

# **HERITAGE IMPACT STATEMENT**

## **BROOKVALE OVAL, BROOKVALE GRANDSTAND**

20 MARCH 2020  
P12460  
REVISED DA SUBMISSION FINAL  
PREPARED FOR MANLY WARRINGAH SEA EAGLES

**URBIS**

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director, Heritage	Jonathan Bryant, B Sc Arch (Hons), B Arch Hons, M Herit Cons, M.ICOMOS
Associate Director, Heritage	Lynette Gurr, B Arts (Hons), B Sc Arch (Hons), B Arch, M Herit Cons, M.ICOMOS
Senior Consultant, Historian	Léonie Masson, B Arts (Lib Sc), Grad Dip (Loc App His)
Heritage Assistant	Lucy King, B Arts (His Art Hist)
Job Code	P12460
Report Number	01 – Preliminary Draft HIS for Pre-DA Meeting – 03.08.2019 02 – Draft HIS for Pre-DA Meeting – 03.09.2019 03 – Revised Draft HIS – 16.10.2019 04 – HIS Final for DA Submission – 21.10.2019 05 – HIS Final for DA Submission – 22.10.2019 06 – HIS Final – Revised DA Submission – 20.03.2020

# TABLE OF CONTENTS

Executive Summary .....	i
1. Introduction .....	1
1.1. Background and Heritage Listing.....	1
1.2. Site Location .....	1
1.3. Methodology .....	2
1.4. Author Identification .....	2
1.5. The Proposal.....	2
2. Site Description .....	6
2.1. Streetscape Context of the Subject Site .....	6
2.2. Brookvale Oval.....	8
2.2.1. Landscaping Setting and Plantings .....	8
2.2.2. Buildings within the Subject Site .....	11
2.2.3. Condition of Trees – Arborist Report .....	14
3. Historical Analysis.....	15
3.1. Area History .....	15
3.2. Site History.....	18
3.2.1. Early History and Subdivision .....	18
3.2.2. The Opening of Brookvale Park.....	25
3.2.3. Rugby League and the Post War Years .....	33
3.3. Date of Construction .....	39
3.4. Alterations and Additions .....	39
4. Heritage Significance .....	40
4.1. What is Heritage Significance? .....	40
4.2. Significance Assessment .....	40
4.3. Statement of Significance .....	44
5. Impact Assessment.....	45
5.1. Statutory Controls .....	45
5.1.1. Warringah Local Environmental Plan 2011 .....	45
5.1.2. Development Control Plan .....	48
5.2. Heritage Division Guidelines.....	49
6. Conclusion and Recommendations .....	53
7. Bibliography and References.....	54
7.1. Bibliography .....	54
7.2. Newspapers Referenced .....	54
Disclaimer .....	55

## FIGURES:

Figure 1 – Location plan showing Brookvale Oval outlined with a broken red line .....	1
Figure 2 - Extract of heritage map showing the location of the subject site, Brookvale Oval, circled in red .....	2
Figure 3 – View from Pitch to Grandstand.....	4
Figure 4 – View from north-western section of the pathway looking to proposed Grandstand.....	4
Figure 5 – Landscape Site Plan showing proposed tree plantings to the north of the grandstand.....	5
Figure 6 – View of the subject site from Brookvale Public School, across Pittwater Road. The exterior of the Ken Arthurson Stand and the western tree plantings are visible. ....	6
Figure 7 – View of the eastern boundary of the subject site from Pine Street. The street parking is visible to the east. The Fulton Menzies stand at the south of the site is visible at the left. ....	6

Figure 8 – View south showing the Alfred Street Boundary. ....	7
Figure 9 – View of the subject site from Federal Parade, across the Village Green park. The northern row of tree plantings can be seen in the distance. ....	7
Figure 10 – View east showing the Pittwater road street view. The exterior of the Fulton Menzies stand can be seen, situated on top of earthworks sloping to the street. ....	7
Figure 11 – View west showing the Pittwater road street view. ....	7
Figure 12 – Detail of heritage item, Brookvale Public School ....	7
Figure 13 – View west across Brookvale Public School.....	7
Figure 14 – View south showing the tree plantings along the eastern boundary of the subject site. The prominent eastern berm can be seen, with the surrounding footpath. ....	8
Figure 15 – View north showing the subject tree plantings along the eastern boundary of the subject site, adjacent to the Pine Street parking. ....	8
Figure 16 – View south-west showing the berm which constitutes the eastern spectator stand. ....	9
Figure 17 – View north showing the relationship between the eastern berm and the eastern tree-plantings. ..	9
Figure 18 – View north east showing the tree plantings surrounding the toilet block. The entrance to the pre-school can be seen behind the fence. ....	9
Figure 19 – View south showing the visibility of the eastern boundary tree plantings from the Oval. ....	9
Figure 20 View west showing the rear berm with views to the kiosk and subject tree plantings along the northern boundary of the Oval.....	9
Figure 21 – View west from the playground showing the northern boundary tree plantings ....	9
Figure 22 – View of the northern entrance gate in from the northern berm. ....	10
Figure 23 – View east showing the gaps in the northern boundary tree plantings. ....	10
Figure 24 – View north showing the visibility of the northern boundary tree plantings and structures from the western spectator stand.....	10
Figure 25 – View north showing the varying conditions of the northern boundary tree plantings.....	10
Figure 26 – View south showing the southern portion of the subject site. ....	10
Figure 27 – View north showing the relationship between the western tree plantings and the rear of the western stand. ....	10
Figure 28 – View east of the northern boundary of the site.....	11
Figure 29 – View south east showing the view of the tree plantings and the Oval from the “Village Green”. ..	11
Figure 30 – View of the toilet Block in the north west corner of the Oval site. ....	12
Figure 31 – View east of the toilet block in the north west corner of the Oval. ....	12
Figure 32 – View north showing the secondary toilet block towards the south east corner of the site. ....	12
Figure 33 – Detail of the kiosk buildings along the northern boundary. ....	12
Figure 34 – Detail of ticket booth on the northern boundary of the Oval.....	13
Figure 35 – Detail of bar on the northern Oval boundary topped by a screen. ....	13
Figure 36 – View north of the structure on the western boundary behind the basketball and cricket facilities. ....	13
Figure 37 – Detail of a face brick structure on the western boundary. ....	13
Figure 38 – Ticket booths located at northern boundary of oval. ....	13
Figure 39 – Map of the Parish of Manly Cove, County Cumberland, A.O. Map No. 322, Date unknown. C. 1840s. The approximate location of the relevant area of Redman’s grant is indicated in red. At this time early settlement had only recently begun, as such large areas of land were still undeveloped, including the subject site. ....	15
Figure 40 – Surveyor-General of New South Wales, Plan 352 portions a Harbord, Parish Manly Cove, County Cumberland: Within the Sydney population Area Proclaimed 22 <sup>nd</sup> April 1886/ Sale on the Ground Saturday the 21 <sup>st</sup> and 28 <sup>th</sup> August 1886. The Map shows the remnants of the original area ‘Greendale’. William Redman’s grant, on which the subject site is located can be seen above. The formal and orderly settlement and subdivision of the neighbouring areas can be seen to the east near Manly Lagoon. The approximate location of the remnants of Greendale are indicated in blue dash lines, Redman’s grant is indicated in red dash lines. ....	16
Figure 41 – ‘Brookvale Residents Awaiting the Arrival of the First Tram in 1911’. The landscape of area at this point remained largely bushland with simple structures along the roads. ....	17

Figure 42 – ‘Redman’s Estate! Parish of Manly Cove/ For Sale at the Rooms by Mills & Pile, Auctioneers’. Subdivision map of Redman’s estate c. 1888. The areas shaded grey represents Redman’s extensive land holdings in the area which were for sale at this time. By this date the arrangement of the subject site can be seen as a lot of 50 acres, with little development nearby. The subject site is indicated in blue.....	18
Figure 43 – Subdivision Plan of Redman’s Estate- ‘Redman’s Estate Brookvale- Pitt St, Frenchs Forest Rd, Pittwater Rd, Pine Ave, 1899’. The subject site is indicated in red. ....	19
Figure 44 – Detail of boundary illustration from vol 1026 fol 132 depicting the land acquired by Benjamin James and Charles Albert Falstedt. They had consolidated land around the region and would later subdivide this area. ....	20
Figure 45 – View over Brookdale from Beacon Hill c.1910, by E. Burrage. The early landscape of the area with gentle slopes and areas of dense trees and bushes are evident. ....	21
Figure 46 – First Tram Line in Brookvale, Outside Brookvale House, c.1910. This photograph, taken outside Jane Malcolm’s family home is illustrative of the landscaping of the local area with grasslands preserved and tree plantings around the boundary of local homes and lots.....	21
Figure 47 – Detail of Map of Parish of Manly Cove, County Cumberland, c.1900. The former Redman Estate, on which the subject site is located is indicated in red. Redman had acquired a large portion of land which were sold and then subdivided for later resale. Areas further inland, to the west had already undergone subdivision. ....	21
Figure 48 – Detail from vol 1524 fol 122, Certificate of Title of Benjamin James and Etela Redman’s lands in 1904. This plan shows the areas of land divided and sold since their previous certificate of title was issues in 1891. Areas in yellow were resumed by the crown for public usage. The approximate location of the subject site is indicated in red. ....	22
Figure 49 – A stone built by Daniel Farrell in 1912. The land was near the subject site and is indicative of the landscape and local housing construction.....	23
Figure 50 – This image has been identified by the NSW State Records Archive as ‘Empire Day celebrations in Farrel’s Paddock’ from approximately 1905. The park area appears to be largely flat with ground levels rising in the background. Early trees can be seen along the boundary of the grassed area with a rudimentary fence surrounding the grounds.....	23
Figure 51 – ‘Banquet in Farrel’s Paddock’, date unknown although it is possible that this was also taken during the Empire Day celebrations from 1905. The flat landscape of the park with an upwards incline along one edge is evident at this time, as well as irregular informal tree plantings. ....	24
Figure 52 – The boundary of lot 47A in 1907 as transferred to Jane Malcom, vol 1765, fol 211. At this time the land remained one lot and had not yet been consolidated with lots 47 and 48. ....	24
Figure 53 – Jane Malcolm, the donor of the subject site land, on her wedding day. ....	24
Figure 54 - Transfer Jane Malcolm to Warringah Council Lot B, DP966128, vol 2182 fol 234, 14th September 1911 .....	25
Figure 55 – The lots outlined in red were retained by Jane Malcolm, the plan also indicates a lot resumed for crown land by the Department of lands. ....	25
Figure 56 – Mrs Neilson Opening Brookvale Park, 1911 .....	26
Figure 57 – The Opening of Brookvale Park, 1911. A gentle upwards slope was extant at the entrance to the park at this time. ....	26
Figure 58 – The 1930 Pavilion. The original structures used for the Agricultural show can be seen. These buildings are largely simple timber constructions with pitched rooves. The ground of the oval appears to be grassed near the buildings with a dirt track used for racing evident behind a timber fence.....	27
Figure 59 – 1930s Aerial of the Subject site. The early tree plantings can be seen along the northern boundary of the subject site (at this time the lower blue dash line), and the north east corner. Openings can be seen along the northern boundary where an entrance to a track appears to begin. The original formation of the oval was a traditional oval shape. The tracks used for horse trotting can be seen around the ground. The early spectator and club use structures can be seen along the western portion of the site. The northern portion of the subject site (indicated approximately with blue dash lines) was at this time not consolidated with the remainder of the site. The eastern portion appears to be densely planted with trees and bushes ....	28
Figure 60 – The Councillor AG Parr Memorial Entrance gate to Brookvale Park with a rendered brick wall surrounding the grounds. The image is taken from Pittwater Road near the corner of Pine Avenue. The Brush Box and Camphor Laurels (indicated with arrows) can be seen around the boundary. Undated – post 1930. ....	29
Figure 61 – Brookvale Oval entrance c.1934. The rendered brick walls can be seen along Pittwater road	

extending from the A G Parr Entrance. Early trees can be seen rising above the boundary fence with spacing in between. ....	29
Figure 62 – Women at the Brookvale Show c.1935. The grassy nature of the fields surrounded by tree plantings can be seen at this time. ....	30
Figure 63 – The Brookvale Show c.1935, temporary structures were often constructed to accommodate the show.....	30
Figure 64 – Home Forces at Brookvale Oval c.1940. Regular tree plantings can be seen at the rear of the group shot suggesting that the plants were well established at this time. It is unclear whether the defence training required disruption of the oval or the surrounding trees. ....	30
Figure 65 – Trotting at Brookvale Oval c.1942. The 1930 pavilion and other early structures on the western end of the site can be seen in the distance. ....	31
Figure 66 – Trotting at Brookvale Oval c.1944. By this stage it appears the irregular tree plantings have been removed from the field. ....	31
Figure 67 – Aerial View of the subject site from 1943. The tree-plantings are evident as established and mature trees surrounding the border, with the line broken at the northern boundary for two structures. Lots 47 and 48 has not yet been consolidated in the site. The approximate boundary of the subject site is indicated in red dash lines. The approximate outline of Federal parade and the division from lots 47 and 48 is indicated in blue. ....	32
Figure 68 – View from the Grandstand in 1947. The layout of the oval surrounded by the trotting field can be seen, with tree plantings of various sizes along the boundary. ....	33
Figure 69 – Trotting at the Brookvale Show c, 1959. The early pavilions from the Agricultural show can be seen, with the border of established trees in the distance. ....	33
Figure 70 – Panorama view of Brookvale Oval c.1950. Tree plantings can be seen along the boundary of the field, spaced irregularly. ....	34
Figure 71 – 1951 Aerial Photograph of the subject site. The approximate boundary of the subject site is indicated in red dash lines. The approximate outline of Federal parade and the division from lots 47 and 48 is indicated in blue. ....	34
Figure 72 - Excerpt of a Map of the Parish of Manly Cove, County Cumberland c.1923. At this time Federal Parade still cut through the subject site. The map shows the original lots of land which were amalgamated to create the park, and the irregular subdivision pattern of the surrounding area. The subject site is indicated in red with the original location of Federal Parade indicated in blue dash lines.....	35
Figure 73 – Detail of Parish of Manly Cove, County of Cumberland Map, compiled drawn and printed at the Department of Lands, NSW. C. 1953. Federal Parade can still be seen passing through the subject site. The subdivision of the neighbouring properties suggests the layout of the land was largely unchanged from 1923. The school building can be seen in the south west corner. The subject site is indicated in red. ....	35
Figure 74 – Detail from 1961 Aerial. The development of Lots 47 and 48 can be seen by this time. The land has been bounded by a fence and largely cleared. A small development remains in the north east corner. The gaps in the tree plantings surrounding the oval now provide access between the grounds. The approximate outline of the visible portion of the subject site is outlined in red. ....	36
Figure 75 – ‘Cricket Team, Brookvale c.1950’. The popularity of local cricket continued throughout the 1950s. Spotlights had been installed to by this time to provide lighting for sporting activities, and the tree plantings around the border can be seen in the distance. ....	37
Figure 76 – Excerpt of a Map of the Parish of Manly Cove, County Cumberland c.1971. This map indicates that the subject site (indicated in red) had been consolidated, and Federal Parade had been diverted around the park. ....	37
Figure 77 – Brookvale Oval c.1960s. The oval grounds have since been replaced with the trotting field removed. The seating arrangement seen in the distance suggests that by this stage the upwards slope from the oval to the spectator area had been established. The surrounding tree plantings can be seen to the rear. ....	37
Figure 78 – Detail 2000 Aerial from the Brookvale Management Plan, 2002. The subject site is outlined in yellow. The layout of the oval has been formalised by this team, with the organisation of the spectator stands (both earthen and built) established by this time. The tree plantings are largely consistent with their earlier arrangement, with irregular openings along all boundaries. Plantings have also been included along the southern boundary. The “Village Green” with the playground and cottage can be seen to the North West Corner. ....	38

**TABLES:**

Table 1 – DA Drawing Documentation .....	3
Table 2 – Assessment of heritage significance .....	40
Table 3 – Warringah Local Environmental Plan 2011 .....	45
Table 4 – Warringah Development Control Plan 2011 .....	48
Table 5 – Heritage Division Guidelines .....	49





# EXECUTIVE SUMMARY

## Introduction

Urbis has been engaged by Manly Warringah Sea Eagles (MWSE) to prepare the following Heritage Impact Statement for proposed works to develop a state-of-the-art Centre of Excellence and Grandstand at Brookvale Oval, Brookvale.

The subject site is identified as a heritage landscape item of local significance in *Warringah Local Environmental Plan 2011*, Schedule 5 Environmental heritage, Part 1 Heritage Items as follows:

- *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), Brookvale (Item no: 1132).*

In addition, the following heritage item of local significance is located in close proximity to the subject site:

- *Brookvale Public School, 2–8 Old Pittwater Road, Brookvale (Item no: 14).*

The location of the above listed heritage items is shown below in Figure 2. In the light of the heritage significance of the place, a Heritage Impact Statement (HIS) is required to accompany the development application.

