

**APPENDIX A:**  
**EXTRACT FROM SPORTS IN WARRINGAH SURVEY**  
**– INFORMATION RELEVANT TO BROOKVALE PARK.**

# Brookvale Park

All respondents were asked the Brookvale Park questions and answered on behalf of themselves.

## Visitors

All respondents were asked how often they have visited Brookvale Park in the last 12 months. The results of this question are shown in Table 42 below.

An estimated 72.8% of residents did not visit Brookvale Park at all in the last 12 months. Out of those that had visited Brookvale Park, most have visited it 2 – 6 times (14,298 or 13.0% of total estimated adults resident population).

*Table 1: How often visited Brookvale Park in the last 12 months (Base = 994 respondents to the survey)*

How often visited last 12 months	Number of adults	Proportion of adults
Once	9945	9.0%
2 – 6 times	14298	13.0%
6 – 12 times	2668	2.4%
More than 12 times	2420	2.2%
<i>Subtotal number who've visited</i>	<i>29331</i>	<i>26.6%</i>
Not at all in the last 12 months	80107	72.8%
Don't know	635	0.6%
<b>TOTAL</b>	<b>110073</b>	<b>100%</b>

## Visitors by whether a resident of Brookvale

Table 2: Frequency of visit to Brookvale Park by whether a resident of Brookvale or not (Base = 994 respondents to the survey)

How often visited last 12 months	Residents of Brookvale	Other Warringah residents	TOTAL
Once	119 0.1%	9826 8.9%	9945 9.0%
2 – 6 times	172 0.2%	14127 12.8%	14299 13.0%
6 – 12 times	268 0.2%	2400 2.2%	2668 2.4%
More than 12 times	448 0.4%	1972 1.8%	2420 2.2%
<i>Subtotal number who've visited</i>	1007 0.9%	28325 25.7%	29332 26.6%
Not at all in the last 12 months	269 0.2%	79838 72.5%	80107 72.8%
Don't know	0 0.0%	635 0.6%	635 0.6%
<b>TOTAL</b>	1276 1.2%	108799 98.8%	110075 100.0%

## Reason visited Brookvale Park

Those respondents who visited Brookvale Park in the last 12 months were asked what was the reason for their visits. More than one reason could be nominated.

By far the most common reason given was to watch sports, a reason for visiting for an estimated 22,697 adult residents (20.6% of the estimated Warringah adult resident population).

*Table 3: Reasons for visiting Brookvale Park (Base = 261 respondents to the survey who visited Brookvale Park)*

Reason visited	Number of adults	Proportion of adults
To watch sports	22697	20.6%
To visit the playground/park areas	4130	3.8%
To play a sport/train	2172	2.0%
To go walking	2024	1.8%
Work	414	0.4%
Other	273	0.2%
To use/go to function centre	209	0.2%
To coach/teach	93	0.1%
To be a referee/umpire or other official	0	0.0%
To perform administrative duties	0	0.0%

## Support for changes

Residents were asked to rate their level of agreement on a scale from 1 (strongly disagree) to 10 (strongly agree) on a set of possible changes to Brookvale Park. The estimated average ratings given, by whether a known visitor or not of the Park, are shown in Table 45 below. The estimated average ratings given, by whether a resident of Brookvale or not, are shown in Table 46.

The survey estimates that the change Warringah residents are most supportive of is using Brookvale Park for a wider variety of sports. Warringah residents are least supportive of more grandstands/seating<sup>1</sup>.

*Table 4: Average level of support for specific changes to Brookvale Park by whether a known visitor (Base = 994 respondents to the survey)*

Change	Average level of support (out of 10)		
	Visitors	Non-visitors	ALL RESIDENTS
Use of the Park for a wider variety of sports	7.8	7.7	7.8
More car parking	7.5	7.5	7.5
Recreational facilities for young people such as basketball half courts	6.5	7.4	7.1
More non-sporting events such as music concerts	6.9	7.2	7.1
More use of the oval at night	7.0	6.9	7.0
More grandstands/seating	5.0	5.8	5.6

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<sup>1</sup> Brookvale residents are particularly least supportive of this change.

*Table 5: Average level of support for specific changes to Brookvale Park by whether a resident of Brookvale or not (Base = 994 respondents to the survey)*

Change	Average level of support (out of 10)		
	Residents of Brookvale	Other Warringah residents	ALL RESIDENTS
Use of the Park for a wider variety of sports	7.9	7.7	7.8
More car parking	5.6	7.5	7.5
Recreational facilities for young people such as basketball half courts	6.2	7.1	7.1
More non-sporting events such as music concerts	5.2	7.1	7.1
More use of the oval at night	4.5	7.0	7.0
More grandstands/seating	2.7	5.6	5.6

## Overall views about upgrades

Residents were then asked to give their level of support for the two statements *“I support upgrades to Brookvale Park”* and *“I support making Brookvale Park a major sporting facility”* from 1 (strongly disagree) to 10 (strongly agree).

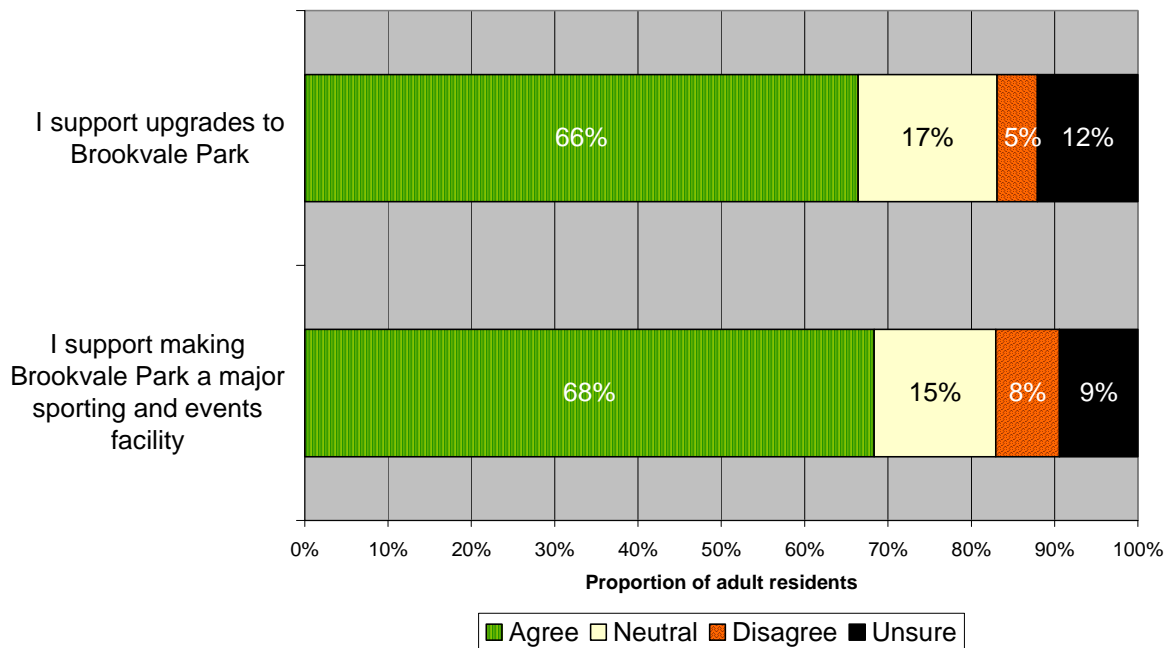
Figure 3 shows the estimated distribution of support for these statements. (The average agreement rating for these two statements is shown in Tables 47 and 48 below.) The survey estimates that 66% of residents support upgrades to Brookvale Park, 17% are neutral, 5% do not support upgrades and 12% are unsure. The survey also estimates that 68% of residents support making Brookvale Park a major sporting and events facility, 15% are neutral, 8% do not support this change and 9% are unsure.

It is interesting to note that support amongst Brookvale residents is lower than that for non-residents (shown in Figures 4 and 5 below). It is estimated that 45% of Brookvale residents support upgrades to Brookvale Park, compared to 67% of non-residents. It is also estimated that 55% of Brookvale residents support making Brookvale Park a major sporting and events facility, compared to 69% of non-residents. Moreover, an estimated 33% of Brookvale residents do not support making Brookvale Park a major sporting and events facility, compared with only 7% of non-residents.

Note that an estimated 23% of residents strongly agree and 2% strongly disagree to upgrading Brookvale Park. An estimated 26% of residents strongly agree and 3% strongly disagree with making Brookvale Park a major sporting and events facility.

Results are based on an agreement score of 4 or less meaning the resident does not support, 5 or 6 meaning the resident neither supports nor does not support and 7 or more meaning the resident supports.

