



Australian Government
National Capital Authority

The background features a black and white photograph of a large tree on the right side, with its trunk and branches extending towards the center. In the background, there is a body of water and a line of trees. The image is partially overlaid by a large orange diagonal shape that starts from the top left and goes towards the bottom right. Below this shape, there are three overlapping geometric shapes in shades of orange and yellow.

CONSULTATION REPORT

Works Approval No 20154

Block 26 Section 33 Barton
Grevillea Park
Construction of rowing club building

April 2016

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Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (the Plan) to ensure Canberra and the Territory are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

Any buildings or structures, demolition, landscaping or excavation works in Designated Areas require the approval of the NCA. The NCA considers such proposals in the context of the relevant provisions of the Plan.

On 30 October 2015, the NCA received a Works Approval (WA) application from Collins Caddaye Architects, on behalf of the Land Development Agency for the construction of a rowing club building and associated works on Block 26 Section 33 Barton on Mendinee Drive, Grevillea Park (Attachment A – Location Plan).

The building is to be constructed for the Capital Lakes Rowing Club – which had its club building removed due to the construction of Kingston Foreshore.

The following report details the public consultation process undertaken by the NCA relating to this application.

Public consultation

1.1 National Capital Plan

Under the Plan, the requirements for public consultation apply, but are not limited to, certain residential developments, telecommunications facilities (that are not considered low impact) and amending or issuing an instrument under the Plan (including Development Control Plans).

1.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement' (February 2015) details how the NCA conducts consultation. The purpose is to achieve a greater level of consistency and transparency in the NCA's decision making process.

The NCA will make an assessment of whether a proposal is consistent with the Plan and if it requires public consultation. An assessment will be made in relation to adverse impacts on:

- » public space and community amenity
- » environment, heritage or landscape values
- » amenity of the locality in terms of materials, finishes, scale, massing, design and quality
- » consistency with an existing Heritage Management Plan.

When an application for works is lodged and consultation is required, consultation with the community and stakeholders will be undertaken by the applicant, the NCA, or both. The protocol for applications for works which require consultation under the Plan is set out in Attachment B of the 'Commitment of Community Engagement'.

As the application for the construction of a rowing club building was assessed as having the potential to have impacts on public space and community amenity, and environment, full public consultation was undertaken.

Summary of public consultation

2.1 Public consultation process

Public consultation was undertaken by the NCA on the WA application and took the form of:

- » On Saturday 14 November 2015, publishing a public notice in The Canberra Times detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal (Attachment C of the Consultation Report)
- » Between 14 November and 4 December 2015, publishing details of the proposal on the NCA's website
- » Between 14 November and 4 December 2015, placing three A1 size signs on site (Attachment B)
- » The NCA writing to adjoining lessees and relevant lake user groups advising of the consultation process and inviting comments
- » Referring the application to ACT Government including; ACT Heritage Council, ACT Environment Protection Authority Liaison, ACT Conservator of Flora and Fauna Liaison and ACT Urban Treescapes.

2.2 Submissions received

The NCA received three submissions on the proposal.

An email of acknowledgment was sent the submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

One submission was in support of the proposal.

One submission raised objections in relation to elements of the proposal.

Key issues raised in the submissions were:

- » General objections to development of all four blocks
- » Loss of general open space
- » Use of car parking spaces.

One submission noted that a considered approach had been taken to the design, siting and use of material in the rowing facility. The submission raised the need to update the Grevillea Park planning framework and raised concern about all four sites being developed and sought assurances that 50% of the park was maintained as natural parkland.

A summary of the submission and the NCA response is provided at Attachment D.

A response was received from ACT Heritage and the ACT Conservator of Flora and Fauna. No objections the proposal were raised by these agencies.