## Description of Proposed Works

The proposed works for the Brookvale Oval Redevelopment Centre of Excellence and Grandstand are prepared by architects, Hassell, and include the following:

- Removal of 11 x existing tree plantings from the northern end of Brookvale Oval – Trees 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46.
- Demolition of existing ancillary structures and bleacher seating at the northern extent of the oval.
- Divert the existing storm water line outside the alignment of the proposed Grandstand.
- Construct a 3,000-seat sports Centre of Excellence and Grandstand along the northern perimeter of the oval. The structure comprises a new two-storey grandstand within the northern undercroft of the Grandstand with the lower level to be below ground at the northern extent.
- Relocation of the digital Scoreboard to the east of the proposed Grandstand.
- Formalisation of an additional 15 parking spaces are proposed for the existing parking on the western side of the oval, off Alfred Street (no removal of existing trees is required).
- Planting of fifteen (15) x new mature endemic species to compensate for the removal of trees including *Banksia Aemula* (Wallum Banksia) + *Callistemon Citrinus* (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site - 4m height

## Statement of Significance

The existing Statement of Significance has been sourced from the State Heritage Inventory for Brush Box and Camphor Laurel trees surrounding Brookvale Park (Database No:2610307):

*The mixed and single species Inter-war period row plantations form a more or less contiguous green-belt around this sportsground. The multi-stemmed mature Brush Box (*Lophostemon confertus*) and Camphor Laurels (*Cinnamomum camphora*) retain a high level of visual integrity. The trees with their inter-locking canopies and substantial scale create a strong visual foil and distinctive sense of place. The trees have local significance in terms of their long association with development of the site as a showground, a park and sportsground. They share important links with the local area's cultural and social history, particularly the local school and may have been established as a WWI commemorative grove. The thematic approach is typical of Sydney's public planting schemes in the early twentieth century.*

## Conclusions and Recommendations

- The heritage significance of Brookvale Oval is associated with a heritage landscape element - the linear memorial tree plantings around the western, northern and eastern perimeter of the parkland, dating from the early twentieth century.
- The proposed construction of a 3,000-seat grandstand along the northern perimeter of the oval will require the removal of eleven (11) of the existing trees.
- Historic photographs, including aerial photographs, show there have been buildings along the northern perimeter of the oval. These buildings have interrupted the “linear” planting element along the northern edge of the oval.
- The proposed demolition of later addition minor structures at the northern end of the Brookvale Oval, including toilet blocks, canteens, tickets boxes and digital scoreboards is acceptable in heritage terms. These ancillary structures date from the later part of the 20th century and have little heritage significance. Removal of these structures will have little negative heritage impact on the subject site of Brookvale Oval and the linear heritage landscape planting.
- Consideration was given to the replanting / relocating of existing trees that are proposed for removal for the construction of the grandstand structure. Arborist, Tree Management Strategies, determined relocating existing trees is not possible given species and age of the eleven subject trees - Trees 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46. It is proposed to plant mature endemic species to compensate for the removal of trees as follows:
  - Fifteen (15) x new mature endemic species to compensate for the removal of trees including Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site - 4m in height.
- From a heritage perspective, Urbis is in a position to support the proposed grandstand and the proposed replacement mature endemic tree in close proximity to the grandstand to reinforce the existing heritage-listed linear planting.
- The following have been undertaken to mitigate the impact of the proposed works:
  - Endemic species are proposed as part of the planting programme. Urbis recommends that plantings be undertaken in conjunction with students, teachers and the extended community associated with Brookvale Public School. Consideration could also be given to engaging members of the Manly Warringah Sea Eagles team and club in the commemorative plantings.
  - The use of wood from removed heritage trees for artwork, woodwork, seating and or mulched onsite for existing or new landscaping. This should be determined through the provision of heritage advice and workshop discussion with architects, landscape architects and arborist.
  - The collection of seed or cuttings to regrow trees to ensure the “Terra” or heritage value of the trees is conserved. Trees that are regrown may be planted in the local area as replacement street trees or in parks.
- During an extensive community consultation process involving with surrounding neighbourhood and immediate residents, the heritage significance and listing of the trees was unknown.
- It was generally understood, the primary significance of the site is associated with its use as a place of public recreation and use by the football club. This proposal will result in ‘bringing the club home’ and cementing the historical home of the club for years to come.

# 1. INTRODUCTION

## 1.1. BACKGROUND AND HERITAGE LISTING

Urbis has been engaged by Manly Warringah Sea Eagles (MWSE) to prepare the following Heritage Impact Statement for proposed works to develop a state-of-the-art Centre of Excellence and Grandstand at Brookvale Oval, Brookvale.

The subject site is identified as a heritage landscape item of local significance in *Warringah Local Environmental Plan 2011*, Schedule 5 Environmental heritage, Part 1 Heritage Items as follows:

- *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), Brookvale (Item no: I132).*

In addition, the following heritage item of local significance is located in close proximity to the subject site:

- *Brookvale Public School, 2–8 Old Pittwater Road, Brookvale (Item no: I4).*

The location of the above listed heritage items is shown below in Figure 2. In the light of the heritage significance of the place, a Heritage Impact Statement (HIS) is required to accompany the development application.

## 1.2. SITE LOCATION

Brookvale Oval is located in the northern beaches' suburb of Brookvale. It is located within a block bounded by Pittwater Road to the south, Pine Avenue to the east, Federal Parade to the north and Alfred Road to the west (see Figure 1). The legal address of the site is identified as Lots 47 of Deposited Plan 3674, Lots 1-6 of Deposited Plan 1141128 (formerly Lot 48 of DP3674) Lot 1 of Deposited Plan 651359, Lot 1 of DP784268, Pt 1 DP114027, Lot B of Deposited Plan 966128 and Lot 6 of Deposited Plan 785409



Figure 1 – Location plan showing Brookvale Oval outlined with a broken red line

Source: Six Maps





Figure 2 - Extract of heritage map showing the location of the subject site, Brookvale Oval, circled in red

Source: Warringah LEP 2011, Heritage Map HER\_010A

### 1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Warringah Local Environmental Plan 2011* and the *Warringah Development Control Plan 2011*.

### 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Lucy King, (Heritage Assistant), Leonie Masson (Senior Consultant, Historian) and Lynette Gurr (Associate Director, Heritage). Jonathan Bryant (Director, Heritage) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

### 1.5. THE PROPOSAL

#### Development Application Documentation

This Heritage Impact Statement (HIS) has been prepared following review of the following development application documentation for the Brookvale Oval Redevelopment Centre of Excellence and Grandstand, prepared by Hassell.

Table 1 – DA Drawing Documentation

Title	Dwg No	Rev	Date
Cover Sheet	A_0000	E	17.10.2019
Notification Plan	A_0100	-	17.10.2019
Existing Conditions Site Plan	A_0200	E	17.10.2019
Site Survey	A_0201	D	17.10.2019
Site Analysis Plan	A_3000	E	17.10.2019
Proposed Site Plan	A_3001	L	17.10.2019
Demolition Plan	A_4000	E	17.10.2019
Landscape Site Plan	A_5000	F	13.03.2020
GA Plan – Lower Ground B00	A_1000	G	17.10.2019
GA Plan – Concourse Level 00	A_1001	L	17.10.2019
GA Plan – Upper Level 01	A_1002	L	17.10.2019
GA Plan – Roof Plan	A_1003	L	17.10.2019
GA Elevations	A_2000	G	17.10.2019
GA Sections	A_3000	L	17.10.2019
Solar Analysis June	A_4000	H	17.10.2019
Solar Analysis September	A_4001	H	17.10.2019
Solar Analysis December	A_4002	H	17.10.2019
Solar Analysis March	A_4003	H	17.10.2019
Photo Montage	A_5000	E	17.10.2019

## Description of Proposed Works

The proposed works for Brookvale Oval, Brookvale, are as follows:

- Removal of 11 x existing tree plantings from the northern end of Brookvale Oval – Trees 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46.
- Demolition of existing ancillary structures and bleacher seating at the northern extent of the oval.
- Divert the existing storm water line outside the alignment of the proposed Grandstand.
- Construct a 3,000-seat sports Centre of Excellence and Grandstand along the northern perimeter of the oval. The structure comprises a new two-storey grandstand within the northern undercroft of the Grandstand with the lower level to be below ground at the northern extent.
- Relocation of the digital Scoreboard to the east of the proposed Grandstand.
- Formalisation of an additional 15 parking spaces are proposed for the existing parking on the western side of the oval, off Alfred Street (no removal of existing trees is required).

- Planting of fifteen (15) x new mature endemic species to compensate for the removal of trees including Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site - 4m height

The following figures are excerpts from the Hassell development application drawing documentation.



Figure 3 – View from Pitch to Grandstand

Source: Hassell, October 2019



Figure 4 – View from north-western section of the pathway looking to proposed Grandstand

Source: Hassell, October 2019





## 2. SITE DESCRIPTION

### 2.1. STREETScape CONTEXT OF THE SUBJECT SITE

The subject tree plantings are located on Brookvale Oval, which is located on Pittwater Road, Brookvale. Brookvale is located approximately 13 kilometres north-east of the Sydney Central Business District. The suburb is a combination of low to medium density housing, light industrial and commercial buildings. The subject site is largely rectangular with an extension on the south-western corner following the curve of Pittwater Road. The site occupies several lots and exists within a block bounded by Federal Parade to the north, Pine Avenue to the east, Pittwater Road to the south, and Alfred Road to the west.

The subject site is surrounded on three sides, north, east and west, predominately by low density residential buildings, with school buildings to the west. The southern boundary is defined by Pittwater Road, and is situated opposite low rise commercial shopfronts and warehouses, as well as a petrol station and a fast food outlet.

On the western boundary, the Oval is situated opposite two schools, St Augustine's College, and local heritage item, Brookvale Public School. Brookvale Public School is an early twentieth century school building, constructed in sandstock brickwork with sandstone foundations, with a hipped and gabled roof.<sup>1</sup> The south-western elevation of the Fulton Menzies Stand and the western tree plantings are visible from the main entry gate to the school grounds. The school is largely concealed by mature tree plantings (Figure 6).

To the north of the oval is a "Village Green" public park, which forms part of the subject site. This area is separated from the Oval by a fence with an aluminium balustrade which surrounds the oval, and the northern row of tree plantings (Figure 9). The Village Green area is grassed and has a gentle slope to the east. Tree plantings surround the perimeter of the Village Green and separate a playground area to the east. In the north-eastern most corner is a modern low-rise building housing an 'occasional care' pre-school facility, which is blocked from public access by a fence. Access to the Oval is available via a footpath that runs through the Village Green to the north of the Oval fence.

The exterior of the Oval is surrounded by public footpaths of bitumen and concrete which provide access and amenity. The footpaths are interspersed with mature tree plantings which contribute to the overall character of Brookvale. Street parking is available on the eastern and western street alignments (Figure 7 and Figure 8).

The following figures and captions describe the surrounding context of Brookvale Oval.



Figure 6 – View of the subject site from Brookvale Public School, across Pittwater Road. The exterior of the Ken Arthurson Stand and the western tree plantings are visible.

Source: Urbis, August 2019



Figure 7 – View of the eastern boundary of the subject site from Pine Street. The street parking is visible to the east. The Fulton Menzies stand at the south of the site is visible at the left.

Source: Urbis, August 2019

<sup>1</sup> State Heritage Inventory, *Brookvale Public School*, Database no.2610124





Figure 8 – View south showing the Alfred Street Boundary.

Source: Urbis, August 2019



Figure 9 – View of the subject site from Federal Parade, across the Village Green park. The northern row of tree plantings can be seen in the distance.

Source: Google Streetview



Figure 10 – View east showing the Pittwater road street view. The exterior of the Fulton Menzies stand can be seen, situated on top of earthworks sloping to the street.

Source: Urbis, August 2019



Figure 11 – View west showing the Pittwater road street view.

Source: Urbis, August 2019



Figure 12 – Detail of heritage item, Brookvale Public School

Source: Urbis, August 2019



Figure 13 – View west across Brookvale Public School

Source: Urbis, August 2019

## 2.2. BROOKVALE OVAL

### 2.2.1. Landscaping Setting and Plantings

The topography of Brookvale Oval was altered in 1971, with earthworks taking place to create the berms that now surround the Oval. The outer boundary of the site is relatively flat, although there is a gentle slope towards the east. The rectilinear Oval is enclosed on all four alignments by bench seating, with a concrete footpath to the rear. Berms of varying heights, contained on the oval facing side by a small retaining wall, rise behind the footpath. The most visually significant berm is located on the eastern alignment, providing informal seating for patrons. This berm extends to the north with a curved corner in the north-east (Figure 14). The western and southern spectator stands are situated on top of these elevated earthworks. A foot path runs around the base of the berms to the north and east which transitions into a walkway that runs between the oval and the Jane Try Stand.

The subject perimeter plantings are situated along the boundary of the site, following the street alignment on the east and west boundaries. The northern row of tree plantings divides the Oval from the “Village Green” area creating a linear row to the south of the footpath. The trees are most established on the eastern boundary where the tree crowns reach the greatest height and width. The State Heritage Inventory notes that the northern row of tree plantings consists of Brush Box trees, the Pine Avenue plantings (eastern boundary) consists of Camphor Laurels and Brush Box trees, the Alfred Avenue (western boundary) row consists of Brush Box trees. Many of these trees are younger or infill replacement plantings.<sup>2</sup> The current listing suggests that a “short row of Brush Box [trees] in Pittwater Road (near Pine Avenue intersection) are part of the original scheme”. Four trees can be seen in an aerial photograph from 1943 (Figure 67). Available evidence cannot confirm that these trees are original. If they are original, it appears that a tree in this row has either been removed or replanted to create a public access path. These trees are not part of the heritage listing.

The linear plantings have been modified several times, particularly along the northern row. Several openings have been created in this row, providing access to footpaths (Figure 22 and Figure 25). Gaps in the northern row are associated with previous built structures constructed in these locations. The trees which constitute the eastern alignment have also been altered to allow greater access and amenity. The eastern row of trees is the most intact (Figure 15).

The following images and captions demonstrate the Brookvale Oval setting and plantings:



Figure 14 – View south showing the tree plantings along the eastern boundary of the subject site. The prominent eastern berm can be seen, with the surrounding footpath.

Source: Urbis, August 2019



Figure 15 – View north showing the subject tree plantings along the eastern boundary of the subject site, adjacent to the Pine Street parking.

Source Urbis, August 2019

<sup>2</sup> State Heritage Inventory, *Brush Box and Camphor Laurel Trees Surrounding Brookvale Park*, database no.2610307





Figure 16 – View south-west showing the berm which constitutes the eastern spectator stand.

Source: Urbis, August 2019

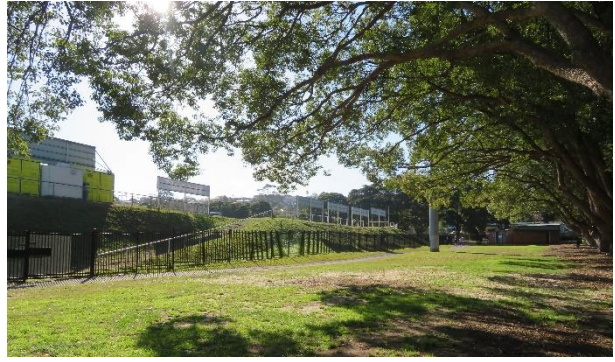


Figure 17 – View north showing the relationship between the eastern berm and the eastern tree-plantings.

Source: Urbis, August 2019



Figure 18 – View north east showing the tree plantings surrounding the toilet block. The entrance to the pre-school can be seen behind the fence.

Source: Urbis, August 2019



Figure 19 – View south showing the visibility of the eastern boundary tree plantings from the Oval.

Source: Urbis, August 2019



Figure 20 View west showing the rear berm with views to the kiosk and subject tree plantings along the northern boundary of the Oval

Source: Urbis, August 2019



Figure 21 – View west from the playground showing the northern boundary tree plantings

Source: Urbis, August 2019





Figure 22 – View of the northern entrance gate in from the northern berm.

Source: Urbis, August 2019



Figure 23 – View east showing the gaps in the northern boundary tree plantings.

Source: Urbis, August 2019



Figure 24 – View north showing the visibility of the northern boundary tree plantings and structures from the western spectator stand.

Source: Urbis, August 2019



Figure 25 – View north showing the varying conditions of the northern boundary tree plantings.

Source: Urbis, August 2019 [Click here to enter text.](#)



Figure 26 – View south showing the southern portion of the subject site.

Source: Urbis, August 2019



Figure 27 – View north showing the relationship between the western tree plantings and the rear of the western stand.

Source: Urbis, August 2019 [Click here to enter text.](#)



Figure 28 – View east of the northern boundary of the site.

Source: Urbis, August 2019



Figure 29 – View south east showing the view of the tree plantings and the Oval from the "Village Green".

