

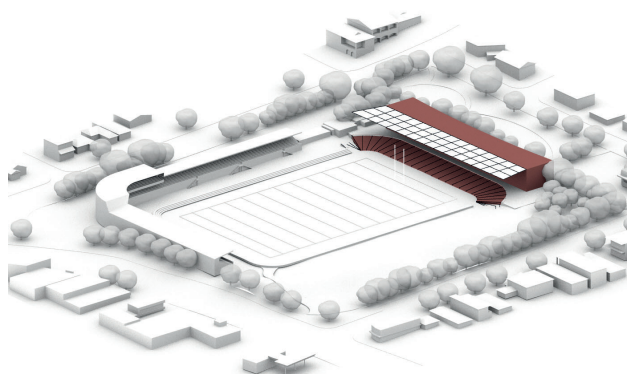


# BROOKVALE OVAL CLARIFICATIONS

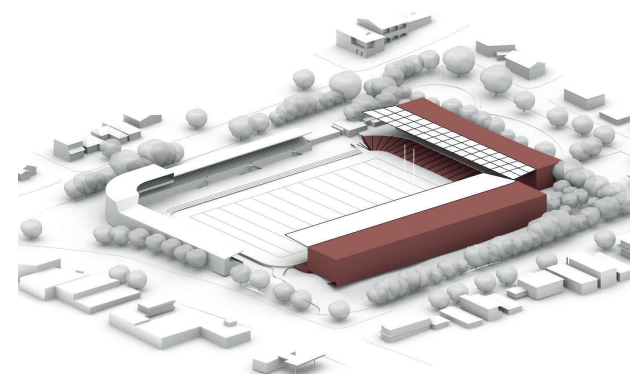
# MASTER PLAN STRATEGY

# STAGING STRATEGY

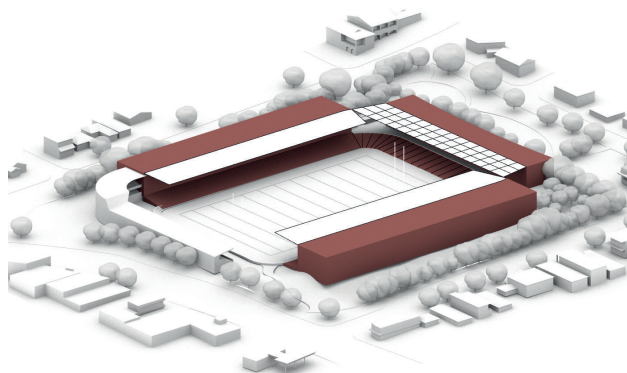
- The MWSE CoE forms part of a Staged Strategy for the longer term redevelopment and upgrade of the entire Brookvale Oval over time.
- Location of the CoE to the north future proofs this longer term plan for Brookvale Oval to achieve desired 20,000 seats
- The size and use of the CoE best suites itself to the north and preserves the East side for a larger and more spectator focused use.
- Available site width at south between pitch edge and site boundary is not sufficient to accommodate CoE brief.



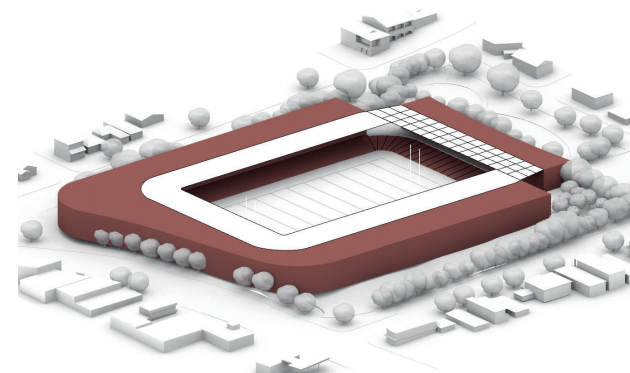
01 Stage 1 - Centre of excellence and northern grandstand



02 Future Stage 2 - Redevelopment of the eastern hill into grandstand



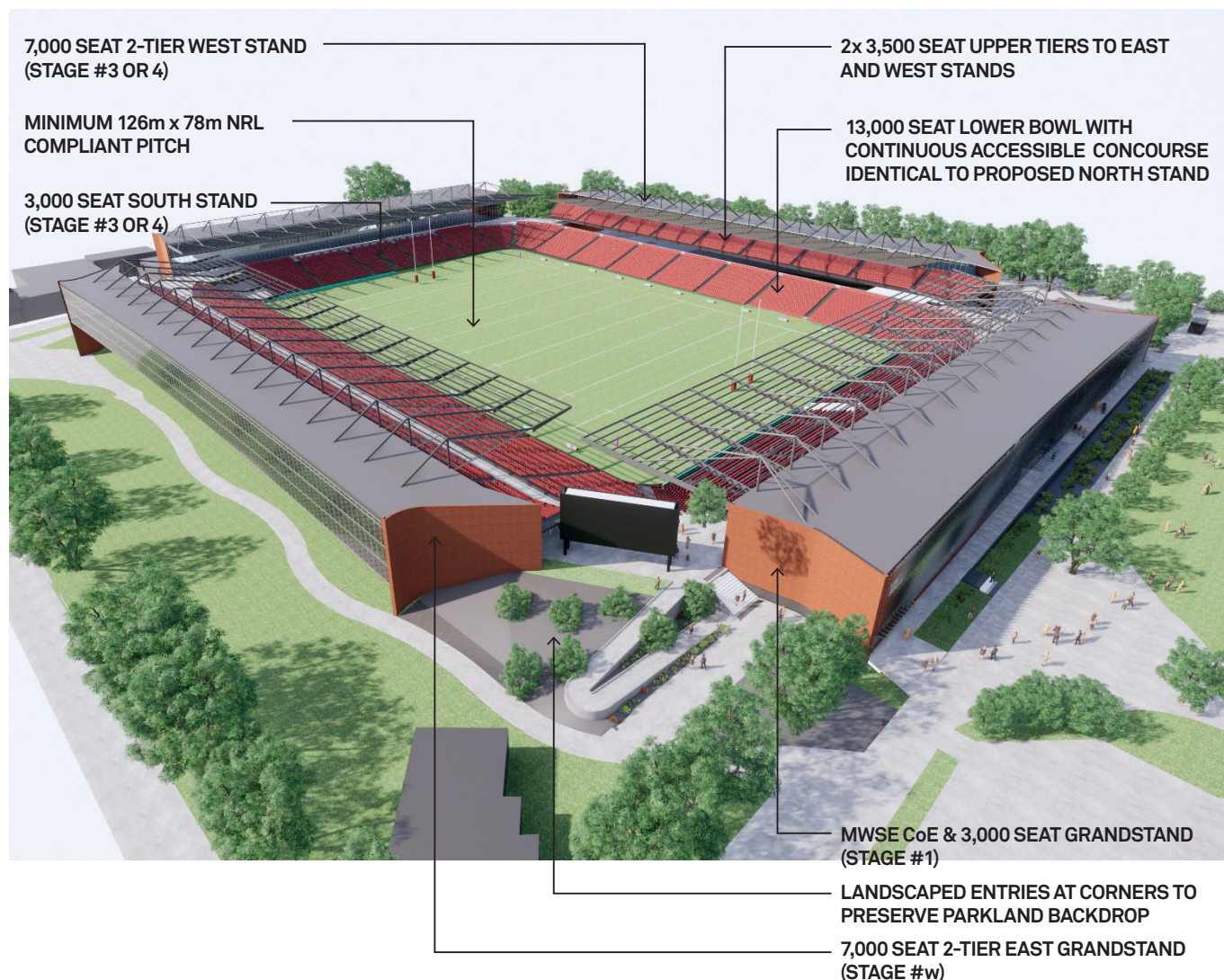
03 Future Stage 3 or 4 - Redevelopment of the western stand



