

Panel Reference	PPSSNH-47
DA Number	DA2019/1190
LGA	Northern Beaches Council
Proposed Development	Construction of a Centre of Excellence and formalizing of 3,000 seats at Brookvale Oval
Street Address	Lot 1 DP 784268, Lot 1 DP 114027, Lot B DP966128, Lot 6 DP 785409, Pittwater Road, Brookvale
Applicant	Manly Warringah Sea Eagles Ltd
Owner	Northern Beaches Council
Regional Planning Panel Criteria	Council related development over \$5 million
Addendum Report Author	Geoff Goodyer, planning consultant, Symons Goodyer Pty Ltd
Report date	23 July 2020

Assessment Report Addendum

Pages 19 to 21 of the Assessment Report includes comments by Council's Landscape Officer. However, further comments dated 2 July 2020 were not included in the Assessment Report. Those comments are:

"Further clarification of proposed works around Trees T47, T48 and T49 has been provided on Storm Water and Site Works Concept Plan Dwg No. C05-2 F dated 11.06.20 prepared by TTW. The amended plans were discussed with the Town Planning consultant for the project.

The plans confirm that the proposed new stormwater pipe is located at a depth of greater than 2 metres below the subject trees. This depth, in conjunction with the proposed tunnel boring for pipe installation, is considered adequate to address previous concerns raised regarding incursions into the Tree Protection Zone and Structural Root Zones of the trees due to the stormwater pipe relocation. In addition to this major impact being resolved, the plan has also deleted the requirement for subsurface drainage (ag-pipe) installation to the grass areas surrounding the trees.

The resultant outcome of the design review is that based on the amended design and subject to the proposed construction techniques and specific tree protection measures, trees T47, T48 and T49 are considered able to be managed with an acceptable level of impact.

However, concerns regarding removal of trees to accommodate the proposed Centre of Excellence and replacement strategies still remain as per previous comments.

Updated conditions reflecting protection of trees have been provided if the proposal is to be approved."

In summary, the proposal has been designed such that trees T47, T48 and T49 can be retained. Council's Landscape Officer still objects to the proposal because of its impact on heritage listed trees. The updated conditions referred to in the Landscape Officer's

comments of 2 July 2020 were included in the Attachment previously distributed to the Panel and no further amendment is required in this regard.

Recommendation

That the contents of this Assessment Addendum Report be noted.