To ensure that buildings are compatible with the height and scale of surrounding and nearby development.	The built form proposed has been designed to integrate with the existing surrounding environment. From the north, the building will clearly present as a two-storey building. The proposal will not exceed the height of surrounding mature vegetation, or the height of the existing stands. For these reasons the proposal is considered a complimentary and compatible built structure for the oval.
To minimise visual impact, disruption of views, loss of privacy and loss of solar access.	The site of the proposal benefits from substantial setbacks to neighbouring property boundaries and natural surrounding topography. This physical separation mitigates the visual presence of the building and thus avoiding the creation of a visually dominant new form. The proposal integrates into the

Objective	Compliance
To minimise any adverse impact of development on the scenic quality of Warringah’s coastal and bush environments.	existing landscape and will not disrupt views or result in a loss of privacy. The site is not located within coastal or bushland areas. Furthermore, the proposed development will not obstruct views from the wider locality to areas of scenic quality.
To manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.	The curved design of the proposal ensures legibility when viewed from the surrounding public realm. The building seamlessly integrates into the existing landscape through the low scale nature of the proposal, along with the use of colours and materials like that already existing on site. As previously stated, the design skilfully incorporates an active presentation to its northern façade which positively manages views from the facility from the surrounding public domain.

6.4.3. Floor Space Ratio

Clause 4.4 of the WLEP 2011 was not adopted, and therefore no assessment is required.

6.4.4. Classification and Reclassification of Public Land

The land is classified as Community Land in accordance with the Local Government Act 1993. This means the land is owned by Council and is managed for the use of the community. The proposal does not seek to amend this classification.

6.4.5. Heritage Conservation

Pursuant to schedule 5 of the WLEP 2011 subject site is identified as a heritage landscape item of local significance as identified below:

Brush Box and Camphor Laurel trees surrounding Brookvale Park, Pine Avenue, Alfred Street, unmade section of Federal Parade and Pittwater Road (near Pine Street intersection), Brookvale (Item no: 1132).

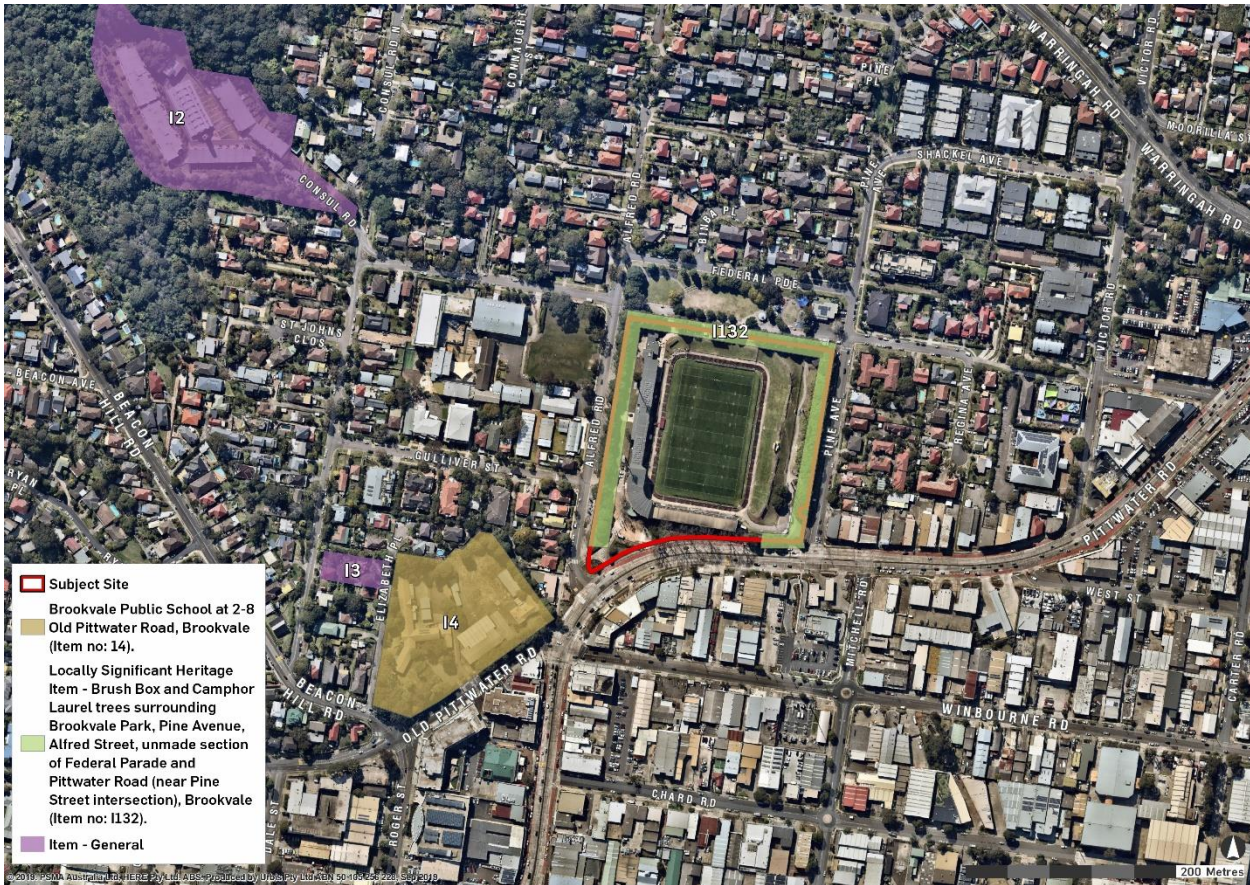
In addition, the following local heritage item is in close proximity to the subject site:

