

2. BROOKVALE PARK

2.1 Location and Area Description

Brookvale Park is located in the suburb of Brookvale and is approximately 16 kilometres north-east of Central Sydney within B ward of the Warringah Local Government Area (see Figure 1). The Park is bounded by Pittwater Road, Alfred Road, Pine Avenue and Federal Parade and is approximately 5.2 hectares in size. It is located in an area incorporating a mix of residential, community and commercial development.

Brookvale Park contains both a neighbourhood park and the well-known Brookvale Sportsground. The Sportsground dominates the centre of the Park and includes three stands, uncovered seating, two open grass viewing areas and related facilities and amenities. The area immediately south of the Southern Stand is a steep sloping grass embankment with a range of large trees. A formal car parking area is located on the corner of Alfred and Pittwater Roads whilst the remainder of the Park combines to form the neighbourhood park.

The neighbourhood park is used for both passive and active recreational pursuits and includes an area known as the “Village Green” - the open grass area adjacent to Federal Parade (see Master Plan). The Village Green includes the Brookvale Regional Playground which was officially opened in February 2000. Next to the playground is a small three bedroom weatherboard cottage which has been used as a caretakers’ residence. A number of internal and external fence lines and gravel access tracks are also present throughout the Park.

The Master Plan (page iii) illustrates the location of the various facilities and areas at Brookvale Park.

For ease of reference when reading this Plan, different parts of Brookvale Park are described using the following terms (see Figure 4 for the location of the Community Land categories):

- Village Green – this includes the land categorised as Park within the northern section of the site adjacent Federal Parade. This land is predominantly to be used for passive recreation.
- Neighbourhood Park – includes the land categorised as Park surrounding the sporting oval and associated facilities.
- Brookvale Sportsground – includes the land categorised as Sportsground. This includes the sportsground and surrounding spectator stands and facilities. This area is also known as Brookvale Oval.
- Brookvale Park – includes all land covered by this Plan of Management. It is otherwise referred to as “the Park”.

