



WARRINGAH COUNCIL

File No. 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

ELECTRICAL

93228 SK-E1	Floodlighting Tower Details	28 July 1994
93228 SK-E2	Existing Lighting Levels with Existing Floodlights on Sightlines	28 July 1994
93228 SK-E3	Sightlines	28 July 1994
93228 KS-E4	Proposed Floodlighting Illumination Levels	28 July 1994

REPORT

Development Proposal and Statement of Environment Effects January 1994

2. The use not commencing until such time as the requirements of the conditions of this consent have been carried out to Council's reasonable satisfaction as signified in writing.
3. A Sample Board being submitted with the Building Application. Such sample board to include samples of external building materials, to the satisfaction of Council.
4. The hours of construction and/or work being restricted to Monday to Friday 7am to 5pm, Saturday 7am to 1pm, no work on Sunday or Public Holidays, where the construction or work in the opinion of Council interferes with the amenity of the neighbourhood by the emission of noise, chemical or physical pollutants or otherwise. In respect of noise, the L10 level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10d B(A).
5. Pursuant to Section 90(a)(b), (h) and (m1) of the Environmental Planning and Assessment Act, 1979, the development shall not harm the environment by way of denudation of the land, soil erosion or the transmission of soil and sediment from the land. Appropriate mitigating measures are to be implemented during the construction of the development and the future use of the land.
6. Pursuant to Section 90(1)(b), (h), (g) and (m1) of the Environmental Planning and Assessment Act, the development granted consent shall not harm the environment by way of:
 - (a) Denudation of the land.
 - (b) Uncontrolled flow of water across, onto, off or from the land.
 - (c) Uncontrolled disposal of animal, vegetable or chemical waste products on the land.

All correspondence to be addressed

General Manager

Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No: 315.030.008 KS.kmck/5949D

Telephone: (02) 982 0333

Enquiries:

CONSENT NO: 94/380

- (d) Soil erosion and sedimentation caused by (a) and (b) above.
 - (e) The transmission of soil, sediment or waste products from the land onto adjoining land or land in the locality.
 - (f) Subsidence, slip or other risk.
7. Adequate means to ensure that there is no transmittal of sediment or pollution onto, or soil erosion of adjoining properties shall be effected at all times during the works on the site. A soil conservation plan for the control of erosion and sediment transport during the construction phase of the development shall be prepared, to Council's reasonable satisfaction and having regard to the principles of the Soil Conservation Service of New South Wales, as described in their booklet "Urban Erosion and Sediment Control". Such shall be presented to Council with the Building Application for approval and implementation prior to the commencement of any other works on the site.
8. Adequate provision shall be made throughout the period of construction to prevent transmission of soil to the public road and drainage system by means of vehicles leaving the site. Details shall be submitted to Council for approval and installation prior to other work commencing and shall include the provision of a gravel exit pad and/or vehicle washing facilities, or other approved devices.
9. The payment of a Security Deposit, by the Building Contractor, in the amount of \$10,000 to Account Reg 009 *TF 036 as security to ensure that:
- (a) All site and sediment control measures are installed and maintained.
 - (b) There is no transmission of material, soil etc off the site and onto the public road and/or into the drainage systems.
- Note: In the event of an emergency where urgent attention is required to the above facilities, Council reserves the right to undertake any works as deemed necessary, without notification to the applicant, to rectify any problems. Costs incurred in these works will be deducted from the security deposit.
10. Detention Storage for stormwater runoff is to be provided on-site in conjunction with the drainage system. Storage requirements are to be calculated for the range of storms (5, 10, 20, 50, 100 year ARI) to determine the maximum storage. Provision is also required for an overland flow path escape route. Performance criteria shall be obtained from Council prior to design.

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No: 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

11. Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the site at Brookvale Oval to Council's reasonable satisfaction.
12. Reinstatement of redundant crossings and laybacks.
13. The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition to the satisfaction of the Council.
14. All design and/or construction of works related to conditions 10, 11, 12 & 13 shall comply with the Standard Specifications of the Warringah Council. Copies of these are available from the Technical Services Division of the Council.
15. The adjustment of public utilities and services as necessary to be effected at full cost to the applicant.
16. The requirements of condition 10 shall be designed and supervised during the works by an Engineer with qualifications and expertise recognised by the Institution of Engineers Australia as being adequate for the purpose. The Engineer shall certify to Council's satisfaction, prior to occupation or to the issue of a certificate of classification, that the works are sound, stable and durable and meet accepted standards of engineering practice and Council's requirements.
17. With respect to condition 10 of this Consent, details and/or support documentation shall be submitted for Council's approval with the Building Application.
18. All related construction traffic shall be confined to Alfred Street entrance.
19. Building waste containers 'skips' and the like are not to be placed within the public road reserve unless prior approval from the Council has been obtained and the appropriate fees paid.
20. All fences, letter boxes and any other structures erected on the street alignment to conform to the approved back of footpath levels.
21. The means by which access to and materials handling for the site will be achieved during construction works shall be identified specifically with the Building Application and approval there to shall be obtained.
22. Vehicles entering and leaving the site shall do so in a forward direction. Provision shall be made onsite to ensure that this can be achieved.

