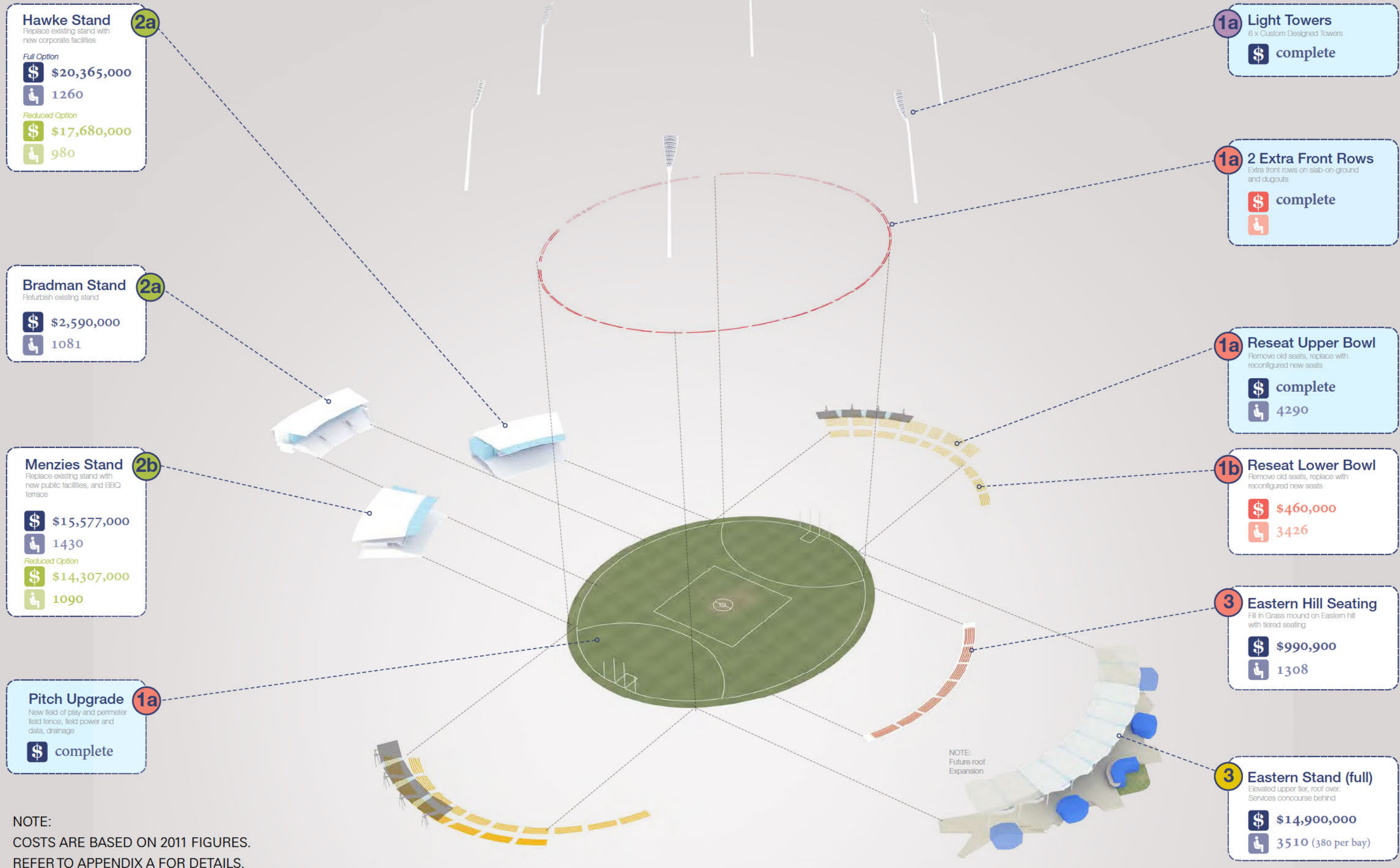
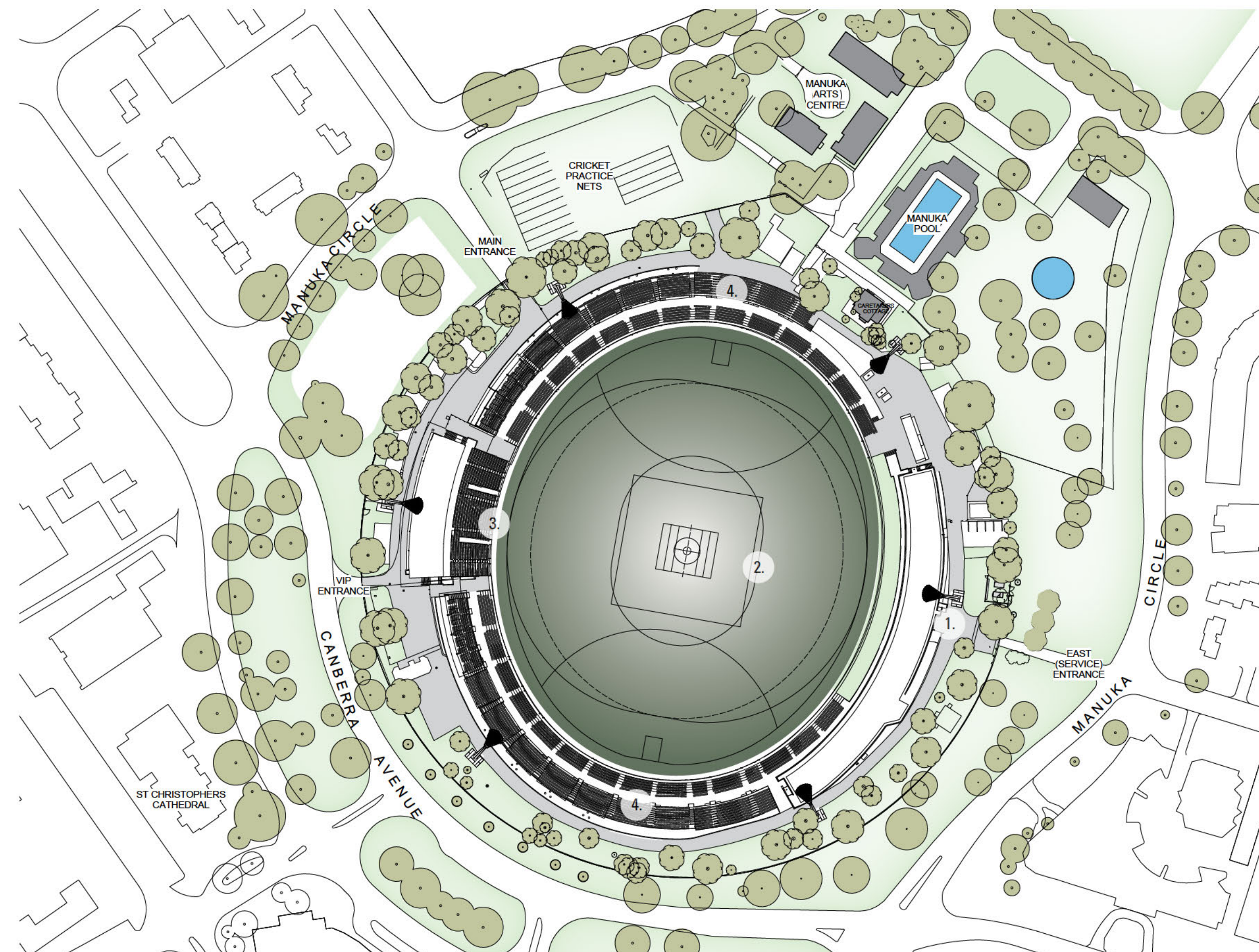


PHASE 1A (COMPLETE)

1. SPORT LIGHTING
2. NEW FIELD OF PLAY + NEW FIELD FENCE
3. DUGOUTS & ADDITION OF 2 FRONT ROWS
4. UPPER BOWL RESEATING

PHASE 1A - SEATING CAPACITY TOTAL:

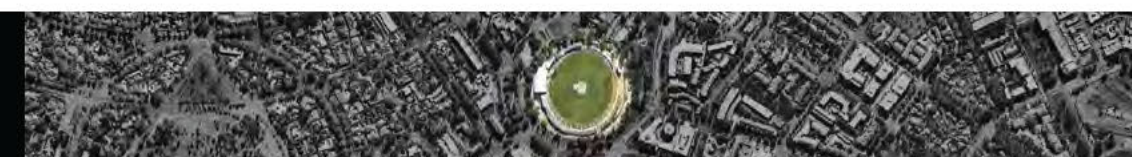
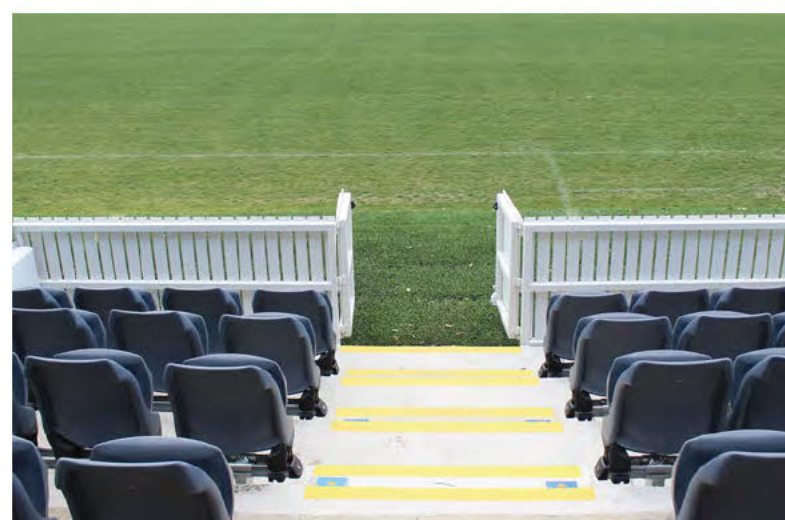
Seating:	12,355
Standing:	2,220
TOTAL CAPACITY:	14,575