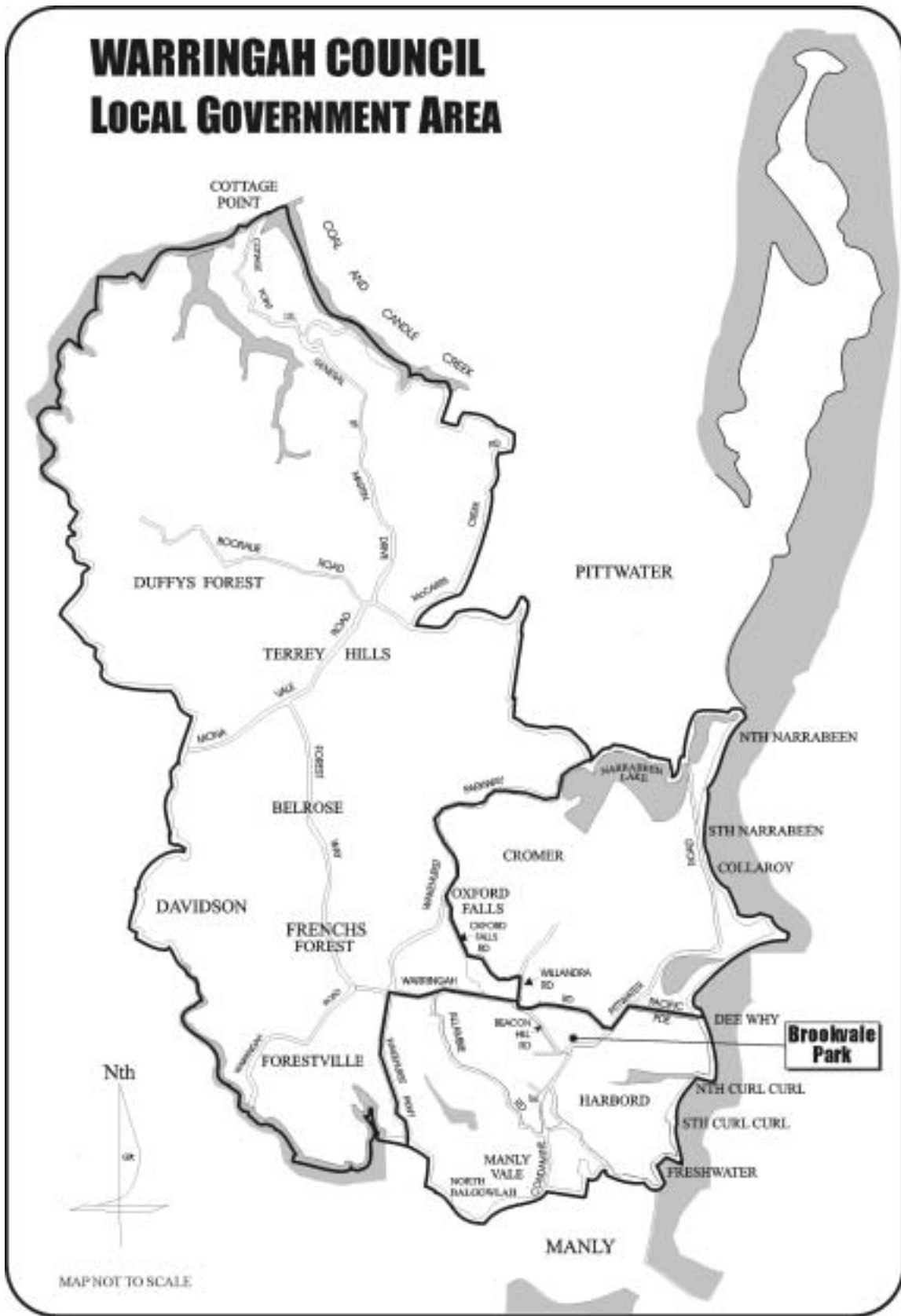


Figure 1: Location Of Brookvale Park Within a Regional Context

2.2 A Brief History of Brookvale Park

Brookvale Park is a portion of land originally granted to William Redman in 1857. The original parcel was subsequently subdivided into smaller lots and sold. The change from agricultural use to public recreation did not occur until after the turn of the century following a period of lobbying by local residents for the Government to give the community a park.

Farrell's Paddock, as the land was then known, was the site of a banquet in 1910 to mark the extension of the tramway from Manly to the village of Brookvale.

In the following year, the State Government reached agreement with Warringah Shire Council to acquire land for a park near the Shire's Offices. The acquired land plus a smaller parcel of land bought from Miss Jane Malcolm (later known as Jane Try) from Brookvale, was officially opened in 1911 as Brookvale Park.



Photo 1: Official Opening of Brookvale Park, 4 March 1911 (source: Manly, Warringah & Pittwater Historical Society Inc.).



Photo 2: Official Opening of Brookvale Park, 4 March 1911 (source: Manly Library).

The Park was transformed into a showground within the first decade. In 1921, the Brookvale Show was established with the formation of the Warringah Agricultural, Horticultural, Amateur Sports and Athletic Association. Between 1919 and 1928 children from Brookvale School planted trees to commemorate Arbor Day and it was the setting for school sports days and Empire Day picnics.

Over fifty annual shows were held at Brookvale Park before the show was moved to St. Ives Showground. Trotting and ring events were features of early shows at Brookvale. The trotting track occupied a substantial area of the Park with lighting of the ring for night entertainment.

Substantial improvements were later made to form a sporting oval by the addition of stands. Pavilions were constructed along Alfred Road to house show exhibits. Outside of the annual show period these pavilions were used for local church services and meeting rooms for the local community. They were also used by local bands as a place to practice.

During the Second World War Brookvale Park was utilised by the Defence Force for training purposes.

The Park has been used extensively over many years for festivals and sporting events – and has been the home ground for the Manly-Warringah Rugby League Club since 1947.

2.3 Use of Brookvale Park and Existing facilities

2.3.1 Use of Brookvale Park

Brookvale Park is used by many people throughout any given year and season. It has both organised and informal uses and can cater for a wide variety of interests and recreational pursuits.

During February to September it is currently one of two home grounds for the Northern Eagles Rugby League Team and up to 7 National League games are played at the Park each year. Crowds exceeding 8,000 are common place during these matches. The Club will however be playing all its home games at Brookvale Park after the 2002 season.

However, the Northern Eagles are the National grade side of the Manly Warringah Rugby League Club and at least another 30 rugby league games are played on the ground within the season. These games include first division, junior representatives, high school finals, development squad, primary school finals and the eagle tag grand final.

Rugby league currently utilises the entire Park on the National League match days, including the neighbourhood park surrounding the sportsground, which they primarily use for parking. Other sports such as gridiron and rugby union, as well as the local schools sports, also use the ground on a regular basis for competitions and carnivals.