04 Future Stage 3 or 4 - Redevelopment of the southern stand

# MASTER PLAN STRATEGY

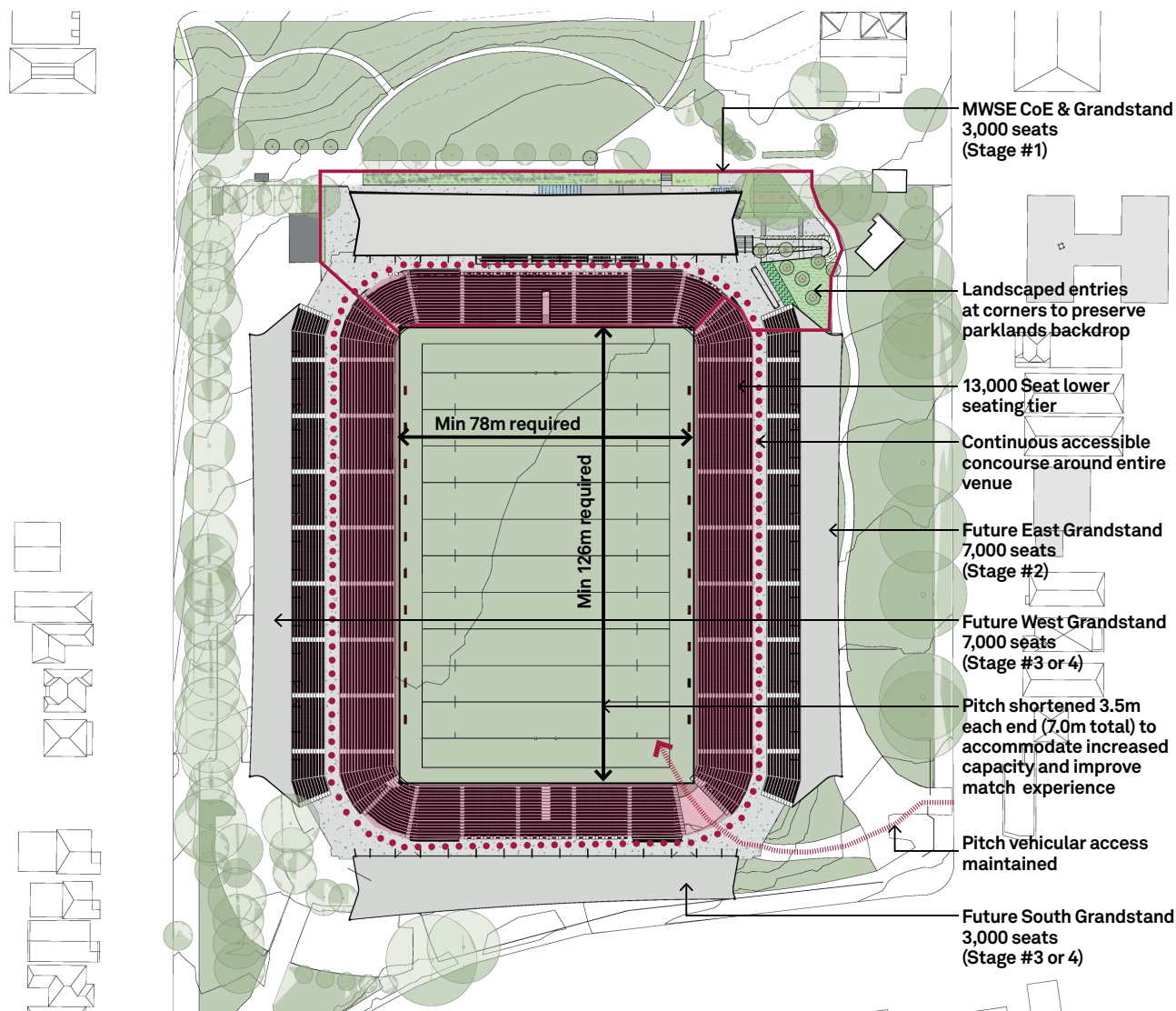
- Opposite demonstrates the master plan vision for Brookvale Oval to reach a total of 20,000 seats
- It demonstrates that geometry of the North-Stand & CoE has been developed so it can be replicated around the entire field in stages.
- The seating tier and concourse can be extended around the entire field which will deliver 13,000 seats and a continuous accessible concourse around the entire venue.
- The upper tiers in the East and West stands will deliver 3,500 seats each to deliver 20,000 seats in total for the venue
- If the CoE were to be located on the East it would not allow for the future 2 tier seating arrangement limiting the overall future capacity of the venue to under 20,000 seats.





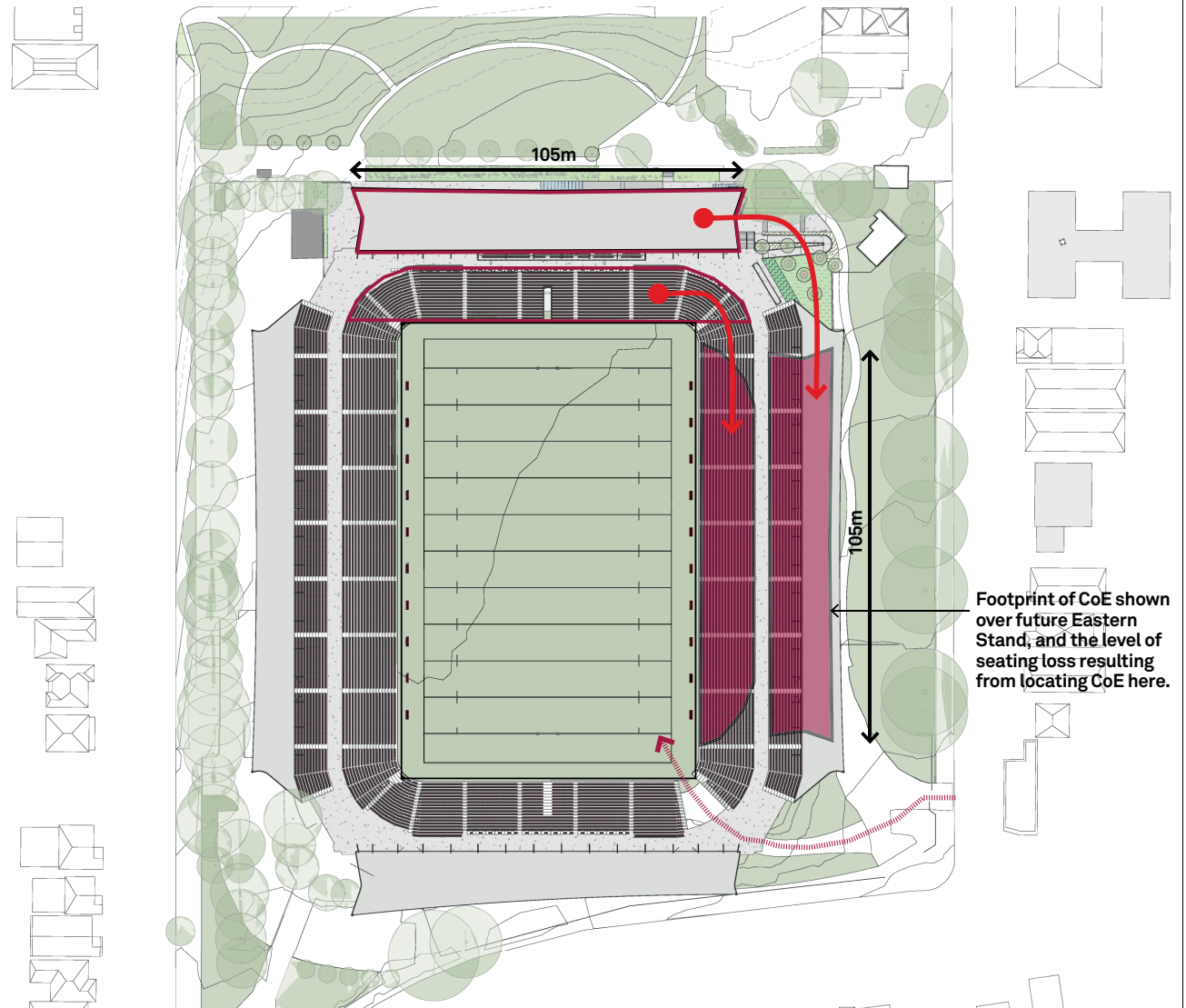
# MASTER PLAN STRATEGY

- Opposite demonstrates the master plan for Brookvale Oval to reach a total of 20,000 seats
- The seating tier and concourse established for the North Stand & CoE can be extended around the entire field which will deliver 13,000 seats and a continuous accessible concourse around the entire venue.
- The upper tiers in the East and West stands will deliver 3,500 seats each to deliver 20,000 seats in total for the venue.
- If the CoE were to be located on the East it would not allow for the future 2 tier seating arrangement limiting the overall future capacity of the venue to under 20,000 seats.
- The shortening of the pitch at the north end by 3.5m will still allow for a compliant pitch as each stage is developed.



