

Planning and Development (Conditional Environmental Significance Opinion – Block 15, Section 15, Griffith – Manuka Oval Media Centre and Broadcast Facility) Notice 2017

Notifiable Instrument NI2017–359

Made under the

Planning and Development Act 2007 s 138AD (Requirements in relation to environmental significance opinions)

1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Block 15, Section 15, Griffith – Manuka Oval Media Centre and Broadcast Facility) Notice 2017*.

2 Conditional Environmental Significance Opinion

- (1) On 15 June 2017, the ACT Heritage Council, pursuant to section 138AB(4) of the *Planning and Development Act 2007* (the **Act**), gave the Applicant a conditional environmental significance opinion in relation to Block 15, Section 15, District of Griffith, for the partial demolition of the existing grandstand, removal of one tree and the construction of a four storey building at the southern end of Manuka Oval.
- (2) In this section:
Conditional environmental significance opinion means the opinion in the schedule.

Note Under section 138AD(6) of the Act, the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.

Ben Ponton
Chief Planning Executive
30 June 2017



ACT Heritage Council

HERITAGE ADVICE

Environmental Significance Opinion

ACTPLA Reference: 201700022
Heritage Reference: Griffith-B15-S15
Contact Officer: Meaghan Russell
Received by Council: 2 June 2017
Due date: 2 July 2017

TO: ACT planning and land authority
Environment, Planning and Sustainable Development Directorate
EPDCustomerServices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
15	15	Griffith	Manuka Oval and Caretaker's Cottage

Status of Place: Registered Heritage Place
Description of Works: Media Centre and Broadcast Facility, Manuka Oval
Report Details: *"Statement of Heritage Effects – Media Centre and Broadcast Facility – Manuka Oval, Griffith, ACT"*
(Lovell Chen, June 2017)

Council Advice provided by: Chair / ACT Heritage Council

Pursuant to Section 138AB of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- ☒ The proposal will not have a significant adverse environmental impact, subject to compliance with the conditions described below.

Background:

On 2 June 2017, the ACT planning and land authority referred an Environmental Significance Opinion (ESO) application to the ACT Heritage Council (the Council), seeking advice on whether a proposed media centre and broadcast facility at Manuka Oval would have a significant adverse environmental impact.

Documents provided to support the ESO application include the Statement of Heritage Effect (SHE) application made to the Council on 12 April 2017, supported by the *"Statement of Heritage Effects – Media Centre and Broadcast Facility – Manuka Oval, Griffith, ACT"* (Lovell Chen, May 2017). The Council notes that, following ESO submission, an amended version of the SHE report was submitted on 5 June 2017, which provided further detail on tree protection measures to be adopted by the applicant during works (Lovell Chen, June 2017).

The Manuka Oval is part of the 'Manuka Oval and Caretaker's Cottage' area registered on the ACT Heritage Register. Features intrinsic to the heritage significance of the place include: the existing playing field; the function of the venue for sporting and recreational purposes; the surrounding setting of mature landscaping, including perimeter enclosure by evergreen and deciduous trees; and the screen of the Jack Fingleton scoreboard.

The ESO application identifies that the proposed media centre and broadcast facility is needed to satisfy International Cricket Council (ICC) standards for hosting Test Match cricket at the Manuka Oval. Subject to all relevant approvals being obtained, construction of the facility would commence in August 2017 and construction would be complete by September 2018.

The proposed facility is a four storey building at the southern end of the Manuka Oval, placed between existing fixed seating and boundary fencing. The building would straddle the existing asphalt concourse that encircles the perimeter plantings and fixed seating, and a plaza entry would be provided on the ground floor.

The proposed development would require the partial demolition of an existing stand, and the removal of one large tree, being the *Cupressus macrocarpa* identified as Tree No. 20 in the 'Manuka Oval Tree Management Strategy' (EnviroLinks Design 2013).

The key findings and recommendations of the SHE report submitted to the Council on 5 June 2017 include:

- ICC standards require that the facility be oriented either to the south or north of the wicket; and the northern location was identified as having greater heritage impacts, being in close vicinity to both the Caretaker's Cottage and the heritage registered Manuka Oval. On this basis, the southern location was selected as the proposed building site;
- The proposed facility will not detrimentally impact on the features intrinsic to the Manuka Oval; although the removal of one *Cupressus macrocarpa* is identified as a minor loss and also a loss balanced by the introduction of 17 new trees;
- Measures to be adopted to reduce the risk of proposed works diminishing the mature landscape setting of the Manuka Oval include:
 - The planting of 17 new mature plantings within the block and the adjacent verge; with the planting arrangement and species consistent with that presented within EnviroLinks Design (2013), which was endorsed by the Council on 6 June 2014;
 - New trees to be planted will be protected by three 100mm by 100mm posts;
 - Other trees in proximity to the works site will be protected by temporary fencing;
 - Tree root protection measures set out in the EnviroLinks Design (2013) will be implemented; and
 - Vehicle bollards will be installed along the southern road edge, which along with new building columns, will deter casual parking and vehicle movement within the landscape zone.

Advice and Conditions:

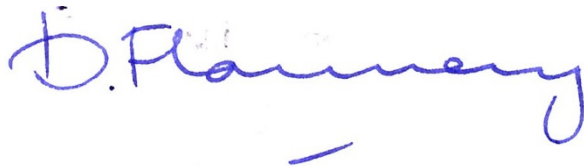
The Council advises that proposed works will impact the mature landscaping setting of the Manuka Oval, through the removal of one tree. However, the effect of this tree removal on the heritage significance of the place will be minimal; and as the application also includes the planting of 17 new mature trees in a previously endorsed arrangement, the Council considers that the overall effect of works will be to enhance the mature landscaping setting of the Manuka Oval.

The Council also advises that the building proposed at the southern end of the Manuka Oval will not impact any feature intrinsic identified in the ACT Heritage Register listing; and that the effect of this building on the heritage significance of the place will be minimal. Further, the Council acknowledges that the proposed facility is consistent with the history and heritage of the Manuka Oval, and will enable its continued use for sporting and recreational purposes; which is a feature intrinsic to the heritage significance of the place.

In this context, the Council advises that the proposed development will not have a significant adverse environmental impact, subject to compliance with the following conditions:

1. The tree stock for new plantings is to be three to four metres high;
2. New trees are to be planted in cages;
3. Existing retained trees in vicinity of proposed works are to be protected by tree guards;
4. New trees are to be protected by tree guards once the cages are removed; and
5. Mass planting beds are not to be included beneath trees, as these may be detrimental to tree health.

Excluding the above conditions, all heritage management actions are to be undertaken in accordance with the “*Statement of Heritage Effects – Media Centre and Broadcast Facility – Manuka Oval, Griffith, ACT*” (Lovell Chen, June 2017).



David Flannery
Chair
ACT Heritage Council

15 June 2017