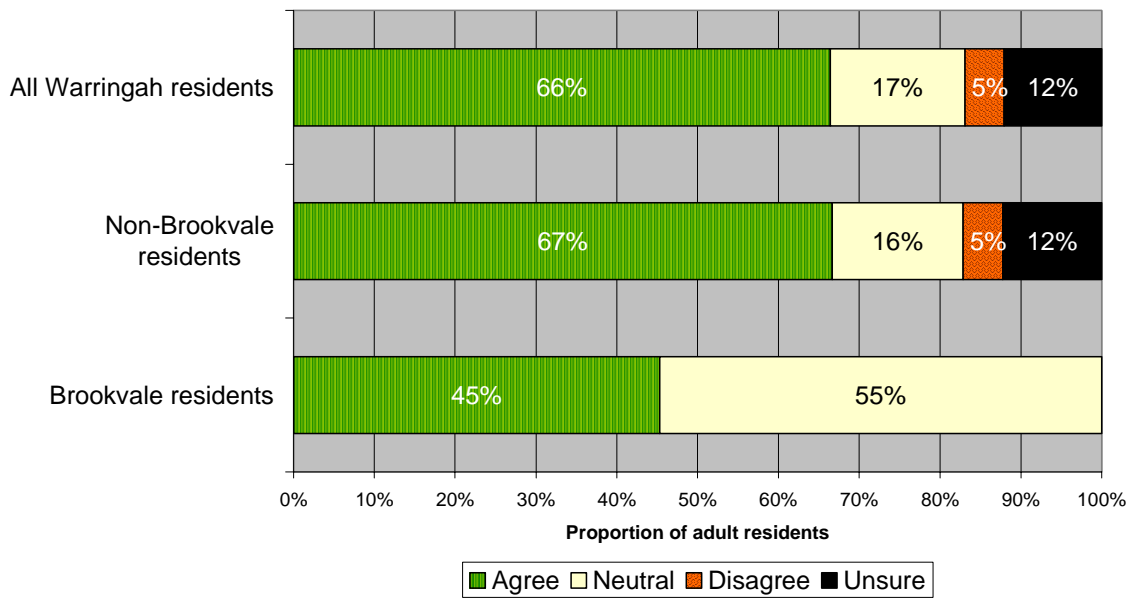
**"How much do you agree or disagree with the following statements?"**



*Figure 3: Level of agreement with Brookvale Park statements (Base = 994 respondents to the survey)*



**"How much do you agree or disagree with the following statement: I support upgrades to Brookvale Park"**



*Figure 4: Level of agreement with "I support upgrades to Brookvale Park" – residents of Brookvale versus non-residents of Brookvale (Base = 994 respondents to the survey)*

**"How much do you agree or disagree with the following statement: I support making Brookvale Park a major sporting and events facility"**

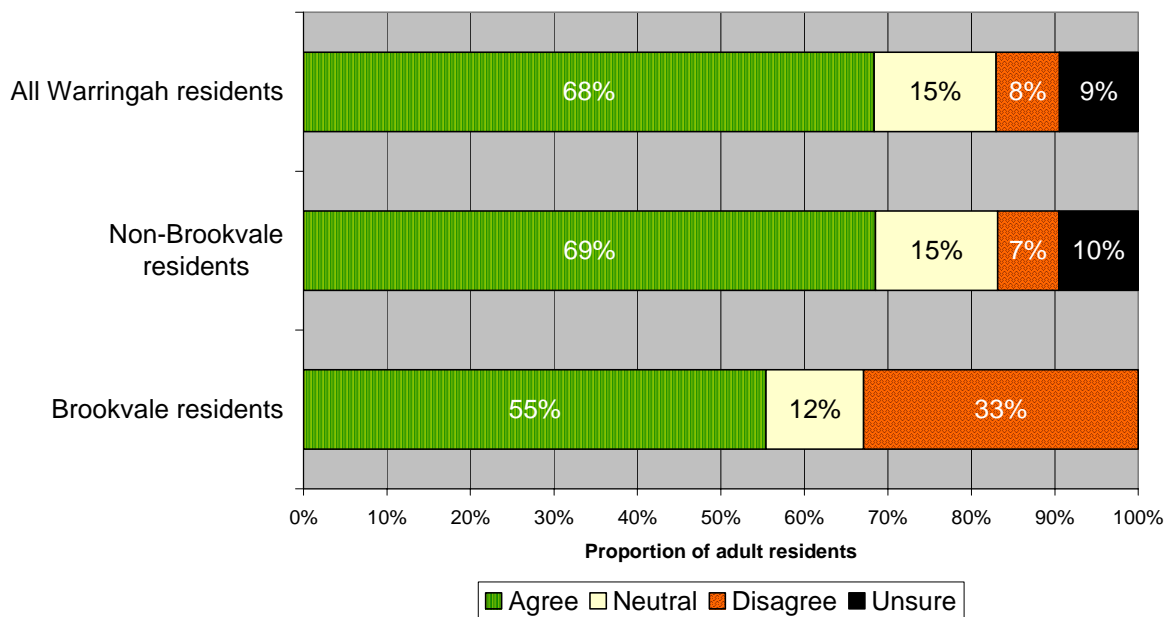


Figure 5: Level of agreement with “I support making Brookvale Park a major sporting and events facility” – residents of Brookvale versus non-residents of Brookvale (Base = 994 adult respondents)

Table 6: Average level of agreement with Brookvale Park statements by whether a known visitor (Base = 994 respondents to the survey)

Statement	Average level of agreement (out of 10)		
	Visitors	Non-visitors	ALL RESIDENTS
I support upgrades to Brookvale Park	7.9	7.6	7.7
I support making Brookvale Park a major sporting facility	7.8	7.6	7.6



*Table 7: Average level of agreement with Brookvale Park statements by whether a resident of Brookvale or not (Base = 994 respondents to the survey)*

Statement	Average level of agreement (out of 10)		
	Brookvale residents	Other Warringah residents	ALL RESIDENTS
I support upgrades to Brookvale Park	6.8	7.7	7.7
I support making Brookvale Park a major sporting facility	5.6	7.6	7.6

## General upgrades to Brookvale Park

### Reasons for supporting upgrades in general

Residents who said that they supported upgrades to Brookvale Park were asked for all the reasons why they are supportive. The results are shown in Table 49 below. Note that residents could mention more than one reason.

The main reason given for supporting upgrades in general was that Brookvale Park needs upgrading/Warringah needs a better facility (mentioned by an estimated 34,897 residents, representing 30% of all reasons mentioned). This was followed by the reason that it would be good for more people to go there (mentioned by an estimated 23,767 residents, representing 21% of all reasons mentioned).

Reasons were generally the same for Brookvale residents versus other Warringah residents except that Brookvale residents were less likely to say that the Brookvale Park needs upgrading and more likely to say it would be good if the facility was used for more things.

*Table 8: Reason for supporting upgrading Brookvale Park (Base = 724 respondents to the survey who support upgrades to Brookvale Park)*

Reason	Brookvale residents <sup>2</sup>	Non-Brookvale residents <sup>3</sup>	TOTAL <sup>4</sup>
Needs upgrading/Warringah needs a better facility like that	188 18%	34709 31%	34897 30%
Good for more people to go there	188 18%	23579 21%	23767 21%
Good to use for other things/more things, not being used to full capacity, needs to be used more	317 30%	16814 15%	17131 15%
Good for young people/children	90 8%	9086 8%	9176 8%
Good to attract people from outside the area	119 11%	7485 7%	7604 7%
The area can support more people	0 0%	6017 5%	6017 5%
Would generate income for the area	0 0%	5275 5%	5275 5%
Other	172 16%	3823 3%	3995 3%
Good for community/area	0 0%	2988 3%	2988 3%
Bring up to standard for NRL/good to have NRL there	0 0%	3859 3%	3859 3%
<b>TOTAL</b>	<b>1074</b> <b>100%</b>	<b>113635</b> <b>100%</b>	<b>114709</b> <b>100%</b>

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<sup>2</sup> Percentages in this column are estimated number of Brookvale residents who mentioned the reason as a proportion of all Brookvale residents.

<sup>3</sup> Percentages in this column are estimated number of non-Brookvale residents who mentioned the reason as a proportion of all non-Brookvale residents.

<sup>4</sup> Percentages in this column are estimated number of Warringah residents who mentioned the reason as a proportion of all Warringah residents.

## Reasons for not supporting upgrades in general

Residents who said that they did not support upgrades to Brookvale Park were asked for all the reasons why they are not supportive. The results are shown in Table 50 below. Note that residents could mention more than one reason.

The main reason given for not supporting upgrades in general was that Brookvale Park does not need upgrading/Warringah does not need a better facility (mentioned by an estimated 4,992 residents, representing 24% of all reasons mentioned).

Reasons were generally the same for Brookvale residents versus other Warringah residents except that Brookvale residents were more likely to say that they:

- did not feel that Brookvale Park needed upgrading;
- did not feel that the area could support more people; or
- did not want to attract more visitors to the area.