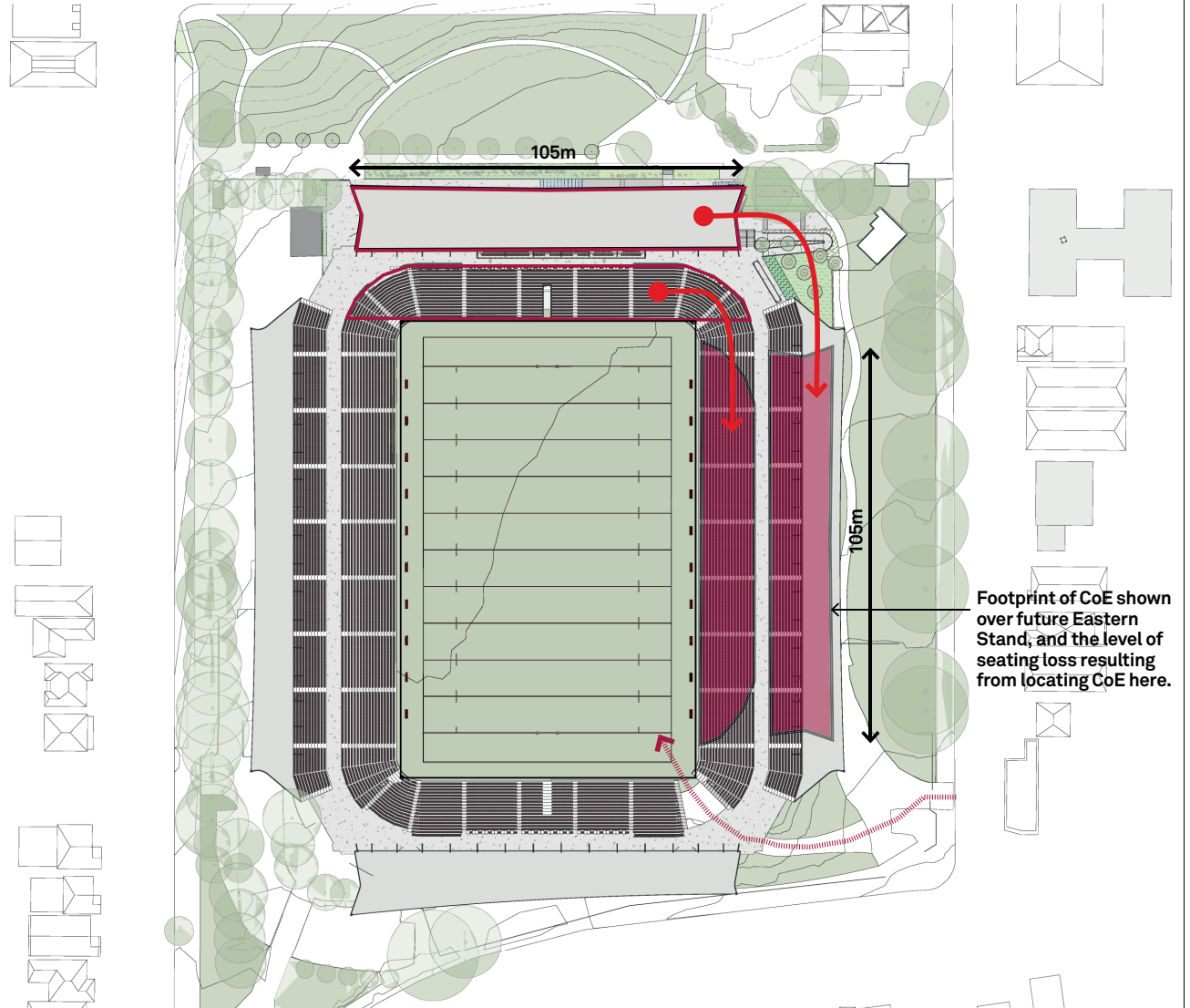
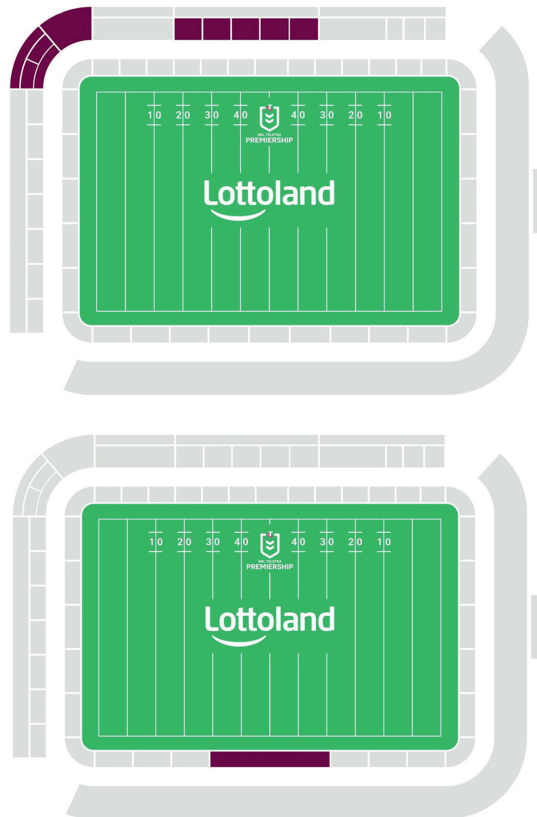
# MASTER PLAN STRATEGY

- If the CoE were to be located on the East it would not allow for the future 2 tier seating arrangement limiting the overall future capacity of the venue to under 20,000 seats.
- Locating the CoE to the East side would reduce the future overall capacity by 3,500 - 4,000 seats due to a drop in available seating area and a reduced building area to provide the required services to support the capacity in terms of toilets and F&B.



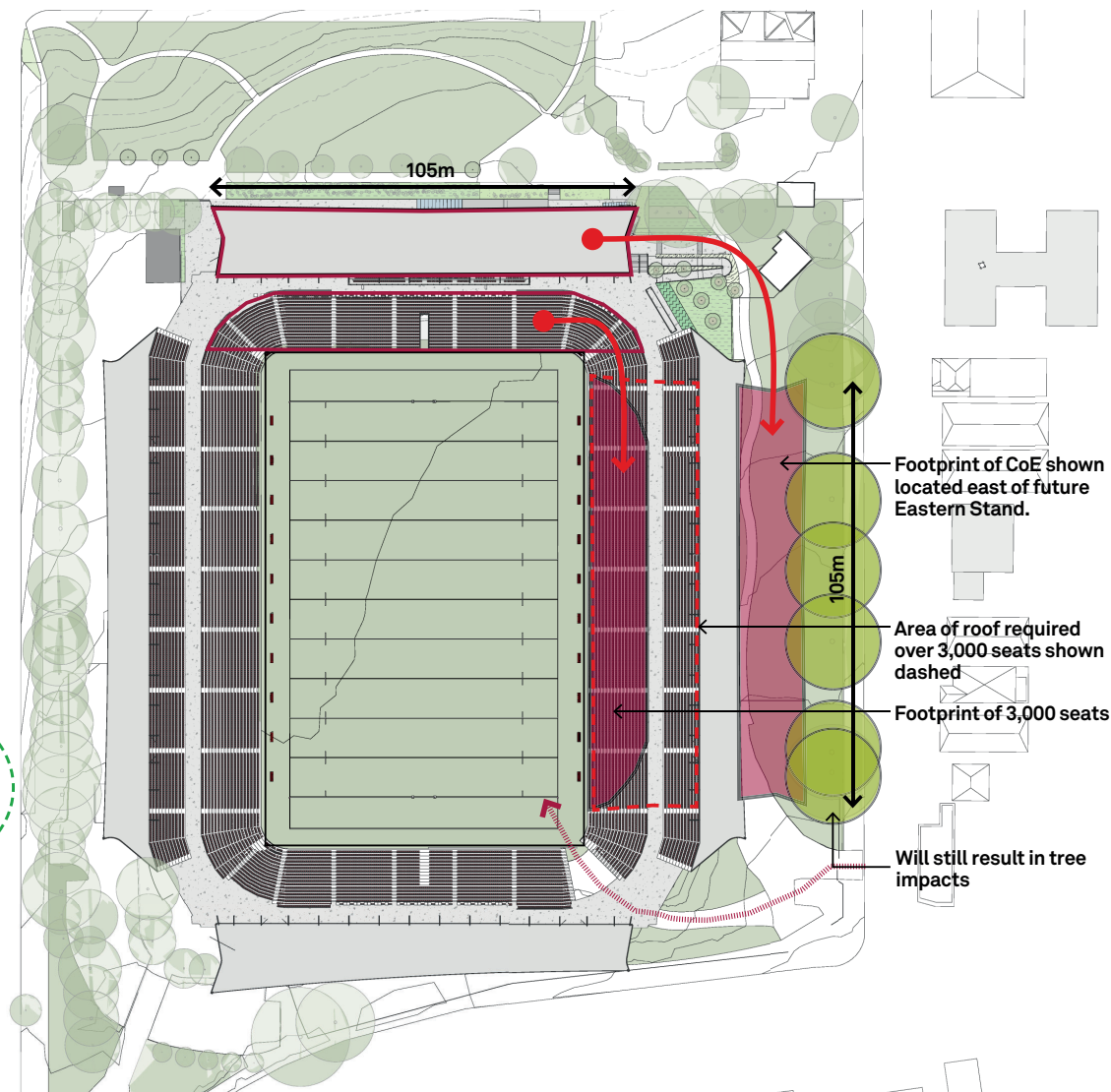
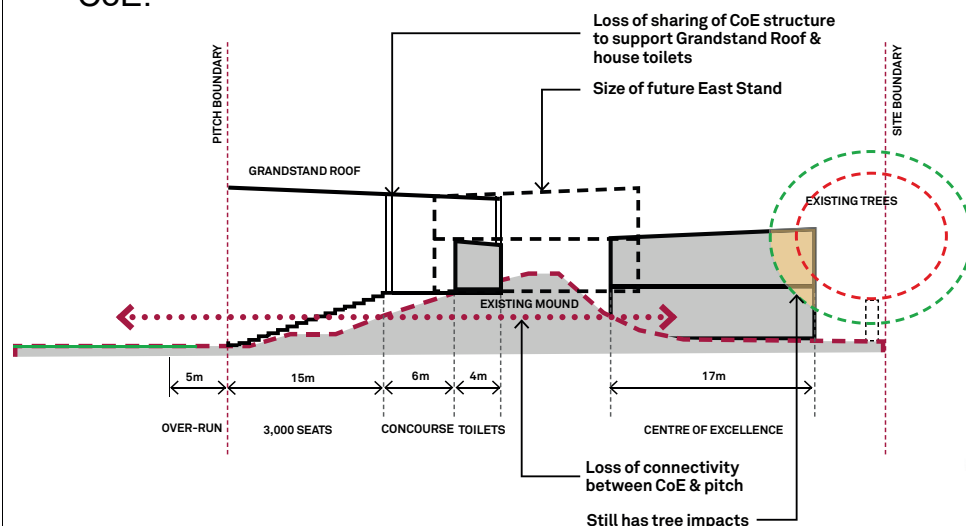
# MASTER PLAN STRATEGY