Brookvale Public School, 2–8 Old Pittwater Road, Brookvale (Item no: 14).

The linear plantings have been modified several times, particularly along the northern row. Several openings have been created in this row, providing access to footpaths

The location of the above listed heritage items and others in the surrounding context is shown below in **Figure 11**.

Figure 11 – Warringah LEP 2011 Heritage Conservation Map



Source: Urbis

6.5. DRAFT TOWARDS 2040 LOCAL STRATEGIC PLANNING STATEMENT

The Towards 2040 Local Strategic Planning Statement (LSPS) is being exhibited with a range of supporting material. Council have developed a set of planning principles to help guide decisions about future change in the Northern Beaches LGA. Directions within Towards 2040 LSPS provide themes for which sustainable growth over the next 20 years can be measured.

The LSPS nominates that Brookvale includes a cluster of diverse community infrastructure assets including Brookvale Oval where a Centre of Excellence facility was announced in early 2019. The proposal will deliver a much needed upgrade and improvement to this asset, ensuring the longevity and security of the club and grounds for the community. The proposal is therefore considered to comply with the relevant requirements of the LSPS.

6.6. WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

As required under Section 4.15(3A) of the EP&A Act 1979, a consent authority is required to apply the provisions contained within Development Control Plan with reasonable flexibility to allow alternate design solutions to support outcomes which support the provisions on merit.

The proposed development largely complies with the applicable provisions as outlined in WDCP 2011.

Compliance with WDCP 2011 is included at **Appendix P**.

6.7. ANY PLANNING AGREEMENTS

No Planning Agreements are in place on the site which would impact on the assessment of the proposed development.

7. LIKELY IMPACTS

The following assessment has been structured in accordance with Section 4.14(1)(b) of the EP&A Act 1979.

7.1. OVERSHADOWING

Overshadowing impact resulting from the development is limited, with impact primarily being on the oval itself. Existing vegetation on site currently presents a similar level of shade to that proposed as a result of the development. The counter-levered roof which extends over the seating has been designed to allow light through to ensure the pitch turf is not impacted. Detailed solar analysis plans have been developed and are included at **Appendix H**.