*Table 9: Reason for not supporting upgrading Brookvale Park (Base = 152 respondents to the survey who do not support upgrades to Brookvale Park)*

Reason	Brookvale residents <sup>5</sup>	Non-Brookvale residents <sup>6</sup>	TOTAL <sup>7</sup>
Does not need upgrading/Warringah does not need an upgraded facility like that	349 36%	4643 24%	4992 24%
The area cannot support more people (eg not good enough roads/parking)	349 36%	3364 17%	3713 18%
Cost	0 0%	3478 18%	3478 17%
Don't care for it, don't use it or no opinion	0 0%	3306 17%	3306 16%
Other	0 0%	1441 7%	1441 7%
Don't like NRL/why bother when only used for NRL	80 8%	1229 6%	1309 6%
Don't know	0 0%	1111 6%	1111 5%
Don't want more people to come there	80 8%	512 3%	592 3%
Don't want to attract people from outside the area	120 12%	356 2%	476 2%
<b>TOTAL</b>	<b>978</b> <b>100%</b>	<b>19440</b> <b>100%</b>	<b>20418</b> <b>100%</b>

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<sup>5</sup> Percentages in this column are estimated number of Brookvale residents who mentioned the reason as a proportion of all Brookvale residents.

<sup>6</sup> Percentages in this column are estimated number of non-Brookvale residents who mentioned the reason as a proportion of all non-Brookvale residents.

<sup>7</sup> Percentages in this column are estimated number of Warringah residents who mentioned the reason as a proportion of all Warringah residents.

## Making Brookvale Park a major sporting and events facility

### Reasons for supporting making a major facility

Residents who said that they supported making Brookvale Park a major sporting and events facility were asked for all the reasons they are supportive. The results are shown in Table 51 below. Note that residents could mention more than one reason.

The main reason given for supporting making Brookvale Park a major facility was that Warringah needs a major sporting and events facility (mentioned by an estimated 25,986 residents, representing 21% of all reasons mentioned). This was followed by the reason that it would be good for more people to go there (mentioned by an estimated 20,197 residents, representing 16% of all reasons mentioned).

Reasons were generally the same for Brookvale residents versus other Warringah residents except that Brookvale residents were more likely to say it would be good if Brookvale Park was used for more things.



*Table 10: Reason for supporting making Brookvale Park a major sporting and events facility  
(Base = 737 respondents to the survey who support making Brookvale Park a major sporting and events facility)*

Reason	Brookvale residents <sup>8</sup>	Non-Brookvale residents <sup>9</sup>	TOTAL <sup>10</sup>
Warringah needs a major sporting and events facility	290 20%	25696 21%	<b>25986</b> <b>21%</b>
Good for more people to go there	120 8%	20078 16%	<b>20198</b> <b>16%</b>
Good to use for other things/more things, not being used to full capacity, needs to be used more	337 23%	11604 9%	<b>11941</b> <b>9%</b>
Other	68 5%	11035 9%	<b>11103</b> <b>9%</b>
Would generate income for the area	0 0%	8762 7%	<b>8762</b> <b>7%</b>
Would increase quality/quantity of events for Warringah	120 8%	8374 7%	<b>8494</b> <b>7%</b>
Good to attract people from outside the area	120 8%	8178 7%	<b>8298</b> <b>7%</b>
Needs upgrading	90 6%	8166 7%	<b>8256</b> <b>7%</b>
Good for young people/children	80 5%	7051 6%	<b>7131</b> <b>6%</b>
Bring up to standard for other first grade sports not including NRL	120 8%	5562 4%	<b>5682</b> <b>5%</b>
The area can support more people	0 0%	4729 4%	<b>4729</b> <b>4%</b>
Bring up to standard for NRL/good to have NRL there	120 8%	3034 2%	<b>3154</b> <b>2%</b>

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<sup>8</sup> Percentages in this column are estimated number of Brookvale residents who mentioned the reason as a proportion of all Brookvale residents.

<sup>9</sup> Percentages in this column are estimated number of non-Brookvale residents who mentioned the reason as a proportion of all non-Brookvale residents.

<sup>10</sup> Percentages in this column are estimated number of Warringah residents who mentioned the reason as a proportion of all Warringah residents.

Reason	Brookvale residents <sup>8</sup>	Non-Brookvale residents <sup>9</sup>	TOTAL <sup>10</sup>
Good for community/area	0 0%	2454 2%	2454 2%
<b>TOTAL</b>	<b>1465</b> <b>100%</b>	<b>124723</b> <b>100%</b>	<b>126188</b> <b>100%</b>

## Reasons for not supporting making a major facility

Residents who said that they did not support making Brookvale Park a major sporting and events facility were asked for all the reasons they are not supportive. The results are shown in Table 52 below. Note that residents could mention more than one reason.

The main reasons given for not supporting making Brookvale Park a major facility was that the area cannot support more people/events (mentioned by an estimated 8,391 residents, representing 35% of all reasons mentioned).

Reasons were generally the same for Brookvale residents versus other Warringah residents except that Brookvale residents were more likely to say that they did not feel that the area could support more people or that Warringah does not need a major sporting and events facility.

*Table 11: Reason for not supporting making Brookvale Park a major sporting and events facility  
(Base = 166 respondents to the survey who do not support making Brookvale Park a major sporting and events facility)*

Reason	Brookvale residents <sup>11</sup>	Non-Brookvale residents <sup>12</sup>	TOTAL <sup>13</sup>
The area cannot support more people/events (eg not good enough roads/parking)	420 67%	7971 34%	8391 35%
Does not need upgrading	0 0%	2782 12%	2782 12%
Warringah does not need a major sporting and events facility	149 24%	2348 10%	2497 10%
Cost	0 0%	1846 8%	1846 8%
Don't want more people to come there	61 10%	1674 7%	1735 7%
Don't know	0 0%	1629 7%	1629 7%
Don't care for it, don't use it or no opinion	0 0%	1620 7%	1620 7%
Don't want to attract people from outside the area	0 0%	1288 6%	1288 5%
Other	0 0%	1217 5%	1217 5%
Don't like NRL/why bother when only used for NRL	0 0%	928 4%	928 4%
<b>TOTAL</b>	<b>630</b> <b>100%</b>	<b>23303</b> <b>100%</b>	<b>23933</b> <b>100%</b>

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<sup>11</sup> Percentages in this column are estimated number of Brookvale residents who mentioned the reason as a proportion of all Brookvale residents.

<sup>12</sup> Percentages in this column are estimated number of non-Brookvale residents who mentioned the reason as a proportion of all non-Brookvale residents.

<sup>13</sup> Percentages in this column are estimated number of Warringah residents who mentioned the reason as a proportion of all Warringah residents.



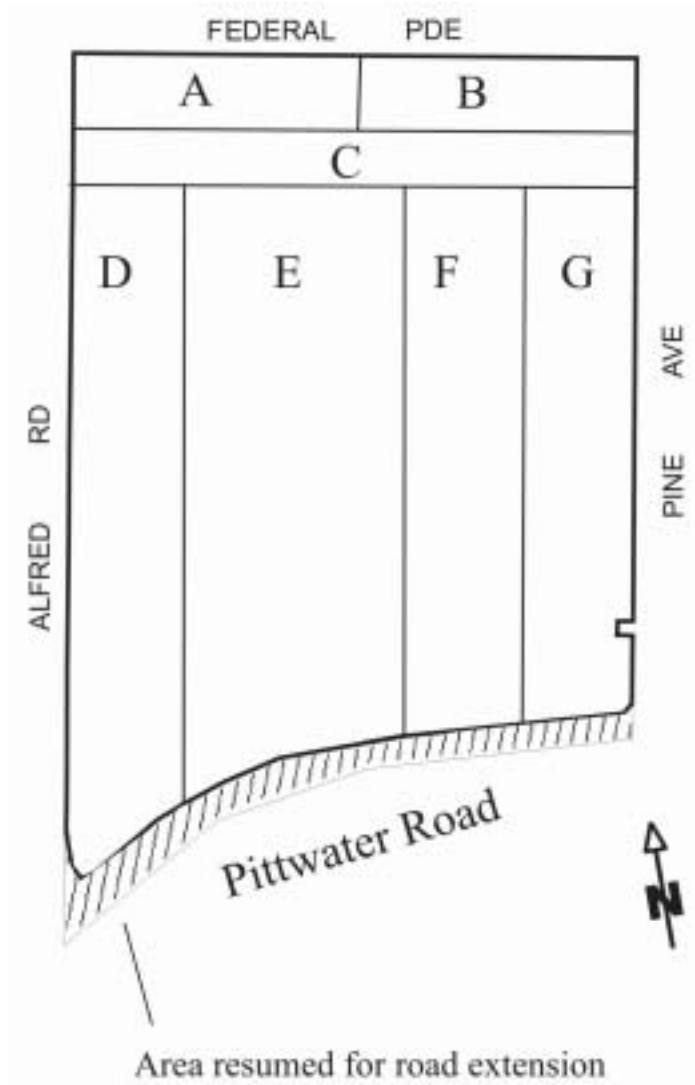
**APPENDIX B:**  
**ACQUISITION OF LAND PARCELS FOR BROOKVALE  
PARK**

The land included within this Brookvale Park Plan of Management is Community Land owned in fee simple by Warringah Council. Following is an outline of the history of land acquisition (refer to Figure B1 for area references).