- If the CoE were to be located on the East it would compromise future Premium Seating with support services that would be offered in a future more hospitality focused facility.



# MASTER PLAN STRATEGY

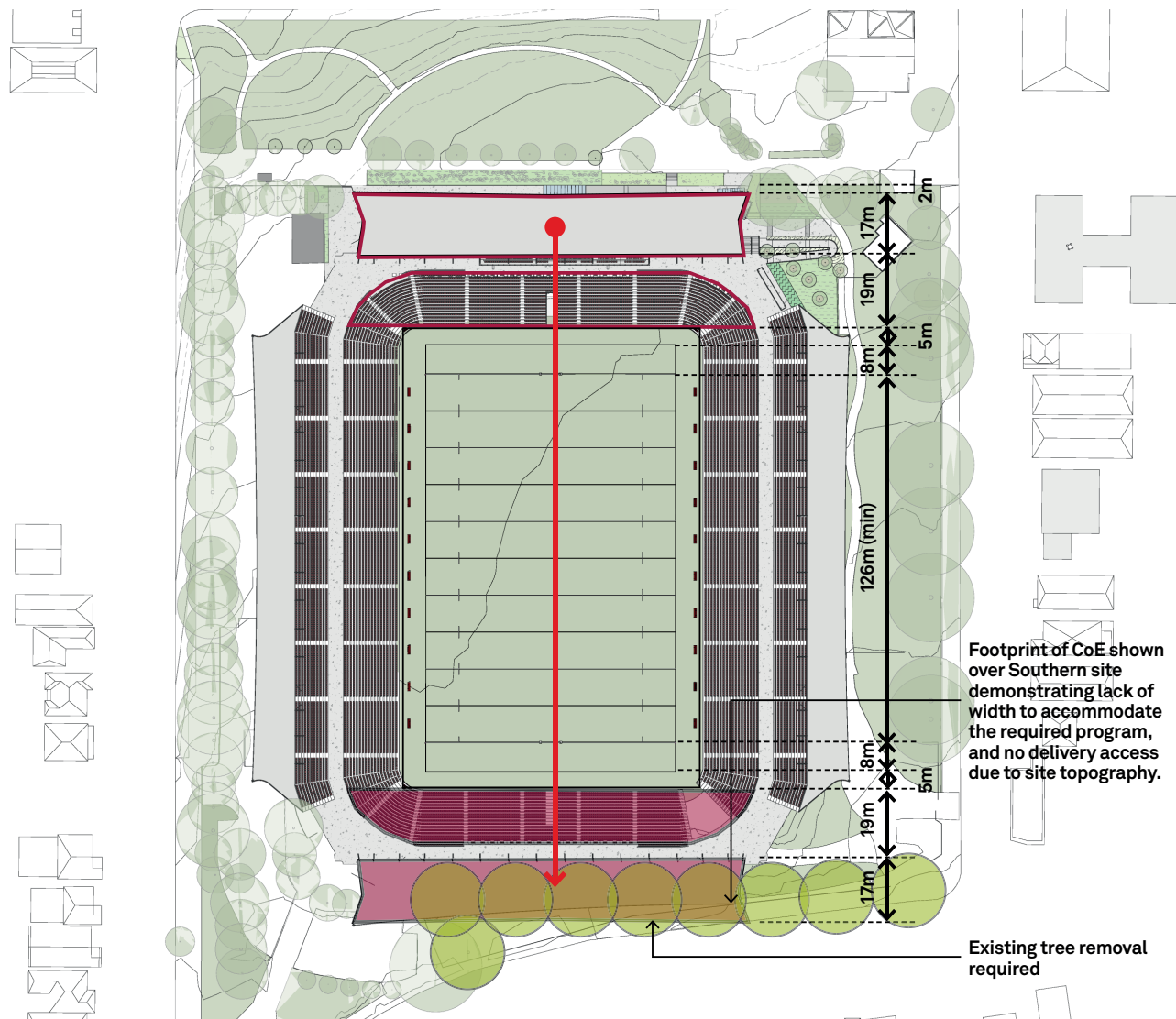
- If the CoE were to be located to the east of a future Eastern Stand it would not allow the sharing of the structure of the CoE to support the Grandstand Roof and therefore not be viable financially.
- The connection between CoE and the pitch will not be possible due to the large existing mound.
- The Grandstand roof and toilets would need to be demolished in the future to make way for the East Stand as opposed to being viable for the long term.
- East avenue of trees will still have impacts in order to be able to fit the CoE.





# MASTER PLAN STRATEGY

- If the CoE were to be located on the Southern site it would require the demolition of the existing Southern Stand, which will also result in a loss of seats and revenue.
- The depth of the available site even with the pitch minimised would still not be sufficient to accommodate the CoE.
- There is not good loading access available to the building in the south-east corner due to the large change in levels (existing site topography)
- Would still result in the remove of large existing tree along Pittwater Road.



# SITE PLANNING STRATEGY

# THE BUILDING BRIEF

- Total building required brief area = **3,600m<sup>2</sup>**
- The primary building programs are consolidated into seven (7) functional groups;

1. Gym & training
2. Coaching & football offices
3. Change rooms
4. Meeting & social spaces
5. Rehabilitation & recovery
6. Administration offices
7. Community Flexible Room