7.2. VEGETATION

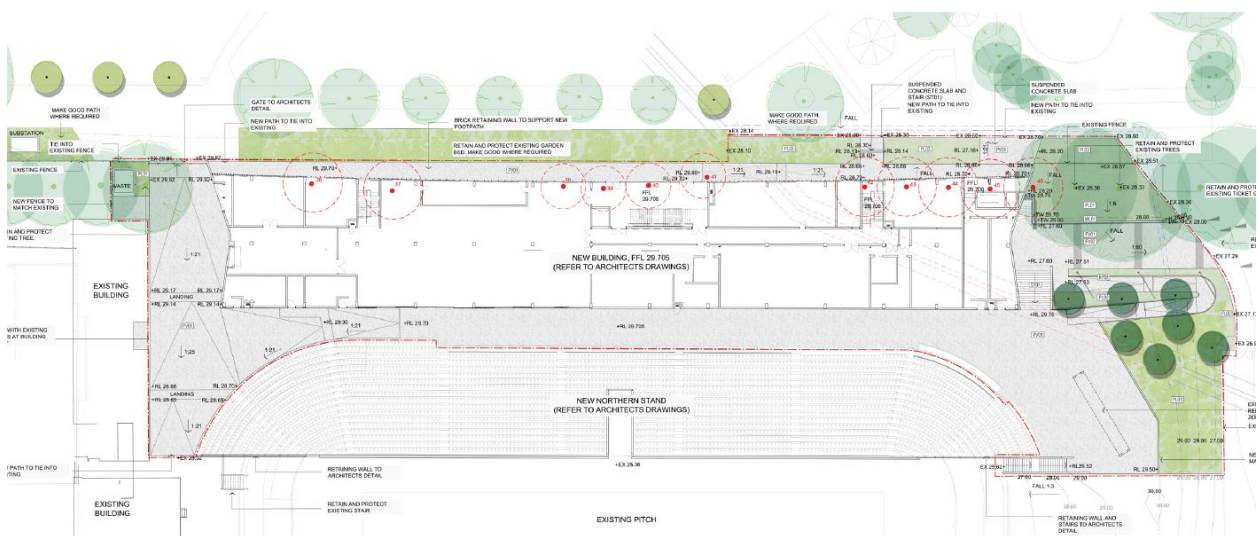
A full Arboricultural Impact Assessment (**AIA**) has been undertaken by Tree Management Strategies and is included at **Appendix D**. The report aims to assess the health, condition and retention value of seventy-five trees on the subject site. The report further:

- Assesses the impact the proposed development will have on all trees assessed
- Suggests design modifications if feasible to retain high to medium value trees on the subject site
- Suggest sensitive construction methods to retain high to medium value trees on the subject site, recommend the retention or removal of trees on the subject site
- Recommends tree protection measures to ensure the long-term health of trees to be retained.

The report concludes that major incursions to the Structural Root Zone (**SRZ**) and Tree Protection Zone (**TPZ**) of Trees 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46 require their removal as part of the proposed development.

To offset the loss in vegetation on site, compensatory planting is proposed on site in the form of 11 mature trees of endemic species. The approach to offsetting has been to locate new plantings in the north east corner of the site to create a 'greener' entry into the COE, as well as reinforce the existing line of trees along the southern side of the Village Green. This will ensure no net loss in vegetation on site, while ensuring a curtilage of planting remains around the northern end of the site. The proposed location of the planting is shown in **Figure 12** below.

Figure 12 – Compensatory Planting



Source: Hassell

Tree 1, 2, 3, 4, 5, 6, 7, 8, 9, 31, 32, 33, 34, 35, 47, 48, 49, 50, 70, 74 and 75 on the subject site will remain healthy throughout construction with the implementation of tree protection measures outlined in the Tree Management Plan.

7.3. HERITAGE

As included at **Section 5.4.5**, the site is identified as containing a heritage landscape item of local significance, being the curtilage planting of trees around the western, northern and eastern perimeter of the oval. The proposal requires the removal of 11 these trees along the northern span of the planting as identified in the AIA.

The Stakeholder Engagement Report at **Appendix T** notes the heritage significance of the trees was not raised during the consultation period.

A Heritage Impact Assessment (**HIS**) has been prepared by Urbis and is included at **Appendix E**.

The HIS WAS been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

The report confirms that the loss of the trees is supportable for the following reasons:

- The proposal seeks to offset the loss with compensatory planting which will reinforce the existing linear planting along the northern part of the site and northern eastern corner.
- The historical use of the site will be reinforced as a result of the proposal, ensuring the oval remains the home ground for the MWSE

An Aboriginal Due Diligence Assessment has been prepared by Urbis and is included at **Appendix R**. The report concludes that:

- There are no registered Aboriginal object and/or archaeological sites located within the subject area.
- The subject area is highly disturbed.
- Due to the level of past soil disturbance and low sensitivity for Aboriginal objects to exist it is considered unlikely that the proposed works will harm Aboriginal cultural heritage and therefore no further assessment for Aboriginal heritage is recommended.