Source: Urbis, August 2019

### 2.2.2. Buildings within the Subject Site

The subject site contains a number of built structures, the largest of which are the spectator stands. Several auxiliary structures are situated along the boundaries. Seating is provided by benches that run along the north, east and south of the ground at the base of the slope towards the oval.

The Jane Try Stand to the west and the Fulton Menzies Stand extend the length of the western and southern boundaries of the grounds. They consist of two levels covered by an extended roof. Seating is situated on the first floor, supported by a concrete frame and accessed by concrete stairs. To the rear of the first-floor seating are corporate and office rooms enclosed by glazing. An awning extends from the edge of the roof form above these rooms. The exterior of the southern stand, which presents to Pittwater road is largely concrete with branded signage. The exterior of the Jane Try Stand is face brickwork, with timber extensions providing additional accommodation.

The Ken Arthurson Stand in the southwest corner was constructed in 1995 and consists of three levels. The first and second floors provide seating with corporate rooms enclosed by glazing to the rear of the seating on the first floor. The third floor consists of enclosed corporate rooms and offices which are constructed from rendered masonry and glazing. The roof form of this structure rises above the roof line of the other stands and is clad in corrugated iron which cantilevers above the seating. The exterior of this stand, which presents to Pittwater Road, is clad in face brickwork.

Two utilitarian rectangular ticket booths, which clad in sheet metal, are situated in the north-eastern corner of the subject site. They are setback from the footpath, interrupting the rows of tree plantings along the corner of the site. These structures post-date the 1960s when Brookvale Oval was established as a football field.

To the north of these booths is a single-storey brick amenities structure (Figure 32). This structure is under the canopy of the tree plantings. These structures appear to date to c1980s.

A further amenities block is located in the north-eastern corner of the site below the northern line of tree plantings (Figure 30). This structure is similarly constructed from brickwork with a flat roof of corrugated iron. The facility has been constructed on an angle facing the corner of the oval berm. The tree plantings continue behind the structure on the eastern border, although gaps can be seen to the rear of the structure in the northern boundary tree plantings.

The following images and captions demonstrate buildings within the subject site:





Figure 30 – View of the toilet Block in the north west corner of the Oval site.

Source: Urbis, August 2019



Figure 31 – View east of the toilet block in the north west corner of the Oval.

Source: Urbis, August 2019



Figure 32 – View north showing the secondary toilet block towards the south east corner of the site.

Source: Urbis, August 2019



Figure 33 – Detail of the kiosk buildings along the northern boundary.

Source: Urbis, August 2019

The majority of auxiliary structures are located along the northern boundary of the Oval grounds, to the south of the Village Green footpath. Along this alignment the tree plantings are interrupted by two kiosks constructed from painted brickwork (Figure 34). These structures may be replacements of earlier structures as these gaps can be seen in historic aerials. Within the Oval grounds are several small structures accommodating hospitality retail, including a small food vendor stand with a small awning. This structure is flanked by a small temporary rectangular structure providing services which has been elevated on bricks to the west, and an ice machine to the east. The northern boundary tree plantings run between these structures and the eastern kiosk.

A recent addition consists of a rectangular brick structure which accommodates a bar (Figure 35). This structure is a utilitarian design, with roller windows to provide access for customers. A large scoreboard is located above this structure, projecting vertically and blocking views of the trees to the rear tree plantings. The structures along the northern boundary appear to be later additions and are situated in both existing and recent gaps in the tree plantings. The structure to which the score board is mounted is a later addition building with skillion roof. An earlier building in this location had a tiled hipped roof.

To the west of this screen is a flat brick extension to the Jane Try Stand, which extends to the northern boundary of the grounds. To the rear of this is a single storey rectangular brick structure, located in the north-west corner of the site between the Oval grounds and the “Village Green” (Figure 37). This structure appears to be utilised for storage and is surrounded by landscaping. Younger tree plantings continue down the street-facing elevation of this structure. To the south of this structure are cricket batting cages.





Figure 34 – Detail of ticket booth on the northern boundary of the Oval.

Source: Urbis, August 2019



Figure 35 – Detail of bar on the northern Oval boundary topped by a screen.

Source: Urbis, August 2019



Figure 36 – View north of the structure on the western boundary behind the basketball and cricket facilities.

Source: Urbis, August 2019



Figure 37 – Detail of a face brick structure on the western boundary.

Source: Urbis, August 2019



Figure 38 – Ticket booths located at northern boundary of oval.

Source: Urbis, August 2019

### 2.2.3. Condition of Trees – Arborist Report

Specialist arboreal information has been provided by arborists, Tree Management Strategies. This specialist arboriculturalist was engaged to assess the health and condition of seventy-four (74) trees potentially affected by the proposed development at Brookvale Oval. This included the condition and retention value of trees that form part of the heritage-listed row planting. The report also provided a Tree Management Plan for modifications and sensitive construction methods.

The Arboricultural Impact Statement, dated 21.10.2019, prepared by Tree Management Strategies describes the plantings on Brookvale Oval: "Trees 1 to 59 and 71 to 75 are nominated heritage items under the *Warringah Local Environmental Plan 2011* (WLEP 2011)<sup>3</sup>. This amounts to 69 trees forming part of the heritage listing.

Of the eleven (11) trees proposed for removal, eight (8) are in Good condition and have High retention value. The remaining three (3) trees have medium retention value. The Arboricultural Impact Statement identifies the following about the subject trees within the footprint and close proximity of the proposed grandstand:

*Trees 36, 38, 39, 40, 41, 43, 45, and 46 within the subject site are given a high retention value... and have major incursions to the SRZ and TPZ by the proposed building envelope. The major incursions require the trees removal to support the proposed development.*

*Trees 37, 42 and 44 within the subject site are given a medium retention value... and have major incursions to the SRZ and TPZ by the proposed building envelope.*

*Tree 47... is given a medium retention value and has an acceptable minor incursion... and can be retained and remain healthy with Tree Protection measures.*

The conclusion is as follows:

*The Major incursions to the Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) of Tree 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46 require their removal as part of the proposed development. The Landscape Plan prepared by HASSELL proposes the replanting of nine (*Lophostemon confertus*) Brush Box to compensate for the removal of these trees.*

The Landscape Plan prepared by HASSELL proposes the replanting of eleven mature endemic species to compensate for the removal of these trees.

---

<sup>3</sup> Tree Management Strategies, "Arboricultural Impact Statement – Brookvale Oval", 21.10.2019, p2



### 3. HISTORICAL ANALYSIS

This section provides an overview and historical background of the immediate locality. This history draws on the collections of the following repositories. Any and all other materials cited are referenced accordingly.

- City of Sydney Archives
- State Archives & Records
- Sydney Water/Water NSW Historical Research Facility
- State Library of NSW
- NSW Land Registry Services
- National Library of Australia (Trove databases)

A complete bibliography is contained at Section 7 of this report.

#### 3.1. AREA HISTORY

The following history has been summarised from the entry “Brookvale” from the Dictionary of Sydney, and *Brookvale Heritage Walk*, published by Warringah Council. Further images and resources have been cited where applicable.<sup>4</sup>

Prior to formal settlement, the area had been known as Greendale, a name that is preserved today by Greendale Creek. The area between the hills and the sea was largely marshland and lightly timbered.<sup>5</sup> In approximately 1826 James Jenkins, assisted by convict labour, built a road at his own expense from the North Harbour (now Balgowlah) to Long Reef. The road (now known as Old Pittwater Road) passed through the Brookvale Valley via Miles Gully and was made official by Gazette Notice on the 8<sup>th</sup> November 1861. This road provided access and encouraged future development and expansion in the area.



Figure 39 – Map of the Parish of Manly Cove, County Cumberland, A.O. Map No. 322, Date unknown. C. 1840s. The approximate location of the relevant area of Redman’s grant is indicated in red. At this time early settlement had only recently begun, as such large areas of land were still undeveloped, including the subject site.

Source: *Land and Water Conservation, NSW LRS, Sheet 9, Overlay by Urbis.*

<sup>4</sup> Weicks, Maree, Brookvale, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/brookvale>, viewed 6th Aug 2019

<sup>5</sup> Map of Parish of Manly Cove, as sourced by the Dictionary of Sydney., 1883.

William Frederick Parker was the first English settler to buy land in Brookvale. He purchased 100 acres (40 hectares) on the 29<sup>th</sup> March 1836 and was provided with an assigned convict to help clear the land. Parker eventually owned 158 acres straddling the track that became Pittwater Road. He built a residence near the corner of the present day William Street which he called Brookvale, inspired by the brook which ran close by. In 1879, Parker's son William Francis built a stone cottage, which he called Brooklands, at the end of present-day Cross Street. William Francis Parker lived here until his death in 1927.

As the Parker estate was subdivided, Alexander Malcolm of the Malcolm family acquired 8 acres 2 roods and 28 perches from William Frederick Parker in 1883, and in 1884 built a house almost opposite Parker's. This house was called Brookvale House. Malcom's daughter Jane Try (nee Malcolm), came to own large portions of land in the area. She stayed in the family home, Brookvale House, until 1957 when it was sold to make way for Warringah Mall.

Another large land holder was William Redman, a solicitor and goldfields speculator who owned extensive land in both Belmore and Brookvale.<sup>6</sup> Redman owned three grants (granted between 1857 and 1860) in Brookvale totalling 197 acres (80 hectares) on the north-western side of Pittwater Road from Beacon Hill Road to Warringah road and beyond. Redman and Parker owned the greatest land holdings in the area, although towards the end of the century both estates began to be subdivided.

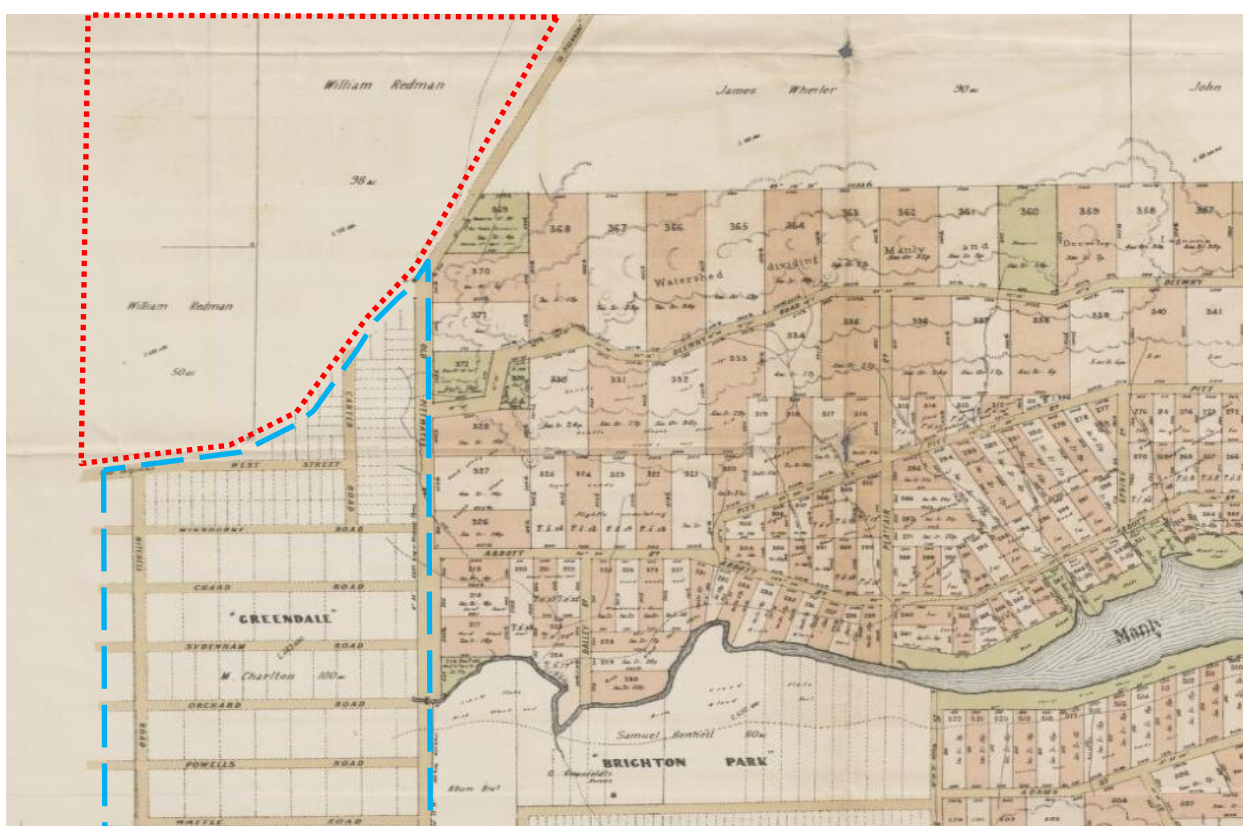


Figure 40 – Surveyor-General of New South Wales, Plan 352 portions a Harbord, Parish Manly Cove, County Cumberland: Within the Sydney population Area Proclaimed 22<sup>nd</sup> April 1886/ Sale on the Ground Saturday the 21<sup>st</sup> and 28<sup>th</sup> August 1886. The Map shows the remnants of the original area 'Greendale'. William Redman's grant, on which the subject site is located can be seen above. The formal and orderly settlement and subdivision of the neighbouring areas can be seen to the east near Manly Lagoon. The approximate location of the remnants of Greendale are indicated in blue dash lines, Redman's grant is indicated in red dash lines.

Source: National Library of Australia, MAP Folder 67, LFSP 1020

In 1889 the North Shore, Manly and Pittwater Railway and Tramway Act authorised the construction of a tramway through The Spit to Manly then north along the beaches to Newport and Church Point. In 1909 approval was given for the extension of the line to Brookvale and construction was completed by the 1<sup>st</sup> April 1910. For the first official trip on the 16<sup>th</sup> April 1910, the tram was bedecked with palm leaves and wildflowers

<sup>6</sup> "Redman, William (1823-1882) [Obituary]", *The Sydney Morning Herald*, 19<sup>th</sup> September 1882, p.3

and adorned with plumes of pampas grass flowers. Cheered all the way by locals lining the road, the tram steamed into Brookvale, led for the final yards by a brass band and pipers. Public service of the Brookvale extension began on 20 April, with a 30 minute service totalling 32 through trips daily, with 21 on Sundays. In May 1911, the Brookvale extension was electrified. Despite its success, the tramway came under increasing competition from buses, and in September 1939, the whole Manly–Narrabeen tram system was closed down and replaced by double-decker buses.<sup>7</sup>



Figure 41 – ‘Brookvale Residents Awaiting the Arrival of the First Tram in 1911’. The landscape of area at this point remained largely bushland with simple structures along the roads.

Source: “How Sydney’s Resident Action Groups Were Formed”, *Daily Telegraph*, April 16, 2018

Concurrent with the growth of Brookvale and the expansion of transport services were demands for a local school. Prominent local identities William Bagnall, Charles Johnson and William Francis Parker requested a provisional school. However, for the betterment of the district, the Minister for Public Instruction provided a full public school. Brookvale Hall was leased and the school opened on 1 November 1887 with Miss Elizabeth Lawson as teacher and an initial enrolment of 21 children. Brookvale Public School moved to a new building on the corner of Old Pittwater and Pittwater roads in 1901, by which time it had 36 pupils. This building, opposite the subject site, is still used today.

The suburb continued to be subdivided and developed for residential, industrial and commercial properties. This pattern continued following World War Two, although following the war there was a shortage of building materials.<sup>8</sup> A large post-war influx of European migrants saw a large increase in the Italian community, many of whom struggled to find housing. This influx of migrants saw the introduction of new building styles and a variety of new businesses.

Throughout the twentieth century, there was a push for open space and public recreation. To this end the council resumed several areas for public use, including the subject site.

<sup>7</sup> *Manly Daily, 90th Anniversary Souvenir Edition*, 1996, pp. 50-51

<sup>8</sup> John MacRitchie et al, “Italians on the Northern Beaches”, *Migration Heritage Centre*, 2011, accessed 6<sup>th</sup> August 2019.



## 3.2. SITE HISTORY

### 3.2.1. Early History and Subdivision

The subject site constitutes several lots all taken from land originally granted to William Redman between 1857 and 1860. Redman was a major land holder on the Northern Beaches (Figure 42) particularly in Balgowlah and Curl Curl, and the subject site was located to the North East of his holdings in the area.