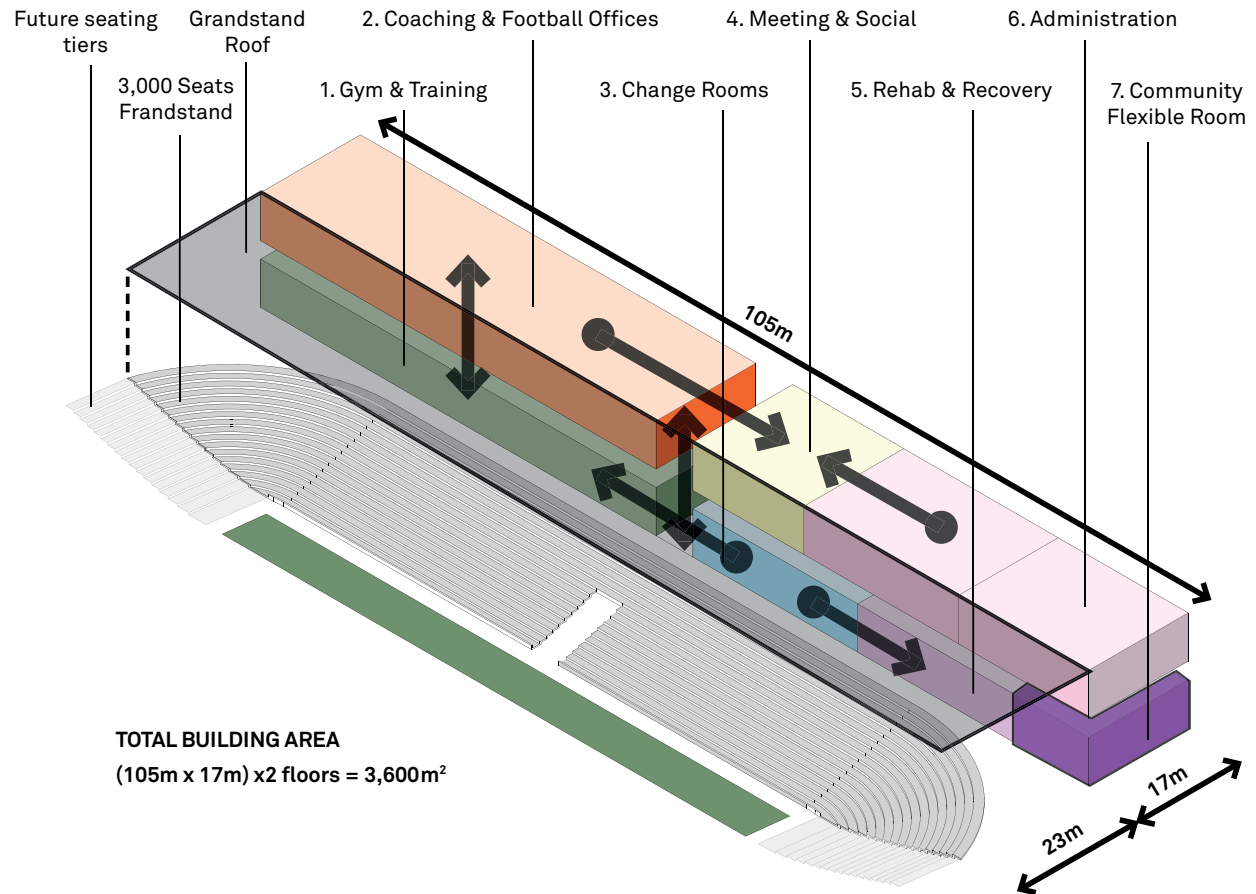
- These functional groups are then arranged for optimum functional adjacencies vertically and horizontally

- The 'Social Space' is centred with the primary vertical circulation which is both the entry/arrival point and brings all the groups together.

- The Change Rooms are centred between Gym & Training and Rehab & Recovery for optimal operational circulation.

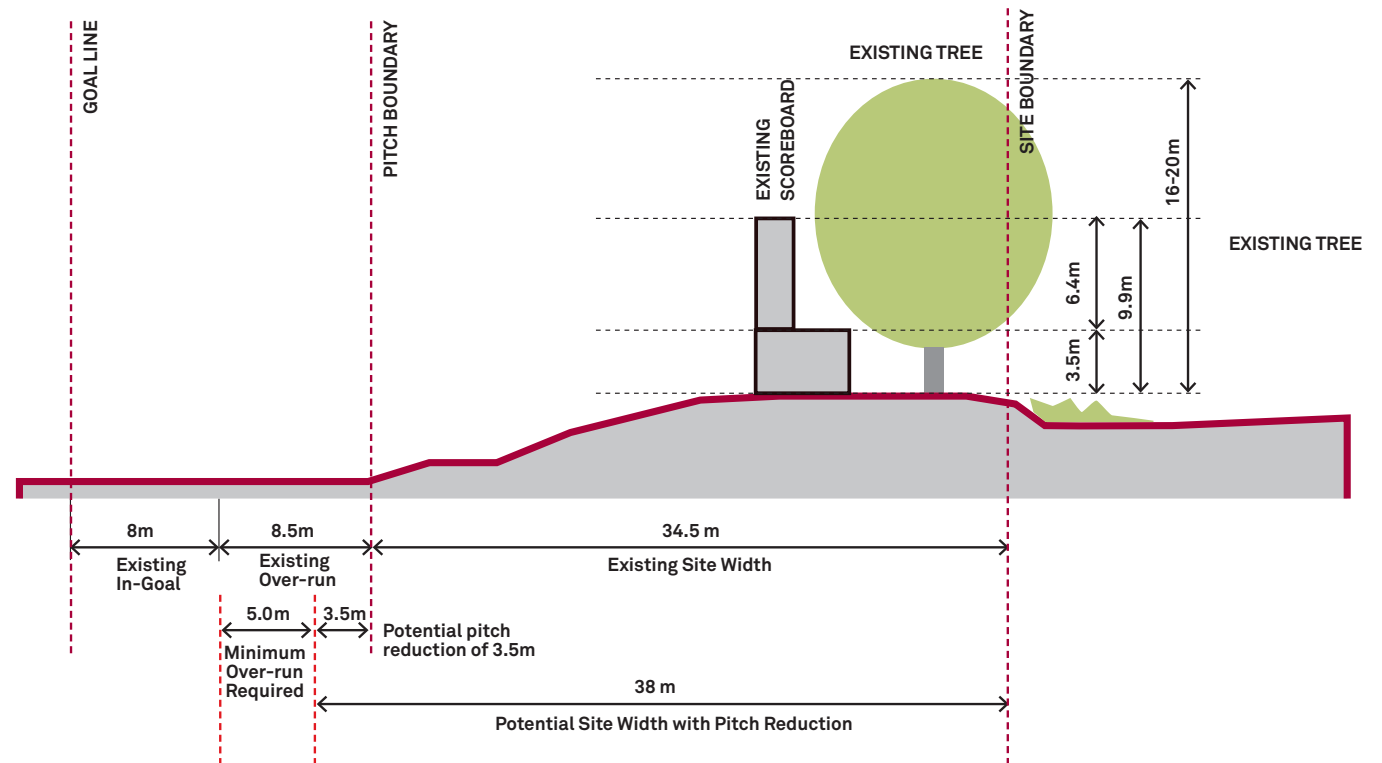
- The overall size of the 3,000 seat grandstand is defined by the width of the pitch, and therefore the length of the building matches the width of the grandstand to optimise the sharing of the super-structure to support the roof over the seats.

- Future stage seating tiers are able to be extended around the entire pitch using the same geometry.



# SITE PLANNING STRATEGY

→ Existing critical site section dimensions





# SITE PLANNING STRATEGY

## → Test fit study #1

By utilising this additional 3.5m and widening the site to 38m it is now possible to accommodate the building brief on the site and retain as many trees as possible.

To accommodate the brief and functional program along the northern site of the oval, the building footprint is 105m x 38m.

