

Parks, Reserves and Foreshores Referral Response

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

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
 And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The development application seeks to construct a new grandstand and centre of excellence at the northern end of Brookvale Oval.

The application is not supported at this stage, without further information and clarification on the following items:

- Construction Management Plan specific for this development including construction access, storage facilities and deliveries, that also graphically represents construction activity zones and movements. No construction activity is supported within the northern area of the Brookvale Park, that contains the day care facility, children's playground, parkland, outdoor gym and vegetation. Construction activity shall be excluded from utilising the northern area of the Brookvale Park along Federal Parade and shall be limited to the existing footprint areas of Brookvale Oval, including the surface area,
- Management and Maintenance Program for the grass playing surface, with particular attention to the management of grass subjected to shade during the mid-winter period from the proposed building and roof shadows,
- Clarification on the radiant heat levels and impact from the translucent roof to the grass areas of the playing field, and confirmation that the product selected will deflect/absorb near-infrared radiation.

It is unclear if the translucent roof material will deflect the heat from spectators and the grass, or otherwise due to product selection and/or the distance between the glass and the playing surface. Clarification is required on the material used for the cantilevered roof, in terms of its radiate heat impact to the grass playing surface. The documents provide a shadow analysis generated from the building mass and structural roof elements only.

Of concern is the lack of information surrounding the construction methodology. The Construction Management Plan does not indicate if construction activity will be contained within Brookvale Oval

(existing field and embankment hills), or are to include open space park areas of Brookvale Park, which are utilised year round by the public. The loss of public access to the park areas is not supported, and the existing day care facility, children's playground, parkland, and outdoor gym must be available to the public to the extent it is now available. The stated introduction of loading vehicles to the northern concourse area of the proposed grandstand during a non-game day, creates a potential conflict with pedestrian access and general park use by the public.

Appendix L: Preliminary Construction Environmental Management Plan is generic and not specific to the works program proposed, with notes such as "to be completed post DA consent prior to construction" and "Note: a detailed construction site access route will be completed post DA consent, prior to construction" not acceptable. It is not known if construction plant, sheds, materials, deliveries will impact upon park recreational assets. The Appendix L report is silent on this and further information is required to ensure the recreational amenity of the Park is protected during any works.

The existing group of mature Brushbox trees proposed for removal as part of the development are a valuable park asset that contribute to the amenity of the northern area of Brookvale Park, offering visual and physical separation between adjoining residential lands and Brookvale Oval. This asset can't be replaced in the short term, and any proposed tree replacement will take in the order of at least 50 years, if not more, to achieve a similar visual and physical presence.

The park asset amenity value to the community, as a 'village green' is reduced with the loss of such mature trees, that currently offers a visual and physical segregation between varying recreational land uses, with the passive recreation of the Park within the northern area separated from the active recreation of the Oval. The northern portion of the Park contains various community assets such the Day Care, and recreational activity such as the children's playground, outdoor gym area, parkland and pedestrian access throughout.

The compensatory planting does not reinstate the value of row planting, diminishing the heritage value of the existing row planting to three sides of Brookvale Park, and thus diminishing the park amenity for the community. The proposal seeks to offset the loss with compensatory planting to reinforce the existing linear planting along the northern part of the site and northern eastern corner. However the linear planting is proposed as Tuckeroo trees, extending the row of existing Tuckeroos, with Brushbox trees proposed at the north east corner of the site. This arrangement removes the connected heritage row planting of Brushbox trees to the east, north and west of Brookvale Park.

It is considered that in term of park assets, relocation of such a proposal to the eastern hill limits any impact to recreational use of Brookvale Park, with minimal impact to public passive recreational land. The eastern hill is unlikely to result in tree loss and currently exists with limited public passive recreation value, with the portion of land between the eastern embankment and Pine Avenue offering pedestrian access through this portion, without any other existing recreational value.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

Nil.