In a 2001 survey of Warringah residents (Sports in Warringah Survey, October 2001) 21% of those who had attended Brookvale Park in the period from June 2000 to June 2001 did so as a spectator to a sporting event (see Appendix A for Sports in Warringah survey results regarding Brookvale Park). The survey also showed that 66% of Warringah residents support upgrades to Brookvale Park and 68% of Warringah residents support making Brookvale Park a major sporting and events facility. The support is slightly lower for Brookvale residents with 45% of Brookvale residents supporting upgrades of Brookvale Park and 55% of Brookvale residents support making Brookvale Park a major sporting and events facility.

The regional playground is heavily utilised by local children and their families. It provides a combination of play equipment to suit various ages as well as barbecue facilities. In the returned surveys sent to Brookvale residents in 2000 regarding the use of Brookvale Park over 50% had visited and utilised the playground.



Photos 3 & 4: Brookvale Park Regional Playground

The neighbourhood park areas are generally used for informal activities such as walking, jogging, relaxing and unorganised sporting activities such as cricket, football and frisbee throwing.

The Brookvale Cottage was built as a caretaker's cottage and has generally been used as such over the years.

Figure 2 provides an aerial view of Brookvale Park taken in 2000. The facilities shown on the Master Plan can be seen in this figure.



Figure 2: Aerial view of Brookvale Park (source SEA 2000)

2.3.2 Existing Facilities and condition of land

This Plan applies to seven Community Land parcels collectively known as Brookvale Park. The accumulation of the land for the purpose of a public park began in April 1911 with the attainment of the first parcel from Jane Malcolm (later known as Jane Try). Information regarding the acquisition of land parcels for Brookvale Park can be found in Appendix B.

Table 2 lists each parcel of land at Brookvale Park and its various details including facilities located on the land, the condition of the land and current use of the land.

