



# Inner South Canberra Community Council

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## ISCCC submission on DA 201731693 Manuka Oval Media Centre

### Summary

The ISCCC shares the concerns of our member groups, including the Griffith Narrabundah Community Association, the Kingston Barton Residents Group and Forrest Residents Group, that this DA is non-compliant with planning legislation/regulations and other requirements:

- I. A Land Management Plan for Manuka Oval has not been prepared for, and considered by, the Legislative Assembly as required under chapter 10 of the Planning and Development Act 2007.
- II. As at 23 November 2017, the DA is inconsistent with the National Capital Authority's existing Development Control Plan for Manuka Circle and Canberra Avenue.
- III. To our knowledge, the Manuka Circle Conservation Management Plan has not been approved.

In addition, there has been a lack of transparency about the full requirements of the International Cricket Committee (ICC) for a media centre, despite community requests for this information. This raises doubts about whether a building of this scale and height, and cost of over \$11 million, is actually needed to meet the ICC's requirements, or whether a smaller scale structure could meet the ICC's needs.

Finally, the DA cuts across the Government's commitment in 2016 to undertake a comprehensive community engagement process on the future of the Manuka Oval precinct before proposing developments with a major impact on the precinct.

### 1. Introduction to the ISCCC

The Inner South Canberra Community Council is an incorporated Association of inner south Canberra residents, who elect its officers annually at an Annual General Meeting. All suburban residents groups in the Inner South have formal representation on the ISCCC committee, and so the ISCCC is the peak organisation of these residents' groups.

The objects of the ISCCC, enshrined in its constitution, are:

- (a) To protect and enhance the amenity and environmental community well-being of Inner South Canberra residents and the broader community;
- (b) To promote and represent Inner South Canberra residents in respect of the above;

- (c) To actively promote communication and coordination among residents and local community groups;
- (d) To contribute to the planning of Inner South Canberra, consistent with the above objectives; and
- (e) To assist in ensuring all groups, especially the more vulnerable, are adequately represented.

**2. Lack of DA compliance with Chapter 10 of the Planning and Development Act 2007**

Manuka Oval is public land, and hence subject to a statutory requirement under Chapter 10 of the ACT Planning and Development Act 2007 for preparation of a land management plan submitted to the ACT Legislative Assembly, and developed in consultation with the community. The ISCCC understands that no land management plan has gone to the Assembly for consideration. Correspondence with the Chief Minister indicates that the Conservation Management Plan is being prepared in advance of the Land Management Plan.

**3. Lack of compliance with existing DCP and the inappropriate scale of the development**

The National Capital Authority Development Control Plan DCP 13/01 for Blocks 4, 6, 10, 14 and 15 Section 15 Griffith (Manuka Oval) mandates a height limit for buildings and structures at Manuka Oval of RL581. DA 2017 31693 does not comply with this DCP, with the proposed Media Centre being RL 589.6 in height. The setbacks are also non-compliant. Approval of DA 201731693 must not precede a decision on a revised DCP for Manuka Circle and Canberra Avenue.

**4. Lack of an approved Conservation Management Plan for the Manuka Circle Precinct**

As a significant heritage site in Canberra, there is a requirement for a Conservation Management Plan, but we understand this has not been completed and approved yet.

**5. Lack of transparency with respect to documentation on International Cricket Committee requirements for media centres for Test cricket.**

The ISCCC has not been able to access a full copy of ICC requirements for ICC media centre requirements, and hence is unable to determine whether the proposed scale and height of the proposed media centre are needed to meet ICC requirements. The ICC requirement for TV cameras to be 15m above the oval surface means they would be at RL584.9. The plans show the ceiling of the camera deck is at 589.6m, ie 4.7m above the cameras. There needs to be clarification of whether the ICC requirements can be met with a lower building height.

**6. Lack of follow-up to a Government commitment to community engagement on the precinct's future**

The DA cuts across the Government's commitment on 5 August 2016 to undertake a comprehensive community engagement process on the future of the Manuka Oval precinct. This should precede major public expenditure of the kind proposed in the DA.

[http://www.cmd.act.gov.au/open\\_government/inform/act\\_government\\_media\\_releases/barr/2016/government-commits-to-new-masterplan-for-manuka-oval](http://www.cmd.act.gov.au/open_government/inform/act_government_media_releases/barr/2016/government-commits-to-new-masterplan-for-manuka-oval)

Yours sincerely



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Chair

ISCCC

23 November 2017