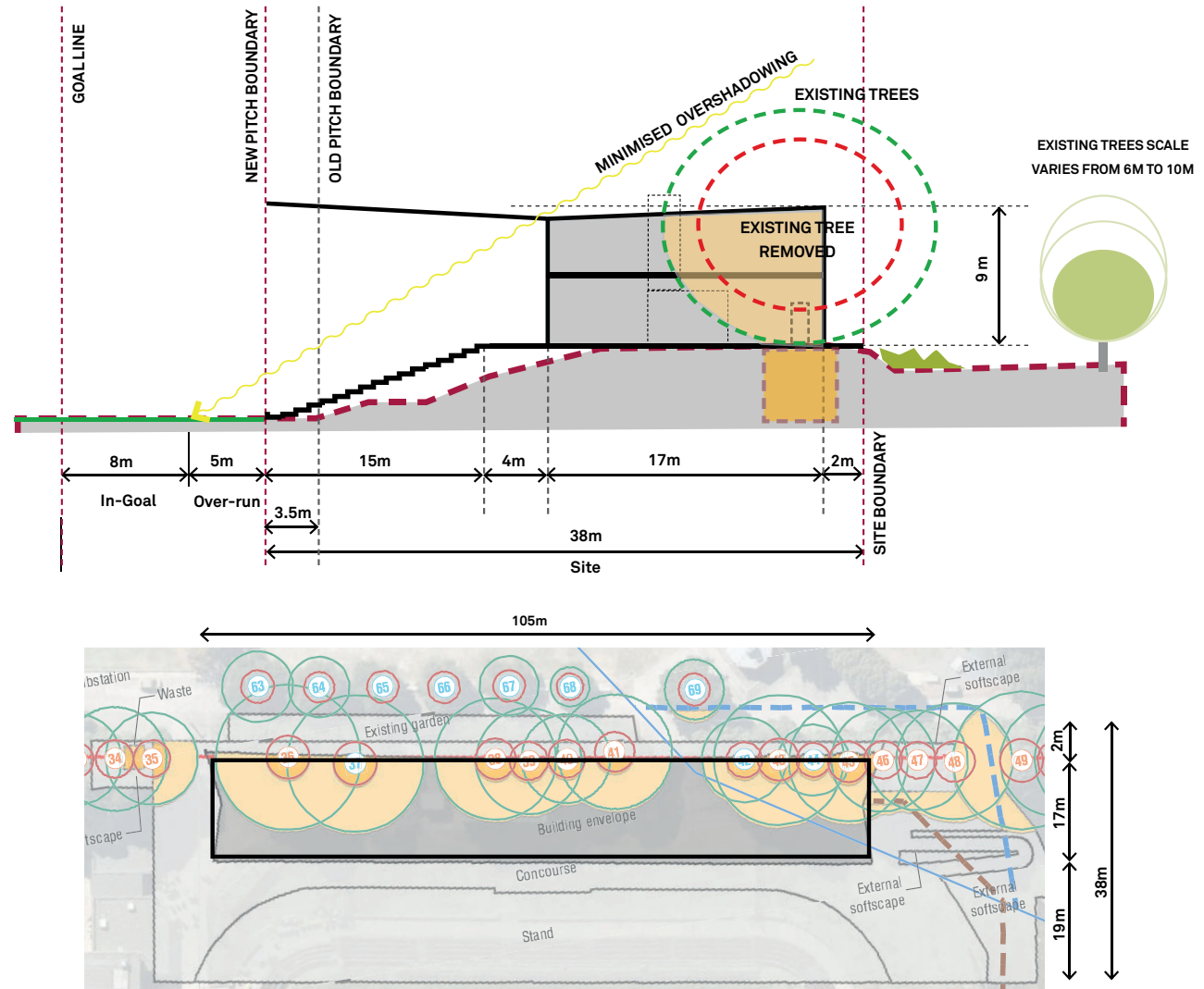
## → Outcome

Accommodates brief over only 2 floors.

Minimises height of building and maintains similar scale to existing grandstands.

Minimises overshadowing of pitch.

Requires removal of 11 trees to fit project brief.



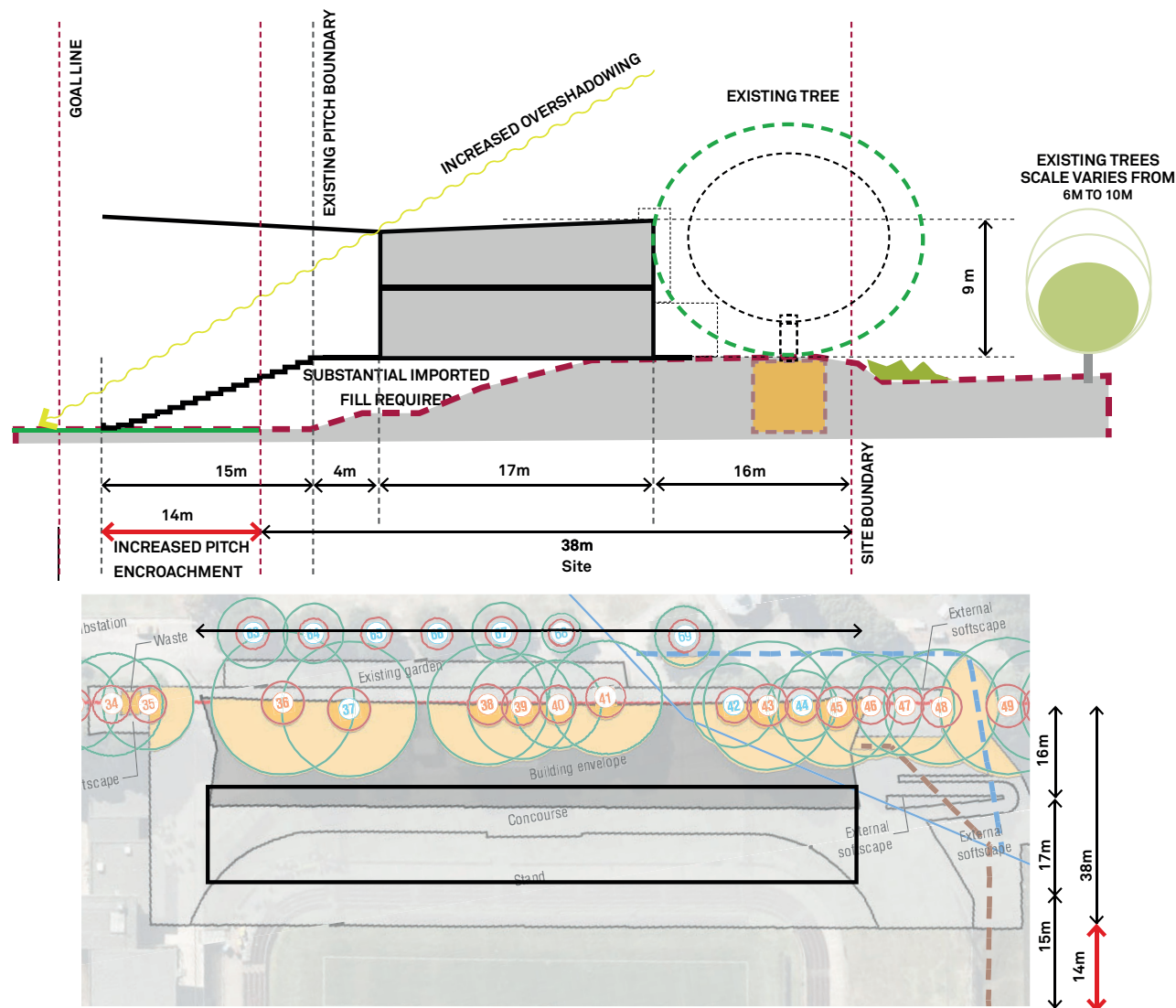
# SITE PLANNING STRATEGY

## → Test fit study #2

By trying to retain as many of the trees on the site with the optimum building footprint of 105mx17m would have to push 14m further south resulting in a non-compliant pitch, and eliminating possibility of a staged redevelopment of the oval.

## → Outcome

Encroachment on pitch required to fit project brief results in non-compliant pitch.  
Increases overshadowing of pitch  
Substantial imported fill required beneath building and grandstand.



# SITE PLANNING STRATEGY

## → Test fit study #3

This test fit option explored the possibility of floating and burying the building at the northern site without removing any of the trees.

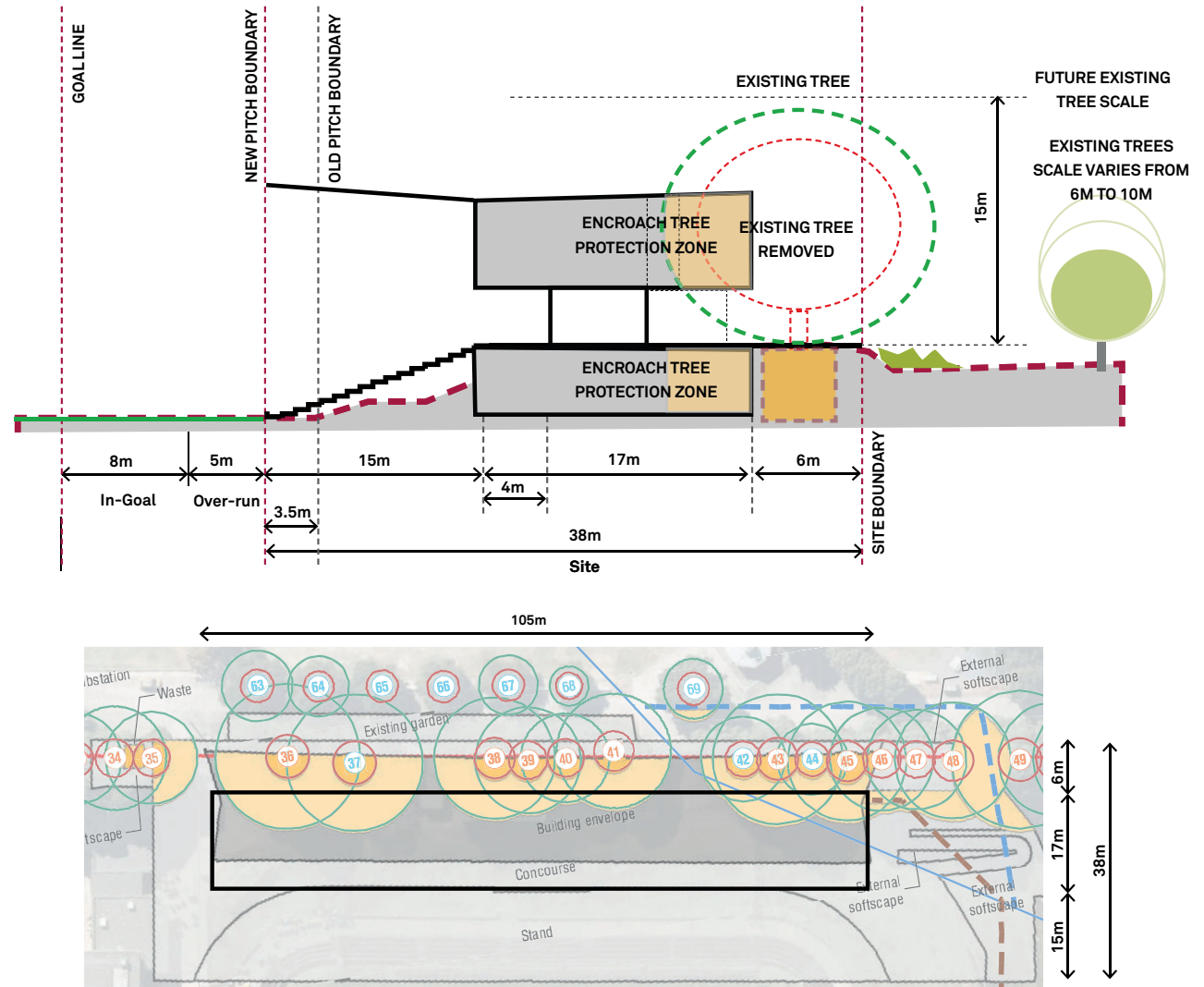
Allows for additional 4m from north boundary