1. SPORT LIGHTING



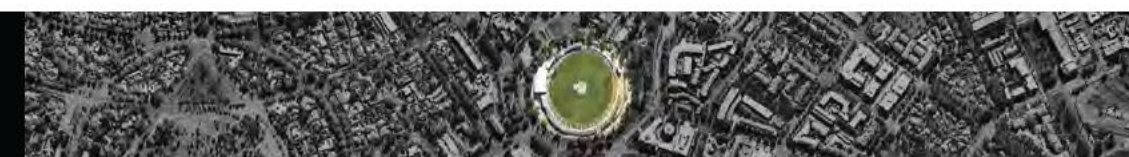
2. NEW FIELD OF PLAY + NEW FIELD FENCE

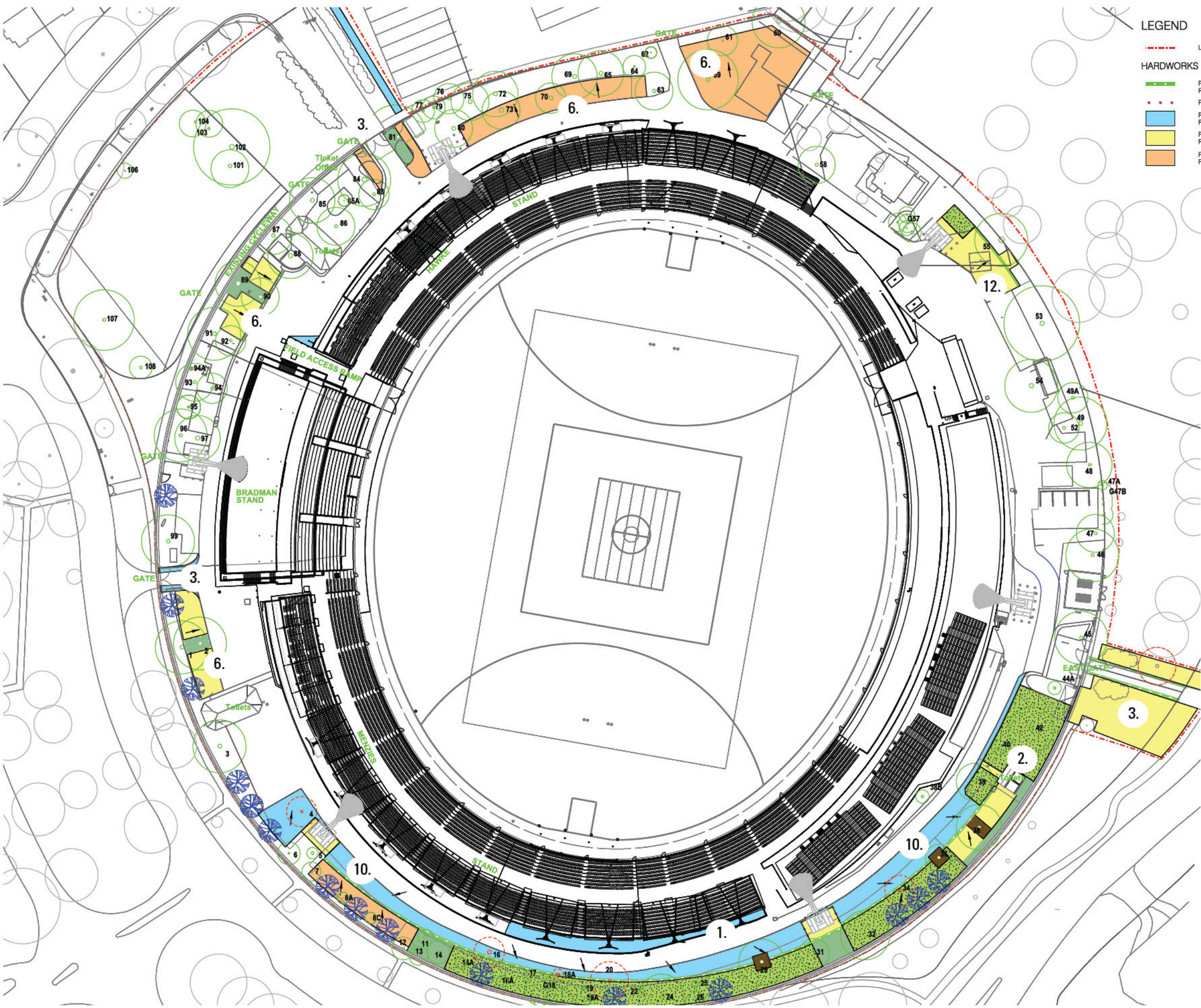


3. DUGOUTS + 2 EXTRA FRONT ROWS



4. UPPER BOWL RESEATING





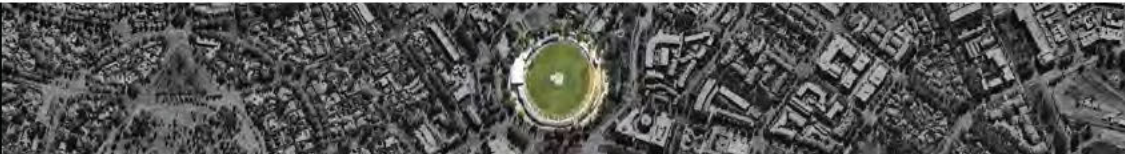
PHASE 1B - GENERAL UPGRADES

- 1. NEW UNDER STAND CONCESSIONS
- 2. NEW TOILETS
- 3. NEW PA SYSTEM
- 4. ENTRY UPGRADES
 - WIDENING OF GATES
 - WIDENING OF ENTRY PLAZAS
- 5. LIGHTING UPGRADES
 - CONCOURSE AREA LIGHTING
 - MODULAR ROOF LIGHTING
- 6. PAVING AND SERVICES
 - TO ALL CONCESSION AREAS
 - TO EXISTING TICKET BOOTH
 - MISCELLANEOUS
- 7. PLANTING AND LANDSCAPING
- 8. HYDRAULIC RETICULATION
- 9. COMMS AND SECURITY
- 10. RING ROAD UPGRADES
 - WIDENING OF RAODS
 - RESHEETING OF ROADS
- 11. HEARING LOOP
- 12. RELOCATION OF SHED
- 13. WAYFINDING SIGNAGE

PHASE 1b TOTAL **\$4.1M**
*Construction cost only, does not include government costs and overheads such as procurement fees, insurances and development approval fees

PHASE 1B - SEATING CAPACITY TOTAL:

Seating:	12,355
Standing:	2,220
TOTAL CAPACITY:	14,575



PHASE 2A - WESTERN UPGRADE

- | | |
|--|---------|
| 1. NEW HAWKE STAND | \$20.4M |
| • 626 EXISTING GA SEATS REPLACED BY 1082 CORPORATE SEATS (456 EXTRA) | |
| • NEW CORPORATE LOUNGE (400 PEOPLE STANDING ROOM WITH ALLOCATED CORPORATE SEATS INCLUDED IN ABOVE POINT) | |
| • 12 CORPORATE BOXES (12 PEOPLE CAPACITY EACH BOX) | |
| • IMPROVED PLAYER FACILITIES | |
| • COMMERCIAL KITCHEN | |
| 2. REFURB OF BRADMAN STAND | \$ 2.6M |
| • UPGRADED CORPORATE LOUNGE | |
| • IMPROVED MEDIA FACILITIES | |
| 3. TICKET BOOTHS | \$ 0.6M |
| 4. RECONFIGURATION OF PRACTICE NETS | \$ 0.1M |
| 5. CARETAKERS COTTAGE REFURB | \$ 0.7M |
| 6. OB COMPOUND | \$ 0.3M |
| 7. LANDSCAPING (ON SITE) | \$ 6.7M |
| 8. OFF SITE WORKS | \$ 2.6M |
| 9. NORTHERN MODULAR ROOFS | \$ 0.9M |
| 10. SOUTHERN MODULAR ROOFS | \$ 0.3M |
| 11. POTENTIAL MIXED USE DEVELOPMENT | |
| • POTENTIAL LAND REVENUE & SYNERGIES WITH OVAL REDEVELOPMENT | |

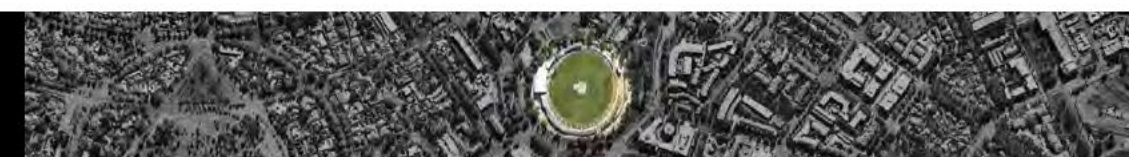
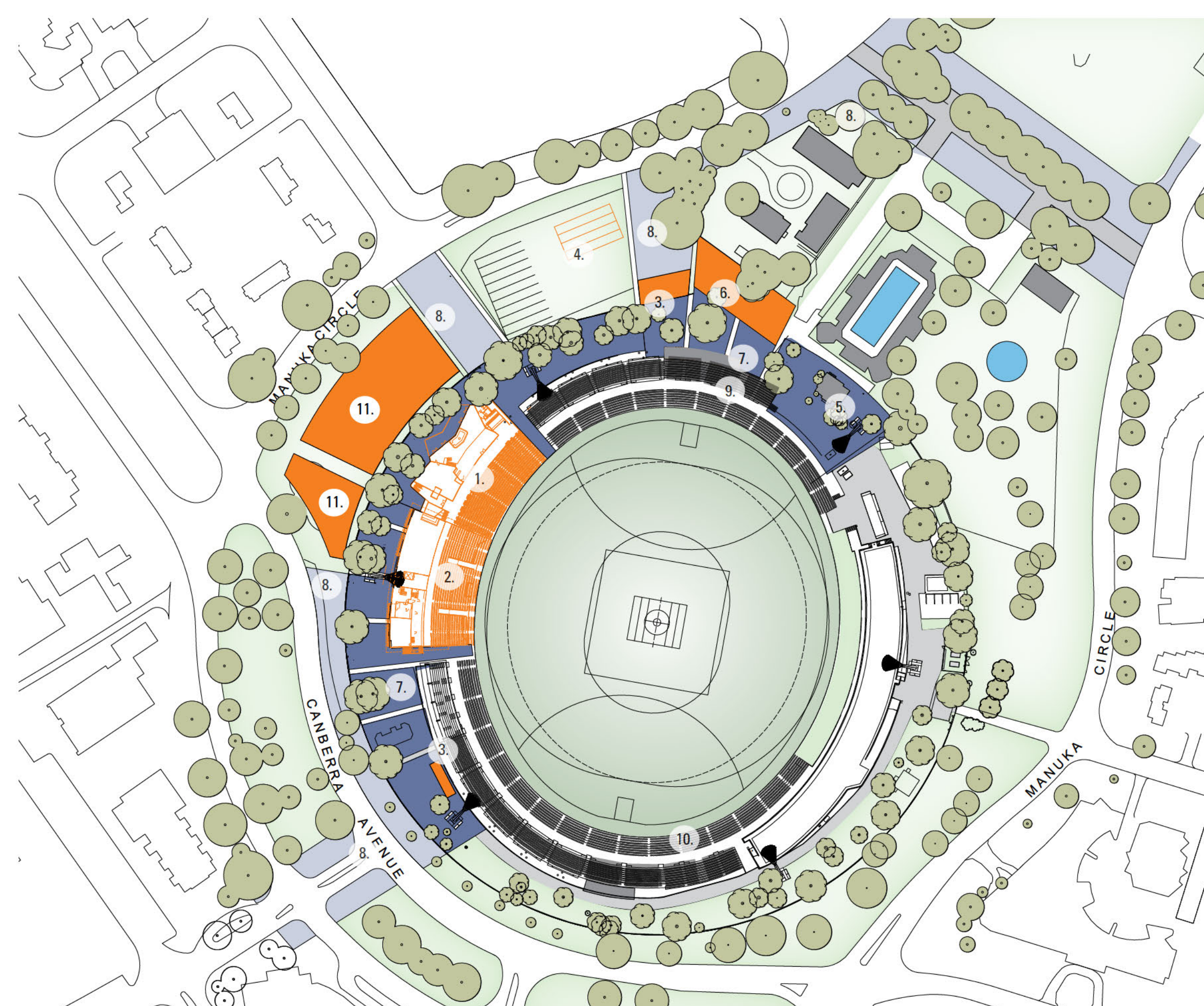
PHASE 2a TOTAL **\$35.2M***

