

6. AUTHORISED DEVELOPMENT

In accordance with the Local Government Act 1993, Council must expressly authorise any proposed developments on the land. This authorisation in a plan of management gives 'in principle' support for an activity to proceed to the development assessment stage. This Plan does not grant consent. Once a plan of management is adopted an independent assessor will then assess any significant development applications, which have been authorised by the plan. As Brookvale Park is considered Council land, Council may only assess small scale development application on this land.

6.1 Authorised development for existing buildings and facilities

Under Section 36 (3A) of the Local Government Act (1993) a plan of management that applies to one area of Community Land:-

- (a) Must include a description of the following:
 - Condition of any land, buildings or other improvements on the land; and
 - Use of the land and any buildings or improvements.
- (b) Must:-
 - specify the purposes for which land, and any buildings or improvement, will be permitted to be used;
 - specify the purposes for which any further development of the land will be permitted whether under licence or lease or otherwise; and
 - describe the intensity and scale of any such permitted use and development.

6.2 Authorised Development of Brookvale Park's existing facilities and buildings

Table 5 lists all of the existing buildings and facilities at Brookvale Park and notes the scale, intensity and purpose of any development which is expressively authorised for each building or area throughout the life of this Plan of Management. The Table also includes information on the condition of the facility and the land category of the land the facility is located on. The category abbreviation is described in Section 5.5 of this Plan.

The condition of the facility is based on the Schedule 7 Audit carried out by Asset Technologies Pacific in 2002. The audit provided a description of building conditions within Brookvale Park using the following rating system:

- 1 - Unsound for intended use due to major defects or deterioration.
- 2 - Intended use severely restricted due to major defects or deterioration.
- 3 - Sound for intended use with significant deterioration.

4 - Sound for intended use with minor deterioration.

5 - Sound for intended use with no deterioration evident.

The Playground, Storage Shed next to the Cottage and the temporary Canteens were not included within the audit carried out by Asset Technologies Pacific. These facilities have been assessed separately and a condition rating based on that used by Asset Technologies Pacific has been noted within Table 5 for consistency.

Table 5: Authorised Development, condition and tenancy of existing buildings at Brookvale Park.

Building/ Facility and location	Land Category	Purpose and use	Condition	Current or proposed tenant	Lease/Licence Authorisation	Authorised scale of development	Purpose of developments
Canteens – temporary structures (4)	SG	Food and beverage supplier	3	Sublet under agreement with MWRLC. Are not Council owned or maintained buildings.	Authorisation C	Maximum of two more temporary canteens may be placed within the sportsground. Maximum floorspace increased by 10%.	To provide food and beverage outlets around the ground.
Cottage	P	Formerly a caretakers residence, may be used to house community focussed group	3	On site caretaker residence and/or other community group/service such as childcare centre, environment centre, arts centre or museum.	Authorisation H	Development authorised for up to 100% increase in footprint and development of an upper level of the building. The building is not to be higher than 2 storeys.	Improvements and developments for any future caretaker or determined community focussed purpose eg childcare centre.
Electricity switch room	P	Storage & electricity switch room	4	Used as storage area and electricity switch.	N/A	No increase in size authorised.	Improvement to facility for existing purpose may be made.
Western Stand - Jane Try Stand	SG	Spectator facilities and seating	3	Included as part of any booking agreement for sportsground.	Authorisations A and E2	Development authorised for up to an additional 50% of floor space. Expansion and redevelopment may include provision of extra seating, corporate and media boxes, amenities, storage, food and beverage outlet, lift, new roof, hospitality areas and disabled	To increase formal seating and other facilities required in a sporting and event facility.

Building/ Facility and location	Land Category	Purpose and use	Condition	Current or proposed tenant	Lease/Licence Authorisation	Authorised scale of development	Purpose of developments
						facilities. Development is to be no higher than existing Stand.	
Ken Arthurson Stand– Link Stand	SG	Spectator facilities and seating	4	Included as part of any booking agreement for sportsground.	Authorisations A, B, C and D2	No increase in floor space authorised but general repairs and improvements permissible. Corporate style boxes may be developed in the seating areas to accommodate needs of the facility and major tenants, provided need and viability has been displayed.	To improve formal seating and other facilities required in a major sporting and event facility.
Presidents Lounge and connected corporate boxes (part of Ken Arthurson Stand)	SG	Hospitality area	4	Included as part of any agreement for the sportsground or as a separate entity/s.	Authorisations A, B, C and D2	Development authorised up to an additional 50% of floor space. Alterations to the corporate box areas may be made to accommodate expansion.	To increase suitability and viability of this facility as a function centre.
North East Toilet block	P	Public amenities	3	Included as part of any booking agreement for the sportsground.	Authorisations A and E1	Development authorised for up to 25% of additional floor space including disabled access, access for parents with prams, facilities and storage.	Expansion may enable access for Village Green users. Development is for improved amenities.