## → Outcome

Program adjacencies inadequate due to vertical separation

Excavation and removal of substantial contaminated soil off site.

Eleven (11) trees still required to be removed as increased 4m not sufficient to avoid tree exclusion zone.



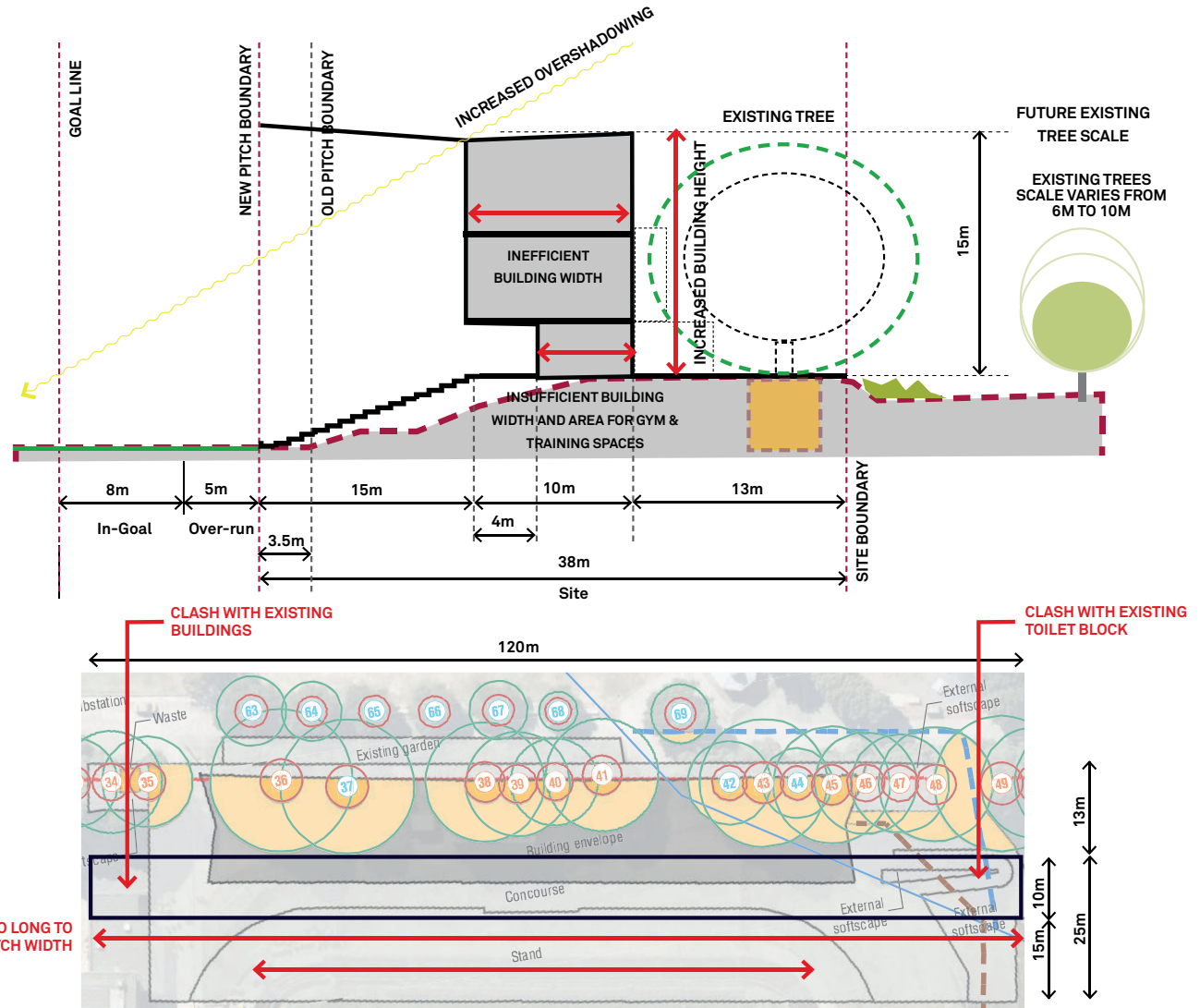
# SITE PLANNING STRATEGY

## → Test fit study #4

This test fit option explores impact on building and pitch by retaining trees by offsetting 13m from the boundary to avoid the tree exclusion zone.

## → Outcome

- Inefficient building width & proportion - building 120m long
- Clashes with other existing buildings on site
- Increased building height, and much taller than existing grandstands.
- Insufficient building width and area for gym & training spaces at ground level
- Significant increased overshadowing to pitch.

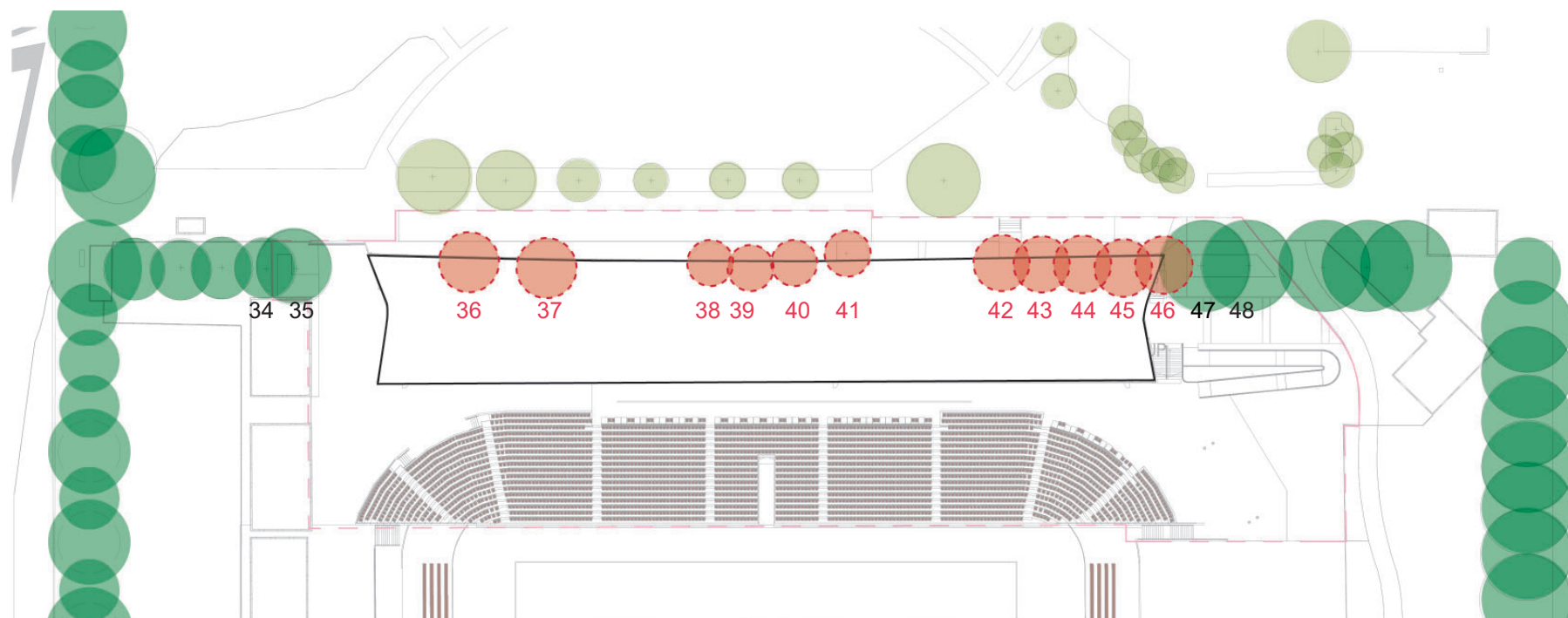




# TREE REPLACEMENT STRATEGY

# TREE HEALTH

- Tree # 37, 42 and 44 are noted as having a medium retention value
- Tree # 34, 35, 36, 38, 39, 40, 41, 43, 45, 46, 47 and 48 are noted as having a high retention value
- Tree # 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46 require removal to accommodate the new building