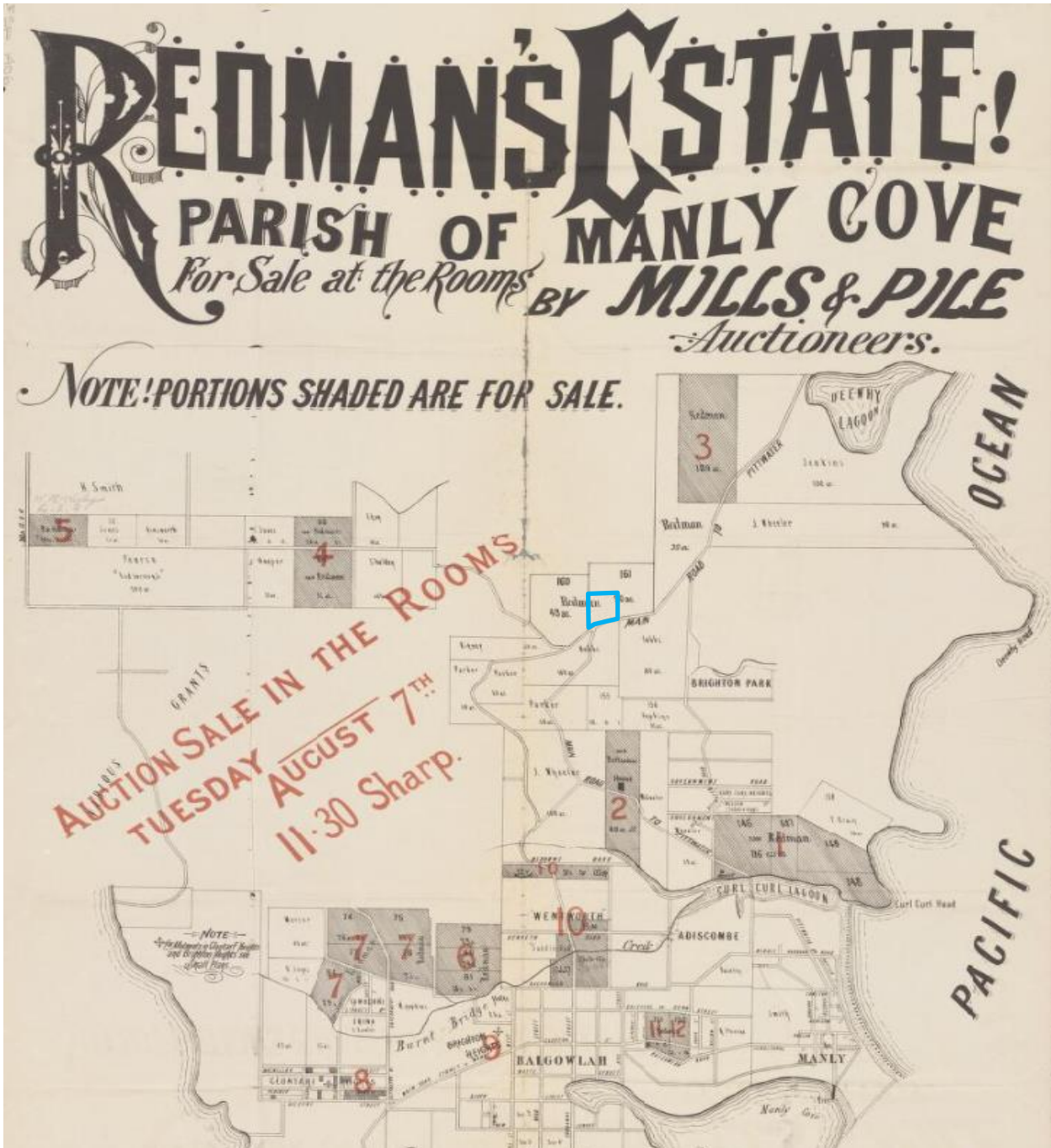


Figure 42 – ‘Redman’s Estate! Parish of Manly Cove/ For Sale at the Rooms by Mills & Pile, Auctioneers’. Subdivision map of Redman’s estate c. 1888. The areas shaded grey represents Redman’s extensive land holdings in the area which were for sale at this time. By this date the arrangement of the subject site can be seen as a lot of 50 acres, with little development nearby. The subject site is indicated in blue.

Source: National Library of Australia, MAP Folder 96, LFSP 1406

As can be seen in an early map of the area (Figure 39) early settlements had developed near the waterways and in response to the topography, following the formation of roads in the area. Redman practiced as a solicitor, speculated in the goldfields and eventually sat in parliament in the 1860s.<sup>9</sup> As such, Redman's lands were primarily investments which were likely leased, before eventually being subdivided and sold. It appears that the subject site did not undergo development in the period. By the late 1870s Redman's health began to fail and, like many other landowners, he commenced a more intensive subdivision of his landholdings in the vicinity of the study area. Following his death in 1882, the residue of his remaining lands were subdivided and sold by his estate.<sup>10</sup>



Figure 43 – Subdivision Plan of Redman's Estate- 'Redman's Estate Brookvale- Pitt St, Frenchs Forest Rd, Pittwater Rd, Pine Ave, 1899'. The subject site is indicated in red.

Source: State Library of New South Wales, Brookvale Subdivision Plans, SP/B28

<sup>9</sup> "Redman, William (1823-1882) [Obituary]", *The Sydney Morning Herald*, 19<sup>th</sup> September 1882, p.3

<sup>10</sup> *Ibid.*





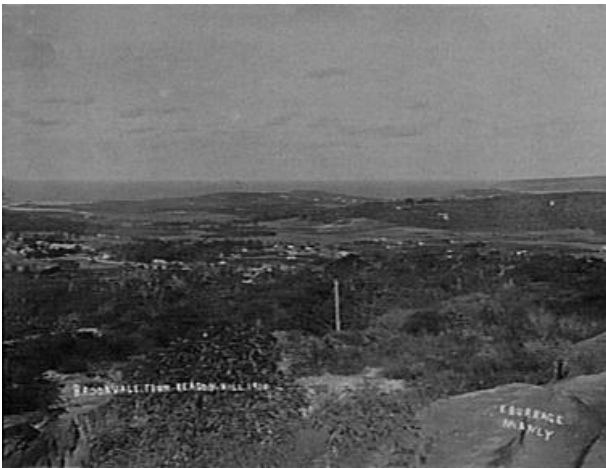


Figure 45 – View over Brookdale from Beacon Hill c.1910, by E. Burrage. The early landscape of the area with gentle slopes and areas of dense trees and bushes are evident.

Source: Manly Local Studies Library, item 001/001034



Figure 46 – First Tram Line in Brookvale, Outside Brookvale House, c.1910. This photograph, taken outside Jane Malcolm's family home is illustrative of the landscaping of the local area with grasslands preserved and tree plantings around the boundary of local homes and lots.

Source: Manly Local Studies Library, item 001/001035

Parish maps of the period show the pattern of development in the wider Brookvale area with orderly rectilinear lots interspersed with areas dictated by the land features. In a map from 1901, an area of the former Redman estate is shown, suggesting that the original subdivisions were for larger lots than what are later seen in subdivision plans (Figure 47).



Figure 47 – Detail of Map of Parish of Manly Cove, County Cumberland, c.1900. The former Redman Estate, on which the subject site is located is indicated in red. Redman had acquired a large portion of land which were sold and then subdivided for later resale. Areas further inland, to the west had already undergone subdivision.

Source: NSW LRS, A.O. Map No. 25789, Overlay by Urbis

Lot 47A remained undeveloped during these years, although in 1899 there were fears of diphtheria originating from a stream near the neighbouring public school which lead to the Department of Public

Instruction requesting action from Manly Council and the Brookvale Progress Association to avoid further spread of illness.<sup>14</sup> This may have halted development in the vicinity at the time.

In 1904 the remainder of James and Redman's lands, now "one hundred and forty two acres, fifteen and one quarter perches" were recorded in a residual certificate of title and shortly after underwent further subdivisions with several portions being resumed for crown lands (Figure 48). The land on which the subject site was located, primarily lot 47A, was resumed by the Crown in 1904. The neighbouring lot which would later be amalgamated with the site, lot 48, was sold on the 13<sup>th</sup> March 1905 to John Duncan. The plan also indicated that the layout of the surrounding area was largely confirmed by this period with few major changes to the street plan until the mid-twentieth century.

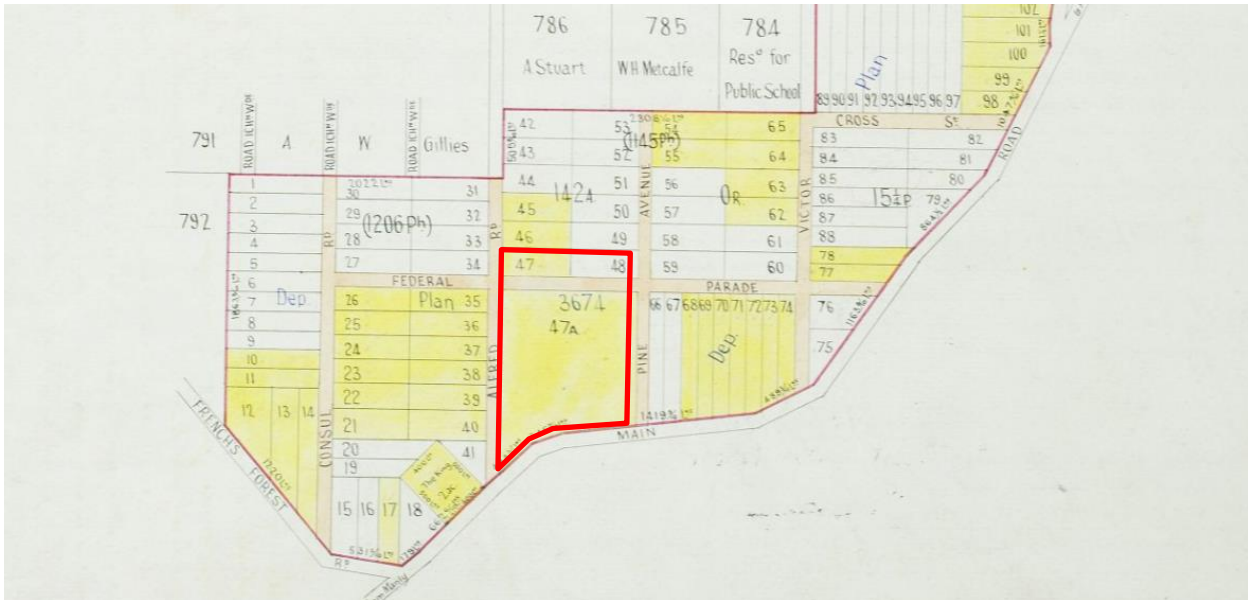


Figure 48 – Detail from vol 1524 fol 122, Certificate of Title of Benjamin James and Etela Redman's lands in 1904. This plan shows the areas of land divided and sold since their previous certificate of title was issued in 1891. Areas in yellow were resumed by the crown for public usage. The approximate location of the subject site is indicated in red.

Source: NSW LRS, 1524 122

It is unclear why the Crown resumed the land on which the subject site was situated. Some of the lots outlined on this plan were utilised for schools and there may have been the intention to utilise lot 47A as a public reserve retaining open space in the midst of residential and commercial development, as would later be the case. The land was also close to the council chambers. Although it appears that this land may have been transferred back to James and Redman, as the same parcel of land is recorded as having been sold to Samuel Charles Sadler, and separately to Henry Prince in 1901.<sup>15</sup>

It appears that Sadler and Prince jointly owned the land throughout this period, although by 1907, lot 47A had been sold to Jane Malcolm (Figure 52).<sup>16</sup> Jane was a member of a local family, the Malcolms, who had earlier acquired part of the former Parker Estate. The Malcolm family had constructed Brookvale House in which Jane would live until 1957. The property was subsequently demolished to create Warringah Mall. Following Jane's purchase of the allotment the land was locally known as "Farrell's Paddock", after local resident Daniel Farrell, the first president of the Manly-Warringah Tramway League, who was also Jane's uncle. Contemporary accounts note that Malcolm had allowed Farrell to utilise the land she owned near a piece of land on which he built a stone house named 'Inverness' (Figure 49). This house would later be converted to the Manly Leagues Club.<sup>17</sup> Farrell's Paddock was noted in contemporary newspapers to be utilised for both pigeon shooting and local cross-country athletics, likely as the land was one of the few largely undeveloped areas remaining at the time (Figure 50).<sup>18</sup>

<sup>14</sup> "Diphtheria at Brookvale", Evening News, Thursday 29<sup>th</sup> September 1898, p. 3

<sup>15</sup> NSW LRS vol 1362 fol 209 and NSW LRS vol 1362 fol 210

<sup>16</sup> NSW LRS Vol 1765 fol 211, "A Popular Manly Wedding", *The Catholic Press*, Thursday 27<sup>th</sup> April 1911, p. 25

<sup>17</sup> "Current News", *Newcastle Morning Herald and Miner's Advocate*, Wednesday 11<sup>th</sup> November 1914, p.4, Robert Smith, *The Eagle Has Landed: The Story of the Manly-Warringah Rugby League Club*, (Adelaide: Griffin Press), 1991.

<sup>18</sup> "Athletic Notes and Gossip," *Referee*, Wednesday 3<sup>rd</sup> July 1907, p. 8.



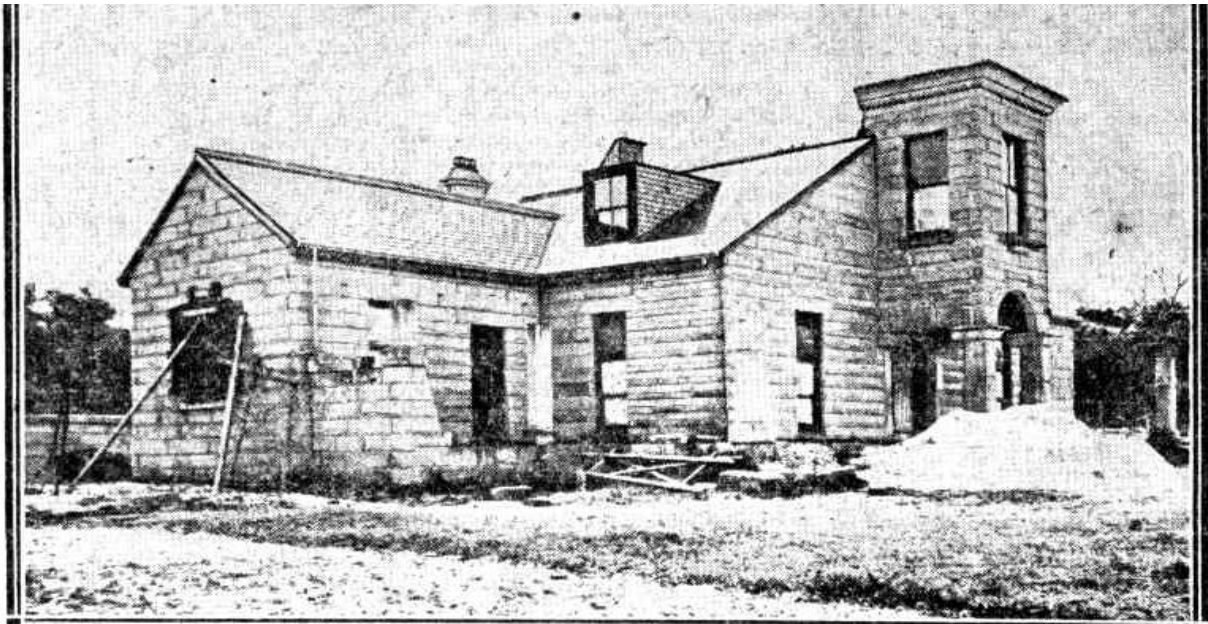


Figure 49 – A stone built by Daniel Farrell in 1912. The land was near the subject site and is indicative of the landscape and local housing construction.

Source: “The Book Fellow”, *The Sun*, Sunday 2nd September 1912



Figure 50 – This image has been identified by the NSW State Records Archive as ‘Empire Day celebrations in Farrel’s Paddock’ from approximately 1905. The park area appears to be largely flat with ground levels rising in the background. Early trees can be seen along the boundary of the grassed area with a rudimentary fence surrounding the grounds.<sup>19</sup>

Source: *NSW State Archive and Records Authority*, item 15051-a047-0011921



Figure 51 – ‘Banquet in Farrel’s Paddock’, date unknown although it is possible that this was also taken during the Empire Day celebrations from 1905. The flat landscape of the park with an upwards incline along one edge is evident at this time, as well as irregular informal tree plantings.

Source: *The Sea Eagle Has Landed*



Figure 52 – The boundary of lot 47A in 1907 as transferred to Jane Malcom, vol 1765, fol 211. At this time the land remained one lot and had not yet been consolidated with lots 47 and 48.

Source NSW LRS



Figure 53 – Jane Malcom, the donor of the subject site land, on her wedding day.

Source: *The Catholic Press*, 1911.

<sup>19</sup> Note: A copy of the same photograph is held in the Manly Local Studies Collection and is identified as the ‘Opening of Brookvale Park in 1911’ (Dee Why Library, item 001/001033). It is possible this is the case, although the observations about the park layout are largely the same.



### 3.2.2. The Opening of Brookvale Park

Jane Malcolm's purchase of the land of the subject site in 1907 was one of the many acquisitions in the area that contributed to the 'land boom'. It appears that between 1907 and 1911 she subdivided the land into four lots oriented vertically between Federal Parade and Pittwater Road, likely with the intention of selling the land for residential development and particularly with the development boom continuing in expectation of the opening of the Manly Tram line.