Recommendations are contained within the report for the unlikely situation that any archaeological finds are encountered during construction.

7.4. TRAFFIC, ACCESS & PARKING

A Traffic Impact Assessment (**TIA**) has been prepared by TTW in support of the proposed development and is included at **Appendix C**. Traffic and parking issues in the surrounding road network are existing issues known to the residents and Council alike. The TIA does not seek to rectify the existing issues, rather manage any traffic generation impacts which result from the proposed development.

7.4.1. Non-Game Day

A staff survey conducted on staff at the Narrabeen facility (where the club is currently based), indicates that staff arrive between 5:15am and 9:30am, and depart between 12:30pm and 7pm. The Narrabeen site provides for limited public transport options, and thus sees a large number of staff driving to the site. Staff journey to work data from the Brookvale area indicates a higher uptake of persons utilising public transport to get to work, and this assumption has been used to generate anticipated parking requirements at the site.

During typical non-game day use it is anticipated that 50 staff and 36 players will be using the facility. With the peak occupancy of the site and the anticipated private vehicle use in line with the journey to work data, it can be assumed that a peak parking demand of 57 spaces will be generated by the development.

During evening hours, it is expected that up to 40 community members may use the facilities. As noted in the TIA, it is anticipated that peak parking demands at this time would be up to 52 spaces.

A total of 60 onsite parking spaces will be provided on the site during normal operation. These spaces will comprise of the existing 45 spaces on site and an extension of this carpark to the north for an additional 15 spaces to account for the anticipated small increase in parking demand from the facility.

The car park will be managed through signage during operation to ensure spaces are available for staff at the site during working hours and not used by the general public. Parking provided will be designed in accordance with Australian Standards 2890.1 Off Street Parking Facilities.

7.4.2. Game day

During a game day, surveys conducted in the TIA indicate that visitors coming to the oval utilise street parking in the surrounding streets and towards the industrial area in Brookvale east. The proposal does not seek to alter the spectator numbers during a game day, which is capped at 18,000 in accordance with the OPOM. The proposal has considered the impact of the development in isolation and has not identified an increase in parking demand as a result. As such, additional parking during a game day has not been provided.

7.4.3. Vehicle Access

Site access will be as per the existing conditions, with the onsite car park accessed by the existing Alfred Road driveway to the south-east of the site opposite Gulliver Street.

Loading and service vehicles will access the oval from Alfred Road opposite Federal Parade as per the existing scenario. Due to the constraints of existing trees on site and location of the existing waste facility, this access point must be maintained. Timing of these service vehicle movements will be outside of school peak pick up and drop off times.

During a non-game day, loading vehicles including food trucks up to 6.4m will access the site through the northern concourse area of the grandstand. These service vehicles will enter and exit the site in a forward direction. Ambulance vehicles will also be able to access this northern concourse area. A turning path analysis of this area has been conducted and is affixed in the TIA.

7.5. ACOUSTIC

A Noise Impact Assessment has been prepared by Pulse Acoustic Consultancy Pty Ltd and is included at **Appendix G**. The report provided as assessment of the operational acoustic impacts which may result from the proposal, including the internal uses of the proposal such as the gymnasium, truck movements, plant rooms, and external noise emissions such as mechanical plant. The report further assesses the likelihood of an increase in traffic generation and resulting road noise. Construction noise and vibration impacts are unable to be adequately assessed at this time, however, will be refined and addressed as part of the detailed construction management plan.

Recommendations are included within the report as to building materials and plant locations, as well as limitations on vehicle movements and operating hours. The assessment concludes that with the uptake of the recommendations made, the development is predicted to comply with the recommended noise criteria. The proposal will not result in adverse acoustic impacts to the surrounding sensitive receivers.

7.6. ACCESSIBILITY STANDARDS

The proposal's access for people with disabilities has been assessed in the BCA Assessment Report prepared by McKenzie Group and included at **Appendix M**. The report reviews the proposal to ensure that ingress and egress, paths of travel, circulation areas, car parking and dwellings comply with relevant statutory guidelines. Key recommendations provided in the report cover general building access requirements, provision for access into and within the building, car parking requirements, tactile indicators, sanitary facilities, and swimming pool requirements.