*Construction cost only, does not include government costs and overheads such as procurement fees, insurances and development approval fees

***ORIGINAL ESTIMATES AS AT NOV 2012**

PHASE 2a - SEATING CAPACITY TOTAL:

Seating:	12,955
Standing:	2,220
TOTAL CAPACITY:	15,175



PHASE 2B - SOUTHERN UPGRADE

1. MENZIES STAND \$ 15.6M
 - 631 EXISTING GA SEATS REPLACED BY 1091 PREMIUM SEATS (460 EXTRA)
 - NEW BBQ DECK (400 PEOPLE STANDING ROOM INCLUDING 300 ASSOCIATED PREMIUM SEATS)
 - IMPROVED PLAYER FACILITIES
2. VIDEO SCREEN & ENTRY STRUCTURE \$ 4.0M
 - LIVE SITE
3. LANDSCAPING (ON SITE) \$ 1.0M
4. OFF SITE WORKS \$ 0.9M
5. FUTURE DEVELOPMENTS
 - POTENTIAL LAND REVENUE AND SYNERGIES WITH OVAL REDEVELOPMENT
 - NEW LOCATION OF PRACTICE NETS TO BE CONSIDERED

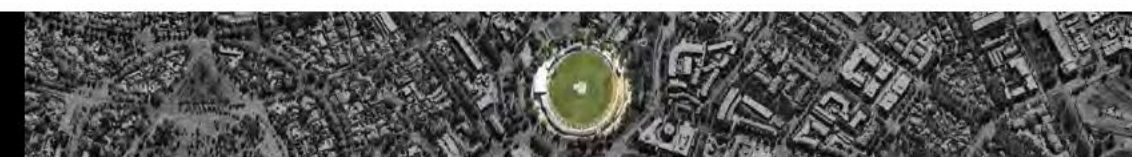
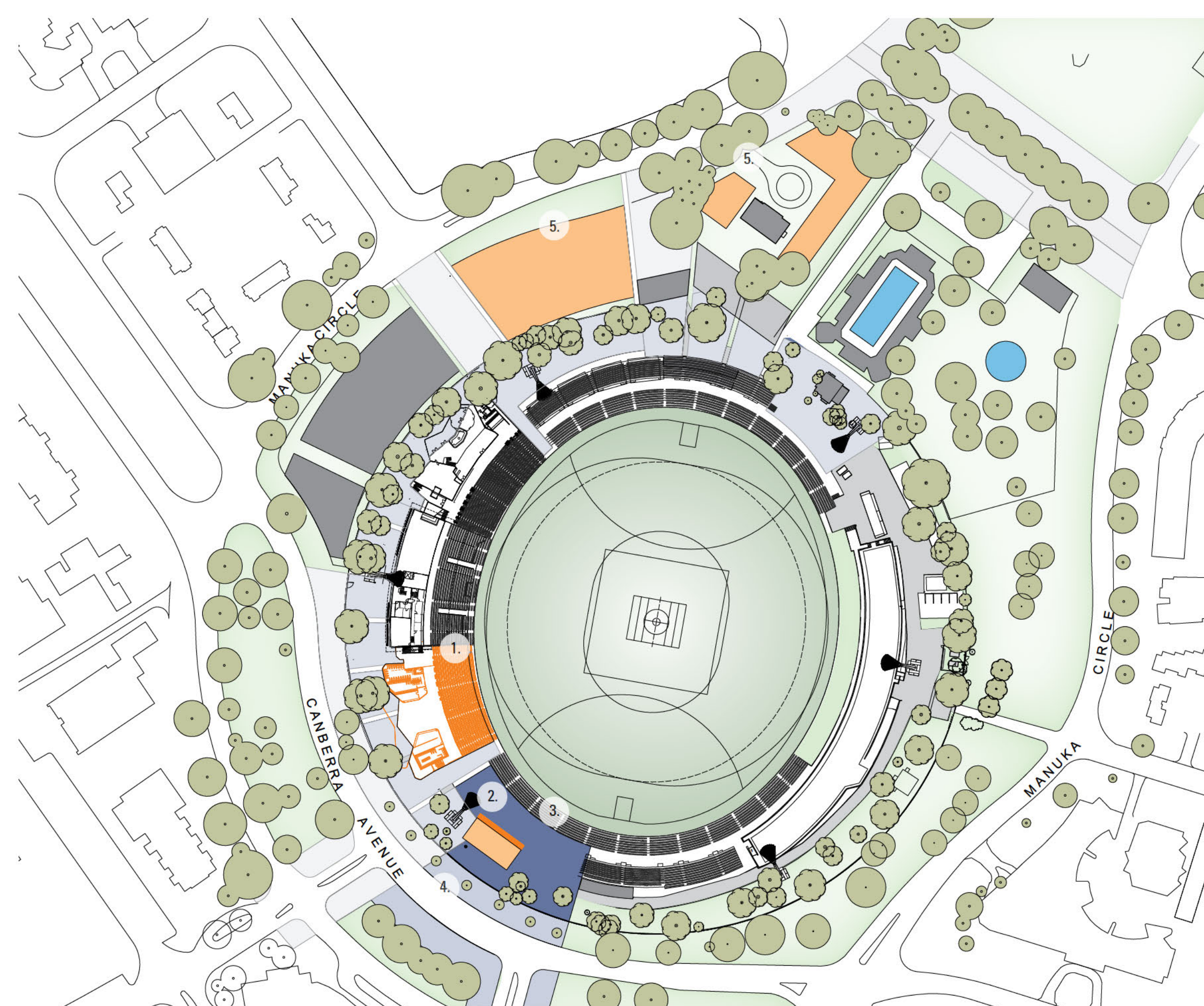
PHASE 2b TOTAL \$21.5M*

*Construction cost only, does not include government costs and overheads such as procurement fees, insurances and development approval fees

***ORIGINAL ESTIMATES AS AT NOV 2012**

PHASE 2b - SEATING CAPACITY TOTAL:

Seating:	13,715
Standing:	2,320
TOTAL CAPACITY:	16,035



PHASE 3 - EASTERN UPGRADE

- | | |
|--------------------------------|----------|
| 1. EAST STAND | \$ 14.9M |
| • APPROX 1574 CONCOURSE SEATS | |
| • APPROX 3510 UPPER TIER SEATS | |
| 2. EAST TICKET BOOTH | \$ 0.5M |
| 3. LANDSCAPING (ON SITE) | \$ 5.8M |
| 4. OFF SITE WORKS | \$ 2.2M |
| 5. MAINTENANCE COMPOUND | \$ 0.6M |

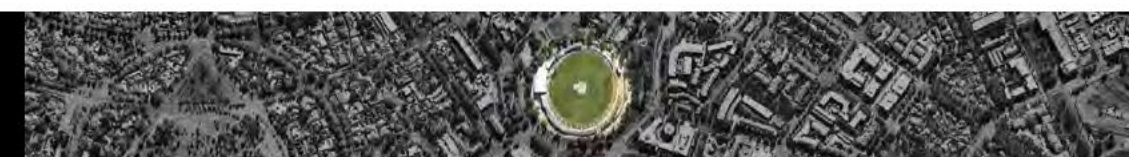
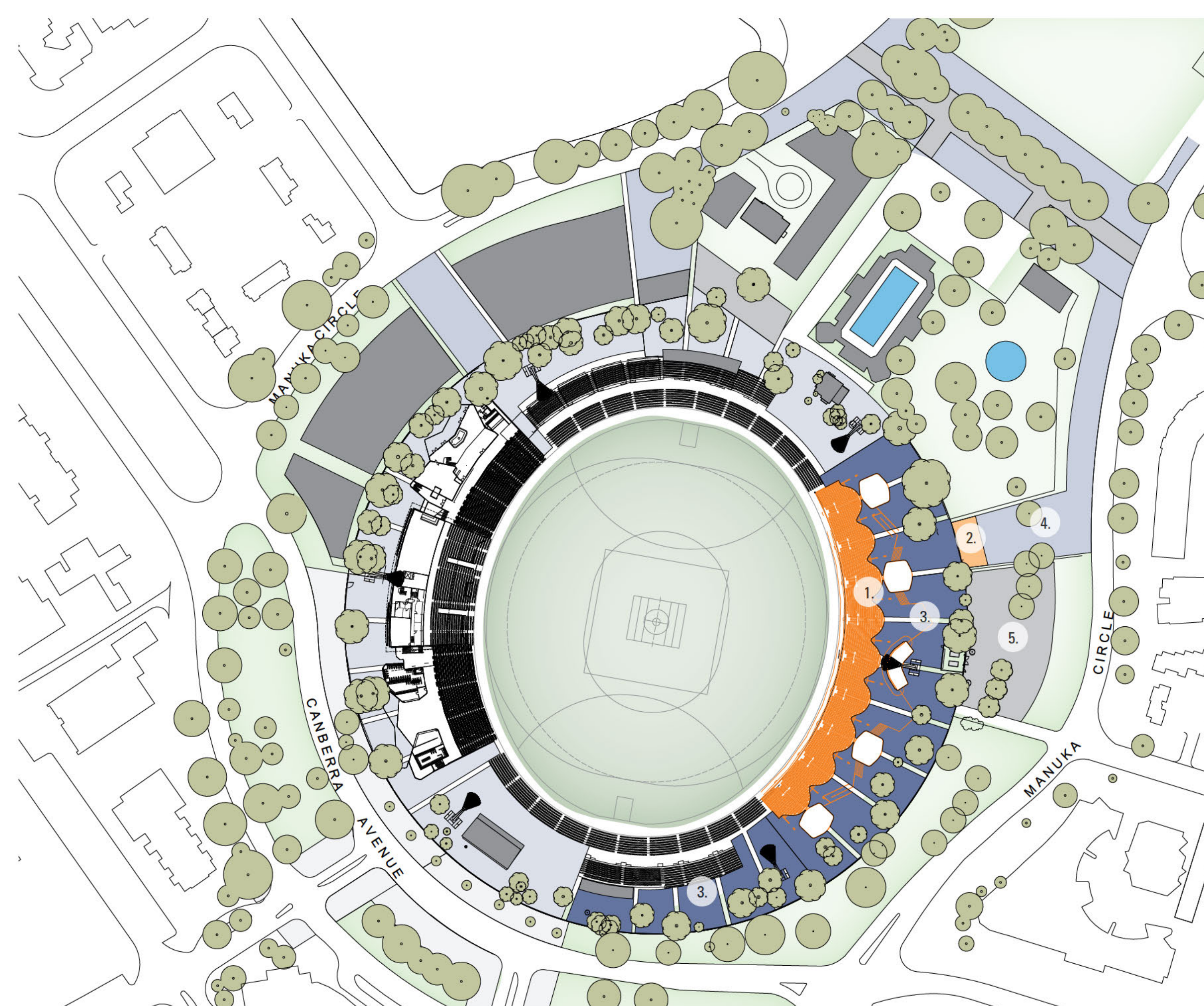
PHASE 3 TOTAL **\$ 24.0M***

*Construction cost only, does not include government costs and overheads such as procurement fees, insurances and development approval fees

***ORIGINAL ESTIMATES AS AT NOV 2012**

PHASE 3 - SEATING CAPACITY TOTAL:

Seating:	16,207
Standing:	1,970
TOTAL CAPACITY:	18,177



WEST STAND REDEVELOPMENT

Work on the west stand redevelopment explored two main options. Option 1 entailed a scope of works to enable the new Hawke and Menzies Stands to fit within the footprints of the existing stands to simplify integration of the new works while Option 2 envisaged an increased scope which necessitated the removal of the north and south seating bays.