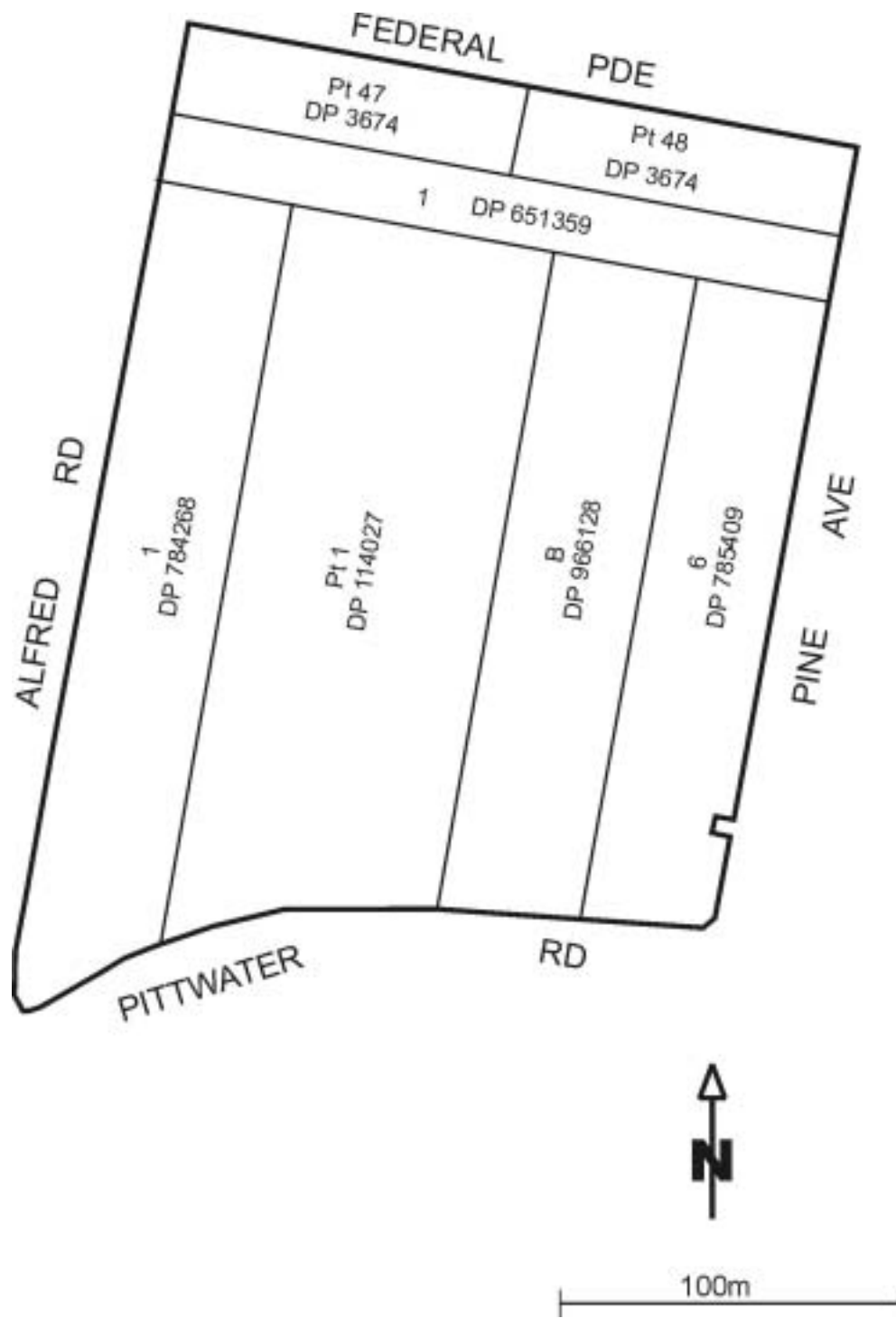


Figure 3: The Seven parcels of Brookvale Park

Table 2: Land and facilities at Brookvale Park

Reg. No.	Lot No.	DP No.	Community Land Category/s	Use of Land	Facilities on land	Condition of Land	Area (m ²)
63E/1A	PT 1	114027	Sportsground General Community Use	Sports and events Car parking	Sportsground Southern Stand Ken Arthurson Stand Score Board and kiosk Turnstiles Catering facilities Car park Access track	Good	16,586
63E/4	PT 47	3674	Park	Recreation	Cricknet Nets Open grassed area (Village Green)	Good	3,510
63E/5	PT 48	3674	Park	Recreation	Regional playground Open grassed area (Village green) Cottage Shed	Good	2,656
63E/6	B	966128	Sportsground General Community Use	Sports and events	Sportsground Southern Stand Access Track Catering Facilities Ticket box	Fair	8,656
63E/7A	1	784268	Park Sportsground General Community Use	Recreation Car parking Sports and events	Car park Open grass area Ken Arthurson Stand Jane Try Stand Amenities Catering facilities Electricity switch room Access track	Fair	9,638
63E/7B	6	785409	Park Sportsground General Community Use	Recreation Car parking Sports and events	Amenities Access track Catering facilities Ground entry/ticket box Open grassed area	Fair	7,729

63E/8	1	651395	Park	Recreation	Park works area Access track Ticket box & turnstiles Regional playground Open grassed area (Village green)	Fair	4,047
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The condition of the facilities, development authorisations and detail of current or proposed tenants are provided in Table 5, Page 69.

2.4 What are Community Land “Categories”?

2.4.1 Legislative Requirements

Community Land must be categorised in accordance with the Local Government Act 1993. A category describes the land and each category has a set of core objectives defined in the Act. All current and intended uses of the land must comply with the core objectives. The objectives are defined and addressed within Section 5.3, Management Objectives, of this Plan.

2.4.2 Categorisation of Land within Brookvale Park

A combination of categories may be used for the one parcel of land. Accordingly, this Plan of Management has identified the following categories at Brookvale Park:

- General Community Use;
- Park; and
- Sportsground.

These categories have not been altered since the adoption of the previous Plan of Management in December 1997. Figure 4 shows the location of the categories at Brookvale Park.



LEGEND

Site boundary



Park



Sportsground



General Community Use



100m

Aerial photography captured 2000

Figure 4: Community Land Categories at Brookvale Park

The definitions of each of the categories relevant to Brookvale Park are provided below as described in the Local Government (General) Regulation 1999:-

General Community Use

Land should be categorised as General Community Use if the land:

- may be made available for use for any purpose for which Community Land may be used, whether by the public at large or by specific sections of the public; and
- is not required to be categorised as a natural area, or does not satisfy the guidelines for categorisation as a sportsground, a park or an area of cultural significance.

Park

Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities for use mainly for recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

Sportsground

Land that is used, or proposed to be used, primarily for active recreation involving organised sports or the playing of outdoor games.