

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

Australia
China
Hong Kong
Singapore
United Kingdom
United States of America

BROOKVALE OVAL REDEVELOPMENT CENTRE OF EXCELLENCE & GRANDSTAND

DA Design Report



HASSELL



Front cover image: Manly Sea Eagles
Center Of Excellence & Grandstand
by HASSELL

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Document control				
Rev	Date	Prepared by	Approved by	Description
01	01 October 2019	Ryan Peters	Glenn Scott	DRAFT DA Design Report
02	11 October 2019	Filae Gil	Glenn Scott	Final DRAFT DA Design Report
03	22 October 2019	Filae Gil	Glenn Scott	DA Design Report

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Project description

Key items

- 1.1 Project client & Design Team
- 1.2 Project Location
- 1.3 Project Greater Site Plan & Brief

01

Project description

1.1 Project Client & Design Team

Design team

HASSELL is Lead Consultant;

Urban Design, Architecture,
Landscape Architecture, Interior
Design

TTW

Civil, Structural, Traffic & Facade
Engineering

LCI

Bulding services & specialist
consultants

McKenzie Group

NCC, DDA & PCA

BrandCulture

Graphics & Signage

GNF + P

Aquatic/Pool Design

Client

NRL Manly Warringah Sea Eagles

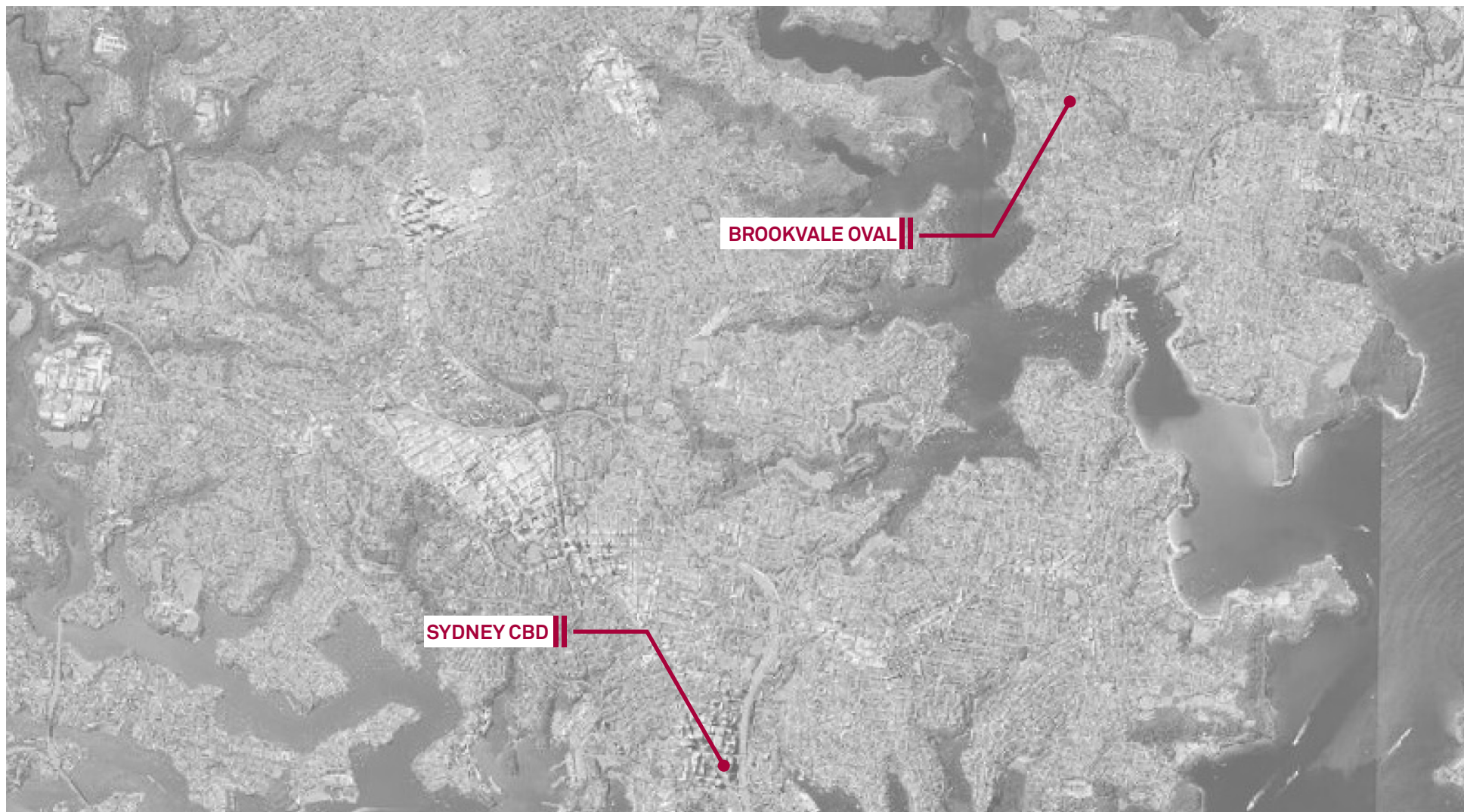
Client Rep: Waypoint

Project PM: APP

01

Project description

1.2 Project Location



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

01

Project description 1.3 Greater Site Plan & Brief



Brief

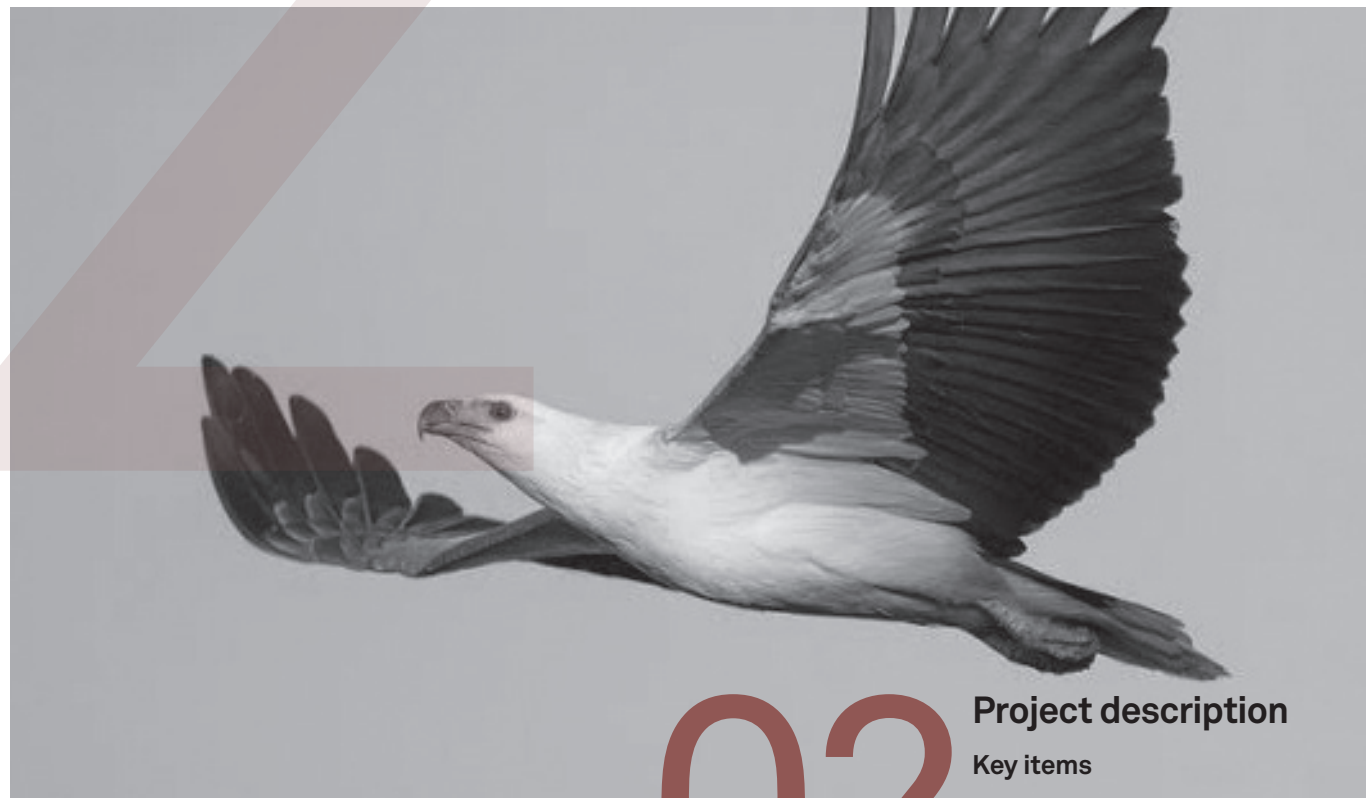
Deliver a state-of-the-art HQ and High Performance Training Centre for the NRL MWSE at Brookvale Oval;

- _Training & medical/rehab areas
- _Coaching / Footy Office areas
- _Players change and social areas
- _Administration & Marketing areas
- _Community program areas
- _Female friendly facilities
- _3,000 undercover seats

Scale

3,600m² GFA + 3,000 seats

2 levels (1,800m²/ floor)



Project description

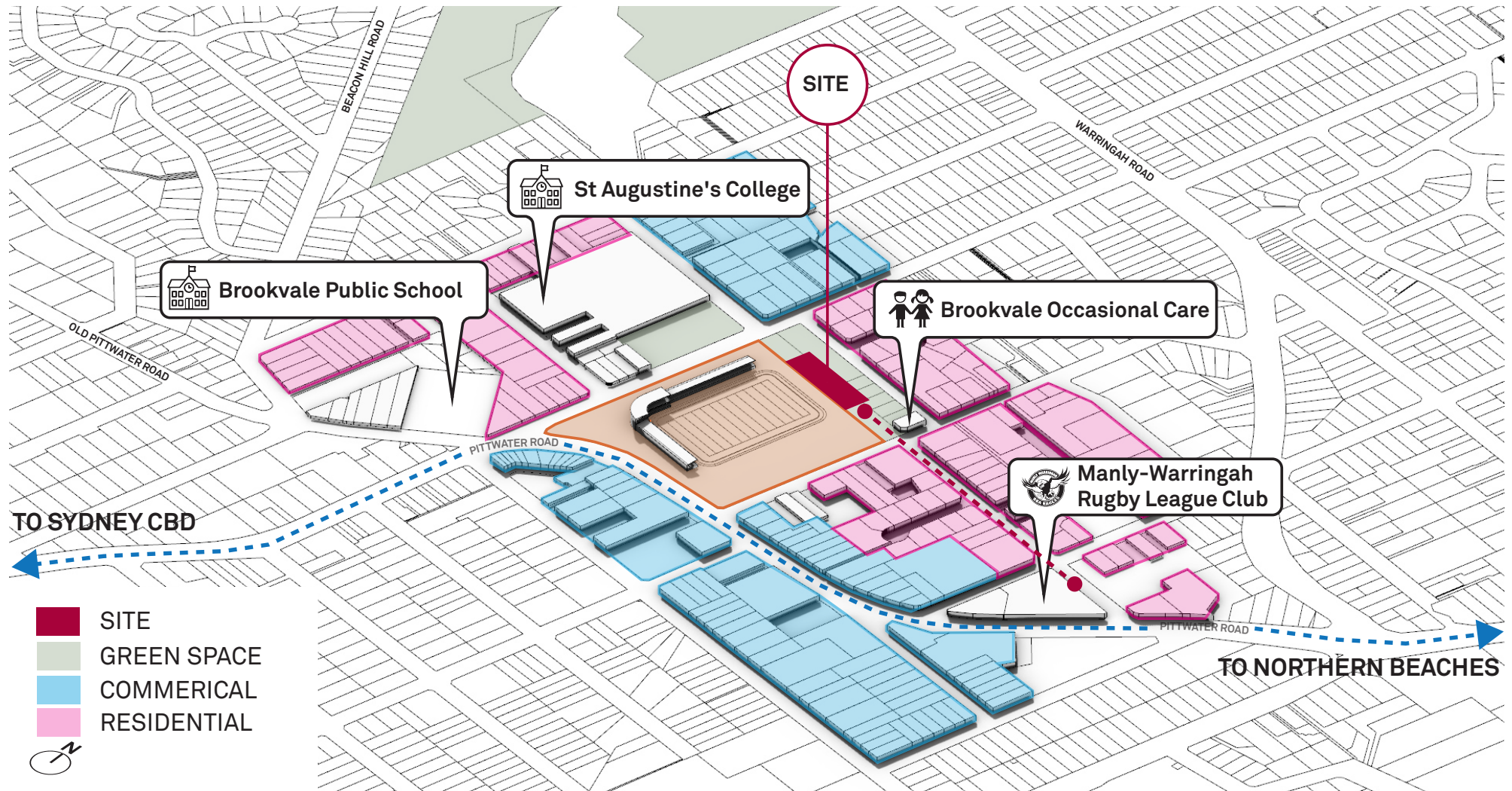
Key items

- 2.1 Existing Site and Site Context
- 2.2 Building Location and Extent of Works
- 2.3 Existing Site Access, Circulation and Parking
- 2.4 Existing Infrastructure
- 2.5 Site Services
- 2.6 Tree Retention and Replacement Strategy
- 2.7 Ground Investigation

02

Site Planning

2.1 Existing Site and Site Context



02

Site Planning

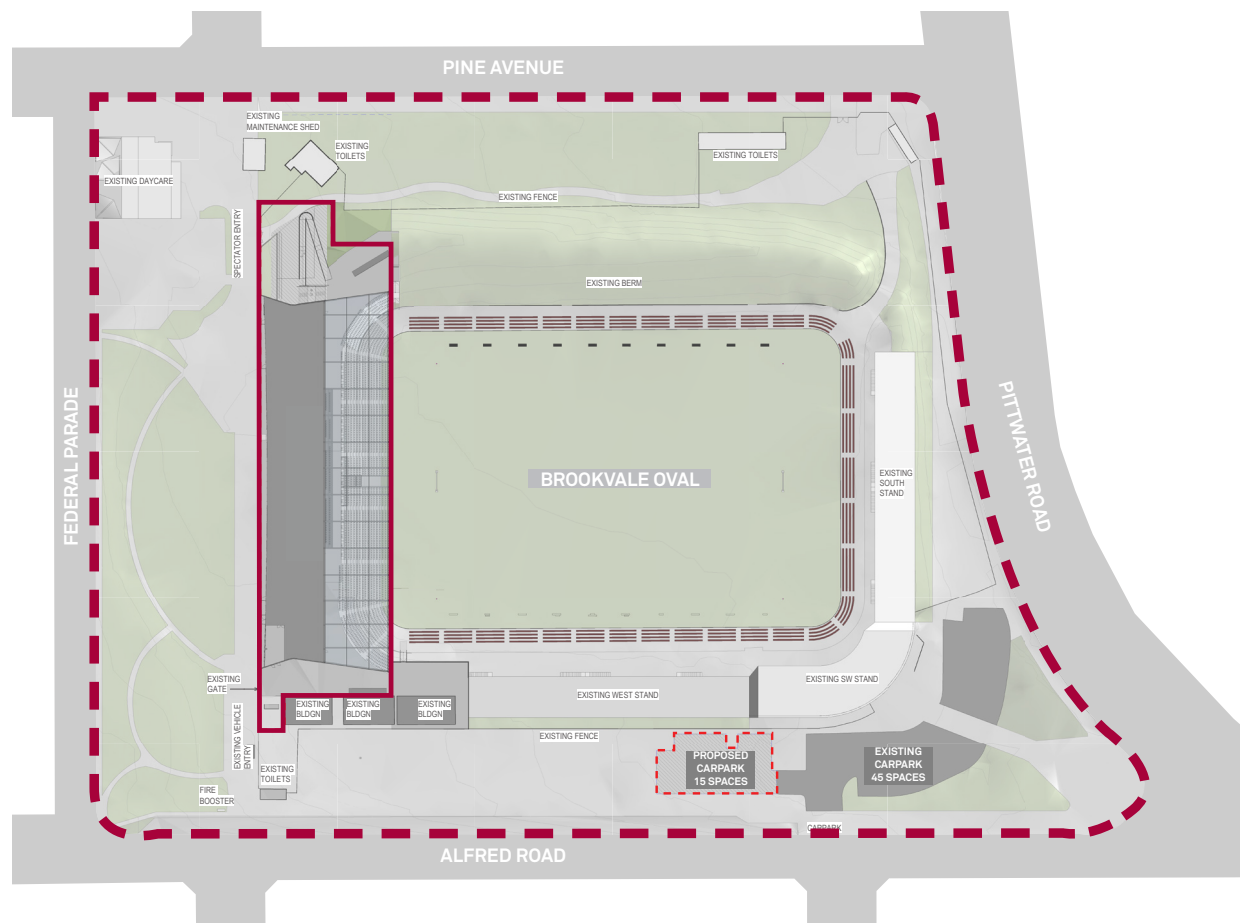
2.2 Building Location and Extent of Works

The site

The proposal sites the building and grandstand on the northern edge of the existing pitch. This results in a two storey north facing facade addressing the parkland along defining the edge and minimising the built component of the project along the northern lot boundary.

A south facing grandstand looks out over the pitch and south stand towards Pittwater Road. The pitch is reduced slightly to accommodate the building extent.

The existing car-park in the south-west corner is expanded to hold 60 spaces in total to the service the new CoE. The existing carpark holds 45 spaces and will be expanded to hold an additional 15 only.



02

Site Planning

2.3 Existing Site access, Circulation and parking



Vehicles



Existing vehicle access points are maintained



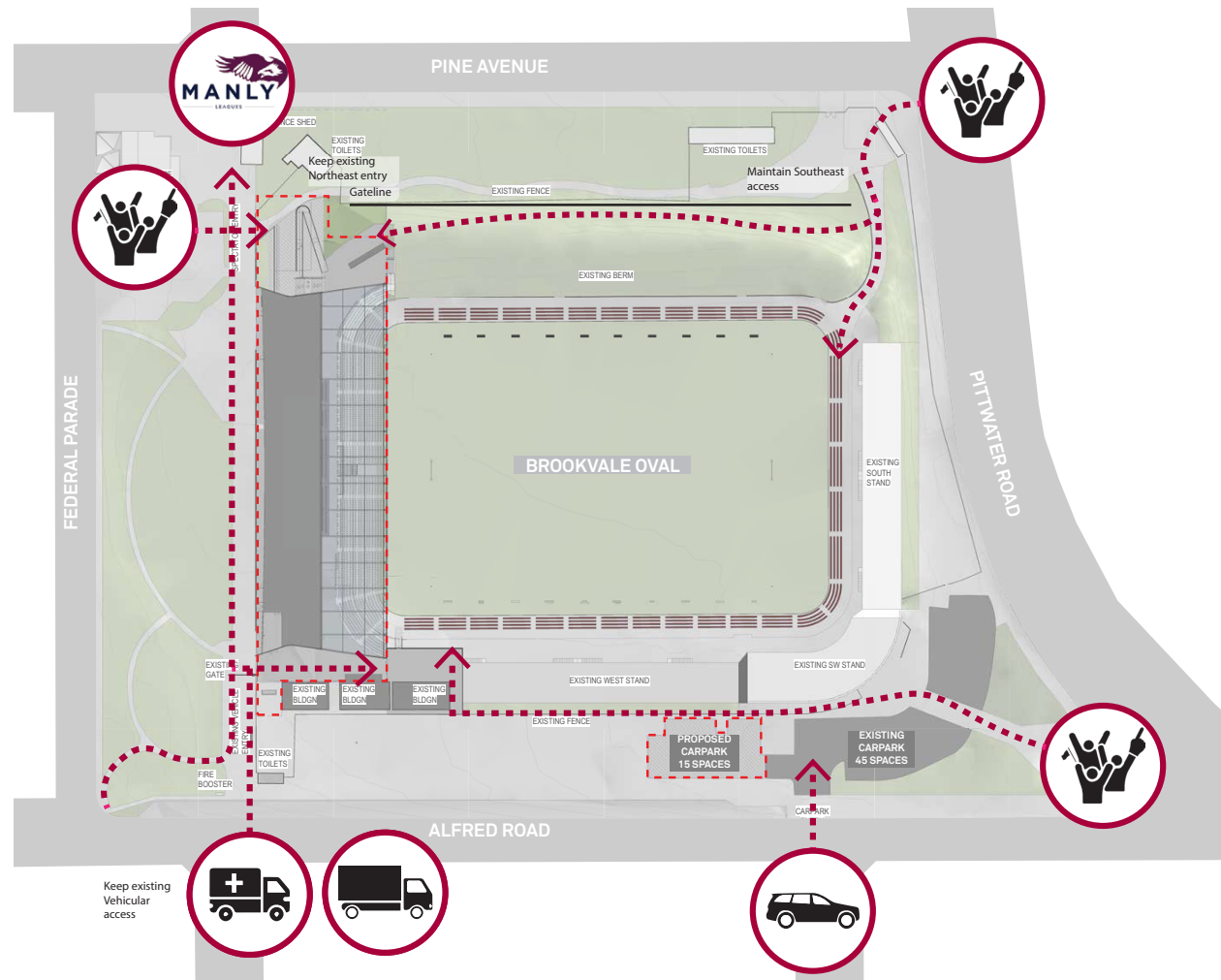
providing clear separation of vehicles and pedestrians.

Vehicle access points are from Alfred Road.



Pedestrians

Fans enter the site from the four corners of the block and are filtered through three entries to the pitch. Clear pedestrian zones are articulated through hard scaped surfaces, the general principle of which is consistent with the current site conditions.



02

Site Planning

2.4 Existing Infrastructure

Relocated

The following infrastructure will be relocated;

- Scoreboard - to N-E corner
- Sand/soil bins - to grounds maintenance

Replaced

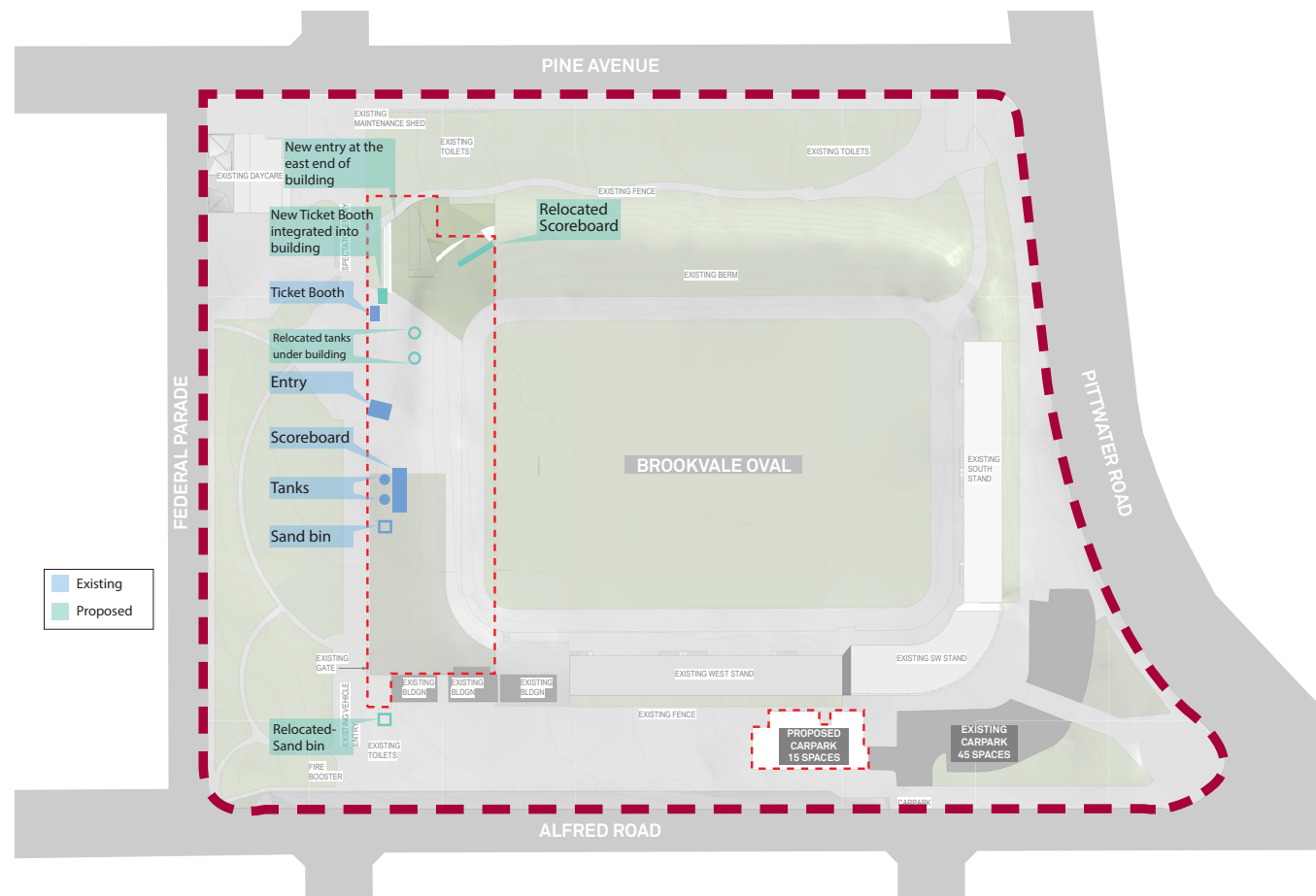
The following infrastructure will be replaced;

- 2x irrigation tanks (50kL)
- Ticket sales booth

Maintained

The following infrastructure will be maintained;

- 1x irrigation bore



02

Site Planning

2.5 Site Services

Site services

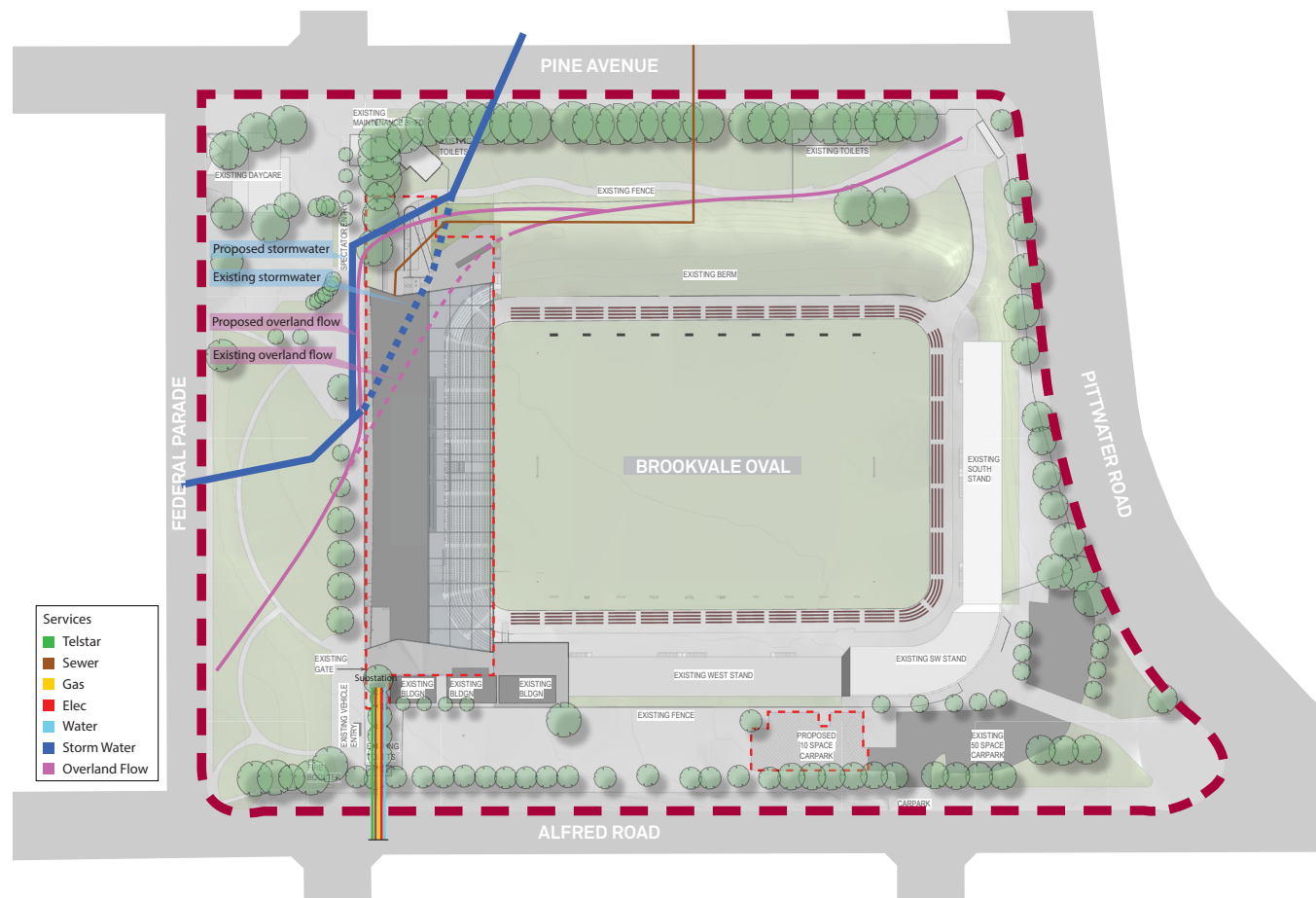
The existing council 600D stormwater line will be diverted around the east of the proposed building.

The existing overland flow path will be diverted around the east of the proposed development.

New major services connections will enter the site from Alfred Street south of the existing disused toilet block to minimise impacts to existing driveway paving.