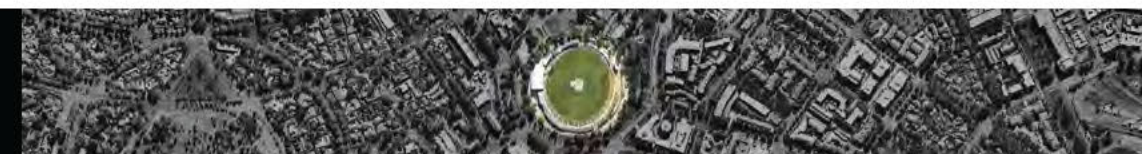
Option 2 was considered preferred as it better delivers on the functional requirements articulated by the stakeholders and was supported by market research into current trends in venue design which will assist in maximising revenue earning potential.

Both options adopt a similar approach in terms of placement of functions, which can be broadly summarised as:

- Ground level: Bradman Stand upgrades including expanded and enhanced team facilities, public toilets to code and active uses including bar, food and beverage outlet and administration offices. Kitchen and stores under the Hawke stand to support the corporate facilities over;
- Level 1: Bradman Stand upgraded and reconfigured to support game day requirements. Hawke Stand providing a large lounge bar, and potential link to mixed use development on Canberra Services site. Menzies stand would include an open concession terrace serving the premium seating in the three combined stands. Corporate amenities throughout; and
- Level 2: Bradman Stand upgraded and reconfigured to support game day requirements. Hawke Stand would include corporate suites with support facilities and a void over the lounge below to create a double volume space. Menzies Stand entails a roofed but open edged (probably with glazed screening and heating) BBQ terrace as a more informal corporate offering suited to networking.

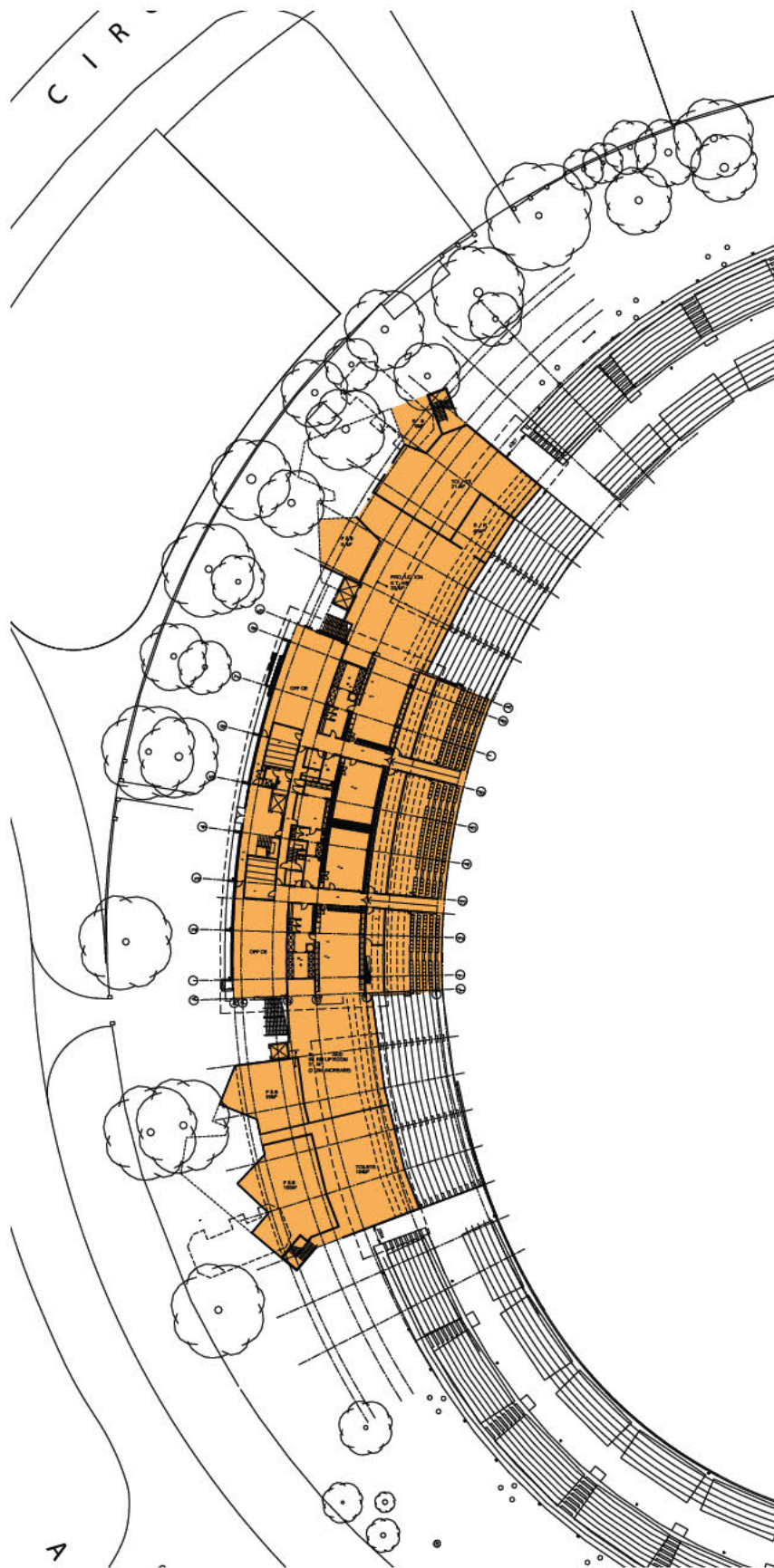
The Option 1 and Option 2 spaces and areas are tabulated to provide the basis for developing more detailed room data sheets in the next phase of design development. Images of precedent spaces are provided to assist with articulating the nature of the spaces envisaged.

