



ACT
Government

Chief Minister, Treasury and
Economic Development

TRIM: BM16/1353

To: Chief Minister

Subject: Proposal analysis – Manuka Oval Redevelopment

Critical date and reason

1. In the normal course of business. To brief you on the recommendation [REDACTED] engaged by the ACT Government to undertake a preliminary independent analysis on the GWS Giants' redevelopment proposal for Manuka Oval (Attachment A).

Recommendations

2. That you note the contents of this brief and the preliminary analysis at Attachment A.

NOTED/PLEASE DISCUSS

Andrew Barr MLA / /

Supporting Reasoning

3. The consultant concluded that the GWS Giants' proposal to redevelop Manuka Oval would be of value to the ACT as a whole, but that the novel structure of the proposal does not provide the best benefit to the Government. It was recommended that the Government pursue a broad tender process to give Government greater control over the development process, directly realise the latent value of the land and ensure that required upgrades to the Oval's facilities meet future requirements as an elite sporting venue.

Project feasibility

4. Subject to certain caveats, the proposal appears feasible based on the limited information provided.
5. Several risks are material and not fully addressed in the submission to date (for example, financing risk or the exit risk faced by the residential component of the proposal). Should these risks become manifest, it is possible elements of the proposal will be delayed or become non-viable.

Community amenity impact

6. There are impacts on the amenity of both Manuka Oval itself and the surrounding area. Some of these impacts (such as the creation of the concourse area

surrounding the stadium) may have a positive impact on the overall community amenity, while others (such as the co-location of the gym with Manuka Pool or the creation of the jogging track through Telopea Park) may not fit with the Government's overall plan for the area. Traffic impacts may need additional investigation.

Net benefit to the Government

7. The financial benefit to the Government from the proposal is less clear. The proposal would provide approximately \$15.4 million of upgrade works to the stadium, and no additional cash payment for the land value would be provided to the Government. [REDACTED]
8. The upgrade works to the Oval are due to be staged along with the broader developments. Therefore, there may be substantial delays before the full \$15.4 million upgrade is completed, or that elements of the upgrade may not be realised at all.
9. The economic benefits to the ACT would be material. These benefits are not specifically tied to the GWS Giants' proposal and any redevelopment of Manuka Oval would lead to additional economic benefits.

Stadium upgrade

10. The total development cost of the project is \$703.2 million. The proposed oval upgrades represent only approximately 2 per cent of the total project cost.
11. Further analysis is required to understand whether the proposed upgrades undertaken under the proposal are sufficient to ensure Manuka Oval's position as an elite sporting ground in the longer term, for multiple sports and venue uses.
12. If the stadium upgrades proposed by the GWS Giants are insufficient to secure Manuka Oval as an elite sporting venue for the foreseeable future in and of themselves, the ACT Government may be required to undertake substantial future expenditure to maintain or further upgrade the stadium under the commercial structure proposed.
13. A key risk facing ACT Government under the proposed management structure is that the upgrade works undertaken are either insufficient in and of themselves to position Manuka Oval as an elite sporting facility, or that the works undertaken do not properly "future-proof" the stadium and further upgrade works are required in the medium term. In this instance, the new stadium ownership entity would either be required to fund additional upgrade works, or the stadium's status as a premier sporting facility could be at risk.
14. A related subcomponent of this risk is the utilisation of the stadium by the GWS Giants on completion. Currently, the GWS Giants have agreed to play four games a year in Canberra. Presumably, on completion of the stadium works and broader development, the GWS Giants would seek to increase this commitment, and this is reflected in the nature of the proposed stage one stadium upgrades (which focus on

player and umpire facilities and the construction of club facilities for the GWS Giants). In the event that the GWS Giants are unwilling or unable to commit to greater utilisation of the stadium in the future, it is unclear whether the direct benefits to the broader Territory community will continue to be realised.

Consultant's recommendation

15. The consultant is of the opinion that the proposal would be of value to the ACT, but the novel structure of the proposal as it currently stands does not provide the best benefit to the Government.
16. In particular:
 - the Government would realise next to no latent value from the additional developable land surrounding the stadium [REDACTED]
 - the Government should seek an indicative valuation of the development land being transferred to the GWS Giants to provide a view of the economic cost of this proposal;
 - there is a material risk to the overall financial outcome of the project due to the large component of medium-density residential development;
 - the material change to the zoning of the site as a whole may require interaction with the National Capital Plan; and
 - most of the benefits to the amenity of the site would flow to the occupants of the newly developed buildings and not necessarily directly to the broader community.

Consultation and Communication

17. Consistent with Stage 2 of the Government's Investment Proposal Guidelines, an independent advisor [REDACTED] was engaged to provide an assessment of the proposal. Their report was delivered to the Government on 31 May 2016.
18. On 26 May 2016 the Chief Minister met with Mr Gary Kent (Inner South Community Council), Ms Rebecca Scouller (Kingston and Baron Residents Group) and Mr John Edquist (Griffith Narrabundah Community Association) to discuss the GWS Giants proposal.

Financial

19. None for the purposes of this brief.

Management of Other Risks

20. [REDACTED]
21. Elements of the Canberra community and the media have expressed concerns about the type, scale and process involved in regard to the proposal.

22. The Government has responded to constituent correspondence on the proposal and has had representation at community organised meetings.
23. On 11 May 2016, apparently following feedback from GWS Giants' own public consultation process, the media reported GWS Giants had modified and reduced the size of its development plans.
24. On 17 May 2016 the Chief Minister received a letter from GWS Giants advising that the club is in the process of developing a revised proposal that takes into account feedback provided by potential facility users, the community and Government. Note that at present a revised proposal has not been received.
25. Once the revised proposal has been received, a decision regarding how to undertake further assessment of that revised proposal will be made with consideration to the advice from [REDACTED]

Director-General: David Dawes

Executive Clearance: Ian Cox

Date: 8 June 2016

Action Officers: Jonathan Kobus / Stephen Hyam

Phone: #54388



ACT
Government

Chief Minister, Treasury and
Economic Development

TRIM: BM16/1353

To: Minister for Economic Development

Subject: Proposal analysis – Manuka Oval Redevelopment

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NOTED/PLEASE DISCUSS

Andrew Barr MLA [REDACTED] 21 / 6 / 16

Supporting Reasoning

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[REDACTED]
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25. Once the revised proposal has been received, a decision regarding how to undertake further assessment of that revised proposal will be made with consideration to the advice from [REDACTED]

Director-General: David Dawes

Executive Clearance: Jeff House, Deputy Director-General, Enterprise Canberra

Ian Cox, Executive Director, Innovate Canberra

Date: 8 June 2016

Action Officers: Jonathan Kobus / Stephen Hyam

Phone: #54388

From: [Pirani, Yuka](#)
To: [Anthony F Shepherd AO \(anthony@afshepherd.com\)](mailto:anthony@afshepherd.com)
Cc: [David Matthews \(David.Matthews@gwsgiants.com.au\)](mailto:David.Matthews@gwsgiants.com.au)
Subject: Correspondence from David Dawes re Manuka Oval [DLM=Sensitive]
Date: Friday, 2 September 2016 9:31:00 AM
Attachments: [20160902091649739.pdf](#)

Dear Mr Shepherd

Please find attached correspondence from David Dawes, Director-General, Economic Development.

Regards,
Yuka

Yuka Pirani | Executive Officer to David Dawes
Phone 02 6205 3143 | Fax 02 6205 0386
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT
Government
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |
www.economicdevelopment.act.gov.au

**ACT**
GovernmentChief Minister, Treasury and
Economic Development

Mr Tony Shepherd AO
Chairman
GWS Giants
PO Box 7112
Silverwater NSW 2128


Dear Mr Shepherd**Manuka Oval re-development**

On behalf of the ACT Government I wish to convey my thanks and appreciation to the GWS Giants for submitting its detailed business case for the redevelopment Manuka Oval and for its commitment to the Unsolicited Bids Process.

The purpose of this letter is to confirm verbal advice provided to David Matthews, CEO of GWS Giants on 5 August 2016 that I have determined GWS Giants' bid will not progress to the next stage of the process.

As you know, the ACT Government recently announced its decision to progress the redevelopment of Manuka Oval through a new masterplan process which will be significantly informed by substantial input from the community via the reference panel also announced by the Chief Minister.

It is important to note that there will still be opportunity for private sector participation in any future proposed redevelopment of Manuka Oval, should that be supported by the masterplan.

The ACT Government remains committed to upgrading Manuka Oval to realise its potential as a world class facility through a process that gives due regard to the views of the local community balanced with the requirements of the major users and the legitimate interest of the patrons.

Once again thank you and I look forward to ongoing engagement with the GWS Giants under this revised framework.

