

BLACK MOUNTAIN ROWING CLUB RED SHED STATEMENT OF HERITAGE IMPACT



prepared by

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For

Construction Control



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1. INTRODUCTION

As part of the National Capital Authority Works Approval submission for a new rowing club shed on Black Mountain Peninsula a Statement of Heritage Impact has been requested.

This statement has been prepared by Eric Martin AM.

2. CURRENT STATUS

Lake Burley Griffin and Foreshores is not included in the National Heritage list or the Commonwealth Heritage List but has been nominated to the National Heritage List.

A Heritage Management Plan (HMP) was prepared by GML in October 2009 which identifies the heritage values of the Lake and Black Mountain Peninsular and hence the EPBC Act applies to any proposal for the area.

The HMP provides the following details:

- Black Mountain Peninsular is part of the foreshore of the Lake Burley Griffin which is a significant design element and part of Canberra.
- Among the attributes of Spinnaker Island are the botanical links with the Black Mountain Peninsular.
- There are also habitats and ecosystems which are valued by the community.

3. PROPOSAL

The proposal is to build a two-storey rowing facility on the west side of the peninsular with access off John Cardiff Close. A site plan (Figure 1), floor plans (Figure 2 and Figure 3) and Images (Figure 4) are provided below and a complete set of drawings is included in Attachment 1.