A new fire booster set will be located west of the existing disused toilet block facing Alfred Street.

A new kiosk substation is required and will be located in north-west corner of the site for ease of connection to mains in Alfred Street.



02

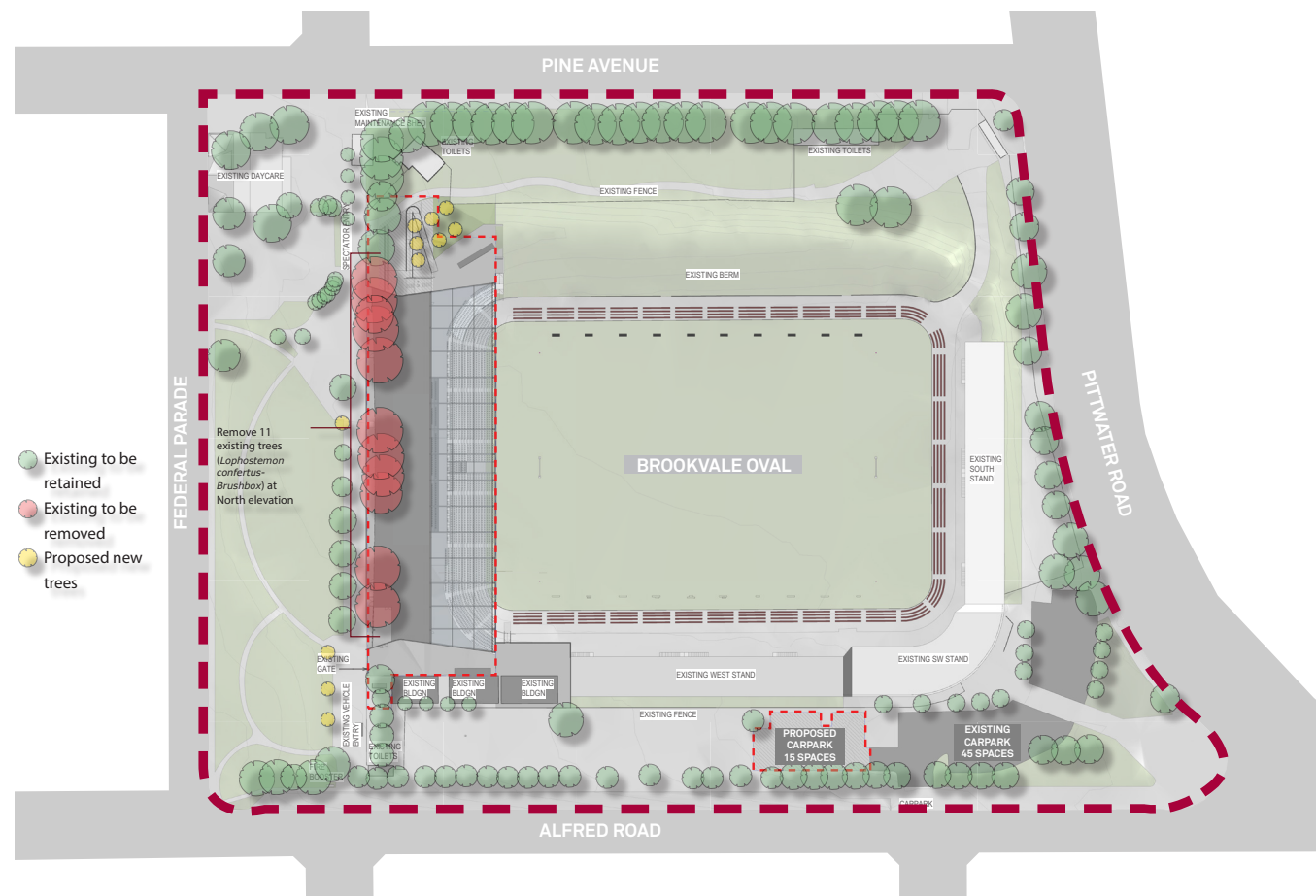
Site Planning

2.6 Tree Retention and Replacement Strategy

Tree strategy

The number of trees to be retained have been maximised within the constraints of the site. The new substation, re-routed 600D stormwater pipe and additional 15 car spaces have been located to avoid removal of any trees to accommodate installation.

Eleven trees need to be removed for the building site. These trees will be replaced with new advanced Brush-Box trees along the northern side of the existing north pathway to continue the existing tree curtilage along the pathway and at the north-east corner of the site to maintain the sense of visual enclosure the existing trees have to the pitch.



02

Site Planning

2.7 Ground Investigations

Ground investigations

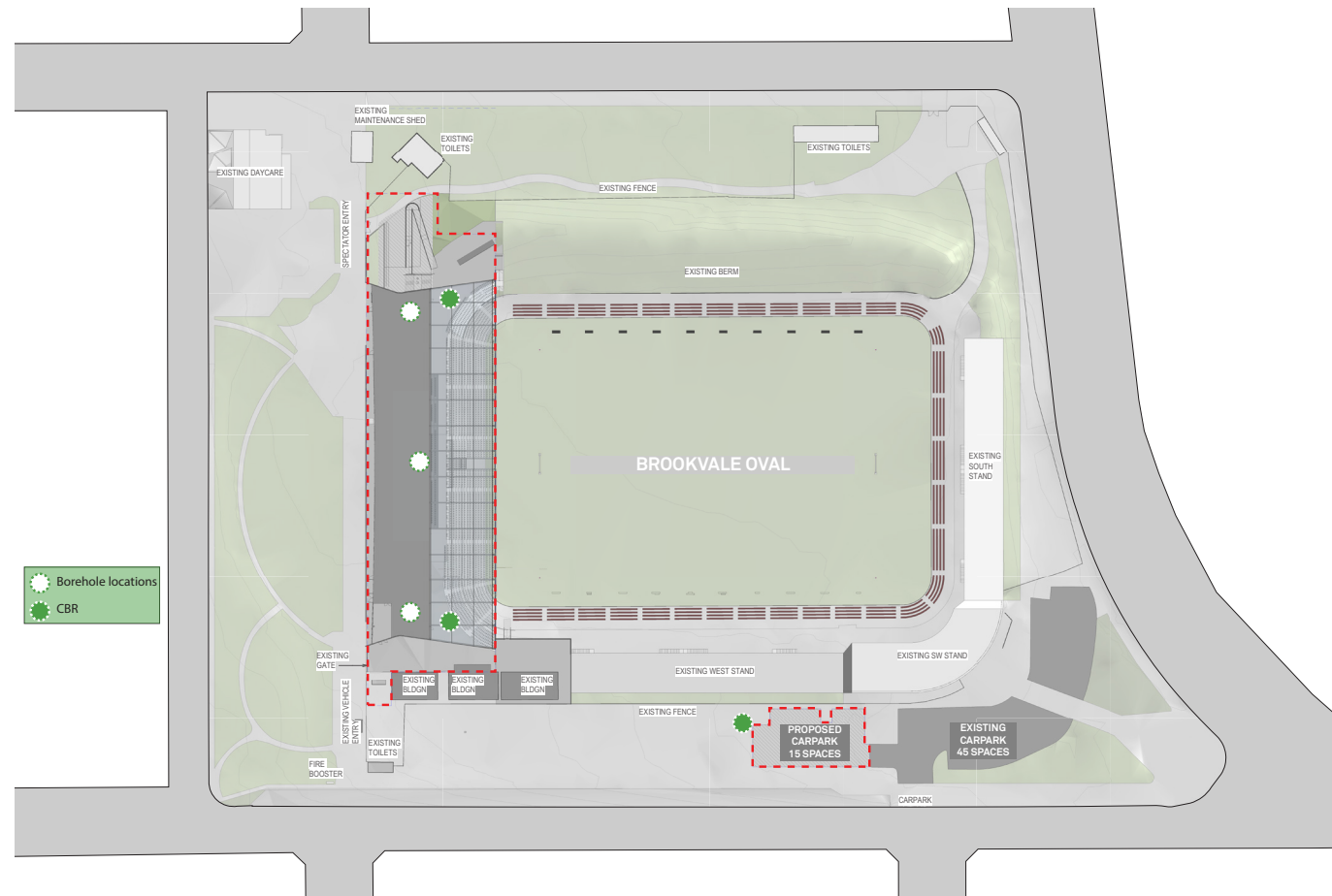
Existing soil and foundation material conditions have been undertaken.

Foundation approach

A piled foundation strategy will need to be adopted with rock bearing strata located around 18-20m deep.

Contamination

Asbestos has been located in the existing soil mounds and a strategy will be developed to address this as part of the project. The intent to 'cap-on-site' below concrete slabs is the preferred approach.





03

Building Design

3.1 - Venue Masterplanning

3.2 - Conceptual Approach

3.3 - Response to Site

3.4 - Design Massing Response

3.5 - Project Brief & Program

3.6 - Plans, Sections & Elevations

3.7 - Area Schedule

3.8 - Operational Planning & Circulation

03

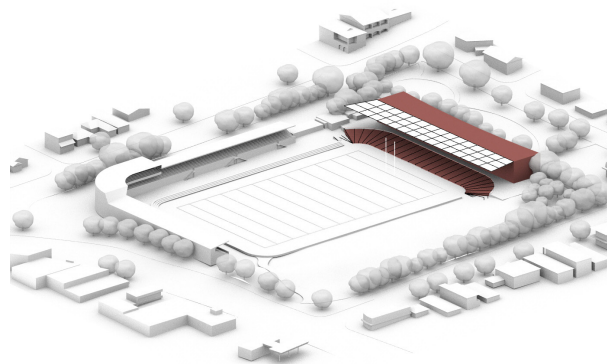
Building Design

3.1 Venue Masterplanning

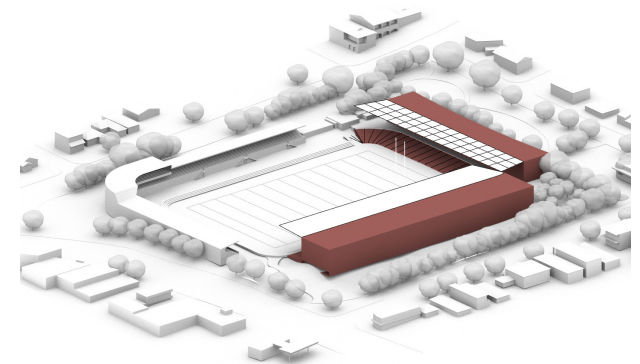
Future proofing the precinct

The proposed northern site location future proofs the site by unlocking the rest of the site to possibly be developed at a future stage as part of a staged Brookvale Oval Precinct Redevelopment Masterplan.

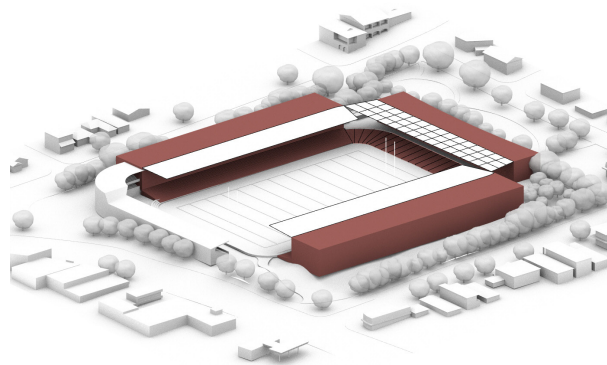
The following diagrams demonstrate a possible 4 stage redevelopment masterplan.



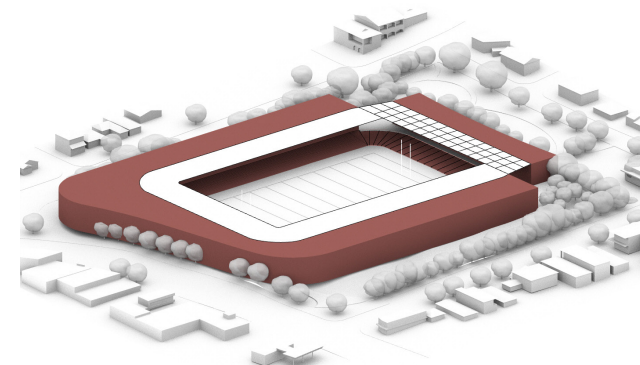
01 Stage 1 - Centre of excellence and northern grandstand



02 Possible Stage 2 - Redevelopment of the eastern hill into a grandstand



03 Possible Stage 3 - Redevelopment of the western stand



04 Possible Stage 4 - Redevelopment of the southern stand

03

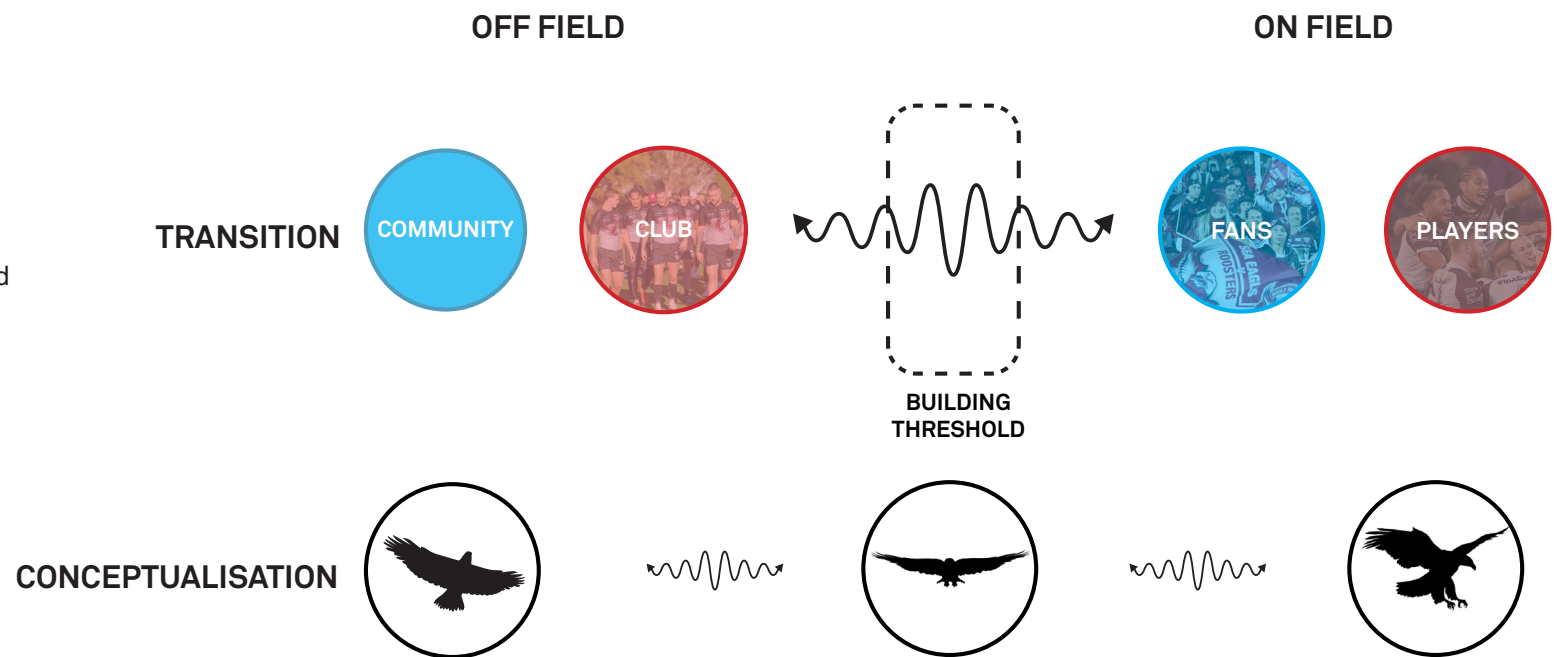
Building Design 3.2 Conceptual Approach

Conceptual approach

The building is conceived of as being a threshold between the external public park spaces and the event spaces within the venue.

Importantly the building has two(2) faces and two(2) addresses that need to be appropriately considered - ie there is no “back and front”.

The building as a threshold also supports the transition of the fans and the players/coaches public ‘off-field’ personas’ to their ‘on-field’ event personas.



03

Building Design

3.3 Response to Site

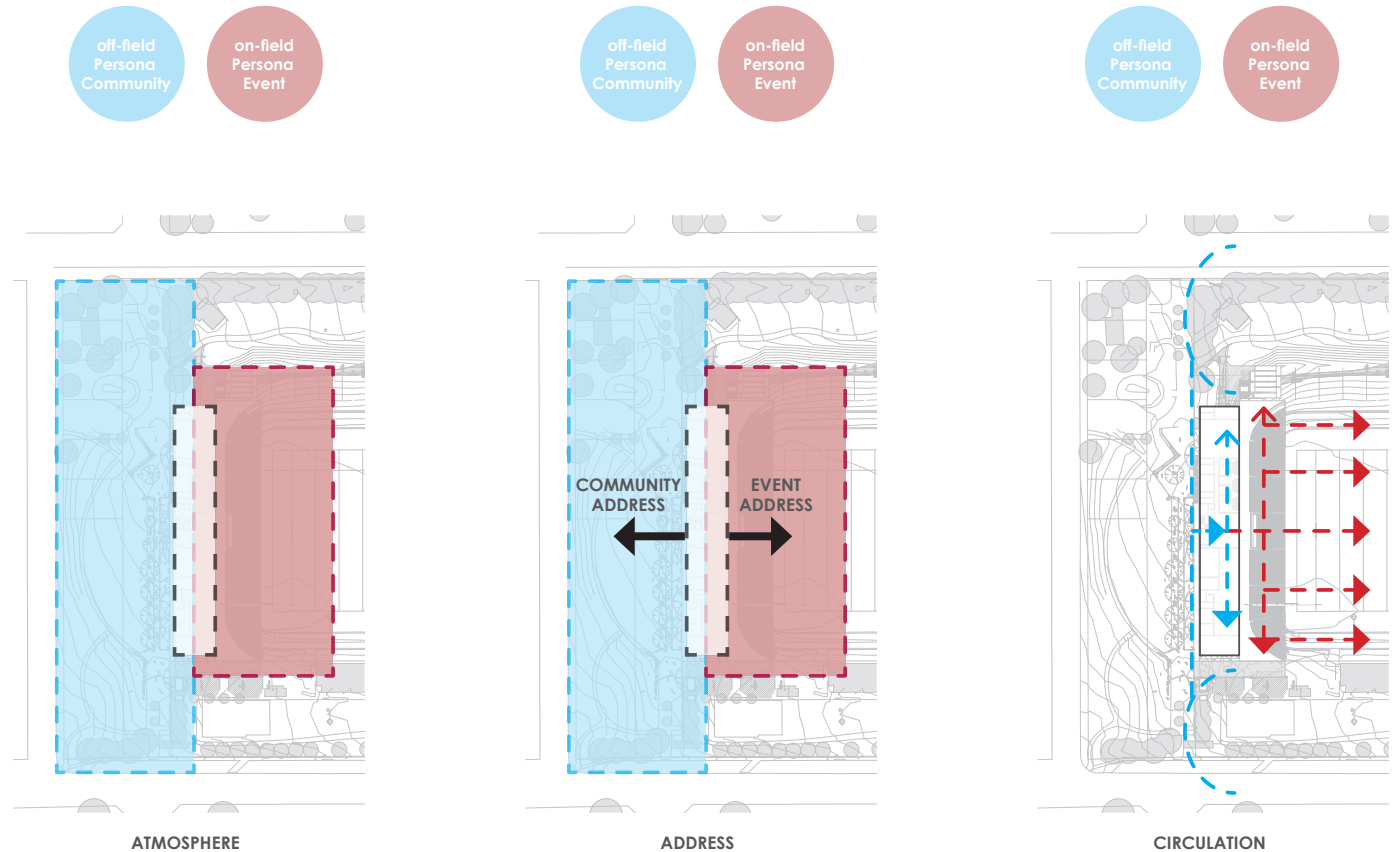
Conceptual response to site

As discussed above the building is conceived of as being a threshold between the external public park spaces and the event spaces within the venue.

Importantly the building has two(2) faces and two(2) addresses that need to be appropriately considered - ie there is no “back and front”;

1. North face: Park and public address
2. South face: Pitch and event address

Further during an event the East and West building faces become the ‘point of arrival and address’ for fans - they need to be considered as front doors, and not just less important sides of the building.



03

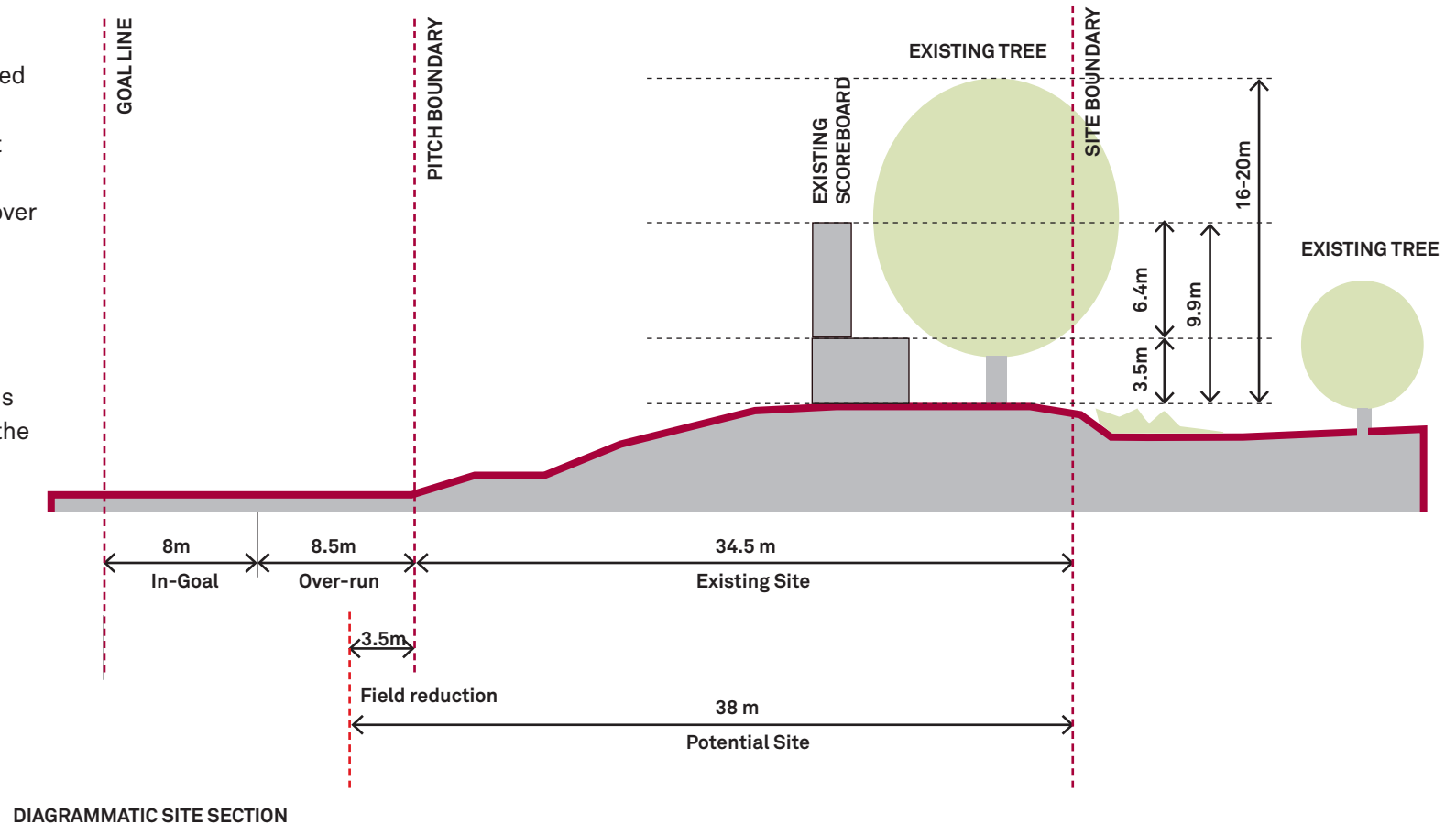
Building Design

3.3 Response to Site

Maximise the site

On investigation it was discovered that there was a potential additional 3.5m in site area that could be utilised as the 'safety over-run' beyond the in-goal is over sized. This has the potential to increase the width of the site to 38m.

By utilising this additional 3.5m and widening the site to 38m it is now possible to accommodate the building brief on the site.



03

Building Design

3.3 Response to Site

Test fit study #1

By utilising this additional 3.5m and widening the site to 38m it is now possible to accommodate the building brief on the site and retain as many trees as possible.

To accommodate the brief and functional program along the northern site of the oval, the building footprint is 105m x 38m.

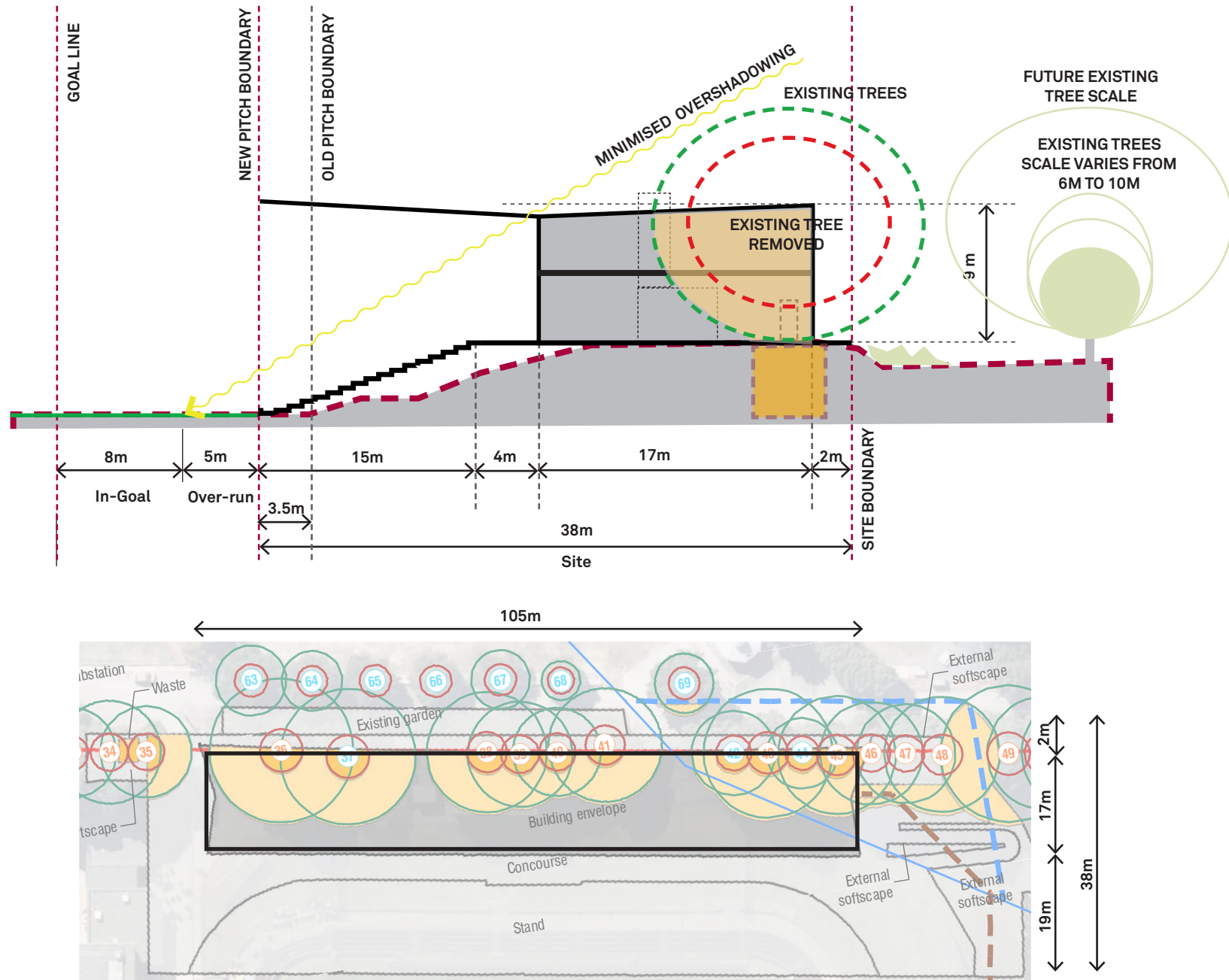
Outcome

Accommodates brief over only 2 floors.

Minimises height of building and maintains similar scale to existing grandstands.

Minimises overshadowing of pitch.

Requires removal of 11 trees to fit project brief.