In 1910 there were calls from the local residents for a public park heightened by the opening of the tram line. The local council had made several unsuccessful attempts at locating and purchasing suitable land in 1909.<sup>20</sup> Whether for profit or goodwill it seems that Jane Malcolm was in talks with the Minister for Lands and the Warringah Shire Council regarding the transfer of the land by 1910. It was reported in September 1910 that the Department of Lands had reserved from sale "19 ¾ acres" of land in Brookvale and would then be "at liberty to assume control of the land for the use of the people for recreation purposes".<sup>21</sup> By November further reports indicate that the Department of Lands had issued an offer to purchase six acres of land on the condition that the Warringah Shire Council contributed a third of the cost (£400).<sup>22</sup> This offer was accepted.

One of the lots, Lot B of Deposited Plan 966128, was transferred to the Council of the Warringah Shire on the 14<sup>th</sup> September 1911 (Figure 54).<sup>23</sup> The neighbouring lot to the west, had been resumed as crown land and placed under the control of the Warringah Shire Council in August 1911. Jane Malcolm retained ownership of the remaining lots, although it appears that she had allowed or donated the use of the land by the council for public recreation.<sup>24</sup> Following her marriage in 1911, these lots were transferred to her husband George Augustine Try in 1912, who appears to have maintained this informal agreement. The agreement was formalised in 1929 when Try sold the lots to the Warringah Shire Council for £2300 in August.<sup>25</sup>

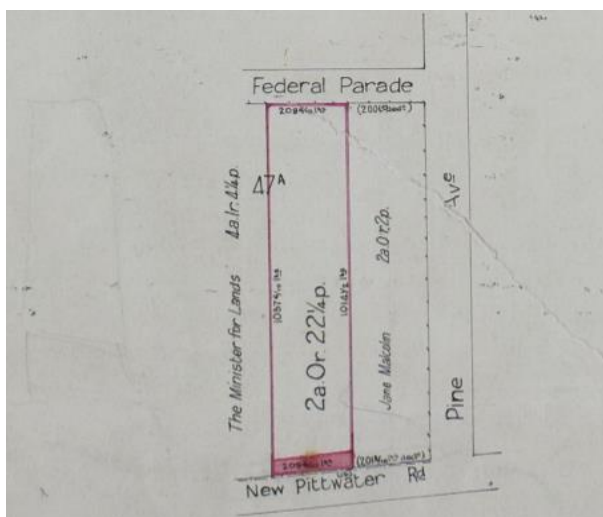


Figure 54 - Transfer Jane Malcolm to Warringah Council Lot B, DP966128, vol 2182 fol 234, 14th September 1911

Source: NSW LRS vol 2182 fol 234

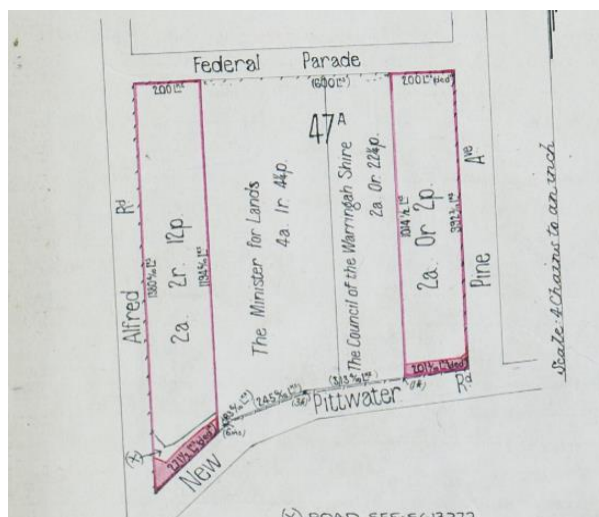


Figure 55 – The lots outlined in red were retained by Jane Malcolm, the plan also indicates a lot resumed for crown land by the Department of lands.

Source: NSW LRS 2172-109

The park was officially opened in 1911 following the acquisition of the first allotments to the Council. A public opening ceremony and celebration was held to mark the occasion. Mrs Nielsen, the wife of the Minister for Lands invited to perform the opening ceremony. Jane Malcolm also donated a pair of scissors (valued at five guineas) and a bouquet to be presented to Mrs Nielsen for the occasion.<sup>26</sup> In her opening address Mrs Nielson declared that the park would be "open to the public forever".<sup>27</sup> Photographs of the opening show that

<sup>20</sup> "Brookvale Park", *The Daily Telegraph*, Friday 17<sup>th</sup> September 1909, p.11

<sup>21</sup> "Brookvale Park", *Evening News*, Wednesday 21<sup>st</sup> September 1910, p.8

<sup>22</sup> "Park for Brookvale", *The Sun*, Tuesday 29<sup>th</sup> November 1910, p. 3

<sup>23</sup> NSW LRS vol 2182 fol 234

<sup>24</sup> NSW LRS vol 2172 fol 109

<sup>25</sup> *Ibid*, transaction B854332

<sup>26</sup> "Opening Brookvale Park", *Evening News*, Monday 27<sup>th</sup> February 1911, p.10

<sup>27</sup> "Opening Brookvale Park", *Evening News*, Monday 6<sup>th</sup> March 1911, p.2

the land of the subject site was generally flat with dirt and grass. Sporadic tree plantings are also evident. The area surrounding the site appears to be on an upward incline with trees and dense bushland apparent.



Figure 56 – Mrs Neilson Opening Brookvale Park, 1911

Source: Manly Local Studies Library, item 001|001030



Figure 57 – The Opening of Brookvale Park, 1911. A gentle upwards slope was extant at the entrance to the park at this time.

Source: Manly Local Studies Library, item 001|001032

Sports were a vital component of the park from opening with football and cricket matches held regularly. A formal football match was held as early as April 1911.<sup>28</sup> By 1912 lawn courts had been established at the park by the Brookvale Lawn Tennis Club and would remain in popular use for the next five years.<sup>29</sup> Alternative sports also took place in the park such as woodchopping events held in the early 1910s, including an 'Axeman's Carnival' held in 1915 involving "patriotic" wood chopping events.<sup>30</sup>

In 1916 the Warringah Shire Council passed a motion to purchase the land adjoining the park.<sup>31</sup> There was opposition to this move as some residents believed that the council would be paying above market value, particularly in a time of war. Following the war, plans were made to expand the use of the park. Equestrian events became a significant element of the park's usage with an informal trotting track introduced in the early 1920s. In 1921 the park hosted the inaugural Royal Agricultural Show hosted by the Warringah Shire Agricultural, Horticultural, Amateur Sports and Athletic Association.<sup>32</sup> The event included agricultural displays and competitions as well as "trotting races, bicycle races, marathons, exhibitions of horses, turnouts, and horsemanship, a dog show, a poultry show, an exhibition of produce, a flower show, needlework competitions, and a prize, apparently for the best of any animal, hobby or occupation of the Warringah Shire... prizes for making jam and cakes and meringues, bridal dresses and wreaths, trousseau and nighties, and knickers and camisoles!"<sup>33</sup> A formal track was constructed for 'foot and pony races' by residents through working bees on Saturdays. The annual agricultural show became a significant part of the use of Brookvale Park with new events added annually, including pig shows for returned soldiers who had taken up farming, instigated at the show in 1922.<sup>34</sup>

The tree plantings extending along the lengths of the park to the North, East and West were likely planted in celebration of annual Arbor day events throughout the 1920s. Ceremonial tree plantings were popular in the Brookvale area with various events taking place throughout the suburb, For instance "Victory Trees" were planted by the Brookvale Methodist Sunday School in celebration of the end of World War One in 1920, memorial palms were planted for sailors and soldiers at St Luke's Church in 1927, and a memorial tree was planted to commemorate William Francis Parker, one of the original settlers in the area.<sup>35</sup> Further ceremonial tree plantings took place in 1937 in honour of the King's Coronation with "four trees ... one each for the King, the Queen, and the two princesses".<sup>36</sup>

<sup>28</sup> "Second Grade", *The Sydney Morning Herald*, Monday 24<sup>th</sup> April 1911, p.12

<sup>29</sup> "New Courts at Brookvale Park", *The Sydney Morning Herald*, Monday 23<sup>rd</sup> September 1912, p.12

<sup>30</sup> "Axeman's Carnival", *The Gosford Time and Wyong District Advocate*, Friday 30<sup>th</sup> July 1915, p.6

<sup>31</sup> "Purchase of Land at Brookvale", *The Daily Telegraph*, Thursday 3<sup>rd</sup> February 1916, p.6

<sup>32</sup> "A Kick Off", *The Sun*, Sunday 31<sup>st</sup> July 1921, p.2

<sup>33</sup> *Ibid.*

<sup>34</sup> "Pigs at the Brookvale Show", *The Farmer and Settler*, Friday 3<sup>rd</sup> February 1922, p.9

<sup>35</sup> "Brookvale Memorial Palms", *The Daily Telegraph*, Monday 4<sup>th</sup> July 1927, p.2, "Victory Trees", *The Methodist*, Saturday 19<sup>th</sup> June 1920, "Warringah Pioneer Dead", *The Daily Telegraph*, Wednesday 6<sup>th</sup> July 1927, p.15

<sup>36</sup> "The Schools," *The Sydney Morning Herald*, Thursday 22<sup>nd</sup> July 1937, p. 4

This emphasis on tree plantings was encouraged by the Australian Forest League (NSW Branch) attempting to introduce the American tradition of Arbor Day through an appeal in 1926.<sup>37</sup> The league had offered to “provide trees and shrubs upon application being made by the teachers” of local schools and the approval of the proposed plantation area.<sup>38</sup> Brookvale school, likely inspired by the head master, Andrew Garden, who was a member of the Forest League, observed the tradition and planted nearly 40 trees.<sup>39</sup> It is unclear if the trees mentioned in contemporary newspaper reports are the subject trees surrounding the oval. While the Arbor Day tree plantings were intended to take place in school grounds, it is likely that the trees that surround the park were planted by the children of the public school opposite, particularly as the school often used the park grounds for events at this time.

An aerial from 1930 suggests that early tree plantings were established by this time with young trees seen along what constituted the northern boundary and north east corner of the site at the time (Figure 59). An opening can be seen in the northern boundary leading to a track that appears to provide access across to Pine Street. The oval at this time was also in a traditional oval shape (later modified), and a horse track used for trotting can be seen along the edge of the oval grounds.

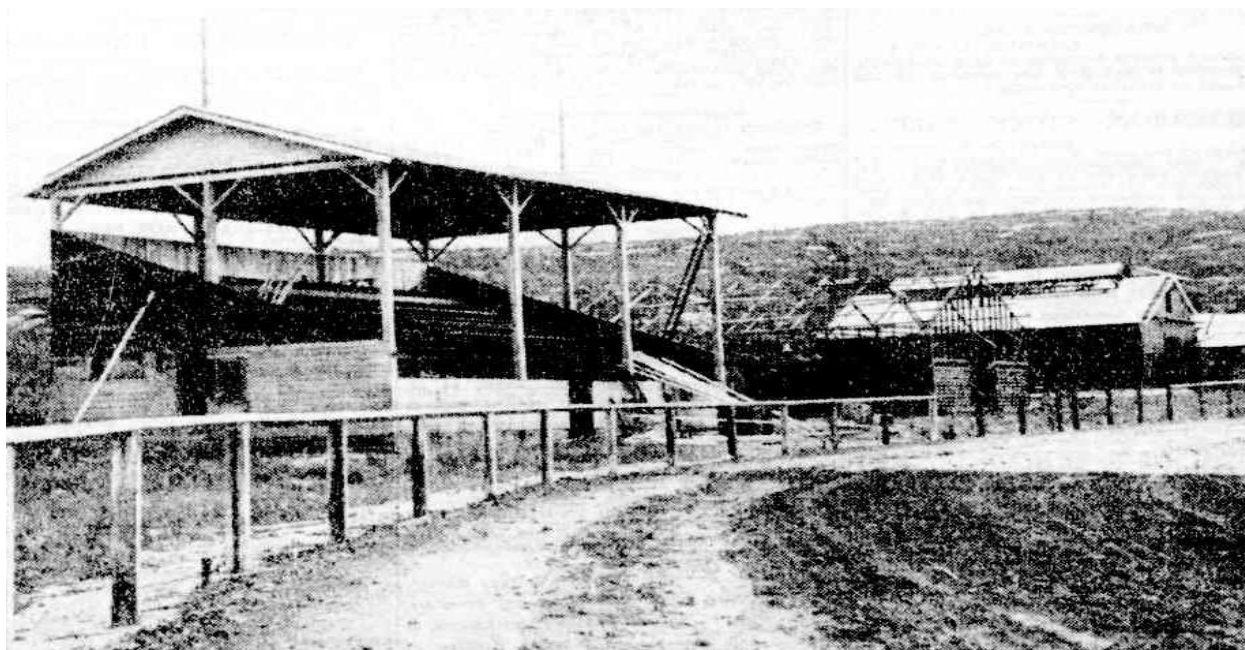


Figure 58 – The 1930 Pavilion. The original structures used for the Agricultural show can be seen. These buildings are largely simple timber constructions with pitched rooves. The ground of the oval appears to be grassed near the buildings with a dirt track used for racing evident behind a timber fence.

Source: *The Sydney Morning Herald*, 19th March 1930, p. 16

An aerial photograph from 1930 shows pavilions constructed along the western portion of the site by this time. A new pavilion had been completed on the site in March 1930 in anticipation of the agricultural show which was then a major community event (Figure 58). The pavilion costing £3, 000 appears to have been a simple structure constructed from timber with a pitched roof supported by timber posts. Illustrations from the contemporary newspapers suggest that the neighbouring structures were also likely timber structures, rectangular in form with pitched roofs, largely for use during the agricultural show.<sup>40</sup>

Photographs from the mid-1930s show an early fence surrounding the boundary of the site (Figure 60 and Figure 61). The fence was constructed of masonry, and it appears to rise above head height. The fence extended the length of Pittwater Road culminating in an entranceway near the corner of Pine Road consisting of three archways under a curved sign, erected in honour of councillor A.G. Parr. The tops of trees can be seen rising above the height of the boundary fence along Pittwater road, spaced metres apart, these trees appear to be set back from the entrance ways. Other views show early the early plantings of the Camphor Laurel and Brush Box trees in their infancy. The grounds of the park appear to be largely flat and

<sup>37</sup> “Arbor Day”, *The Sydney Morning Herald*, Saturday 31<sup>st</sup> July 1926, p.16

<sup>38</sup> *Ibid.*

<sup>39</sup> “Arbor Day in Schools”, *The Labor Daily*, Monday 2<sup>nd</sup> August 1926, p. 4

<sup>40</sup> “Brookvale Showground Improvements”, *The Sydney Morning Herald*, Wednesday 19<sup>th</sup> March 1930, p. 16

grassed with timber fences constructed for sports. Occasional trees are planted in grassed areas across the park, interrupting the centre fields.

By 1934 a set of trustees were appointed for “the District Park at Brookvale” and charged with the “difficult task...to effect necessary improvements”.<sup>41</sup> Likely as a result of their efforts, a new cricket oval was opened on the 11<sup>th</sup> September 1937 by the Minister for Labour and Industry (Mr. Dunningham).<sup>42</sup> The works, costing £4,000, comprised upgrades to the oval and improvements to the trotting and racing tracks, were said to be completed through the State emergency relief works scheme which provided funds for “sporting areas, parks and swimming pools” and other public recreation areas.



Figure 59 – 1930s Aerial of the Subject site. The early tree plantings can be seen along the northern boundary of the subject site (at this time the lower blue dash line), and the north east corner. Openings can be seen along the northern boundary where an entrance to a track appears to begin. The original formation of the oval was a traditional oval shape. The tracks used for horse trotting can be seen around the ground. The early spectator and club use structures can be seen along the western portion of the site. The northern portion of the subject site (indicated approximately with blue dash lines) was at this time not consolidated with the remainder of the site. The eastern portion appears to be densely planted with trees and bushes

Source: NSW Spatial Services

<sup>41</sup> “Under Trustees”, *The Sun*, Tuesday 3<sup>rd</sup> July 1934.

