



Australian Government
National Capital Authority

Report on Consultation

Draft Development Control Plan 13/01

*BLOCKS 4, 6, 10, 14 AND 15 SECTION 15 GRIFFITH
MANUKA OVAL*

JULY 2013

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1 Introduction

1.1 Purpose and background

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on draft Development Control Plan (DCP) 13/01 for Blocks 4, 6, 10, 14 and 15 Section 15 Griffith.

In May 2013, the NCA received a request from the ACT Government to prepare a DCP for Blocks 4, 6, 10, 14 and 15 Section 15 Griffith. The DCP will guide upgrading works at the Manuka Oval.

In July 2012, the NCA approved DCP 12/05 which guided the development of broadcast lighting for the site. If approved, DCP 13/01 will replace DCP 12/05.

1.2 National Capital Plan requirements

The National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Plan (Section 2.3), Special Requirements apply to development on land adjacent to Canberra Avenue. Special Requirements state:

'Development is to conform to a Development Control Plan (agreed by the National Capital Authority) which seeks to secure the integrity of the Main Avenues as approaches to the Parliamentary Zone and ensure that the setting, buildings and purpose of development enhance that function.'

Draft DCP 13/01 has been prepared in accordance with the Plan.

1.3 Effect of the Development Control Plan

DCP 13/01 will guide future upgrading works at the Manuka Oval and includes provisions for:

- pedestrian lighting
- erection of signage
- erection of hardstand areas and associated temporary event overlay infrastructure
- the management and on-going replacement of the existing landscape setting
- proposed spectator stand structures.

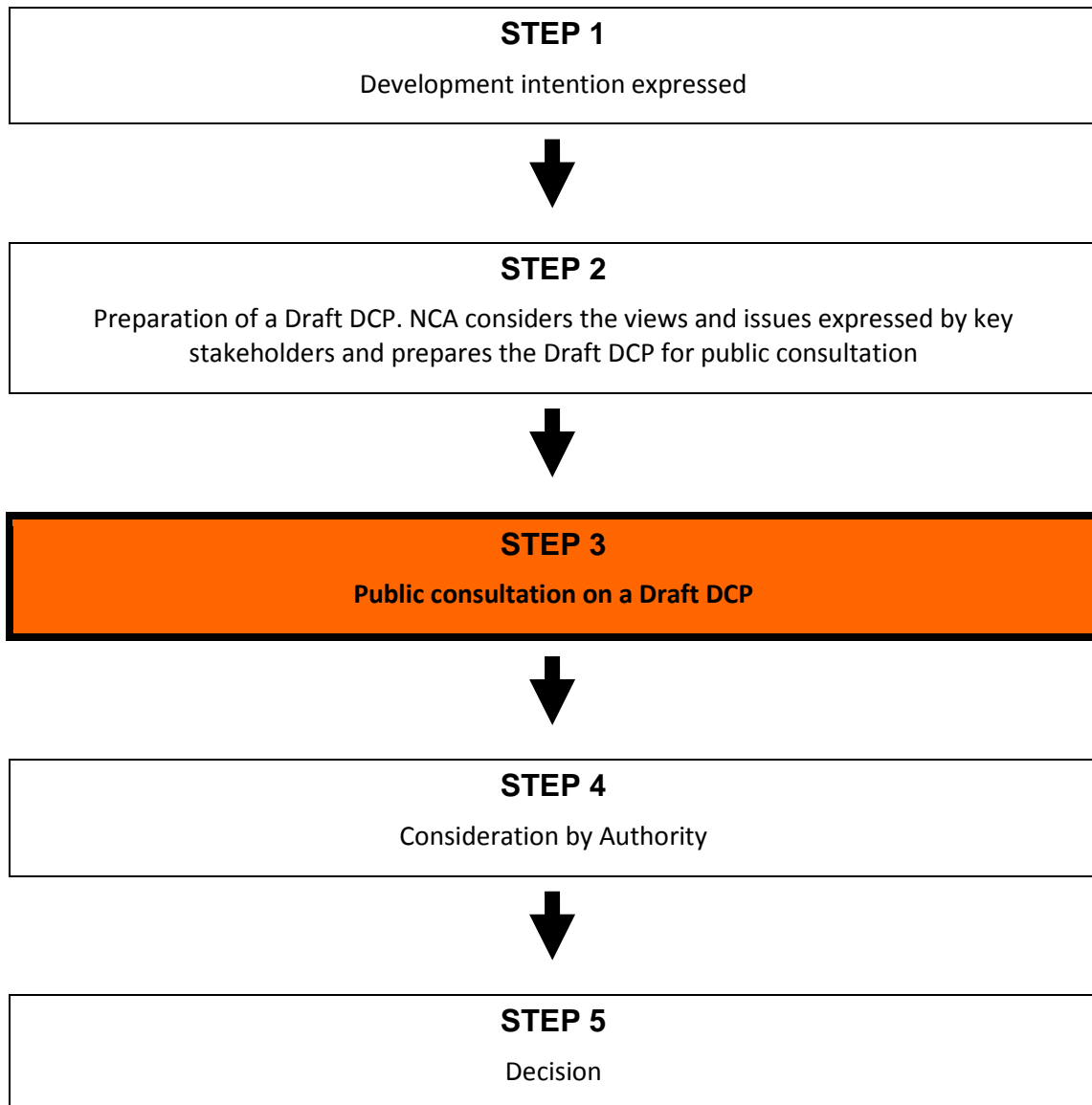
If further redevelopment works are proposed for Manuka Oval, the DCP may require amendment.