03

Building Design

3.3 Response to Site

Test fit study #2

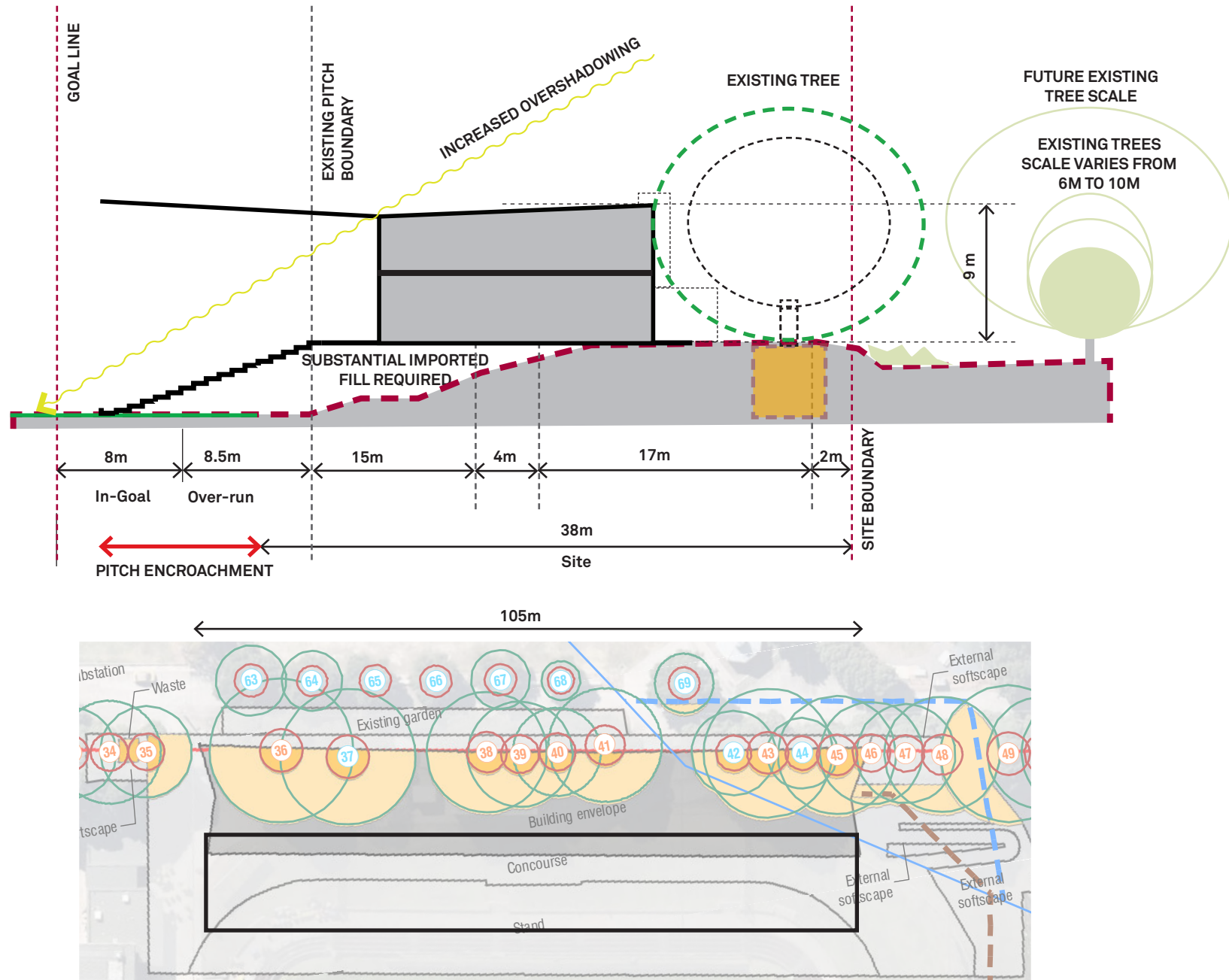
By trying to retain as many as all of the trees on the site the optimum building footprint of 105mx17m would have to push 14m further south greatly impacting the pitch and the possibility of a future staged redevelopment of the precinct.

Outcome

Encroachment on pitch required to fit project brief.

Increases overshadowing of pitch.

Substantial imported fill required beneath building and grandstand.



03

Building Design

3.3 Response to Site

Test fit study 3

Another building test fit option explored the possibilities of fitting a long skinny building along the entire northern site without removing any of the trees. However, the long and tall building footprint greatly impacted sun access to facilitate pitch growth and the brief functional requirements.

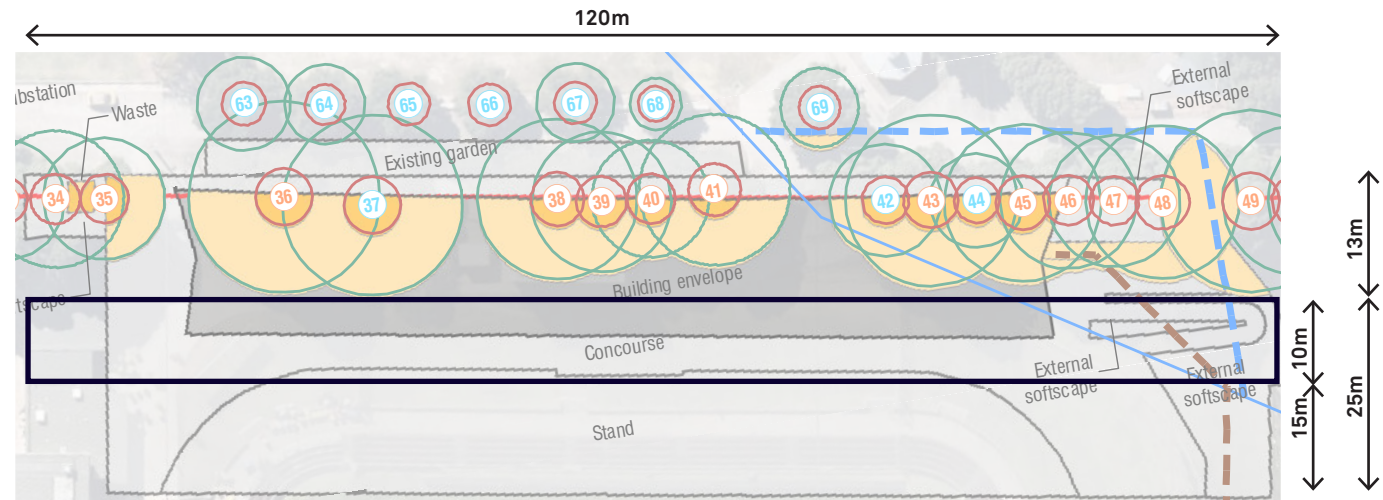
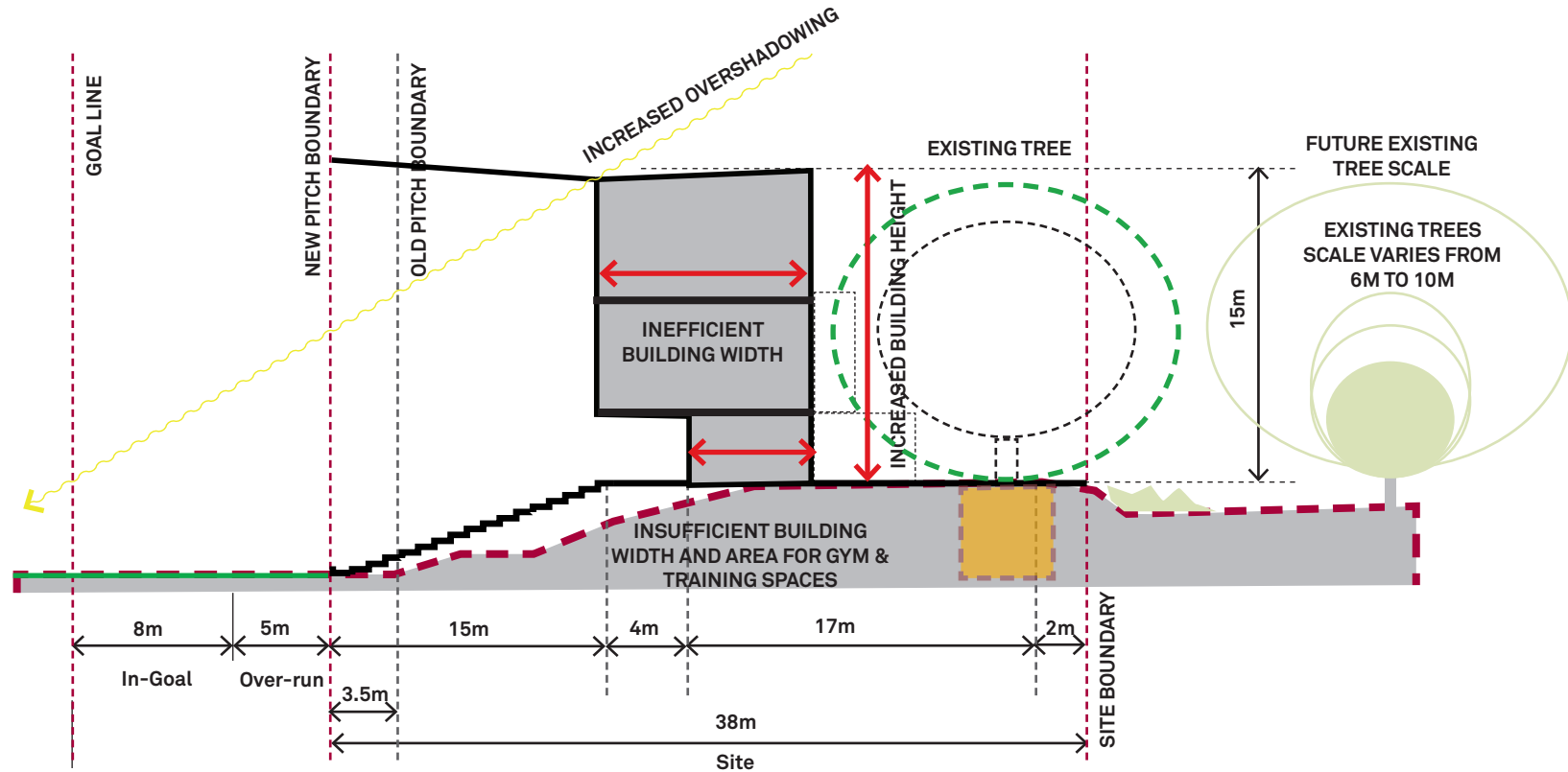
Outcome

Ineffecient building width & proportion.

Increased building height, and much taller than existing grandstands.

Insufficient building width and area for gym & training spaces at ground level.

Significant increased overshadowing to pitch.



03

Building Design

3.3 Response to Site

Test fit study #4

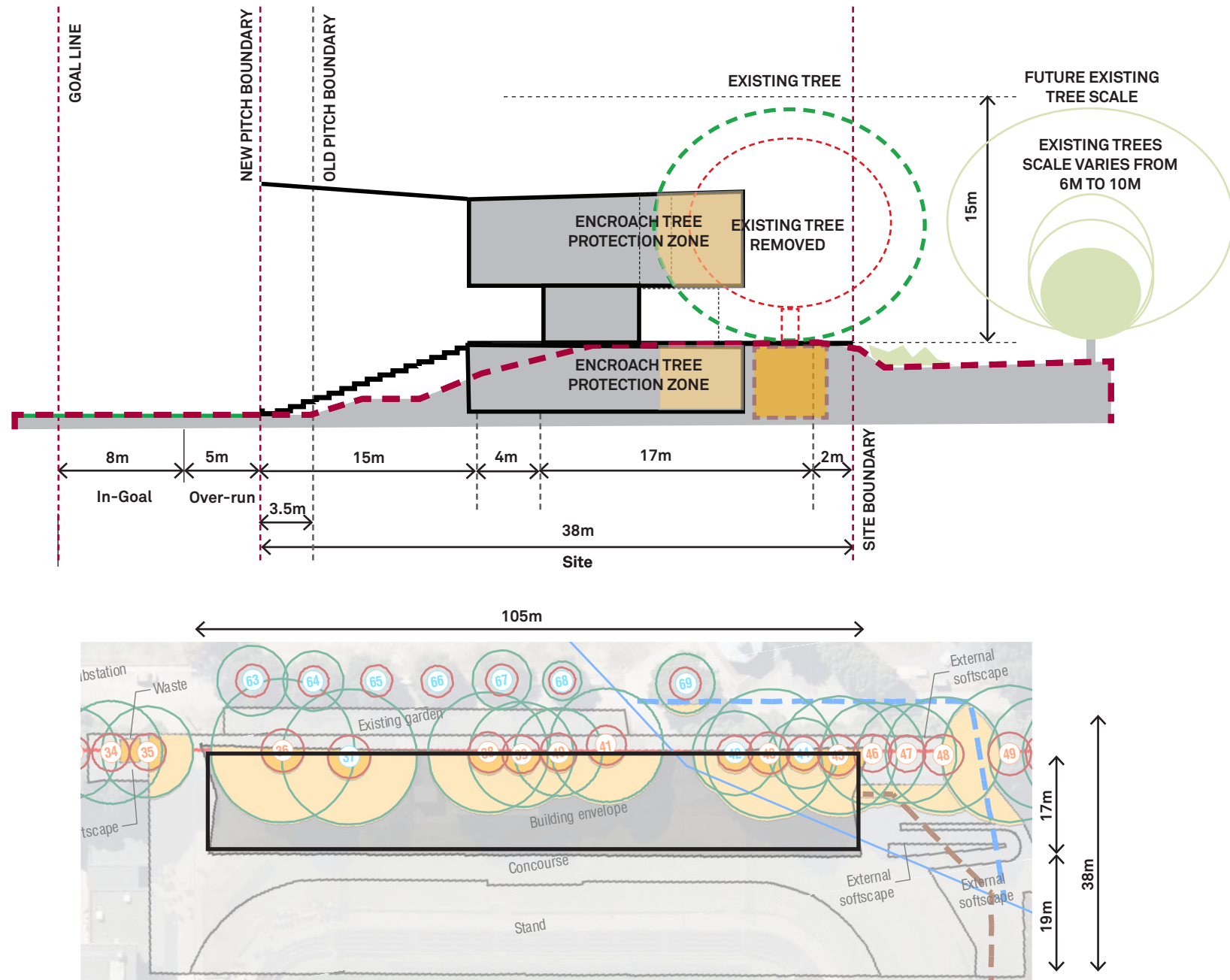
This test fit option explored the possibilities of floating and burying the building at the northern site without removing any of the trees.

Outcome

Program adjacencies inadequate.

Excavation and removal of substantial contaminated soil off site.

Eleven (11) trees required to be removed.

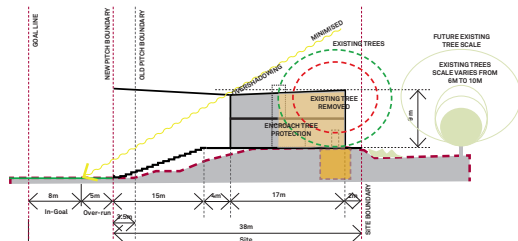


03

Building Design

3.3 Response to Site

Test fit study #1



Outcomes

Minimises height of building and maintains similar scale to existing grandstands

Minimises overshadowing of pitch

Requires removal of 11 trees to fit project brief

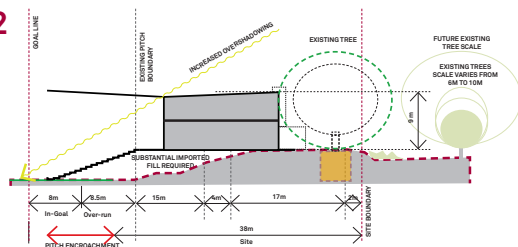
Minimises “cut & fill” of contaminated soils

Delivers brief

Yes

Preferred strategy

Test fit study #2



Outcomes

Encroachment on pitch required to fit project brief to great and results in noncompliant field

Increases overshadowing of pitch

Substantial imported fill required beneath building and grandstand

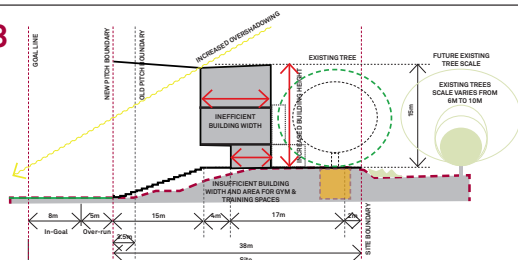
Delivers brief

No

Pitch size compromised to be noncompliant

Not a feasible approach as brief not delivered

Test fit study #3



Outcomes

Ineffecient building width & proportion

Increased building height, and much taller than existing grandstands

Insufficient building width and area for gym & training spaces at ground level

Significant increased overshadowing to pitch

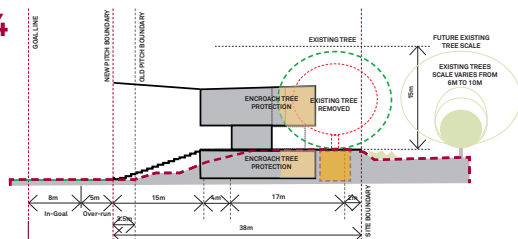
Delivers brief

No

Briefed uses cannot be accommodated in resulting building areas

Not a feasible approach as brief not delivered

Test fit study #4



Outcomes

Program adjacencies inadequate.

Excavation and removal of substantial contaminated soil off site.

Eleven (11) trees required to be removed

Delivers brief

Partially

All uses accommodated but results in compromised ajancies and large contaminated disposal

Not preferred as does not achieve any benefits over Study #1; results in higher costs and contaminated soil disposal.

03

Building Design

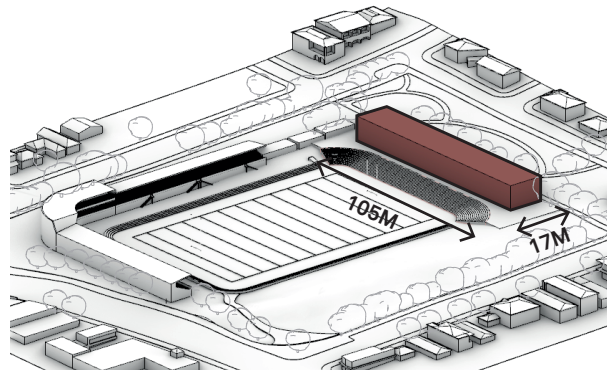
3.4 Design Massing Response

Building mass

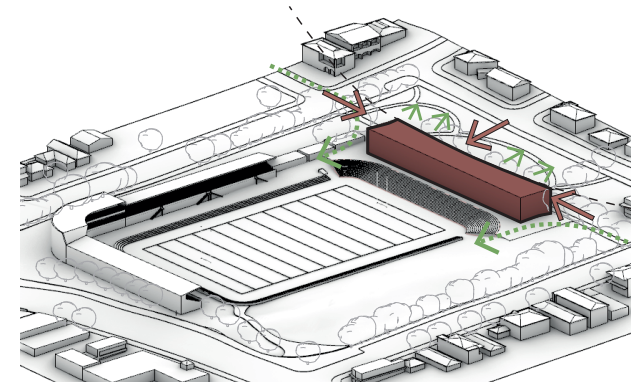
- 01 The optimised building block (test fit #1) is gently sculpted to respond to key interfaces and points of arrival.
- 02 A shallow curve is introduced to the north elevation to soften the park interface and reduce the visual intensity of a long flat facade when viewed acutely.
- 03 The main points of approach are from the east & west, and also form the main points of entry for spectators. The building flexes to embrace these points of address and create arrival spaces.

The 3,000 required seats are all delivered at grade fitting between the pitch level and building ground level creating a seamless visual connection. This approach also sets up the future geometry for the grandstands to be expanded around the full extents of the pitch.

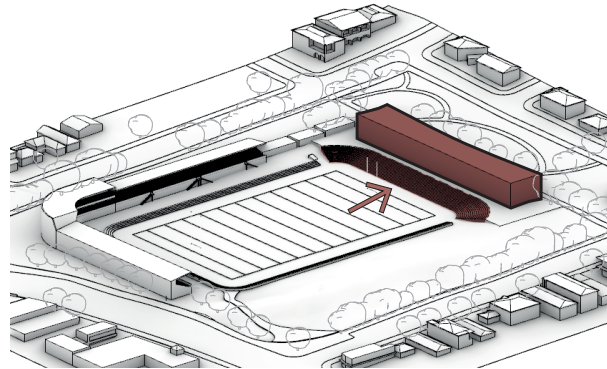
- 04 A transparent roof cantilevers over the 3,000 seats to provide 100% coverage and maintain solar access to the pitch turf.
- 05 06 The proposed northern site location future proofs the site by unlocking the rest of the site to possibly be developed at a future stage as part of a staged Brookvale Oval Precinct Redevelopment Masterplan.



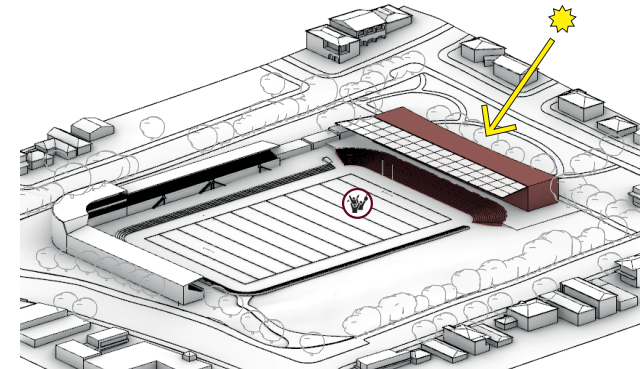
01 Optimised block to deliver brief



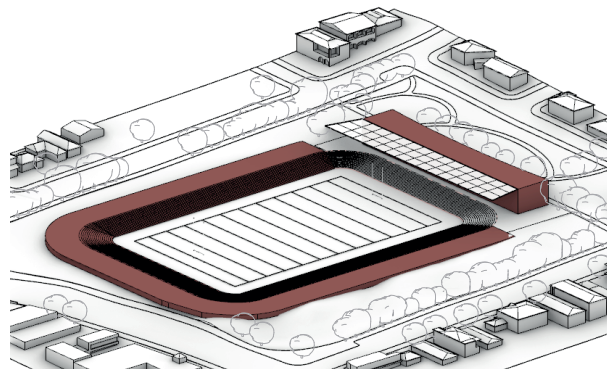
02 Soften interface to the park, Create arrival and entry for spectators



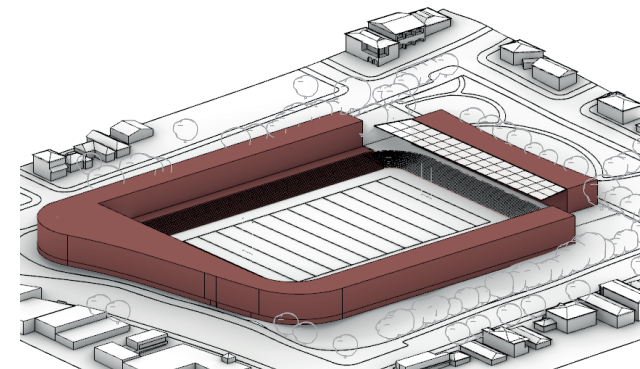
03 3,000 seats grandstand



04 Roof over 3,000 seats and maintain solar access



05 Possible Redevelopment stage 2 seating bowl



06 Possible Venue Masterplan Complete

03

Building Design

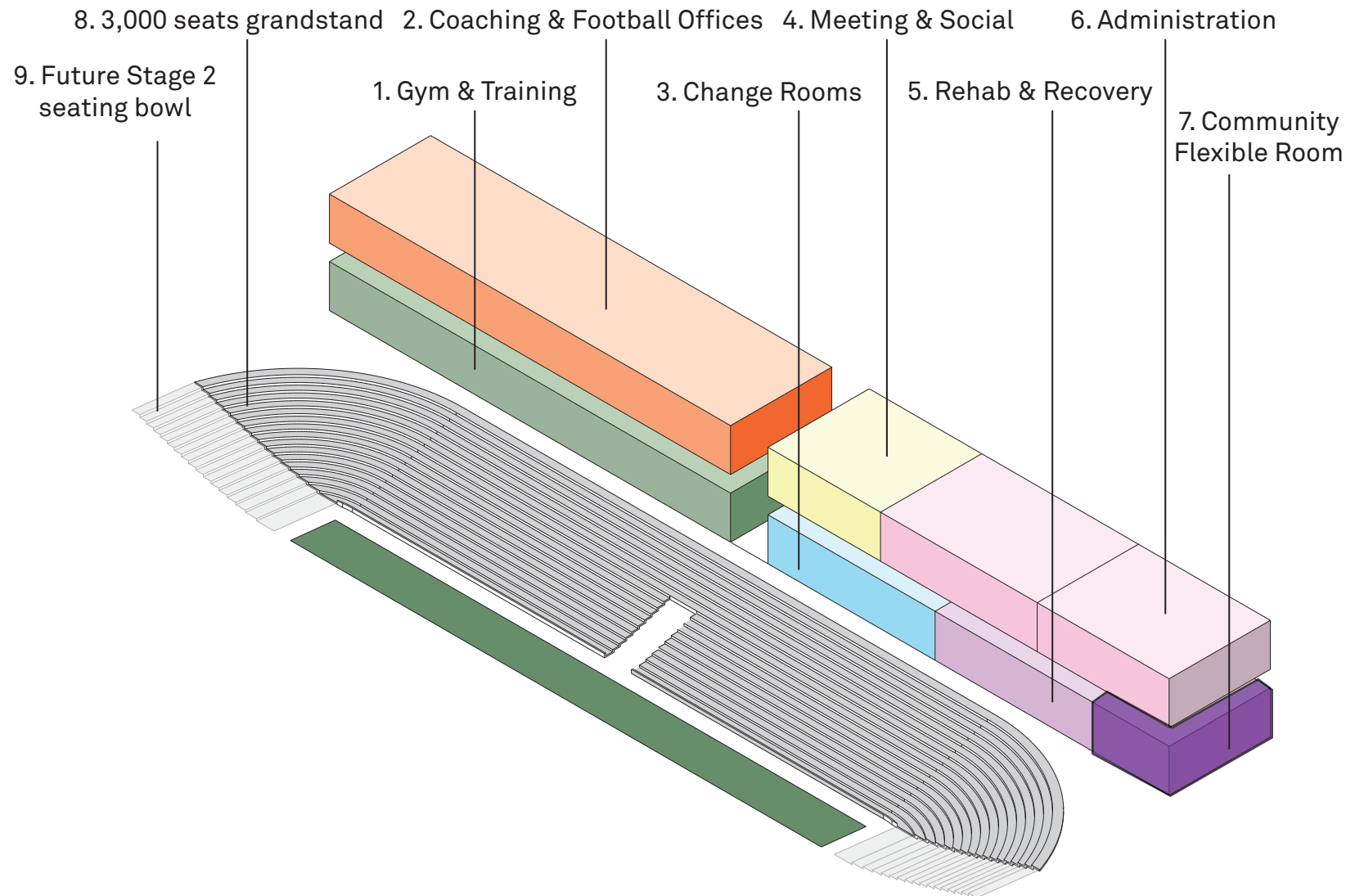
3.5 Project Brief & Program

Block and stacking

The primary building programs can be consolidated into seven (7) functional groups.

1. Gym & training
2. Coaching & football offices
3. Change rooms
4. Meeting & social spaces
5. Rehabilitation & recovery
6. Administration offices
7. Community Flexible Room
8. 3,000 seats grandstand - stage 1 redevelopment
9. Future Stage 2 seating bowl

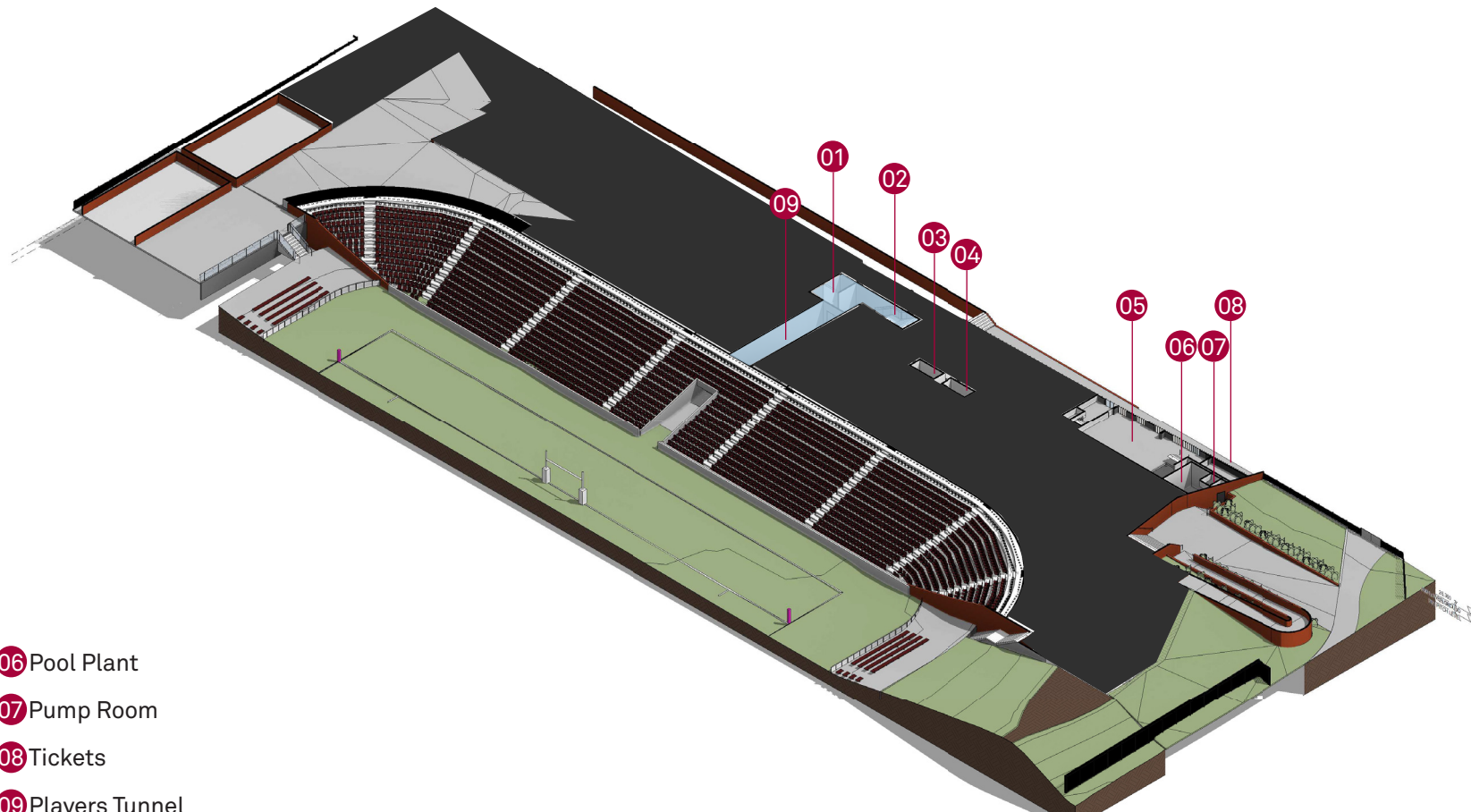
These seven groups have preferred horizontal and vertical functional relationships which informs the block and stacking of the programs.