Yours sincerely



David Dawes
Director-General
Economic Development
1 September 2016

CC: Mr David Matthews (David.Matthews@gwsgiants.com.au)

From: [Pirani, Yuka](#)
To: [House, Jeff](#)
Subject: FW: SIGNED BM16/1897 - Manuka Oval Development [DLM=For-Official-Use-Only]
Date: Friday, 5 August 2016 11:06:00 AM
Attachments: [20160805115011234.pdf](#)

FYI

Yuka Pirani | Executive Officer to David Dawes
Phone 02 6205 3143 | Fax 02 6205 0386
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate |
ACT Government
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |
www.economicdevelopment.act.gov.au

From: Morgan, Anneliese
Sent: Friday, 5 August 2016 10:55 AM
To: Doran, Karen; Lopa, Liz
Cc: Pirani, Yuka; MACC
Subject: SIGNED BM16/1897 - Manuka Oval Development [DLM=For-Official-Use-Only]

Hi all,

Please see attached urgent brief now signed by CM.

Cheers,
Anneliese



ACT
Government
Economic Development

Land Development Agency
CANBERRA FIRST

TRIM: BM16/1897

To: Minister for Urban Renewal

Subject: Manuka Oval development

Critical date and reason

1. As soon as possible. To allow for the announcement of a process for the redevelopment of the Manuka Oval Precinct (the Precinct) in the future, should the current unsolicited bid not proceed.

Recommendations

2. That you:

- a. agree the project to redevelop the Precinct be managed from the Office of the Coordinator General, Urban Renewal (OCGUR);

AGREED/NOT AGREED/PLEASE DISCUSS

- b. agree the initial project scope, steps and timeline; and

AGREED/NOT AGREED/PLEASE DISCUSS

- c. note the media and broadcast facilities project also sits within the Office of the Coordinator-General Urban Renewal and its relationship with the Precinct project

NOTED/PLEASE DISCUSS

Andrew Barr MLA



4/8/16

Supporting Reasoning

3. The redevelopment of the Manuka Oval and surrounding precinct has been discussed for many years, with a masterplan developed by the Government in 2013. This masterplan development included community consultation.
4. In 2015, the Greater Western Sydney Giants (GWS) lodged an unsolicited bid for development rights of the oval and precinct, with a proposal that went beyond the original masterplan.

5. In the event that the GWS proposal does not proceed, land release for redevelopment of the Precinct surrounding Manuka Oval (the Precinct) can occur in 2018-19 following the cricket test match with the steps outlined below:
 - establish a detailed Precinct masterplan;
 - undertake a Territory Plan Variation (TPV); and
 - release land for development.
6. It is envisaged that a new, detailed masterplan would concentrate on the areas for land release surrounding the oval and not deal with any upgrades or changes inside the oval boundary ie: The Precinct.
7. In undertaking this work, it is recommended that a community panel be established to guide the masterplanning and inform the TPV. Having the community contribute at this early stage will ensure their views are respresented in the TPV process.
8. The community panel would operate similarly to the Canberra Brickworks Community Panel, which saw the community engaged in the renewed project at the early stage.
9. It is envisaged that the Manuka Precinct community panel would be established to be demographically reflective of the Canberra community and members would be required to go through a selection process. This would ensure that all sections of the community would be well represented.
10. Manuka Oval's status as an iconic sporting oval would also mean community from outside of the inner south should also be represented on the Panel. While the masterplanning would not be looking inside the oval, it is also envisaged that the sporting community would be represented to give feedback on how development within the Precinct could impact sports played on the oval.
11. A brief outlining the governance structure for the panel, including the number of members, selection criteria and terms of reference will be sent for your sign-off ahead of the Expressions of Interest for Panel participation.
12. The project to establish media and broadcast facilities ahead of the 2018 cricket test match also sites within the OCGUR and will be managed by the same team, but as a separate project.
13. These works are contained within Manuka Oval itself and will not encroach on the surrounding Precinct.
14. Because of the tight timeframes, the design and construction of the internal facilities will not form part of the Precinct project. However, the Panel could be utilised for the community engagement required as part of the Development Control Plan in the facilities project.
15. A separate brief will be forwarded to you, to approve project timelines and funding for the media and broadcast facilities project.

16. An indicative timeline for the Precinct project is below with a column also dedicated to the media and broadcast facilities project, to show how these projects will run in parallel but in a coordinated way.

Timeframe	Precinct redevelopment project	Media and broadcast facilities project
August 2016	Possible unsolicited bid announcement, with announcement of new process for development of the Precinct.	Options study for broadcast and media facilities underway
September 2016	Call for EOI for membership of community panel.	Preferred option for broadcast and media centre presented to Government.
November 2016	Announcement of Panel membership	Functional design brief prepared for media and broadcast facilities
December 16 – July 17	Engagement of panel in updated Precinct masterplanning process	Development control plan prepared for facilities. Panel utilised for community consultation on these elements. Business case prepared for ACT Budget. Tender for construction.
July 2017	Draft TPV lodged	
September 2017		Construction begins

Consultation and Communication

17. Appropriate and genuine consultation with the community will be essential for undertaking a TPV for the Precinct.
18. The Community Panel will concentrate on the masterplanning of the Precinct surrounding Manuka Oval, leading to a TPV and land release. However, the Panel could also be utilised for community consultation to inform the Development Control Plan within the oval for the establishment of the media and broadcast facilities.

19. A media statement, or talking points to announce the proposed approach to progressing the Precinct will be developed should the current unsolicited bid not proceed.

Financial

20. This project will be funded by the Land Development Agency (LDA) against revenues from future land releases.

Chief Executive Officer, LDA: David Dawes

Executive Clearance: Karen Doran, A/g Deputy Chief Executive Officer, LDA

Date: 28 July 2016

Action Officer: *Liz Lopa*

Phone: *x54817*

From: [Dawes, David](#)
To: [Driscoll, Jamie](#)
Subject: FW: Urgent Manuka precinct brief
Date: Thursday, 4 August 2016 6:08:00 PM
Attachments: [Manuka Precinct media release.docx](#)
[ATT00001.htm](#)

Hi Jamie

This is what was sent last Saturday. Spoken with Jeff he suggested to soften the community representation Panel/ part.

I feel that will be a winner with the community perhaps Mark and team can play with this.

Regards DD

David Dawes | Director-General, Economic Development | Chief Executive Officer, Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Phone [02 6207 3331](tel:0262073331) | Fax [02 6205 0386](tel:0262050386) | david.dawes@act.gov.au
Level 7 TransACT House, [470 Northbourne Ave](#), Dickson | GPO [Box 158 Canberra ACT 2601](#)

From: Dawes, David
Sent: Saturday, 30 July 2016 11:29 AM
To: Driscoll, Jamie <Jamie.Driscoll@act.gov.au>
Subject: Fwd: Urgent Manuka precinct brief

As mentioned draft press release.

Had a discussion with Jeff and he will fill you in re that.

Regards DD.

David Dawes | Director-General, Economic Development | Chief Executive Officer, Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Phone [02 6207 3331](tel:0262073331) | Fax [02 6205 0386](tel:0262050386) | david.dawes@act.gov.au
Level 7 TransACT House, [470 Northbourne Ave](#), Dickson | GPO [Box 158 Canberra ACT 2601](#)

Begin forwarded message:

From: "Lopa, Liz" <Liz.Lopa@act.gov.au>
Date: 30 July 2016 at 10:08:25 AM AEST
To: "Dawes, David" <David.Dawes@act.gov.au>
Subject: RE: Urgent Manuka precinct brief

Hi DD

Attached again and also pasted below in case you can't open the template

Manuka Oval precinct plan to be developed with community

A detailed masterplan for the precinct surrounding Manuka Oval will be developed with the input of a community panel, specifically established to advise and inform the Government on its development.

A masterplan for Manuka Oval was consulted on in 2013, but with the now withdrawn bid from the Greater Western Sydney Giants, the community has indicated their passion for Manuka Oval and their want to be involved in the process of its development.

As a result, the Government will now establish a community panel to help inform a new, detailed masterplan for the precinct around the Oval.

The Panel will be established through an Expressions of Interest (EOI) process and will be demographically representative of the Canberra community and include members from across the community reflecting the Manuka Oval's importance as a Canberra icon.

Sporting groups will also be represented, for while the masterplan will be for the land surrounding the Oval – and not for any works inside the Oval – it will be important to gather their views on how development will impact the Oval as a sporting venue.

Appropriate development of the Precinct surrounding the Oval will help fund the much needed improvements within the ground – including updated media and broadcast facilities and improved crowd amenity to allow Manuka Oval to grow into being a truly world-class boutique sporting venue.

The masterplanning process will examine carparking options as well as how the Manuka Oval Precinct could be better connected with the Manuka commercial precinct.

Any future development of the Precinct will be through a competitive process, with the community panel to also be involved in assessing any development proposals – the same process as is currently being undertaken for the development of the Canberra Brickworks.

The Panel will be established and have their first meeting by the end of this year, with a view to a Territory Plan Variation being initiated by late 2017. An EOI for panel membership will be advertised within the next 6 weeks.

From: Dawes, David
Sent: Saturday, 30 July 2016 9:59 AM
To: Lopa, Liz

Subject: Re: Urgent Manuka precinct brief

Hi Liz

I can't open the attachment. Can you resend please.

