

BROOKVALE OVAL REDEVELOPMENT COMMUNITY CONSULTATION OUTCOMES REPORT



Artist Impression Only

23 OCTOBER 2019
P0012460
FINAL
PREPARED FOR WAYPOINT AND
MANLY WARRINGAH SEA EAGLES



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Project Code	P0012460
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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by APP and Waypoint on behalf of the Manly Warringah Sea Eagles (MSWE) to conduct community consultation, working collaboratively with Waypoint to undertake stakeholder engagement and communications for the redevelopment of the northern end of Brookvale Oval. The proposal is for a 3,000-seat covered grandstand, to replace existing informal spectator standing space, and the Manly Warringah Sea Eagles Centre of Excellence.

The site is located at Brookvale Oval, Pittwater Road, Brookvale NSW, within the Northern Beaches Council Local Government Area (LGA).

This outcomes report documents the community consultation, engagement and communications process, feedback received and considerations in response to feedback, during September and October 2019.

Figure 1 – Site map



Source: Google Earth

2. OVERVIEW OF PROPOSAL

Brookvale Oval has a long legacy in sport, a formal football match was held as early as 1911. The facility has been home to the Manly Warringah Sea Eagles since 1947. Recently, the facilities have struggled to keep pace with demand and no longer meet the needs of the Club and the Northern Beaches community.

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 of Excellence will be a state-of-the-art facility to be used by professional sportsmen and women in conjunction with the community. Once completed, the proposal will:

- Consolidate the Manly Warringah Sea Eagles (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 MWSE home games
- Support the operations of the MWSE and ensure its viability into the future. The proposal represents a significant investment into rugby league in the region.

The proposal is being jointly funded by the Federal Government, New South Wales State Government, and the MWSE.

The proposed Centre of Excellence will have a footprint of approximately 1,800sqm, and span over two levels. A cantilevered roof will extend over the seating.

Figure 2 – Artist's impression of the Centre of Excellence and Northern Grandstand



Source: HASSELL

3. ENGAGEMENT PROCESS

3.1. PURPOSE OF ENGAGEMENT

The proposed redevelopment of Brookvale Oval is long awaited. Local residents and community members have been involved in consultation for Brookvale Oval and Brookvale Park in various iterations over the last decade. 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 development application (DA).

Early, open and transparent communication paves the way for a shared sense of trust and ownership between stakeholders. The stakeholder and community engagement process for the Centre of Excellence and Northern Grandstand outlined in this report 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 that are open and transparent.
- Document key feedback to inform ongoing design and planning.
- Collate feedback to inform the proposal.

3.2. OVERVIEW OF ENGAGEMENT ACTIVITIES

Community engagement activities were undertaken in September – October 2019. These are outlined below, and feedback is detailed in Section 4 of this report:

- Near neighbour newsletter:
 - A newsletter was prepared to outline key features of the proposal, answers questions regarding the proposal and gain feedback from the community.
- Newsletter distribution:
 - On Tuesday 24 September 2019, the near neighbour newsletter was distributed to 450 commercial and residential properties in the local area.
- Door knock:
 - On Wednesday 25 September 2019, Urbis Engagement conducted a door knock visiting 52 residential and commercial properties to provide information about the proposal, answer questions and advise of the Community Information Session.
- Community Information session:
 - On Wednesday 16 October 2019, a Community Information Session was held at Brookvale Oval to provide local residents and near neighbours information about the proposal and an opportunity to ask questions of the project team.
- Dedicated website for information sharing.
- Dedicated feedback channels included a project email and phone number.

3.2.1. Near neighbour newsletter

A newsletter was prepared to outline key features of the Centre of Excellence and Northern Grandstand, artist's impressions, construction information, planning pathway and to invite members of the community to contribute their ideas and thoughts. The newsletter also advertised details of the Community Information Session.

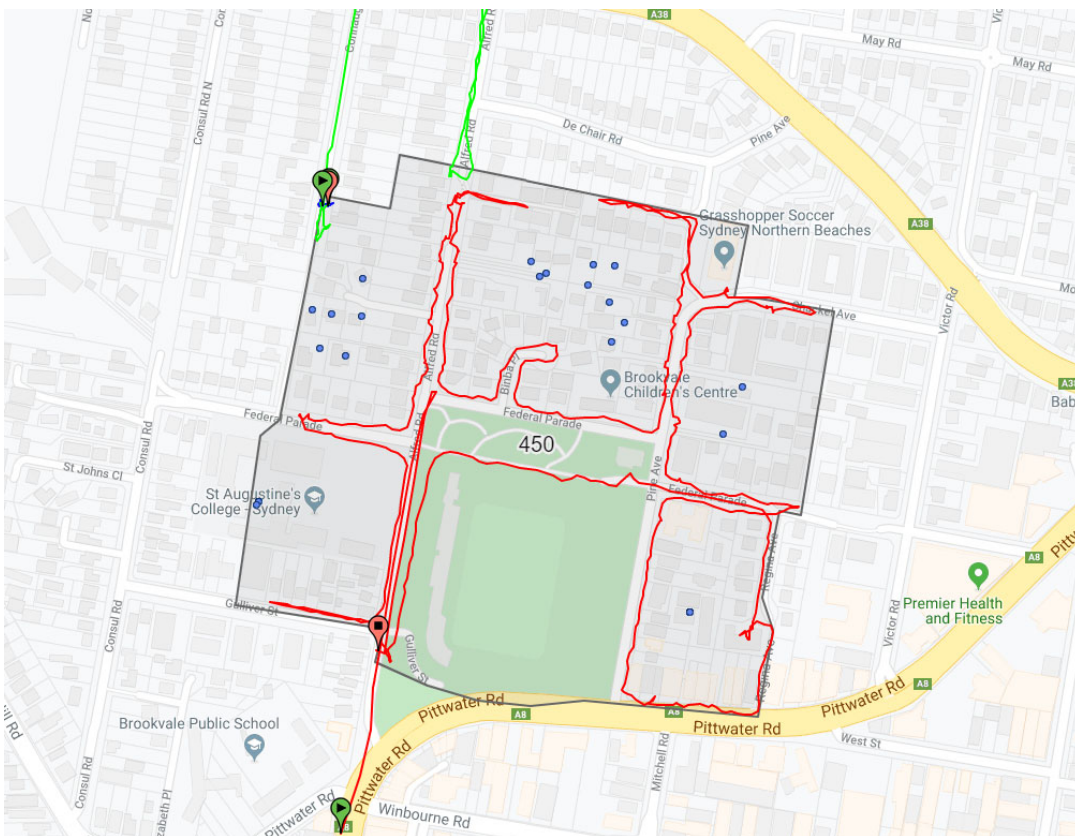
A copy of the newsletter can be found in Appendix A.

A detailed summary of feedback has been outlined in Section 4 of this report.

3.2.2. Near neighbour letterbox drop

Urbis Engagement identified near neighbour and bordering properties to deliver a newsletter straight to their letterbox explaining the proposal and how to utilise the dedicated feedback channels. This was an opportunity to provide information, answer questions and collect feedback.

Figure 3 – Map of letterbox distribution



Source: Google Earth

3.2.3. Door knock

On 25 September 2019, Urbis Engagement conducted a door knock of neighbouring residents to supply information about the Centre of Excellence and Northern Grandstand and inform residents of the opportunities to provide feedback. The streets visited include:

- Pittwater Road, Brookvale
- Pine Avenue, Brookvale
- Federal Parade, Brookvale
- Binba Place, Brookvale and,
- Alfred Rd, Brookvale.

Twenty-six residents were home at the time of the door knock and provided feedback.

Those residents who were not home were provided with a “sorry we missed you” note which included details of the upcoming Community Information Session and feedback channels for further information.

Overall, residents who were door knocked were positive/neutral about the proposal.

The door knock catchment is shown below.

A detailed summary of feedback is outlined in Section 4.2 of this report.