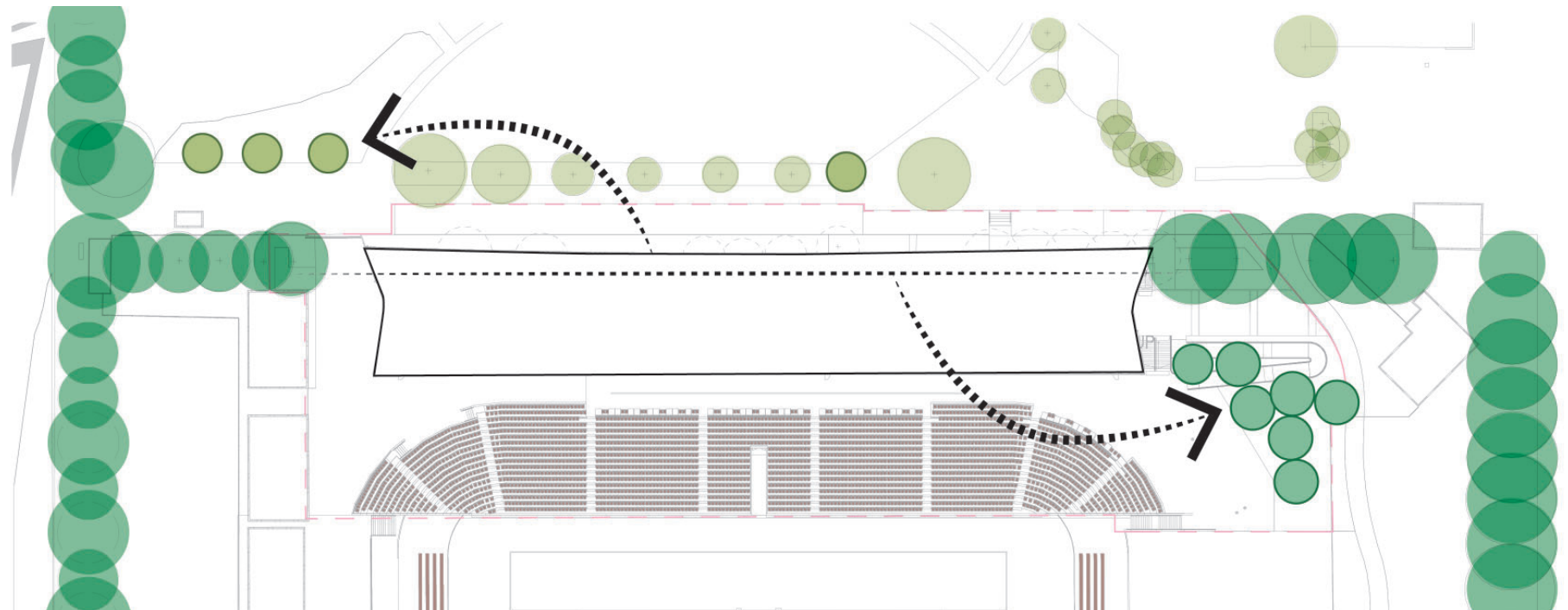


# ORIGINAL PRINCIPLES

- Maximise tree canopy at main public arrival in north-east corner of the site
- Strengthen the existing east-west avenue of *Cupaniopsis anacardioides* (Tukeroos)
- Install min 750L *Lophostemon confertus* (Brushbox) to maximise day 1 impact
- Plant a minimum of 11 new trees to offset the loss of existing trees

# PREVIOUS STRATEGY

- Install **4x *Cupaniopsis anacardioides* (Tukeroos)** to strengthen the northern line of existing trees
- Install **7x *Lophostemon confertus* (Brushbox)** to improve the amenity and aesthetic of the public arrival experience



Brookvale Oval Development Centre of Excellence

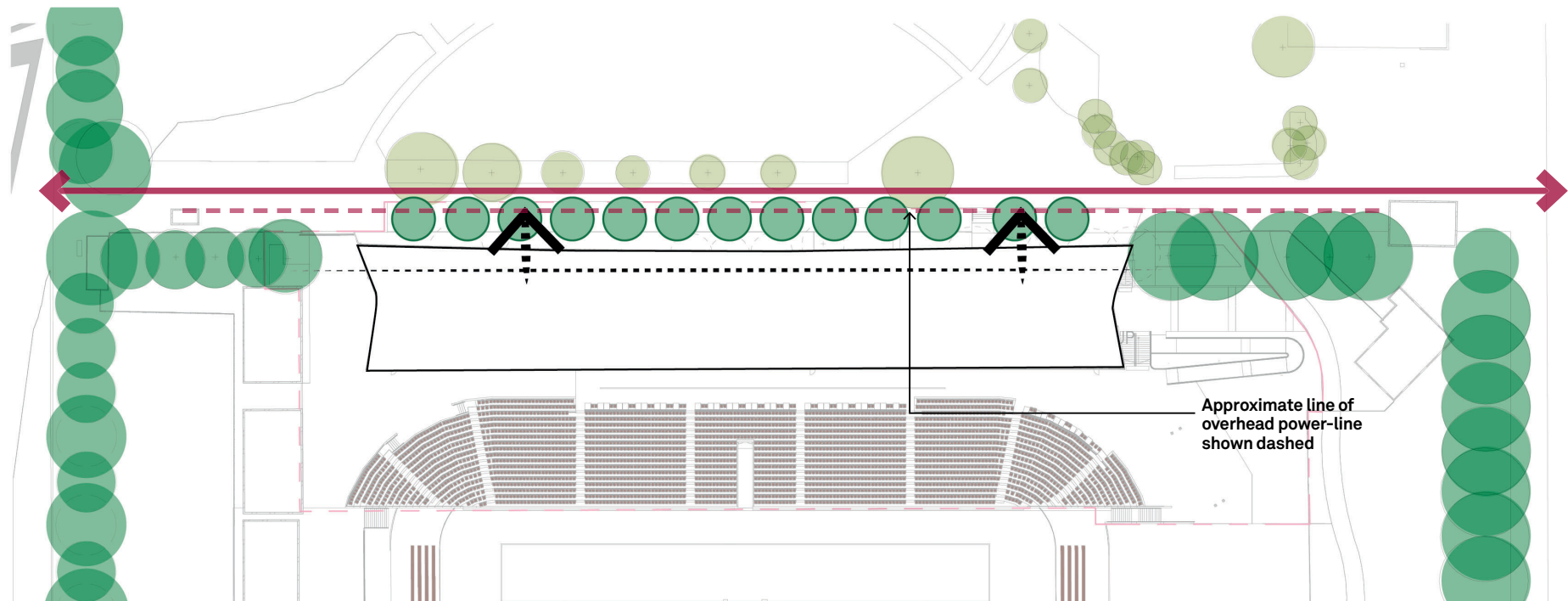


# REVISED STRATEGY

- As desired by Council re-establish the east-west avenue of trees and provide a landscape interface between park and CoE with a mix of **15x Banksia Aemula (Wallum Banksia) + Callistemon Citrinus (Red Bottlebrush)** at 6-7.5m centres located within the existing and new garden bed to the north of the new CoE site.

(These species have been selected as they flower at the beginning of NRL season)

- Selected trees are from the AusGrid tree guides and similar to Northern Beaches Council tree guide for Banksia and Bottlebrush which are permissible to be planted below the existing overhead power lines.



**Hassell**