2 Public consultation

2.1 Development Control Plan process

The process for making a DCP is outlined in **Figure 1**.

Figure 1: Outline of the Development Control Plan process



2.2 Stakeholders

On 8 May 2013, the NCA released draft DCP 13/01 for public consultation. The following stakeholders were identified as having an interest in the future development of the site:

- ACT Government Environment and Sustainable Development Directorate
- ACT Government Territory and Municipal Services Directorate
- ACT Government Economic Development Directorate
- nearby residents and businesses of Griffith, Forrest and Kingston
- Purdon Associates
- St Christopher's Catholic Church
- St Paul's Anglican Church
- Inner South Community Council
- Kingston/Barton Residents Group.

All identified stakeholders were advised by letter and/or electronic mail about the release of the draft DCP for public comment.

2.3 Release of the draft Development Control Plan for public comment

In accordance with the NCA's Commitment to Community Engagement (August 2011) the consultation period ran for six weeks, concluding on 21 June 2013. The consultation process included:

- Wednesday 8 May 2013 – draft DCP 13/01 published on the NCA's web site and a media release was provided to national media outlets
- Wednesday 8 May 2013 – notice published in *The Canberra Times*
- Thursday 9 May 2013 – written notices sent to identified key stakeholders (including email advice and letter box drops)
- Wednesday 15 May 2013 – public information session held at the NCA offices
- Friday 21 June 2013 – period for written submissions concluded.

3 Issues

The NCA received six written submissions in response to the draft DCP. These submissions were acknowledged by the NCA.

The key issues raised are discussed below. A summary of each submission, together with a detailed response, is at **Attachment A**.

3.1 Heritage

Comments received

A number of submissions identified the heritage value of Manuka Oval and the nearby caretaker's cottage (Block 4 Section 15 Griffith). The comments ranged from noting the heritage values of the site to requesting that the DCP not proceed on the basis that it does not adequately protect these values.

NCA response

Manuka Oval and the nearby caretaker's cottage are listed on the ACT Heritage register and subject to the provisions of the *Heritage Act 2004* (ACT). The Heritage Act requires that a Conservation Management Plan (CMP) be prepared to control scale and setback of development around the caretaker's cottage and Manuka Pool. This CMP will also require that any development maintain an axial relationship through the Oval, cottage, swimming pool and Telopea Park.

Development assessment for proposals on any site subject to this DCP is the responsibility of the ACT Government. Under ACT planning practices, development applications will be referred to the ACT heritage unit for comment. It is not considered appropriate to duplicate ACT heritage requirements in the DCP.

There are some aspects of the site, in particular, Manuka Oval's relationship to Telopea Park and its role in the structure of South Canberra that are important to the Main Avenue and are in the NCA's interest to conserve.

One change to the DCP is recommended to ensure that the axial relationship between Manuka Oval, Telopea Park and intermediate development is maintained.

One change is recommended to the DCP drawing to accurately depict the built form of the precinct.

3.2 Tree management

Comments received

Submitters suggested that potential impacts to trees, not just tree removal, require tree assessment as part of the development application (DA) process. Clarification was also required as to whether every tree required assessment each time a DA was made.

Submissions noted that the Tree Management and Replacement Plan should be developed in consultation with the NCA.