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No. 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

23. Lodgement by the Building Contractor with Council pursuant to (s)314(1B) of the Local Government Act of a bond as security against damage to Council's property and costs of maintenance thereof caused by the works, (including the transport and disposal of material to and from the site) in the amount of \$10,000 to Account Reg 009-TF 037.
24. All material excavated from the site shall be disposed of to Council's reasonable satisfaction. Material from the site disposed of at a site within the Council area for which Council approval and/or Development Consent has not been obtained shall be removed and the disposal site restored to Council's satisfaction, prior to occupation of this development. Documentation of the disposal site to be provided to Council with the Building Application or prior to work commencing.
25. Plan and building materials shall not be placed or stored within the public road reserve and shall be stored within the boundaries of the site during building works.
- Failure to comply with this condition may result in Council taking action to remove the offending items from the public road reserve, and all costs incurred by Council will be deducted from any deposit monies held in relation to the subject property.
26. The existing and on-going use of Brookvale Oval by Manly-Warringah Rugby League Club shall generally continue up to its current level during the football season as permitted by the Deed of Agreement, dated 8th December 1993.
27. The stated level of use by the Manly-Warringah Rugby League Club during the season other than preseason, practise or exhibition matches, is generally:

Weekly Training	Monday, Tuesday & Thursday evening - from 16:30 to 22:00.
	Wednesday evening sprint training - from 16:30 to 20:30.
	Saturday & Sunday morning from 07:00 to 10:00
National Competition Matches	11 homes matches to be played in the Season
	The matches may be scheduled on: Friday evening - finishes at 22:00 Saturday afternoon - finishes at 18:00 Saturday evening - finishes at 22:00 Sunday afternoon - finishes at 18:00

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No.: 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

28. Night matches are limited to 6 matches per season to be played on either Friday or Saturday night.
29. Floodlighting on training evenings to be automatically switched off by 22:00. Floodlighting for night matches to be automatically switched off at 22:30.
30. Junior rugby league use to continue at its present level, which generally is as follows:

Junior rugby league plays at Brookvale Oval on alternate Saturdays to the National Senior Competition matches between 10:00 and 18:00.

The junior rugby league finals are played over two weekends each season on Saturday and Sunday between 10:00 and 18:00.
31. Schoolboy rugby league use to continue up to its present level, which generally is as follows:

One evening per season for the grandfinals with the lights to be automatically switched off by 22:00.
32. All existing, on-going, new or one off events, other than Rugby League use as permitted by the Deed of Agreement and as generally described in conditions 26, 27, 28, 29, 30 and 31, shall continue to apply to the Reserve Booking Team for approval to use Brookvale Oval.
33. The Reserve Booking Team in conjunction with 'B' Ward Councillors is to formulate policy guidelines prior to occupation of the New Link Grandstand, which state all conditions that it applies to applications to use Brookvale Oval. These conditions will include but not be limited to the following policy terms:
 - * Types of use
 - * House of use - starting and finishing times
 - * Maximum numbers attending events
 - * Hours and lighting levels of use of the floodlighting
 - * Acceptable noise level
 - * House of use of the Public Address System
 - * Any other items considered appropriate by the Reserve Booking Team.

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No: 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

34. Pending adoption by Council of a formal Management Plan for Brookvale Park, anything not generally in accordance with the guidelines of the Reserves Booking Team approved use at Brookvale Oval will require a development application.
35. Pending adoption by Council of the formal Management Plan for Brookvale Park, public access until sunset each evening to the oval promenade shall be allowed any day other than days which are allocated by the Reserve Booking Team or match days during the period defined by the Deed Agreement.
36. Prior to the occupation of the link grandstand, Council shall commence preparation of the plan of management for Brookvale Park and it shall specifically address some of the issues raised in the assessment of this proposal. These are:-
- * structured community consultation
 - * any increase in levels of use or variations in use of the Oval for major events,
 - * access to the oval at times when it is not required to be gated for ticketing by the Rugby League, or other established uses,
 - * the uses and facilities in the adjacent areas of park,
 - * potential for additional facilities under the grandstands towards Pittwater Road
 - * Enhancing the neighbourhood park quality of the eastern and northern areas outside the scope of this Stage 1 Development Application.
37. The lighting design as documented in the development application electrical drawings forms the parameters to which the installed floodlighting is to perform.
38. The Roads & Traffic Authority is to be advised of the lighting proposal and approve safety aspects for motorists prior to installation of the lighting.
39. That a review of the impact of lighting and particularly glare be carried out no later than 3 months after installation, to ensure that any negative impact is identified, and mitigating measures should be investigated and implemented if it is demonstrated that they are required.