Provided these recommendations are incorporated into the development, the proposed development demonstrates an appropriate degree of accessibility and compliance with relevant guidelines for the retail and external areas. These are matters of detailed design to be addressed during the detailed design phase.

7.7. WASTE MANAGEMENT (OPERATIONAL AND CONSTRUCTION)

A Waste Management Plan (WMP) has been prepared by SLR Consulting and is attached at **Appendix O**. The plan outlines the proposed ongoing waste management of the development. It does not propose to

address the existing waste operations of the entire facility. All waste facilities have been designed to comply with the WLEP 2011, the WDCP 2011, and Councils Waste Management Guidelines 2016.

The proposal will generate an estimated 616L of garbage per day, which will be collected by Council collection services. This includes the following:

- General Waste: 373L/day
- Paper and Cardboard Recycling: 135L/day
- Recyclables: 105L/day

Scheduled waste audits can be undertaken approximately one month into the operational phase of the project to quantify actual waste generation rates generated by the project. The assessment of generated waste volumes will be influenced by management and employee attitude to recycling and disposal, and the adequacy of signage and education provided.

In addition to the estimated quantities of waste and recyclables listed in the WMP, the project is anticipated to produce:

- Minimal quantities of wastes from clinical activities at the medical and rehabilitation area and doping room.
- Cardboard packaging waste from sporting equipment.

The majority of waste from the medical facilities located at the centre are anticipated to include items such as taping and first aid products and is considered to be general solid waste and can be disposed of in the general waste stream.

Waste that cannot be disposed of in the general waste stream and is considered clinical waste is anticipated to be minor, with less than 50L of clinical waste expected to be generated per week. Clinical waste will be handled in accordance with appropriate legislation and regulations, including the Work Health and Safety Regulation 2011. An appropriately licensed special waste contractor should be engaged to remove all clinical waste generated at the medical facilities located at the Project.

A waste storage area has been designed to suit the needs of the proposal which requires 4 x 240lt bins. The storage area requires 5sqm of area as shown on the architectural site plan provided by Hassell at **Appendix H**.

7.8. GEOTECHNICAL ENGINEERING

A Geotechnical and Hydrogeological Investigation has been prepared by JK Geotechnics and is included at **Appendix Q**. The report details the results of a geotechnical investigation of the site.

The site investigation was conducted over two days on 19 and 21 August 2019 and involved the drilling of four boreholes to depths between 12.9m and 17.3m. The boreholes were primarily drilled to prove the depth to and strength of the bedrock, make groundwater observations and to collect soil and rock chip samples for laboratory testing.

The soil profile comprises common fill on top of alluvial soils that consisted of silty sand, clayey sand and sandy clay, over the top of sandstone bedrock at depth. The bedrock steps down from the north to the south, possibly through buried cliff-lines.

Excavation recommendations are provided in the report. These recommendations include specific issues to be addressed during the construction phase of the project.

7.9. CONSTRUCTION & ENVIRONMENTAL MANAGEMENT

A preliminary Construction Environmental Management Plan has been prepared by SLR Consulting and is attached at **Appendix L**. The Plan outlines the construction methodologies, processes and procedures from site establishment through to practical completion. Management of the site aims to ensure the works are carried out in accordance with relevant statutory requirements, and the works have a minimal impact on the neighbouring areas and residences.

Preliminary Environmental Management measures are provided within the report. These will be reviewed and amended as required once development approval for the project is received and a contractor appointed. Controls within the report include:

- General requirements
- Air quality
- Noise
- Traffic and Transport
- Waste
- Soil and water
- Hazards and risks
- Heritage
- Biodiversity

Subject to compliance with the measures outlined in the plan and implementation of proposed mitigation measures, it is anticipated the development will not have a significant impact on the surrounding area during construction.

The DA is also accompanied by a Waste Management Plan at **Appendix O** which outlines the likely volume of waste to be removed from site during the demolition and construction phases. Further detail regarding the removal of waste during the demolition and construction phases is to be provided by the future contractor subject to relevant development conditions.