NCA response

The DCP will be amended to clarify tree assessment requirements for a specific DA. This will ensure that any tree potentially impacted by a proposal is assessed but every tree in the area subject to the DCP will not require a new assessment for each DA. This requirement will be guided by the fact that a Tree Management and Replacement Plan will be in place specifically for the site. This will require keeping accurate records on tree health and vigour. This will enable the best outcomes for the landscape character of the area whilst reducing duplication in efforts for DAs.

The DCP will also be amended to ensure that the Tree Management and Replacement Plan is developed in consultation with the NCA.

Three changes to the DCP are recommended to ensure that the NCA will be consulted during the development of the Tree Management and Replacement Plan, to outline the core objectives of the Tree Management and Replacement Plan and to clarify tree assessment requirements.

3.3 Light pollution

Comments received

It was suggested that a condition requiring the preparation of a light management plan be included for the subject site in the DCP.

NCA response

There is a requirement under the *Environment Protection Act 1997* (ACT) for the proponent to seek approval from the ACT Environment Protection Agency for a light management plan to guide the use of the light towers at Manuka Oval. This management plan would include the maximum number of events to be held at the ground each year that require broadcast quality lighting, and ongoing management, measurement and mitigation of potential light pollution.

This plan was required as part of the DA process for the light towers.

No change to the DCP is recommended.

3.4 Other event related issues

Comments received

One member of the public mentioned the existing event day traffic and parking issues in the Manuka Oval precinct. It was also noted that noise, vandalism and overall change in the general amenity of the area are noticeable perverse effects of developing the oval into a broadcast quality sporting facility.

The lack of parking and enforcement of illegal parking and poor public transport options were all highlighted as concerns for the future precinct planning of the site.

NCA response

The intention of DCP 13/01 is to guide the upgrade works for the Oval. The NCA understands that traffic and parking will be a major theme of the whole of precinct planning studies and the NCA will continue to work with the ACT Government on this matter. A future DCP will be required as part of this process.

No change to the DCP is recommended.

3.5 Height of towers

Comments received

It was noted that the height of the light towers exceeds any nearby buildings or structures. Submissions suggested that this has negatively altered the character of the Manuka area.

NCA response

The towers need to be of a minimum height to function effectively as broadcast quality lighting. The height restriction for the towers was set out by NCA officers at RL617 as this is the maximum height the National Capital Plan prescribes for buildings in the Central National Area and City Centre and was established as part of DCP 12/05.

No change to the DCP is recommended.

3.6 Signage requirements

Issue

Submitters noted that the signage provisions were conflicting in some areas of the DCP. The definitions of some types of signage were not defined in the Territory Plan Signage General Code.

NCA Response

The types of signage allowable in the setback areas have been clarified to ensure consistency through the document. This restricts signage in the Canberra Avenue Road Reserve to be event or road safety related only.

The signage is also required to be consistent with the National Capital Plan. The types of signage noted in the DCP such as 'Large Freestanding Sign' are defined therein.

Three changes to the DCP are recommended to clarify these points.

4 Internal review

4.1 Block 4 Section 15 Griffith

Issue

Block 4 Section 15 Griffith is identified in the DCP drawing but has not been identified in the title or body text of the draft DCP.

NCA response

As the block is likely to be amalgamated at a later date Block 4 Section 15 should remain as part of the DCP. Block 4 Section 15 should be added to the DCP title and addressed in the body text of the DCP.

One change to the DCP is recommended.

5 Recommended changes

In response to submissions received, and as a result of internal review, the following changes are recommended to draft DCP 13/01:

