



Warringah Council

Brookvale Park Plan of Management

*A Specific Area Plan of
Management*



September 2002

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
1. INTRODUCTION	1
1.1 What is a Plan of Management?	1
1.2 What are the aims of this Plan of Management?	1
1.3 Legislative Requirements	2
1.4 What Dealings Can a Council Have on Community Land?	2
1.5 How does this Plan relate to Council Strategic Planning and Documents?	3
1.5.1 Strategic documents used in the preparation of this plan	3
1.5.2 Other relevant Legislation and Policies.....	4
2. BROOKVALE PARK	5
2.1 Location and Area Description	5
2.2 A Brief History of Brookvale Park	7
2.3 Use of Brookvale Park and Existing facilities	8
2.3.1 Use of Brookvale Park	8
2.3.2 Existing Facilities and condition of land	10
2.4 What are Community Land “Categories”?	13
2.4.1 Legislative Requirements	13
2.4.2 Categorisation of Land within Brookvale Park	13
3. PREPARING THIS PLAN OF MANAGEMENT	16
3.1 The Planning Process.....	16
3.2 Community Consultation.....	16
4. BASIS FOR MANAGEMENT	19
4.1 Council’s Management Goals.....	19
4.2 Council's Principles for Community Land Management.....	19
4.3 What the Community Values About Brookvale Park.....	19
4.4 Community and Stakeholder Issues at Brookvale Park.....	24
4.4.1 What are the Issues at Brookvale Park?	24
5. MANAGEMENT OF BROOKVALE PARK	27
5.1 Role of Brookvale Park	27
5.2 Vision Statement.....	27
5.3 Management Objectives	27
5.4 Core Objectives	28
5.4.1 Sportsground	28
5.4.2 Park.....	28
5.4.3 General Community Use	28
5.5 Action Plan	29
5.6 Implementation	30
5.7 Brookvale Park Action Tables.....	31

6.	AUTHORISED DEVELOPMENT	69
6.1	Authorised development for existing buildings and facilities	69
6.2	Authorised Development of Brookvale Park’s existing facilities and buildings...	69
6.3	Criteria for New Development Proposals.....	76
	6.3.1 Project Justification	76
6.4	Authorised New Development at Brookvale Park.....	77
7.	LEASES, LICENCES AND OTHER ESTATES AT BROOKVALE PARK	81
7.1	Existing Lease and Licence Details.....	81
7.2	Commercial Use	82
7.3	Authorisations.....	82
8.	PROPOSAL TO RECLASSIFY LAND AT BROOKVALE PARK	87
9.	INDEX	89
10.	BIBLIOGRAPHY	90

APPENDICES

Appendix A:	Extract from Sports in Warringah Survey – information relevant to Brookvale Park. Colmar Brunton Social Research
Appendix B:	Acquisition of land parcels for Brookvale Park
Appendix C:	Report on Proceedings of the Brookvale Park Plan of Management Public Meeting, 20 November 2000. Farthing West Pty Limited
Appendix D:	Executive Summary of “Issues Discussion Paper”, September 2001
Appendix E:	Brookvale Park Plan of Management Solutions Workshops, November 2001. Manidis Roberts
Appendix F:	Additional Information for Management Actions (Means of Achievement)
Appendix G:	Brookvale Park Landscape Master Plan, 1999. Ian Jackson Landscape Architect

FIGURES

Figure 1:	Location Of Brookvale Park Within a Regional Context.....	6
Figure 2:	Aerial view of Brookvale Park.....	10
Figure 3:	The Seven parcels of Brookvale Park	11
Figure 4:	Community Land Categories at Brookvale Park.....	14
Figure 5:	Community Consultation Process for Brookvale Park.....	18

TABLES

Table 1:	Warringah Council's Strategic Planning Documents Flow Chart.....	3
Table 2:	Land and facilities at Brookvale Park	12
Table 3:	Identified Values for Brookvale Park and the significance assigned to each value.	23
Table 4:	A Summary of the issues raised in regard to Brookvale Park.....	24
Table 5:	Authorised Development, condition and tenancy of existing buildings at Brookvale Park.	71
Table 6:	New buildings and facilities authorised for Brookvale Park.....	78

PHOTOS

Photo 1:	Official Opening of Brookvale Park, 4 March 1911 (source: Manly, Warringah & Pittwater Historical Society Inc.).	7
Photo 2:	Official Opening of Brookvale Park, 4 March 1911 (source: Manly Library).....	7
Photo 3:	Brookvale Park Regional Playground	9
Photo 4:	Brookvale Park Regional Playground	9
Photo 5:	Brookvale Sportsground.....	22
Photo 6:	Arrival of First Tram at Brookvale, 16 April 1910 (source: Manly, Warringah & Pittwater Historical Society Inc.)	23
Photo 7:	Main entrance to Brookvale Sportsground.....	81