03

Building Design

3.5 Project Brief & Program



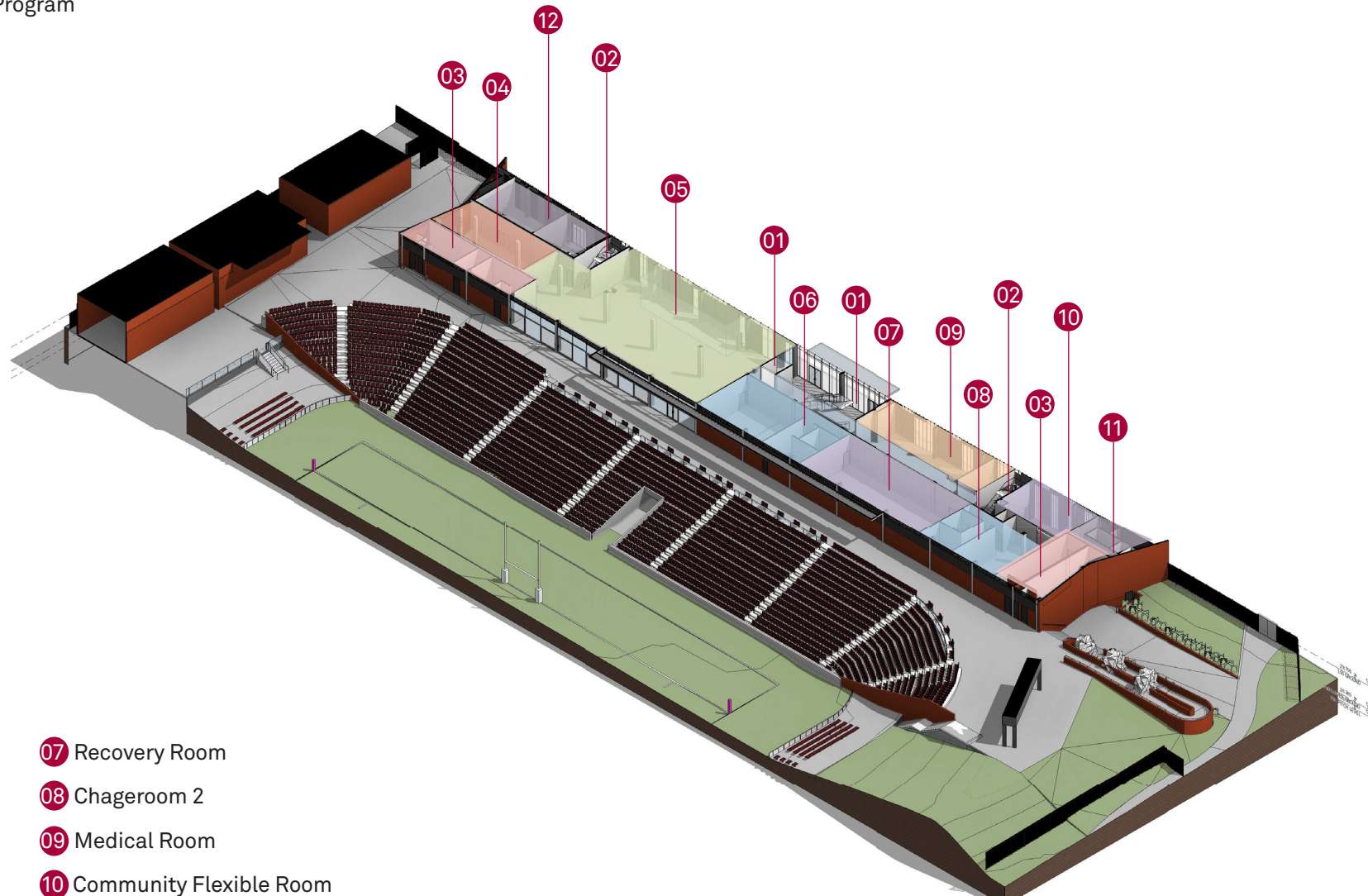
B00 Lower ground

- 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

03

Building Design

3.5 Project Brief & Program



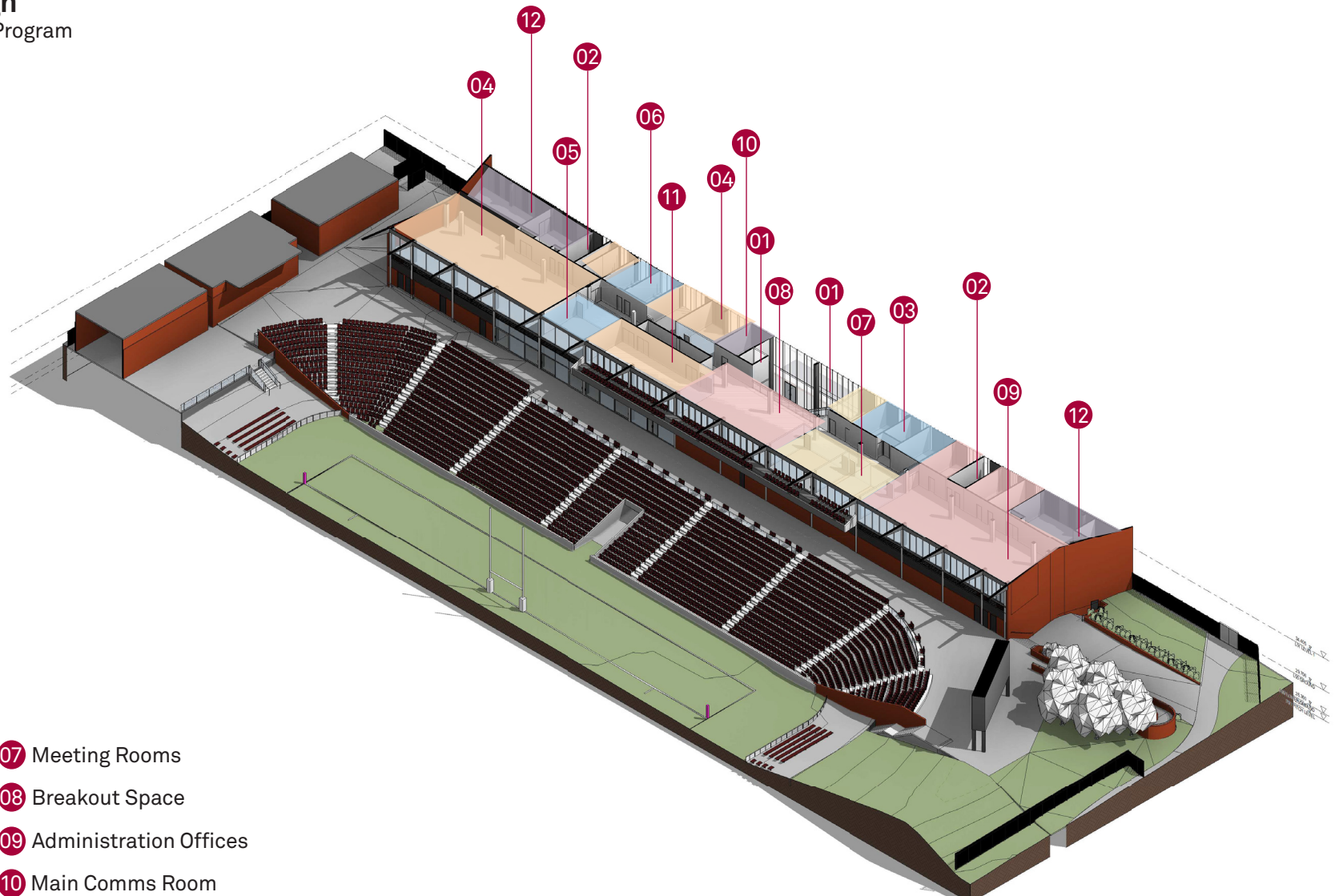
L00 Concourse Level

- | | |
|---------------------|----------------------------|
| 01 Lift & Lobby | 07 Recovery Room |
| 02 Stair | 08 Chageroom 2 |
| 03 Amenities | 09 Medical Room |
| 04 Storage Property | 10 Community Flexible Room |
| 05 GYM | 11 Ticket Room |
| 06 Changeroom 1 | 12 Plant |

03

Building Design

3.5 Project Brief & Program



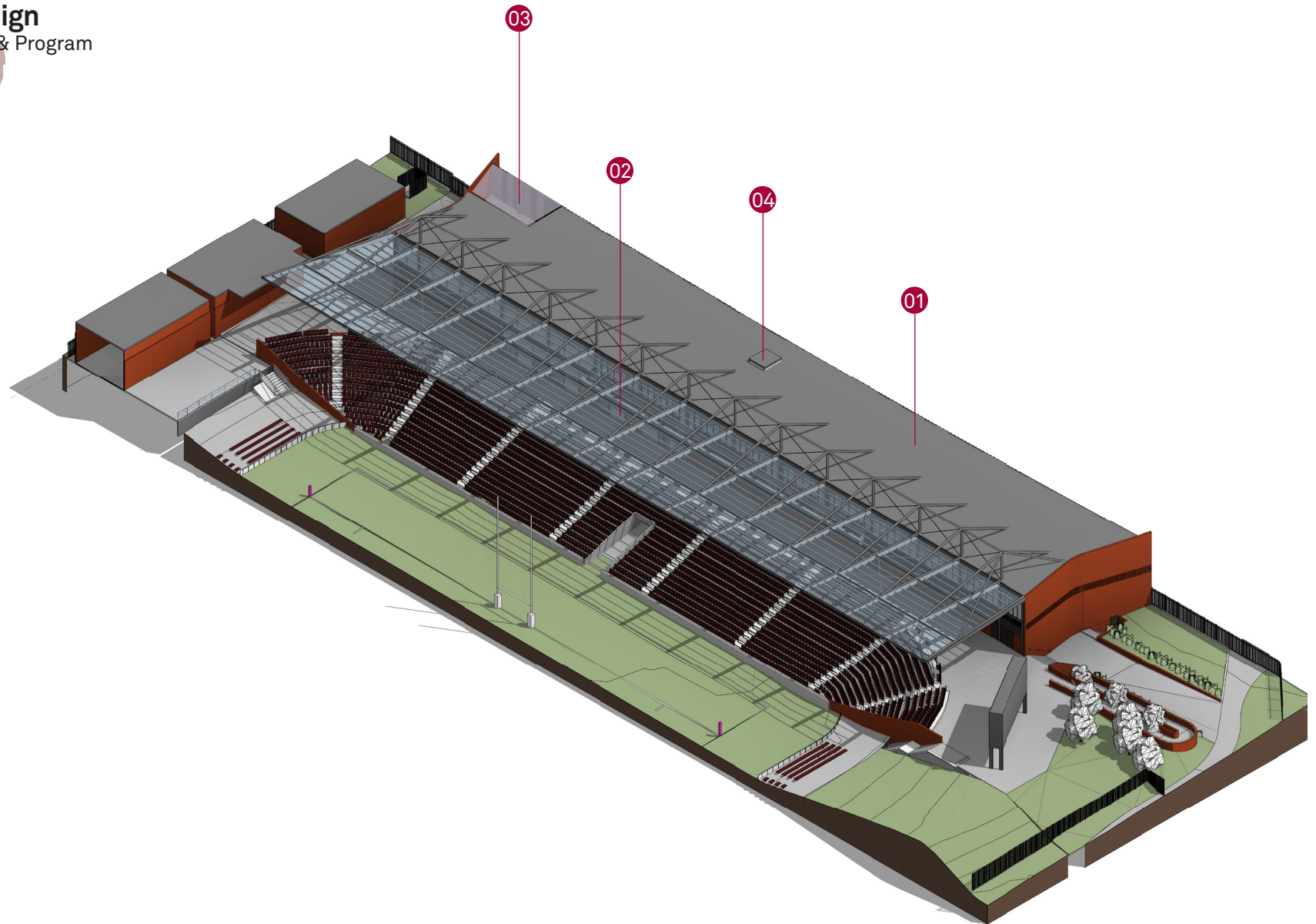
L01 Lower ground

- 01 Lift & Lobby
- 02 Stair
- 03 Amenities
- 04 Footy Off. & Coaching
- 05 Players Lounge
- 06 Sleep & Study Rooms
- 07 Meeting Rooms
- 08 Breakout Space
- 09 Administration Offices
- 10 Main Comms Room
- 11 Theatrette
- 12 Plant

03

Building Design

3.5 Project Brief & Program



Roof Plan

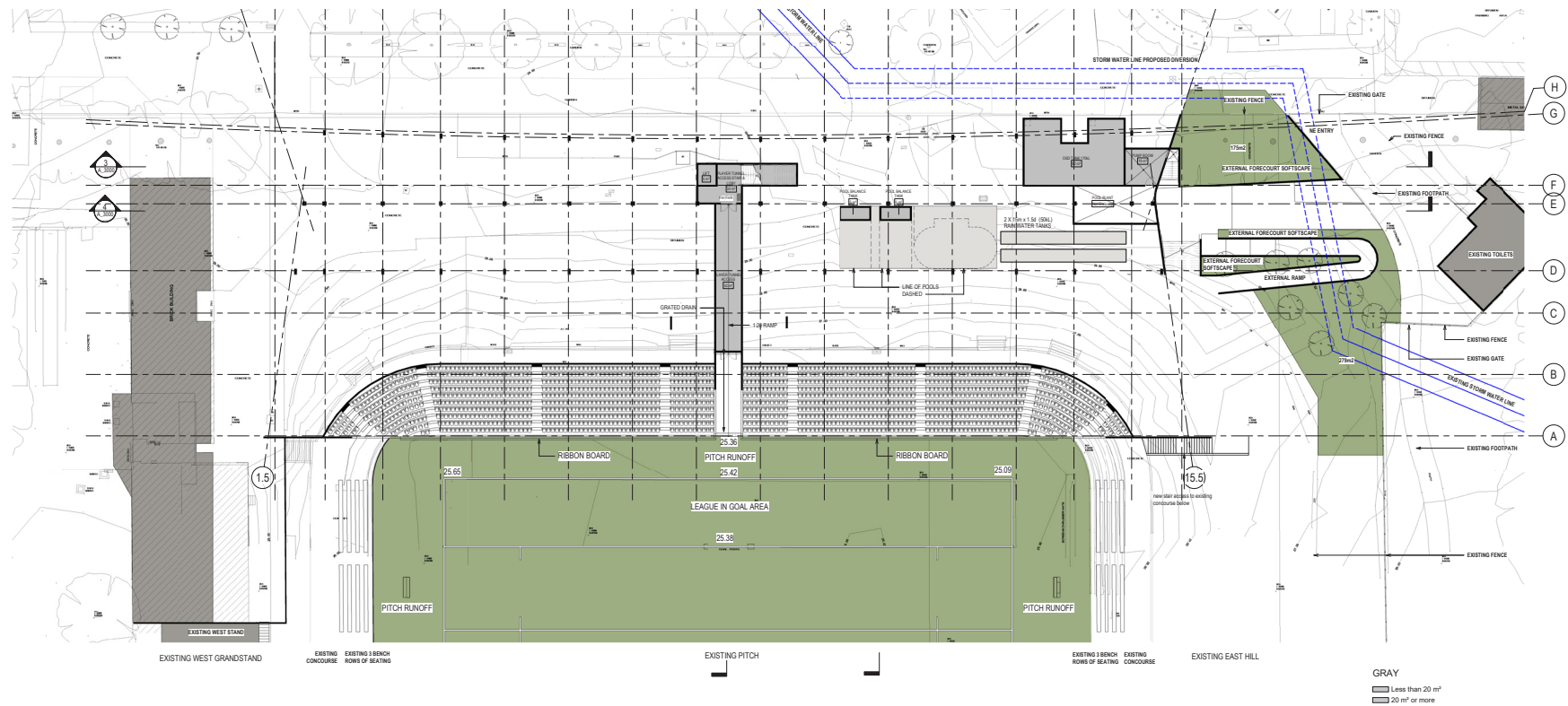
- 01 Roof
- 02 Translucent Roof
- 03 Plant
- 04 Lift Overrun