<b>Dates</b>	<b>Tenure History</b>
13 April 1911	<p><b>Area F</b></p> <p>Land purchased by Warringah Shire Council from Jane Malcolm (later known as Jane Try). Sale recorded on registered Transfer dealing No 614119, dated 13 April 1911.</p> <p>Transfer restriction: “for the purpose of public recreation”.</p> <p>Purchase price: 430 Pounds.</p> <p>See Certificate of Title Vol. 2182 Fol. 234.</p> <p>Known as part of Lot 47A DP3674.</p>
9 August 1911	<p><b>Area E</b></p> <p>Crown land. This area was proclaimed public park and was placed under the control of Warringah Shire Council by Government Gazette, 9 August 1911 (see entry 5.11.79).</p>
18 July 1929	<p><b>Area D &amp; Area G</b></p> <p>Both areas purchased simultaneously by Warringah Shire Council from George A Try.</p> <p>Purchase price: 2,300 Pounds.</p> <p>Sale recorded on registered Transfer B 854332 dated 18/7/29.</p> <p>No encumbrances or restrictions noted on Transfer.</p> <p>D is Lot 1 DP784268.</p> <p>G is Lot C DP966128.</p>
6 January 1950	<p><b>Area A</b></p> <p>Warringah Council obtained ownership of this area following land resumption and vesting in Council by proclamation in Government Gazette dated 6 January 1950.</p>

<b>Dates</b>	<b>Tenure History</b>
	<p>Recorded in Notice of Resumption F217876 dated 5 May 1950.</p> <p>Resumed for the purposes of public recreation.</p> <p>Part of Lot 47 DP3674, Certificate of Title Vol. 9876 Fol. 118.</p>
6 January 1950	<p><b>Area B</b></p> <p>Warringah Council obtained ownership of this area following land resumption and vesting in Council by proclamation in Government Gazette dated 6 January 1950. Recorded in Notice of Resumption F217876 dated 5 May 1950.</p> <p>Resumed for the purposes of public recreation.</p> <p>Part of Lot 48 DP3674, Certificate of Title Vol. 1600 Fol. 212.</p>
21 June 1957	<p>Part of Areas <b>D, E, F, G</b> resumed for road purposes.</p> <p>Road widening of Pittwater Road.</p> <p>See Government Gazette 21/6/57 and registered dealings G773713 (1957) S613272 (1981).</p>
25 October 1963	<p><b>Area C</b></p> <p>Federal Parade (formerly public road). Road closed by proclamation in Government Gazette 25/10/63. Warringah Council obtained ownership in fee simple of this area by issue of Certificate of Title Vol. 10290 Fol. 218 on 3 May 1966. Lot 1 DP651395. Nil encumbrances.</p>
5 November 1979	<p><b>Area E</b></p> <p>Warringah Council obtained ownership in fee simple over this area from the Crown by issue of Certificate of Title Vol. 13992 Fol. 75. Now Lot 1/114027.</p> <p>Encumbrances: subject to Part 3C Crown Lands Consolidation Act 1913.</p>
16 November 1988	<p><b>Area G</b></p> <p>Now known as Lot 6 DP785409 following dedication of 28m<sup>2</sup></p>

Dates	Tenure History
	for road widening at Pine Avenue for electricity supply purposes



**Figure B1: Land Tenure History (map not to scale)**



**APPENDIX C:**  
**REPORT ON PROCEEDINGS OF THE BROOKVALE PARK**  
**PLAN OF MANAGEMENT PUBLIC MEETING, 20**  
**NOVEMBER 2000.**

## **Appendix C**

**Not available electronically**

**APPENDIX D:**  
**“ISSUES DISCUSSION PAPER” – EXECUTIVE SUMMARY,**  
**SEPTEMBER 2001**

**(A full copy of the Issues Discussion Paper is available on request)**



Warringah Council

# **BROOKVALE PARK PLAN OF MANAGEMENT REVIEW**

## ***'ISSUES DISCUSSION PAPER'*** **Executive Summary**

**September 27 2001**

# Executive Summary

The Brookvale Park Plan of Management is currently under review and as part of this review an “Issues Discussion Paper” has been written. The discussion paper contains a detailed list of all the issues that were raised by the Community as well as providing some background into the various issues and functions at Brookvale Park. The purpose of this Executive Summary is to outline the major issues and comments noted in the Issues Discussion Paper.

The land covered in the Brookvale Park Plan of Management includes those parcels bounded by Pittwater Road, Pine Avenue, Federal Parade and Alfred Street Brookvale. The park comprises Brookvale Oval Sportsground and a neighbourhood park which lies around the perimeter of the sportsground. Figure 1.1 on page 6 indicates the land and facilities within Brookvale Park

The issues which have been raised in regard to Brookvale Park, have been derived from a community consultation workshop (approximately 60 people attended), a community survey, meetings with relevant groups and a number of submissions and letters from interested parties. The statements listed in this paper are not necessarily fact nor are they representative of Council’s view or position they are the comments provided to Council from members of the community through the various consultation processes undertaken.

## Issues

The following issues are a summary of those raised by members of the community in regard to Brookvale Park, they have been placed within thirteen major headings which are not in any particular order or priority.

### 1. Brookvale Park Advisory Committee

This Committee oversees the implementation of the Plan of Management and make recommendations to Council on the priority, staging and funding of works. The following is a summary of the comments and issues raised by some members of the community in regard to the Brookvale Park Advisory Committee.

- The membership of the committee is not seen as balanced and representative of the local community and all users of the Park
- The membership of the Committee should be readvertised more regularly.

### 2. Maintenance and Park Functioning

This section covers general ground maintenance, condition of the playing field, security and storage at the ground. The following is a summary of the concerns and issues raised by some members of the community.

- The park is in an untidy condition and some areas look like a mini depot
- The sportsground playing surface is unable to cope with extensive sporting use
- There is some vandalism and theft occurring at the Park, particularly in the sportsground area
- Groups gathering at the regional playground area are disturbing local residents at night on a regular basis
- The Rugby League teams require more storage space.

### 3. The Park Areas

This section covers most of the ground and facilities on the land categorised as park, which generally surrounds the sportsground area; this includes the playground and formal car park on the corner of Pittwater and Alfred Street. In 1999 Council adopted the Landscape Master Plan which aims to develop the park areas into an attractive neighbourhood style park providing for both passive and active recreational uses. The first stage of this plan has been completed with the opening of the Brookvale Regional Playground late 1999 and Section 94 monies have currently been set aside for further improvements. All development must be authorised in the

Plan of Management. Following is a summary of the comments and issues noted in regard to the park areas:

- The Landscape Master Plan which, focuses on developing the park areas of the Park should be fully included in the Plan of Management.
- Further open space should not be alienated from the community
- The park areas and toilets should be fully accessible on match days
- Brookvale Park requires more greenery
- The playground requires shade, toilet access, drinking water, more BBQs and facilitates for older children
- The south west car park is in very poor condition and poses safety risks.
- Park areas should not be used for, or further developed for, car parking.

#### **4. Brookvale Park Cottage**

Council owns a three-bedroom weatherboard cottage within the grounds of Brookvale Park. The cottage was previously the residence of Council's on-site grounds-person and caretaker who paid nominal rent in lieu of care-taking duties. The following is a summary of the issues and comments made in regard to the Brookvale Park Cottage.

- That this facility be used for a caretaker residents
- That this facility be used for a community focussed organisations such as environmental centre, cultural centre, etc

#### **5. Parking and Traffic**

The following is a summary of the comments made in regard to both parking at the ground on a daily basis and during the rugby league matches.

- There is inadequate management of traffic after a NRL match
- Illegal parking is not policed
- Brookvale is unable to cope with NRL match day traffic
- The park areas should not be used for car parking at any time
- All options in regard to car parking have not been explored or adopted
- The park is being used for car parking on non NRL match days

#### **6. Leases, Licences and Deeds of Agreement**

Council currently has a Deed of Agreement with the Manly Warringah Rugby League Club Pty Ltd and has considered other possible leases/licences to generate income. The following comments and issues were raised in regard to leases, licences and deeds of agreements:

- The current deed allows rugby league to dominate the ground
- The deed restricts Council's income from Brookvale Park
- The deed needs to be renegotiated taking NRL changes and community needs into account.
- Advertising around the park needs to be policed more closely
- The function centre is under utilised

#### **7. The Use of Brookvale Park**

This section covers the demand for the ground, compatibility for long term usage by other sports, Brookvale Park as a regional facility, use of the sportsground for activities other than sport, conditions of booking the ground, disabled access and noise levels. The following is a summary of the comments and issues raised in regard to the use of Brookvale Park:

- Can Brookvale Park be considered a regional facility? Can it cope with the demands of a regional facility?
- The community are being alienated from Brookvale Park
- The facility is still not appropriate for people with disabilities
- A balance is required between sport and non sport users
- All hirers are assuming they have the same rights as the Manly Warringah Rugby League Club Pty Ltd as granted per their Deed of Agreement.