DD

David Dawes | Director-General, Economic Development | Chief Executive Officer,
Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development
Directorate | ACT Government
Phone [02 6207 3331](tel:0262073331) | Fax [02 6205 0386](tel:0262050386) | david.dawes@act.gov.au
Level 7 TransACT House, [470 Northbourne Ave](#), Dickson | GPO [Box 158 Canberra
ACT 2601](#)

On 30 Jul 2016, at 9:44 AM, Lopa, Liz <Liz.Lopa@act.gov.au> wrote:

Draft media release attached

From: Dawes, David
Sent: Saturday, 30 July 2016 9:32 AM
To: Lopa, Liz
Cc: House, Jeff
Subject: Re: Urgent Manuka precinct brief

Thanks Liz.

I think this is good. A press release I think would be excellent. If the CM wanted to he could send over weekend or Monday.

Jeff your thoughts ?

DD.

David Dawes | Director-General, Economic Development | Chief
Executive Officer, Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic
Development Directorate | ACT Government
Phone [02 6207 3331](tel:0262073331) | Fax [02 6205 0386](tel:0262050386) | david.dawes@act.gov.au
Level 7 TransACT House, [470 Northbourne Ave](#), Dickson | GPO [Box
158 Canberra ACT 2601](#)

On 30 Jul 2016, at 9:12 AM, Lopa, Liz <Liz.Lopa@act.gov.au> wrote:

Hi DD and Jeff

This is the Manuka Precinct brief which suggests a way forward for the CM. I will leave it with you to progress to the Chief Minister – unless you want me to discuss with him or his office.

There is no media release attached to this, but I can

write one if needed. If it is needed, let me know before

11 [REDACTED]

[REDACTED] It won't take me long to write.

Liz

Liz Lopa
Executive Director Urban Renewal
Land Development Agency
Chief Minister, Treasury and Economic Development
Directorate
470 Northbourne Ave, Dickson
PH: 6205 4817. 0432826772

<FINAL manuka precinct brief.docx>

<Manuka Precinct media release.docx>



ANDREW BARR MLA
CHIEF MINISTER

Treasurer
Minister for Economic Development
Minister for Urban Renewal
Minister for Tourism and Events

Member for Molonglo

MEDIA RELEASE

xxxx 2016

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Statement ends


Media contacts: Mark Paviour T (02) 6205 2775 M 0466 521 634 mark.paviour@act.gov.au


ACT LEGISLATIVE ASSEMBLY

Phone (02) 6205 0011 Email barr@act.gov.au



 @ABarrMLA

 AndrewBarrMLA

 andrewbarr

Savage, Ashleigh

From: Pirani, Yuka on behalf of Dawes, David
Sent: Tuesday, 12 July 2016 12:58 PM
To: House, Jeff
Cc: Cox, Ian; Wilson, Chris; Dawes, David; Kobus, Jonathan
Subject: FW: Community Consultation Report - Manuka Green [DLM=Sensitive]
Attachments: report_1207.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FYI

Please find attached.

Yuka

Yuka Pirani | Executive Officer to David Dawes

Phone 02 6205 3143 | Fax 02 6205 0386

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
 Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.economicdevelopment.act.gov.au

From: Richard Griffiths [<mailto:Richard.Griffiths@gwsgiants.com.au>]

Sent: Tuesday, 12 July 2016 12:36 PM

To: Dawes, David

Subject: Community Consultation Report

David,

Thanks for your time yesterday.

As discussed please find attached the Community Consultation Report.

Regards,

Richard Griffiths

Chief Operating Officer

GWS GIANTS FOOTBALL CLUB

Learning Life Centre

1 Olympic Boulevard Sydney Olympic Park NSW 2127

PO Box 7112 Silverwater NSW 2128

Tel. +61 2 8736 4207 | Fax. +61 2 9746 8754 | Mobile. +61 400 233 005

www.gwsgiants.com.au



CO-MAJOR
PARTNER



Report on
**Community
Engagement
& Feedback**

24 February-25 May



GIANTS

Grocon

June 2016

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Information dissemination & feedback collection methods

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Media polls

Meetings with representative users

Feedback from residents' groups

Feedback from organisations operating close to Manuka Oval

Feedback from business groups

Online survey

'Call for Great Ideas'

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Purpose of the report

The purpose of this report is to advise on the information dissemination approaches used and feedback obtained from the Canberra and wider community in relation to the *Manuka Green* proposal to comprehensively upgrade Manuka Oval.

Background

An unsolicited proposal to undertake a major upgrade of Manuka Oval was lodged by the GIANTS and Grocon in November 2015 and publicly announced on 17 February 2016.

Initial information dissemination and consultation activities were undertaken for 10 weeks to the end of April 2016 and the feedback received reflected in a modified design concept. A revised concept design was announced on 11 May and provides for reduced floor area, retail area and apartment numbers and an increase in parking spaces.

Engagement approach

In the 13 weeks 24 February to 25 May 2016, the following methods were used to provide information to and receive comments from residents of the ACT and the wider community on the *Manuka Green* proposal:

- Website postings
- Media announcements
- Publication and distribution of a '*Call for Great Ideas*' flyer and associated online survey
- Information and feedback meetings with organisations and community groups, including:
 - Representative users of Manuka Oval
 - Neighbouring resident groups and their representatives
 - Organisations operating in the vicinity of Manuka Oval
 - Representative business groups
- Two-hour shopping centre and community event drop-in sessions at venues across Canberra and associated distribution of postcards
- A three-hour Community Information Session at Manuka Oval and associated distribution of a 'Comments & Questions' sheet.

Feedback received

- 103 people resident in parts of Australia other than the ACT and nearby NSW expressed support for the proposal and initial design concept via postcards.
- 584 people from across the ACT and nearby NSW expressed support for the initial design concept via postcards, with 60 of these respondents being from Canberra's inner south.
- 47 respondents to the online survey endorsed a major upgrade of Manuka Oval.
- 37 survey respondents wanted no changes to the oval and its precinct.
- 25 'Great Ideas' were suggested.
- 16 written commentaries endorsed the revised design concept or offered supporting suggestions.
- 16 written commentaries expressed concerns or indicated that the revised proposal was not supported.

Introduction

Purpose of the report

The purpose of this report is:

- to outline the action taken to provide information to the Canberra and wider community about the Manuka Green proposal to comprehensively upgrade Manuka Oval; and
- to advise of the feedback received.

Background

An unsolicited proposal to undertake a major upgrade of Manuka Oval was developed by the GIANTS and Grocon during 2014-15. This proposal reflected the requirements of ACT Government guidelines and was lodged in November 2015. Following conclusion of the summer holiday break, the proposal was publicly announced on 17 February 2016.

Initial information dissemination and consultation activities were undertaken by the GIANTS and Grocon for 10 weeks to the end of April 2016.

The feedback received was progressively reflected in modifications to the initial design concept, culminating in the announcement of a revised design concept which, among other changes, provided for:

- a 30 per cent reduction in apartments – to no more than 650;
- a 30 per cent reduction in floor area – to 82,000 square metres;
- an 18 per cent reduction in the retail area – to 8,200 square metres; and
- a 20 per cent increase in parking spaces – to 1,630.

The revised concept was announced at a media call and a three-hour Community Information Session at Manuka Oval on 11 May. Further revisions to the design concept are expected to follow.

The feedback received on both the initial design concept and the revised design concept is addressed later in this report.

Date	Venue
2 March	Jamison Centre
14 March	Canberra Day, Commonwealth Park
1 April	Canberra Centre
6 April	Manuka Shops
17 April	Game Day, Manuka Oval
19 April	Tuggeranong Hyperdome

Table 2: Dates and venues of drop-in information sessions

Meetings with residents groups

Date	Group
16 February	Inner South Residents' Group
6 April	Gary Kent, Inner South Canberra Community Council
27 April	Gary Kent, Inner South Canberra Community Council
28 April	ISCCC public meeting

Table 3: Dates of meetings with residents groups

Meetings with representative business groups

Date	Group
2 March	Board of Canberra Business Chamber
22 March	Manuka Business Association
31 March	Australian Hotels Association ACT
4 April	Master Builders Association
13 April	Kingston Traders
18 April	Master Builders Association
27 April	Planning & Infrastructure Committee of CBC

Table 4: Dates of meetings with business groups

Meetings with organisations operating nearby

Date	Organisation
2 March	Principal, Telopea Park School
7 March	Telopea Park School Board
23 March	Telopea Park School P&C
13 April	Manuka Occasional Child Care Association
27 April	Manuka Occasional Child Care Association

Table 5: Dates of meetings with representatives of nearby organisations

Community Information Session

Date	Venue
11 May	The Bradman Room, Manuka Oval

Table 6: Date and venue of Community Information Session

Manuka Business Association welcomes any development proposal that helps to invigorate Canberra's most historic and prestigious shopping and business precinct...(and) seeks to work...to ensure developments are carried out...with minimal disruption to local business and residents, with due consideration to heritage elements, and with the aim of enhancing public transport accessibility, parking and pedestrian traffic flow...