WEST STAND REDEVELOPMENT PRELIMINARY SKETCH PLANS

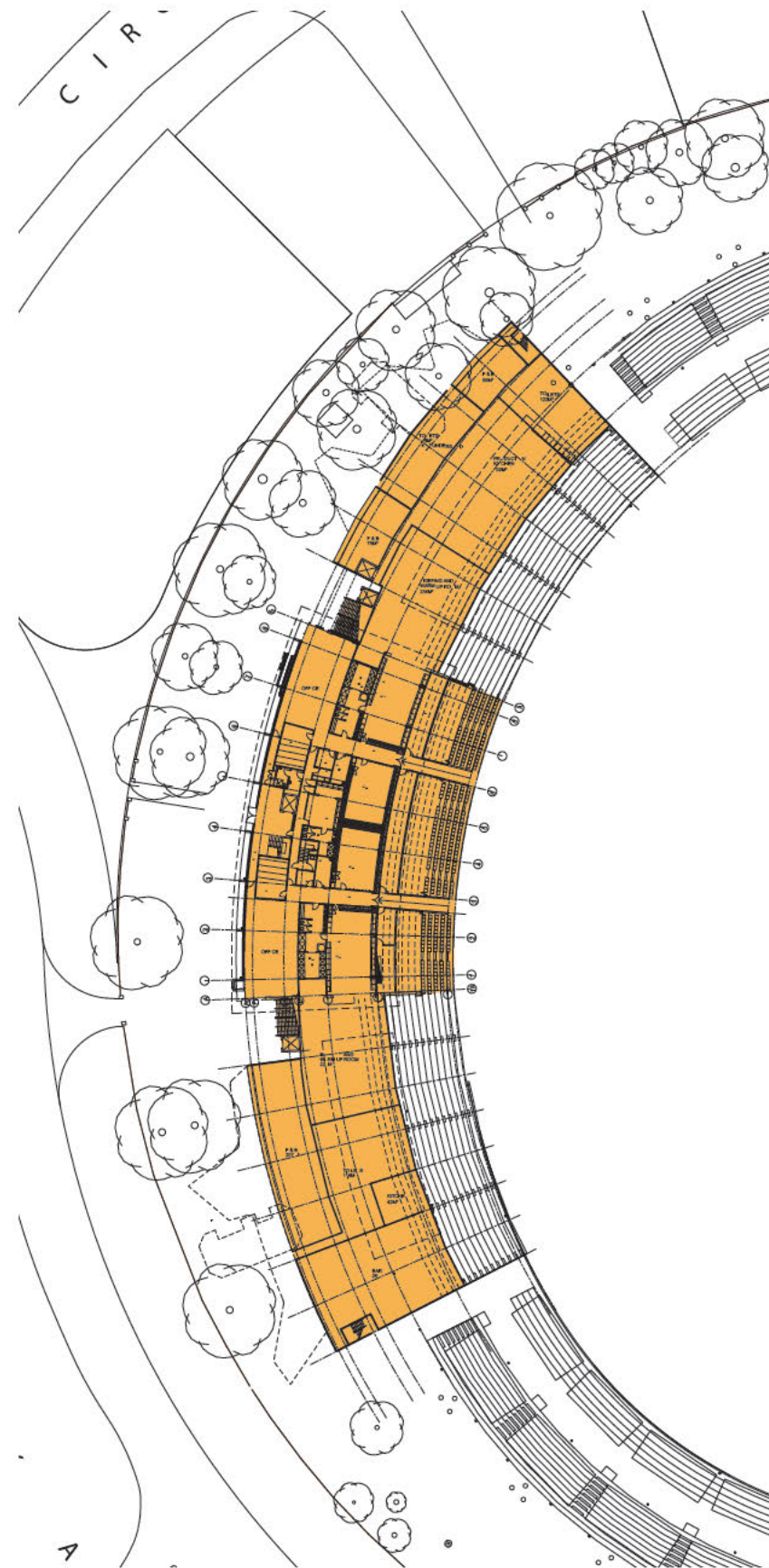


OPTION 1 & OPTION 2

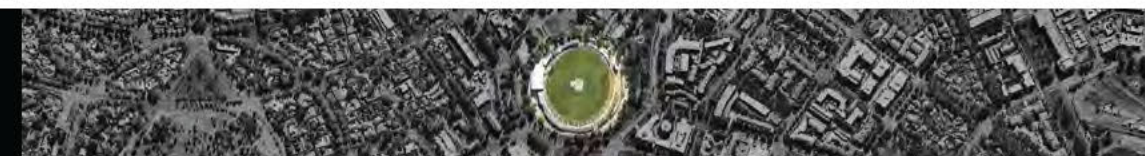
GROUND LEVEL COMPARISON



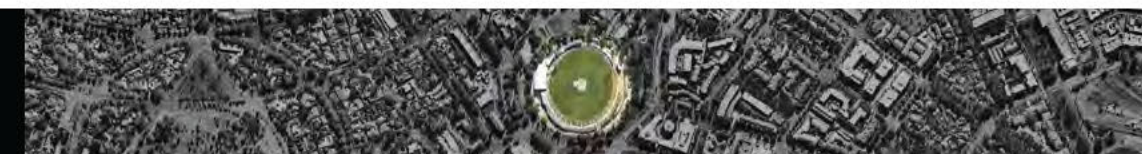
OPTION 1 - REDUCED OPTION
REPLACE HAWKE & MENZIES STANDS ONLY



OPTION 2 - FULL OPTION (PREFERRED)
REPLACE HAWKE & MENZIES STANDS + EXTRA SEATING BAYS



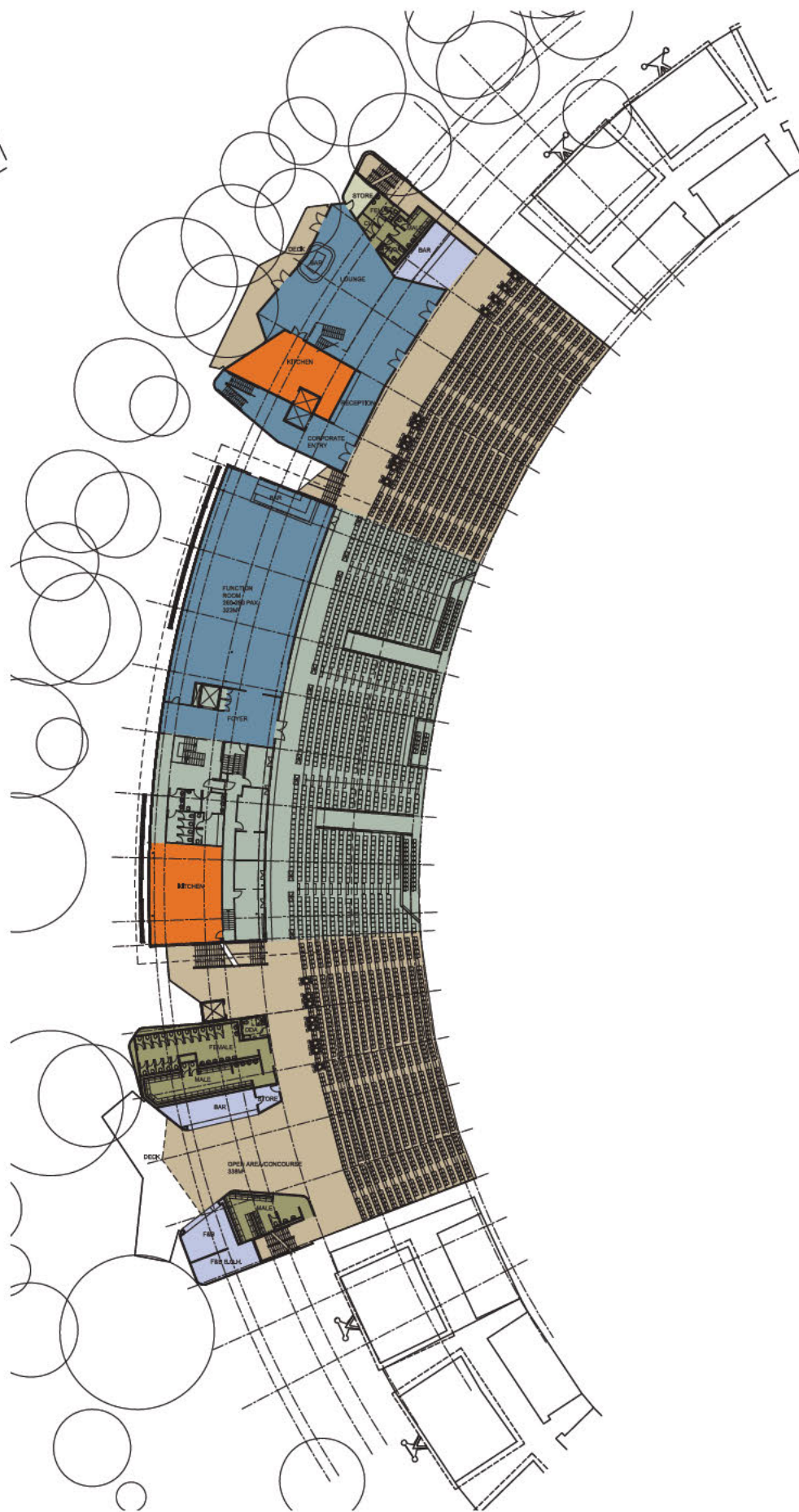
OPTION 1 - REDUCED				OPTION 2 - FULL				Corporate hospitality demand estimation	
	Space name	Area	People	Area	People			Base	Stretch
Hawke Ground	Toilets	210		261					
	Production Kitchen	308		309					
	F&B	98		114					
	Briefing warm up	0		231					
	Circulation/concourse	36		63					
	Total	652	0	978	0				
Level 1	Toilets	48		54					
	F&B	60		62					
	Kitchen	50		61					
	Lounge	190	150	360	300			600	700
	Deck	126		236					
	Bowl	436	883	600	1229				
	Circulation/concourse	233		284					
	Total	1143	883	1657	1229				
Level 2	Toilets	45		51					
	Corporate boxes	326	6	454	10			10	12
	Bowl	74	108	111	144				
	Plant	50		50					
	Circulation/concourse	20		20					
	Total	515	114	686	144				
Total		2310	997	3320	1373				
Menzies Ground	Toilets	194		188					
	F&B	246		473					
	Briefing warm up	222		222					
	Circulation/concourse	19		39					
	Total	681	0	922	0				
Level 1	Toilets	52		118					
	F&B	76		76					
	Open area	338		509					
	Deck	125		232					
	Bowl	438	883	602	1229				
	Circulation/concourse	142		142					
	Total	1171	883	1679	1229				
Level 2	Toilets	40		57					
	BBQ terrace	337		596				100	200
	F&B	63		63					
	Circulation/concourse	74		69					
	Bowl	115	220	167	330				
	Total	629	220	952	330				
Total		2481	1103	3553	1559				
Grand Total		4791	2100	6873	2932				
Bradman Level 1	Function room	323		323				300	400
	Bradman Room	95		95					



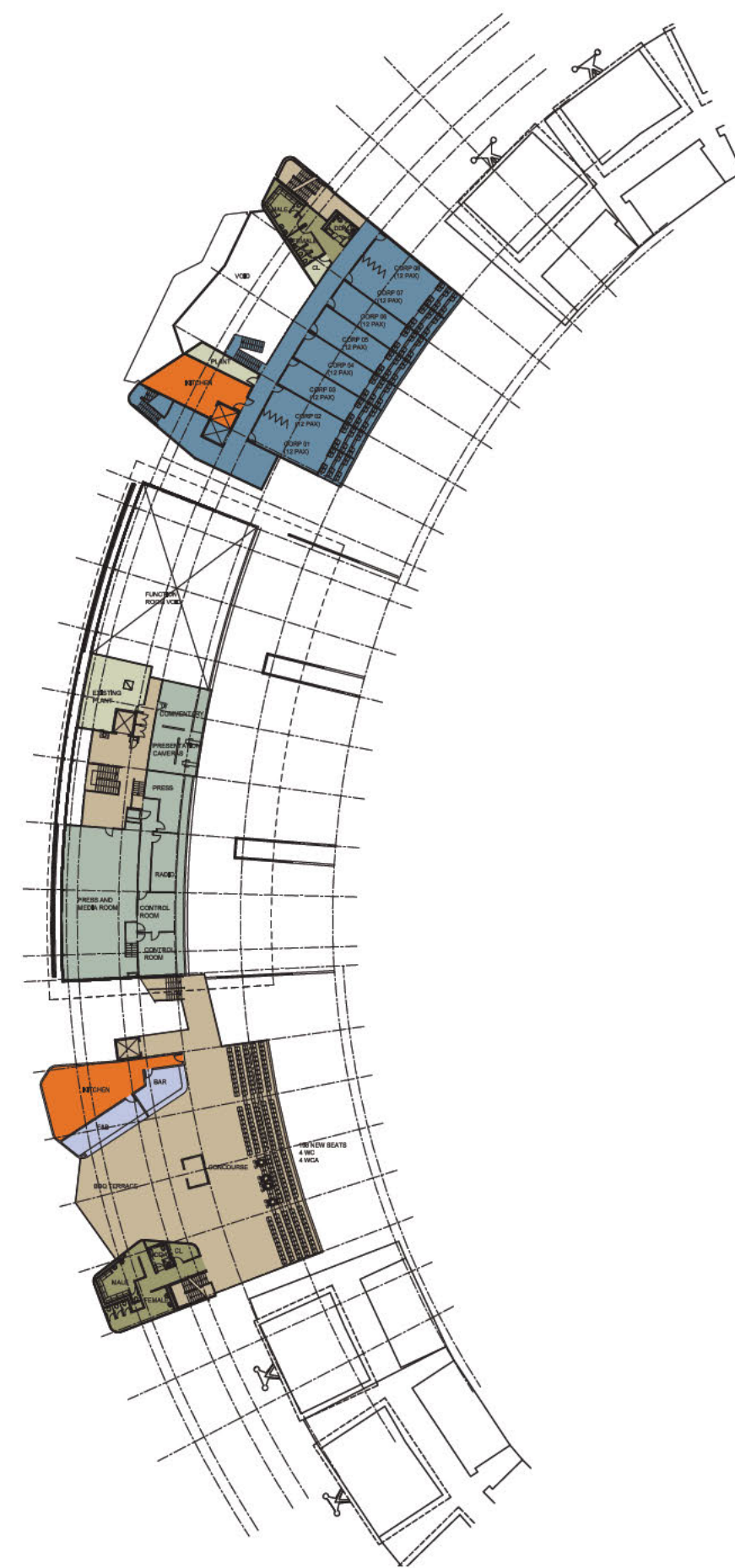
- CIRCULATION / OPEN DECKS / SEATING
- CORPORATE / FUNCTION FACILITIES
- PLAYERS / COACHES / UMPIRES FACILITIES
- FOOD & BEVERAGE
- MEDIA / PRESS FACILITIES
- KITCHENS
- SERVICE CORRIDOR / LIFT
- OFFICE
- AMANITIES
- SERVICE AREAS