## **8 Future Development of Brookvale Park**

This area covers not only the proposed developments for the sportsground area but includes a brief summary of legislation relevant to development and categorisation of Community Land. The current plans for the sports ground includes two stages with stage one almost completed. Stage two includes the following:

- Reconstruction of turf
- Electronic score board
- Upgrade and enlargement of Western Stand
- Installation of Floodlights
- Redevelopment of Southern Stand
- New East Stand
- New North Stand
- New South Eastern Link Stand

The Northern Eagles Rugby League Club have also requested a number of other upgrades for the sports ground, including:

- Increased number of sponsor boxes
- Increased number of hospitality areas
- A club office
- Increased number of ticket offices
- Opposition Player change room

Following is a summary of the issues and comments noted in regard to the development of the sports ground area at Brookvale Park.

- A commercial development on Pittwater Road is an inappropriate use of the Park
- All development should not be for the Rugby League Club
- This facility needs to meet national sport standards with upgrades to the ground, buildings, lights, catering facilities and scoreboards, etc
- Park land should not be lost through re categorisation or reclassification
- Are the plans for the Park areas and the sportsground compatible?

## **9. Financial Status**

This section includes information in regard to income avenues and options for increased revenue options. The five options noted at this stage aimed to increase Council's income from Brookvale Park include the following:

- Developing a function centre agreement
- Increase usage of the ground
- Increased advertising rights
- Naming rights
- Redevelopment of the Southern Stand (see note following this section)

The following is a summary of those issues and comments raised by the community in regard to the financial situation of Brookvale Park.

- Funds received from the Rugby League are not covering all costs
- The financial situation at Brookvale Park is not transparent
- To waiver the fees for groups who can pay them is not appropriate
- Money has only been spent on the Rugby League
- There is a strong need to seek further income sources
- Having a commercial entity at the Park is not appropriate
- The ground surface is restricting the number of bookings possible on the field therefore impacting on the income of the Park.

**Note:** *Redevelopment of the Southern Stand*

Legal advice has confirmed that this development can not go ahead unless the land is reclassified from 'community' land to 'operational' land. This would also require amendments to the Warringah Local Environmental Plan (LEP) 2000 and these processes should concur concurrently. Council has resolved to pursue this process as part of the two-year review of the LEP. It is noted that the LEP review process requires a public exhibition process, in addition any reclassification of Community Land requires a public hearing. Both these components of the process provide an opportunity for community involvement and comment.

This development can not be included within the next Plan of Management because such a use of the land is inconsistent with the current legislation dealing with 'community land', although contingency actions may be noted to ensure the plan is able to respond to whichever decision is eventually made.

### **10. Rugby League Brookvale Park**

Rugby League has had a long and successful tradition at Brookvale Park however a lot has changed in the last 5 years. In 1999 the Club merged with North Sydney to become the Northern Eagles and now only play 6 games per year at Brookvale Park. The future of the Northern Eagles is also uncertain at this stage. This section of the paper covers NRL ground requirements and game attendances. The following is a summary of the issues and comments raised in regard to Rugby League at Brookvale Park.

- Spectator numbers appear to be declining
- What is the future of Rugby League at Brookvale Park?
- The current facility does not meet all of NRL standards

### **11. Lighting**

Event lighting was a major issue in the last Plan of Management and the following is a summary of the comments made by members of the community.

- Permanent lights are not wanted by the local residents
- The lights are needed to ensure the ground meets NRL standards
- The lights will be a visual intrusion and cause significant glare
- Lights will lead to greater nighttime usage.

### **12. Aboriginal bora ring**

There is verbal evidence that there may be a male ceremonial area located under the playing surface at Brookvale Park. The site is obviously very badly desecrated.

### **13. Community Perceptions**

This section includes all issues relevant to the community and their involvement in Brookvale Park as well as those issues and comments not covered under any other heading. The issues and comments are summarised as follows:

- There are many differing and conflicting views of this Park within the Warringah Community
- The local community wish to be very involved in Brookvale Park
- The Park needs to be managed fairly and openly
- There needs to be more community focused facilities and events at Brookvale Park
- Heritage and history of the Park need to be acknowledged
- Council needs to value the community's need for open space.

This section also contains a summary of the results from the 'Sports in Warringah' survey which was undertaken in June 2001. A number of questions related specifically to Brookvale Park. The results indicated that 66% of adults are in favour of Brookvale Park having general upgrades and 68% supported Brookvale Park being developed into a major sporting and event facility.

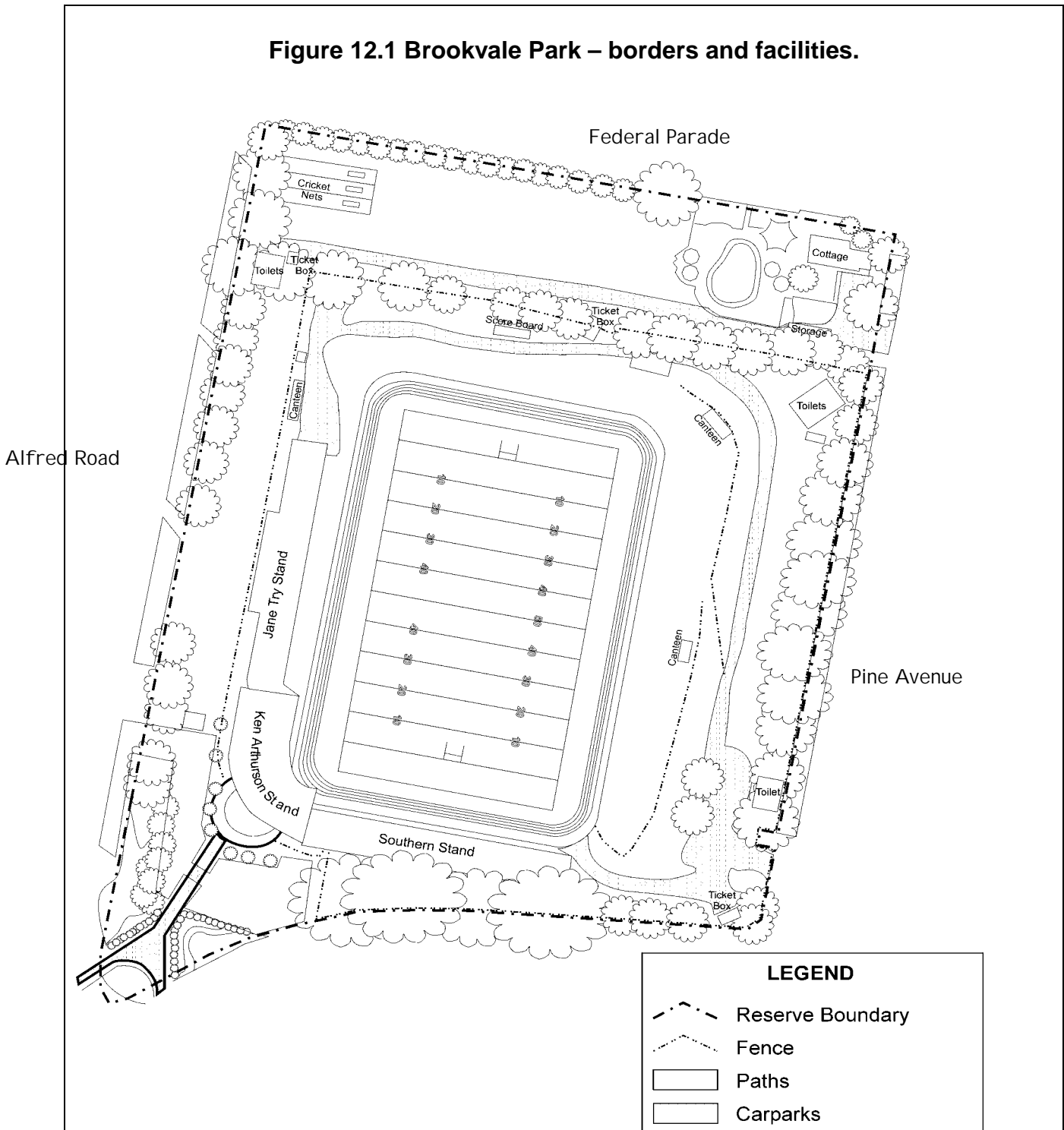


## Conclusion

This information is only a very brief summary of “The Brookvale Park Plan of Management Issues Discussion Paper” however it aims to give the reader an idea of what the paper contains. If you would like a copy of the entire “Issues Discussion Paper” please contact the Hotline number on 9942 2716.