The representatives of Kingston Traders observed that there was a need for the oval and its facilities to be improved and were interested in participating in future discussions relating to achieving complementarity of commercial operations between the upgraded Manuka Oval and the Kingston Shopping Centre.

The Australian Hotels Association ACT representatives were very supportive of the proposal and advised no concerns.

Meetings with the Master Builders Association received positive responses, with the proposal presentation prompting discussion of the challenges which could be anticipated and potential opportunities for the building industry in Canberra.

Presentations to the Canberra Business Chamber were well-attended and well-received. Discussion provided an opportunity to identify that the intention to engage local construction personnel was a feature of the envisaged implementation strategy.

Online survey

142 survey responses were received in the period 27 February-25 May which provided comments in relation to the proposal to upgrade Manuka Oval. Of these:

- 47 expressed support for a major upgrade;
- 42 wanted smaller scale upgrades to facilities and services and/or improved parking;
- 16 indicated neutral or process-focussed views or requested information; and
- 37 indicated that they wanted no changes to Manuka Oval or its precinct.

All survey returns are at Appendix 1.

Table 7 indicates the distribution of preferences by number of survey return. It should be noted that the first-numbered returns are the most recently received and vice-versa (ie the first return received is No.142 and the last received is No.1).

Endorse a major upgrade	Support smaller scale upgrades &/or improved parking	Neutral, process comments or information requests	Want no changes
Total: 47	Total: 42	Total: 16	Total: 37
Survey return No: 6, 9, 13, 14, 16, 18, 19, 20, 21, 22, 24, 26, 27, 29, 37, 67, 68, 74, 79, 84, 85, 88, 91, 92, 93, 94, 102, 103, 104, 106, 110, 112, 126, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142	Survey return No: 2, 7, 10, 11, 12, 15, 28, 32, 33, 35, 36, 40, 42, 47, 51, 53, 54, 56, 57, 58, 59, 60, 61, 62, 63, 73, 75, 76, 78, 80, 83, 87, 97, 100, 101, 108, 114, 118, 123, 125, 127, 130	Survey return No: 3, 4, 5, 17, 43, 44, 50, 55, 64, 71, 95, 98, 117, 119, 121, 124	Survey return No: 1, 8, 23, 25, 30, 31, 34, 38, 39, 41, 45, 46, 48, 49, 52, 65, 66, 69, 70, 72, 77, 81, 82, 86, 89, 90, 96, 99, 105, 107, 109, 111, 113, 115, 116, 120, 122

Table 7: Distribution of preferences indicated in survey returns

Some of the comments of the 47 who indicated they wanted a **major upgrade** included:

Excellent idea, this is exactly what Canberra needs. This is something that should have been done in the lead up to the centennial year. (Response 110)

to the existing lines identified under the proposed light rail master plan, enable direct access to international flights from the airport for international test matches and supporters flying in for AFL matches. This would also mean that when the Civic stadium is built and AFL/rugby matches were on at the same time, both stadiums would be serviced by an airport link.

Linking the Oval to Manuka Village more directly would be ideal. Maybe that means lowering Canberra Avenue to create an open plaza/mall over the top.

A sculpture garden and a small outdoor theatre to combine the arts and sports at the one precinct.

Postcards

Over the 7 weeks commencing 2 March 2016, **687 signed postcards** were returned following distribution at 6 two-hour drop-in information sessions at shopping centres and community events venues across Canberra. The majority (85%) were from residents of suburbs across the ACT and nearby NSW.

Tables 8 and 9 indicate the numbers of returned postcards grouped by suburb and proximity to the centre of Canberra and those received from NSW and other States.

It is pertinent to note that more postcards in support of the proposal were received from residents of inner southern suburbs of Canberra than from residents of inner northern suburbs.

Inner southern suburbs: 60
Kingston 17, Manuka 8, Barton 1, Griffith 8, Narrabundah 5, Red Hill 10, Forest 3, Deakin 1, Yarralumla 7
Inner northern suburbs: 49
Canberra City 2, Acton, 4, Turner 4, Braddon 10, Reid 1, Campbell 5, Ainslie 10, Lyneham 5, O'Connor 8
Middle & outer southern suburbs: 188
Hughes 1, Garran 3, Phillip 5, Mawson 1, Isaacs 5, Symonston 1, Fyshwick 2, Hume 1, Farrer 5, Chifley 3, Torrens 3, Pearce 9, Fisher 2, Waramanga 1, Stirling 7, Chapman 3, Holder 1, Weston 12, Duffy 3, Rivett 1, Coombs 2, Wright 4, Kambah 10, Oxley 5, Wanniasa 12, Macarthur 5, Chisholm 5, Gilmore 5, Richardson 6, Monash 6, Isabella Plains 3, Gowrie 6, Calwell 12, Theodore 4, Conder 6, Gordon 13, Banks 3, Tuggeranong 1
Middle & outer northern suburbs: 227
Dickson 9, Watson 10, Downer 7, Hackett 4, Pialligo 1, Bruce 18, Aranda 7, Macquarie 2, Cook 1, Kaleen 7, Giralang 1, Evatt 8, Belconnen 4, McKellar 3, Hawker 13, Weetangera 3, Latham 3, Scullin 2, Florey 3, Page 1, Kippax 1, Holt 6, Higgins 2, Macgregor 3, Fraser 4, Dunlop 4, Uriarra 1, Charnwood 2, Flynn 5, Spence 4, Melba 3, Casey 9, Nicholls 11, Gungahlin 15, Amaroo 8, Ngunnawal 9, Palmerston 8, Crace 6, Franklin 6, Harrison 6, Jacka 1, Bonner 2, Forde 4

Table 8: Distribution by ACT residential area of postcard responses in support of the Manuka Green proposal

Nearby NSW: 60
Jerrabomberra 20, Queanbeyan 18, Googong 3, Royalla 2, Bungendore 3, Wamboin 3, Murrumbateman 4, Yass 2
Elsewhere in NSW: 76
Other States: 22
Location not known: 5

Table 9: Distribution in NSW and other States of postcard responses in support of the Manuka Green proposal

Outstanding proposal, as the upgrade to Manuka Oval and its associated amenities (public toilets, seating, etc.) are long overdue. I consider this modernisation to be similar to what has occurred with the Canberra Airport precinct.

A well needed injection to Manuka that will enable greater access to modern facilities, shopping and (bring) vibrancy to the area.

The (proposed) development achieves an international standard facility that I believe will attract to the city international standard events.

Verbal comments to presenters

A range of verbal comments and questions were made to the expert staff conducting the Community Information Session. They include:

Opposing comments

A hotel to the north would be too close to Canberra Avenue/too large in terms of scale.

The apartment element of the proposal will devalue existing apartments in the area.

The larger initial design concept preferred.

The 'colosseum style' not desired – scale and height an issue.

The whole precinct is heritage-listed.

Supporting comments

Spectator amenity needs improving, including under cover seating

This should have happened 20 years ago.

The upgrade needs to produce a "quality national institution" comparable to the Portrait Gallery.

Verbal questions & suggestions

Could the former child health building be used for something other than sport?

Are 15,000 seats enough?

The parking demand on game day needs to be managed.

Pedestrian movement to Manuka needs a focus.

All the verbal questions and suggestions were also reflected in written feedback.

Written questions & suggestions

Written questions and suggestions received at the Community Information Session include:

Why is Manuka Oval being upgraded rather than Phillip Oval in Woden?

Is space for a child care centre being considered?

Ensure a safe way for students to walk to Manuka.

In the revised plan, is the pool overlooked?

How much commercial space is envisaged? To what extent will commercial compete with Manuka (cafes, food outlets, etc)?

Include a camouflaged multistorey carpark, possibly on Telopea Park West

Appendix 4 lists all written questions and suggestions included in feedback sheets completed on 11 May.

Appendix 5 lists consolidated questions and comments in table form and includes the advice of the proposal team in respect of each.

Conclusions

Indications have been received from across Canberra that a comprehensive upgrade/redevelopment of Manuka Oval is widely supported in the ACT, including in residential areas close to Manuka Oval.

Strong indications of support for a comprehensive upgrade have also been received from residents of nearby areas of New South Wales and expressions of support have also been received from elsewhere in NSW, Victoria and South Australia.

Business groups in the local area are interested in the opportunities the proposal would present and business chamber and industry groups are supportive.

Representatives of Telopea Park School are concerned to ensure the safety of traffic arrangements for school children arising from the proposal and the impact of any large residential development on the school's capacity to meet increased demand.

Having become aware of MOCCA's need to relocate, consideration is being given to including a child care facility in the proposal.

Comments provided by inner south residents in relation to the revised proposal indicate that the concerns of some have reduced with the announcement of the revised design concept. However, numbers – some of whom live in the vicinity of Manuka Oval – are concerned that the proposal would result in increased residential-area parking and traffic, detract from community open space and heritage values and be visually unappealing.