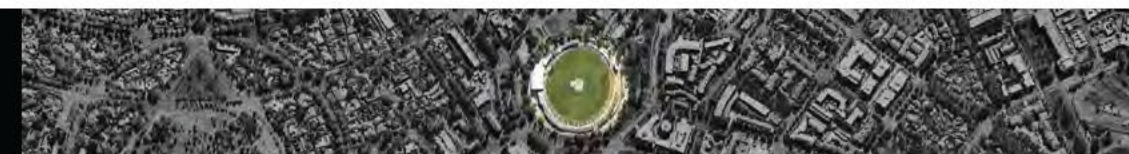
GROUND



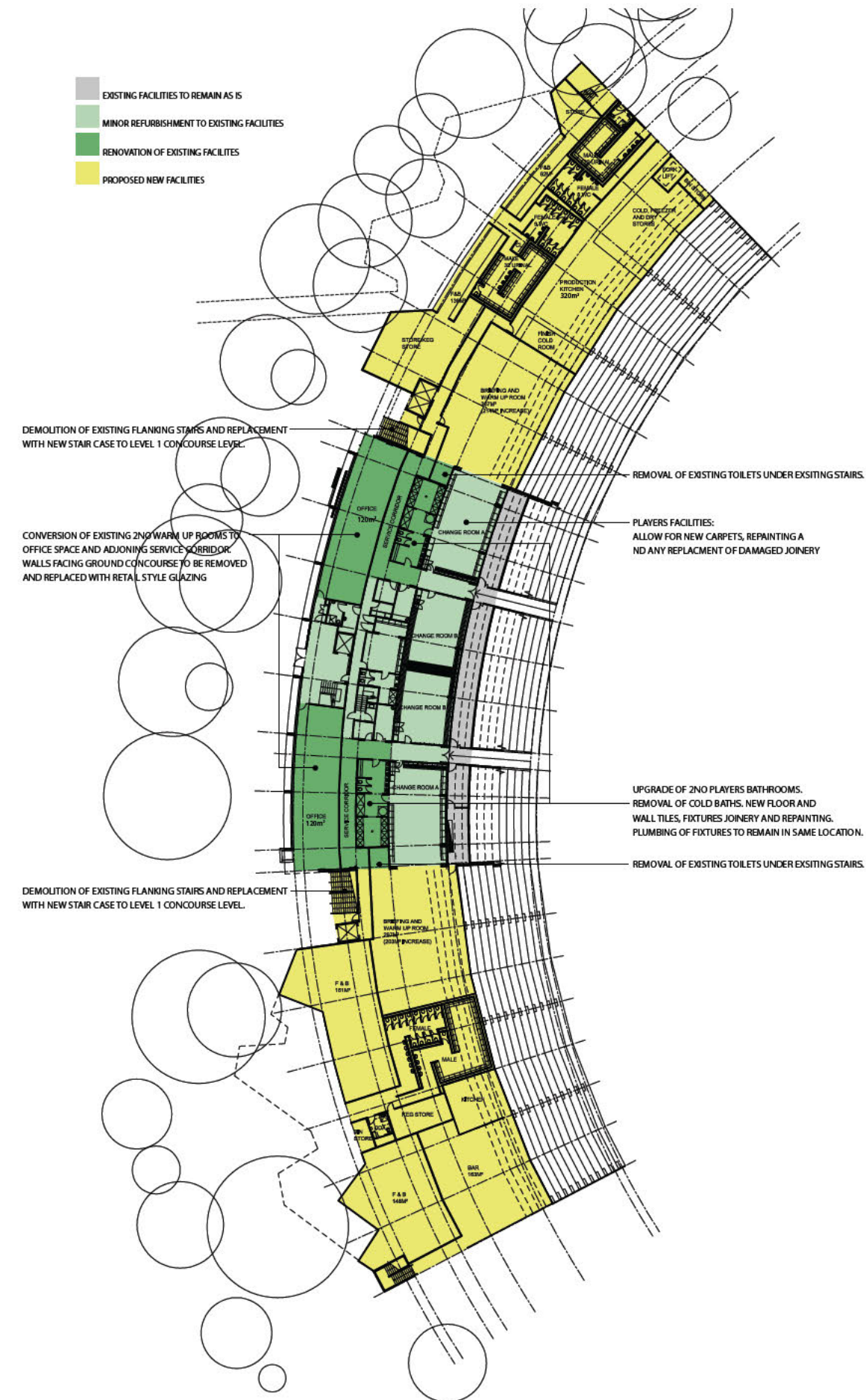
LEVEL 1



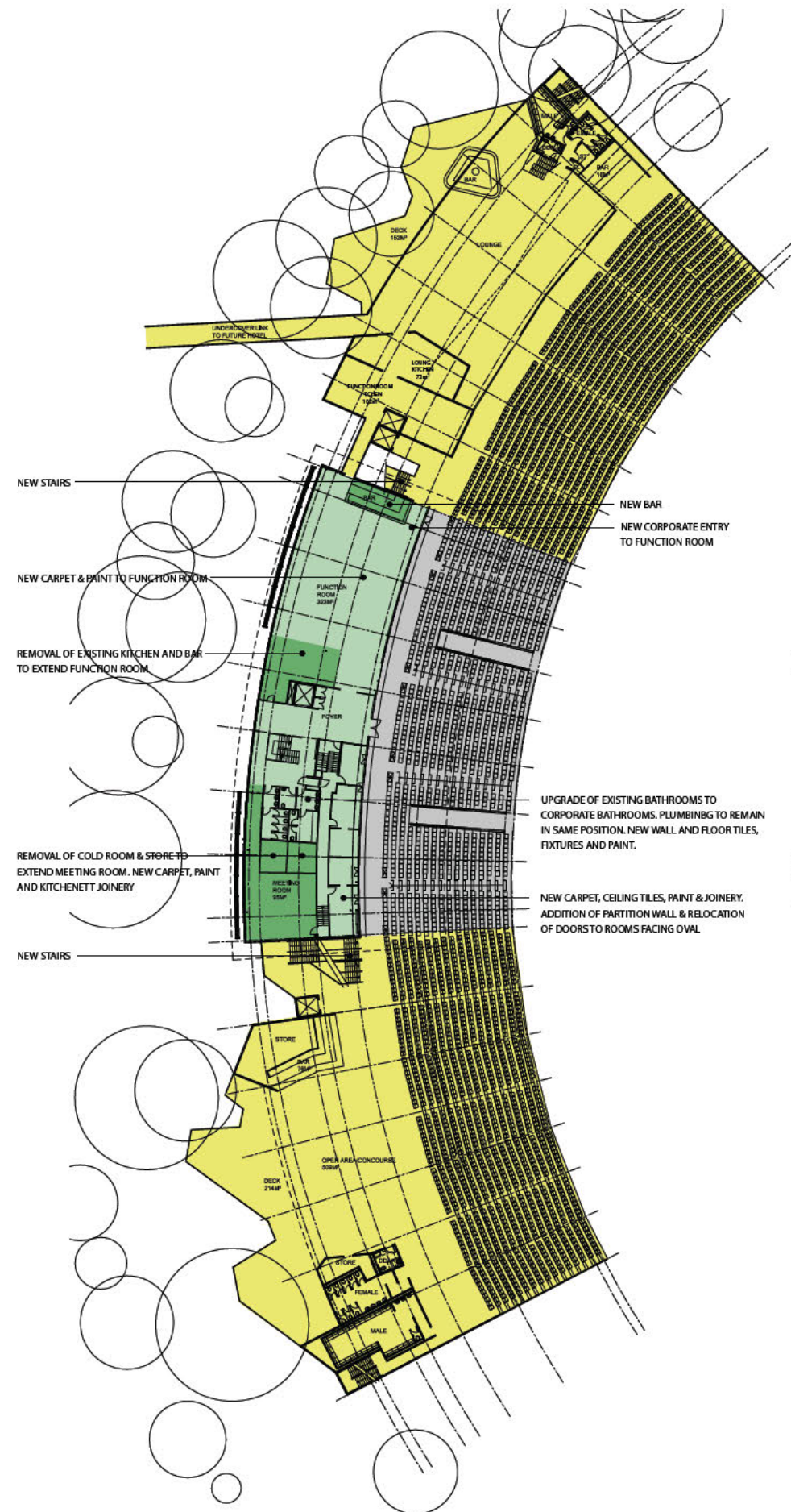
LEVEL 2



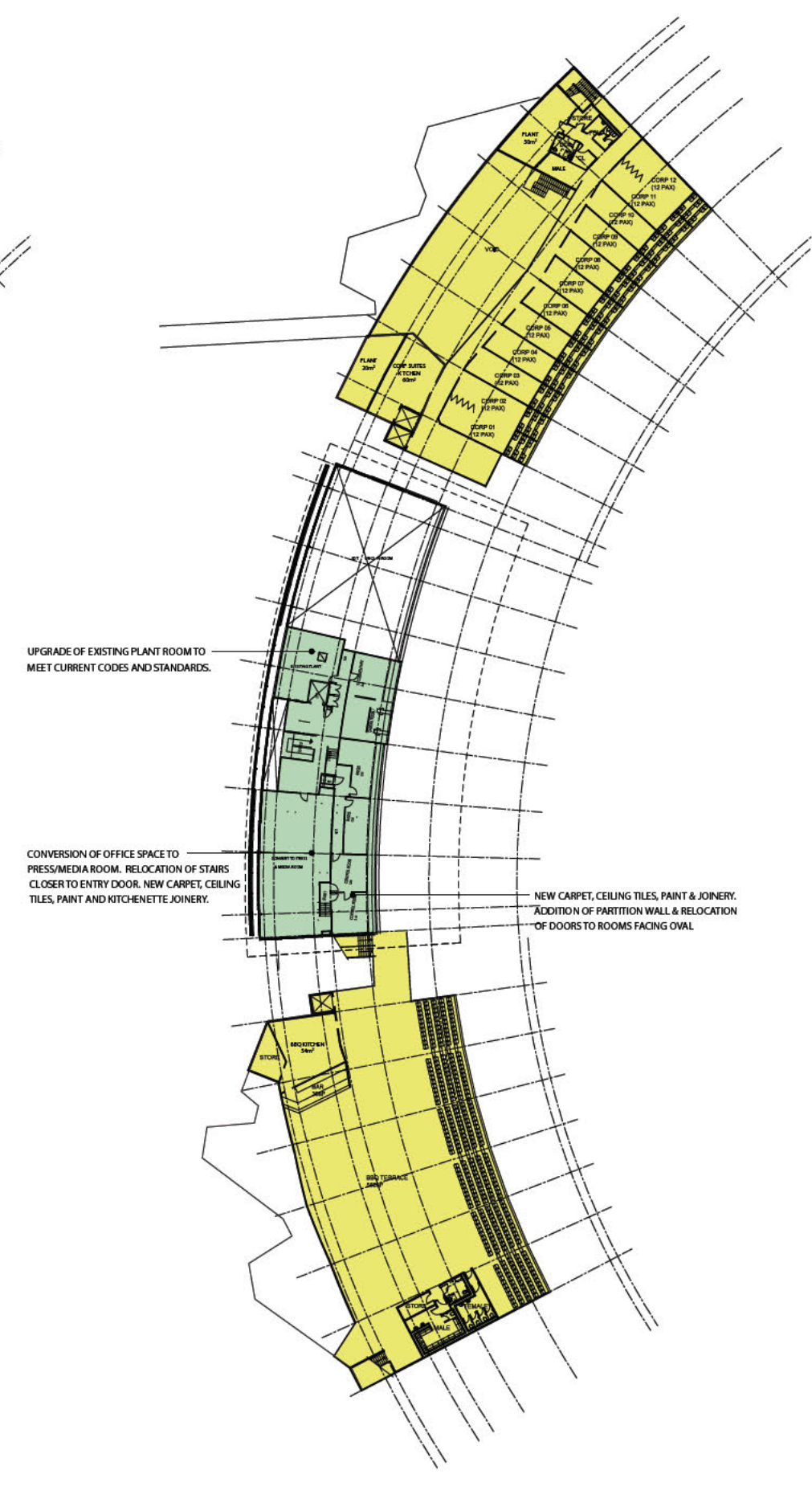
- EXISTING FACILITIES TO REMAIN AS IS
- MINOR REFURBISHMENT TO EXISTING FACILITIES
- RENOVATION OF EXISTING FACILITIES
- PROPOSED NEW FACILITIES