1. *Add Clause 3.5 to read:*
 - *Any permanent development or long term temporary structures shall maintain the axial relationship between Manuka Oval, Telopea Park and the intermediate built form and road layout.*
2. *Remove 'signage' from Clause 6.3 to deal with all signage provisions in one section of DCP.*
3. *Delete Clause 8.3 and amend Clause 8.5 (8.4 in final DCP) to read:*
 - *The core objectives of the Tree Management and Replacement Master Plan are:*
 - i. *Conserve and retain the character of the landscape setting for the Oval, Canberra Avenue and its surrounds.*
 - ii. *Ensure that the Canberra Avenue frontage is landscaped with consistent treatments and presents as a unified landscape.*
 - iii. *Retain mature trees to the maximum extent practicable whilst allowing for plantings to provide for progressive replacement of these older trees.*
4. *Clause 8.4 (8.3 in final DCP) amended to read:*
 - *A Tree Management and Replacement Master Plan for the subject site is to be prepared in consultation with the NCA and approved by the relevant ACT Government Agencies.*
5. *Amend Clause 8.6 (8.5 in final DCP) to read:*
 - *Where development involves tree removal or work is proposed in the vicinity of trees, a tree assessment must accompany the development application. Recommendations in the tree assessment for tree removal and replacement are to be consistent with, or inform changes to the Tree Management and Replacement Master Plan.*
6. *Amend clause 9.1 to ensure the Signage Master Plan is consistent with requirements of both the Territory Plan and National Capital Plan. Not just the Territory Plan General Code.*
7. *Clarify signage requirements by amending Clause 9.3 to read:*
 - *Roof signs and large freestanding signs visible from Canberra Avenue not specifically noted in the Signage Master Plan will not be permitted. Permanent signage will not be permitted in the Canberra Avenue road reserve.*
8. *Amend DCP Title, DCP Drawings and Locality Map are updated to include Block 4 Section 15 Griffith*
9. *Amend DCP Drawing to show care takers cottage building footprint.*

6 Conclusion

Draft DCP13/01 was released for public consultation in May 2012 in accordance with the NCA's Commitment to Community Engagement (August 2011). Six written submissions were received in regard to draft DCP 13/01.

Nine changes to the DCP have been made.

Appendix A – Summary of submissions

Note: Details of each submission have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority (NCA) for the purpose of the Report on Consultation for Development Control Plan 13/01.

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
1.	Marie Bray	Manuka Oval is within the heritage boundary. I hereby oppose the draft proposal because the structure, lighting, colours stated under points 1, 2, 3, 4, 5 6 and 7, are not in the character and historical content of the area.	The DCP does not constitute a development proposal. Assessment of the heritage significance and development applications on the site are a matter for the ACT Heritage Council and the Environment and Sustainable Development Directorate of the ACT Government.
		One of the lights directly faces my property causing light spillage into my property. The lights look out of character from my property. I have experienced very loud noise during the night day/matches.	Any inquiries regarding light spill and noise should be taken up with the ACT Environment Protection Authority.
2.	Amelia Telec	The broadcast lights are highly intrusive to residents on Giles Street, not only when they are lit but also at all other times when they are not in use due to elevation.	Any inquiries regarding light spill and noise should be taken up with the ACT Environment Protection Authority.