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No: 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

40. The proposed Building Code of Australia upgrading to the existing Southern and Western Grandstand as documented in the development application for Stage One are to be completed before occupation of the New Link Grandstand.
41. The full compliance to Building Code of Australia standards of the existing Southern and Western Grandstand, after the completion of Stage 1 works, is to be completed within five (5) years of the building application being approved.

This compliance is to be staged over the five (5) year period and the applicant is to submit a timetable for the upgrading with the building application.
42. The New Link Grandstand is to comply in all aspects with the Building Code of Australia.
43. The stairways that connect the New Link Grandstand to the Southern and Western Grandstands are to be documented to demonstrate their compliance with the Building Code of Australia.
44. The architectural design of the grandstand and particularly the elevation to Pittwater Road and Alfred Road is required to be further developed by consultation, including Keys Young and a representative of the Brookvale Community Group, to Council's satisfaction at the Building Application Stage. The design development should give expression to the grandstands social, sporting and civic role. The design treatment should include modulation of the facade, depth of the facade, shadow lines, three dimensional form taking advantage of its prominent corner position and the selection of high quality, durable materials and finishes having regard to relevant proposals in Council's Urban Design Study.
45. A plan of management for on-street parking in the surrounding residential neighbourhood is to be submitted for approval prior to occupation of the New Link Grandstand. The plan of management may include, but not be limited to, street line marking, parking restrictions, prohibition of parking on nature strips, emergency vehicle access and any other measure the applicant may wish to include.
46. The future elevated carpark on the western side of the oval adjacent to Alfred Road is not consented to in this Development Approval.
47. This consent is restricted to the hardstand parking on the western sides of the oval and at the south western corner which shall be achieved within a revised landscape proposal which has a neighbourhood park quality and is suitable for public use. Details to be provided with the building application.

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

File No.: 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

48. The landscape of the site at the south-western corner should have a civic quality befitting its prominent corner site in front of the new grandstand. A revised landscape proposal retaining service access to the grandstand (which may retain some hardstand car spaces and some overflow parking within the revised landscape proposal.) It is to be submitted for approval with the building application.
49. The driveway entrance to the western parking be divided into separate exit and entrance driveways to fit between existing trees. Details to Council's satisfaction to be submitted with the building application.
50. The pine tree in front of the Southern Grandstand along Pittwater Road and the healthy mature trees along Alfred Road are to be retained. Any trees along Alfred Road deemed to be unhealthy should be replaced with advanced similar species.
51. A revised landscape plan for the Brookvale Oval Redevelopment proposal be submitted for approval addressing both landscaped open space and parking requirements with the Building Application, including the requirements in Conditions 47, 48 and 49.
52. No new signage is consented to and all new signage for the site is to be the subject of a separate Development Application.
53. The upgraded Public Address system is to be set to comply with the nominated requirements specified by the NSW EPA's Environmental Noise Control Manual, Section 156. Details of the method of presetting and presealing the system controls to be submitted with the building application and a review shall be carried out no later than 3 months after installation to ensure certification of the required standards is achieved.

The reason for the imposition of the above consent conditions is as follows:-

To ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act, pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 90 of the Act and the Environmental Planning Instrument applying to the land, as well as section 91(3) of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent **22 AUG 1994**

All correspondence to be addressed

General Manager

Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522



WARRINGAH COUNCIL

COPY

File No. 315.030.008 KS.kmck/5949D
Enquiries:

Telephone: (02) 982 0333

CONSENT NO: 94/380

IMPORTANT: You are advised to read these notes in addition to the Conditions of your consent.

- (1) It is to be clearly understood that the above consent is not an approval to carry out any structural work. A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the above consent. Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act.
- (2) Section 97 of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with the determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 12 months of receipt of this notice.
- (3) This consent shall be effective and operative from the endorsement date of this consent; however should an appeal be lodged against Council's determination of the application, the consent shall cease to be, or shall not become, operative, until that appeal is determined. See section 93 of the Act.
- (4) For information about the circumstances in which this consent may lapse; about commencement of a development granted consent; about extension of the consent; and about the circumstances in which Council may require completion of the development, see Section 99 of the Act.
- (5) For information about the procedure for the modification of this consent by Council, see Section 102 of the Act.
- (6) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning and Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land and Environment Court.

R Symons
DIRECTOR FINANCE AND
CORPORATE SERVICES

per:

Date 22 AUG 1994

All correspondence to be addressed

General Manager
Civic Centre, Pittwater Road, Dee Why, 2099
DX 9118 Dee Why Fax: (02) 971 4522