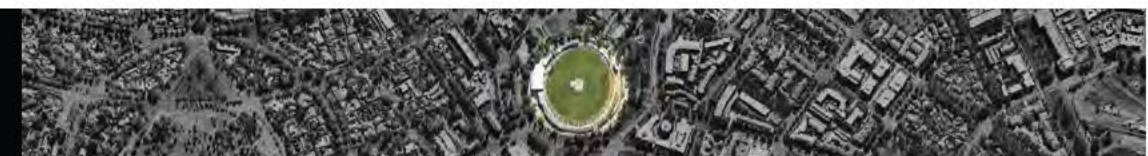
GROUND

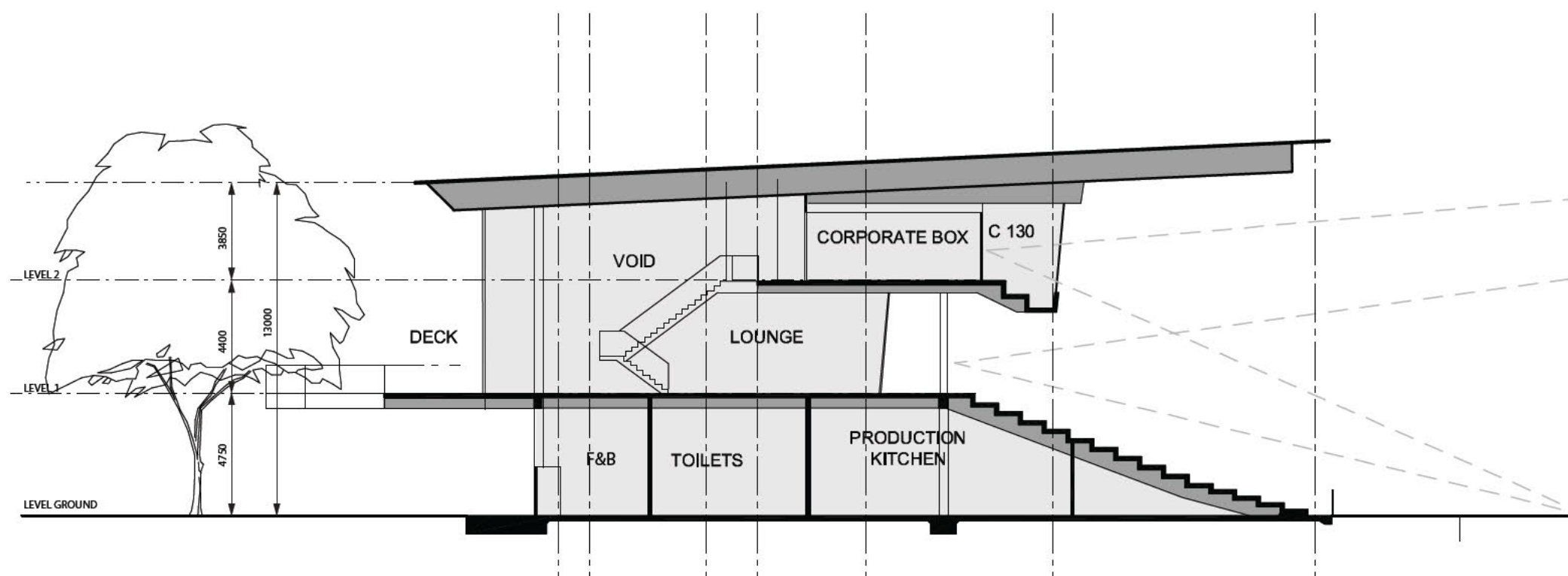


LEVEL 1



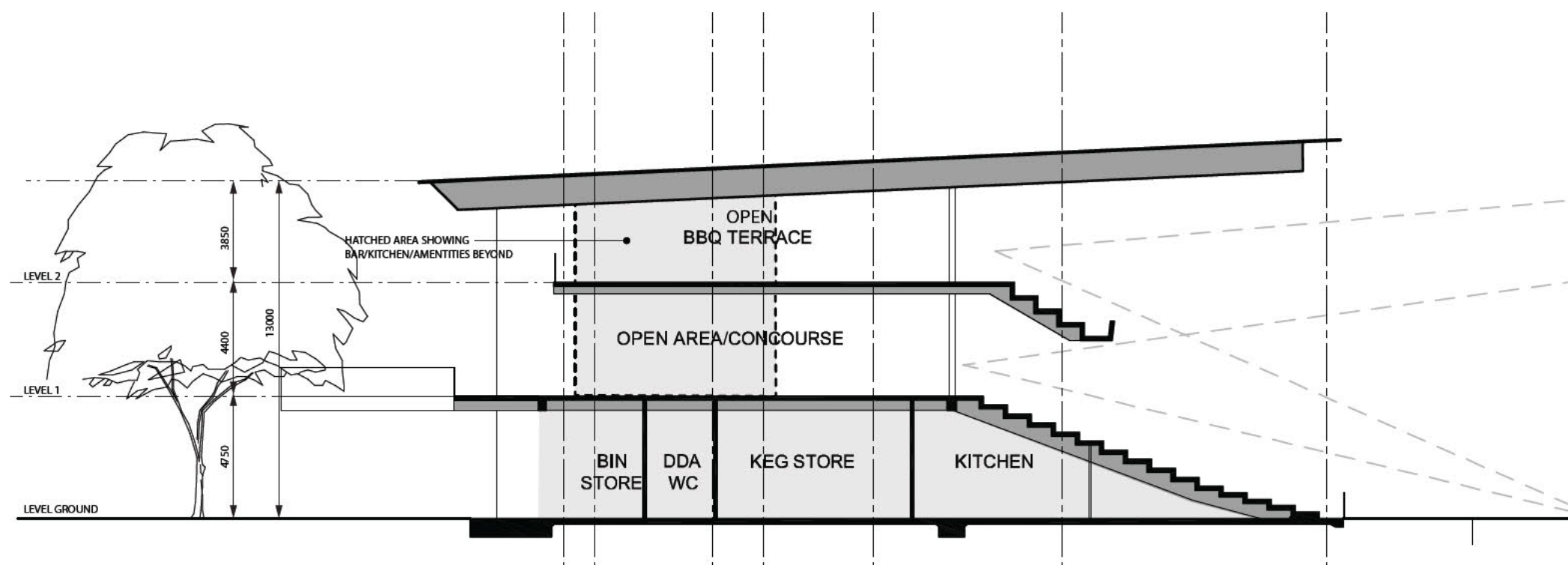
LEVEL 2





HAWKE SECTION

LEVEL 1 & 2 CONDITIONED CORPORATE AREAS

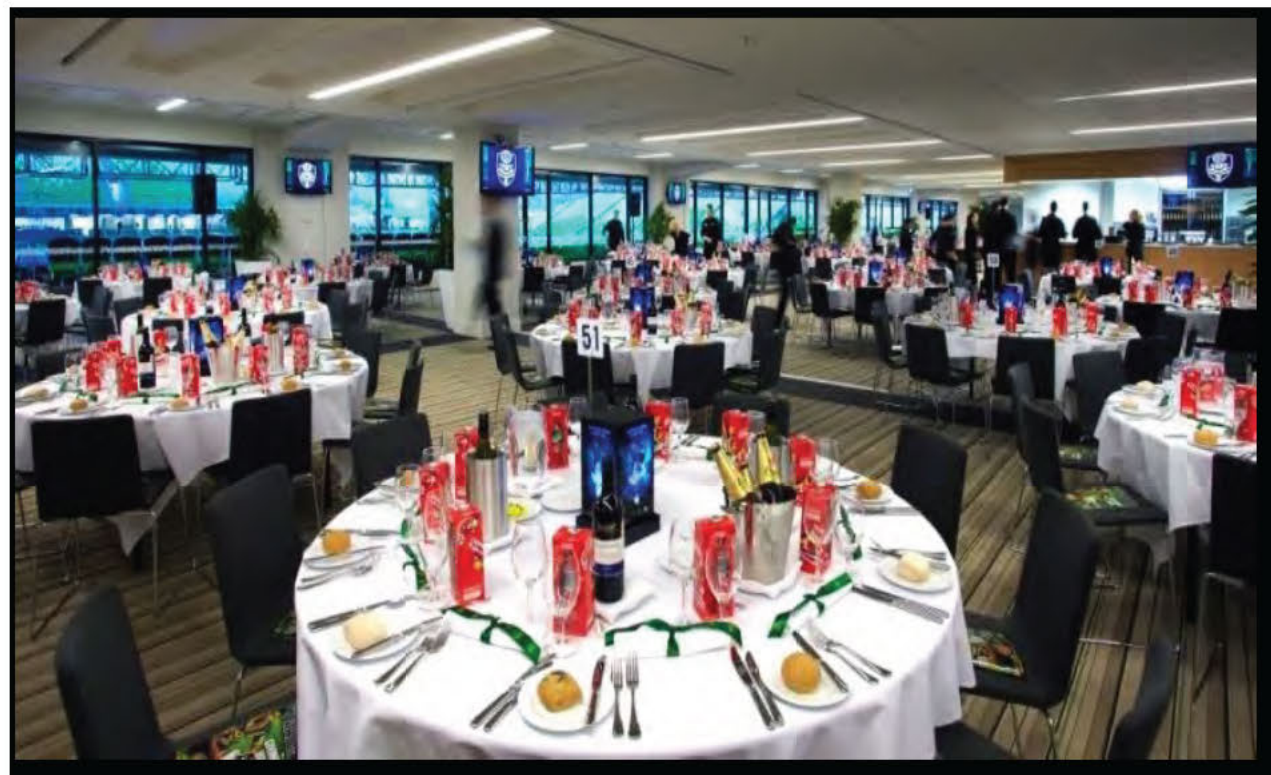


MENZIES SECTION

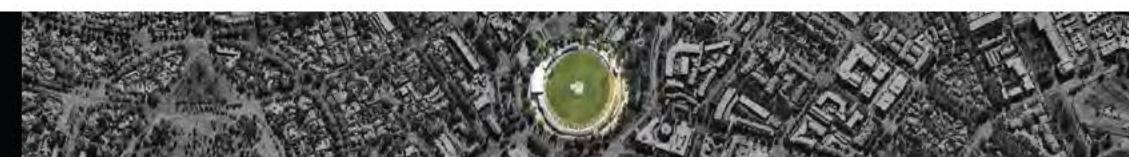
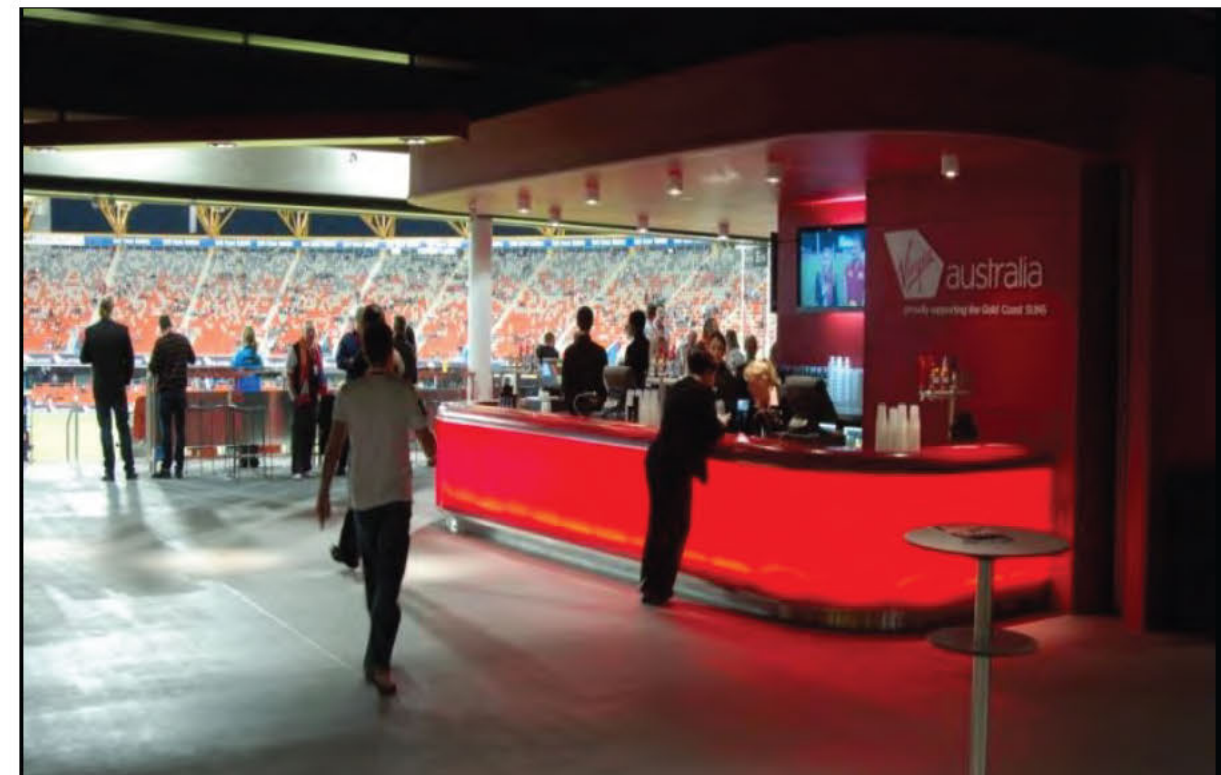
LEVEL 1 & 2 OPEN DECK WITH LOCALISED BAR/KITCHEN/AMANITIES



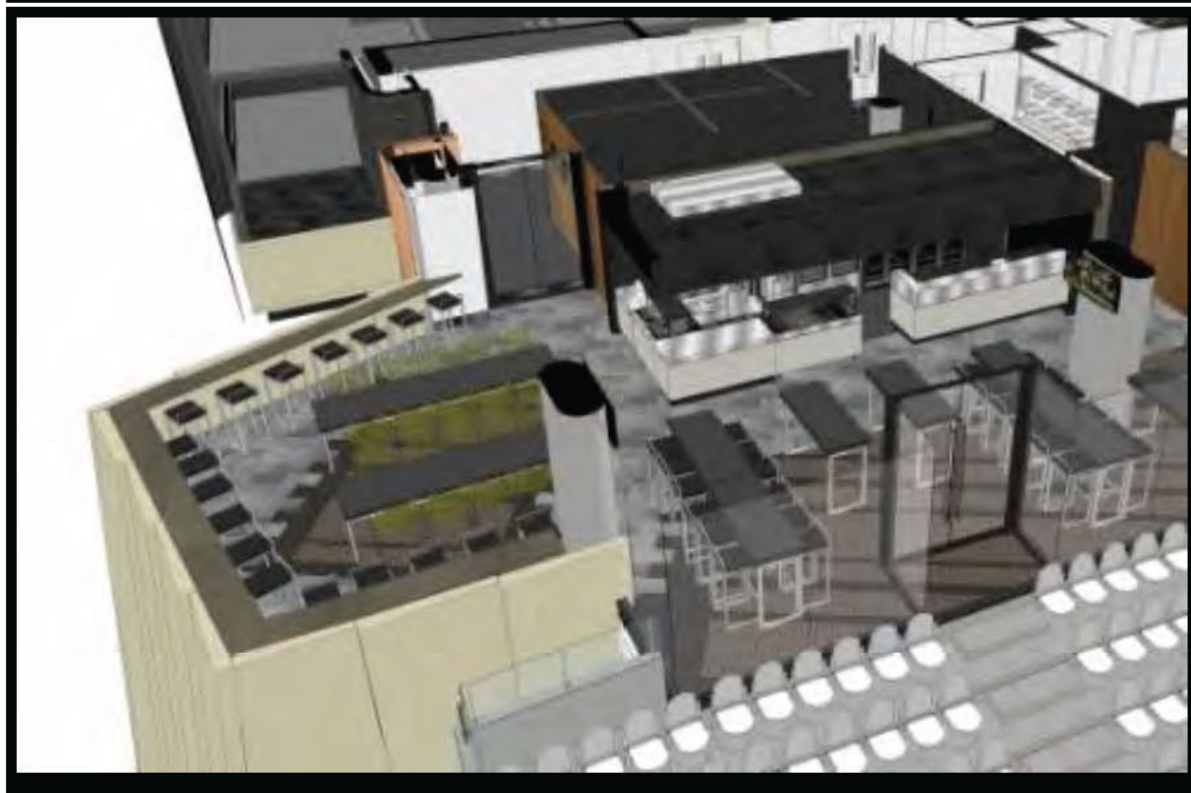
FORMAL DINING



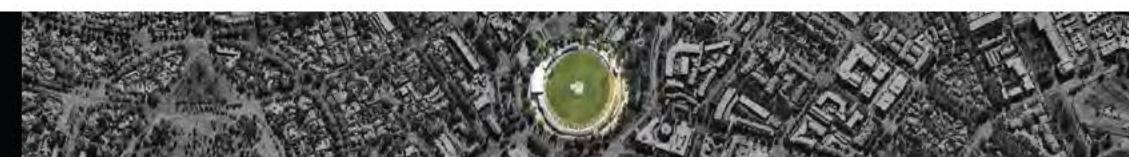
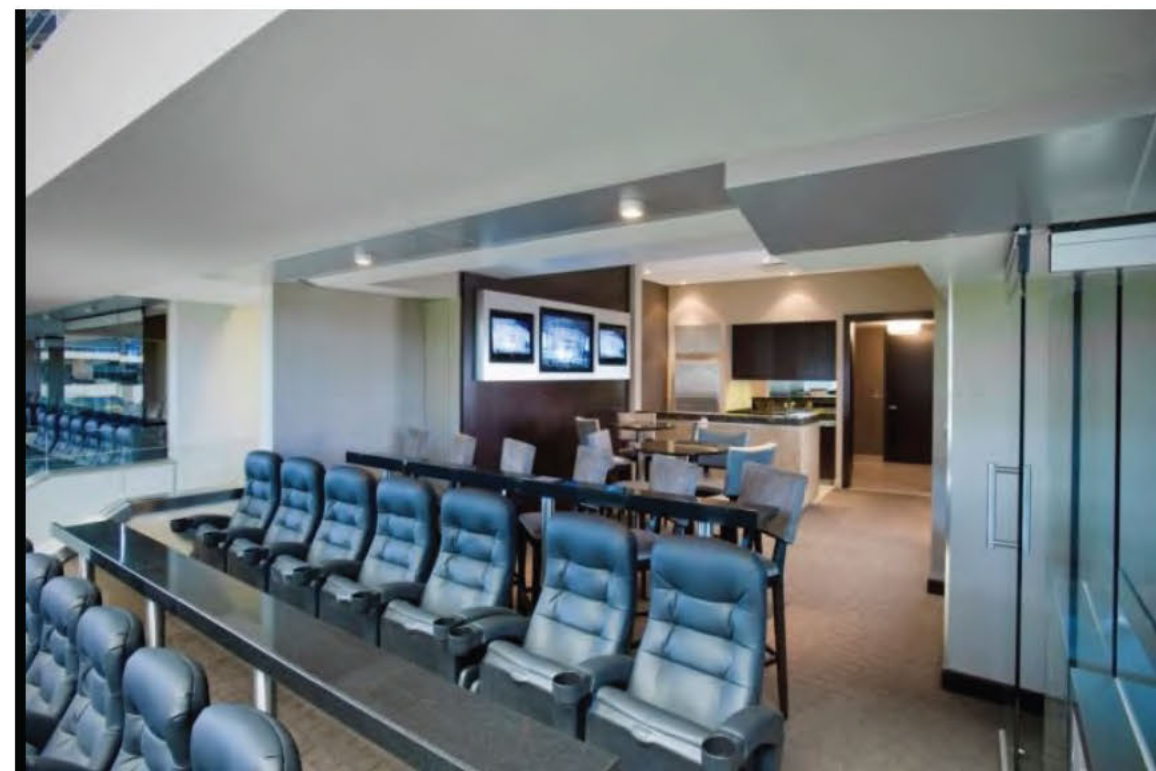
CLUB LOUNGES



BBQ TERRACE



CORPORATE SUITES



EASTERN UPGRADES

The phase 3 eastern upgrade works would deliver on the end goal of an upgraded venue of around 20,000 seat capacity, with all amenities and support facilities upgraded and the concourse completed. The eastern stand concepts draw on the Mettricon Stadium precedent of a simple elevated tier which shelters the lower tier, supported by free standing amenities and food and beverage 'pods'. The stand and roofs would be entirely modular and independent structures with linking elements to allow the stand and roofs to be constructed in stages as funding allows. The scalloped seating tier breaks the scale of the stand down and avoids a coliseum like feel which would be inappropriate to Manuka.

The roof modules over the eastern stand were envisaged to be either larger versions of the flat roofs with pyramid support masts installed on the existing upper tiers, or more evocatively as more organic as tree-like structures to draw on a major defining characteristic of the venue – the encircling tree canopy. Various contemporary precedents which explored organic branching structures were reviewed and investigated. Early concept designs expressed the idea flaring conical structures formed by an interweaving timber matrix clad with translucent material.

As the idea was developed the forms have become more abstracted, but still retain the essential idea of modular structures with trunk and branching supports, clad with tensile fabric which flows to a central water collection point.



Elevated Tier at Mettricon Stadium



EASTERN UPGRADES & EAST STAND CONCEPTS

