



## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2019/1190
<b>Date:</b>	23/06/2020
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 Pittwater Road BROOKVALE NSW 2100

### 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

Concern over the Council/public costs associated with the anticipated annual maintenance cost increase to maintain a suitable playing field surface following construction of the Centre of Excellence is removed, subject to an agreement for the Manly Warringah Sea Eagles to assume management of the ongoing maintenance of the Brookvale Oval playing field surface.

Access for delivery of materials from Pine Avenue shall only be permitted on Saturday, and is subject to an application and approval for Working on Reserves permit, and conditions of consent that public access is not impacted within the northern park and Brookvale Pre-School. Access from Pine Avenue is suggested by the applicant for instances where the vehicles may be too large and would potentially damage existing mature trees along Federal Parade.

A Dilapidation Report shall be submitted to Council to record the pre-existing condition of Council assets at the commencement of works should damage occur from delivery vehicles and activity.

Given the above resolutions and imposition of conditions of consent to protect Council's public assets, no further objections are raised from Parks Assets referral team.

Concern remains on the benefit for the community of the proposal to locate a grandstand at the northern end of the playing field, facing south. The grandstand location does not provide optimal viewing of games for the spectator nor does it necessarily provide shelter from southerly winds and rain.

The proposal is therefore supported.

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

**Parks, Reserves and Foreshores Conditions:**

**DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

**Maintenance of the Playing Field**

The management and ongoing maintenance of the Brookvale Oval playing field surface rests with Manly Warringah Sea Eagles.

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

**Working on and Access to Reserves Permit**

Works (undertaken by principal contractors working without Council supervision) on Land under Council's care control and management require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Recreation business unit.

The applicant shall provide a detailed plan indicating access routes and designated areas that are the subject of the Reserves Permit application.

Reason: public safety and the protection of Council infrastructure.

**CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

**Construction Management Plan**

a) Prior to commencement of works on site, a Construction Management Plan, based on the scope of works area as defined in the Proposed Demolition Site Plan prepared by APP, and shall be issued to Council and the Certifying Authority for approval, inclusive of appropriate environmental site management measures that must be in place and incorporating the following throughout demolition and construction:

- i) access to and from the site during construction and demolition,
- ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting,
- iii) methods of loading and unloading machinery and building materials,
- iv) location of storage materials, excavation and waste materials,
- v) methods to prevent material being tracked off the site onto surrounding roadways,
- vi) erosion, sediment and dust control measures, and
- vii) protection of existing trees and vegetation including the tree protection zone, in accordance with AS 4970-2009 Protection of Trees on Development Sites.

b) The northern portion of Brookvale Oval containing the public park and Brookvale Pre-School, including all associated vehicular and pedestrian access provisions, shall remain open to Council and to the public, including vehicular access provisions along Federal Parade and Pine Avenue, except as permitted under clause c) below, and pedestrian footpaths through the public park. All other areas beyond the scope of works area as defined in the Proposed Demolition Site Plan prepared by APP, shall remain open to Council and the public.

c) Any delivery onto Land under Council's care control and management from Pine Avenue is limited to

Saturday only, and shall be managed by fencing to separate delivery activity from the public. Deliveries utilising Pine Avenue are restricted to: 8.00 am to 1.00 pm inclusive on Saturday.

d) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council approval.

e) Construction materials must not be stored on Land under Council's care control and management. Safe pedestrian access free of trip hazards must be maintained at all times on or adjacent to any public access routes connected to Land under Council's care control and management.

f) During works, the site management measures set out in the above must remain in place and be maintained until the completion of works.

Reason: public safety, public access, and environmental protection.

### **Removal of Trees on Land under Council's care control and management**

Prior to the commencement of work,

- a) written notification is to be provided to Council giving a minimum of 7 days notice prior to undertaking the removal of any trees approved for removal,
- b) removal of approved trees is to be undertaken by a qualified Arborist with minimum level 5 AQF qualifications with suitable public liability insurance.

Reason: management of public environmental assets.

### **Works on Land under Council's care control and management**

No works are to be carried out on Land under Council's care control and management without the written approval of the Council.

Note: Separate approval from Council is required for access driveways, paths, stairs, connections to underground utilities (stormwater, gas, sewer, electricity, telecommunications etc.), and landscaping works on Land under Council's care control and management.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **No Access through Land under Council's care control and management**

Site access is not approved for delivery of materials nor construction of the development through Land under Council's care control and management that are beyond the designated areas as defined in the "Working on Reserves" permit.

Reason: public safety, landscape amenity and tree protection

### **Storage of Materials Prohibited on Land under Council's care control and management**

The dumping or storage of building materials, spoil, vegetation, green waste, or any other material in Land not included in the approved Construction Management Plan under Council's care control and management is prohibited.

Reason: public safety and environmental protection

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Dilapidation Report for Land under Council's care control and management**

A dilapidation report established at the commencement of the works shall contain a survey of pre-existing land features including photographic record of the Land under Council's care control and management adjoining the development, detailing the physical condition of items such as, but not exclusively limited to, physical assets such as crossovers, driveways, footpaths, utilities, furniture, play equipment, trees, gardens, lawn areas, bushland, and any rock outcrops.

This dilapidation report shall be submitted to Council and the Certifying Authority prior to commencement of works, and shall be the basis for rectification of any damage to Council's assets prior to the issue of the Occupation Certificate.

Any damage to these assets during the works must be replaced like for like to the satisfaction of the Certifying Authority, and shall be subject to acceptance by Council.

The applicant may be held liable to any damage to public infrastructures in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition. In this regard, where required, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

Reason: protection of Council's assets.