

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2019/1190
Date:	21/05/2020
To:	Daniel Milliken
Land to be developed (Address):	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 as summarised by Urbis 18 May 2020.

Concern: Access for delivery of materials

Council comment 24 April 2020:

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.

Applicant Response 18 May 2020:

Access from Pine avenue is suggested for instances where the vehicles may be too large and would potentially damage the tree canopies to the west. It may be that this access is never required (however we are yet to appoint the builder and understand more detailed logistics). If required, Pine Avenue deliveries will be arranged in coordination with the Early learning centre and avoiding peak hours.

Council comment 21 May 2020:

Without any prior consultation with the relevant stakeholders (Council and Brookvale Pre-School Centre), Council's Parks section does not support the use of this access for construction activity as the Pre School relies of this for the safe arrival and exit to and from the Pre-School for staff, parents and children.

Should the application be approved a condition of consent shall be imposed that under this DA no access is permitted via the Pine Avenue driveway that services the Brookvale Pre School as well as

pedestrian access into the parkland.

Any arrangements for temporary use of Pine Avenue shall be determined by a separate application following consultation with the stakeholders.

Concern: Impact of increased shade from structures upon the ability of Council's Parks section to maintain a suitable playing field surface

Council Comment 24 April 2020:

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.

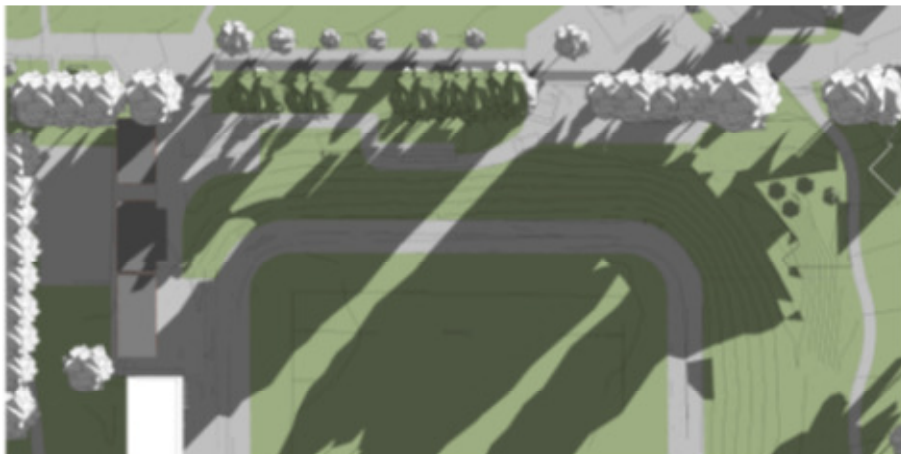
Applicant Response 18 May 2020:

The applicant has liaised with the current Turf Consultant (SportsEng) who manages the maintenance of the field. SportsEng did not provide concern at the changes to shadows on the field which will result from the proposal, noting only to ensure the roof sheeting which is utilised is as transparent as possible. While some UV is filtered when transmitting through the material, primarily for enhanced spectator viewing, not all UV is filtered out. The material proposed to be used, as previously confirmed, is one of the most common used on stadiums throughout Sydney and globally.

It is however important to review the specific impact which will result from the proposal, noting that shown below is a 'worse case' scenario at a time during the year when there is very little UV radiation to begin with.

Figure 1 demonstrates the current shadow impact from the existing vegetation on site. It is important to note that current impacts on the turf exist throughout the day.

Figure 2 demonstrates the proposed impact which will result from the proposal on the field. It is important to note that field including in goal area are subject to sunlight throughout the day at mid-winter, with the area which is subject to no sunlight being located behind the in goal area.



EXISTING SHADOWS - JUNE 22nd - SOLAR 0900

Figure 1 Existing Shadows from trees throughout day at mid-winter



PROPOSED SHADOWS - JUNE 22nd - SOLAR 0900

Figure 2 Proposed Solar Impacts to Oval

Council comment 21 May 2020:

The current impact shown in Figure 1 with shadows from the existing trees fails to acknowledge that there is lateral movement of the shadows across the playing surface during the day and that the shadow through tree canopy is not solid and therefore the playing surface receives some lateral sunlight throughout the day. Figure 2 emphasizes that the solid shadow will result in no sunlight to the playing surface at the mid-winter morning period, when dew is also present on the surface that leads to disease such as fungus impacting grass health.

The shade conditions from the solid shadow will be present from mid-May to mid-July at the very least, during training and playing days and thus a reduced playing surface quality. Thus the expectation of a suitable playing surface may only be managed through increased maintenance activity or replacement of grass and higher operational costs to Council.

In seeking out expert opinion, Council's Parks section have liaised with SportEng (Sports Field Industry) who provided a Tech Note that concluded the northern end of the playing field will be affected by shade in the mid-winter period, and that a translucent roofing has not necessarily mitigated the need for turf replacement or grow lights.

The SportEng Tech Note provided the following impact assessment of the shade on the playing surface:

- Accelerated turf thinning; Reduced turf recovery from wear; Increased disease; Increased moss and algae which creates a slippery surface; Increased presence of weed species such as *Poa annua*; Loss of the couch base which is important for maintaining surface wear tolerance; Overall deterioration in surface playability and presentation.

The SportEng Tech Note provides recommendations to ameliorate the impacts of shade on the growth and health of the playing surface. There are several means of managing shade affected turf in sports stadia including:

- Portable lighting rigs (Note: there is no substitute for having sufficient light),
- Increased turf replacement,
- Minimising wear in the shade affected areas e.g. don't train or undertake warm-ups in the shaded section of the field,
- Regular surface aeration,
- Lifting cutting heights,
- Regular fungicide and insecticide application,
- Frequent light sand topdressing,
- Hand watering only,
- Use of synthetic grass in the non-competition areas.

All of the above is achievable at a significant cost to Council and ultimately the ratepayers.

Concern is raised that the quality of the playing surface will be unsuitable for the NRL unless additional resources are utilised.

SportEng have estimated that the shade impact results in approximately 2,000-3,000m² of playing surface will be affected in the north, and quote the following costs: "to replace mid-season with ready-to-play at a cost of about \$120/m² the total cost will be about \$240,000 - \$360,000 (excluding disposal costs)" if the playing surface is deemed unsuitable.

Such costs are not considered in the development application as a financial impact to Council and this remains a concern of Parks. This additional costs is the result of locating the proposal at the northern end.

Such costs are not anticipated on the eastern hill where the quantity of direct sunlight onto the playing surface is for an extended period, and where the benefit to community is greatly realised with optimal viewing of games at the oval.

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.