

UPDATE ON THE DEVELOPMENT PROPOSAL FOR MANUKA OVAL



April 2016

BACKGROUND

- > In 2009 the ACT Government developed the Manuka Oval master plan, which was updated in 2013.
- > The ACT Government has invested \$15m to implement the first phase of the master plan.
- > The ACT Government has received an unsolicited proposal from the Giants who would like to further develop Manuka Oval and the surrounding precinct.
- > The Giants proposal contains various elements balancing upgrades to Manuka Oval and surrounds, with private residential, commercial and retail development.
- > This would represent an \$800 million investment, with the ACT community being asked to provide development rights to the surrounding land.

UNSOLICITED PROPOSAL PROCESS

- > The ACT Government has a series of guidelines which provide for a transparent assessment process of unsolicited proposals.
- > The Manuka Green proposal has been received by the ACT Government and assessment of the proposal has begun.
- > The assessment process is rigorous and involves independent analysis.
- > The ACT Government will carefully consider whether this proposal delivers the best return to the community and whether it will have community support.
- > Community consultation takes place before a decision is made to accept or reject the proposal.
- > If the proposal is accepted there will still be requirements for consultation and approval of heritage, Territory Plan or development application processes.

TIMEFRAMES

- > Securing a Test match at Manuka Oval in 2018 means that no major works could occur until 2019 at the earliest.
- > Some upgrades, funded by the ACT Government, will take place in the lead up to the Test match.
- > Consideration of any changes to the 2013 ACT Government master plan and the unsolicited proposal will take place in 2016-17.
- > Should the unsolicited proposal be accepted and a Territory Plan Variation be required, the draft variation will be considered by the Legislative Assembly Planning Committee and then by the Assembly. The earliest this could occur is 2017-18.



THE ACT GOVERNMENT'S POSITION

- > There is a broad political consensus (across all parties represented in the Legislative Assembly) that the Giants proposal represents a significant potential investment in Canberra and as such should receive genuine consideration and detailed community consultation.
- > The Manuka Pool and surrounds are heritage listed.
- > The Chief Minister has stated that *'the historic Manuka Pool and areas inside the pool fence, the caretaker's cottage and the Jack Fingleton Scoreboard needed to be preserved'*, as well as, *'The Government is not entertaining building on Telopea Park, the government is not entertaining building on Manuka Pool'*.
- > Manuka pool was never, and will never, be under threat from development associated with Manuka Oval.
- > There can be no development that would impact the Arts sites until the Kingston Arts Precinct is completed and tenants have moved in to purpose built facilities.
- > The 2013 master plan is the Government's starting point for the long-term development of the oval. Any variation from this would require a significant community benefit. Upgrading the oval will occur in stages over more than a decade.
- > A critical factor for the Government is that the venue meets the operational requirements of Cricket Australia and the AFL.

Phase 3: Design from the 2013 master plan