03

Building Design

3.6 Plans, Sections & Elevations

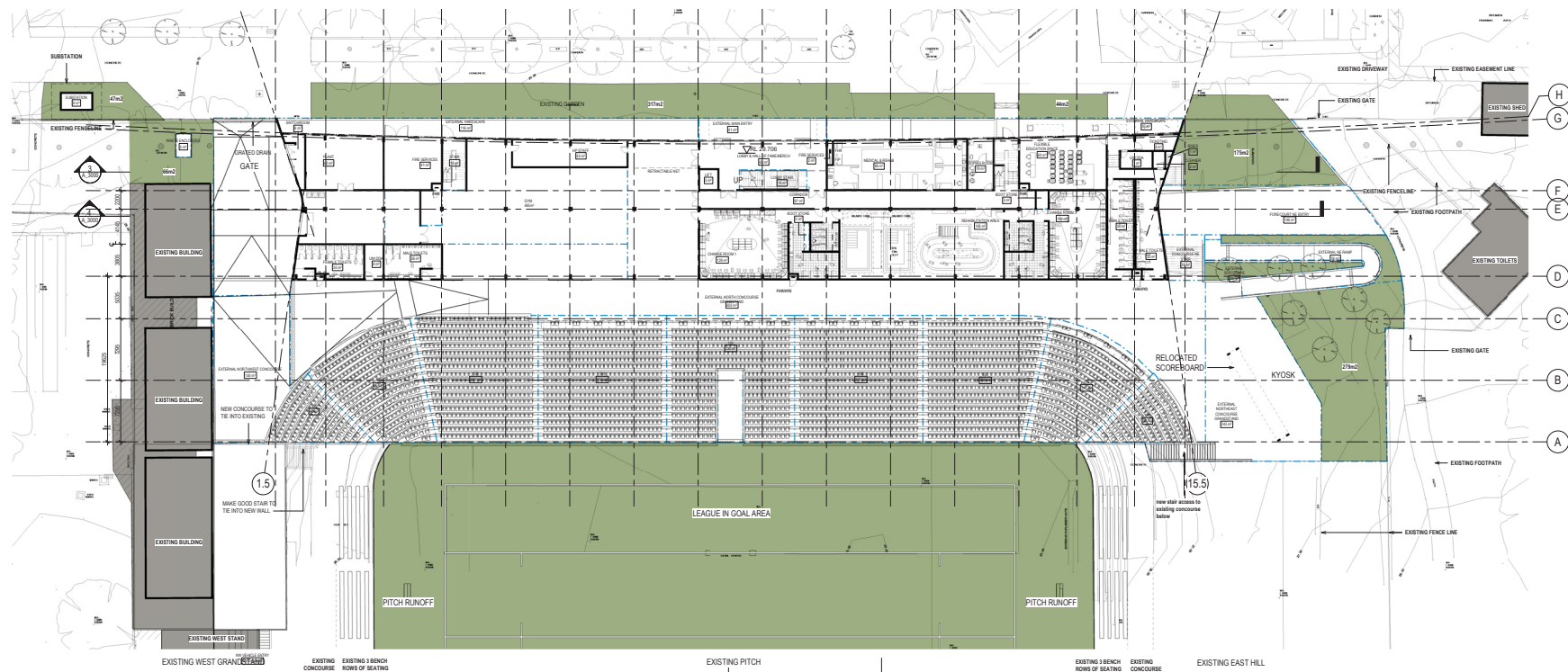
B00 Lower ground



Building Design

3.6 Plans, Sections & Elevations

L00 Concourse Level

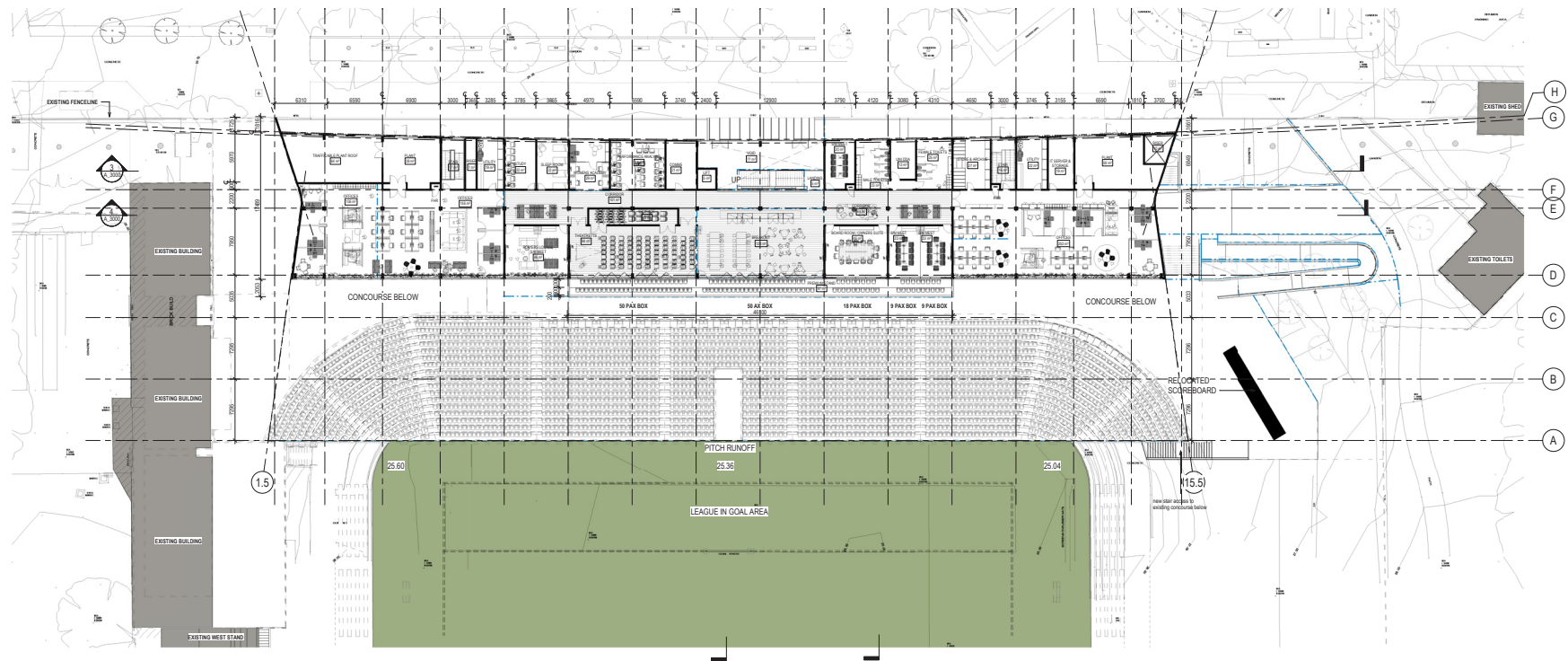


03

Building Design

3.6 Plans, Sections & Elevations

L01 Upper Level

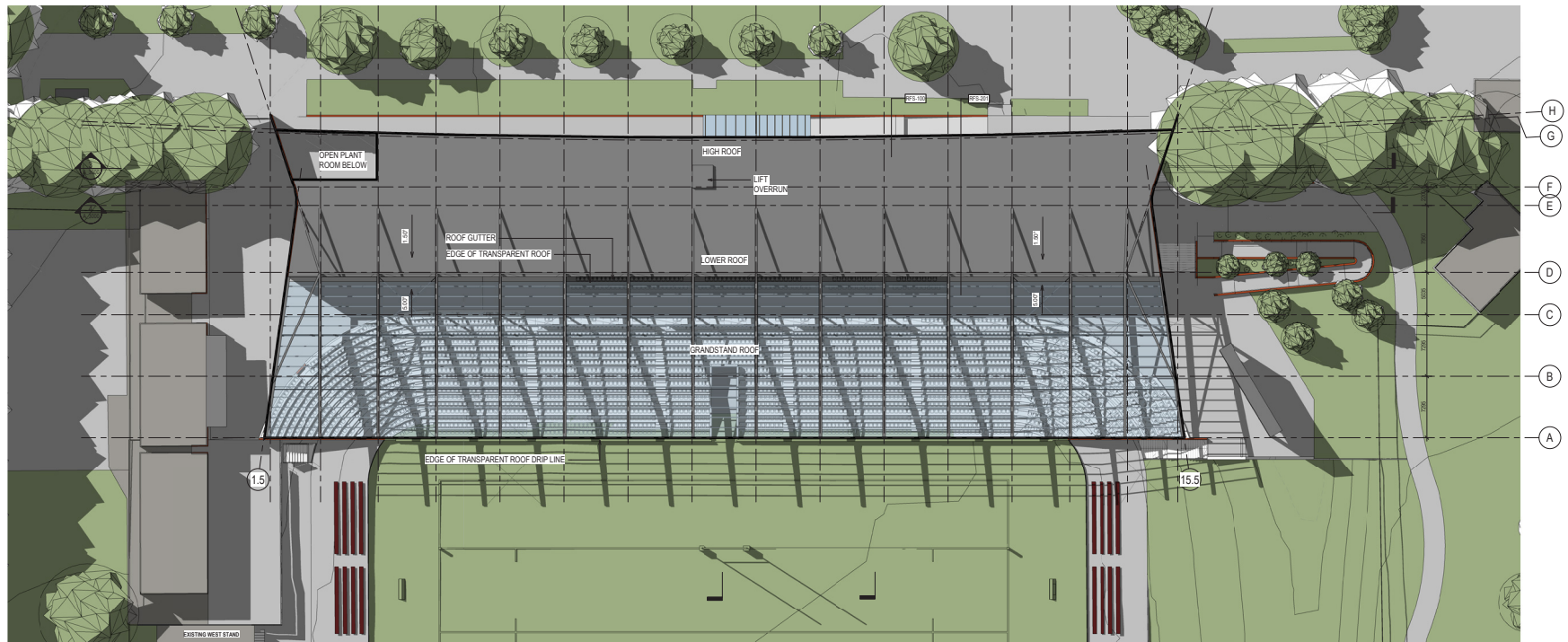


03

Building Design

3.6 Plans, Sections & Elevations

Roof Plan

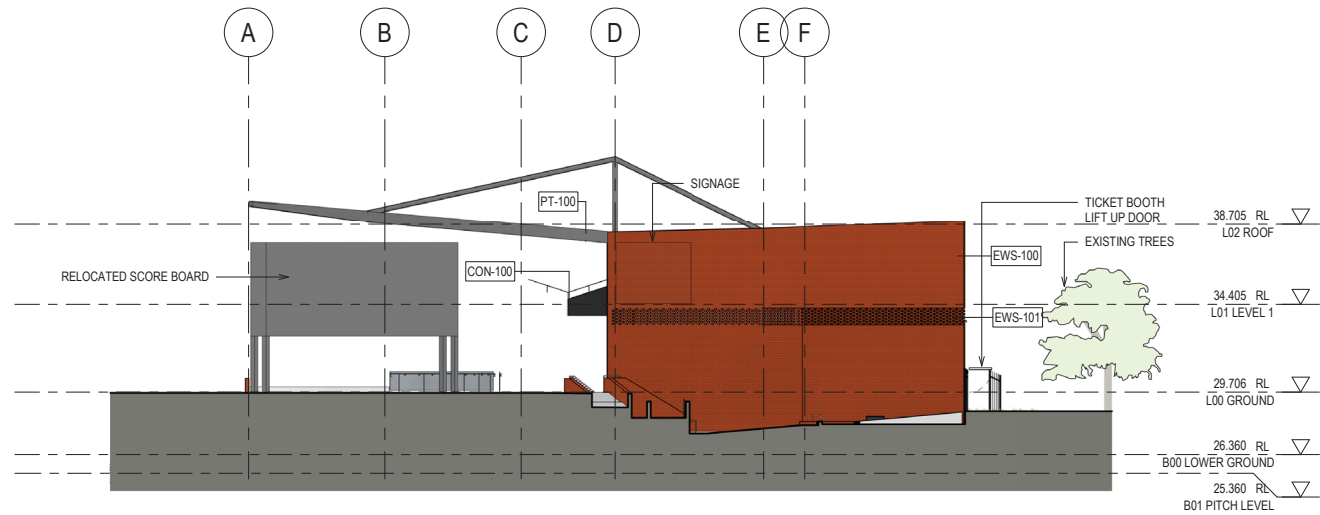


03

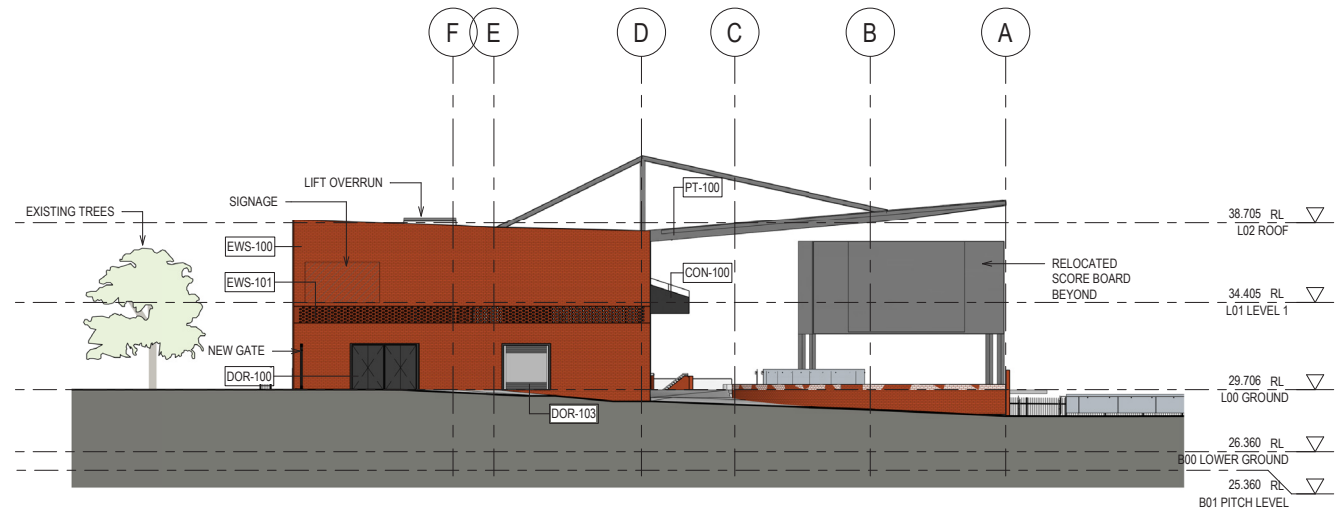
Building Design

3.6 Plans, Sections & Elevations

Eastern Elevation



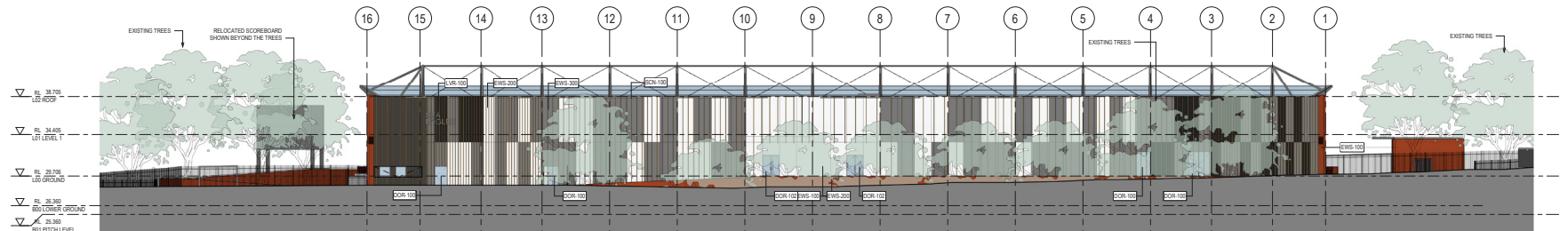
Western Elevation



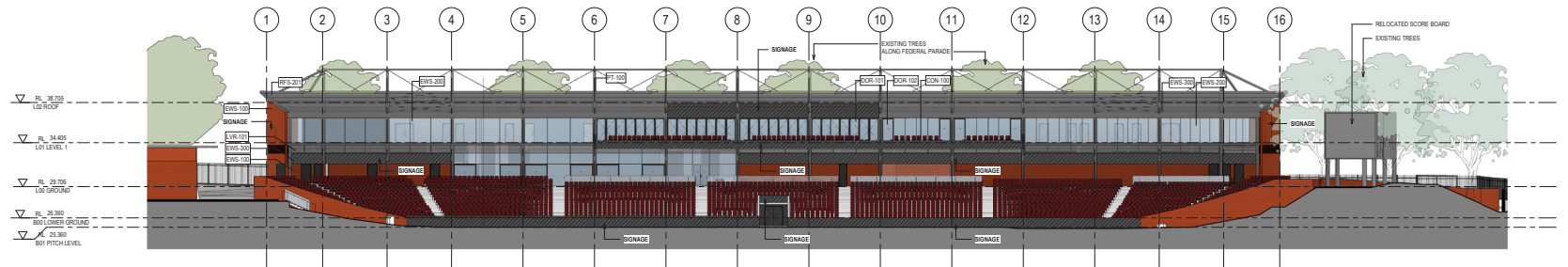
03

Building Design

3.6 Plans, Sections & Elevations



Northern Elevation



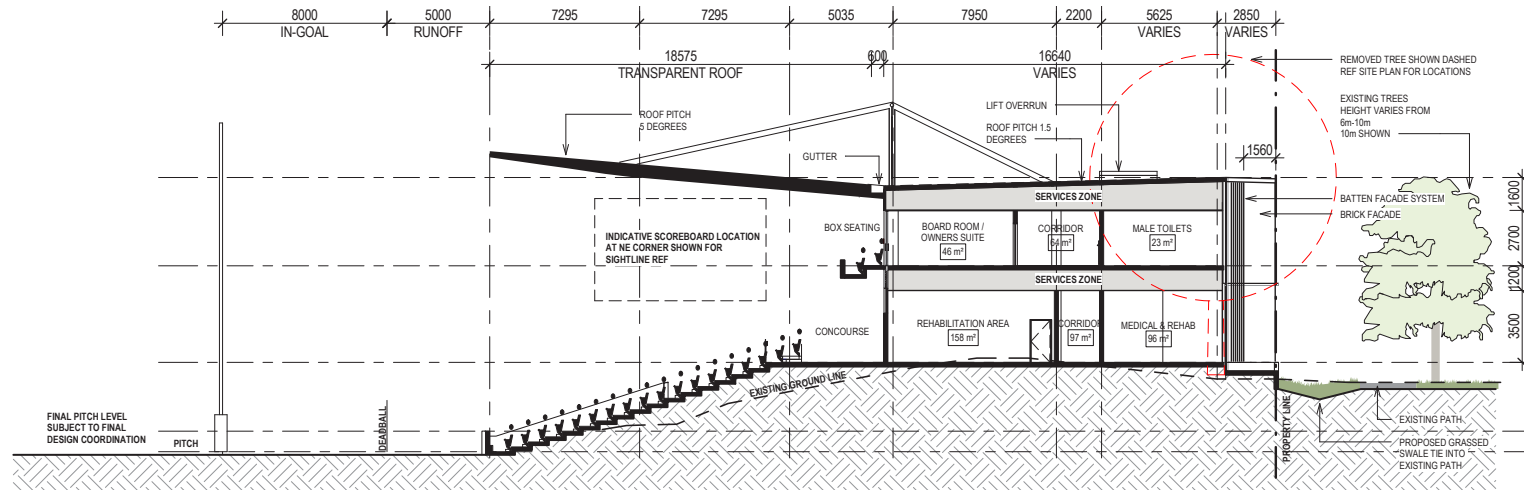
Southern Elevation

03

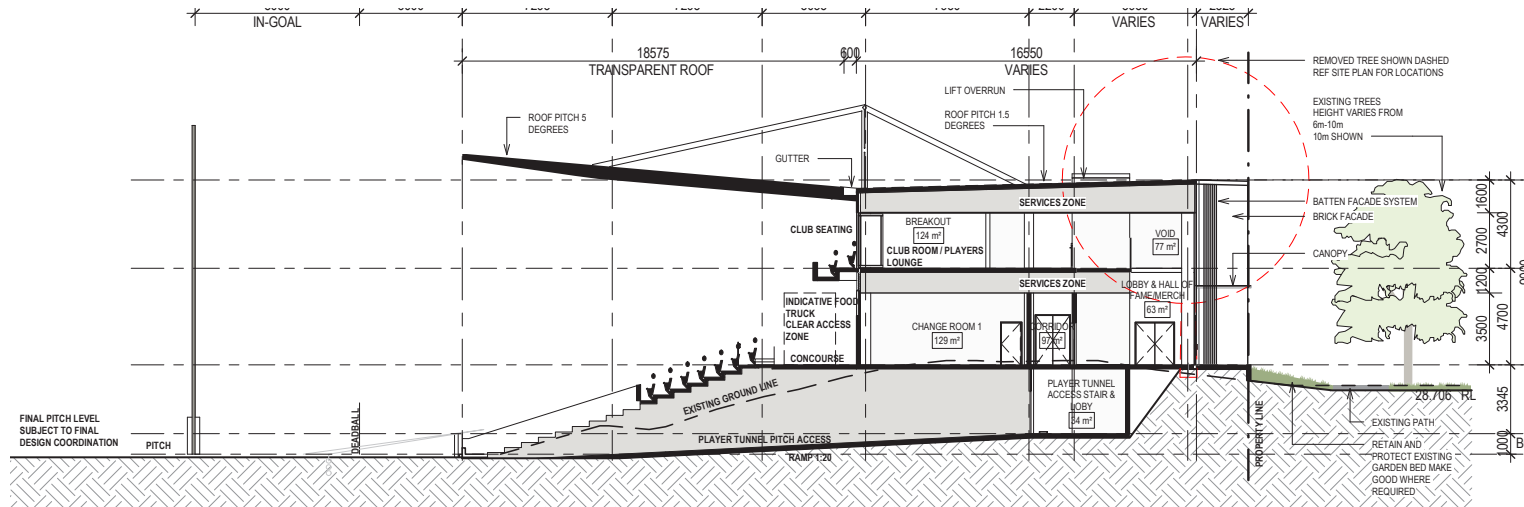
Building Design

3.6 Plans, Sections & Elevations

Section 01



Section 02

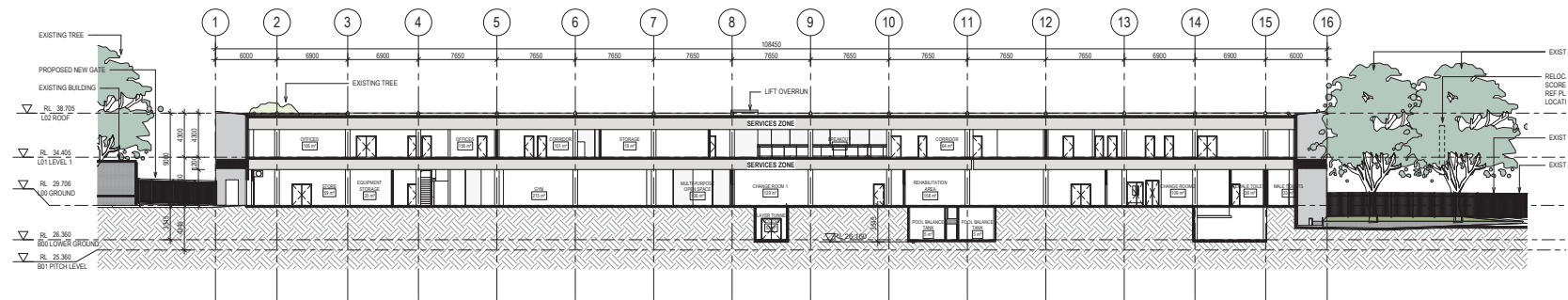


03

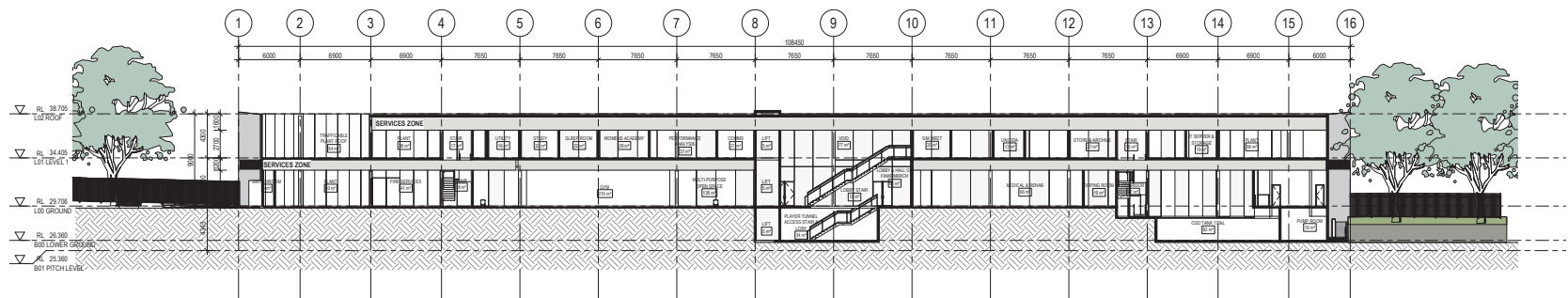
Building Design

3.6 Plans, Sections & Elevations

Section 03



Section 04



03

Building Design

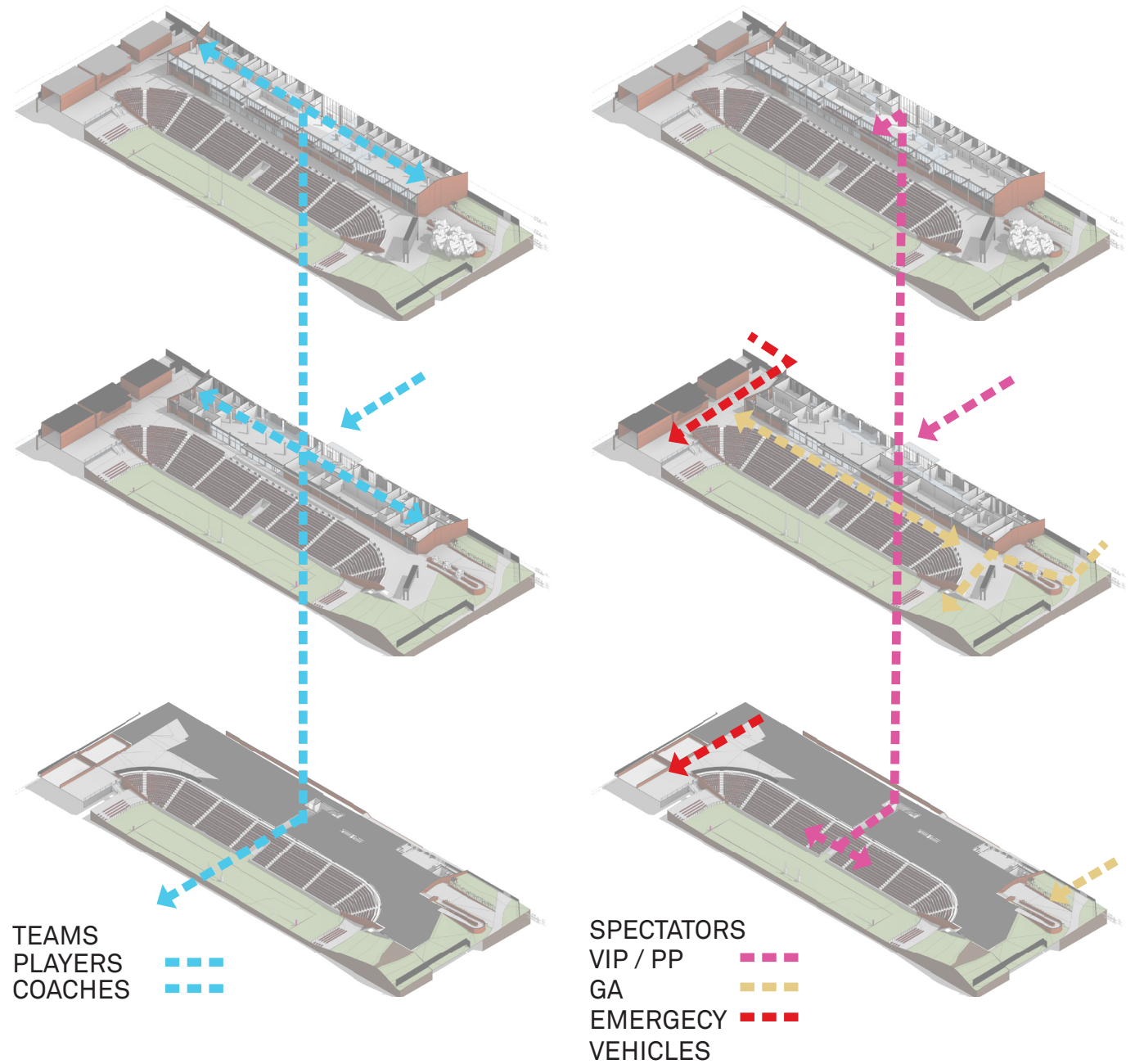
3.7 Area Schedule

	Functional Area	(NET Area)
1	Administration Offices	253
2	Football Operationa & Coaching Offices	356
3	Flexible Education Room	63
4	Meeting Rooms	113
5	Breakout Space	124
6	Misc. Spaces	70
7	Medical & Rehabilitation	115
8	High Performance Offices	43
9	Women's Academy	29
10	Performance Analysis	37
11	Change Rooms	238
12	Players Lounge	46
13	Players Study & Sleep rooms	44
14	Gymnasium	452
15	Aquatics & Hydrotherapy	158
16	Players Tunnel	120
17	Staff Change & Toilets	61
18	Spectator Toilets	140
19	Corridors	262
20	Stairs (measured once)	55
	Sub-Total Gross Floor GFA	2779
	Stores	155
	Plant & Risers	303
	External Seating Balcony	97
	Total Gross Building Area (GBA)	3590

03

Building Design

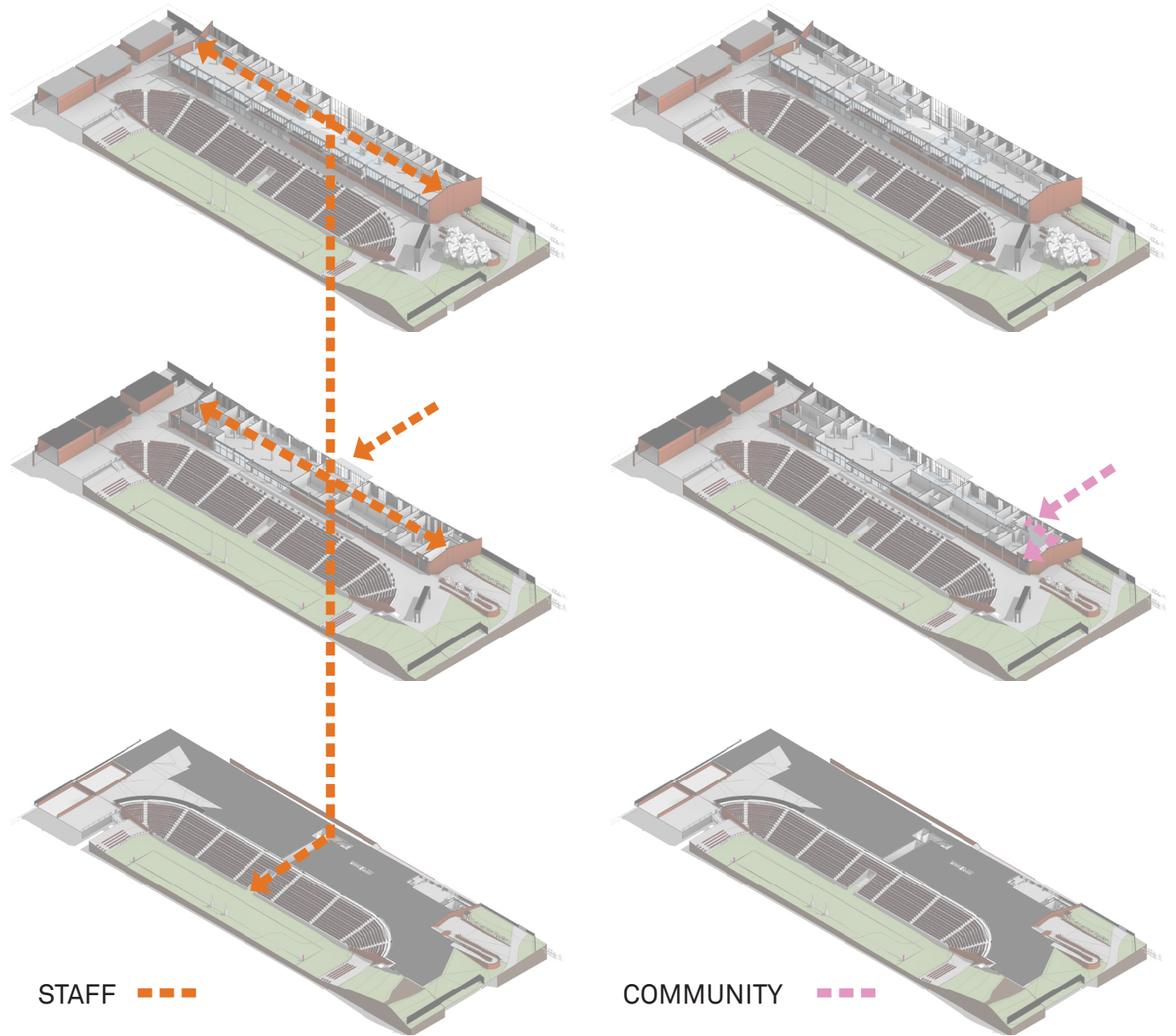
3.8 Operational Planning & Circulation



03

Building Design

3.8 Operational Planning & Circulation





04

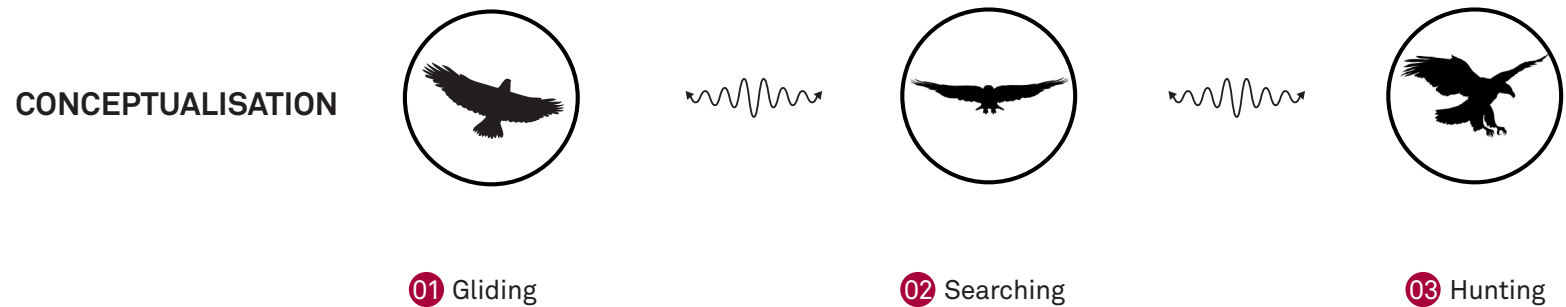
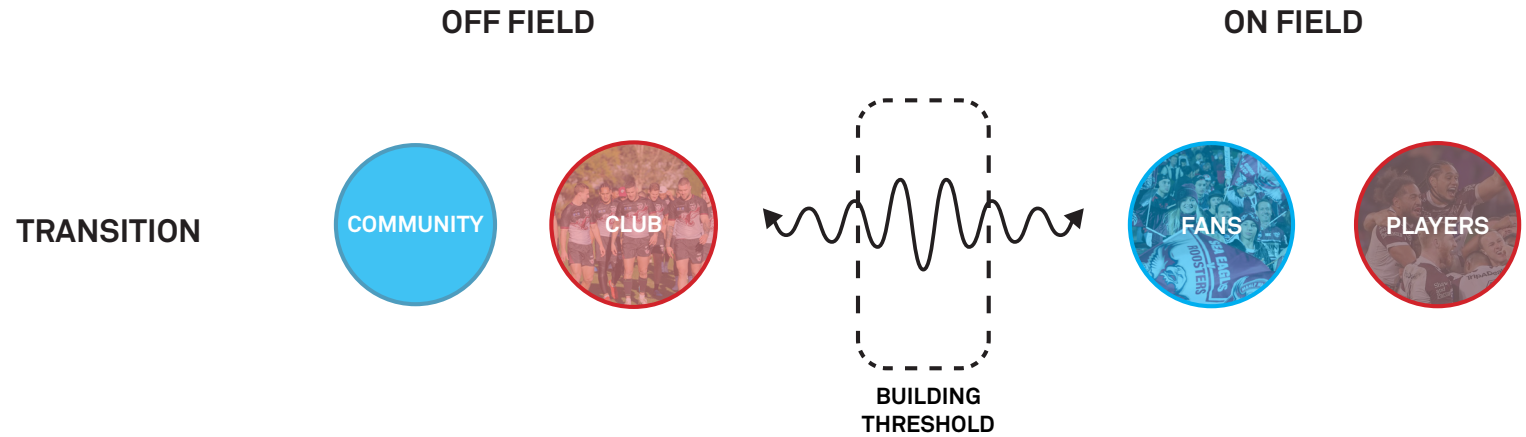
Materiality

Key items

- 4.1 Conceptual Approach
- 4.2 Site Context Materials
- 4.3 Tectonic Interpretation
- 4.4 Materiality Look & Feel
- 4.5 Northern Facade Strategy
- 4.6 Material Distribution

04

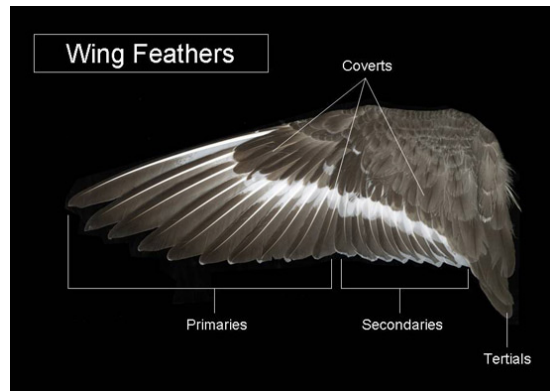
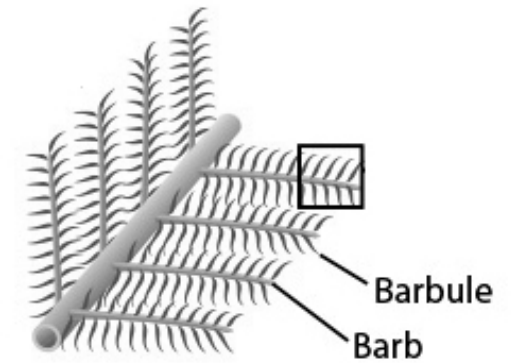
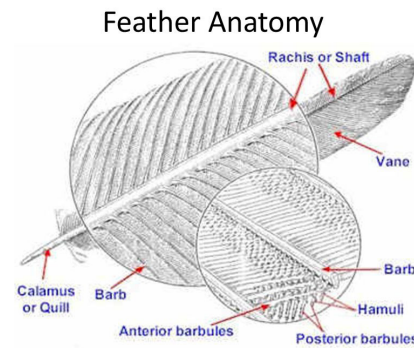
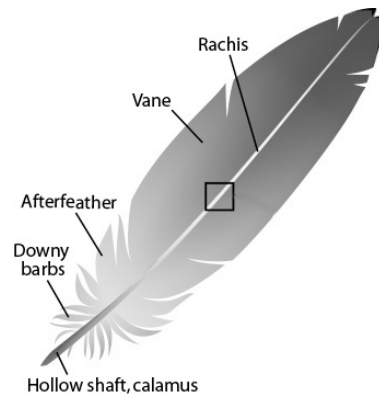
Materiality 4.1 Conceptual approach



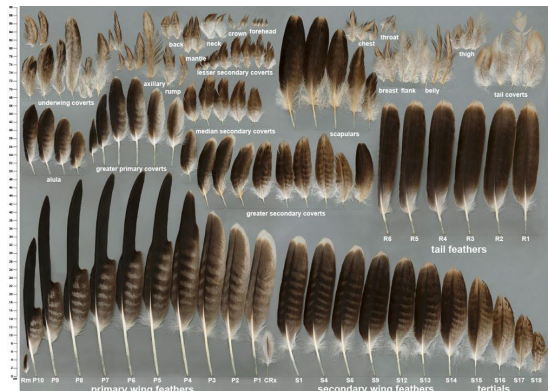
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Materiality

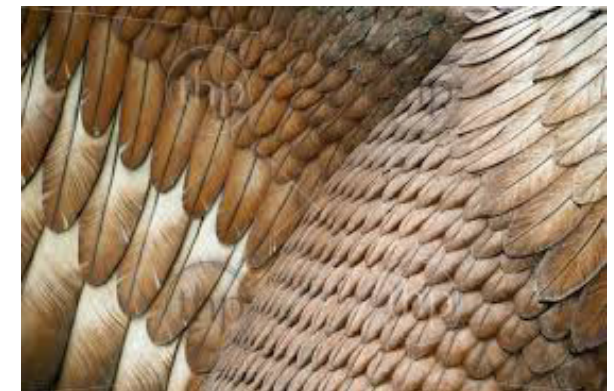
4.1 Conceptual approach



01 Macro-scale - 'the overall form'



02 Elemental-scale - 'the sum of its parts'



03 Micro-scale - 'the fine detail'

04

Materiality

4.2 Site context materials



04

Materiality

4.3 Tectonic Interpretation

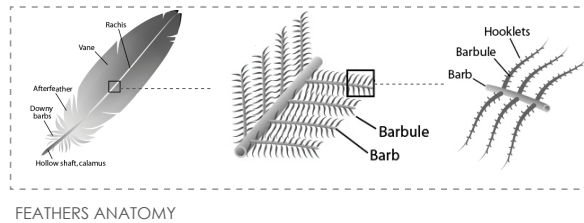
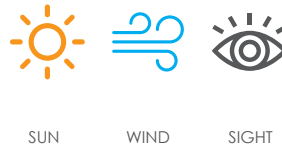
Inputs