Attached to this document is an Issues Discussion Paper Comments Page which has been designed for use with the larger document, however it has been included here for anyone who wishes to comment on any facet of the information in the executive summary. It also invites interested parties to nominate to be involved in the workshops planned for October. These workshops will aim to discuss possible solutions to the issues raised.

**Figure 12.1 Brookvale Park – borders and facilities.**



Pine Ave

**Brookvale Park Plan of Management Review**

***Issues Discussion Paper - Comments Page***

The 'Issues Discussion Paper' developed for the Brookvale Park Plan of Management Review raises many issues and provides a lot of information. However are there any issues missing? Have the issues been represented accurately? Or do you have any ideas for the draft Plan of Management? If so please feel free to complete this form and send it back by the **12<sup>th</sup> October** using the return envelope provided.

**A: Are there any issues not included in the Issues Discussion Paper?**

Are there any issues, which you feel are relevant to Brookvale Park that are not raised in this paper? If so please list them.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

**B: Information Clarification**

Are there any points within this paper, which require further clarification or may not be considered entirely accurate? If so please give details?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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**PTO**

**C: Possible Solutions and Options**

Do you have any ideas or suggestions to address any of the issues within this paper? Please feel free to use the back of this page or attach other responses.

Issue number: \_\_\_\_\_ Issue: \_\_\_\_\_

Solution/ Option: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Issue number: \_\_\_\_\_ Issue: \_\_\_\_\_

Solution/ Option: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Further Involvement in this process**

The second stage of the Plan of Management review will include a number of workshops (to be held mid to late October) to discuss solutions to the issues noted in the Issues Discussion Paper. If you would like to be considered for involvement in this process please provide the following details:

Name: \_\_\_\_\_

Group representing (if relevant) : \_\_\_\_\_

Address: \_\_\_\_\_

Phone: 1. \_\_\_\_\_ Phone: 2 \_\_\_\_\_

Preferred weekday evening (after 7pm) Monday  Tuesday  Wednesday  Thursday

Which Paper have you read?

Executive Summary of the Issues Discussion Paper  Issues Discussion Paper

Reasons for wanting to be involved: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Thank you for your time*

**APPENDIX E:**  
**BROOKVALE PARK PLAN OF MANAGEMENT**  
**SOLUTIONS WORKSHOPS, NOVEMBER 2001**

## **Appendix E**

**Not available electronically**

**APPENDIX F:**  
**ADDITIONAL INFORMATION FOR MANAGEMENT**  
**ACTIONS (MEANS OF ACHIEVEMENT).**

## **ADDITIONAL INFORMATION FOR MANAGEMENT ACTIONS (MEANS OF ACHIEVEMENT).**

The actions within this Plan of Management have come about due to extensive research and consultation. In developing the actions considerable additional information in regard to some actions has been generated. This information may include further recommendations, suggestions or explanatory information which will ultimately assist in the implementation of the action.

Instead of placing this material within the action table it has been noted here under the topic heading and specific action. The aim of this appendix is to assist those trying to interpret and implement the actions, in order to achieve the relevant strategy. The information relevant to an action forms part of that specific action and is to be considered during implementation.

Those actions which do have additional information connected to them have been written here again to ensure relevancy on reading the additional material.

### **Additional Information for Value 1: Management and Community involvement.**

This section provides additional information to assist interpretation and implementation of the actions within the Management and Community Involvement section of the action table within this Plan of Management.

#### ***Brookvale Park Advisory Committee***

##### ***Action 1***

*“The Brookvale Park Advisory Committee composition should provide opportunity for representation from major stakeholders and the community. At the commencement of any new long-term use agreements the composition of the community should be reviewed.”*

It is recommended that this action include the following:

- The committee should provide opportunity for representation from major stakeholders, the Brookvale Valley Community Group and the general community as well as any other group with which Council enters into a long-term use agreement (ie greater than one year).
- The composition of the Committee should be reviewed at the commencement of any new long-term use agreement.
- Any review of the Committee composition should address the need or otherwise of representation from local schools, the Childcare Centre, Historical Society and other local interest groups. Consideration should be given to having one Committee member acting as a collective representative of these various groups.



## **Action 2**

*“Rewrite the Advisory Committee charter to extend the function of the Committee to include involvement in the strategic management of the Park and improve the overall effectiveness of the Committee. “*

The following should be included or considered in rewriting the Advisory Committee Charter:-

- Increasing the number of meetings to at least 6 per year to coordinate implementation of the actions in this Plan and fulfil the above role of the Committee.
- The community positions on the Committee be re-advertised and all representative positions be re-elected by their own organisations every two years.
- Extend the function of the Committee to include involvement in the ongoing strategic development of the Park as initiated by this Plan of Management. This may include (but not be limited to) involvement with the following:
  - Developments within the Park
  - Marketing and promotion of the Park
  - Financial review
  - Community involvement and consultation
  - Leases/licences and grants of estates
  - Monitoring and information collection
  - Traffic and parking management
  - Ongoing management of the Park
  - Acknowledgment of heritage and history

## **Action 3**

*“An alternative management structure for the ongoing management of this Park may be suggested and implemented if it is decided that the current structure is not effective or that there is a more suitable structure which will enable the achievement of the objectives of this Plan of Management.”*

This action allows the Advisory Committee or Council to reconsider how the Park is managed at any time when it could be considered that there may be an alternative method which is best able to achieve the objectives of this Plan of Management.

## ***Financial Management***

### ***Action 5***

*“Investigate and analyse all costs and charges incurred by Council to run an event at the Park in an attempt to reduce costs or develop new means of delivering such services”.*

To do this a detailed analysis of all costs incurred by Council to hire the ground and/ or facility to other users is to be undertaken and should be considered in the development of the fee schedule.

The following should be considered in the analysis:

- Use of caretaker for event day duties (refer to Action 42).
- Investigate the possibility of closing off sections of the sportsground arena for small-scale events. Such closure would enable costs of hire to be reduced due to a decrease in cleaning requirements.
- Any move towards doing the above must ensure that the sportsground remains open and accessible when not being used for an event as well as not affecting the overall appearance of the Park.

## ***Operational Management***

### ***Action 17***

*“Establish a detailed set of “Hire Guidelines” for the use of all hireable areas and buildings within the Park.”*

In developing these guidelines the following should be considered (but not limited to):

- Types of use
- Hours of use – starting and finishing times
- Maximum numbers attending events
- Hours and lighting levels
- Use of floodlighting
- Acceptable noise levels
- Hours of use of the public address system
- Fees and charges for all facilities within the park
- Night usage
- Security measures
- Opening and locking procedures

- Advertising policy

### ***Action 18***

*“Investigate the employment of a Sportsground/ Park Manager as a means of improving the overall management and viability of the Park”.*

This person could be responsible for (but not limited to) the following:

- Marketing and promoting Brookvale Sportsground.
- Liasing with Council on day-to-day issues and strategic matters - including maintenance, ongoing development and security.
- Managing the tenants and all leases/licences.
- Taking all bookings including the sportsground and presidents lounge.
- Liasing with the community and other stakeholders on a regular basis.
- Acting as the major contact for the Advisory Committee and be responsible for many of the projects within this Plan – eg the development of Hire Guidelines.
- Seeking sponsorship and additional income sources for the sportsground.
- Collection and monitoring of data on usage, impact, incidents.
- Development and implementation of business and other operational plans.

A condition of the Sportsground/Park Manager position could be to seek sponsorship for funding of the position. This type of condition has been used at facilities similar to Brookvale Park.

However, funding this position externally should not be the impetus of implementing this action. This position will greatly assist in the achievement of the objectives and strategies within this Plan of Management and therefore ensure the ongoing viability and success of Brookvale Park.

Many of the actions noted in this Plan as Council’s responsibility could be directly included and listed in a description for this role.

### ***Action 19***

*“Develop an information monitoring system for the sportsground, its use and the impact that it may be having on the surrounding community. “*

This is particularly relevant if the number of events and visiting patrons is increased as many of the actions in this Plan aim to do. It is imperative that Council is aware of what is happening at the Park and the impact it may be having at the time of the event and in the long term. Any system should be ongoing and include (but not be limited to) the following:

- Traffic and parking

- Noise levels
- Lighting impacts
- Hours of use
- Type of use
- Patrons comments
- Local residents' comments
- Ongoing consultation

Information should be collected and reported to the Advisory Committee and Council on a regular basis and used to assist in decision making and future planning.

The collation of the data should also be undertaken with a view to assist in any review of this and future plans of management.

### ***Management of Leases and Licences***

#### ***Action 20***

*“All leases, licences and grants of estates must address all relevant legislation, any relevant Council policy documents and in be line with all relevant actions in this Plan of Management.”*

However the following guidelines should also be adhered to in negotiating any agreement.