7.10. FLORA & FAUNA ASSESSMENT REPORT

A Flora and Fauna Assessment Report has been prepared by SLR Consulting and is included at **Appendix S**. According to available regional scale vegetation mapping data, the site is not mapped as containing native vegetation, with vegetated areas described as 'Urban Exotic/Native'. Areas of native vegetation mapped nearby occur to the west on steeper sites and riparian gullies.

The majority of the site is composed of landscaped areas including the oval, gardens, grandstands, carpark, buildings and paved areas. The vegetation recorded on the site comprises planted trees and ground-cover along the site boundaries and surrounding existing built features. Planted trees are primarily exotic including Camphor Laurel. Whilst they are native to NSW, they do not occur naturally in the Sydney region hence do not constitute native vegetation.

There is no native vegetation within the project site or adjoining land and natural habitat features (such as aquatic habitat, complex vegetation structure, caves, hollows or ground logs), which are important for occupancy of native fauna species, are absent. Much of the surrounding area is heavily urbanised and the artificial vegetation and habitat at the site are poorly connected through the landscape.

The report concludes that none of the site or adjoining land is mapped as having high biodiversity value either by the Biodiversity Values Map, the WLEP 2011 or the WDCP 2011. Despite the relatively minor nature of impacts on flora and fauna on the site, recommendations are made during demolition and construction within the report. These will mitigate any potential impacts on flora and fauna as well as reduce the likelihood of erosion and weed incursion.

7.11. SOCIAL & SAFETY IMPACTS

It is considered the following positive social impacts will be delivered through the proposed development:

- The proposal will result in solidifying Brookvale Oval as the rightful home of the MWSE Rugby League Club. The upgrades to the facility will ensure the clubs future at the oval, delivering on the expectations of residents and supported in the local area.
- The upgrades to the site will result in additional community benefits through the flexible community space included in the proposal. The facility will further provide additional community benefits for younger men and women as part of scholarship programmes through the MWSE club.

- Formalizing of seating will result in an improved viewing experience for spectators who attend matches and will deliver additional equitable access.
- The incorporation of the building into the surrounding natural and built form has been fundamental to the process. The design integrates seamlessly and will improve the overall image of the oval and facility.

In addition, the proposal has also been assessed against the Crime Prevention through Environmental Design (CPTED) principles. The proposed development is considered to uphold the four CPTED principles of surveillance, access control, territorial reinforcement and space management, and is considered to result in a high level of safety and security. The design and operational measures implemented for the site are outlined below.

Surveillance

- Clear sightlines and reduced visual barriers are provided around the development, reducing the potential for undetected criminal and anti-social activity.
- Upper levels overlook the public domain particularly to the north, promoting the detection of antisocial activity.
- Landscaping provided will not reduce or inhibit clear sight lines in and around the development.
- CCTV will be utilised as appropriate for various building components.

Access Control

- Electronic security mechanisms will be provided to control access internally to buildings, with controls on main entrances after normal business hours.
- All service areas, loading bays and car park entries will be gated to prevent unauthorised access; and

Territorial Reinforcement

- Clear distinction is provided between public, semi-public and private areas of the development through passive barriers and visual markers.

Space Management

- The provision of a high quality built form with a well-maintained public domain will promote positive place management and lift the perception of a currently underutilised area.

7.12. HYDROLOGY

A Civil DA Report has been prepared in support of the proposed development and is included at **Appendix F**.

The proposed works will require the diversion of a 600mm Council stormwater main which has been detailed in the report. The site stormwater system has been designed to capture concentrated flows from impermeable surfaces including building roofs, on-grade pavements and courtyards open to the sky. The proposed stormwater management system for the development includes:

- Pit and pipe drainage network to collect runoff from areas
- Stormwater flows up to the 5-year ARI event are conveyed by a minor drainage system
- Stormwater flows above the 5-year ARI event are conveyed by a major drainage system
- On Site Detention (**OSD**) storage has been sized to cater for the storm events up to and including the 100-year ARI storm event (footprint of 70sqm and provide 169m³ of storage).

During construction an erosion and sediment control plan will be implemented to prevent sediment laden stormwater from entering the stormwater drainage network.