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>There is already a high degree of light pollution as a result of the broadcast lights as well as the visual impact of having to look at them raised above the skyline in the area at an inappropriate height from nearly every vantage point in surrounding areas.</p>	<p>There is a requirement under the <i>Environment Protection Act 1997 (ACT)</i> for the managers of the oval to prepare and seek approval from the ACT Environment Protection Agency for a light management plan to guide the use of the light towers at Manuka Oval. This management plan will include the maximum number of events to be held at the ground each year that require broadcast quality lighting, and ongoing management, measurement and mitigation of potential light pollution. The height of the towers was controlled by DCP 12/05 approved by the NCA.</p>
		<p>Serious consideration should be given to the continued appropriateness of continuing to upgrade a small oval in the middle of a number of residential areas to host major sporting events. The increased numbers at the facility are very problematic for residents, who have no access to parking during events, are subject to increased noise and vandalism from patrons of the oval and surrounding establishments were[sic] alcohol is served and are subject to dangerous road conditions due to the amount of illegal parking that occurs during an event.</p>	<p>This matter is not relevant to the DCP. The ACT Government, as the land owner and manager of the site, is responsible for choosing which venues are of the required standard and have the ability to host particular events.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
3.	ACT Government ACT Heritage Council	Clarify whether Block 4 is included in the DCP or not. If included controls are needed in relation to the scale and setback of development around the caretaker's cottage and to maintaining an axial relationship through the Oval, cottage, swimming pool and Telopea Park.	<p>Block 4 is included in the DCP and will be added to the revised DCP document.</p> <p>A Conservation Management Plan approved under the <i>Heritage Act 2004</i> is considered the best mechanism to control the scale and setback of development around the caretaker's cottage as a heritage place in its own right.</p> <p>The Axial relationship and role that Manuka Oval plays in the overall urban structure of the area are considered to be important to the Main Avenue.</p> <p>One change to the DCP is recommended to reflect the axial relationship between the Oval and Telopea Park.</p>
		Under 2. Planning and Urban Design Objectives- All built and landscape development must comply with the provisions of the Conservation Management Plan for Manuka Oval.	Development assessment for proposals on any site subject to this DCP is the responsibility of the ACT Government. The NCA generally forms the view that duplicating these requirements in the DCP would not adequately reflect the division of responsibility between the Territory and the Commonwealth. Under ACT planning practices, development applications will be referred to the ACT heritage unit for comment and assessment against any approved Conservation Management Plan and ACT Heritage listing.
		Under Section 8. Landscape - Tree Management Plan and Replacement Master Plan must comply with the provisions of the Conservation	See 8.4 which states: <i>"A Tree Management and Replacement Master Plan for the subject site is to be prepared and approved by the relevant ACT</i>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
	Environment Protection Authority	Management Plan for Manuka Oval.	<i>Government agencies</i> ". The ACT Heritage Council would be considered a relevant ACT Government agency in this case.
		Similar to the condition placed in section 8.4, it is recommended that an additional condition be included. Suggested Condition: <i>A Light Management Plan for the subject site is to be prepared and approved by the relevant Government Agencies."</i>	Development assessment for proposals on any site subject to this DCP is the responsibility of the ACT Government. The NCA generally forms the view that duplicating these requirements in the DCP would not adequately reflect the division of responsibility between the Territory and the Commonwealth.
	Territory and Municipal Services Directorate (TAMS)	All the expected infrastructure appears to be within the block boundary of the oval, not outside in the road reserve; except for Block 6 Section 15 Griffith which is Urban Open Space. The DCP requires at Clause 8.4 that a "Tree Management and Replacement Master Plan for the subject site is to be prepared and approved by the relevant ACT Government agencies.	Noted.