<sup>42</sup> “New Oval at Brookvale”, *The Sun*, Saturday 11<sup>th</sup> September 1937, p. 9



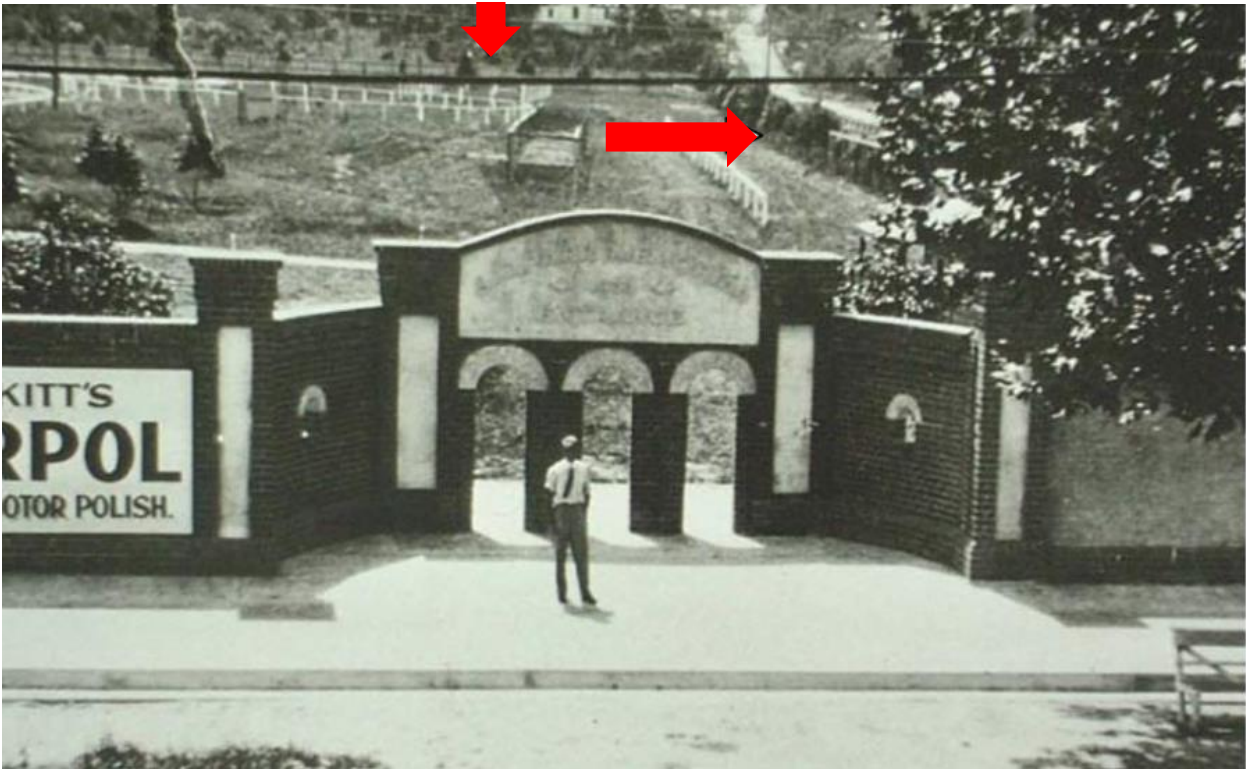


Figure 60 – The Councillor AG Parr Memorial Entrance gate to Brookvale Park with a rendered brick wall surrounding the grounds. The image is taken from Pittwater Road near the corner of Pine Avenue. The Brush Box and Camphor Laurels (indicated with arrows) can be seen around the boundary. Undated – post 1930.

Source: Warringah Local Studies Library Item 61453



Figure 61 – Brookvale Oval entrance c.1934. The rendered brick walls can be seen along Pittwater road extending from the A G Parr Entrance. Early trees can be seen rising above the boundary fence with spacing in between.

Source: Dee Why Library, item 40|WAR40870



Figure 62 – Women at the Brookvale Show c.1935. The grassy nature of the fields surrounded by tree plantings can be seen at this time.

Source: SLNSW Sam Hood Collection, 12068



Figure 63 – The Brookvale Show c.1935, temporary structures were often constructed to accommodate the show.

Source: SLNSW Sam Hood Collection, 12067

Prior to the outbreak of war in 1939, the Brookvale Oval hosted physical education training camps for teachers. Run and promoted by the Department of Education, “200 men and women teachers [were] learning new games and going through the intricacies of new exercises in which they will instruct school children after the vacation”.<sup>43</sup> These teacher training programs continued into the early 1940s, with teachers from Queensland also attending in 1941.<sup>44</sup> The male teachers were housed in canvas tents pitched around the grounds and activities took place on the field.



Figure 64 – Home Forces at Brookvale Oval c.1940. Regular tree plantings can be seen at the rear of the group shot suggesting that the plants were well established at this time. It is unclear whether the defence training required disruption of the oval or the surrounding trees.

Source: Manly Local Studies Library, item 001/001048

<sup>43</sup> “Physical Education Camp” *The Sydney Morning Herald*, Thursday 19<sup>th</sup> January 1939, p.17

<sup>44</sup> “Teachers to Spend Holidays in Camp at Brookvale”, *The Daily Telegraph*, Saturday 11<sup>th</sup> January 1941, p.7





Figure 65 – Trotting at Brookvale Oval c.1942. The 1930 pavilion and other early structures on the western end of the site can be seen in the distance.

Source: Manly Local Studies Library, item 41|WAR41126



Figure 66 – Trotting at Brookvale Oval c.1944. By this stage it appears the irregular tree plantings have been removed from the field.

Source: Manly Local Studies Library, item 41|WAR41122

During World War Two Brookvale Oval was also used for defence purposes with the Volunteer Defence Corps camping and training on site. Weekend training camps took place on the showgrounds, including weaponry training, leading to a training exercise for the defence of Dee Why beach.<sup>45</sup> In conjunction with defence use, trotting and local sports continued on the site (Figure 65 and Figure 66). It appears that by the early 1940s the remaining of the irregular tree plantings in the centre field had been removed and the oval had been formalized. An aerial photograph from 1943 indicates that the tree plantings surrounding the oval were well established, although plantings along the western border are possibly of a different species of tree. The openings along the northern boundary, seen in 1930, are more defined by this period, now leading to what appears to be two built structures. Further gaps in the tree planting are visible along this boundary, although it is unclear whether this was intentional, or accidental. The cart way that comprised Federal Parade is also visible along the northern boundary with grassed areas and tree plantings surrounding a nonlinear path. The lots north of the site, lot 47 and lot 48, remain largely undeveloped with trees and bushes occupying the majority of lot 48, and a small structure on lot 47. The tree plantings in the southwest corner of the subject site appears to have been largely pared back by this time, although the brick gate is evident along the border.

<sup>45</sup> "Home Defence Corps Goes into Action", *The Sun*, Monday 6<sup>th</sup> October 1941, p.3

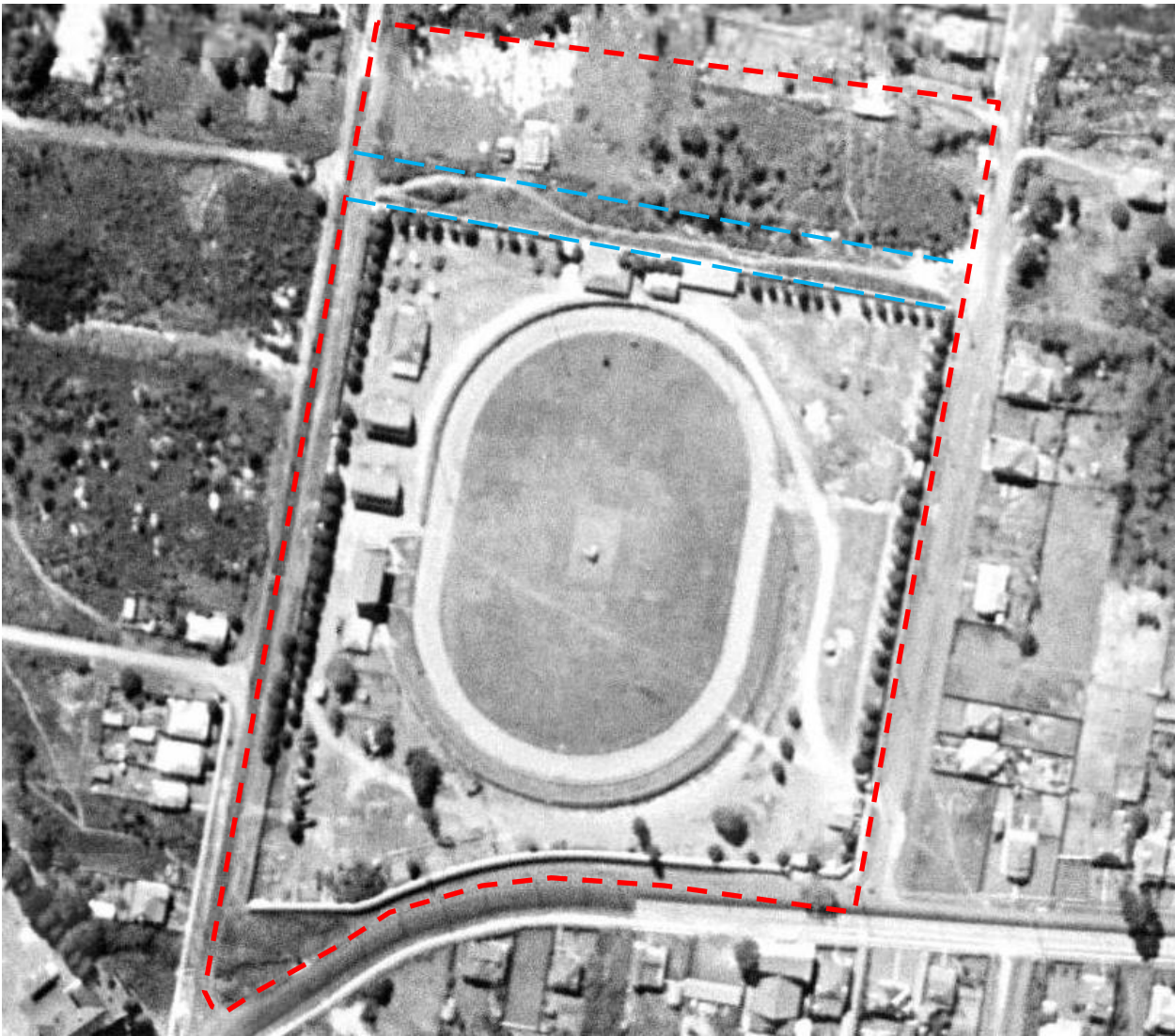


Figure 67 – Aerial View of the subject site from 1943. The tree-plantings are evident as established and mature trees surrounding the border, with the line broken at the northern boundary for two structures. Lots 47 and 48 has not yet been consolidated in the site. The approximate boundary of the subject site is indicated in red dash lines. The approximate outline of Federal parade and the division from lots 47 and 48 is indicated in blue.

Source: SIX Maps

### 3.2.3. Rugby League and the Post War Years

Robert Smith has observed that “while Rugby Union in the Manly District can be traced back to the 1870s, competitive Rugby League was not introduced to the peninsula until 1932, a period when the world shuddered under the chronic effects of The Great Depression”.<sup>46</sup> The Manly Warringah Junior League had been established in February 1932.<sup>47</sup> This was through the North Sydney district club, where an A-grade competition of six teams was established. Brookvale was one of these six clubs, along with Manly Juniors, Harbord, Narrabeen, North Curl Curl and Dee Why. By 1933 it became evident that each of these clubs needed grounds for both training and matches. Manly Council was initially hesitant to provide any land, despite the popularity of at least one match allowed on the Manly Oval. Shortly after, Warringah Council granted the league Brookvale Showground as well as Harbord Park and Dee Why Oval, although at the time it was noted that “the grounds, though not up to the required standard, were the best obtainable and will, no doubt, improve for the coming season.”<sup>48</sup>

In 1937, the Junior League committee decided to try to press the NSWRL for Manly and Warringah to be given district club status. Despite an application through the district club (North Sydney), the bid was not successful. Matches continued on Brookvale Oval, along with social activities such as Gala Days. Throughout the wartime years, the league was greatly affected by a high number of young men being called up to the army. The 1940 Annual report of the Junior League noted that “75 Officials and players had enlisted” with the expectation that the league would be even more depleted by the following season.<sup>49</sup> By 1942, military operations had deprived the club of the grounds, and the associated income. Despite this, matches continued to be played and in August 1943 a further attempt was made to include the Manly and Warringah as a District club; these efforts would continue throughout the end of the war. In 1945, a deputation approached the Warringah Shire Council, and later the District Park Trust regarding the possibility of developing the oval to a first-grade competition ground to assist with their efforts to gain district club status. Eventually the club was granted district status for the 1947 season as the Manly Sea Eagles with Brookvale Oval as their home ground. The field underwent upgrades as a result of the club’s new status.



Figure 68 – View from the Grandstand in 1947. The layout of the oval surrounded by the trotting field can be seen, with tree plantings of various sizes along the boundary.

Source: Archives ACT Image number 3093801507



Figure 69 – Trotting at the Brookvale Show c.1959. The early pavilions from the Agricultural show can be seen, with the border of established trees in the distance.

Source: Manly Local Studies Library, item 42|WAR42577

<sup>46</sup> Smith, as above, p. 11

<sup>47</sup> Ibid.

<sup>48</sup> Stan De Meur, secretary to the Junior League, in the Annual Report 1933, as quoted in Smith, as above.

<sup>49</sup> De Meur as quoted in Smith, p.17





Figure 70 – Panorama view of Brookvale Oval c.1950. Tree plantings can be seen along the boundary of the field, spaced irregularly.

Source: Manly Local Studies Library, item 43|WAR43705

An aerial from 1951 shows that the arrangement of the oval and the surrounding structures had not altered greatly since 1943 (Figure 71). While neighbouring blocks saw further development and the increasing residential and commercial properties, the structures on the oval were relatively unchanged since before the War. This is likely due to the effects of the wartime years with little funding available for development. The greatest change appears along the northern boundary where two of the small structures along the boundary have been removed. Gaps can be seen in the tree plantings where these structures had been, although the remaining trees along the boundary line are well established by this stage.



Figure 71 – 1951 Aerial Photograph of the subject site. The approximate boundary of the subject site is indicated in red dash lines. The approximate outline of Federal parade and the division from lots 47 and 48 is indicated in blue.

Source: Flickr



Early Rugby League matches drew large crowds with some matches attended by over 5,000 people. Although Brookvale Oval was often considered “inadequate” for larger matches, such as Anzac Day rounds, in comparison with larger ovals such as the Redfern Oval. By the early 1960s plans were in the works through a joint venture between the Warringah Shire Council and the committee of the Football and Leagues club to give Brookvale Oval an upgrade. This upgrade was planned in stages, with early efforts involving returfing the playing surface and restricting the use of the oval, as well as the provision of additional seating accommodation, sealing sections of the oval to prevent the flow of dust, adding additional turnstiles and parking facilities, erection of new goal posts and an update to the scoreboard.<sup>50</sup>

Parish maps from the 1920s to the early 1950s indicate that the subdivision created by Jane Malcolm was retained (Figure 72 and Figure 73) throughout this period. This included the four vertical lots from Pittwater road that had been consolidated and operating as the park and oval by 1929. The two lots opposite these lots, across Federal Parade, lots 47 and 48 were later acquired in 1950. Lots 47 and 48 ( of DP3674) were both resumed by the council “for the purposes of public recreation” and proclaimed in Government Gazette on the 6<sup>th</sup> of January 1950.<sup>51</sup> Despite the resumption of the land, little development can be seen on the site by 1951 (see the 1951 aerial Figure 71). In 1963, likely inspired by the push from the club to develop the oval, the council began to formalise the relationship between lots 47 and 48, and the oval site. These lots had been largely cleared of bushland by 1961 with a fence surrounding the boundary (Figure 74). A small structure is visible in the north east corner, but the remainder of the grounds were available for public use. The gaps in the tree plantings surrounding the oval now provided access between the two sites. The outline of the former path of Federal Parade can be seen traversing the site. In 1963 Federal Parade, which had been little more than a cart way, was officially closed as proclaimed in a Government Gazette on the 25<sup>th</sup> October 1963, with the council later acquiring ownership in May 1966.<sup>52</sup>



Figure 72 - Excerpt of a Map of the Parish of Manly Cove, County Cumberland c.1923. At this time Federal Parade still cut through the subject site. The map shows the original lots of land which were amalgamated to create the park, and the irregular subdivision pattern of the surrounding area. The subject site is indicated in red with the original location of Federal Parade indicated in blue dash lines.

Source: NSW LRS Parish Maps, A.O. Map No. 24229, Edition 8, Overlay by Urbis

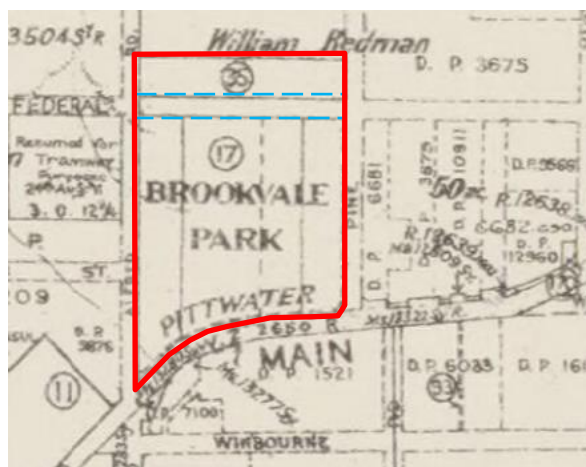


Figure 73 – Detail of Parish of Manly Cove, County of Cumberland Map, compiled drawn and printed at the Department of Lands, NSW. C. 1953. Federal Parade can still be seen passing through the subject site. The subdivision of the neighbouring properties suggests the layout of the land was largely unchanged from 1923. The school building can be seen in the south west corner. The subject site is indicated in red.