Figure 4 – Door knock route



Source: Google Earth

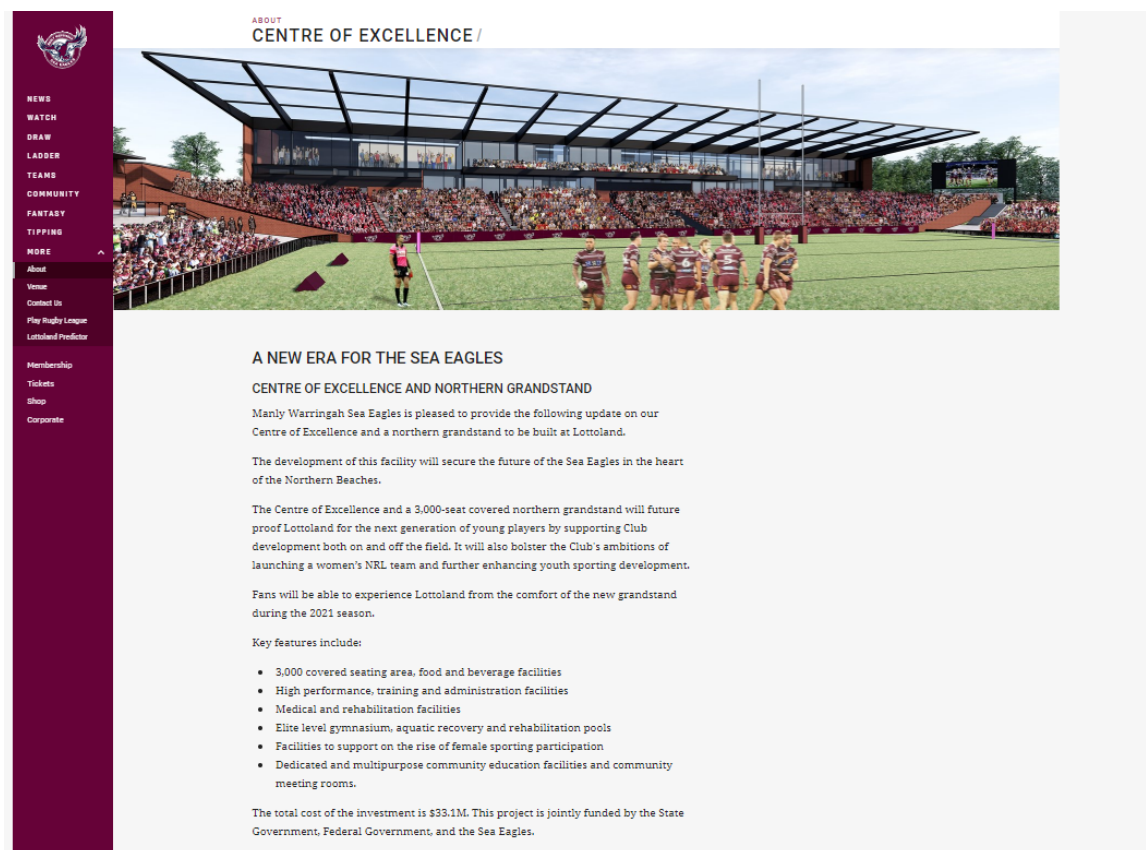
3.2.4. Website

As part of the consultation process, and to ensure access to detailed information regarding the proposal, a dedicated project information website was developed and published.

The project website provided information about the proposed development application, the planning process, contact information and frequently asked questions.

This engagement activity was designed to be used as an inform tool, with easily accessible information available anywhere, at any time. The website received 7,038 page views with 6,667 unique page views and visitors spent an average time of five minutes and five seconds on the page.

Figure 5 – Website screenshot



Source: Manly Warringah Sea Eagles, www.seaeagles.com.au/about/centre-of-excellence

3.2.5. Media / social media

In September and October 2019, the proposal was advertised in the following social media channels and media outlets:

- 24 September 2019 - Manly Warringah Sea Eagles Facebook page
- 24 September 2019 - Manly Warringah Sea Eagles Twitter page
- 24 September 2019 - Manly Warringah Sea Eagles Club Members Email regarding development
- 27 September 2019 - Daily Telegraph, "Artist impression of planned Sea Eagles grandstand at Brookvale Oval revealed"

3.2.6. Stakeholder Communications

Two emails were issued to Northern Beaches Council to advise of the updates about community consultation undertaken of the proposal, and to advise of the Community Information Session.

- 23 September 2019 - Letter to Northern Beaches Council to provide an update on community consultation
- 9 October 2019 - Letter to Mayor of Northern Beaches Council to advise of Community Information Session

3.2.7. Stakeholder Meetings

The following meetings occurred with key project stakeholders during September and October 2019 to provide

Table 1 – Stakeholder Meetings

Meeting Date	Purpose	Attendees
17 September 2019 St Augustine's College	Provide information on the proposal and the concept plans	Johnathon Byrne, Principal Michael Kirby, Project Manager Chris Dare, Waypoint
29 September 2019 9 October 2019 Office of Sport	Update on project including strategy for and outcomes of community consultation	James Punch, Policy Advisor, Stadia Network Implementation Chris Dare, Waypoint Chris Brown, Waypoint
4 September 2019 Federal Government	Update on project including strategy for community consultation	Josephine Matthews and Sharon Burrell, Community Development Grants Programme Chris Dare, Waypoint

3.2.8. Community Information Session

A two-hour information session was held on Wednesday 16 October 2019 at the Heritage Room, Brookvale Oval, Brookvale. Approximately 20 people attended the session. Feedback collected at the information sessions has been collated into Section 4 of this report. At the information session, feedback was received via:

- Direct discussions with members of the project team who were briefed to note key issues and questions raised during discussions. These were collated and reviewed at the end of the Information session. All feedback was scribed by an Urbis staff member at the sessions.
- Feedback forms – six were received.

Information boards outlining key project facts were displayed at the Information sessions and are provided in Appendix B.

A copy of the feedback form is provided in Appendix C.

A detailed summary of feedback has been outlined in Section 4 of this report.

Figure 6 – Community Information Session



Source: Urbis

3.2.9. Engagement email and phone line

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period. A total of five people phoned or emailed to provide feedback or seek further information during the period of September – October 2019.

A detailed summary of feedback has been outlined in Section 4 of this report.

3.3. FUTURE ENGAGEMENT ACTIVITIES

At the time of writing this report, community and stakeholder engagement activities are ongoing.

The following activities are scheduled:

- The engagement 1800 number and email remain active.
- Website will be updated at key milestones (see Section 3.2.4).
- 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.

4. ENGAGEMENT FEEDBACK

4.1. KEY THEMES

Key themes which emerged from the feedback included the following:

Overall comments

- Positive feedback regarding the investment in the upgrading Brookvale Oval and the economic benefit to the Northern Beaches region.
- 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.

Table 2 – Outline of numbers for direct feedback received

Feedback mechanism	Number received
In person at Community Information Session	20
Feedback forms	Six
Door knock	26
Stakeholder briefings	Four
1800 number and email	Six
Total	62

4.2. DETAILED FEEDBACK AND RESPONSES

Key themes which emerged during the engagement process undertaken by Urbis Engagement are outlined below.

Table 3 – Summary of key issues

Themes	Feedback	Response
Project funding	<ul style="list-style-type: none"> Clarification was sought regarding project funding and specifically Council/ratepayer funding. 	<ul style="list-style-type: none"> The project is being jointly funded by the Federal Government, New South Wales State Government, and the Manly Warringah Sea Eagles. <p>\$20M – NSW Government \$12.5M – Federal Government \$600K – Manly Warringah Sea Eagles</p> <ul style="list-style-type: none"> No Council/ratepayer funding is being used to fund the project.
Site selection	<ul style="list-style-type: none"> Reason for selecting Brookvale Oval rather than Sydney Academy of Sport, Narrabeen. Views expressed that the club is 'outgrowing' Brookvale Oval. 	<ul style="list-style-type: none"> An extensive review of future training and administration needs determined the best location to develop these facilities was part of an integrated Centre of Excellence and Grandstand at Brookvale Oval. Brookvale Oval is the home of the Manly Warringah Sea Eagles of more than 70 years.
Increased patronage	<ul style="list-style-type: none"> Enquiries regarding any increase in spectators. 	<ul style="list-style-type: none"> The proposal does not change the stadium capacity.