		At Clause 8.6 it states 'where development involves tree removal ... '. TAMS suggests that this should be amended to include potential impact on tree/s, not just proposed removal of trees; such as any work/activity that is proposed within the tree protection zone (canopy width plus 2m) should require an assessment of the trees likely to be affected by the proposal.	The provisions related to tree assessment and removal will be amended to encompass all potential impacts on trees and provide clarity as to what trees need to be assessed. It is the intention of the DCP that a Tree Management Plan will for the site will provide guidance for proposals. Two changes are recommended in regard to including all tree impacts and clarifying the objectives of the Tree Management and Replacement Plan.

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>The lamps and especially lamp colour used in the car park within the Manuka Oval should be the same as specified in TAMS Design Standards for Urban Infrastructure. TAMS approach is to use energy efficient globes which could result in energy savings and minimise Greenhouse gas emissions.</p>	Noted
		<p>The design of street lighting for category V should also be in accordance with AS 1158.</p>	Noted
	<p>Environment and Sustainable Development Directorate (ESDD)</p>	<p>The site of the cricket nets traverses Blocks 10 and 11 Section 15 Griffith. The Draft DCP nominates Block 10 but not Block 11. In this respect, it may be prudent to also include Block 11 Section 15 Griffith in the Final DCP.</p>	<p>The entirety of Block 11 is not considered to 'front' the Main Avenue and therefore is not subject to Special Requirements under the Plan.</p>
		<p>Section 1. Background, mentions that, if approved Draft DCP 13/01 will replace DCP 12/05 (Broadcast Lighting). Section 3.3 of Draft DCP 13/01 mentions the broadcast lighting and the RL limit (617) not to be exceeded. Note that DCP 12/05 also illustrates the RL limit in relationship to the Broadcast Lighting (e.g. DWG No 2). This DWG clearly shows the RL 617 limit and it would be beneficial to add this DWG to Draft DCP 13/01.</p>	<p>The current description for height limits of the subject site have been deemed sufficient for DCP 13/01.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>Section 2 Planning and Urban Design Objectives refers to noise impact mitigation. The previous DA approval for the Broadcast lights required a Noise Management Plan to be submitted to the Environment Protection Authority for endorsement. It is considered the Noise Management Plan could be required/referred to in the Draft DCP similar to the requirement for the Tree Management and Replacement Master Plan.</p>	<p>The objectives of the DCP refer to mitigating noise impacts through building design rather than plans of management. Development application requirements are a matter for the ACT Government.</p>
		<p>Section 2 Planning and Design Objectives- can the Objectives be sub-numbered, such as the other sections.</p>	<p>The objectives are deliberately set in dot points to not imply a specific hierarchy.</p>
		<p>Section 8.2 mentions 'the site is to be landscaped in accordance with the significance of Canberra Avenue as an Approach Route to the national capital'. This appears to be quite generic, is there a reference document that can be sited, for example, to note plant species to be utilised particularly given S8.4 requires a Tree Management and Replacement Master Plan- and these should tie in with the heritage/landscape value of the site.</p>	<p>The significance of the Main Avenues to the National Capital is described in the National Capital Plan.</p> <p>It is considered that a Tree Management and Replacement Plan will identify the species, planting patterns and views that currently have heritage and landscape value and provide a detailed framework for the conservation of these values.</p>
		<p>The Tree Management Plan and Replacement Master Plan, as forming part of the DCP, should also be approved by the NCA, or at least mention to be developed in consultation with the NCA (the Draft DCP notes a Signage Master</p>	<p>Agreed. One change to the DCP is recommended to require that the Tree Management and Replacement Plan be developed in consultation with the NCA.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		Plan is to be approved by the relevant Act Govt Agency in consultation with the NCA, and this consultation requirement should also apply to the Tree Management Plan and Replacement Plan).	
		Section 8.6, will an assessment of all trees need to be undertaken each time a tree is removed?	No. The clause will be amended to clarify tree assessment requirements.
		Section 9 Signs, does all signage mean permanent and temporary? How is high design quality measured (e.g. for seating signs, way finding, directional signs); Is a large free standing sign defined- it appears not to be in the Signs General Code by this name.	Freestanding signs are defined in the National Capital Plan. An internal review of the Signage provisions of the DCP has been undertaken to increase clarity of the provisions. Three changes are recommended to clarify conditions on signage.
		Figure 3 DCP Drawing- the demountable/temporary seating could be notated/shown on Figure 3.	The DCP does not cover the internal operations of the facility, this is best controlled through the relevant ACT Government Agency.