Source: National Library of Australia, MAP G8971.G46 svar (Copy 1)

During the 1967 season the club offered Warringah Shire Council “a \$200,000 offer ...to undertake improvements to Brookvale Oval over a 10-year period. The club told the council it was prepared to spend \$20,000 annually provided it could be granted a long term lease”.<sup>53</sup> This lease was withheld as the council was reluctant to move the Brookvale Show Society, who used the grounds for two days a year to stage the agricultural show, until suitable replacement accommodation was found. The Show Society was offered

<sup>50</sup> Smith, p.83

<sup>51</sup> NSW LRS CT Vol 9876 Fol 118, NSW LRS CT Vol 1600 Fol 212 (resumption notice F217876).

<sup>52</sup> NSW LRS CT Vol 10290 Fol 218 3<sup>rd</sup> May 1966 (from lot 1 DP651395

<sup>53</sup> Smith, p.86

grounds in Belrose, although the cost (approximately \$100,000 for the council) meant that the proposed improvements were delayed.<sup>54</sup> An agreement was eventually reached and \$250,000 worth of developments were been completed by the end of the 1969 season.<sup>55</sup> Soon after work was commenced on a new grandstand to provide seating for up to 3, 000 people. During this time Brookvale oval was described as Sydney's "best patronised home ground."<sup>56</sup> Throughout this period public use expanded throughout the park area, with professional and semi-professional sports, and cricket continuing to take place on the oval during the 1950s. By 1971, parish maps indicate that the whole site had been consolidated for use as a public ground.



Figure 74 – Detail from 1961 Aerial. The development of Lots 47 and 48 can be seen by this time. The land has been bounded by a fence and largely cleared. A small development remains in the north east corner. The gaps in the tree plantings surrounding the oval now provide access between the grounds. The approximate outline of the visible portion of the subject site is outlined in red.

Source: NSW Spatial Services

<sup>54</sup> Ibid, pp 86-7.

<sup>55</sup> Smith, p 97

<sup>56</sup> Ibid.



Figure 75 – ‘Cricket Team, Brookvale c.1950’. The popularity of local cricket continued throughout the 1950s. Spotlights had been installed to by this time to provide lighting for sporting activities, and the tree plantings around the border can be seen in the distance.

Source: *Manly Local Studies Library, item 46/WAR46975*

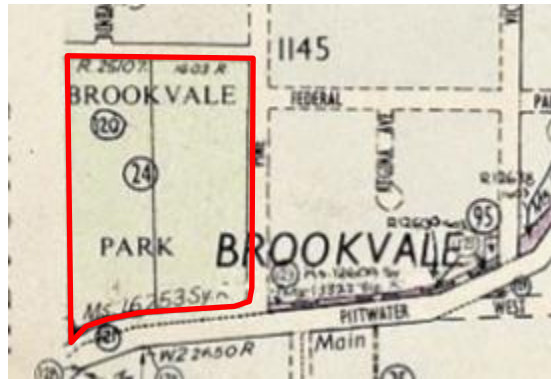


Figure 76 – Excerpt of a Map of the Parish of Manly Cove, County Cumberland c.1971. This map indicates that the subject site (indicated in red) had been consolidated, and Federal Parade had been diverted around the park.

Source: *NSW LRS Parish Maps, Sheet 6, Overlay by Urbis.*



Figure 77 – Brookvale Oval c.1960s. The oval grounds have since been replaced with the trotting field removed. The seating arrangement seen in the distance suggests that by this stage the upwards slope from the oval to the spectator area had been established. The surrounding tree plantings can be seen to the rear.

Source: *The Sea Eagle Has Landed*

The Agricultural show had continued on site with crowds coming to see the equestrian events and side shows, although by 1971 equestrian events were moved to an oval in Frenchs Forest due to the damage to the field created by the horse’s hooves.<sup>57</sup> In 1971, Brookvale Oval was converted to a rectangular shape to better accommodate NRL. In the same year earthworks were undertaken to create the spectator hills on the southern and eastern alignments. Following these developments new concrete grandstands were introduced on the western and southern boundaries of the field including the Jane Try memorial stand to the West (at a cost of approximately \$250, 000) in 1971; and the Fulton-Menzies Stand on the Southern boundary in 1979. Aerial photographs from the early 1960s indicate there were no ticket booths located within the subject area,

<sup>57</sup> “Equestrian Events and Sideshowes Made Way for Rugby League”, *The Daily Telegraph*, 4<sup>th</sup> November 2016.



on the northern boundary of the oval. It seems likely the two ticket booths, currently on the site, were constructed as part of the 1970s phase of construction.

These developments necessitated the demolition and removal of the original grandstand and the agricultural show buildings, namely the exhibition halls and the show pavilion.<sup>58</sup> The show was reinstated as a one-day event in 2011. An additional spectator stand was constructed in 1995, the Ken Arthurson Stand, built at a cost of \$3.3 million and designed to seat 1250 people. This grandstand was built to provide a link between the existing stands.

In 2000 lots 47 and 48 were revitalised as a local recreational park named the “Village Green”. This area included the Brookvale Regional Playground which was officially opened in February 2000 and included a weatherboard cottage used as a caretaker’s residence.<sup>59</sup> In 2002, Brookvale Oval became the singular home ground for Manly-Warringah home games. The Oval was also made available for gridiron, rugby union, as well as local school sports and carnivals.



Figure 78 – Detail 2000 Aerial from the Brookvale Management Plan, 2002. The subject site is outlined in yellow. The layout of the oval has been formalised by this team, with the organisation of the spectator stands (both earthen and built) established by this time. The tree plantings are largely consistent with their earlier arrangement, with irregular openings along all boundaries. Plantings have also been included along the southern boundary. The “Village Green” with the playground and cottage can be seen to the North West Corner.

Source: *Brookvale Management Plan, 2002, p. 10*

<sup>58</sup> By 1992 the Agricultural show had been phased out and moved to an alternative site.

<sup>59</sup> *Brookvale Plan of Management, September 2002, p.5*



From 2010 fundraising efforts were undertaken to raise money for improvements to the facility including seating, accessibility, safety, corporate boxes and a further spectator stand. Initial grants were offered by the Council with a further grant from the State Government of \$6 million in 2008. Initial improvements saw the extension of the Jane Try stand and the addition of corporate facilities in the Fulton-Menzies stand. These were followed by a pledge of \$12.5 million Commonwealth grant in 2013.<sup>60</sup> In 2017, Brookvale Oval was renamed Lottoland in exchange for additional funding as the oval was then considered “one of the most outdated suburban NRL stadiums still in operation.”<sup>61</sup> This deal also included the construction of an 85 metre billboard on the side of the oval and initial upgrade works. In February 2019, the Berejiklian government pledged \$20 million to the development to include a further grandstand and training facility.<sup>62</sup> At the present time tree plantings continue to surround the oval, with new plants introduced.

### **3.3. DATE OF CONSTRUCTION**

The tree plantings along the boundary were planted throughout the 1920s and are evident in an aerial photograph from 1930.

The earliest structures along the northern boundary were constructed by 1943. The western structures were demolished by 1951. Later structures were constructed after 2000.

Historic aerials of Brookvale indicate the two ticket booths located on the northern boundary of the oval were constructed after 1960, and before 2000. Given the brick detailing of the booths, it is likely the structures were erected in the 1970s during the phase of development associated with the construction of the main stadium.

The toilet block to the north-western corner of the site was constructed by 2000.

### **3.4. ALTERATIONS AND ADDITIONS**

The tree plantings along the northern and eastern boundaries were in place by 1930. Two openings along the northern boundary were in place by 1943 to accommodate structures. A further opening was introduced to the northern boundary by 1951.

---

<sup>60</sup> “Brookvale oval to get \$36.1m Facelift”, *Foxsports*, 8<sup>th</sup> February 2019

<sup>61</sup> “Brookvale Oval to be renamed ‘Lottoland’ as Manly look to NRL Future”, *The Guardian*, 3<sup>rd</sup> February 2017.

<sup>62</sup> *Ibid.*

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 2 – Assessment of heritage significance

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>Existing assessment sourced from the State Heritage Inventory:</p> <p><i>The formal row plantations around the perimeter of the park have historical significance in terms of their long association with development of the site as a showground, a park and sportsground. These trees have important links with the local area's cultural and social history, particularly the local school and may have been established as a WWI commemorative grove.</i></p> <p>The subject tree plantings were likely planted between 1919 and 1930. Several alterations and replacements have been made to the trees, including the removal of some plantings to create openings for access and amenities, as well as further plantings introduced to create visual harmony.</p> <p>The need and desire for public parkland was noted in historic newspapers in the lead up to the creation of the oval, and thus the subject trees are representative of a movement for public parkland and nature areas, as well as the development of Brookvale Oval. It is possible that the trees were planted by school children in celebration of Arbor Day. If so, the trees have the potential to represent the brief popularity of the American tradition in Australian schools. Although disruptions to the linear plantings and replacement of trees suggests that the linear planting form, rather than the current trees hold significance.</p>

Criteria	Significance Assessment
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>Existing assessment sourced from the State Heritage Inventory:</p> <p><i>Brookvale Public School Arbor Day planting between 1919 and 1928.</i></p> <p>The subject tree plants hold local associative significance for their connection to the development of the Oval as a public place of recreation. It is possible the trees were planted by local school children from 1919 to 1930, if so, the trees may hold local significance for their connection to the local school that also utilized the site for school events. They are also representative of the social push for public parks in the early twentieth century.</p>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Existing assessment sourced from the State Heritage Inventory:</p> <p><i>The dense inter-locking canopies, multi-stemmed trunks and substantial scale of these row plantations define the visual and aesthetic quality of the park and its adjoining streetscapes.</i></p> <p>The subject tree plantings create an herbaceous border around the Brookvale Oval site, distinguishing the place from the surrounding residential area, and drawing a visual connection to the surrounding green areas and parklands. While areas of the plantings are highly modified, their formation is distinctive, defining the boundaries of the oval site. Some of the trees are mature with established crowns which create an interlocking canopy along the eastern alignment, emphasising the aesthetic quality of the Oval along the Pine Street boundary.</p> <p>The tree plantings are an established aesthetic feature of the park, although the majority of the surrounding area also features tree plantings and grassed areas. The subject trees are more mature than many others. The subject trees meet the threshold for their aesthetic qualities.</p>

Criteria	Significance Assessment
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Existing assessment sourced from the State Heritage Inventory:</p> <p><i>Brookvale Public School Arbor Day planting between 1919 and 1928.</i></p> <p>The subject tree plantings have no known significant associations with any current community or cultural group or person. While the tree plantings may have historic and associative significance through their connection to local school children no studies have been undertaken to their current social significance.</p>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>It is beyond the scope of this report to assess the archaeological potential of the site, although Urbis Heritage are preparing a separate report in this regard. However, evidence suggests that no built structures were located on the site of the tree plantings, thus there is very little research potential.</p>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The subject tree plantings hold local associative significance for their potential connection to local school children’s Arbor Day tree plantings, and the development of the Oval, however the tree plantings are not, in and of themselves, rare in the area. A number of commemorative tree plantings have taken place in Brookvale historically, and the surrounding area features high numbers of decorative tree plantings along the boundaries of properties.</p> <p>The subject tree-plantings do not meet the threshold for heritage significance under this criterion.</p>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> <li>• <i>cultural or natural places; or</i></li> <li>• <i>cultural or natural environments.</i></li> </ul>	<p>The subject tree plantings are representative of a number of historic commemorative tree plantings undertaken in Brookvale in the early twentieth century. Their potential role as commemorative Arbor Day plantings is reminiscent of a number of plantings undertaken to commemorate significant events and persons in the area.</p> <p>The tree plantings are further representative of the social push for public parks and areas of recreation, planted in the years after the opening of the park as a public area and show ground in 1911. The border of trees has historically surrounded the showground area and continue to border the area used for public recreation.</p>





### 4.3. STATEMENT OF SIGNIFICANCE

The existing Statement of Significance has been sourced from the State Heritage Inventory for Brush Box and Camphor Laurel trees surrounding Brookvale Park (Database No:2610307):

*The mixed and single species Inter-war period row plantations form a more or less contiguous green-belt around this sportsground. The multi-stemmed mature Brush Box (*Lophostemon confertus*) and Camphor Laurels (*Cinnamomum camphora*) retain a high level of visual integrity. The trees with their inter-locking canopies and substantial scale create a strong visual foil and distinctive sense of place. The trees have local significance in terms of their long association with development of the site as a showground, a park and sportsground. They share important links with the local area's cultural and social history, particularly the local school and may have been established as a WWI commemorative grove. The thematic approach is typical of Sydney's public planting schemes in the early twentieth century.*

# 5. IMPACT ASSESSMENT

## 5.1. STATUTORY CONTROLS

### 5.1.1. Warringah Local Environmental Plan 2011

The proposed works are addressed in the table below in relation to the relevant clauses in the *Warringah Local Environmental Plan 2011*.

Table 3 – Warringah Local Environmental Plan 2011

Clause	Discussion
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Warringah,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The subject site is identified as a heritage landscape item of local significance in <i>Warringah Local Environmental Plan 2011</i>, Schedule 5 Environmental heritage, Part 1 Heritage Items as follows:</p> <ul style="list-style-type: none"> <li>• 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), Brookvale (Item no: I132).</li> </ul> <p>In addition, the following heritage item of local significance is located in close proximity to the subject site:</p> <ul style="list-style-type: none"> <li>• Brookvale Public School, 2–8 Old Pittwater Road, Brookvale (Item no: I4).</li> </ul> <p>In accordance with the objectives of the Warringah LEP, it is proposed to conserve the heritage significance or the heritage landscape item and the heritage item in close proximity.</p> <p>The subject site is not identified as having archaeological potential. The subject site is not understood to be associated with Aboriginal heritage significance.</p> <p>The subject site is not located within a heritage conservation area.</p>
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to</p>	<p>The proposed work will require the removal of part of the linear tree planting along the northern extent of Brookvale Oval. This linear tree planting is identified as a landscape heritage item of local significance.</p> <p>It is proposed to remove eleven (11) mature trees to allow for the construction of a grandstand along the northern perimeter of the site.</p> <p>To ameliorate the impact of tree removal, it is proposed to ensure there are fifteen (15) x new mature endemic species planted to compensate for the removal of trees including Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site - 4m in height.</p> <p>The proposal to plant these trees in close proximity to the proposed grandstand, will reinforce the heritage listed linear planting of trees and, thereby, mitigate the proposed removal.</p>



<p><b>Clause</b></p> <p>anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p>	<p><b>Discussion</b></p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This Heritage Impact Statement (HIS) has been prepared to accompany a development application to Warringah Council for the construction of a grandstand on Brookvale Oval.</p> <p>This Heritage Impact Statement and accompanying documentation seeks to provide the consent authority with the necessary information required to satisfy this clause of the LEP.</p> <p>This HIS will discuss the impact the proposed development will have on the heritage item within Brookvale Oval and the measures taken to mitigate any adverse heritage impacts.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The subject site is identified as a heritage landscape item of local significance in <i>Warringah Local Environmental Plan 2011</i>, Schedule 5 Environmental heritage, Part 1 Heritage Items as follows:</p> <ul style="list-style-type: none"> <li>• 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), Brookvale (Item no: I132).</li> </ul> <p>In addition, the following heritage item of local significance is located in close proximity to the subject site:</p> <ul style="list-style-type: none"> <li>• Brookvale Public School, 2–8 Old Pittwater Road, Brookvale (Item no: I4).</li> </ul> <p>This Heritage Impact Statement and accompanying documentation seeks to provide the consent authority with the necessary information required to satisfy this clause of the LEP.</p> <p>The proposed development is deemed to have some adverse impacts on the landscape heritage item.</p> <p>The proposed development is deemed to have little negative heritage impact on the heritage item within the vicinity.</p>
<p><b>(6) Heritage conservation management plans</b></p>	<p>This Heritage Impact Statement has been prepared to assess whether the proposed works will have any adverse impact to the landscape heritage item of “Brush Box and Camphor Laurel trees surrounding Brookvale Park” and</p>

Clause	Discussion
<p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>the Brookvale Public School, a heritage item of local significance in close proximity.</p> <p>Urbis is of the opinion, the loss of eleven (11) mature tree planting along the northern perimeter of Brookvale Oval and replacement with a state-of-the-art Grandstand, proposed by Manly Warringah Sea Eagles, will have some negative heritage impact. However, this will be ameliorated through replacement plantings comprising fifteen (15) x new mature endemic species planted to compensate for the removal of trees. The plantings will include Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site and will be 4m in height.</p> <p>These proposed plantings will be located to the north of the proposed Centre of Excellence site within the public recreational park known as the Village Green and will help to ameliorate any negative heritage impact and create new plantings that are sympathetic to the existing heritage listed linear planting while providing a new planting element.</p>
<p><b>(7) Archaeological sites</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>The subject site is not identified as having any historical archaeological potential. No Historical Archaeological Assessment has been undertaken as part of DA documentation. However, should a relic or subsurface material be found during excavation work, works should cease, and a suitably qualified archaeologist engaged to investigate.</p> <p>An Aboriginal Objects Due Diligence Assessment (DDA) has been prepared by Urbis and will form part of the supporting documentation accompanying this development application. This report has identified the following:</p> <p><i>The DDA concluded that:</i></p> <ul style="list-style-type: none"> <li>• <i>There are no registered Aboriginal object and/or archaeological sites located within the subject area;</i></li> <li>• <i>The subject area is highly disturbed; and</i></li> <li>• <i>Due to the level of past soil disturbance and low sensitivity for Aboriginal objects to exist it is considered unlikely that the proposed works will harm Aboriginal cultural heritage and therefore no further assessment for Aboriginal heritage is recommended.</i></li> </ul>

## 5.1.2. Development Control Plan

The proposed works to Brookvale Oval are addressed in the table below in relation to the relevant provisions in the *Warringah Development Control Plan 2011*.