Next steps

The Manuka Green proposal team will be pleased to resume liaison with community members and interested others in relation to the proposal at a time the Government considers appropriate.

Appendices

Appendix 1

Responses to online survey

All survey responses are on the accompanying USB stick.

Appendix 2

Responses to the 'Call for Great Ideas'

Great Ideas proposed for Manuka Oval and the surrounding precinct	
1.	It's a boutique, affluent area of Canberra where locals and tourist come to enjoy the quality cafes, shops and food of Manuka. It would be a real shame if the quality of the area was diminished. The development needs to be in keeping with the prestige and affluence of the area and needs to add to it with quality buildings and shops. The surrounding precinct including the park needs to be improved with the planting of gardens, etc. The connection between the shops of Manuka and the oval needs to be carefully considered and done in a way that adds to the area.
2.	One idea I had is inspired by the High Line in New York's Meatpacking district. This is a heritage area also, and although it is an elevated unused railway road, it connects cultural and historical attractions to one another through a linear park. This could be a great way for connecting Manuka Oval - Manuka Pool - Old Bus Depot Market - Glassworks and Kingston railway through a scenic greenway. It would also demonstrate corporate social responsibility/ environmental protection of the area as opposed to wanting to develop the entire area. As part of a long-term plan it could go through Telopea Park which could become host to cultural events in Canberra, such as the multicultural festival and performances of various kinds.
3.	Manuka Oval has some fantastic history. It would be terrific to have that honoured with historic photographs incorporated into the walls/ surrounds of the ground. The Oval is situated in a historic part of Canberra with muted shades and old trees. A glistening, modernist design for the ground/roofing exterior would not sit with the décor of the surrounds (the historic pool entrance, cottage, etc.). Colouring the stadium roof in autumnal shades would assist blending into the surrounds and I would like the artist's impression to perhaps acknowledge the pool from the stadium.
4.	Make maximum opportunity of the heritage values of the oval. These are unique and great marketing material. A bit like a Bradman Oval in Canberra. A very pleasant small scale heritage oval.
5.	An indoor pool, state of the art virtual meeting and training facilities, a community centre, well maintained and serviced parklands with seating, functions centre, and art/sports gallery.
6.	A sculpture garden and a small outdoor theatre to combine the arts and sports at the one precinct.
7.	I'd like to see more rustic, vandal-proof public art incorporated around the Oval and in Telopea Park, becoming a feature of the park.
8.	Using the Manuka Arts Centre buildings for recording concerts and other events for national broadcast through the Community Radio Network.
9.	Better and affordable office space.
10.	Rooftop pool gardens and homes on the top floors.
11.	Why not build the stadium down into the earth? - so the stadium height does not protrude above its current elevation and you can increase the capacity and features.
12.	A large, elevated function room/corporate boxes near the old scoreboard and additional vendors for the general public built into the lower level.
13.	Upgrade the food and beverage outlets - eg establish bars within the oval so patrons can meet inside the ground rather than at club and pub locations outside the ground.
14.	More seating, eg up to 30,000 - and more roofing, up to 80% or 90% (100% if possible). The reason is the size of the average AFL match crowd. If this proposal does go ahead more people would attend, since it would be a new facility to enjoy and have better features. Therefore it would make sense to have more seats. This would also benefit cricket fans, cricket the sport and Canberra and the Manuka/Kingston area through increased business.

Appendix 3

Written comments received on 11 May 2016

Suggestions

I believe the seating capacity should be *(for)* 20-25,000 patrons, seated in comfort and protected from most of the elements.

I suggest both GWS & Grocon update their websites quickly to take account of the *(11 May)* changes.

Please put new plans up on your website.

Give us a sweetener. Look at the library in Kingston. Give us a fab local library. (Narrabundah)

Issues that need to be addressed:

- Capacity to move high volumes of pedestrian traffic across Canberra Ave to Manuka hospitality precinct (bars, restaurants, supermarket, etc) on game/event days.
- Need for event parking – multistorey steel carpark across road (Telopea Park West) for event and interstate parking demand. This can have camouflaged exterior to blend into surroundings – think innovation. (Griffith)

The Government needs to address parking strategies and managing pedestrian access to Manuka shops.

Need to ensure the students walking across to Manuka have a safe way to go, as is the case with the shared pathway.

Compliments & supportive remarks

Very happy with revised plans. Well done!

Note Telopea Park *(to Foreshore)* concept has been dropped. My opinion is this would enhance the plans and should be reconsidered. (O'Connor)

Excellent!! (Fyshwick)

Outstanding. (O'Connor)

Outstanding proposal, as the upgrade to Manuka Oval and its associated amenities (public toilets, seating, etc) are long overdue. I consider this modernisation to be similar to what has occurred with the Canberra Airport precinct.

Great to save Manuka Pool. (Red Hill)

The 11 May version is much better than the first one.

A well needed injection to Manuka that will enable greater access to modern facilities, shopping and *(bring)* vibrancy to the area. Credit goes to the GIANTS and Grocon for embarking on this project and for staying the course in response to unfortunate resistance from a small representation of our community.

A very informative and engaging session this evening. (Red Hill)

I believe this is a fantastic proposal. Like all cities, Canberra needs to grow up. The area is looking tired and the facilities are run down. Bring on a fresh face and new life to a growing city. (Farrer)

I am very supportive of the development and this will significantly improve the Oval and surrounds. (Aranda)

Good for Canberra & footy. (Oxley)

A significant improvement on the original ridiculous 'plan'. Opening access to the ground would be excellent but I suspect it is 'aspirational' – I would push for this to become real. This plan deserves

(The) proposed 650 units in the new designated area is overstating the proposal. (Kingston)

I understand the scale of the number of units has been reduced by 30% to 650. As a local I am concerned at the drop in property prices as a result of these units coming onto the market. I am also concerned at the increase(d) traffic in the area and even more difficulty in parking for visitors to our houses. (Forrest)

No height details. Revised scale still too dense. Inappropriate site for large scale residential. Better (option) to be (at) Phillip Oval. (Griffith)

Very disappointing visuals that give no indication of heights, traffic flow, etc. Don't want this development as it ruins the heritage and will cause traffic congestion, noise and spoil the lovely view for so many locals. Not enough land to do such a development. Don't need more hotels, apartments or shops. Go away! (Griffith)

I still cannot believe that this proposal is being given the attention it is getting. This is not the place for such a development. Major road (Canberra Ave), large school nearby, little land available. Heritage buildings will be badly impacted. There is not the space to do what is being proposed. Also, Kingston, Manuka & Kingston Foreshore are so close they will be negatively impacted. So much extra traffic will be generated in what is already a busy area. Not sure that most people would even want to live in apartments this close to a major sports field. Please take your proposal and GO AWAY.

I am very much concerned about the impact on traffic on the school. It is already quite dangerous without extra traffic from this development. Manuka Pool will also be adversely impacted by development.

The display @ Manuka Oval does not provide much additional information & is somewhat misleading eg. does not show clearly how high the apartments will be & how intrusive they would be on the skyline. (Barton)

Basement drop off for Telopea Park School students – unfortunately parents want to park right outside the school (diplomats especially) and will continue to double park.

New plan released today neat tactic: Raises questions about viability of project, if it can sustain a windback of 35% if the only changes involve

- less apartments
- more parking (underground?)
- less retail.

I feel even more appalled by the proposed development having seen the draft concepts on the walls. Ugly, unnecessary. More shops – but Kingston is full of empty shops. No vistas of trees. Traffic congestion. The ruination of one of Canberra's oldest and prettiest spots. I hope the Barr government gets its retribution. (Kingston)

Appendix 4

Written questions received on 11 May

Why do people living in Sydney & not Canberra residents want(ing) to tell Canberrans what we need or want? Stay where you are.

Why is Greater Western Sydney stealing and destroying the Manuka environment for 4 games a year and millions of \$ in profit going to NSW & not returning to the ACT?

Would it not be better to develop Phillip Oval which is further away from residential areas and is on public transport routes?

Why is Manuka being upgraded rather than Phillip Oval in Woden?

How about Phillip Oval as an alternative – close to a transport hub, more space and not on a heritage area.

How about developing Phillip instead?

What height restrictions (*are there*) on proposed building?

Is space for a child care centre being considered?

In the revised plan, is the pool overlooked?

Are the 650 apartments still going to overlook children & swimmers @ the pool?

What would be the mix (1,2 & 3 bed) of the units proposed?

How much freedom will the community have to walk/play on the ground if access is opened from the pool area?

Will people visiting Manuka Pool have to pay for parking?

How (*m*)any extra cars?

How much commercial space is envisaged? To what extent will commercial compete with Manuka (cafes, food outlets, etc)?

What, if any, Government promises have been made to shore-up economics of the project to fill the gap of the upgrade of the Oval now figures so much more in your plans as a proportion of the total project?

When will the final and more plausible concept be revealed?

When does it start?