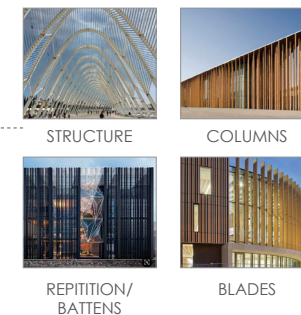
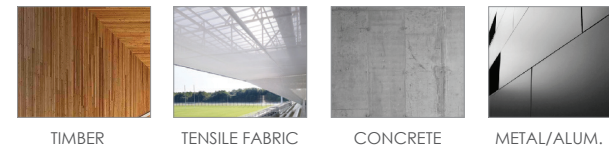
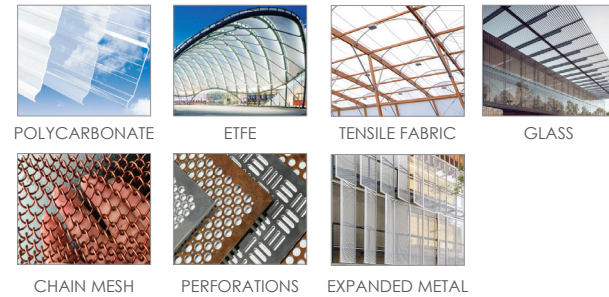
Analysis



Attributes



Materials



04

Materiality

4.4 Materiality look & feel

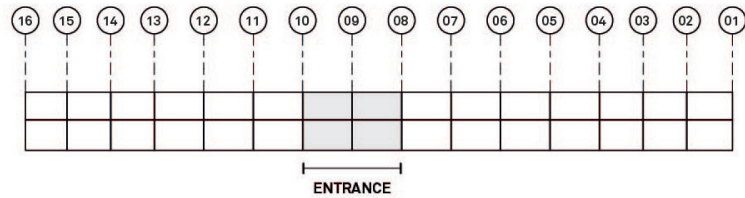


Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

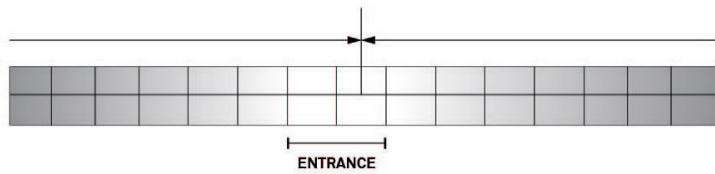
04

Materiality

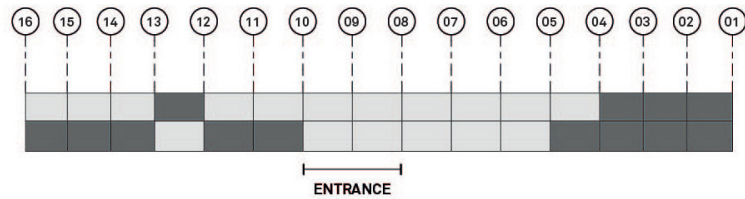
4.5 Northern facade strategy



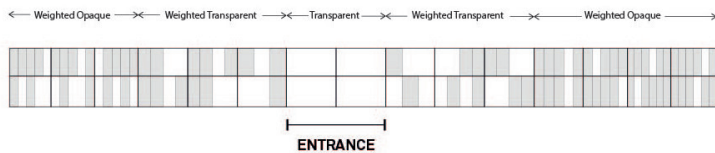
01 Grid



02 Gradient towards the center



03 Program

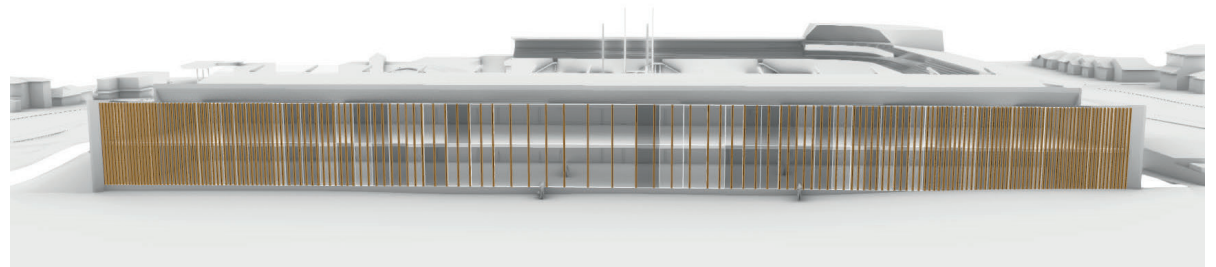
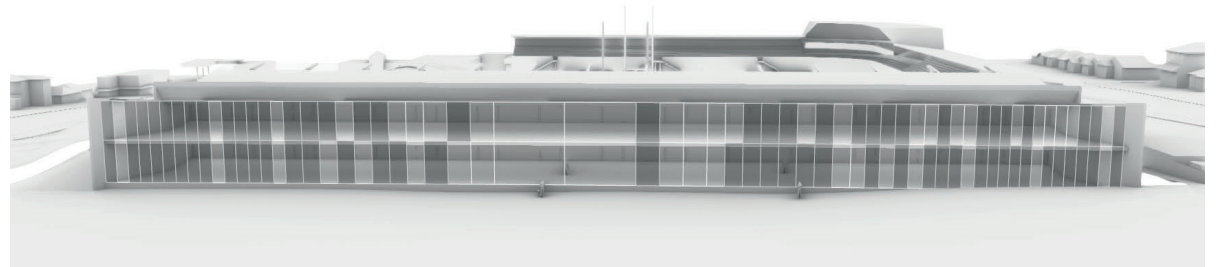


04 Weighted glazing

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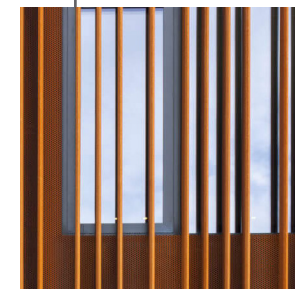
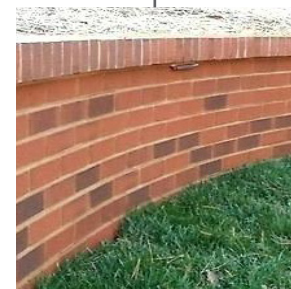
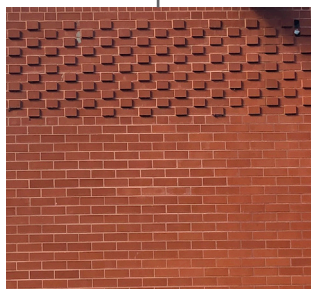
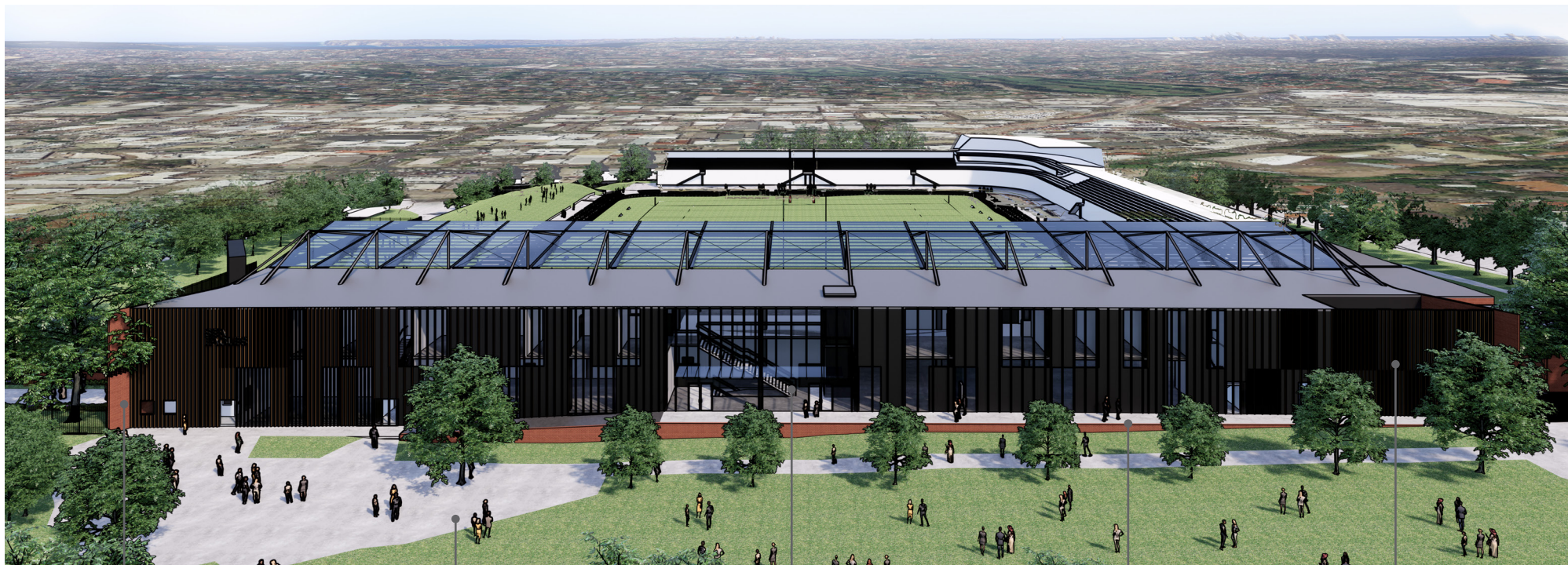
CONCEPTUALISATION



04

Materiality

4.6 Material distribution



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand



05

Landscape Design

5.1 Design Statement

5.2 Landscape Plan

05

05 Landscape Design

5.1 Design Statement

Landscape design

The Brookvale Oval Redevelopment project will be a key asset for the Manly Warringah Sea Eagles, Northern Beaches Council and the local community.

The project includes four key zones:

1. A new Centre for Excellence, grandstand and pedestrian concourse
2. Realignment and upgrade of an existing driveway to the west of the site
3. A new pedestrian pathway and garden running along the northern facade
4. A new arrival experience from the existing north-east access gate. This arrival experience will include new trees, planting, seating, lighting all arranged a central entry plaza that connects to the viewing areas of the sporting pitch via both stair and ramp

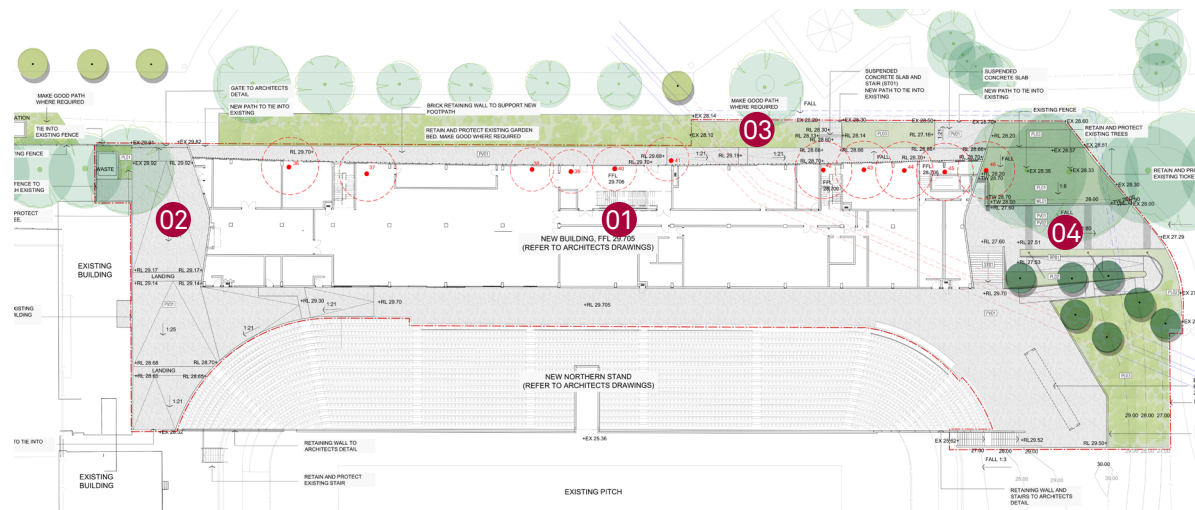
Impact on the amenity of the adjacent public space

The current landscape approach seeks to minimise the impact on the adjacent public space and neighbourhood by consolidating the majority of the landscape works to the north east corner, adjacent to the main public access to the ground. The proposed landscape works will have minimal impact on the overall amenity of the adjacent open space with no physical impact to its form or arrangement.

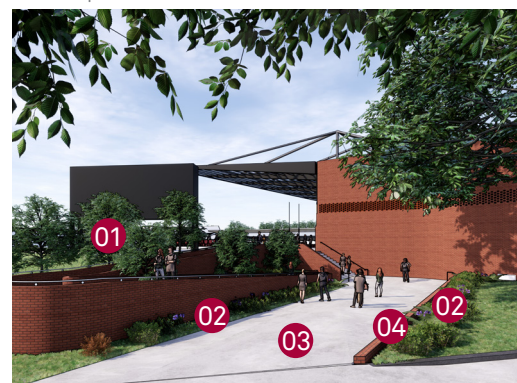
The project will, however, require the demolition of 11 multi stemmed mature tree specimens that include Brush Box (*Lophostemon confertus*) and Camphor Laurels (*Cinnamomum camphora*). Within the Heritage Impact Statement these trees have been identified as having a high historical significance and as such the landscape design has sought to offset the loss of these specimens through tree replacement, and the potential to engage with the local community through the design process (refer to the Heritage Report for a detailed outline of the proposed offset strategy).

The design seeks to offset the demolished heritage trees and enhance the public arrival experience to the ground through the installation of the following trees:

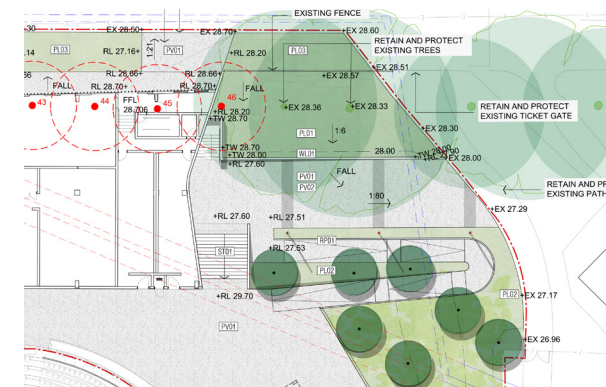
- _ 7 semi-mature *Lophostemon confertus* in the north-east corner of the site
- _ 4 semi-mature *Cupaniopsis anacardioides* to the north of the building, reinforcing the existing line of trees and strengthening the east-west pedestrian connection between Federal Parade.



Landscape zones



Zone 4 View



Zone 4 detailed plan

01 Brush Box (400L-800L) - tree replacement

02 Range of native low level planting

03 Concrete paving

04 Brick edging & retaining walls to match building

05

05 Landscape Design

5.1 Design Statement

The trees will provide day one impact for the project. Longer term the tree canopies will connect and integrate with the existing row of trees to the north and east of the ground.

Integration of the design with the existing open space

The landscape design will integrate with the existing open space through the selection of planting material, reducing the impact on existing footpath networks and minimising non-essential demolition of trees.

Impact on neighbouring properties

The landscape design will have limited impact on the neighbouring properties with works contained within the site boundary and typically shielded by both the existing line of trees that will be retained and/or the new built form.

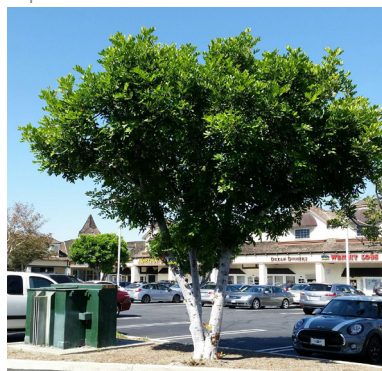
Materiality and landscape palette

All paving types and planting species will tie back into the broader palette of the adjacent public space and broader Northern Beaches area. A light grey insitu concrete will be used as the main paving treatment for the site with highlight bands created through an exposed aggregate and darker colour concrete in the north-east plaza. All retaining walls and support walls for ramps and stairs will be a brick materiality that relates to the materiality of the new building. Several seats will be provided adjacent to the existing toilet block to the east of the site.

Several zones of new landscaping will be provided, primarily associated with the main public arrivals entrance in the north-east corner of the site. The planting will create a visually appealing arrival experience for the general public and enhance the overall amenity of the space. Landscaping will consist of low grasses and shrub planting that tie into the broader planting palette within the Northern Beaches area. A detailed species list is shown below.



Lophostemon confertus



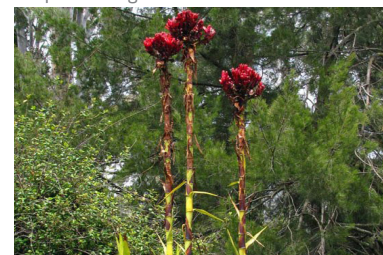
Cupaniopsis anacardioides



Westringia 'Mundi'



Carpobrotus glaucescens



Doryanthes excelsa



Lomandra 'Tanika'



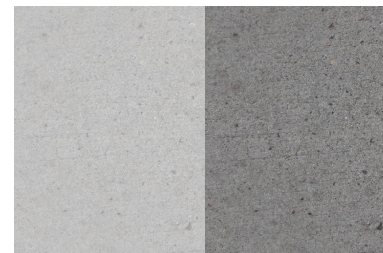
Dianella 'Cassa Blue'



Liriope 'Evergreen Giant'



Myoporum 'Yareena'



Concrete

Concrete highlight

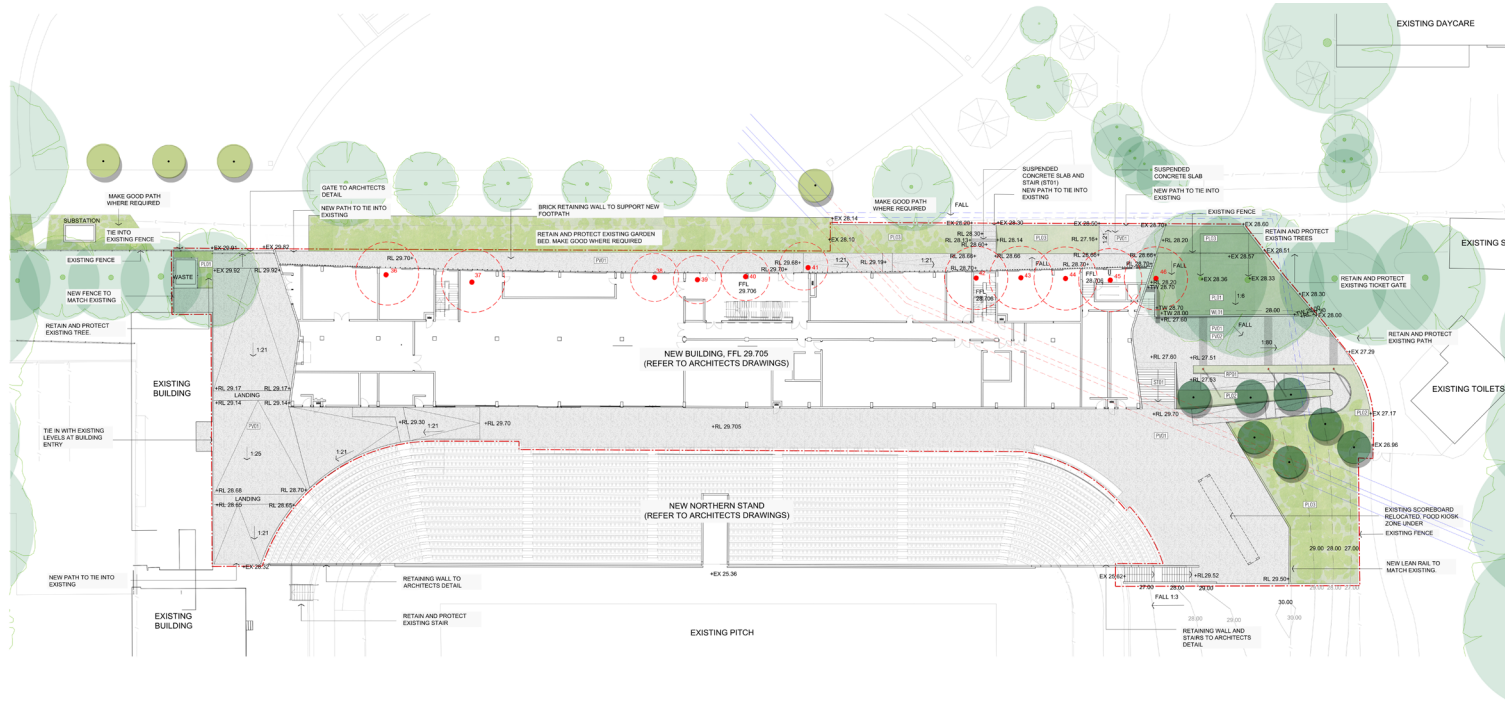


Brick walls

05

05 Landscape Design

5.2 Landscape Plan



LEGEND

SITE AND LEVELS

REF.	SYMBOL	DESCRIPTION
NA		EXTENT OF WORKS BOUNDARY
NA		FINISHED GROUND LEVEL (PROPOSED)
NA		FINISHED GROUND LEVEL (EXISTING)
NA		TOP OF WALL

PAVEMENTS

	RS/TV CONCRETE PAVING COLOUR FINISH: GREY BROOM FINISH
	RS/TV CONCRETE PAVING COLOUR FINISH: GREY WITH EXPOSED AGGREGATE FINISHED FINISH

WALLS

	BRICK RETAINING WALL COLOUR FINISH: MATCH ARCHITECTURAL FACADE
--	---

PLANTING (TREES)

REF.	SYMBOL	DESCRIPTION
		EXISTING TREE TO BE DEMOLISHED. REFER TO AMENDMENT PLAN FOR SPECIES AND LOCATION
		EXISTING TREE RETAIN AND PROTECT
		NEW TREE - <i>Lophospermum canaliculatum</i>
		NEW TREE - <i>Casuarina acuticarpa</i>

PLANTING

	PLANTING MIX 01 (MASS PLANTING) REFER TO PLANTING SCHEDULE FOR SPECIES TYPE
	PLANTING MIX 02 (EMBANKMENT PLANTING) REFER TO PLANTING SCHEDULE FOR SPECIES TYPE
	PLANTING MIX 03 (SWALE PLANTING) REFER TO PLANTING SCHEDULE FOR SPECIES TYPE

STAIRS AND RAMPS

	RS/TV CONCRETE STAIR COLOUR FINISH: GREY BROOM FINISHED
	RS/TV CONCRETE RAMP WITH BRICK RETAINING WALL UNDER COLOUR FINISH: GREY BROOM FINISHED

LIGHTING

	POST TOP LIGHT FINISH: GREY POWDERCOAT SIZE: 8M TALL
--	--

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING (M2)	MATURE SIZE (WIDTH X HEIGHT)	% OF MIX	QUANTITY
TREES						
<i>Casuarina acuticarpa</i>	Tuohia	200 - 750L	AS SHOWN	12M X 12M	NA	4
<i>Lophospermum canaliculatum</i>	Braut Bush	200 - 750L	AS SHOWN	10M X 10M	NA	7
PLANTING MIX 01 (350m2)						
<i>Dracopis canaliculatum</i>	Pennis Lily	1400MM	6	400MM X 400MM	30%	735
<i>Liriodendron tulipifera</i>	Liriodendron	1400MM	6	600MM X 400MM	40%	840
<i>Lonicera 'Tasaku'</i>	Dwarf Mal Bush	1400MM	6	600MM X 400MM	25%	525
PLANTING MIX 02 (75m2)						
<i>Lonicera 'Tasaku'</i>	Dwarf Mal Bush	1400MM	6	600MM X 400MM	20%	90
<i>Doronicum eximium</i>	Gymea Lily	3000MM	2	3000MM X 2000MM	5%	23
<i>Coronilla glaucescens</i>	Pig Face	1400MM	6	600MM X 400MM	30%	135
<i>Myrica 'Yemen'</i>	Crooping bogmyrtle	1400MM	8	1000MM X 150MM	15%	68
<i>Westringia 'Mand'</i>	Coastal Rosemary	3000MM	6	1200MM X 500MM	30%	135
PLANTING MIX 03 (140m2)						
<i>Liriodendron tulipifera</i>	Liriodendron	1400MM	6	600MM X 400MM	40%	338
<i>Lonicera 'Tasaku'</i>	Dwarf Mal Bush	1400MM	6	600MM X 400MM	20%	168
<i>Lonicera 'Tasaku'</i>	Dwarf Mal Bush	1400MM	6	600MM X 400MM	20%	168
<i>Westringia 'Mand'</i>	Coastal Rosemary	1400MM	6	1200MM X 500MM	20%	168

NOTES

- ALL WORKS TO BE COMPLETED BY THE END OF THE PROJECT. THE PROJECT SITE IS NOT SUBJECT TO MINIMUM PLANTING REQUIREMENTS. ALL NEW PLANTING SHALL HAVE MINIMUM 50% DEPTH OF 400MM.
- 7 X LOPHOSPERMUM CANALICULATUM AND 4 X CASUARINA ACUTICARPA SHALL BE INSTALLED AS PART OF THE PROJECT WORKS WITH MINIMUM 50% DEPTH OF 400MM.
- FINAL TREE AND PLANTING SPECIES, SIZES, MIXES, QUANTITIES AND LOCATIONS TO BE CONFIRMED POST DEVELOPMENT APPLICATION.
- ALL PLANTING ZONES TO INCLUDE:
 - SUBSOIL IRRIGATION
 - 20MM MULCH ZONES



06

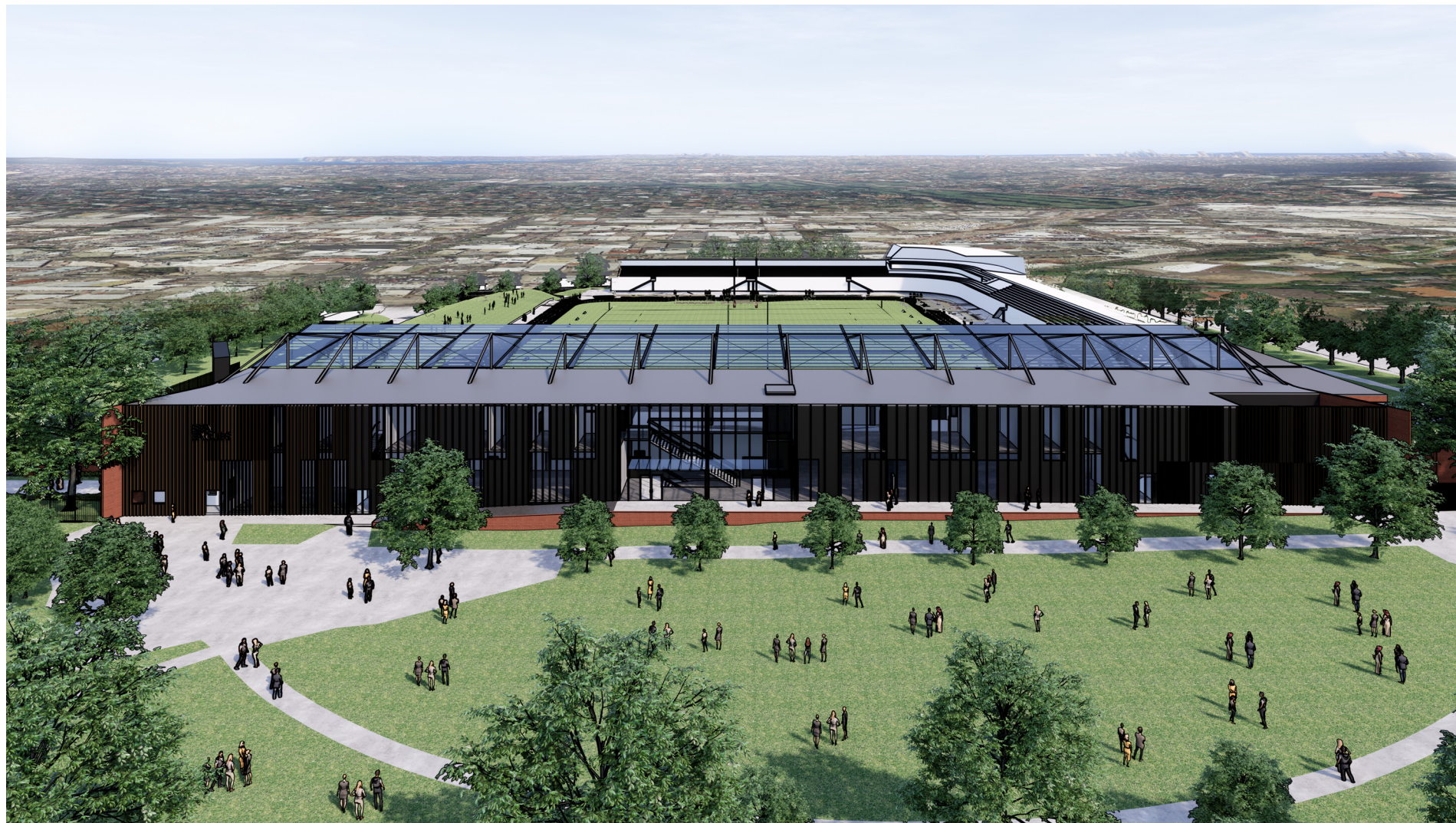
Visualisations

- 6.1 - Aerial from north
- 6.2 - Aerial from Ederal Parade
- 6.3 - Eastern Arrival
- 6.4 - Western Arrival
- 6.5 - View from Pine Avenue
- 6.6 - View from Playing Field