Table 4 – Warringah Development Control Plan 2011

Clause	Discussion
<p><b>Part H Appendices - Appendix 9 Tree Retention Assessment</b></p> <p>The purpose of the Tree Retention Assessment is to provide a clear method to assess the contribution of individual trees and groups of trees to amenity and the natural and built environments. Through doing so, a balance between the economic imperatives of land development and the preservation of natural features can be achieved.</p> <p>Categorise each tree on its Retention value</p> <p>1 Significant</p> <p>The tree is listed as a Heritage Item within the WLEP with a local, state or national significance; or</p> <p>The tree forms part of the curtilage of a Heritage Item and has a known or documented association with the item; or</p> <p>The tree is a Commemorative Planting having been planted by an important historical person(s), or to commemorate an important historical event; or</p>	<p>The proposed works are associated with the removal of eleven (11) trees on the northern perimeter of the subject site to construct a 3,000-seat Sports Centre of Excellence and grandstand along the northern perimeter of Brookvale Oval.</p> <p>The subject tree plantings are categorised as “Significant” because this is a landscape heritage listed item within the <i>Warringah LEP 2011</i>, Schedule 5 Environmental heritage with local significance.</p> <p>There are suggestions the subject plantings are associated with either Arbor Day or World War I commemorative plantings. However, to date there has been no definitive documentary evidence that supports the subject plantings are commemorative.</p> <p>The tree plantings have landscape significance and high retention value. The tree plantings meet the criteria for retention.</p> <p>The existing trees maintain and enhance the streetscapes of Pine Avenue, Federal Parade and Alfred Road and the south-eastern corner of Pitt Water Road. The landscape heritage listed tree planting also help to accommodate outdoor recreational opportunities and provide landmark qualities that define Brookvale Oval a place with a history of public recreation and developed in the mid-twentieth century as a training and competition playing fields for the rugby league club of Manly Warringah Sea Eagles.</p>
<p><b>Part H Appendices - Appendix 12 Tree Protection Plan</b></p> <p>A Tree Protection Plan is to detail how trees to be retained are to be protected from injury and damage during construction and development works.</p> <p>The Tree Protection Plan is also to identify any trees located on adjoining sites that may be impacted upon by the development. If these trees will be impacted upon, details of how they are to be protected are to be provided.</p>	<p>The proposal is for the removal of eleven (11) camphor laurel trees to allow for the construction of a 3,000-seat Sports Centre of Excellence and grandstand along the northern perimeter of Brookvale Oval. It is proposed to carefully remove the trees and plant with replacement trees comprising fifteen (15) x new mature endemic species planted to compensate for those removed. The plantings will include Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the proposed new Centre of Excellence site and will be 4m in height. The proposed new plantings will reinforce the existing heritage listed row of trees.</p> <p>A tree protection statement has been prepared by arborists, Tree Management Strategies, to ensure the future health and stability of trees that are to be retained in situ, proposed for removal and replanting. Trees that adjoin the subject site may be impacted by the development. The tree protection statement will provide details on how they will be protected. The</p>



Clause	Discussion
	tree protection statement includes guidance about the use of manual and machine excavation, vehicular access, site controls on waste disposal, storage of materials, root and crown pruning and installation of utilities.

## 5.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 5 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The Brush Box and Camphor Laurel trees surrounding Brookvale Park, will be retained and conserved as a heritage item. This linear planting group comprises 69 trees around the perimeter. The proposed works will result in the loss of eleven (11) trees along the northern perimeter of the oval. The proposed replacement plantings will ensure the historic and amenity values of the Brush Box and Camphor Laurel trees will continue to be provided.</p> <p>Since the beginning of the twentieth century, Brookvale Oval has been a place of public recreation. The proposed works will ensure Brookvale Oval will continue to be used as a place of public recreation. The proposal will support the use of the place as a sporting field for the local NRL team, Manly Warringah Sea Eagles. The proposed removal of 11 trees will allow for the construction of a grandstand that supports that recreational use.</p> <p>The project arborist has identified it is not feasible to replant the 11 trees although they are in Good condition with High retention value. The plantings will include Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the proposed new Centre of Excellence site and will be 4m in height. This reinforcement planting will continue the longevity of the existing row planting.</p> <p>The subject trees will continue to provide a strong green perimeter to the landscape. This will be reinforced along the northern perimeter with a new row of trees that will reflect and additional phase of tree plantings that will reinforce the existing tree plantings.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The proposed Centre of Excellence and Grandstand has a footprint of 106 metres in length and 17 metres in width and a maximum height of 9 metres. This is considerably larger than the two existing grandstands on the western and southern perimeters of Brookvale Oval. Grandstands have been progressively added around the oval along with the increase in popularity of NRL. The proposed Grandstand will include training facilities for the players, ticketing, retail, canteen and public amenities in addition to covered grandstand seating.</p>

<b>Question</b>	<b>Discussion</b>
The following sympathetic solutions have been considered and discounted for the following reasons:	Not applicable.
<p><b>Demolition of a building or structure</b></p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>It is proposed to demolish minor structures at the northern end of the Brookvale Oval. These structures, including toilet blocks, canteens and digital scoreboards, are ancillary, appear to date from the later part of the 20<sup>th</sup> century and have little heritage significance. Removal of these structures is acceptable in heritage terms.</p> <p>It is proposed to demolish two ticket booths located on the northern boundary of the oval. Aerial photography from the 1960s indicate the booths were constructed post 1960. It is likely the ticket booths were constructed during the phase of development that followed. This is evidenced by the matching polychrome brickwork featured on the main stadium structure and the larger of the two booths. The brickwork on the smaller ticket booth has been painted black. It no longer reflects the phase of development and does not retain its relationship with other buildings on the site. Both buildings have been assessed as having little heritage significance. Their removal will have little negative heritage impact.</p> <p>Historically, there have been a number of small buildings at the northern end of Brookvale Oval. These are evident in historic photographs and aerial views of the site. This has resulted previously in the removal of trees along the northern end. It appears a replacement tree planting regime occurred as part of the historic landscape maintenance programme for Brookvale Oval.</p> <p>Urbis Heritage has provided advice to the clients and consultancy team working on the project. Additional specialist arboreal information has been provided by arborists, Tree Management Strategies. This specialist advice included an assessment of the condition of the trees that form part of the heritage-listed row planting and their retention value. The arborist report concluded that all of the 69 trees have "High" retention value and are in good condition, including the 11 trees proposed for removal.</p>
<p><b>Major additions</b></p> <p>How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be</p>	<p>The proposed Centre of Excellence and Grandstand will provide essential training facilities for the Manly Warringah Sea Eagles NRL team members. The club is keen to develop training opportunities at its home ground. The training facilities at Brookvale Oval are inadequate</p>

Question	Discussion
<p>located within an existing structure? If not, why not?</p> <p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>and improved facilities are an essential requirement. These facilities cannot be located within existing grandstands and facilities.</p> <p>The proposed Centre of Excellence and Grandstand would be the largest structure around Brookvale Oval. The oval is framed by the existing grandstands on the western and southern perimeter. The proposed Grandstand would further frame the northern extent of the oval. This approach is consistent with sporting field design.</p> <p>Whilst the proposed grandstand has a maximum height of 9 metres, the existing camphor laurel and brush box trees that comprise the heritage item will be taller than the grandstand structure and retain their dominance around the perimeter of the oval. Views to the remaining trees along the perimeter of Brookvale Oval will be retained. This is consistent with the heritage-listed row planting on the western side of the oval adjacent to the existing western grandstand.</p> <p>To mitigate the removal of the 11 x trees on the northern perimeter, it was recommended trees be replanted as a new row planting further to the north. This planting approach regime was adopted as a landscape element in the proposed development. It will reinforce the existing row of trees on the northern edge of the oval and reinforce the heritage landscape treatment with a new invigorated perimeter row of plantings.</p> <p>Whilst the proposed grandstand will partially block views north to the Village Green further to the north. The character of a grandstand is to focus on sporting activities on the oval. The heritage listed row plantings will continue to be visible from the public domain and contribute to the character of the streetscape of surrounding</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p>	<p>The proposed Grandstand will not be visible from Brookvale Public School, located at 2–8 Old Pittwater Road, a heritage item of local significance. Brookvale Public School has views only to the heritage listed plantings along Alfred Street and Pittwater Road.</p> <p>Views to the heritage item of Brookvale Public School will not be altered by the proposed development.</p> <p>Views to the northern perimeter plantings surrounding Brookvale Oval will be obscured by the existing grandstands along the western and southern perimeters of the oval. There is a large visual and physical curtilage between the subject site and the heritage item in close proximity.</p> <p>The historic overview identifies there were few structures constructed on the site. In addition, there is little potential for historical archaeological deposits on the subject site to considerable disturbance associated with levelling the site for sporting fields.</p> <p>An Aboriginal Objects Due Diligence Assessment (DDA) has been prepared by Urbis and will form part of the supporting documentation accompanying this development application. This report concluded that</p>



<b>Question</b>	<b>Discussion</b>
<p>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item? How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>there are no registered Aboriginal object and/or archaeological sites located within the subject area. For more information see the Aboriginal Objects Due Diligence Assessment (DDA) prepared by Urbis (August 2019).</p> <p>The proposed removal of 11 trees impacted by the construction of a Grandstand on the northern perimeter of the site and replanting with 15 trees to the north would mitigate the negative impact of total removal of the trees.</p> <p>The tree planting contributes to the streetscape qualities of Alfred Road, Pittwater Road, Pine Avenue and Federal Parade. The general public and users of the subject site will still be able to view and appreciate the row planting of Brush Box and Camphor Laurel trees surrounding Brookvale Park, particularly when viewed from the public domain of Alfred Road, Pittwater Road, Pine Avenue and Federal Parade.</p> <p>The maximum height of the proposed development will be below that of the canopy of the heritage listed tree planting surrounding Brookvale Oval.</p>
<p><b>Tree removal or replacement</b></p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>Brush Box and Camphor Laurel trees surrounding Brookvale Park, Pine Avenue, Alfred Street, Federal Parade and Pittwater Road is identified as a heritage landscape item of local significance in <i>Warringah Local Environmental Plan 2011</i>, Schedule 5 Environmental heritage, Part 1 Heritage Items.</p> <p>It is proposed to remove 11 of the existing tree plantings along the northern perimeter of Brookvale Oval. The proposed removal of 11 trees impacted by the construction of a Grandstand on the northern perimeter of the site and replanting with 15 trees to the north would mitigate the negative impact of total removal of the trees.</p> <p>Arborists, Tree Management Strategies undertook an assessment of the condition of the trees that form part of the heritage-listed row planting and their retention value. The arborist report concluded that of the 11 trees proposed for removal, 8 are in Good condition and have High retention value while 3 have High retention value.</p> <p>It is recommended fifteen (15) new trees be replanted as part of proposed landscape works for the public park of Brookvale Oval.</p>

## 6. CONCLUSION AND RECOMMENDATIONS

- The heritage significance of Brookvale Oval is associated with a heritage landscape element - the linear memorial tree plantings around the western, northern and eastern perimeter of the parkland, dating from the early twentieth century.
- The proposed construction of a 3,000-seat grandstand along the northern perimeter of the oval will require the removal of eleven (11) of the existing trees.
- Historic photographs, including aerial photographs, show there have been buildings along the northern perimeter of the oval. These buildings have interrupted the “linear” planting element along the northern edge of the oval.
- The proposed demolition of later addition minor structures at the northern end of the Brookvale Oval, including toilet blocks, canteens, tickets boxes and digital scoreboards is acceptable in heritage terms. These ancillary structures date from the later part of the 20th century and have little heritage significance. Removal of these structures will have little negative heritage impact on the subject site of Brookvale Oval and the linear heritage landscape planting.
- Consideration was given to the replanting / relocating of existing trees that are proposed for removal for the construction of the grandstand structure. Arborist, Tree Management Strategies, determined relocating existing trees is not possible given species and age of the eleven subject trees - Trees 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46. It is proposed to plant mature endemic species to compensate for the removal of trees as follows:
  - Fifteen (15) x new mature endemic species to compensate for the removal of trees including Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush) at 6m centres located within the existing and new garden bed to the north of the new Centre of Excellence site - 4m in height.
- From a heritage perspective, Urbis is in a position to support the proposed grandstand and the proposed replacement mature endemic tree in close proximity to the grandstand to reinforce the existing heritage-listed linear planting.
- The following have been undertaken to mitigate the impact of the proposed works:
  - Endemic species are proposed as part of the planting programme. Urbis recommends that plantings be undertaken in conjunction with students, teachers and the extended community associated with Brookvale Public School. Consideration could also be given to engaging members of the Manly Warringah Sea Eagles team and club in the commemorative plantings.
  - The use of wood from removed heritage trees for artwork, woodwork, seating and or mulched onsite for existing or new landscaping. This should be determined through the provision of heritage advice and workshop discussion with architects, landscape architects and arborist.
  - The collection of seed or cuttings to regrow trees to ensure the “Terra” or heritage value of the trees is conserved. Trees that are regrown may be planted in the local area as replacement street trees or in parks.
- During an extensive community consultation process involving with surrounding neighbourhood and immediate residents, the heritage significance and listing of the trees was unknown.
- It was generally understood, the primary significance of the site is associated with its use as a place of public recreation and use by the football club. This proposal will result in ‘bringing the club home’ and cementing the historical home of the club for years to come.

## 7. BIBLIOGRAPHY AND REFERENCES

### 7.1. BIBLIOGRAPHY

Apperly, R, Irving, R and Reynolds, P (eds) 2002, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, Pymble.

Australia ICOMOS 1999, *The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.

Department of Lands 2018, *Spatial Information Exchange*, Department of Lands, Sydney, available at: <<http://imagery.maps.nsw.gov.au/>>.

Google Maps 2018, *Aerial view of subject site*, available at: <<http://maps.google.com.au/maps?hl=en&tab=wl>>.

Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

MacRitchie et al, "Italians on the Northern Beaches", *Migration Heritage Centre*, 2011

Northern Beaches Council, *Brookvale Plan of Management*, 2002

Smith, Robert, *The Sea Eagle Has Landed: The Story of the Manly-Warringah Rugby League Club*, (Adelaide: Griffin Press), 1991

Warringah Council, *Brookvale Heritage Walk*, Warringah Council,

Weicks, Maree, "Brookvale," *The Dictionary of Sydney*, 2008

### 7.2. NEWSPAPERS REFERENCED

The Catholic Press

The Daily Telegraph

Evening News

The Farmer and Settler

Fox Sports

The Gosford Time and Wyong District Advocate

The Guardian

The Labor Daily

The Manly Daily

The Methodist

The Newcastle Morning Herald and Miner's Advocate

Referee

The Sun

The Sydney Morning Herald

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]



# DISCLAIMER

This report is dated 20 March 2020 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 Manly Warringah Sea Eagles (**Instructing Party**) for the purpose of Revised DA Submission (**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.





### **BRISBANE**

Level 7, 123 Albert Street  
Brisbane QLD 4000  
Australia  
T +61 7 3007 3800

### **GOLD COAST**

45 Nerang Street,  
Southport QLD 4215  
Australia  
T +61 7 5600 4900

### **MELBOURNE**

Level 12, 120 Collins Street  
Melbourne VIC 3000  
Australia  
T +61 3 8663 4888

### **PERTH**

Level 14, The Quadrant  
1 William Street  
Perth WA 6000  
Australia  
T +61 8 9346 0500

### **SYDNEY**

Tower 2, Level 23, Darling Park  
201 Sussex Street  
Sydney NSW 2000  
Australia  
T +61 2 8233 9900

### **CISTRI – SINGAPORE**

*An Urbis Australia company*  
#12 Marina View  
21 Asia Square, Tower 2  
Singapore 018961  
T +65 6653 3424  
W [cistri.com](http://cistri.com)