Themes	Feedback	Response
<p>Traffic – Operations / Game day</p>	<ul style="list-style-type: none"> Traffic impact as a result of the proposal Traffic impacts of the proposal on game day. Seeking additional buses services and easy access to bus services. 	<p>The Centre of Excellence will provide parking for staff and visitors, which will be located off Alfred Street.</p> <p>Non-game day:</p> <ul style="list-style-type: none"> It has been calculated that the proposal will create an increase of 22 vehicles in the morning peak and 20 vehicles in the afternoon peak. As this is a relatively minor increase in vehicles, it is anticipated that the proposal will have limited impact. <p>Game Day:</p> <ul style="list-style-type: none"> The proposed grandstand will replace the existing seating and standing arrangement resulting in no increase in spectator capacity. Loading and service vehicles will access the oval from Alfred Street, as it is currently. Timing of these service vehicle movements will be outside of school peak pick up and drop off times.
<p>Traffic and parking</p>	<ul style="list-style-type: none"> Enquiries received regarding location and built form of proposed parking area. A strong desire to see parking and access managed well. Feedback from residents regarding parking at capacity, and obstruction of the street and driveways. It was identified as an issue in all streets surrounding Brookvale Oval, but particularly in Federal Parade and Binba Place. Enquiry received if the proposed parking area will impact the cricket nets. 	<ul style="list-style-type: none"> The proposed parking area is an on-grade parking area located off Alfred Rd. It will accommodate a minimum of 15 spaces in addition to the existing 45 spaces on site. The proposed carpark will accommodate staff and visitor parking for the Centre of Excellence. There will be no impact on the existing cricket nets.

Themes	Feedback	Response
Public access / design	<ul style="list-style-type: none"> • Support for maintaining community use of Brookvale Oval during and post development. • Seeking clarification of the specific site for the proposal. • Support for maintaining pathway links around the internal full perimeter of Brookvale Oval. • Access for elderly and disabled people from Oval to “Village Green”, and access around pathway of the internal perimeter of the proposal. 	<ul style="list-style-type: none"> • The proposal is contained within the fence line. • The internal pathway will be connected through stairs which will form part of the grandstand. • Ramp access is available from the North Eastern side of the Oval, this will provide access from Brookvale Park to the Oval (within the fence line of the stadium), when the North Eastern gate is open.
Views and Height	<ul style="list-style-type: none"> • Seeking clarification regarding height and scale of the Centre of Excellence. • View impacts from surrounding streets. 	<ul style="list-style-type: none"> • The height of the Centre of Excellence does not exceed the existing tree line in the local area. • All faces of the building have been designed with consideration to the orientation, existing site materials, buildings and colours on the site. A shallow curve is included on the north elevation to soften the park interface and improve the view. • The selected design minimises height of building and maintains similar scale to existing grandstands. • Artist impressions were included in communication materials to illustrate the anticipated change of view from Federal Parade, Pine Avenue and north of Federal Parade at an elevated height. This was distributed through near neighbour newsletter and at the Community Information Session.
Trees	<ul style="list-style-type: none"> • Enquiries received regarding the impact of the proposal on the tree line. 	<ul style="list-style-type: none"> • Eleven trees will need to be removed to allow for the construction of the Centre of Excellence and Northern Grandstand. • An Heritage Impact Statement has identified the tree line has been previously disrupted to make way for development.

Themes	Feedback	Response
Brookvale Park	<ul style="list-style-type: none"> Feedback received that the proposal should not impact the “Village Green” area, or children’s playground. Feedback received that any development on the Brookvale Oval area does not impact/encroach onto the park area. Support to create a continuous walking track around the external perimeter of Brookvale Oval. Consideration of the location of toilet blocks in future design plans. Desire that any developments to Brookvale Park and Oval are cohesive and connected. A desire that the proposal design interfaces sensitively with Brookvale Park. Positive feedback received that the proposal will create ambient light on the park improving safety and security. 	<ul style="list-style-type: none"> The Project Team and MWSE are committed to compensatory tree planting with advanced mature trees and in discussion with Council regarding appropriate locations in the local area. 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. The proposal design uses a colour palette which is sympathetic to the existing buildings and environmental context. The northern façade design uses natural timber elements to compliment the parklands and glass. 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.
Operations and functionality	<ul style="list-style-type: none"> Maintaining grassed area for families. Wheelchair access and bays Service roads and access points. 	<ul style="list-style-type: none"> Wheelchair bays are within the Northern Grandstand design and ramp access on the north-east façade. The MWSE is determining a suitable location for the new Family Hill and will

Themes	Feedback	Response
Planning	<ul style="list-style-type: none"> Ambulance access post development. Location of player's tunnel within the development (locate on side rather than in the middle). Planning and approvals process and the role of Council in the process. 	<p>communicate the decision to members and fans.</p> <ul style="list-style-type: none"> On Game Day, fans enter the site from the four corners of the block and are filtered through three entries to the pitch. This is consistent with current arrangements. Existing vehicle access points are maintained providing clear separation of vehicles and pedestrians. Vehicle access points are from Alfred Road. The tunnel is centrally located to enable access to the lift shaft and facilitate internal configuration to meet the design requirements. As Council is the landowner, and the cost of works are over \$5M, the Development Application will be considered Regionally Significant Development. Assessment of the application will therefore be undertaken by an independent planning consultant on behalf of Council. The plans will be made available for public to view and comment through Council's website. Following public exhibition, a review and determination will be made by the Sydney North Planning Panel. The Panel is comprised of representative of the Northern Beaches Council and state-appointed members.

Themes	Feedback	Response
Construction	<ul style="list-style-type: none"> • Enquiries regarding construction noise and degradation of local roads. • Request that construction deliveries and vehicles avoid school drop off times. • Request vehicle access via Alfred Street to minimise traffic impact on Federal Parade and Pine Avenue. • Requested construction workers parking within the site to reduce impact on existing parking demand. • Management of site contamination. 	<ul style="list-style-type: none"> • As the excavation of large basement area is not proposed, it is expected that there will be limited activity creating dust onsite. • The type of work required is not anticipated to generate substantial noise, however this will be reviewed in detail by the builder as part of their construction management plan. • Best practice measures will be taken to suppress dust during construction, this includes barriers and screens to contain dust, maintaining clean work site and water sprays to suppress dust particles. • Truck movements and delivery will where possible be minimised during these times. Major deliveries may need to be via Pine Avenue to mitigate any impact on the tree canopy. However, this will be reviewed with the builder once they have been appointed. • Vehicular movements, deliveries and worker parking will be outlined in the Construction Management Plan. The project team is aware of the current challenges facing traffic and parking in the local area and will ensure the construction management plan takes this into consideration for deliveries and worker vehicles. • To mitigate any impacts on street parking availability, construction workers will be provided off street designated parking area and will be encouraged to park in this area. • The project team will develop a second Asbestos Management Plan, which will outline the necessary strategies required to manage public health and safety during the construction phase.

DISCLAIMER

This report is dated 23 October 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Waypoint on behalf of MWSE (**Instructing Party**) for the purpose of Community consultation (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A LETTER TO NEAR NEIGHBOURS

Artist's impression of the Centre of Excellence and Northern Grandstand, looking from the half way line.



Next steps

In October 2019, the Manly Warringah Sea Eagles will submit the proposal to the Northern Beaches Council. As Council is the landowner, and the cost of works are over \$5M, the Development Application will be considered Regionally Significant Development.