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
4.	National Trust (ACT)	<p>BUILDING HEIGHT</p> <p>Clause 3 refers to a maximum height of RL 581 for structures and 617 for light poles. This would be more meaningful if existing RL's were provided and an indication of height above existing levels in metres was given.</p>	<p>The building height mandated by DCPs on main avenues in this area is 18m and this has been described by an RL to provide for continuity in built form and ensure certainty for land owners.</p>
		<p>There is a strong desire to retain a scale much lower than the existing tree canopy height.</p>	<p>The National Trust's desire for building heights to be much lower than the tree canopy is noted. The National Capital Plan articulates minimum building heights along Main Avenues to reinforce their significance.</p> <p>No change to the DCP is recommended.</p>
		<p>This site has remained undeveloped since its fire and this DCP should include this site, so an overall context for the area is resolved as part of a critical urban design element.</p>	<p>Noted. The Future of the Canberra Services Club is unknown. Investigations into how the site will interact with Manuka Oval or Canberra Avenue will need to be undertaken prior to the inclusion of this site.</p>
		<p>Vistas to, from and along Canberra Avenue needs to be considered. It is unfortunate that the current light towers are prominent elements in these vistas and could have had a lesser impact by alternative locations. No further intrusion of tall items should occur or be</p>	<p>Noted.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		dominant along these vistas.	
5.	Kingston and Barton Residents Group	<p>HERITAGE</p> <p>As this oval has significant heritage values it is important that its Canberra Avenue frontage, nor any internal works, not further degrade these values. Particular care needs to be taken to protect the Jack Fingleton scoreboard. There are several other heritage listed properties in the immediate area and their values must be protected, including their setting which includes road reserves and verges. See SETBACK below.</p> <p>Also significant is the heritage treescape along Canberra Avenue with many of these trees planted in the 1920s and 30s. These trees are important in maintaining the heritage character of the oval – one of its major selling points.</p>	<p>Manuka Oval and the nearby caretaker’s cottage are listed on the ACT Heritage Register. The scoreboard, landscape setting and relationship to surrounding heritage precincts is noted in the heritage citation for the site.</p> <p>No change to the DCP is recommended.</p> <p>Agreed. The DCP requires that Tree Management and Replacement Plan be developed for the entire site. This plan will need to address the heritage value of these plantings and provide a strategy to conserve this.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>SETBACK: CANBERA AVENUE VERGE PARKING</p> <p>Although not currently legal most matches see visiting players' coaches parked on the verge at the Canberra Avenue entrance. As well as damaging the verge this also blocks the view of motorists of the road ahead as it is on a bend. Alternative, legal and safe parking for players coaches needs to be made available elsewhere, for example along the east side of Manuka Oval (subject to setback provision 6.2 of the DCP).</p>	<p>Parking and subsequent regulation and enforcement are managed by the ACT Government in this area.</p> <p>No change to the DCP is recommended.</p>
		<p>PLANNING AND URBAN DESIGN OBJECTIVES</p> <p>The architectural design should not only exhibit excellence but also consistency with the heritage nature of the area. For example, it should not dominate, overshadow or block out the Manuka swimming pool, the old Mothercraft Centre or the Ground keeper's cottage. Many of the current buildings are out of character with this heritage area.</p>	<p>The heritage citation for Manuka Oval and the nearby caretaker's cottage note the architecture of the locality. The various heritage places surrounding the oval also contain descriptions of the design character of the applicable era. The NCA believes architectural design excellence would inherently be sympathetic to these values.</p> <p>No change to the DCP is recommended.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>LIGHTING</p> <p>There is an on-going problem with light spillage onto surrounding streets especially those directly facing a light tower, particularly when on broadcast setting. For example along Fitzroy Street and even Stokes Street in Griffiths[sic] where the light is brighter than a large truck with lights on full beam – not safe. Also some residents of The Realm Hotel have complained about this problem. This problem may require additional hooding of the lights.</p>	<p>There is a requirement under the Environment Protection Act 1997 (ACT) for the managers of the oval to prepare and seek approval from the ACT Environment Protection Agency for a light management plan to guide the use of the light towers at Manuka Oval. This management plan will include the maximum number of events to be held at the ground each year that require broadcast quality lighting, and ongoing management, measurement and mitigation of potential light pollution.</p>
		<p>SIGNS</p> <p>Provision does need to be made for temporary traffic management signs during major events and during construction. Perhaps this should be more explicitly covered in section 11, Temporary Overlay Infrastructure?</p>	<p>The NCA understands that the Territory Venues and Events employ an event Temporary Traffic Management scheme for the area. The DCP does not need to facilitate this as an event management tool.</p>
6.	Anne Forrest	<p>The intent of the NCA overlay is admirable. However, in cases such as this it seems only to concern itself with those parts of the main avenues which are visible to passers-by. This narrow view could lead to poor planning outcomes. A holistic approach to planning should be the norm.</p>	<p>The National Capital Plan describes which areas are subject to Special Requirements for development fronting to Main Avenues. This relates to the land ‘fronting’ the Main Avenue and the intention of these Special Requirements is to control the design quality of development.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>In the case of Manuka Oval, the DCP should be a comprehensive document in response to the overall plans for the sporting facility well into the future. I believe that a more comprehensive approach to the long-term plans for the oval would trigger a more comprehensive review of these plans and possibly a better outcome. Are the plans for the upgrade etc. being revealed in small increments in order to avoid a comprehensive review?</p>	<p>The intention of DCP 13/01 is to guide the upgrade works for the Oval. The NCA understands that traffic and parking will be a major theme of the whole of precinct planning studies and the NCA will continue to work with the ACT Government on this matter. A future DCP will be required as part of this process.</p>
		<p>Specifically, the requirement for a high standard of landscape design should not be confined to Canberra Avenue. This blinkered approach ignores the original landscape design of the area which was, in the past, a much valued component of the oval design layout. For the past 13 years or more, every now and then, there is talk of renewing the landscape setting of the oval. A significant amount of taxpayer's dollars has been spent on the facilities and the sporting bodies which have the privilege of using the facilities. Meanwhile, the landscape setting has continued to be neglected and abused.</p>	<p>DCP 13/01 covers a much larger area than most DCPs for development adjacent to Main Avenues. There is also a requirement for a Tree Management and Replacement Plan to conserve the landscape setting of the Oval.</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		<p>The DCP should not confine itself to Canberra Avenue but should encompass the sporting facility and its landscape setting. The DCP Drawing on page 12 of the DCP does not include the heritage properties both within and adjacent to the oval. Is this an oversight, or is this deliberate?</p>	<p>The DCP includes the sporting facility of Manuka Oval, and its immediate landscape setting. The building footprint of the nearby care takers cottage is not included in the data provided to the NCA via a data exchange with the ACT. This footprint will be shown in the final DCP.</p>