- User rights and responsibilities be clearly defined and statements on how these will be managed by both parties are included in the agreement.
- That negotiated fees cover at a minimum all expenses that Council would incur should the agreement proceed. Where the agreement is for commercial use, the principles of the Interim Policy on the Commercial Use of Beaches, Reserves & Buildings/Facilities in Warringah are to be applied and Council is to seek a financial return.
- That a legal and financial analysis be undertaken prior to the signing of any agreement.
- That any capital development requests and other requirements of the ground and facilities such as storage be identified prior to the signing of any agreement.

### ***Community involvement***

#### ***Action 23***

*“Involve the community in the ongoing development of the Park and ensure that the Warringah Community Consultation Matrix and Toolkit (or subsequent tool) is used where appropriate.”*

It is recommended that the Advisory Committee discuss and decide when the community are to be involved in the various projects and developments within the Park and all discussions and recommendations are to be minuted and presented to Council. Recommendations may not be in conflict with Council's Consultation Matrix.

Both the Advisory Committee and Council may also like to develop opportunities for groups and community members to become involved in any of the Park's developments or functions. This could include (but not be limited to) the following:

- Volunteer assistance with works around the ground
- Involvement of schools in the landscaping works
- Use of the Park for school/ University projects – eg social geography studies

### **Additional Information for Value 2: Recreation/Open Space, Access and Aesthetics**

This section provides additional information to assist interpretation and implementation of the actions within the Recreation/ Open Space, Access and Aesthetics section of the action table within this Plan of Management.

#### ***Fences***

##### ***Action 28***

*“Review current external and internal fencing at Brookvale Park in an attempt to open up the Park and create an inviting atmosphere. All relevant security and safety conditions required for a sporting and event facility are to be maintained.”*

The review is to consider the 1999 Landscape Master Plan regarding the boundary fencing, ie “All the unsightly boundary fences are to be demolished and replaced with low post and rail timber fencing to prevent unauthorised vehicular access. This shall create a much more inviting atmosphere and encourage greater park usage. A series of gaps shall be left in the new fencing to provide access throughout the site and onto the pathway circuit” (page 8 of the Landscape Master Plan Project Report, 1999).

Action 5 relates to analysis of costs of operating events at the Park and suggests altering the fence line in an attempt to section off parts of the ground for smaller events. This should also be included in the review.

Action 29 in regard to toilet access also suggests a number of fence changes in one of the possible options. This should also be considered with this action.

Action 35 notes that the Oleander Hedge is also to be considered in this review. This action also requests access to the embankment area along Pittwater Road which would require fence alterations. (Please see note on this land in Section 8).

## ***Amenity availability***

### ***Action 29***

*“Investigate the provision of a toilet for the Village Green during times when the sportsground is being used.”*

There are several options which could be considered. Four current options include: -

1. Redevelop the fence line around the North West toilet block to allow toilet access for Park users while the sportsground is in use.
2. Build another toilet in the Village Green area.
3. Develop a pass out or pass in system with the users of the sportsground.
4. Redevelop the North East toilet block and the relevant fence line.

#### ***Option 1: Redevelop the fence line around the North West toilet block to allow toilet access for Park users while the sportsground is in use***

Option one is the preferred option in terms of cost. The fence line can be easily reconfigured as fences currently surround the north east toilet block.

However, it should be noted that as this cuts the number of toilet pans down for a major sporting event it is suggested that 3 gates be included in this redevelopment to allow the facility to be either included or excluded depending on crowd numbers. It is suggested that this facility be made available for use by the neighbourhood park users at all times when a crowd under 5000 is expected. This means that at this stage there will be no toilet access for neighbourhood park users for at least 6 days per year when there are National Rugby League games at Brookvale Park.

This toilet is not accessible to wheelchairs and prams and will need to be altered to ensure it is if this is the long term solution to this problem. This has been authorised in Section 6.

This option can be superseded should it be decided that the Village Green requires its own toilet (see authorisation Section 6) or that proposed developments as stated in Actions 49 and 50 allow the North East toilet block to be permanently available to users of the neighbourhood park area.

Appropriate signage is to be placed at the toilets and in the neighbourhood park areas to indicate the availability of the toilet.

It should be noted that although this toilet is some distance from the playground it is intended through a number of actions that the entire Village Green area be developed into one large recreational area servicing a wide range of activities and interests.

***Option 2: Build another toilet in the immediate area for the Village Green***

This is also a viable option and although costly, will provide access to amenities at all times. This option has been authorised in Section 6.

***Option 3: Develop a pass out or pass in system with the users of the sportsground and***

***Option 4: Redevelop the North East toilet block and the relevant fence line***

Neither option has been discussed in detail at this stage, as they may be difficult or costly to undertake, however, they should still be considered during the investigation.

***Parking and Traffic***

***Action 30***

*“Prevent car parking on the Village Green. This is to be enforced by means of signage and pedestrian friendly bollards at gates to limit car access. Maintenance related vehicles are the exception.”*

It is acknowledged that the current Deed of Agreement with the Manly Warringah Rugby League Club allows use of the entire Park during a NRL game. It is proposed that negotiations commence to prevent parking in this area during NRL games to ensure that the Village Green is available to the community throughout the entire year and to enable embellishment of the Village Green. Renegotiation of the Deed should ensure that this area is not to be used for car parking and any other use agreements for the Park should also not allow this area to be used for car parking.

***Action 32***

*“Parking on non-event days is to be restricted to the formalised car park in the southwest corner of the Park. This is to be enforced by signage, bollards and enforcement of parking restrictions.”*

This is to be managed through (but not limited) to the following:

- Signage.
- Bollards on entrance ways (ensure pedestrian access is allowed).

Information leaflets can be placed on any offending cars informing them of the restriction and alternative parking positions.

Any vehicles requiring access for work and maintenance at the Park are not restricted by this action.

The following conditions should be adhered to in regard to parking on event days: -

- For National Rugby League home games and events expecting crowds over 5,000 people the land adjacent Alfred Road and Pine Avenue (excluding the Village Green) may be used for parking.

- For events expecting crowds under 5,000 but over 2,000 the land adjacent Alfred Road (excluding the Village Green) may be used for parking but the land adjacent Pine Avenue may not be.
- For events expecting crowds under 2,000 people parking within Brookvale Park is restricted to the formal car park in the southwest corner of the Park.
- Parking for any events is to be restricted to event officials, VIPs, administration personnel and participants. It is not to be used for revenue raising or public car parking.
- The supervision of parking is to be the responsibility of the hirer/user of the facility.
- The number of days parking is to be allowed on this land and the conditions relating to the restrictions should be included in the development of ‘Hire guidelines’ as stated in Action 17.

#### ***Action 34***

*“Develop a major event traffic and parking strategic plan. Any guidelines should be included into the “Hire Guidelines” as noted in Action 17 and reviewed every two years to ensure they are effective and relevant.”*

- Investigating/pursuing park and ride options at various locations including local schools.
- Use of industrial areas around Brookvale Park for parking.
- Increase the use of public transport.
- Liaise with Manly Warringah Leagues Club to increase parking options at the site.
- Liaise with parking enforcement officers, police and the State Transit Authority in development of a plan.
- Communication and education of appropriate traffic/parking behaviours to patrons and users.
- Development of parking and traffic guidelines in liaison with all users, in particular major lessees/users.

This plan should be included in the “Hire Guidelines” as noted in Action 17 and reviewed every 2 years to ensure they are relative and effective. The plan should also be carried out prior to development which is proposed to significantly increase the number of visitors to the Park. The plan should however not be carried out until action 33 is complete, ie the feasibility study into an underground car park at Brookvale Park.



## ***Landscaping and development***

### ***Action 35***

Prior to any such development noted in this action the overall look and placement of all facilities should be included in a detailed design plan using the Landscape Master Plan on page *iii* and the original 1999 Landscape Master Plan project report as a basis (see Appendix G).

Further consultation may be required to determine the exact details of the development. Each stage should go to the Advisory Committee for consideration and input into any final design features.

What is noted in this action may be altered if felt appropriate but any changes must meet the objectives of Performance Target 10 “to develop the neighbourhood park into an attractive and inviting open space area, which caters for a variety of passive and active interests”. The changes should then be forwarded to Council for adoption. Changes must also be consistent with the values and core objectives of the land.

#### Village Green & Youth Recreation Facility

These actions note that the Village Green is to be retained as an open grassed area however the development of a youth facility is possible for this area. The use of the open grass area by all groups including the sportsground users need to be taken into consideration prior to any approval of a permanent facility being located on the Village Green.

#### Signage

*“A consistent theme around the Park is to be developed through the use of furniture and signage.”*

It should be noted here that there are a number of other actions involving signage and all efforts should be made to ensure that there is a consistent and attractive theme in the presentation of the signage as well as a consolidation of the signage required.

A review of all required and existing signage should be undertaken in an attempt to develop a strategic approach.

### **Additional Information for Value 3: Sport and Events**

This section provides additional information to assist interpretation and implementation of the actions within the Sport and Event section of the action table within this Plan of Management.