Assessment of the application will therefore be undertaken by an independent planning consultant on behalf of Council.

The application will then be placed on public exhibition for view and comment.

Following public exhibition, a review and determination will be made by the Sydney North Planning Panel, which comprises representatives appointed by the State Government and by Northern Beaches Council.

It is anticipated these plans will be on public exhibition in November 2019 and a decision made by late 2019 or early 2020. Pending planning approval, the first stage of construction is likely to commence in mid 2020. Construction is anticipated to take 12 - 18 months.

Construction will be guided by a Construction Management Plan that will also require Council approval. During the construction work, every effort will be made to minimise disruption to local traffic and on-street parking. Regular updates will be provided to near neighbours during the construction period.

LEARN MORE

You are invited to drop-in to a community information session to ask questions, learn more about the proposal and to provide your ideas and feedback before it is lodged with Council.

Wednesday 16 October 2019
6.00pm - 8.00pm (drop in any time)
Heritage Lounge, Brookvale Oval,
Pittwater Road, Brookvale

No RSVP required.

CENTRE OF EXCELLENCE AND NORTHERN GRANDSTAND

Dear neighbour,

Brookvale Oval has a long legacy in sport, a formal football match was held as early as 1911. The facility has been home to the Manly Warringah Sea Eagles since 1947 and has produced long-held community memories for over 70 years. Recently, the facilities have struggled to keep pace with demand and no longer meet the needs of the Club and the Northern Beaches community.

After 15 years of ongoing negotiations, the much needed facilities are now fully funded by the NSW Government, Federal Government and the Manly Warringah Sea Eagles Club, ensuring ratepayers are not required to contribute to the development.

The proposed Centre of Excellence and northern grandstand will secure the future of the Sea Eagles at their historic home at Brookvale Park and is a testament to the strong relationship between the Club and Northern Beaches Council.

In recent weeks traces of asbestos were identified below ground during soil testing. Northern Beaches Council has engaged an independent consultant to develop a management plan to eliminate the risk and to ensure public health and safety. Artificial turf has been installed on the affected areas and an assessment has found that the risk of asbestos exposure to park users, spectators and the community has been effectively eliminated.

The management plan will be updated to include the necessary strategies required to manage public health and safety during the construction phase.

As a near neighbour, Manly Warringah Sea Eagles is committed to keeping you informed.

Under the proposal, the Centre of Excellence and Northern Grandstand will include:



The Centre of Excellence will support Club development both on and off the field and bolster its ambition of launching a women's NRL team and further enhancing youth sporting development.

Brookvale Park will continue to be open for public access, both during and post construction.

Keeping you informed

The Manly Warringah Sea Eagles is committed to keeping its near neighbours informed and has commissioned community engagement company Urbis Engagement to assist with this process during planning for the Centre of Excellence and Northern Grandstand.

You can provide feedback or request more information by contacting Urbis Engagement on engagement@urbis.com.au.

Visit the website for updates at www.seaeagles.com.au/about/centre-of-excellence



Design by HASSELL. Artist impression only. Correct at time of printing. Design subject to change.

The Centre of Excellence and Northern Grandstand, looking from the half way line.

Community contribution

The Centre of Excellence will be the hub for all Club community engagement initiatives, allowing the club to build on the success with programs such as 'Read with the Eagles' and 'Sea Eagles Breakfast Club'. The Manly Warringah Sea Eagles is committed to improving education and literacy outcomes, raising awareness of healthy lifestyles, fostering self-esteem, positive behaviour and mental health amongst young people.

It is anticipated that some trees may need to be removed to allow for the construction of the Centre of Excellence and Northern Grandstand. The Project Team and MWSE are investigating compensatory tree planting options in the local area.

2019 COMMUNITY CONTRIBUTION SNAPSHOT



Players visited all 12 Manly Junior Rugby League clubs



Players shared healthy lifestyle tips with youth at Avalon Youth Hub



Players donated time at Sargood Foundation to help people that have been affected by spinal cord injuries



Men of League: Supporting sporting families through tough times

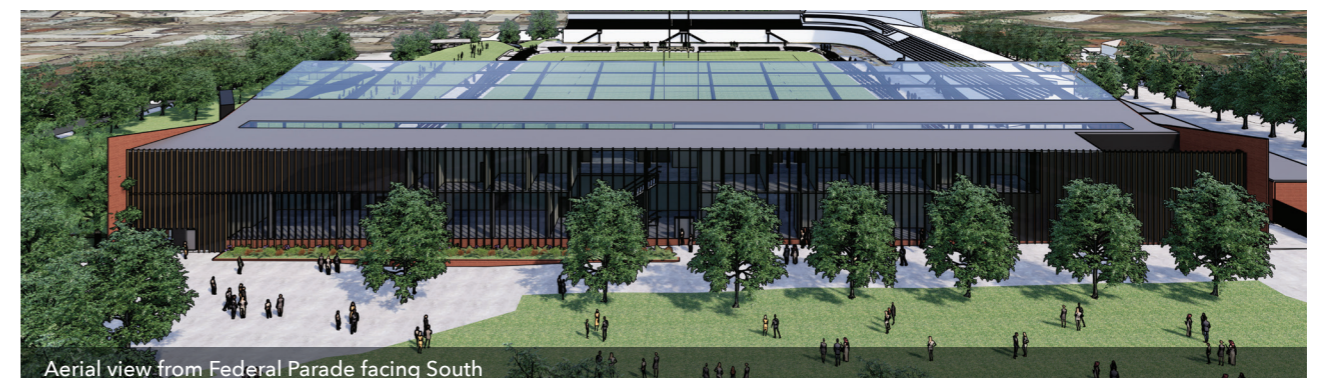


Aerial of Brookvale Oval in its community context.

Minimising impacts on near neighbours

The Manly Warringah Sea Eagles acknowledges that living near a sports stadium can be challenging, and the management of traffic, noise and other impacts on amenity in and around the precinct is important for residents. Traffic Impact Assessments will be undertaken as part of the planning application and it is anticipated the completion of the Centre for Excellence and grandstand will not add to current parking and traffic.

The new grandstand will not change the overall capacity of Brookvale Oval. The Centre for Excellence will provide parking for staff and visitors, which will be located on Alfred Road.



APPENDIX B INFORMATION BOARDS

CENTRE OF EXCELLENCE AND NORTHERN GRANDSTAND

Brookvale Oval has a long legacy in sport, a formal football match was held as early as 1911.

The facility has been home to the Manly Warringah Sea Eagles since 1947 and has produced longheld community memories for over 70 years. Recently, the facilities have struggled to keep pace with demand and no longer meet the needs of the Club and the Northern Beaches community.

The Centre of Excellence is 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 Manly Warringah Sea Eagles (MWSE) training and administration, provide improved training facilities for players to develop

their skills while utilising the high-performance training facilities which will be delivered as a result of the development. Replacing the informal standing spectator viewing with covered seating that delivers the highest quality viewing and entertainment experience possible and support the operations of the MWSE and ensure its viability into the future.

The facility will not have any gaming machines or event hire function rooms.

The Project represents a significant investment into the region. The project is being jointly funded by the Federal Government, New South Wales State Government, and the Manly Warringah Sea Eagles.

SNAPSHOT:



Brookvale Oval will continue to be open for public access.



3,000 covered seating area.



Training and administration facilities for MWSE.



Facilities to support on the rise of female sporting participation.



Dedicated and multipurpose community education facilities and community meeting rooms.



The new grandstand will not change the overall capacity of Brookvale Oval.



Design by HASSELL. Artist impression only.
Correct at time of printing.
Design subject to change.

The Centre of Excellence and Northern Grandstand, looking from the half way line.

Heritage and Environment

Heritage and Environment

A Heritage Impact Statement has been completed assessing the heritage significance of Brookvale Oval.

Heritage landscape item of local significance was identified:

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)

The tree line has been previously disrupted to make way for development.