Appendix 5

Consolidated questions and suggestions and proponent's comments

Consolidated questions & suggestions*	Proponent's comment
Why is the upgrade of Manuka Oval preferred to the upgrade of Phillip Oval?	The decision was taken by the ACT Government in the 1990s to make Manuka Oval the ACT's premier cricket and AFL venue. Since then there has been investment in lights, the playing surface and increased seating at Manuka. It will cost tens of millions of dollars to bring the stadium up to the standard required for international events adopting permanent facilities. To bring Phillip Oval up to a similar standard would require expenditure in the order of \$300m.
Reintroduce the concept of a link to Kingston Foreshore	It is possible to do this if sufficient funds become available in the project. This element of the concept design was removed when the design was downscaled and it also reflects the view, expressed through the initial community consultation, that development should not extend beyond the Manuka Oval site.
Increase the seating capacity to 20-25,000	The current proposal provides for the number of seats to increase from circa 11,000 to circa 15,000, with the ability over time to rise to 20,000.
Address the need at times to move high volumes of pedestrian traffic across Canberra Avenue	As a result of the traffic calming strategies already adopted on match days, it is envisaged that on-ground pedestrian movement will continue to be given precedence over vehicular traffic on game days. It should be noted that the National Capital Authority is responsible for decisions relating to Canberra Avenue and to date the Authority has indicated the desire that no changes be made.
Ensure a safe way for students to walk to Manuka	Further studies will be undertaken with traffic engineers to improve pedestrian amenity and address particular requirements of Telopea Park School students if the project proceeds past the USP stage.
What height restrictions are there on the proposed building?	RL591 is the prevailing height limit in the area.
In the revised concept plan, is the Pool overlooked?	The Pool will not be directly overlooked but there is scope for a view to be obtained of part of the Pool from some parts of the development.
What will be the mix of unit sizes?	This is not yet determined and will be decided in response to the market conditions prevailing at the time that any stage is brought forward for development approval.
How much commercial space is envisaged?	It is currently envisaged that there will be 6,500-8,000 square metres of retail space (net rentable area) and 6,500-8,000 square metres of commercial office space (net lettable area).
How much freedom will the community have to use the ground through providing access from the Pool area?	There is currently no opportunity to access the ground or surrounding public space via the Pool precinct and no change to this arrangement is envisaged.
Is a child care centre being considered?	Yes.
Provide a local library	This is possible through lease of some of the proposed retail or commercial space.
Include a camouflaged multistorey carpark, possibly on Telopea Park West	A guiding principle of the proposal has been that motor vehicles should be kept away from the site. Establishing a car park nearby would be inconsistent with this. Work is being undertaken to address parking needs in other ways.
Have any Government promises been made to shore up the economics of the project?	No.

*Questions and comments received relating to ACT Government processes are not included

Savage, Ashleigh

From: Dawes, David
Sent: Wednesday, 20 July 2016 9:54 AM
To: House, Jeff
Subject: Re: Manuka Green [SEC=UNCLASSIFIED, DLM=Sensitive]

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FYI

Hi Jeff

Spoke with Jamie this morning.

I will fill you in with were it is up to.

Regards DD.

David Dawes | Director-General, Economic Development | Chief Executive Officer, Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Phone 02 6207 3331 | Fax 02 6205 0386 | david.dawes@act.gov.au
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601

On 19 Jul 2016, at 9:13 PM, House, Jeff <Jeff.House@act.gov.au> wrote:

Hi DD

Has there been any further feedback around asking Manuka Green to respond to your letter?

I'm working on the basis of not raising it at the hookup tomorrow and instructions will flow as they're given.

JH

Jeff House | Deputy Director-General

Phone: 6207 7279

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GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Savage, Ashleigh

From: Pirani, Yuka
Sent: Thursday, 18 August 2016 12:34 PM
To: House, Jeff
Cc: Kobus, Jonathan
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]
Attachments: Wrap of Manuka comment.doc
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Jeff to Action

Hi Jeff

Here is the resolution. The summary of the script from David's interviews on 5 Aug is attached for info. Let me know if any changes to the response so that I can get the final version cleared by David.

The proposal from GWS Giants for the redevelopment of Manuka Oval and the surrounding precinct will not progress under the Investment Proposal Guidelines.

On 5 August the Government made the announcement on a new masterplan for Manuka Oval and a new process for land development, including the establishment of a community panel.

Yuka Pirani | Executive Officer to David Dawes

Phone 02 6205 3143 | Fax 02 6205 0386

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.economicdevelopment.act.gov.au

2CC Chris Coleman

Been a process with the unsolicited bid.

We had been doing a lot of analysis

- Financial and community benefit
- Uniqueness

Would need a TPV to further the proposal even if it had gone further

Brickworks process worked well so we are adopting that process for this

Building on the 2013 MO master plan.

Process to determine if and how there is any development at MO

Not a back flip – went through a process

Would have had to do a TPV anyway. Government should be responsible for doing a TPV, not the private sector.

Consultation will lead to a TPV. After we draft a TPV we could then go out with a competitive process.

We will draft an interim terms of reference, will be going out with an EOI for panel members in September. Could have a membership in October/November (conscious of the election) and could have first meeting in December.

2CC news report

We should be doing a TPV, not the private sector.

666 Adam Shirley

There has been a comprehensive process.

- Financial and community benefit
- Uniqueness
- Consultation by GWS/Grocon has been taken into account

As part of the process the government can decide that there isn't enough uniqueness and we can take it out of the process and open it up competitively.

Government should be responsible for TPV.

Savage, Ashleigh

From: House, Jeff
Sent: Thursday, 18 August 2016 4:09 PM
To: Kobus, Jonathan
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]

I share your view. Give Yuka a ring and see what you can get any further clarity.

From: Kobus, Jonathan
Sent: Thursday, 18 August 2016 3:49 PM
To: House, Jeff
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]

No, not based on those specific words no.

Can discuss over the phone when you are available to get it right

From: House, Jeff
Sent: Thursday, 18 August 2016 3:32 PM
To: Kobus, Jonathan <Jonathan.Kobus@act.gov.au>
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]

Hi JK

Based on the words in Yuka's email, is it clear to you what decision was made and by whom?

JH

From: Kobus, Jonathan
Sent: Thursday, 18 August 2016 2:51 PM
To: House, Jeff
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]

Hi Jeff

I added the comment relating to Government decision on 5 August about new masterplan process to Question 2. No other bits changed. OK to go to DG?

JK

From: Pirani, Yuka
Sent: Thursday, 18 August 2016 12:34 PM
To: House, Jeff <Jeff.House@act.gov.au>
Cc: Kobus, Jonathan <Jonathan.Kobus@act.gov.au>
Subject: RE: MANUKA GREEN - Questions from Kingston Barton Residents Association [DLM=Sensitive]

Hi Jeff

Here is the resolution. The summary of the script from David's interviews on 5 Aug is attached for info. Let me know if any changes to the response so that I can get the final version cleared by David.

The proposal from GWS Giants for the redevelopment of Manuka Oval and the surrounding precinct will not progress under the Investment Proposal Guidelines.

On 5 August the Government made the announcement on a new masterplan for Manuka Oval and a new process for land development, including the establishment of a community panel.

Yuka Pirani | Executive Officer to David Dawes

Phone 02 6205 3143 | Fax 02 6205 0386

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.economicdevelopment.act.gov.au

Savage, Ashleigh

From: Kobus, Jonathan
Sent: Monday, 29 August 2016 7:21 PM
To: House, Jeff; Cox, Ian
Subject: FW: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]
Attachments: letter.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: FYI

Hi Jeff / Ian

FYI. Response to this being prepared. Some of the direct questions need some discussion. I will organise a time to talk it through.

JK

From: Maher, Ellis
Sent: Thursday, 25 August 2016 2:23 PM
To: Kobus, Jonathan <Jonathan.Kobus@act.gov.au>; Cox, Ian <Ian.Cox@act.gov.au>
Cc: Hilton, Debbie <Debbie.Hilton@act.gov.au>
Subject: FW: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

Hi JK

We have received the attached letter from Gary Kent, ISCCC, asking the CM to publicly release the letter that has been sent to GWS to advise them that their proposal has been rejected, and asking, "*..with which of the 'Guiding Principles' did the proposal in its final version not comply?*"

We'll need to discuss! Not sure we actually have either the 'letter' or the actual advice as to why the proposal was declined...?

-Ellis

From: Hilton, Debbie
Sent: Thursday, 25 August 2016 2:17 PM
To: Maher, Ellis
Subject: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

G:\BID\Administration\BRIEFS FOR ALLOCATION\BM16-2187 - Giants' Unsolicited bid and Manuka Oval

Debbie Hilton

Executive Assistant to Ian Cox

Executive Director, Innovation, Trade and Investment Branch

Phone 02 6207 5785 | Fax 02 6207 0033 |

Arts, Business, Events, Tourism and Sports Division |

Chief Minister, Treasury and Economic Development CMTEDD | ACT Government

Level 5 Nara House 1 Constitution Avenue Canberra ACT 2600

GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au

debbie.hilton@act.gov.au



Mr Andrew Barr MLA
Chief Minister
Barr@act.gov.au

Dear Mr Barr

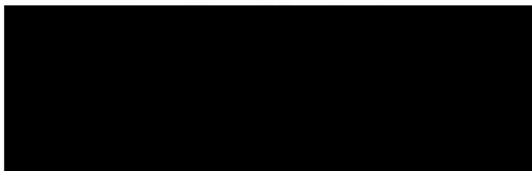
REJECTION OF MANUKA OVAL REDEVELOPMENT PROPOSAL

I write on behalf of the Inner South Canberra Community Council (ISCCC) to congratulate you and your Government for the decision to reject the redevelopment proposal for Manuka Oval brought forward by Greater Western Sydney and Grocon, as announced on Friday 5 August during your talk back segment on ABC 666. The ISCCC welcomes this decision.