## ***Use of the sports ground***

### ***Action 46***

*“Permit and encourage the hiring and use of the sportsground and ancillary facilities. The purpose is to be compatible and appropriate to this facility without unduly disturbing other park users and surrounding residents.*

*Compatible uses are seen as anything which is sporting, cultural, musical, promotional, commercial, recreational and educational and is generally able to fit into the confines of the sportsground area.”*

The type of events which may be appropriate throughout the year include:

- Sporting events eg athletic carnivals.
- Cultural activities and events eg fairs, heritage events.
- Educational/promotional events eg expositions.
- Musical concerts.
- Commercial events, eg markets.

Use of Brookvale Park must be consistent with the lease, licence and other estate authorisations as detailed in Section 7 of this Plan of Management and must be consistent with the intentions and actions of this Plan of Management. It will be the responsibility of Council to ensure that any temporary users adhere to this Plan of Management.

## ***Development proposals***

### ***Action 47***

*“All developments in Section 6 are permissible during the life of this Plan of Management.”*

It is recommended that as stated in Action 23 the Warringah Council Community Consultation matrix and toolkit be utilised in regard to all developments at Brookvale Park. This is to ensure that the community is involved in the ongoing development of the Park and any possible issues can be resolved prior to development.

### ***Action 50***

*“Develop architectural plans for the expansion and improvement of the existing Southern Stand.”*

This action refers to the possibility of the Southern Stand development including office space for community based organisations. It is important that extensive research and investigations take place in regard to the type of space required (and by whom) prior to space allocation being determined.

It is important to note that the original thought behind this proposal (which was noted in the 1997 Plan of Management) was for office space to be made available for sporting associations to develop Brookvale Park into the sporting hub of the Northern Beaches.

### ***Condition of facilities***

#### ***Action 55***

*“Investigate the condition of all Council owned buildings and facilities at the Park and develop a 5 year plus maintenance and refurbishment schedule to upgrade any buildings where necessary. The priority of any works should be noted in the schedule.”*

This action should be undertaken prior to undertaking Actions 49 and 50 to ensure that any necessary work is considered in any developments or that any repairs are undertaken as soon as is possible should they be a safety or building standard requirement.

This schedule could also be used if the developments are delayed or not approved.

### **Additional Information for Value 4: Heritage and Culture**

This section provides additional information to assist interpretation and implementation of the actions within the Heritage and Culture sections of the action table within this Plan of Management.

#### ***European History and Heritage***

##### ***Action 64***

*“Develop a History of Brookvale Park Strategic Signage Plan that aims to continue the ongoing acknowledgment of the history and heritage value of this Park to the Community”.*

It is recommended that this be developed by a separate committee made up of community representatives and in close liaison with the Advisory Committee and the Heritage Committee of Council. The plan should consider but not be limited to the following actions:

- That the Presidents Lounge be used to display the heritage and historical background of Brookvale Park with photos, pictures and plaques placed on the walls.
- When developing the Park consideration is to be given to including signage, plaques and educational information presenting the historical background of the Park. These should include but not be limited to:
  - The pathways noted in Action 35.
  - The entrance ways noted in Action 35.
  - New or refurbishment stands and buildings.

Locate and reinstall in appropriate places any current plaques or signage, which displays the Park's history or establishment.

**APPENDIX G:**  
**BROOKVALE PARK LANDSCAPE MASTER PLAN**  
**DEVELOPED BY IAN JACKSON LANDSCAPE**  
**ARCHITECT, 1999.**

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*Appendix G*

## COTTAGE

The existing cottage is to be retained and used to house a caretaker. The caretaker shall be responsible for all areas within the entire park. The existing high fence is to be removed from the prominent corner and replaced with lower fencing to create a more inviting atmosphere. Privacy is to be maintained through the use of hedging.

## TOILETS

The existing toilets are to be upgraded and made available at all times to the users of the park and particularly the playground area.

All the unsightly boundary fences are to be demolished and replaced with low post and rail timber fencing to prevent unauthorised vehicular access. This shall create a much more inviting atmosphere and encourage greater park usage. A series of gaps shall be left in the new fencing to provide access throughout the site and onto the pathway circuit.

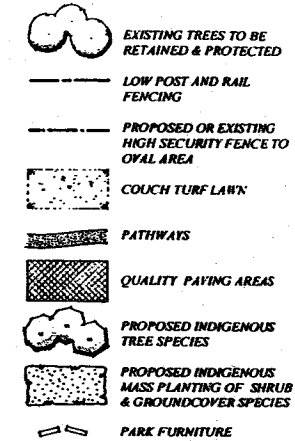
## EMBANKMENT AREA

The existing grassed embankment is difficult to maintain and not suitable for recreation. It shall be mass planted with locally indigenous trees and shrubs to create aesthetically pleasing greenspace and to encourage the native birds. Consideration to be given to any long term plans for grandstands on the sportground and a possible need for easement support. Any planting shall also maintain access for emergency vehicles.

## TICKET BOOTH

In the long term, the existing ticket booth is to be relocated away from the corner of the park. It shall be replaced with quality paving, signage and feature planting to provide an attractive entry in this high profile location.

## LEGEND



## MASTER PLAN PHILOSOPHY

The Brookvale Park Plan of Management recommended that following summarized points be taken into consideration in the preparation of the Landscape Master Plan for park area:

- Selective repair, removal or relocation of the fences around the park to increase access
- Introduce low and medium height landscaping along the perimeter of the park
- Consider upgrading or relocation of the existing playground and cricket nets
- Consider renovation/relocation/public access to existing toilet facilities
- Investigate the need for an on-site caretaker. Consider potential use of existing residence for appropriate community use
- Investigate the possible removal of the existing electrical substation
- Consider access for: local recreation users; people with disabilities; sporting, preschool and school groups
- Provision of signage - both directional and educational
- Incorporating major event/match related carparking within the Park to co-ordinate with the above
- Addressing overland flow and its control on the southern portion of the site

The following design issues were also taken into consideration in the Master Plan:

- Create a sense of public ownership of the site by removing intimidating elements such as the boundary fencing and tall screen planting.
- Encourage people to stay within the site through the provision of a variety of recreation facilities.
- Create a circuit track around the entire site
- Create a sense of identity through the development of a consistent theme for lighting, signage and furniture
- Use locally indigenous plant material and the planting a numerous shade trees
- Removal, where possible of hard stand areas to increase water absorption
- Removal of all unnecessary elements that clutter the site

## PLAYGROUND

The existing unsuitable playground is to be removed and relocated away from the teenage precinct. The new playground is to include imaginative play events for children from 0-8 years, a junior cycleway, security fencing and shade structures. It shall also cater for carers with picnic and electric barbecue facilities. Additionally, it will take advantage of the existing nearby toilets.

The existing disused ticket booths, storage containers and other visually unattractive structures shall be removed. Storage necessary for the maintenance of the park shall be provided with a single shed.

## VILLAGE GREEN

The existing open grassed area is to be retained and enclosed with tree planting to create a village green atmosphere. Part of the existing oleander hedge and all the high boundary fencing are to be removed to encourage access and maximize visibility. The existing fence to the playing field area shall also be relocated to enable of the row of large trees to become part of the park area. Trees may need to be underplanted to prevent unauthorised access into sportground.

## ACTIVE PLAY

The existing cricket nets shall be refurbished and kept in this position close to the schools in the short term. A multi-purpose sports court is proposed to create an active play precinct and provide facilities to cater for the unstructured needs of the teenage groups. Part of the existing oleander hedge is to be retained in this area to maintain privacy. In the long term consideration is to be given to the relocation of the nets to the western side of the site.

## ENTRY STRUCTURES

All the main entrance points to the park shall be highlighted with entry structures, quality paving and planting. This shall create an inviting atmosphere and lead people into the park. Signage identifying the park as well as historical features shall be included at these important points.

ALFRED ROAD

## PATHWAYS

The existing deteriorated system of straight pathways shall be replaced with a series of pathways that will eventually form a circuit around the entire site. The pathways shall be constructed from pedestrian friendly materials whilst being able to withstand vehicular traffic. They shall also be a generous three metres wide and curved to create a pleasant atmosphere for park users.

## MASS PLANTING

The areas between the existing trees and the fencing around the perimeter of the park shall be mass planted with a strip of locally indigenous shrub and groundcover species to create a gardenesque presentation. Park bench style seating shall also be provided to encourage visitors to extend their stay.

## PATHWAYS

The existing fencing around the community use category of the park is to be removed to enable the pathway system to create a circuit around the entire park. This is to encourage use by joggers, cyclists and dog walkers.

## OVAL

Dish drains leading to collection pits are to be installed along the south-western side to catch water run-off before it reached the unsealed carpark area.

Part of existing fencing to be relocated 1500mm to accommodate disabled access ramp.

## NOTE

All existing trees are to be retained and protected.



Warringah Council

## BROOKVALE PARK

A COMMUNITY PARK LAND REDEVELOPMENT FOR WARRINGAH

MASTERPLAN SCALE 1:500 MARCH 1999 DWG NO. 1029/99

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