Some trees will need to be removed to allow for the construction of the Centre of Excellence and Northern Grandstand.

The Project Team and MWSE are committed to compensatory tree planting with advanced mature trees.

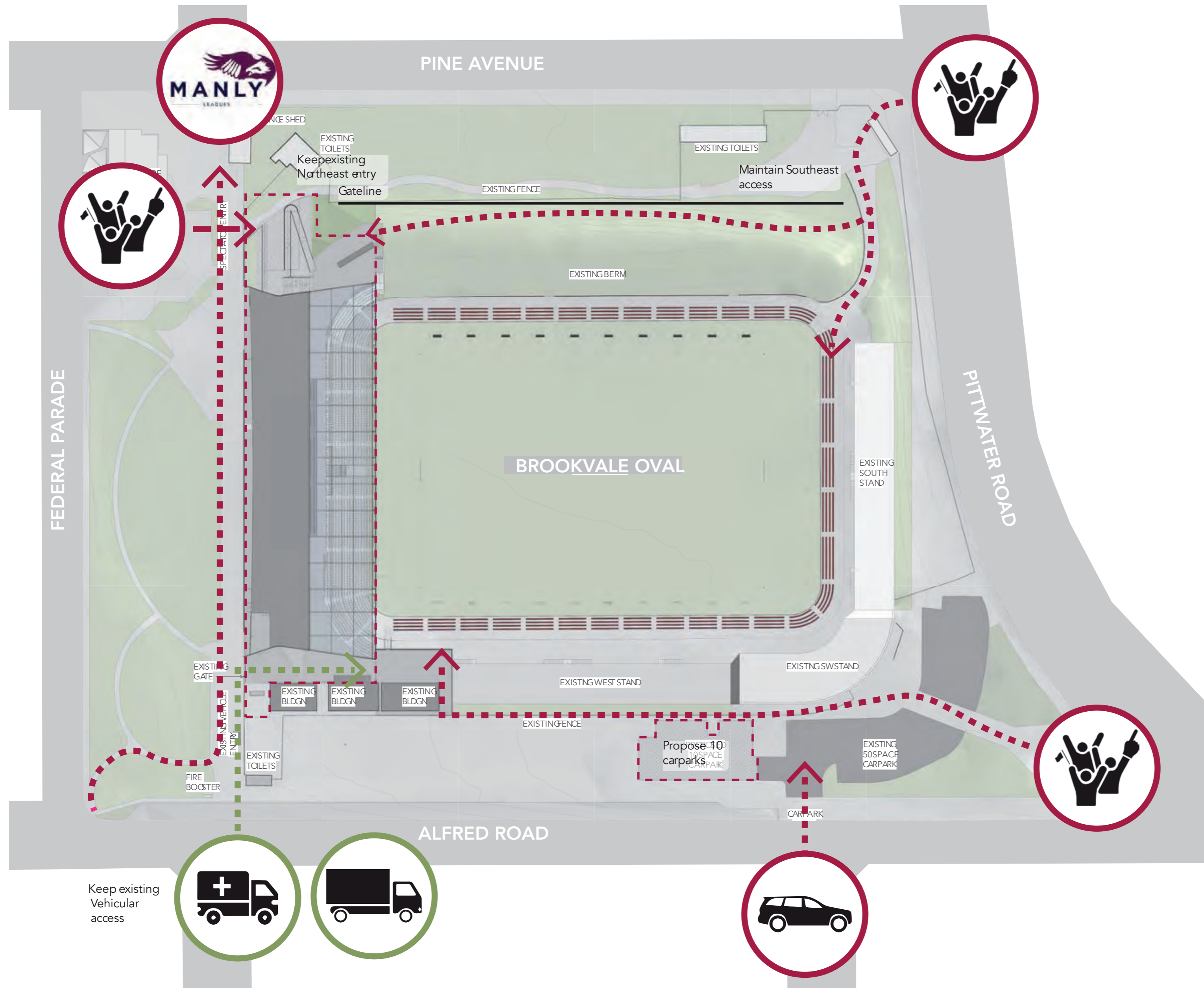


View of the proposal from Federal Parade



View of the proposal from Pine Avenue

Managing Traffic & Parking During Operations



Vehicle Access

Site access will be as per the existing condition.

Carpark

A ground level carpark as indicated below will be used by the Centre of Excellence. This will be accessed via the existing Alfred Street driveway. This carpark will provide approximately an additional 10 spaces to the existing 50 spaces on site.



Traffic and parking

A traffic impact analysis has been conducted for this proposal.

Game Day

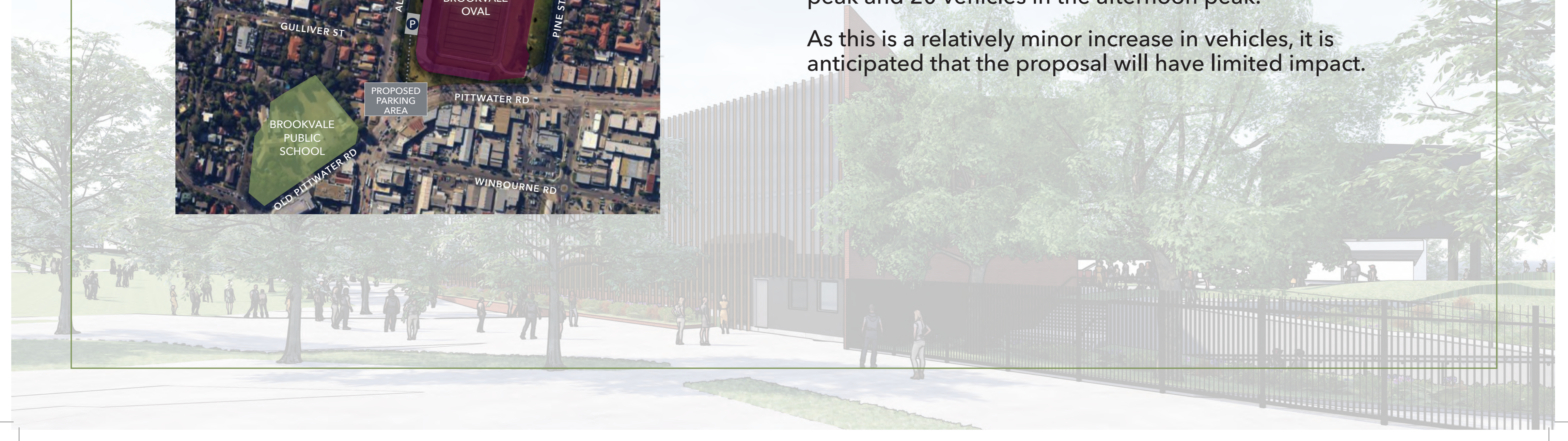
The proposed grandstand will replace the existing seating and standing arrangement resulting in no increase in spectator capacity.

Loading and service vehicles will access the oval from Alfred Street, as it is currently. Timing of these service vehicle movements will be outside of school peak pick up and drop off times.

Non-game day

It has been calculated that the proposal will create an increase of 22 vehicles in the morning peak and 20 vehicles in the afternoon peak.

As this is a relatively minor increase in vehicles, it is anticipated that the proposal will have limited impact.



Giving Back to Brookvale

The Centre for Excellence will support Club development both on and off the field and bolster its ambition of launching a women's NRL team and further enhancing youth sporting development.

Brookvale Park will continue to be open for public access, both during and post construction.

The Centre of Excellence will be the hub for all Club community engagement initiatives, allowing the club to build on the success with programs such as 'Read with the Eagles' and 'Sea Eagles Breakfast Club'. The Manly Warringah Sea Eagles is committed to improved education and literacy outcomes, raising awareness of healthy lifestyles, fostering self-esteem, positive behavior and mental health amongst young people.