The report notes that the site is not affected by flood risk due to the site being located outside of the flood zone.

8. SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The following assessment considers the suitability of the site under section 4.15C(1)(c) of the EP&A Act.

The proposal has been located at the northern end of the oval as a logical progression to the existing development. While the seating proposed formalises the existing standing space, the Centre of Excellence provides a purpose built facility requiring a specific footprint. Multiple test fit scenarios were explored by Hassell during preliminary design stage. These scenarios are detailed in the DA Design Report included at **Appendix U**. The location was chosen as being the only suitable location for the development, as the following options were considered unfeasible:

- **Demolish and replace existing stands:** While the stands and facilities are dated, they remain functional and part of the existing developments existing fabric. There is no justifiable need to demolish existing stands when opportunities remain to develop spectator standing areas.
- **The eastern standing hill:** The proposal was required to be reverse engineering from several limitations. Funding for the project was a key consideration which required the project team in shaping the location for the new facility. The built form limitations in conjunction with achievable outcomes under the funding provided for the development concluded building on the western spectator hill as unfeasible. Furthermore, this area provides premium viewing currently for spectators. It would be detrimental to this viewing opportunity to use the space for the Centre of Excellence and associated operations.
- **Precedent for further development:** Opportunities to redevelop the eastern hill as part of a complete redevelopment would require substantial consideration and investment. It is intended the successes of this project may establish further justification for investment into the site.

The assessment within this SEE and attached technical reports confirms that the site is suitable for the proposed development. In summary the site is suitable because:

- The site is zoned RE1 Public Recreation under the WLEP 2011, which permits Recreation facility (major), and Recreation facility (indoor) with development consent. The proposed development of the site is consistent with the objectives of the RE1 Public Recreation zone.
- The proposal is consistent with applicable statutory planning policy controls.
- The proposal is anticipated in the sites POM and presents a logical progression of the site.
- The WDCP 2011 outlines controls for the redevelopment of the site. The proposal is generally consistent with the built form envisaged for the site as outlined in **Appendix P**.
- The potential impacts of the proposal have been thoroughly considered and addressed. Where impacts are expected to arise, appropriate mitigating measures have been recommended.
- The built form is unlikely to result in any adverse visual amenity concerns for surrounding residents as a result of being adequately set back from all property boundaries.
- Construction the centre of excellence and formalized seating will improve the outdated home ground for the MWSE Rugby League Club. This will ensure the sites historical use is future proofed, while bringing the club home.

The site is considered well suited to accommodate the development.

9. THE PUBLIC INTEREST

The proposed development is considered to be in the public interest for the following reasons:

- The site is zoned RE1 Public Recreation under the WLEP 2011 which envisages the land uses proposed.
- Formalising the seating on the northern hill will provide an improved viewing experience for spectators who attend the oval for sporting matches and other events.
- The proposed centre of excellence facility will ensure the historical home of the MWSE is protected for future generations.
- A public benefit will result from the proposal in the form of a flexible community space, along with the added benefits of access to the state of the art facilities by sportsmen and women (as part of scholarship programmes with the MWSE club).
- The proposal is consistent with the POM for the site.

10. CONCLUSION

The proposal has been considered against the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal is considered acceptable and worthy of approval for the following reasons:

- The proposal is consistent with State, regional and local strategic planning objectives.
- The proposal is consistent with the RE1 Public Recreation zone objectives.
- The proposal will deliver a state of the art facility which will be accessible by professional sports men and women as well as the community.
- The proposed built form and functionality responds well to the specific needs of the facility, the sites topography, and accounts for the surrounding existing, and future envisaged character of the area.
- The design has been sympathetic to the surrounding existing built and natural environment and ensures the historical home for the MWSE is protected for future generations.

The development will create positive social and economic benefits for the locality and is in the public interest.

In view of the above points, it is concluded that the proposed development will provide a significant positive impact for the locality and the wider LGA and therefore is worthy of approval.

DISCLAIMER

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**Appendix Q GEOTECHNICAL AND HYDROGEOLOGICAL
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APPENDIX S

FLORA & FAUNA ASSESSMENT REPORT

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APPENDIX W BUILDING SERVICES UTILITY REPORT SITE SERVICES PLAN

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