Building/ Facility and location	Land Category	Purpose and use	Condition	Current or proposed tenant	Lease/Licence Authorisation	Authorised scale of development	Purpose of developments
Northern Turnstile	SG	Ground entry	3	Included as part of any booking agreement for the sportsground.	Authorisation A	Development authorised for related improvements and additions, including storage. 50% expansion of the existing floor space is permissible. Current turnstile to be removed if Northern Stand is developed and turnstile is no longer required.	Improvements and expansions for servicing sport/event use of Brookvale Park.
North West Toilet Block	P	Public amenities	3	Included as part of any booking agreement for the sportsground.	Authorisations A and E1	Development authorised for up to 50% increase of floor space and alterations to ensure accessibility of wheelchairs and parents with prams. Development may also include a storage area.	Expansion may enable access for Village Green users. Development is for improved amenities.
North West Ticket box	SG	Ground entry (currently disused)	3	Included as part of any booking agreement for the sportsground.	Authorisation A	Development authorised up to 25% increase in floor space, this may also include a storage area. Current turnstile to be removed if not needed or if Northern Stand is developed and turnstile is no longer required. Heritage assessment must be carried out prior to removal.	Improvements and expansions for servicing sport/event use of Brookvale Park.

Building/ Facility and location	Land Category	Purpose and use	Condition	Current or proposed tenant	Lease/Licence Authorisation	Authorised scale of development	Purpose of developments
North East Ticket box	SG	Ticket supplying area for events	3	Included as part of any booking agreement for the sportsground.	Authorisation A	Development authorised for up to 25% increase of floor space, this may also include a storage area. Current ticket box to be removed if Northern Stand is developed and turnstile is no longer required. Heritage assessment must be carried out prior to removal.	Improvements and expansion for current purpose and for servicing sport/event use of Brookvale Park.
Playground	P	Children and family recreation area	4	N/A	N/A	Development authorised for up to 50% increase of area.	Improvements and alterations to existing Playground.
Scoreboard and kiosk	SG	Main scoreboard facility for sporting events plus kiosk	3	Included as part of any booking agreement for the sportsground.	Authorisation C	Replace with a fully electronic score board and new canteen facility at 25% increase in floor space. Current scoreboard and kiosk to be incorporated into Northern Stand development (if built) or removed once new scoreboard is constructed.	To provide an up to date and quality scoreboard and canteen facility.
South East Toilet block	P	Public amenities	3	Included as part of any agreement for the sportsground.	Authorisations A and E1	Development authorised for up to an additional 25% of floor space, this may also include a storage area.	Development is for improved amenities.
South East turnstile/ ticket box	GCU	Ticket supplies and entry to	3	Included as part of any booking of the sportsground.	Authorisation A	Development of turnstile/ticket box is authorised for up to 25% increase in floorspace, this may	To improve entry and ticketing services at the gate.

Building/ Facility and location	Land Category	Purpose and use	Condition	Current or proposed tenant	Lease/Licence Authorisation	Authorised scale of development	Purpose of developments
		ground				also include a storage area. Current turnstile/ticket box is to be removed if South East Link Stand is built as new entry gateway is to be constructed in conjunction with new South East Link Stand. Current turnstile/ticket box to be incorporated into South East Link Stand development (if built).	
Southern Stand	SG	Spectator facilities and seating	3	Included as part of any booking of the sportsground.	Authorisations A, C and E2	Development authorised for up to an additional 50% of floor space. Expansion and redevelopment could include provision of extra seating, hospitality areas, storage and space for community based organisations. Development is to be no higher than existing Stand.	To increase formal seating and other facilities required in a sporting and event facility.
Storage Shed – next to north east entry	P	Ground works and maintenance shed	3	Used by Council for Park related work.	N/A	Development authorised for up to 25% of additional floor space.	Expansion for storage and work area space.
Storage shed North East Corner next to cottage	P	Storage	3	Used by Council.	N/A	Development authorised up to 25% of additional floor space or removed if no longer required.	Expansion if required for works storage area.

6.3 Criteria for New Development Proposals

No particular weighting will be given in the evaluation of criteria for approving new development proposals. It is recognised that different proposals will raise different concerns from the community. The following should be addressed in a Development Application:

- Compliance with Council's Local Environment Plan 2000. In particular the application should address Part 4 general principals of development control and the Brookvale Valley Locality statement F4.
- Compliance with other Council and Local Management Plans and Strategies. This should include, but not be limited to the following documents: Warringah Council's Management Plan, Stormwater Management Plan, Estuary Management Plan, Recreation Strategy, Environmental Strategy, Principles for Public Open Space Management and Ecologically Sustainable Development Principles.
- Compliance with relevant Legislation. This should include, but not be limited to, the following:
 - Local Government Act; and
 - Environmental Planning & Assessment Act (EP&A Act).