2019 Season



Marty Taupau spending time with some Harbord Devils Junior Rugby League players



Api Koroisau, Lachlan Croker, Cade Cust, Kane Elgey & Tom Trbojevic presented Belrose Eagles Junior Rugby League Administrators with a signed 2019 Sea Eagles Jersey

2019 COMMUNITY CONTRIBUTION SNAPSHOT



Players visited all 12 Manly Junior Rugby League clubs



Players shared healthy lifestyle tips with youth at Avalon Youth Hub



Players donated time at Sargood Foundation to help people that have been affected by spinal cord injuries



Men of League: Supporting sporting families through tough times



Next Steps

In October 2019, the Manly Warringah Sea Eagles will submit the proposal to the Northern Beaches Council. As Council is the landowner, and the cost of works are over \$5M, the Development Application will be considered Regionally Significant Development.

Assessment of the application will therefore be undertaken by an independent planning consultant on behalf of council.

The application will then be placed on public exhibition for view and comment.

Following public exhibition, a review and determination will be made by the Sydney North Planning Panel, which comprises representatives appointed by the State Government and by Northern Beaches Council.

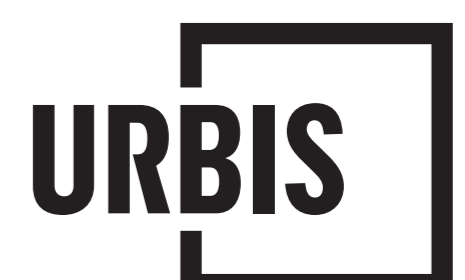
It is anticipated these plans will be on public exhibition in November 2019 and a decision made by late 2019 or early 2020. Pending planning approval, the first stage of construction likely to commence in mid 2020. Construction is anticipated to take 12-18 months.

Learn more:

The Manly Warringah Sea Eagles is committed to keeping its near neighbours informed and has commissioned community engagement company Urbis Engagement to assist with this process during planning for the Centre of Excellence and Northern Grandstand.

You can provide feedback or request more information by contacting Urbis Engagement on engagement@urbis.com.au.

Visit the website for updates at www.seaeagles.com.au/about/centre-of-excellence



Managing Construction

Construction

Pending planning approval, the first stage of construction likely to commence in mid-2020. Construction is anticipated to take 12-18 months.

A construction management plan will be developed to mitigate impacts on near neighbours, that will also require Council approval.

The project team are aware of the current challenges facing traffic and parking in the local area and will ensure the construction management plan takes this into consideration for deliveries and worker vehicles.

Traffic

We understand the community is concerned about congestion in local streets during school drop off and pick up time. Truck movements and delivery will where possible be minimised during these times.

Major deliveries may need to be via Pine Avenue to mitigate any impact on the tree canopy. However this will be reviewed with the builder once they have been appointed.

Parking

We understanding parking is limited in surrounding streets. To mitigate any impacts on street parking availability, construction workers will be provided off street designated parking area and will be encouraged to park in this area.

Noise and vibrations

During construction particular care will be taken to restrict and minimise vibration which could be generated during the progress of the works. The type of work requires is not anticipated to generate substantial noise, however this will be reviewed in detail by the builder as part of their construction management plan.

Work practices to minimise noise impacts will be compliance with EPA construction noise guidelines, and any other conditions stipulated by Council.

Dust

As the excavation of large basement area is not proposed, it is expected that there will be limited activity creating dust on site.

Best practice measures will be taken to suppress dust during construction, this includes barriers and screens to contain dust, maintaining clean work site and water sprays to suppress dust particles.

Asbestos

Northern Beaches Council has proactively engaged an independent consultant to develop an Asbestos Management Plan that outlines the necessary strategies required to eliminate the potential risk to public health and safety on site.

Using the recommendations of the Asbestos Management Plan, Northern Beaches Council has installed artificial turf on the affected areas. The subsequent assessment of these areas has determined that the risk of asbestos exposure to park users, spectators and the community has been effectively eliminated.

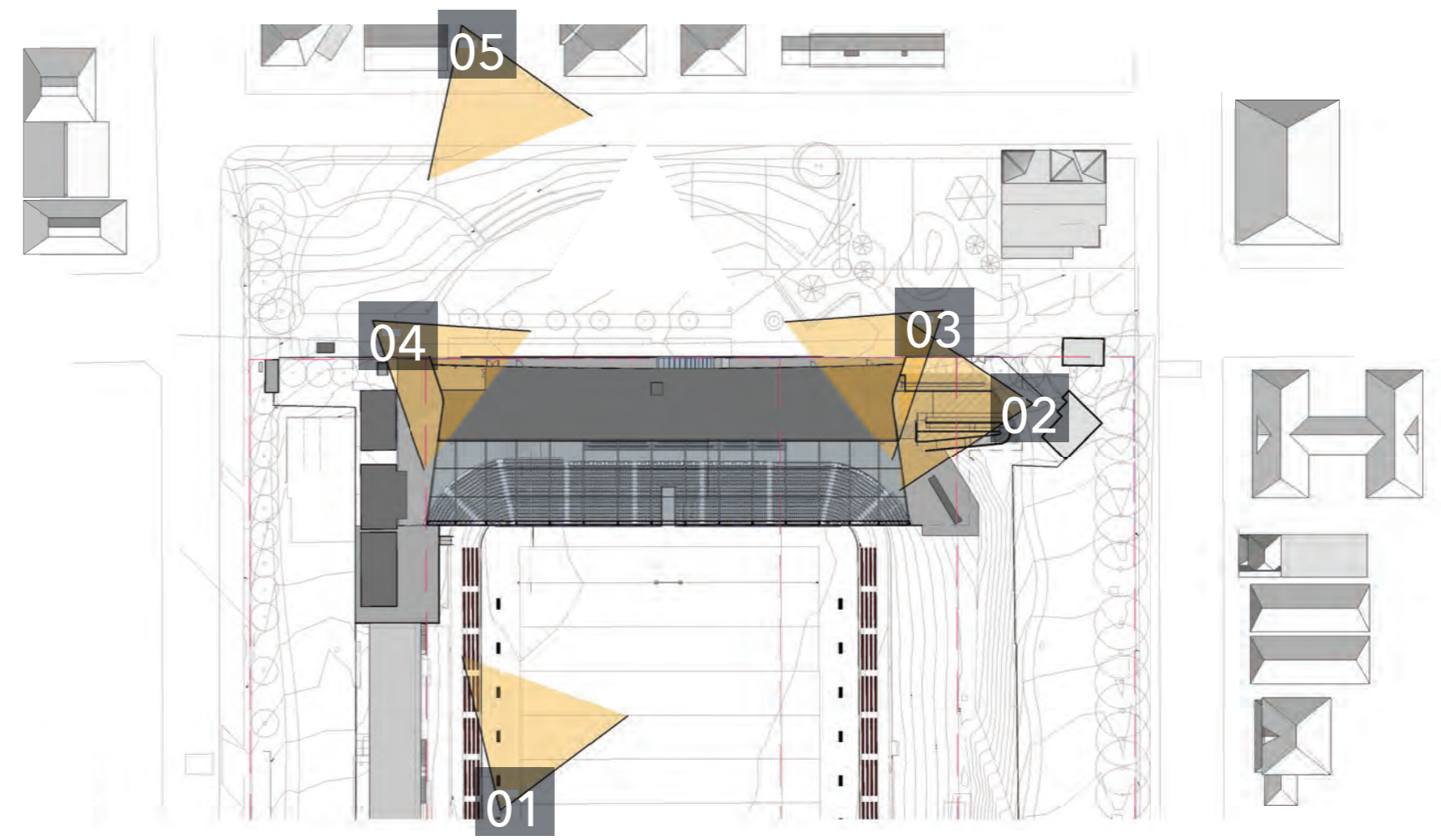
The project team will develop a second Asbestos Management Plan, which will outline the necessary strategies required to manage public health and safety during the construction phase.

Communication with neighbours

Regular updates will be provided to near neighbours during the construction period. Signage will be posted on site with project team contact details.