We presume that the Government has written to the proponents to formally advise of the Government's decision, and the reasons for it. We believe that it would be in the public interest for this letter to be released to the public. In particular, we would like to learn with which of the "Guiding Principles" did the proposal in its final version not comply? This would enable us and others to better understand the Government's thinking give us a better understanding of how the Unsolicited Proposals process works. This improved understanding might permit the saving of much time and effort on the part of the Government, the proponents and the community sector in relation to future unsolicited proposals.

We look forward to your advice on this matter.

Yours sincerely



Gary Kent
Chair
18 August 2016

Savage, Ashleigh

11 ✎

From: House, Jeff
Sent: Wednesday, 31 August 2016 7:27 AM
To: Kobus, Jonathan; Cox, Ian
Subject: RE: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

Will touch base today.

From: Kobus, Jonathan
Sent: Monday, 29 August 2016 7:21 PM
To: House, Jeff; Cox, Ian
Subject: FW: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

Hi Jeff / Ian

FYI. Response to this being prepared. Some of the direct questions need some discussion. I will organise a time to talk it through.

JK

From: Maher, Ellis
Sent: Thursday, 25 August 2016 2:23 PM
To: Kobus, Jonathan <Jonathan.Kobus@act.gov.au>; Cox, Ian <Ian.Cox@act.gov.au>
Cc: Hilton, Debbie <Debbie.Hilton@act.gov.au>
Subject: FW: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

Hi JK

We have received the attached letter from Gary Kent, ISCCC, asking the CM to publicly release the letter that has been sent to GWS to advise them that their proposal has been rejected, and asking, "*..with which of the 'Guiding Principles' did the proposal in its final version not comply?*"

We'll need to discuss! Not sure we actually have either the 'letter' or the actual advice as to why the proposal was declined...?

-Ellis

From: Hilton, Debbie
Sent: Thursday, 25 August 2016 2:17 PM
To: Maher, Ellis
Subject: ***FOR ALLOCATION***BM16/2187 - Giants' Unsolicited bid and Manuka Oval [SEC=UNCLASSIFIED]

G:\BID\Administration\BRIEFS FOR ALLOCATION\BM16-2187 - Giants' Unsolicited bid and Manuka Oval

Debbie Hilton

Executive Assistant to Ian Cox
Executive Director, Innovation, Trade and Investment Branch
Phone 02 6207 5785 | Fax 02 6207 0033 |
Arts, Business, Events, Tourism and Sports Division |
Chief Minister, Treasury and Economic Development CMTEDD | ACT Government
Level 5 Nara House 1 Constitution Avenue Canberra ACT 2600
GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au
debbie.hilton@act.gov.au

Need final letter
JK

12

Savage, Ashleigh

From: Kobus, Jonathan
Sent: Wednesday, 31 August 2016 9:47 PM
To: House, Jeff; Cox, Ian
Subject: Draft letter to GWS [DLM=Sensitive]
Attachments: BM16-XXXX - Letter - Director General to GWS Giants.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Jeff to Action

Hi Jeff – as discussed this afternoon, attached is a draft let to GWS Chairman from the DG to finalise the decision making on the Manuka Green proposal.
The letter focuses on the high level decision making process and way forward. Any detailed feedback to GWS about the proposal were left out of this letter.
Let me know of feedback and it can be finalised for DG clearance with a covering brief.
JK

Jonathan Kobus | Senior Manager, Invest Canberra
Phone +61 (02) **6205 3185** | Mobile +61 418 499 297 | investcanberra.com
Chief Minister, Treasury and Economic Development Directorate | **ACT Government**
Nara Centre, 1 Constitution Avenue, Canberra City | GPO Box 158 Canberra ACT 2601 Australia |





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: *(insert Ministerial Number)*

Mr Tony Shepherd AO
Chairman
GWS Giants
PO Box 7112
Silverwater NSW 2128

Dear Mr Shepherd

Manuka Oval re-development

On behalf of the ACT Government I wish to convey my thanks and appreciation to the GWS Giants for submitting its detailed business case for the redevelopment Manuka Oval and for its commitment to the Unsolicited Bids Process.

As previously communicated, the ACT Government is not able to support further progress of the proposal through the Unsolicited Bid process.

The ACT Government has made an informed decision that the proposal is not suitable for the Canberra community in its current form, however there will be opportunity to contribute to the future of the Manuka precinct.

The Government's decision was formed after an assessment of the following:

1. **Public interest:** the extent to which the proposal aligns with the ACT Government's strategic economic, social, and environmental policy objectives.
2. **Public value:** the extent to which the proposal represents value-for-money, in that the proposal is an effective and efficient use of support or facilitation provided by the Government.
3. **Feasibility:** the proposal is believed to be practically achievable.

Under the assessment process the Government also considers the uniqueness of the resources offered by the proponent including:

- the capacity of the proponent to deliver the proposal, including relative to other entities;
- whether a competitive process would deliver optimal public value; and
- the comparative time and efficiencies of different commercial relationship options.

The ACT Government is committed to realising the potential of Manuka Oval as a world class sport and event facility and has announced that it will initiate an alternative process to enable appropriate development of Manuka Oval and the surrounding precinct. This is

to ensure the best possible outcome for development of the oval as a world class sporting venue whilst achieving the best value for the community of Canberra and the ACT Government.

The community's interest in the future of Manuka is reflected in our decision to pursue a different avenue: a new masterplan for the Oval that will include the establishment of a community panel to help guide development options.

I am confident that this process will deliver a masterplan for the Manuka Oval Precinct that represents the importance of the area for all Canberrans and secures its long term future as a first class cultural, sporting and recreation hub.

Once again thank you and I look forward to ongoing engagement with the GWS Giants under this revised framework.

Yours sincerely

David Dawes
Director General
Economic Development

1 September 2016

need final letter

13

Savage, Ashleigh

From: House, Jeff
Sent: Thursday, 1 September 2016 4:14 PM
To: Kobus, Jonathan
Subject: BM16-XXXX - Letter - Director General to GWS Giants JH edit
Attachments: BM16-XXXX - Letter - Director General to GWS Giants JH edit.docx
Importance: High

Hi JK

I've had a play. Have a look and get back to me with any feedback ASAP and I'll forward on to DD's office.

Thanks
Jeff



ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: *(insert Ministerial Number)*

Mr Tony Shepherd AO
Chairman
GWS Giants
PO Box 7112
Silverwater NSW 2128

Dear Mr Shepherd

Manuka Oval re-development

On behalf of the ACT Government I wish to convey my thanks and appreciation to the GWS Giants for submitting its detailed business case for the redevelopment Manuka Oval and for its commitment to the Unsolicited Bids Process.

The purpose of this letter is to confirm verbal advice provided to you on 5 August 2016 that I have determined your bid will not progress to the next stage of the process.

As previously communicated you know, the ACT Government recently announced its decision to progress the redevelopment of Manuka Oval through a new masterplan process which will be significantly informed by substantial input from the community via the reference panel also announced by the Chief Minister.

Notwithstanding the quality of the bid, the government's recent decision renders it inconsistent with that stated policy. As Director-General I was consequently obliged to formally terminate any further consideration of the bid. is not able to support further progress of the proposal through the Unsolicited Bid process.

The ACT Government has

It is important to note that there will still be significant opportunity for private sector participation in the redevelopment of Manuka Oval, particularly as the construction phase commences with tender processes commencing following the completion of the masterplan. made an informed decision that the proposal is not suitable for the Canberra community in its current form, however there will be opportunity to contribute to the future of the Manuka precinct.

The Government's decision was formed after an assessment of the following:

1. Public interest: the extent to which the proposal aligns with the ACT Government's strategic economic, social, and environmental policy objectives.

Director General
Economic Development

1 September 2016

Savage, Ashleigh

From: Kobus, Jonathan
Sent: Thursday, 1 September 2016 4:18 PM
To: House, Jeff
Subject: RE: BM16-XXXX - Letter - Director General to GWS Giants JH edit [SEC=UNCLASSIFIED, DLM=Sensitive]

Follow Up Flag: Follow up
Flag Status: Completed

Categories: EA to Action

Hi Jeff. no additional feedback. Very clear and addresses the matters we discussed.
JK

From: House, Jeff
Sent: Thursday, 1 September 2016 4:14 PM
To: Kobus, Jonathan <Jonathan.Kobus@act.gov.au>
Subject: BM16-XXXX - Letter - Director General to GWS Giants JH edit
Importance: High

Hi JK

I've had a play. Have a look and get back to me with any feedback ASAP and I'll forward on to DD's office.