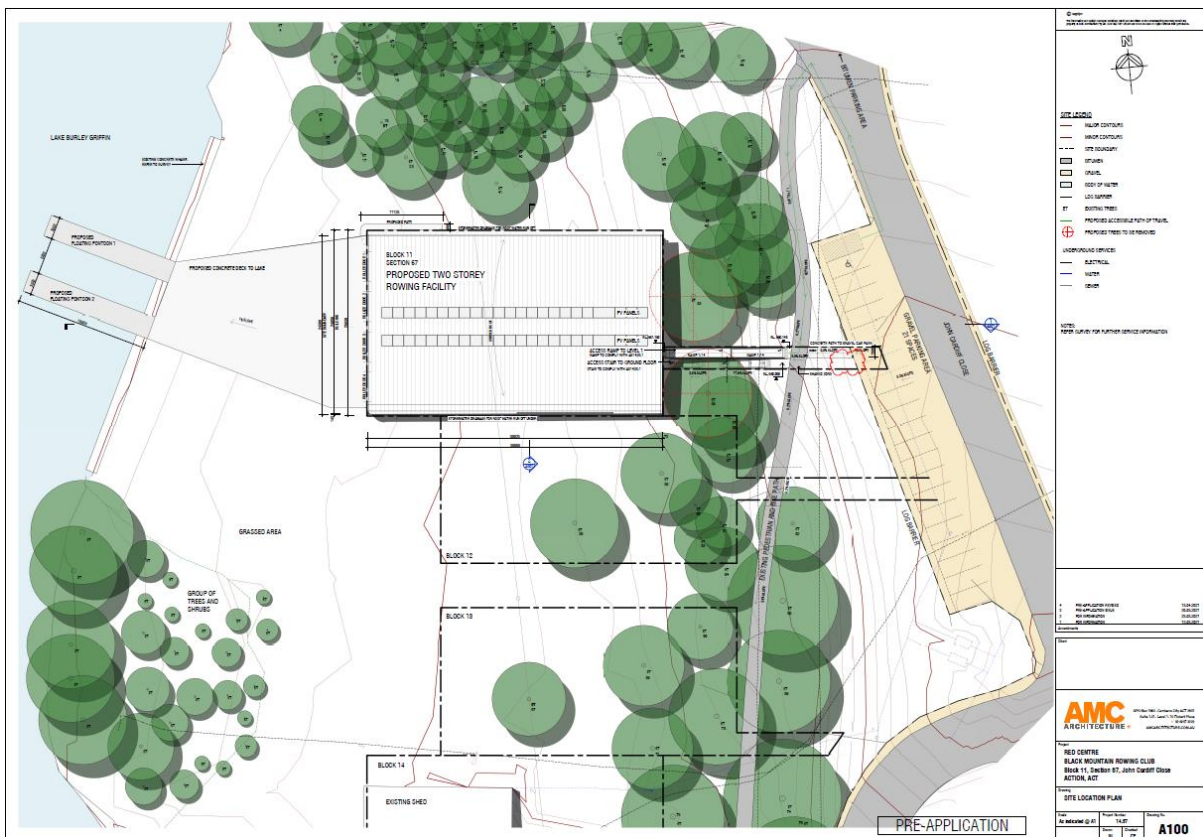


Figure 1: Site Plan

Source: Construction Control June 2021

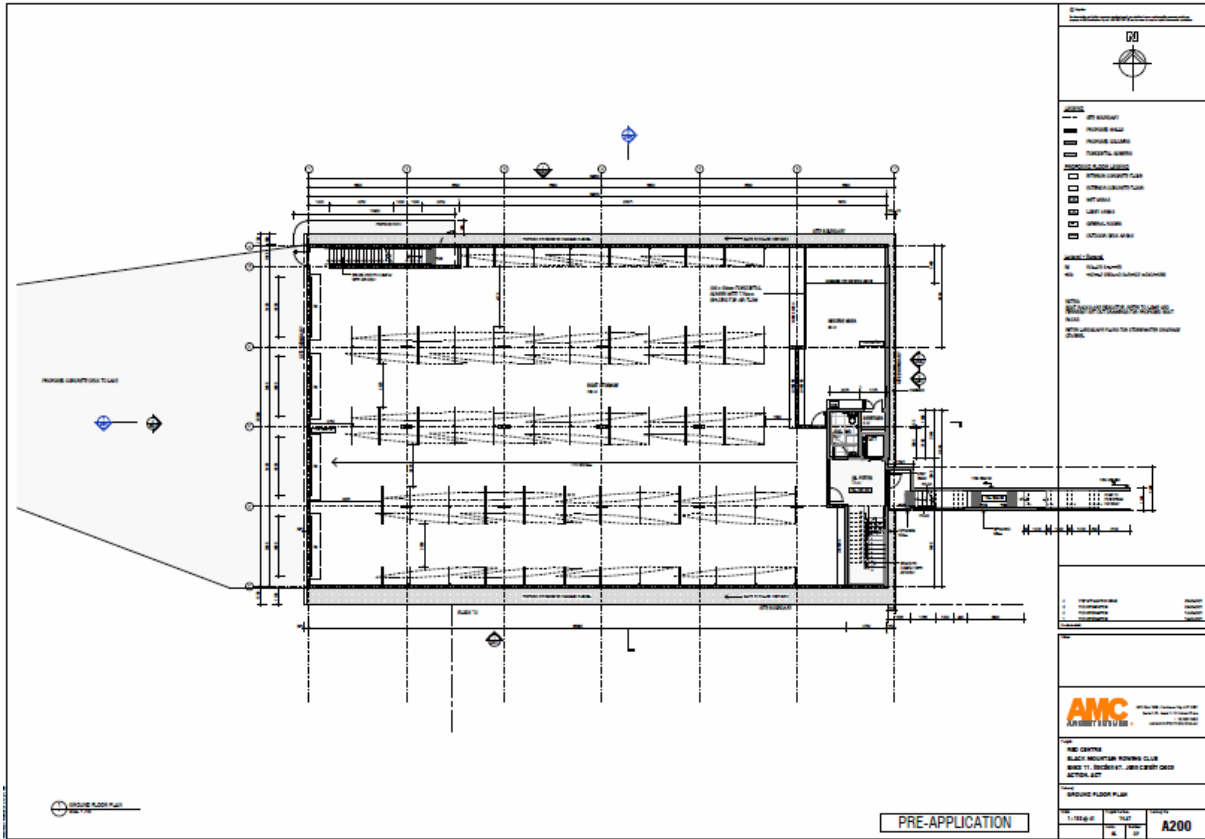


Figure 2: Ground Floor Plan

Source: Construction Control June 2021

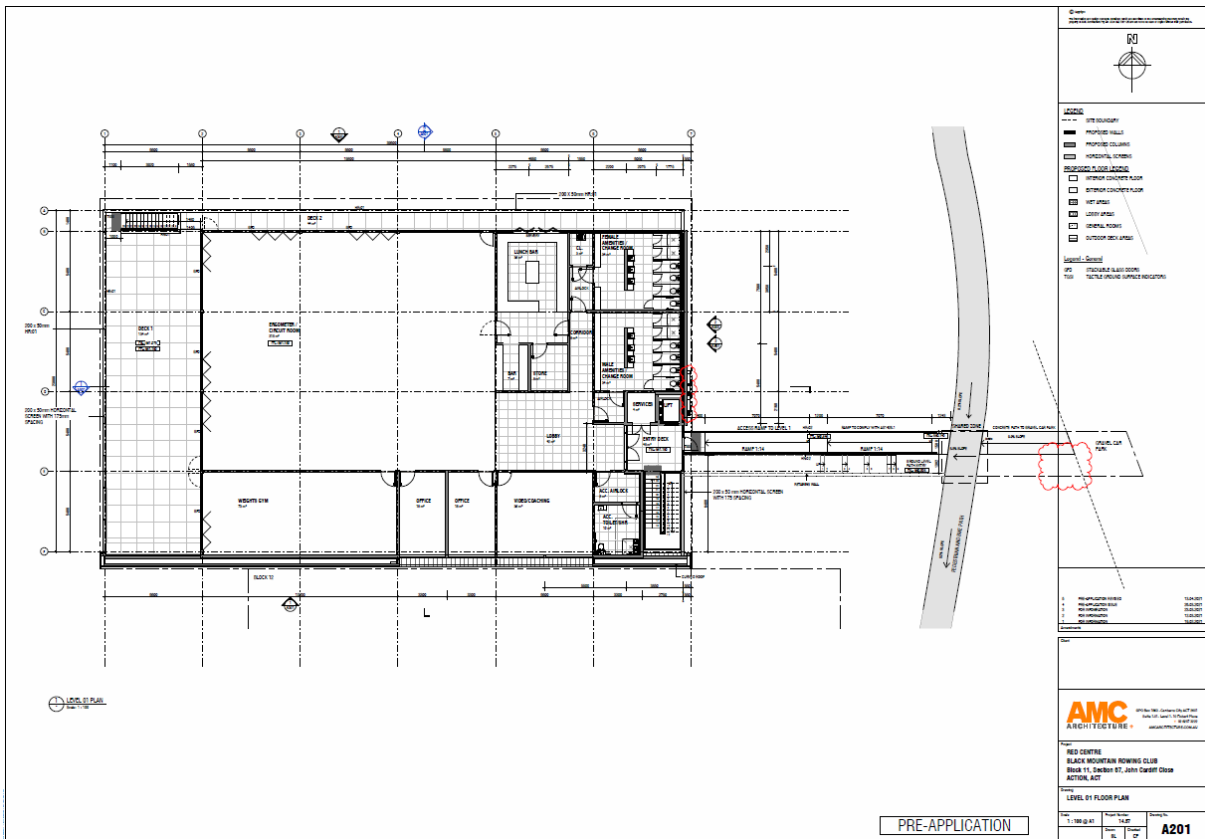


Figure 3: Level 1 Floor Plan

Source: Construction Control June 2021



Figure 4: 3D Images

Source: Construction Control June 2021

4. COMMENT

The site has been chosen as it is quite open with minimal impact on the existing trees.

The building is two storeys high which is well below the tree height so that back drop of trees will remain.

This is a bold new shape so will be seen from the access road (John Cardiff Close) and the Lake but unless directly in front of the building it will remain a filtered view screened by the trees.

The site is not one of high heritage value as no specific values or polices were included in the HMP so the impact of the proposal on the heritage values of the Lake and setting are minor.

5. CONCLUSION

The proposed Rowing Club Red Shed will have minimal impact on the heritage values of the Lake and its setting.

There is considered to be no need for referral under the EPBC Act I to the Department of Agriculture, Water and the Environment or the Minister.

ATTACHMENT 1 DRAWINGS