Artistic Impressions



Centre of Excellence and Northern Grandstand



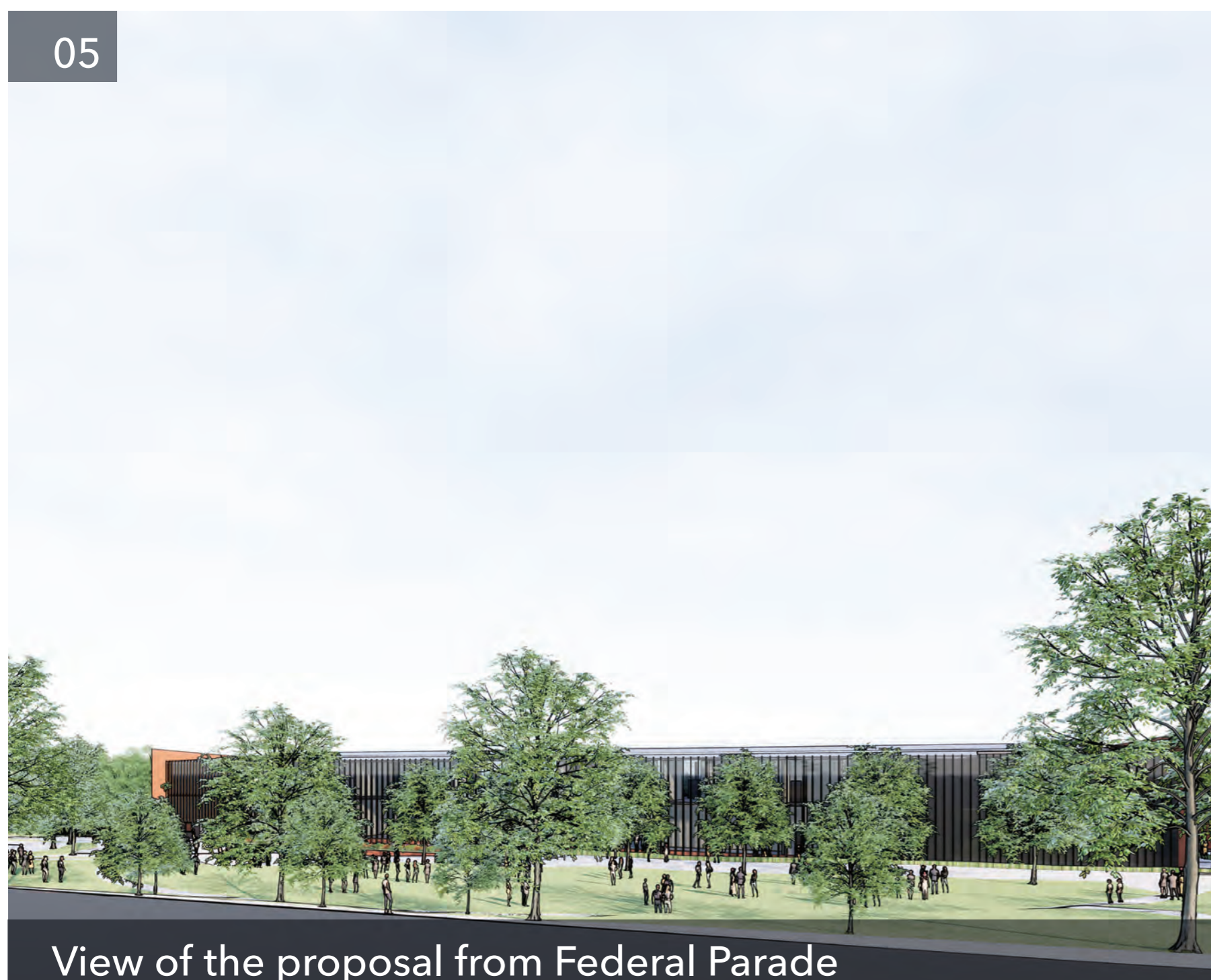
Side view of the Centre of Excellence and Northern Grandstand



View of the proposal from Pine Avenue



View of the proposal from Pine Avenue

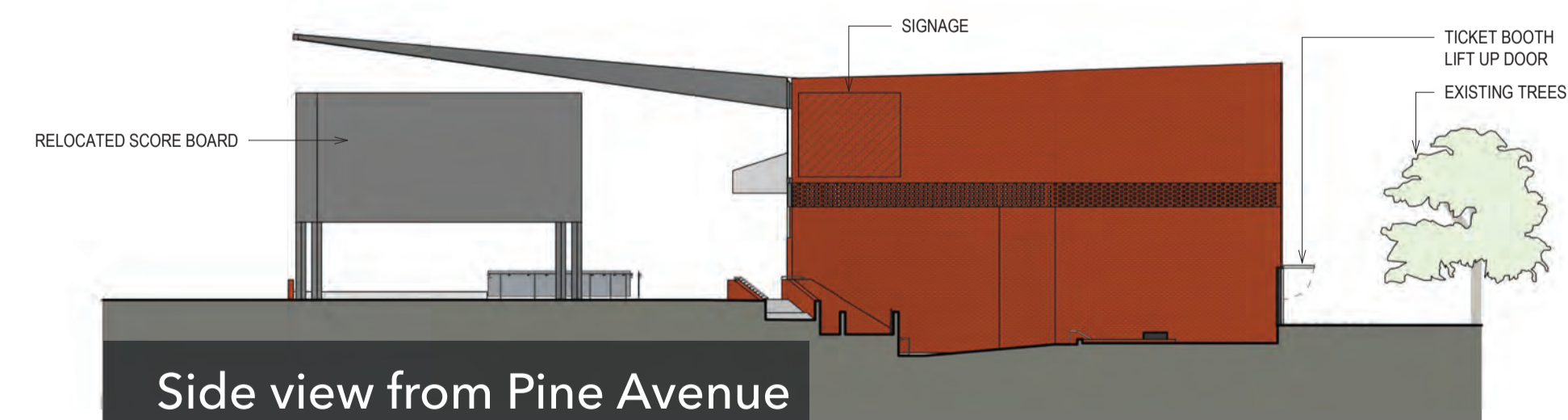
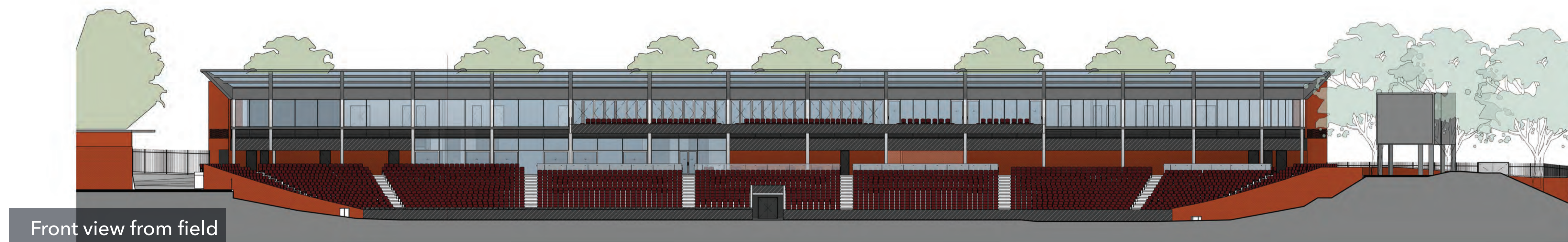