Thanks
Jeff

Savage, Ashleigh

From: Savage, Ashleigh
Sent: Thursday, 1 September 2016 4:30 PM
To: Pirani, Yuka
Cc: House, Jeff
Subject: Letter - Director General to GWS Giants
Attachments: Letter - Director General to GWS Giants.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FYI

Good afternoon Yuka,

Please find attached letter for David's signature.

Please note: this letter is not on TRIM however, once signed it would be great if you could send back to me and I will upload it on there.

Kind regards,

Ashleigh Savage

A/g Executive Assistant to Jeff House | Deputy Director General - Enterprise Canberra

Active Canberra | Cultural Canberra | Innovate Canberra | Skills Canberra | VisitCanberra

Chief Minister, Treasury and Economic Development Directorate | ACT Government

☎ 02 6207 7279 | ✉ ashleigh.savage@act.gov.au | Level 2 - Nara Centre, 1 Constitution Avenue Canberra City ACT 2601





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref:

Mr Tony Shepherd AO
Chairman
GWS Giants
PO Box 7112
Silverwater NSW 2128

Dear Mr Shepherd

Manuka Oval re-development

On behalf of the ACT Government I wish to convey my thanks and appreciation to the GWS Giants for submitting its detailed business case for the redevelopment Manuka Oval and for its commitment to the Unsolicited Bids Process.

The purpose of this letter is to confirm verbal advice provided to you on 5 August 2016 that I have determined your bid will not progress to the next stage of the process.

As you know, the ACT Government recently announced its decision to progress the redevelopment of Manuka Oval through a new masterplan process which will be significantly informed by substantial input from the community via the reference panel also announced by the Chief Minister.

Notwithstanding the quality of the bid, the government's recent decision renders it inconsistent with that stated policy. As Director-General I was consequently obliged to formally terminate any further consideration of the bid.

It is important to note that there will still be significant opportunity for private sector participation in the redevelopment of Manuka Oval, particularly as the construction phase commences with tender processes commencing following the completion of the masterplan.

The ACT Government remains committed to upgrading Manuka Oval to realise its potential as a world class facility through a process that gives due regard to the views of the local community balanced with the requirements of the major users and the legitimate interest of the patrons.

Acknowledging the termination of the process was brought about by a policy decision of government as opposed to any findings in relation to the bid itself, if you or your bid team would like any further debriefing, I would be happy to make officers from my Directorate available to assist.

Once again thank you and I look forward to ongoing engagement with the GWS Giants under this revised framework.

Yours sincerely

David Dawes
Director General
Economic Development

1 September 2016

Savage, Ashleigh

From: Savage, Ashleigh
Sent: Friday, 2 September 2016 9:51 AM
To: Kobus, Jonathan
Cc: House, Jeff; Cox, Ian
Subject: FW: Letter - Director General to GWS Giants [DLM=Sensitive]
Attachments: Correspondence from David Dawes re Manuka Oval [DLM=Sensitive]

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FYI

Good morning,

FYI: Attached is the letter from David Dawes to GWS Giants re: Manuka Oval redevelopment, sent this morning.

Kind regards,

Ashleigh Savage

A/g Executive Assistant to Jeff House | Deputy Director General - Enterprise Canberra

Active Canberra | Cultural Canberra | Innovate Canberra | Skills Canberra | VisitCanberra

Chief Minister, Treasury and Economic Development Directorate | ACT Government

☎ 02 6207 7279 | ✉ ashleigh.savage@act.gov.au | Level 2 - Nara Centre, 1 Constitution Avenue Canberra City ACT 2601



From: Pirani, Yuka
Sent: Friday, 2 September 2016 9:35 AM
To: Savage, Ashleigh
Subject: FW: Letter - Director General to GWS Giants [DLM=Sensitive]

Hi Ashleigh

Jeff and David discussed last night and the letter has now been sent.
Would you mind putting this on TRIM?

Thanks
Yuka

Yuka Pirani | Executive Officer to David Dawes

Phone 02 6205 3143 | Fax 02 6205 0386

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.economicdevelopment.act.gov.au

From: Pirani, Yuka
Sent: Thursday, 1 September 2016 5:21 PM
To: House, Jeff

Savage, Ashleigh

From: Pirani, Yuka on behalf of Dawes, David
Sent: Friday, 2 September 2016 9:31 AM
To: Anthony F Shepherd AO (anthony@afshepherd.com)
Cc: David Matthews (David.Matthews@gwsgiants.com.au)
Subject: Correspondence from David Dawes re Manuka Oval [DLM=Sensitive]
Attachments: 20160902091649739.pdf

Dear Mr Shepherd

Please find attached correspondence from David Dawes, Director-General, Economic Development.

Regards,
Yuka

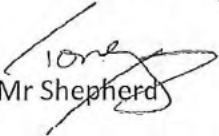
Yuka Pirani | Executive Officer to David Dawes Phone 02 6205 3143 | Fax 02 6205 0386 Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au



ACT
Government

Chief Minister, Treasury and
Economic Development

Mr Tony Shepherd AO
Chairman
GWS Giants
PO Box 7112
Silverwater NSW 2128


Dear Mr Shepherd

Manuka Oval re-development

On behalf of the ACT Government I wish to convey my thanks and appreciation to the GWS Giants for submitting its detailed business case for the redevelopment Manuka Oval and for its commitment to the Unsolicited Bids Process.

The purpose of this letter is to confirm verbal advice provided to David Matthews, CEO of GWS Giants on 5 August 2016 that I have determined GWS Giants' bid will not progress to the next stage of the process.

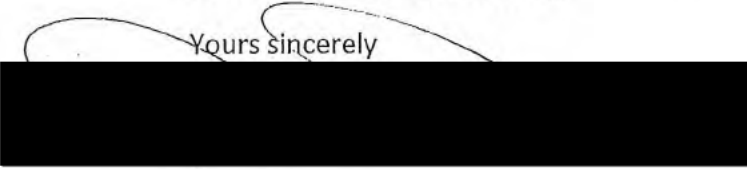
As you know, the ACT Government recently announced its decision to progress the redevelopment of Manuka Oval through a new masterplan process which will be significantly informed by substantial input from the community via the reference panel also announced by the Chief Minister.

It is important to note that there will still be opportunity for private sector participation in any future proposed redevelopment of Manuka Oval, should that be supported by the masterplan.

The ACT Government remains committed to upgrading Manuka Oval to realise its potential as a world class facility through a process that gives due regard to the views of the local community balanced with the requirements of the major users and the legitimate interest of the patrons.

Once again thank you and I look forward to ongoing engagement with the GWS Giants under this revised framework.

Yours sincerely


David Dawes
Director-General
Economic Development
1st September 2016

CC: Mr David Matthews (David.Matthews@gwsgiants.com.au)

Savage, Ashleigh

From: House, Jeff
Sent: Friday, 2 September 2016 10:37 AM
To: MACC
Cc: Kennedy, Karen; Savage, Ashleigh
Subject: RE: FOR CLEARANCE BM16-2187 - Gary KENT re assessment process for GWS Giants Manuka proposal [DLM=Sensitive]

KK

The computer isn't letting me save my edits for some reason so can you email the letter in an attachment and also attach the one we sent to DD to go to GWS please.

JH

From: MACC
Sent: Thursday, 1 September 2016 3:06 PM
To: House, Jeff
Cc: Kennedy, Karen; Savage, Ashleigh
Subject: FOR CLEARANCE BM16-2187 - Gary KENT re assessment process for GWS Giants Manuka proposal [DLM=Sensitive]

Hi Jeff
This letter is on TRIM for clearance.
Thanks
Erica

From: Hilton, Debbie
Sent: Thursday, 1 September 2016 2:48 PM
To: MACC
Subject: ***NOW ON TRIM AND GOOD TO GO*** BM16-2187 - Gary KENT re assessment process for GWS Giants Manuka proposal [DLM=Sensitive]

From: Cox, Ian
Sent: Thursday, 1 September 2016 2:35 PM
To: Maher, Ellis
Cc: Hilton, Debbie; Kobus, Jonathan; Hyam, Stephen
Subject: RE: FOR CLEARANCE - BM16-2187 - Gary KENT re assessment process for GWS Giants Manuka proposal [DLM=Sensitive]

This is fine to go

DDG said this morning that a formal letter is being prepared, but it won't be done for a little while yet, end of next week I would guess.

From: Maher, Ellis
Sent: Tuesday, 30 August 2016 3:41 PM
To: Cox, Ian
Cc: Hilton, Debbie; Kobus, Jonathan; Hyam, Stephen
Subject: FOR CLEARANCE - BM16-2187 - Gary KENT re assessment process for GWS Giants Manuka proposal [DLM=Sensitive]
Importance: High