

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1190
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<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 Pittwater Road BROOKVALE NSW 2100

### Officer comments

The applicant should address the following issues:

1. The feasibility study provided does not consider the eastern side hill slope seating section of the site as a logical location for the new proposal – where cutting down of 11 mature heritage trees and encroachment into the football pitch area will not be an issue as the eastern side area is wider and longer than the northern side. Both sides have been identified by the management plan as sites for future developments.
2. The community benefits delivered by locating the grandstand on the eastern side far outweighs the northern side:
  - a. As a football game viewing position, the eastern side grandstand will be a more vantage location.
  - b. It is also closer to Pittwater Road which is the main transport corridor for public access and egress.
  - c. It will also have minimal impact on the village green which is a highly used community space.
  - d. Mature trees will not have to be cut down thereby reducing the existing tree canopy coverage required to reduce urban heat island effect. Brookvale is already considered having a low tree canopy coverage currently being an industrial area.
3. The proposed built form can generally be supported with the planning layout and proposed material finishes but not in the current location.

### Recommended Heritage Advisor Conditions:

Nil.