View of the proposal from Federal Parade



Aerial view from Federal Parade facing South

Elevation Views



Materials and Symbols



PERMEABILITY



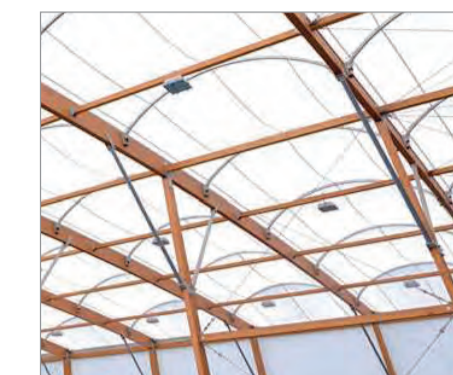
SUN WIND SIGHT



POLYCARBONATE



ETFE



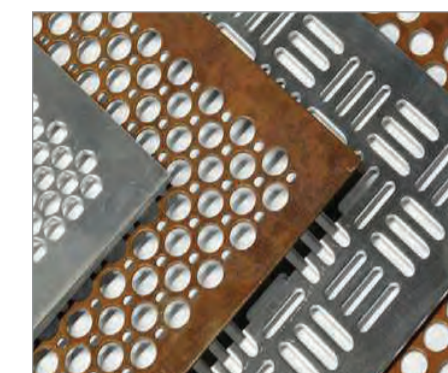
TENSILE FABRIC



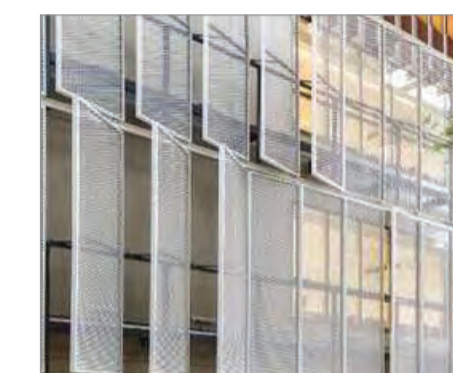
GLASS



CHAIN MESH



PERFORATIONS



EXPANDED METAL

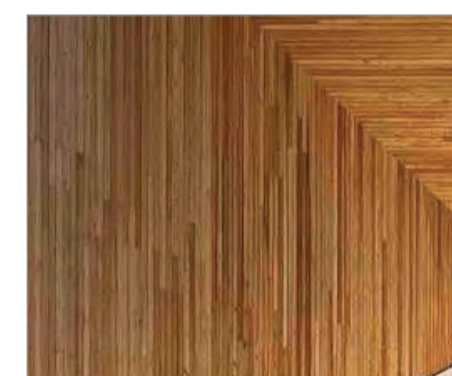


AUSTRALIAN SEA EAGLE



COLOUR TONE

- WHITE (FEATHERS)
- GREY (FEATHERS/BEAK)
- BROWN (FEATHERS)
- TAN (FEAT)
- BLACK (EYES/TALONS)



TIMBER



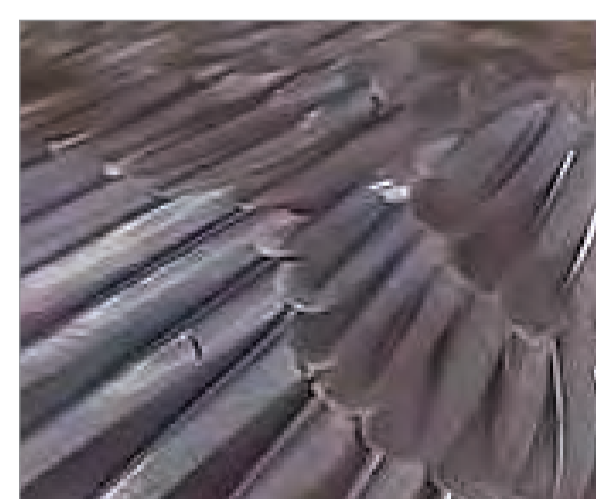
TENSILE FABRIC



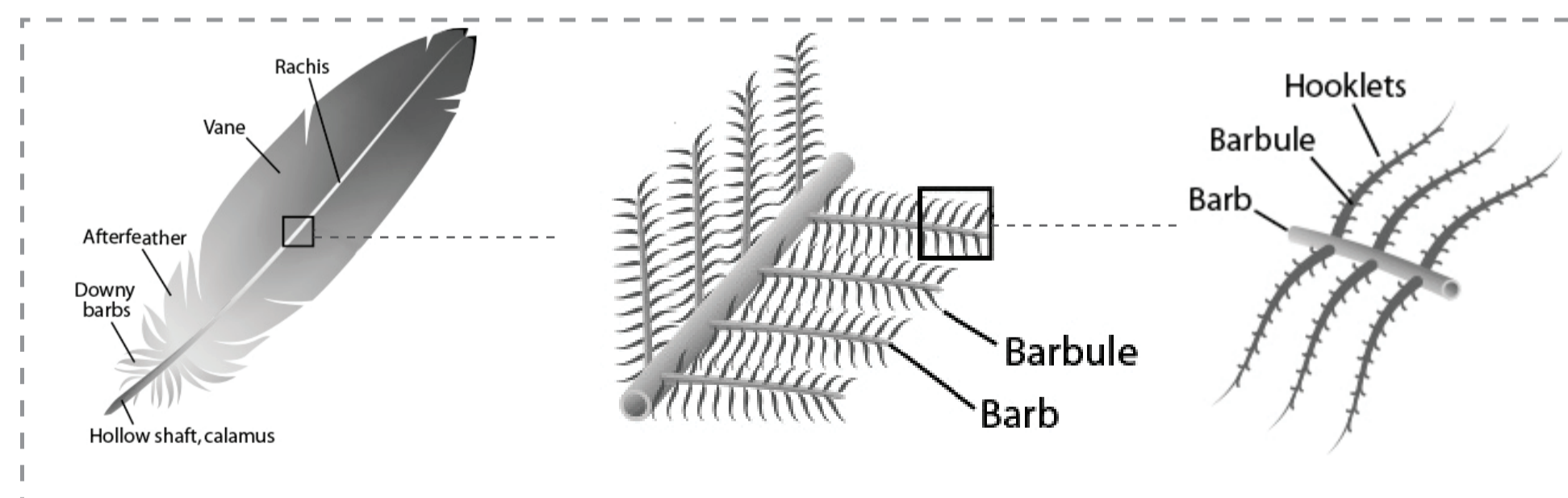
CONCRETE



METAL/ALUM.



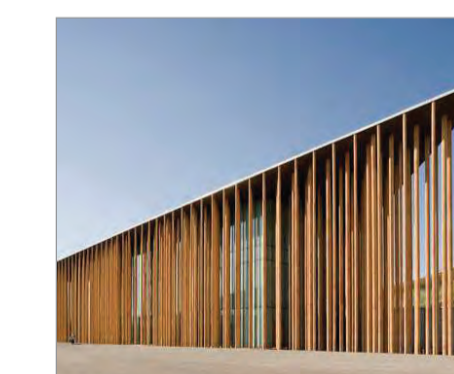
PATTERN/REPITION



FEATHERS ANATOMY



STRUCTURE



COLUMNS



REPITION/
BATTENS



BLADES

APPENDIX C FEEDBACK FORM

BROOKVALE OVAL – CENTRE OF EXCELLENCE AND NORTHERN GRANDSTAND FEEDBACK FORM

1. In your opinion, what benefits does this proposal provide the Northern Beaches residents and businesses?

.....

2. How would you describe the design of the proposal?

.....

3. Are there any areas of the proposal which you believe require further consideration?

.....

4. The Project Team are aware school drop off time is particularly challenging for near neighbours and will minimise vehicle movements during this time. Are there any factors you wish the Project Team to consider to minimise construction impacts on the surrounding area?

.....

5. Do you have any other comments you would like to make about this proposal?

.....

.....

6. What was your reason for attending today's session?

- General interest
- Get more information about:
 - traffic and parking
 - construction
 - design and amenity
 - views
 - environmental factors
- Other _____

Please tick the category/s below which fits you best

- Local resident
- Visitor to Northern Beaches
- Local business owner / employee
- Fan of the Manly Warringah Sea Eagles
- Fan of another NRL club
- Regular user of Brookvale Oval
- Other _____

Thank you taking the time to complete this feedback form.
You can drop your completed feedback form into the box provided, or via e-mail to engagement@urbis.com.au by 21 October 2019.