For development proposals requiring development consent, the requirements of Part 4 of the EP&A Act apply. The types of developments requiring an Environmental Impact Statement are listed or designated in a schedule to the EP&A Regulation 1994 and are known as designated developments.

6.3.1 Project Justification

Before granting owner's consent for the lodgement of a development application, the following must be addressed:

- Protection of identified values.
- Is this development expressly authorised within the current Plan of Management?
- Adherence to and consideration of any conditions or actions relating to development as stated in the current Plan of Management.
- Any changes to lease boundaries.
- Public accessibility and equity, of Community Land.
 - Is there another facility in the near vicinity that could be utilised to fulfil the needs?
 - Are there any other clubs/ groups that could utilise this proposed development?
- Has consultation been undertaken with other user groups within the area who may be able to utilise the facility?

- To what extent will the facility be accessible for multi-use by other parts of the community?
- Which groups in the local area also utilise the facility and would need to be informed of this development?
- Cost and funding sources.
 - Give details of estimated costs or quotes for this development.
 - What funding sources are available from grants, club fundraising, special funds?

6.4 Authorised New Development at Brookvale Park

Table 6 lists all those new developments at Brookvale Park which are authorised during the life of this Plan of Management.

Table 6: New buildings and facilities authorised for Brookvale Park

New Building/ Facility	Land Category	Purpose and use	Location	Current or proposed tenant	Authorised scale of development	Lease/Licence Authorisation	Purpose of developments
New South East Link Stand *	SG	Spectator facilities and seating	Adjacent and linked to Southern Stand.	Included as part of any hire agreement including MWRLC.	The complete development of the facility is authorised according to all conditions and actions as stated in Performance Target 17. Development may include covered seating, hospitality areas, amenities and new entry gateway and is to be of similar scale and height as the existing stands.	Authorisations A, C and E2	To increase formal seating and other facilities required in a major sporting and event facility.
New East Stand *	SG	Spectator facilities and seating	Eastern side of the sportsground	Included as part of any hire agreement including MWRLC.	The complete development of the facility is authorised according to all conditions and actions as stated in Performance Target 17. Development may include covered seating, hospitality areas, amenities and change rooms and is to be of similar scale and height as the existing stands.	Authorisations A, C and E2	To increase formal seating and other facilities required in a major sporting and event facility.

New Building/ Facility	Land Category	Purpose and use	Location	Current or proposed tenant	Authorised scale of development	Lease/Licence Authorisation	Purpose of developments
New Northern Stand *	SG	Spectator facilities and seating	Northern side of the sportsground	Included as part of any hire agreement including MWRLC.	The complete development of the facility is authorised according to all conditions and actions as stated in Performance Target 17. Development may include covered seating, hospitality areas, amenities and change rooms and is to be of similar scale and height as the existing stands.	Authorisations A, C and E2	To increase formal seating and other facilities required in a major sporting and event facility.
Toilet for Village Green at North East Corner	P	Park users amenities	The most appropriate place as determined by investigation.	N/A.	A maximum of 4 pan amenities plus appropriate disability access.	Authorisation E1	Access to toilet facilities for users on days when event facilities are not available.

New Building/ Facility	Land Category	Purpose and use	Location	Current or proposed tenant	Authorised scale of development	Lease/Licence Authorisation	Purpose of developments
Park embellishments	P, GCU and SG	Passive and active recreation	Around perimeter of sportsground – excluding Pittwater Road frontage	Not to be leased/licensed	<p>Entry Structures – all main entry points to be highlighted with entry structures, quality paving and planting. Signage identifying the Park and historical features to be included.</p> <p>Youth Facility – a multi-purpose sports court or similar to be placed in the neighbourhood park area to cater for unstructured needs of youth. The sports court may be a ½ court basketball court of approx 18x11.5m in size, or similar recreational facility.</p> <p>Pathways – circuit of wide and curved pathways around the Park. To be made of pedestrian and bicycle friendly materials that can withstand vehicular traffic.</p>	N/A	Improve the access, appearance and use of the neighbourhood park area.

* Development of new South-East Link Stand and Eastern Stand or Northern Stand is dependent on the investigation as described within Action 53. The investigation is to determine the most appropriate development, if any, and this Plan only authorises the development of either the South-East Link and Eastern Stands or the Northern Stand. A grassed spectator area is to be retained.