06

06 Visualisation

6.1 Centre of Excellence North Aerial View

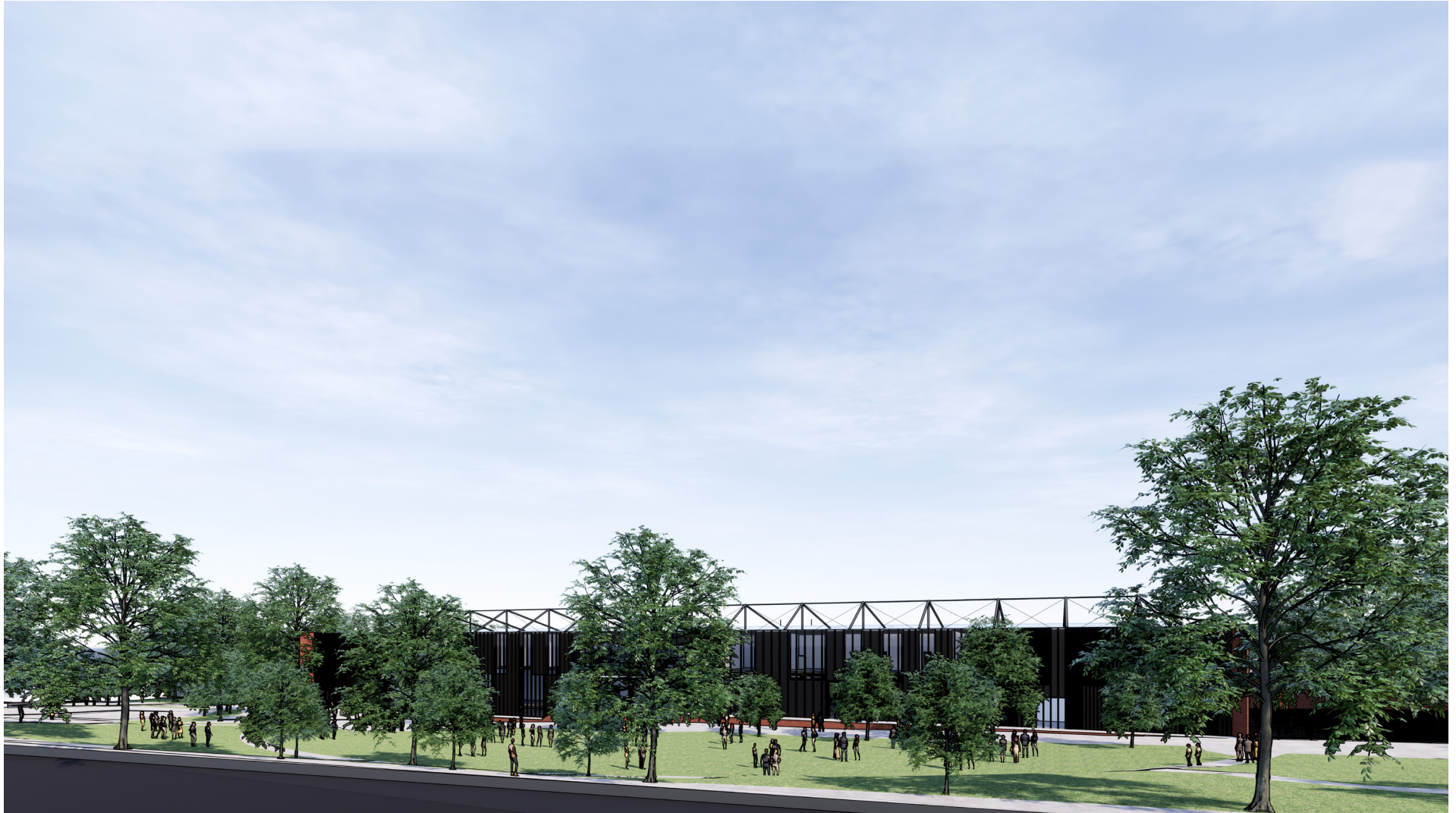


Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

06

06 Visualisation

6.2 - Aerial from Federal Parade



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

06

06 Visualisation

6.3 - Eastern Entry



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

06

06 Visualisation

6.4 - North West Entry



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

06

06 Visualisation

6.5 - North East Entry



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand

06

06 Visualisation

6.6 North Grandstand View



Brookvale Oval Redevelopment
Centre of Excellence and Grandstand



07

Appendix

Key items

7.1 Architectural Drawing Set



SOURCE: GOOGLE EARTH

LOCATION PLAN

SHEET LIST_ARCH				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A-0000	COVER SHEET	E	17.10.2019	For Development Application
A-0001	PROPOSITION PLAN	E	17.10.2019	For Development Application
A-0002	EXISTING CONDITIONS SITE PLAN	E	17.10.2019	For Development Application
A-0003	SITE PLAN	E	17.10.2019	For Development Application
A-0004	SITE ANALYSIS PLAN	E	17.10.2019	For Development Application
A-0005	PROPOSED SITE PLAN	E	17.10.2019	For Development Application
A-0006	CONSTRUCTION PLAN	E	17.10.2019	For Development Application
A-0007	LANDSCAPE SITE PLAN	E	17.10.2019	For Development Application
A-0008	LANDSCAPE - LOWER CONCOURSE	E	17.10.2019	For Development Application
A-0009	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
A-0010	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
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A-0079	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
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A-0097	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
A-0098	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
A-0099	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application
A-0100	LANDSCAPE - UPPER CONCOURSE	E	17.10.2019	For Development Application

MATERIAL LEGEND	
Key Value	Keynote Text
CON-100	Face Concrete
CON-101	Cherished Metal Head Doors
CON-102	Big Flat Glass Doors
CON-103	Glass Doors
CON-104	Cherished Metal Door
CON-105	Face Brick
CON-106	Face Brick V.E. & M.S.
CON-107	Light Clay Skating
CON-108	Cherished Metal Head Doors
CON-109	Cherished Metal Head Doors
CON-110	Cherished Metal Head Doors
CON-111	Cherished Metal Head Doors
CON-112	Cherished Metal Head Doors
CON-113	Cherished Metal Head Doors
CON-114	Cherished Metal Head Doors
CON-115	Cherished Metal Head Doors
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CON-117	Cherished Metal Head Doors
CON-118	Cherished Metal Head Doors
CON-119	Cherished Metal Head Doors
CON-120	Cherished Metal Head Doors
CON-121	Cherished Metal Head Doors
CON-122	Cherished Metal Head Doors
CON-123	Cherished Metal Head Doors
CON-124	Cherished Metal Head Doors
CON-125	Cherished Metal Head Doors
CON-126	Cherished Metal Head Doors
CON-127	Cherished Metal Head Doors
CON-128	Cherished Metal Head Doors
CON-129	Cherished Metal Head Doors
CON-130	Cherished Metal Head Doors
CON-131	Cherished Metal Head Doors
CON-132	Cherished Metal Head Doors
CON-133	Cherished Metal Head Doors
CON-134	Cherished Metal Head Doors
CON-135	Cherished Metal Head Doors
CON-136	Cherished Metal Head Doors
CON-137	Cherished Metal Head Doors
CON-138	Cherished Metal Head Doors
CON-139	Cherished Metal Head Doors
CON-140	Cherished Metal Head Doors
CON-141	Cherished Metal Head Doors
CON-142	Cherished Metal Head Doors
CON-143	Cherished Metal Head Doors
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CON-146	Cherished Metal Head Doors
CON-147	Cherished Metal Head Doors
CON-148	Cherished Metal Head Doors
CON-149	Cherished Metal Head Doors
CON-150	Cherished Metal Head Doors

REFERENCE MAP



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D	Draft DCA Issue	30.09.2019
C	Draft DCA Issue	27.09.2019
B	For Quantity Surveyor	26.09.2019
A	For Information	24.09.2019

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BCA

McIntyre Group

Level 8

189 Kent Street

Sydney NSW 2000

Town Planner

Level 4

73 Walker Street

North Sydney NSW 2060

Acoustics

Level 4

68-70 Crown Street

Woodward Clyde NSW 2011

Acoustics

Level 4

73 Walker Street

North Sydney NSW 2060

Branding

Level 4

202 / 711 Boundary Street

Rusellville NSW 2011

Cost Planner

Level 19

141 Walker Street

North Sydney NSW 2060

CLIENT

MANLY WARRINGAH SEA EAGLES

PROJECT

BROOKVALE OVAL REDEVELOPMENT

CENTRE OF EXCELLENCE AND

GRANDSTAND

DRAWING TITLE

COVER SHEET

STATUS

DEVELOPMENT APPLICATION

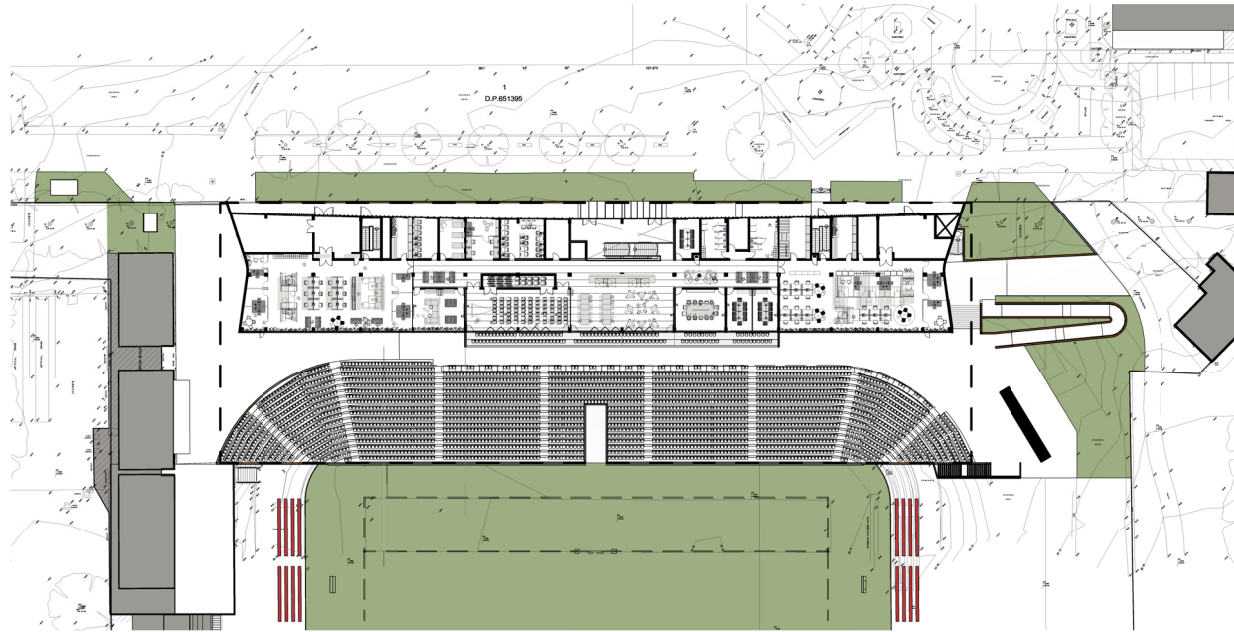
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PROJECT NUMBER 014340

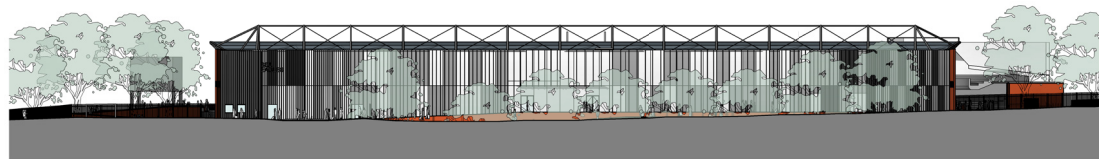
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REV E

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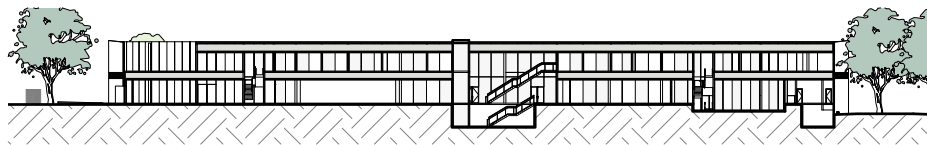
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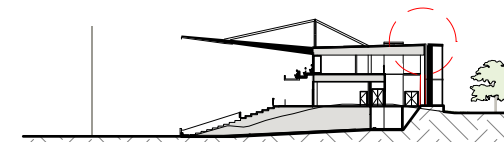
ELEVATION - NORTH NOTIFICATION



ELEVATION - PITCH



LONG SECTION



SHORT SECTION NOTIFICATION

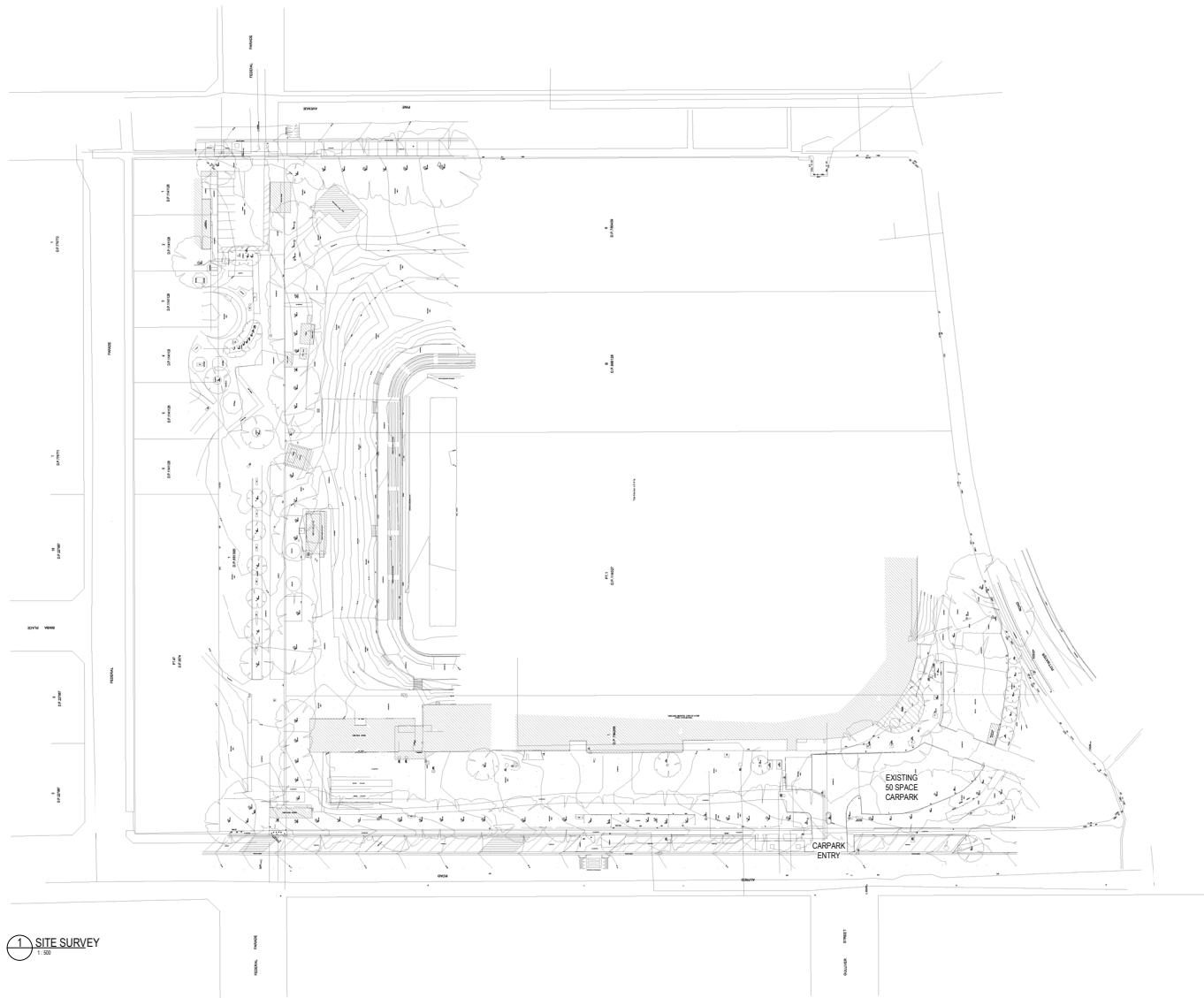
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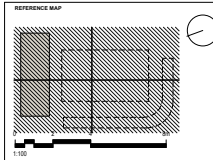
Scale
1 : 1000@A4

BROOKVALE OVAL
REDEVELOPMENT CENTRE OF
EXCELLENCE AND GRANDSTAND

A_0100
NOTIFICATION PLAN



1 SITE SURVEY
1:100



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D	For Development Application	17.10.2019
C	Draft DA Issued	30.09.2019
B	Draft DA Issued	27.09.2019
A	2d Quantity Surveyor	26.09.2019

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Sydney NSW 2000

Town Planner
LW
Level 4
73 Walker Street
North Sydney NSW 2060

Acoustics
GNP
68-70 Green Street
Woodstock NSW 2111

Acoustics
Pulse Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

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Brand Culture
RUB
Level 19
141 Walker Street
North Sydney NSW 2060

Cost Planner
RUB
Level 19
141 Walker Street
North Sydney NSW 2060

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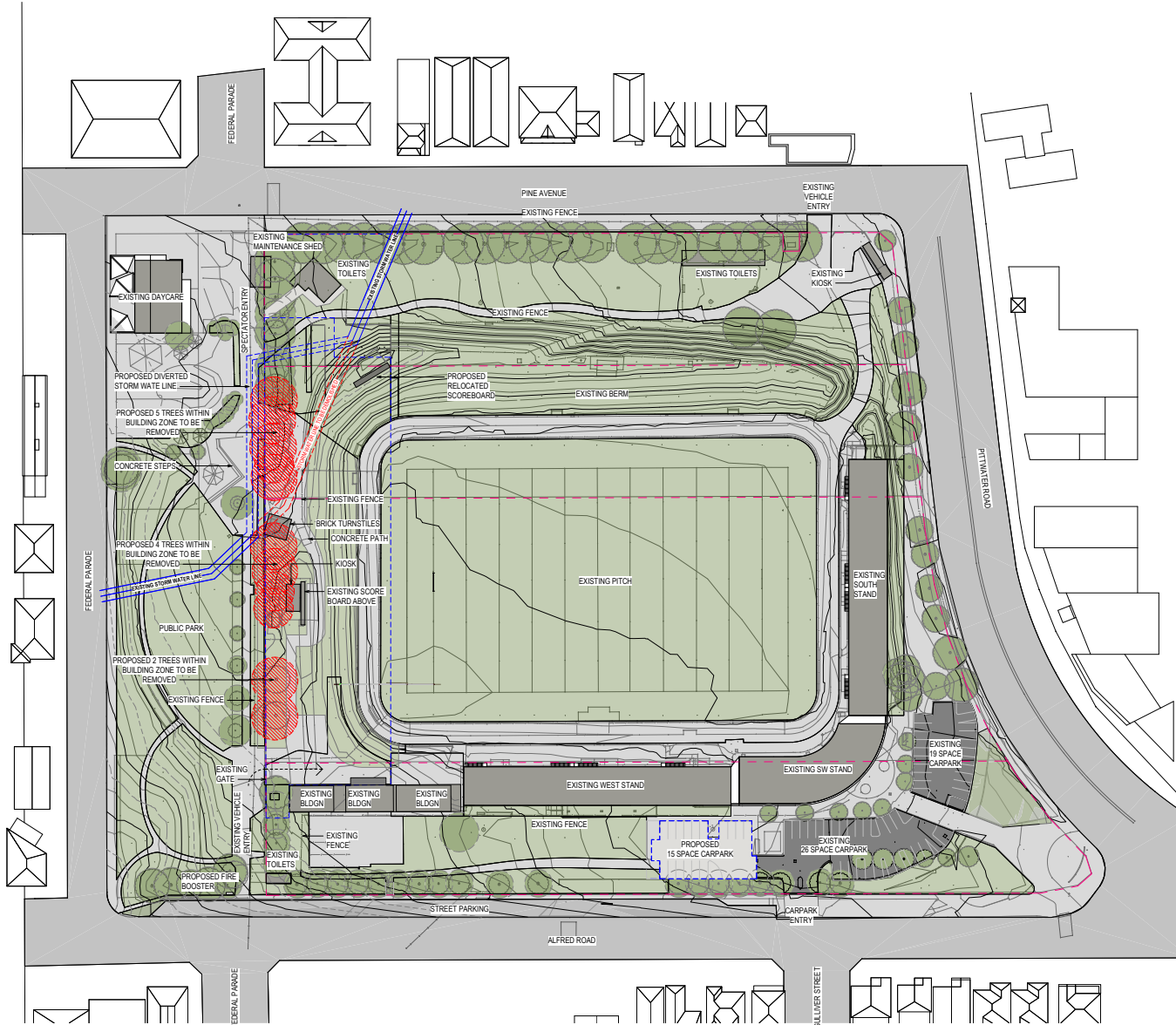
PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE
SITE SURVEY

STATION
DEVELOPMENT APPLICATION

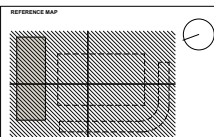
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PROJECT NUMBER	DRAWING NUMBER	REV	
014340	A_0201	D	

Original Sheet Size A0 - 841 x 1189mm



1 SITE ANALYSIS PLAN
1:500

- SITE ANALYSIS LEGEND**
- - - SITE BOUNDARY
 - - - EXTENT OF BUILDING WORKS
 - EXISTING TREE
 - ⊗ TREE TO BE REMOVED
 - EXISTING STORMWATER LINE
 - - - STORMWATER LINE TO BE REMOVED
 - - - PROPOSED DIVERTED STORMWATER LINE



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E	For Development Application	17.10.2019
D	Client DA Issue	20.09.2019
C	Client DA Issue	27.09.2019
B	For Quantity Surveyor	28.09.2019
A	For Information	24.09.2019

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Malanda Group
Level 8
188 Kent Street
Sydney NSW 2000

Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding
Brand Culture
Level 4
73 Walker Street
North Sydney NSW 2060

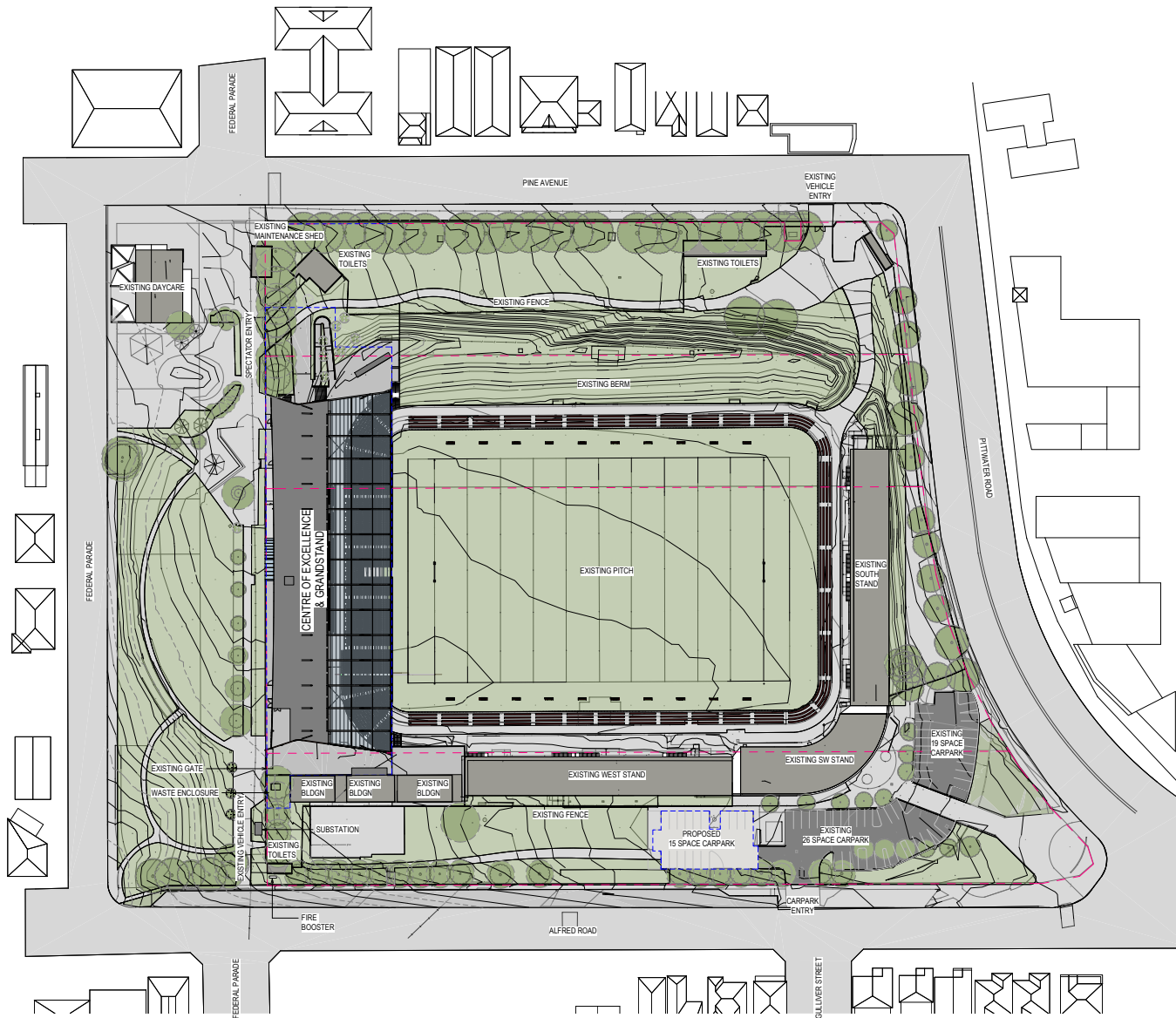
Cost Planner
RUB
Level 19
141 Walker Street
North Sydney NSW 2060

CLIENT
MANLY WARRINGAH SEA EAGLES

PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE
SITE ANALYSIS PLAN


SCALE @ M	DESIGN	REVIEWED	APPROVED
As indicated	RP	IFG	GS
PROJECT NUMBER	DRAWING NUMBER	REV	
014340	A_0300	E	



1 PRECINCT SITE PLAN
1:500

SITE LEGEND

- - - SITE BOUNDARY
- - - EXTENT OF BUILDING WORKS
- EXISTING TREES



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L	For Development Application	17.10.2019
K	Draft DA Issues	30.09.2019
J	Draft DA Issues	27.09.2019
I	For Quantity Surveyor	26.09.2019
G	For Information	24.09.2019
F	For Information	19.09.2019
E	For Information	17.09.2019
D	For Information	13.09.2019
C	For Information	09.09.2019
B	For Information	29.08.2019
A	For Information - Pre-Design & PDS	14.08.2019

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185 Kent Street
Sydney NSW 2000

Town Planner
URBS
Level 4
73 Walker Street
North Sydney NSW 2060

Acoustics
GNLF
68/70 Crown Street
Woolloomooloo NSW 2011

Acoustics
Bavel Culture
Level 4
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North Sydney NSW 2060

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R&B
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PROJECT

BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE

PROPOSED SITE PLAN

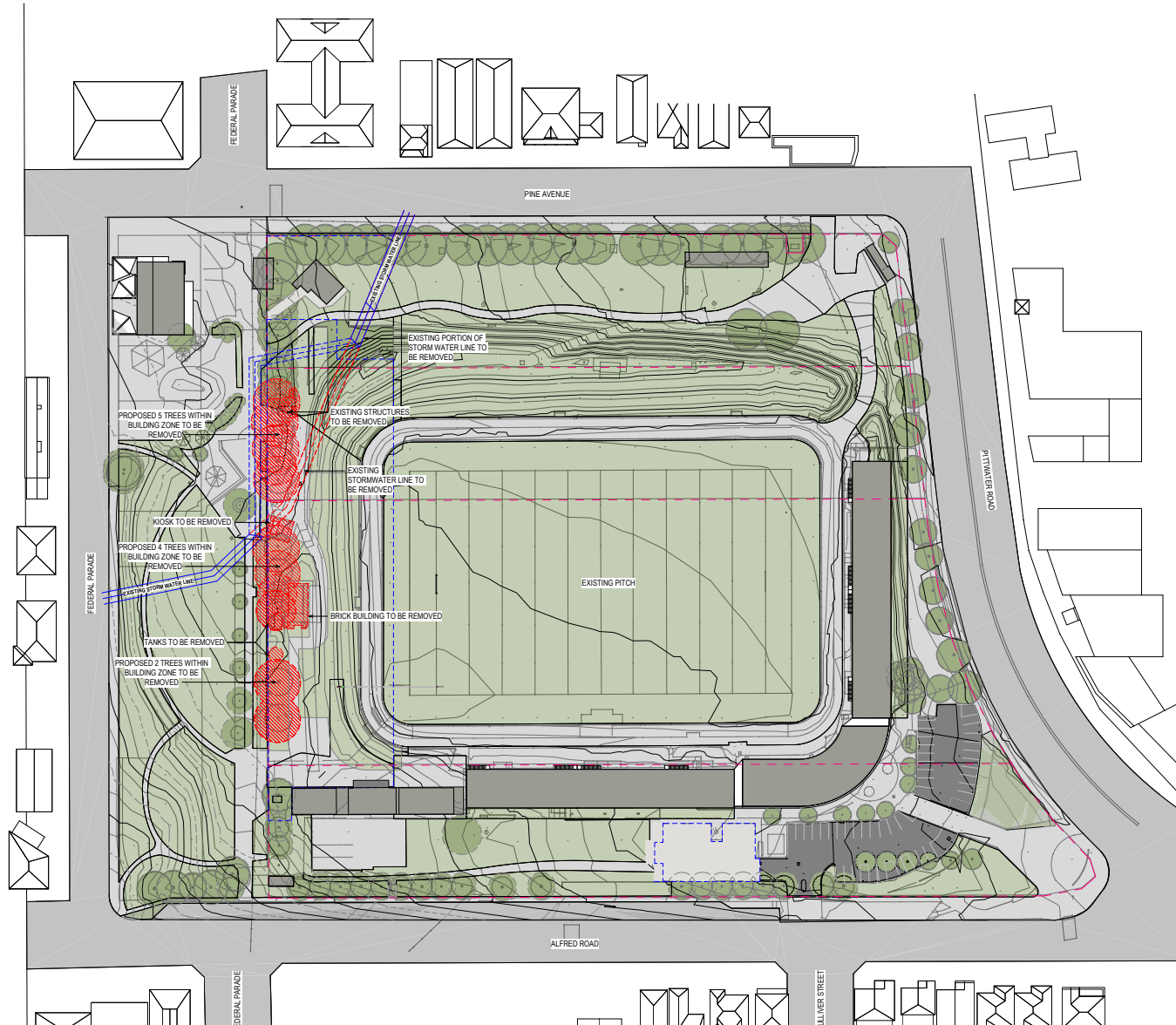
REVISION

SCALE & NO.	DATE	REVISION	APPROVED
As indicated	RP	FG	GS

PROJECT NUMBER	DRAWING NUMBER	REV
014340	A_0301	L

Original Sheet Size A2 - 541 x 1189mm

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1 DEMOLITION PLAN
1:500

- DEMOLITION LEGEND**
- SITE BOUNDARY
 - - - EXTENT OF BUILDING WORKS
 - EXISTING TREES
 - ⊗ DEMOLITION

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C	Draft DA Issue	27.09.2019
B	For Quarterly Surveyor	26.09.2019
A	For Information	24.09.2019

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188 Kent Street
Sydney NSW 2000

Town Planner
URBIS
Level 4
73 Walker Street
North Sydney NSW 2060

Acoustic
CNAF
65-70 Crown Street
Woolloomooloo NSW 2011

Acoustics
Pulse Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding
Brand Culture
202 / 19a Boundary Street
Rushcutters Bay NSW 2011

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RLB
Level 10
141 Walker Street
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PROJECT
BROOKVALE OVAL REDEVELOPMENT
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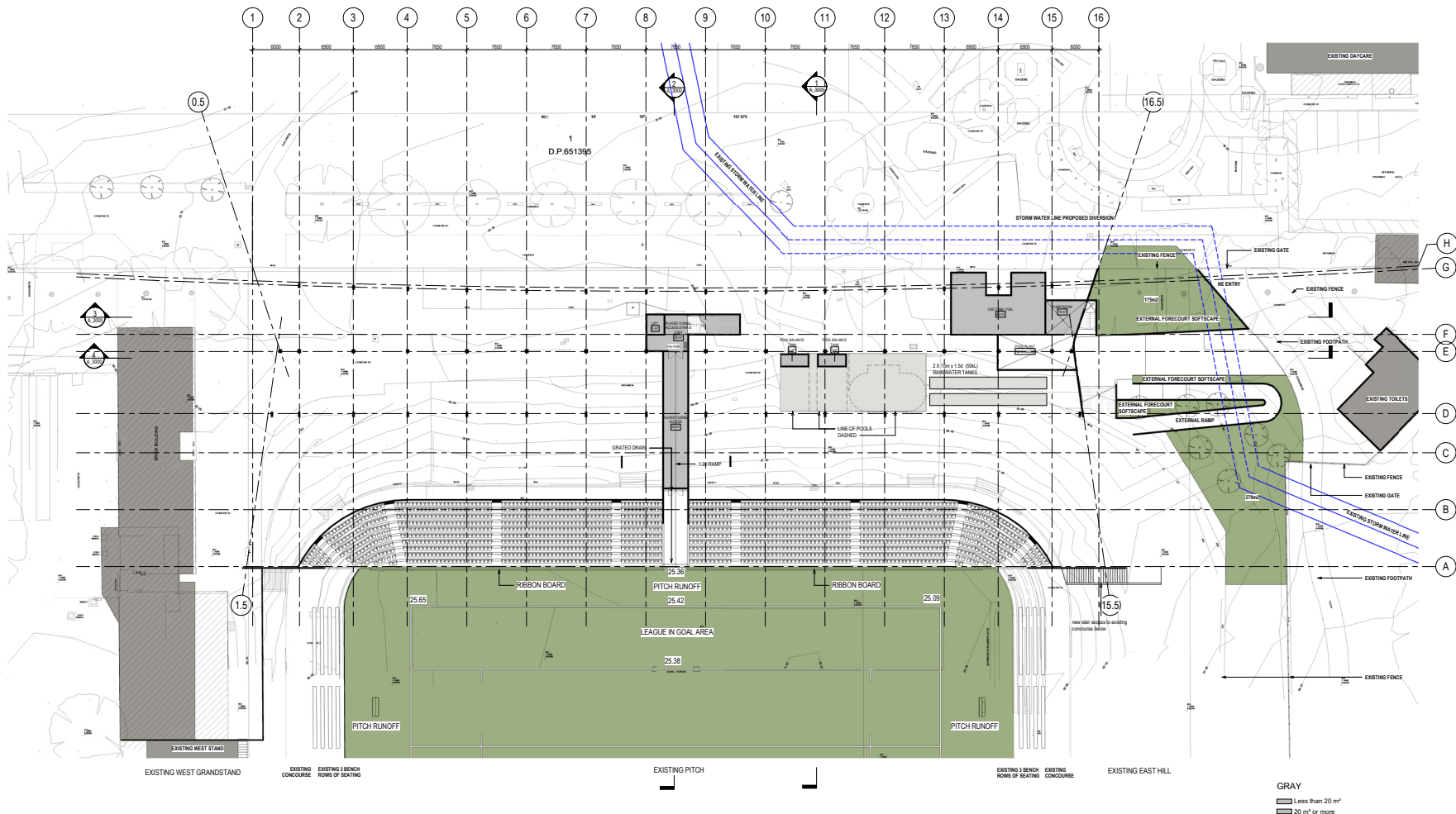
DRAWING TITLE
DEMOLITION PLAN

STATUS
DEVELOPMENT APPLICATION

ISSUED	DESIGN	REVIEWED	APPROVED
As indicated	IRP	FG	GS

PROJECT NUMBER	DRAWING NUMBER	REV
014340	A_0400	E

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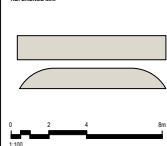
1 B00 LOWER GROUND
1:200

GRAY
Less than 20 m²
20 m² or more

LEGEND

- PROPOSED DIVERTED STORMWATER LINE
- EXISTING STORMWATER LINE

REFERENCE MAP



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1	For Development Application	17.10.2019
2	For DA Issue	30.10.2019
3	For DA Issue	27.05.2019
4	For Quantity Surveyor	28.05.2019
5	For Information	24.05.2019
6	For Information	19.05.2019
7	For Information	17.05.2019

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North Sydney NSW 2060
- BCA
Malabar Group
Level 8
188 Kent Street
Sydney NSW 2000
- Team Planner
Level 4
73 Walker Street
North Sydney NSW 2060
- Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060
- Branding
Level 4
73 Walker Street
North Sydney NSW 2060
- Cost Planner
Level 19
141 Walker Street
North Sydney NSW 2060

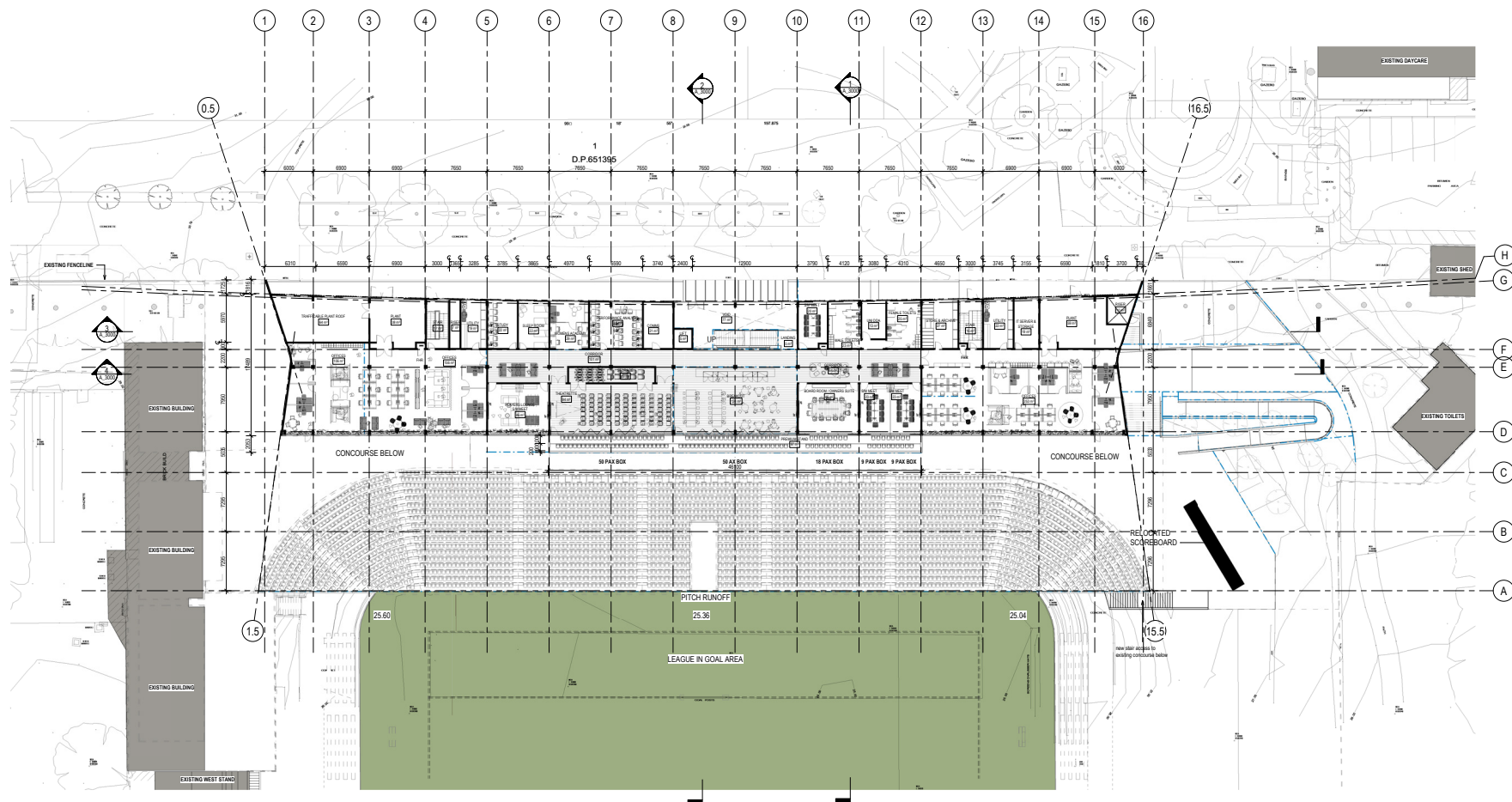
CLIENT
MANLY WARRINGAH SEA EAGLES

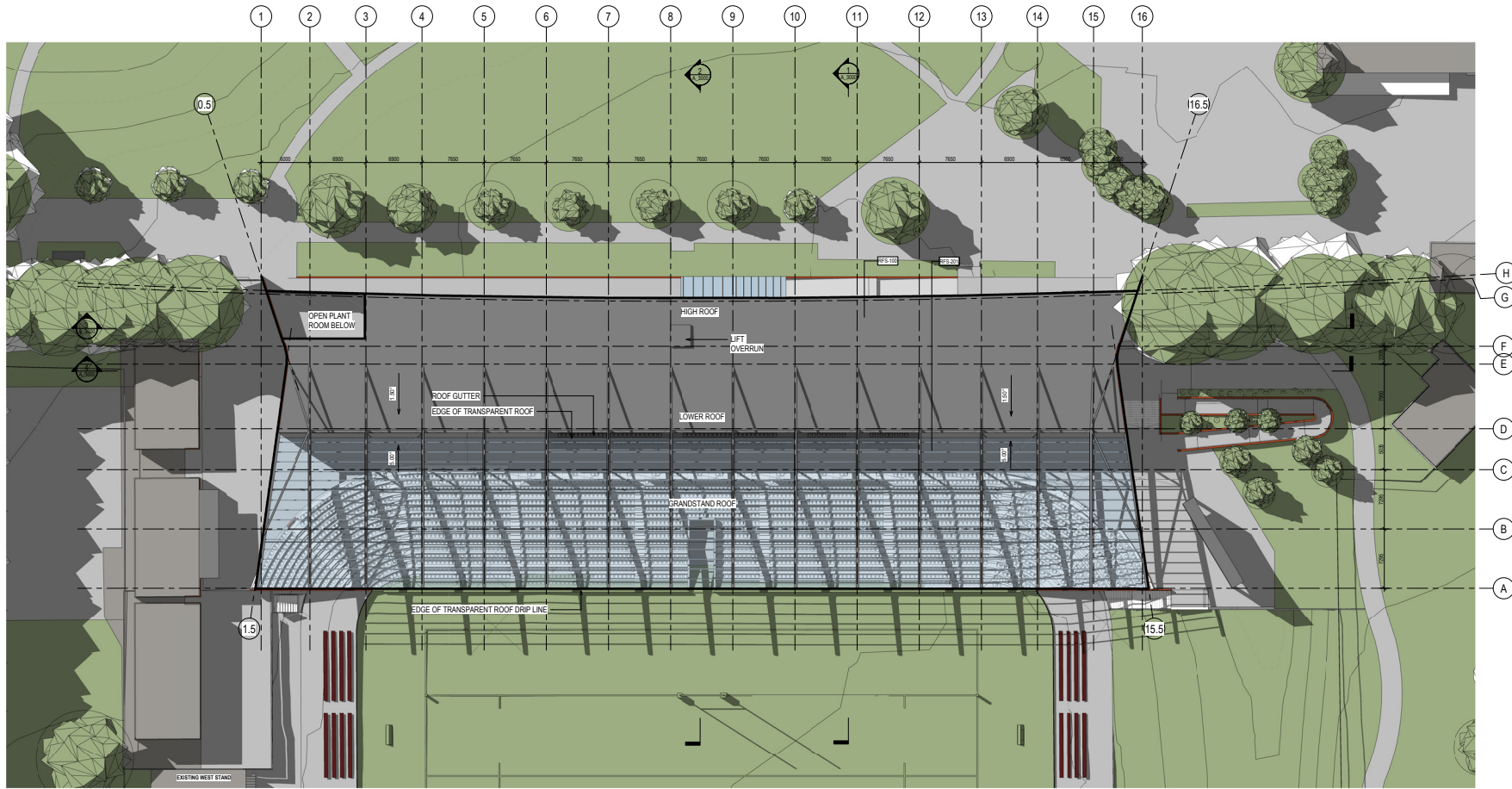
PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE
GA PLAN - LOWER GROUND B00

STATION	DEVELOPMENT APPLICATION
SCALE @ A4	1:200
PROJECT NUMBER	014340
DRAWING NUMBER	A_1000
REV	G

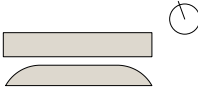
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1 ROOF LEVEL
1:500

REFERENCE MAP



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H	For Quantity Surveyor	26.09.2019
G	For Information	24.09.2019
F	For Information	19.09.2019
E	For Information	17.09.2019
D	For Information	13.09.2019
C	For Information	09.09.2019
B	For Information	09.09.2019
A	For Information - Pre-Design & PDS	14.08.2019

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Sydney NSW 2000

Town Planner

UNSW
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North Sydney NSW 2060

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GNAP
68-70 Green Street
Woolloomooloo NSW 2011

Acoustics

Public Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding

Brand Culture
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Rushcutters Bay NSW 2011

Cost Planner

RLB
Level 19
141 Walker Street
North Sydney NSW 2060

CLIENT

MANLY WARRINGAH SEA EAGLES

PROJECT

BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE

GA PLAN - ROOF PLAN

STATION

DEVELOPMENT APPLICATION

SCALE @ A4

1:200

PROJECT NUMBER

014340

DESIGN

IRP

DRAWING NUMBER

A_1003

REVIEWED

FG

APPROVED

L

REV

1

DATE

17.10.2019

BY

IRP

FOR

L

DATE

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Notified Address Now: Tony Galt 5250 Green Scott Blvd. P.O. Box 88 Morris
7308

Civil & Structure
TTW
Level 3
48 Chandos Street
St Leonards NSW 2065

Services
LCI
Level 4
73 Walker Street
North Sydney NSW 2060

BCA
McKenzie Group
Level 6
189 Kent Street
Sydney NSW 2000

Town Planner
URBIS
Level 4
73 Walker Street
North Sydney NSW 2060

Aquatics
GN&F
68-70 Crown Street
Woolloomooloo NSW 2011

Acoustics
Pulse Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding
Brand Culture
202 / 19a Boundary Street
Rushcutters Bay NSW 2011

Cost Planner
RLE
Level 19
141 Walker Street
North Sydney NSW 2060

CLIENT
MANLY WARRINGAH SEA EAGLES

PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE

SWIMMING POOL PLAN

STATUS	DEVELOPMENT APPLICATION
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SCALE @ A3	DRAWN	REVIEWED	APPROVED
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PROJECT NUMBER	DRAWING NUMBER	REV
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G	For Development Application	17-10-2019
F	Small DA Issues	26-08-2019
D	Small DA Issues	23-05-2019
E	For Quantity Surveyor	28-05-2019
C	For Information	24-05-2019
B	For Information	19-05-2019
A	For Information	17-05-2019
REV	DESCRIPTION	DATE

ARCHITECT / INTERIOR DESIGN / LANDSCAPE ARCHITECT
HASSELL Limited ABN 607 711 435
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SYDNEY@HASSELLSTUDIO.COM
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HASELL

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St Leonards NSW 20

Services
LCI
Level 4
73 Walker Street
North Sydney NSW 2

BCA
McKenzie Group
Level 6
189 Kent Street
Sydney NSW 2000

Town Planner
URRS
Level 4
73 Walker Street
North Sydney NSW 2060

Aquatics
GN&F
68-70 Crown Street
Woolloomooloo NSW

Acoustics
Public Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding
Brand Culture
202 / 19a Boundary S
Rushcutters Bay NSW

Cost Planner
FLS
Level 19
141 Walker Street
North Sydney NSW 2

CLIENT
MANLY WARRINGAH SEA EAGLES

PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE
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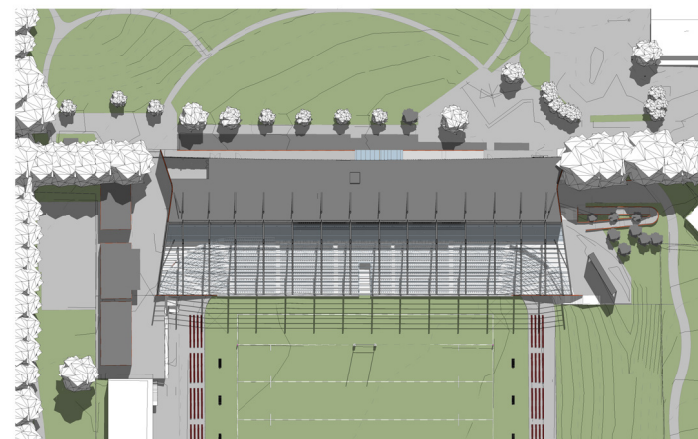
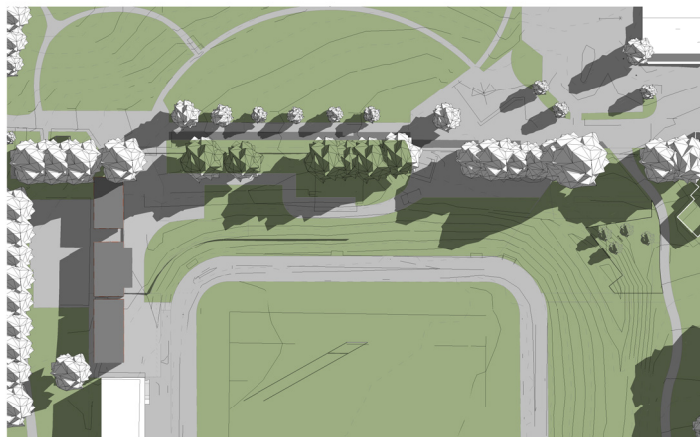
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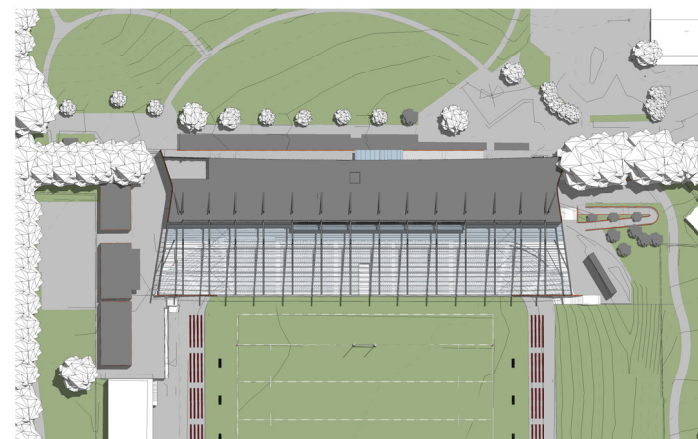
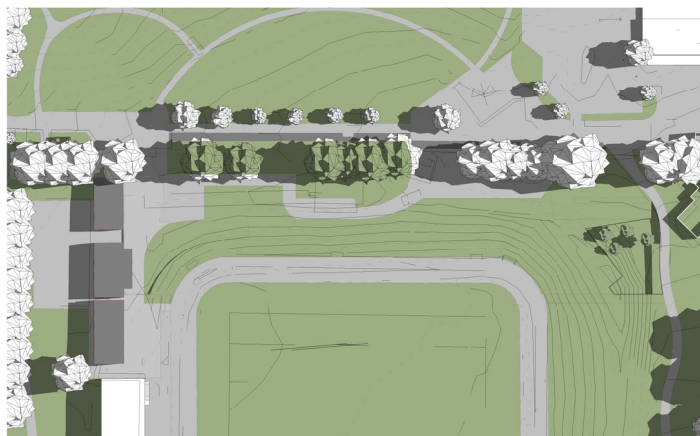
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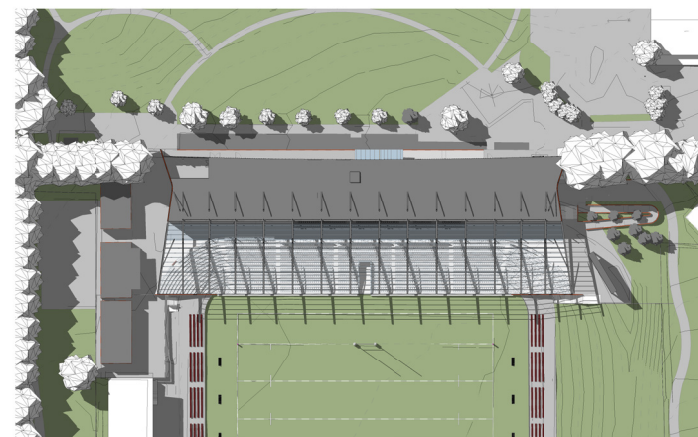
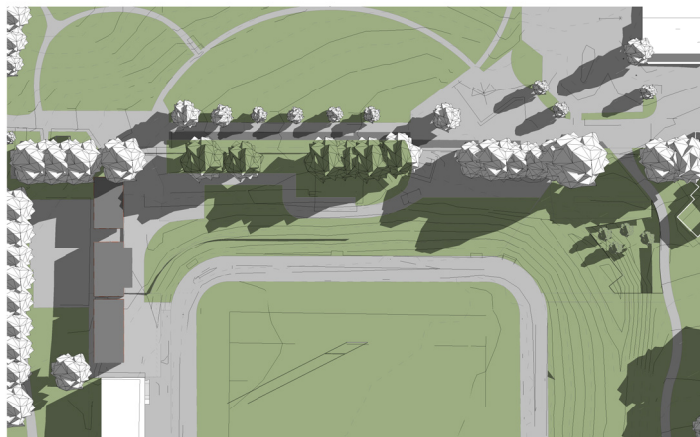


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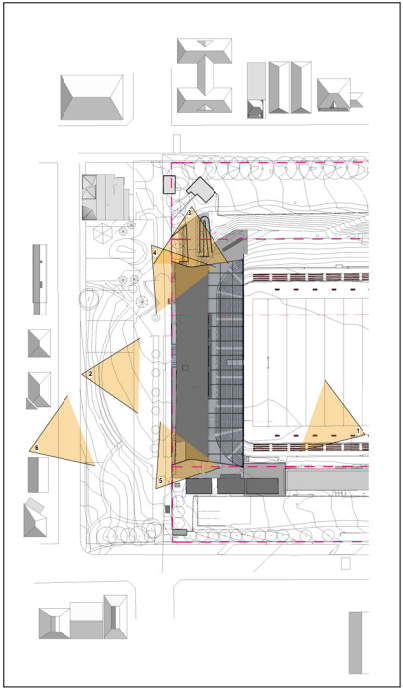
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	REFERENCE MAP			
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H	Fair Development Application	17-10-2015		
C	Draft DA Issue	30-09-2015		
G	Draft DA Issue	27-09-2015		
E	For Quantity Surveyor	26-09-2015		
I	For Information	24-09-2015		
B	For Information	19-09-2015		
A	For Information - Solar Analysis	17-09-2015		
R	For Review	10-09-2015		
REV	DESCRIPTION	DATE		
ARCHITECT / INTERIOR DESIGN : LANDSCAPE ARCHITECT HASSELL Limited ABN 007 F11 435 LEVEL 1, PO BOX 8, 23 HICKSON ROAD, ROCKNEY NSW 2080 AUSTRALIA SYDNEY@HASSSELLSTUDIO.COM T +61 2 9210 2000 F +61 2 9210 1100 http://www.hassellstudio.com.au , Email: info@hassellstudio.com.au, Rockney de la Motte				
HASSELL				
Client & Structure TTW Level 3 48 Charwood Street St Leonards NSW 2055				
BCA LC Level 4 73 Walker Street North Sydney NSW 2060				
Mascaine Group Level B 18B Kent Street Sydney NSW 2000				
Team Planner URBS Level 4 73 Walker Street North Sydney NSW 2060				
Acoustic GRF 68/70 Crown Street Woodloomoon NSW 2011				
Acoustics Peak Acoustics Level 4 73 Walker Street North Sydney NSW 2060				
Branding BBDO 202 / 15a Boundary Street Rushcutters Bay NSW 2011				
Cost Planner RL 141 Walker Street North Sydney NSW 2060				
CLIENT MANLY WARRINGAH SEA EAGLES				
PROJECT BROOKVALE OVAL REDEVELOPMENT CENTRE OF EXCELLENCE AND GRANDSTAND				
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1 SITE PLAN VIEWS
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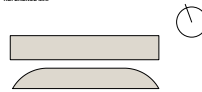


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REV	DESCRIPTION	DATE
E	For Development Application	17.10.2019
D	Final TIA Issue	20.09.2019
C	Final TIA Issue	27.09.2019
B	For Quantity Surveyor	20.09.2019
A	For Information	24.09.2019

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SYDNEY 18 HASSELL LTD 02 9550 2000
T +61 2 9550 2000 F +61 2 9550 2100
Sydney 18 HASSELL LTD 02 9550 2000 Clients: South Sydney, Sydney Roosters, Manly Warringah Sea Eagles

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Level 3
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Sydney NSW 2000

Services
Level 4
73 Walker Street
North Sydney NSW 2060

BCA
Marsdale Group
Level 8
188 Kent Street
Sydney NSW 2000

Town Planner
URISA
Level 4
73 Walker Street
North Sydney NSW 2060

Acoustics
GNSP
68/70 Green Street
Woolloomooloo NSW 2011

Acoustics
Public Acoustics
Level 4
73 Walker Street
North Sydney NSW 2060

Branding
Brand Culture
202 / 156 Boundary Street
Rushcutters Bay NSW 2011

Cost Planner
RUB
Level 19
141 Walker Street
North Sydney NSW 2060

CLIENT
MANLY WARRINGAH SEA EAGLES

PROJECT
BROOKVALE OVAL REDEVELOPMENT
CENTRE OF EXCELLENCE AND
GRANDSTAND

DRAWING TITLE
PHOTO MONTAGE

STATION
DEVELOPMENT APPLICATION

SCALE @ A4	DESIGN	REVIEWED	APPROVED
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