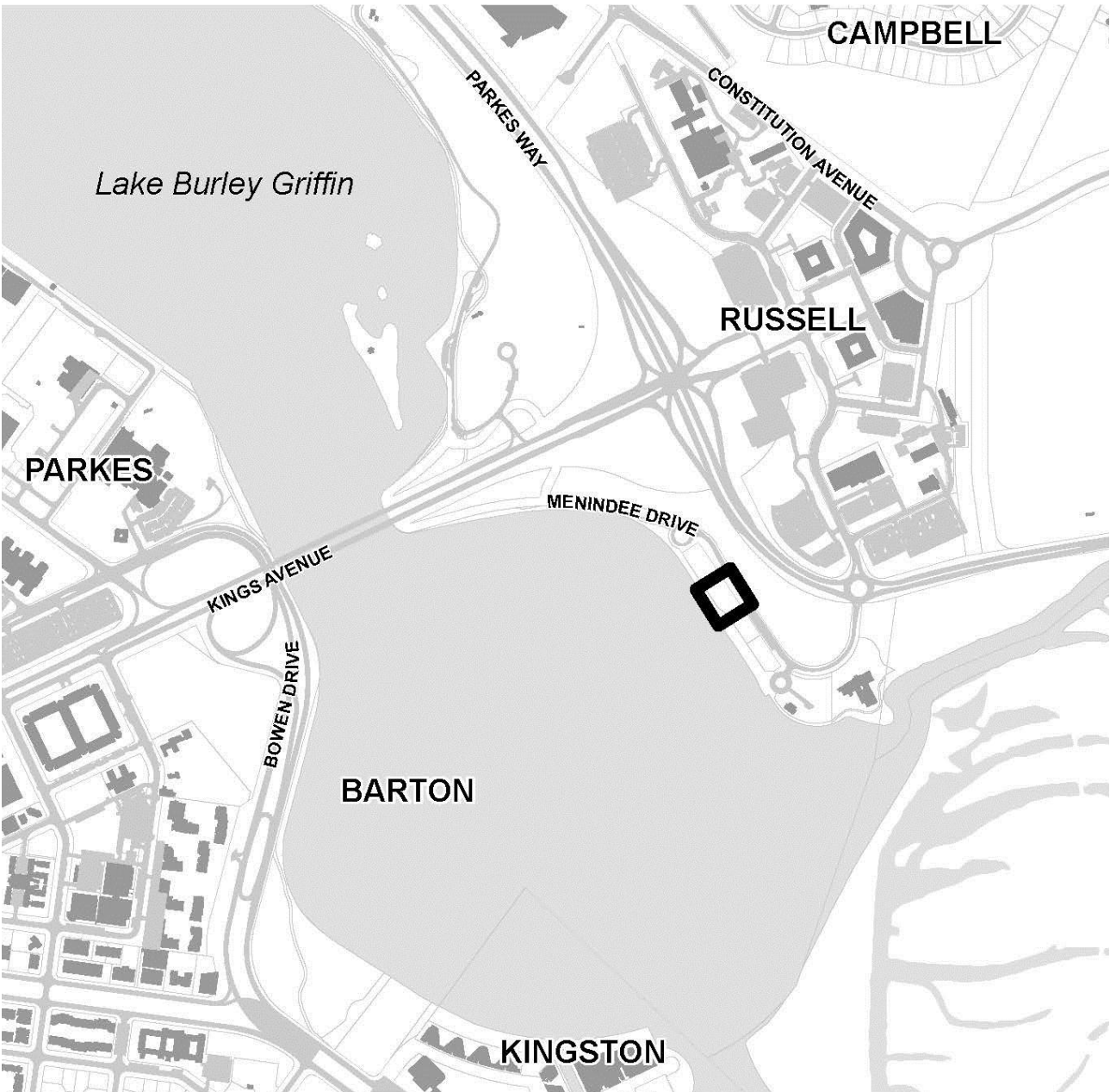
Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement' (February 2015).

Three submissions were received during the consultation period. The NCA is satisfied that the major concerns of the community have been addressed and that sufficient opportunity was offered to members of the public to comment on the proposal.

Attachment A

Location Plan



Attachment B

Photographs of signs on site



Attachment C

The Canberra Times advertisement



Australian Government
National Capital Authority

WORKS APPROVAL

OPEN FOR PUBLIC CONSULTATION

Grevillea Park
Block 26 Section 33, Barton

CONSTRUCTION OF ROWING CLUB BUILDING

The National Capital Authority (NCA) has received a Works Approval application from Collins Caddaye Architects on behalf of the Land Development Agency, for the construction of a rowing club building at Grevillea Park, Barton.

The NCA welcomes community feedback on this application by close of business 4 December 2015. Submissions can be made on the NCA's website, via email to worksapproval@natcap.gov.au or sent to GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888.

www.nationalcapital.gov.au

Attachment D

Summary of submissions

The National Capital Authority (NCA) undertakes an open and transparent Works Approval (WA) application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes a summary of each submission, along with the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Submission	Issue	NCA response
1	Lake Burley Griffin Guardians	
1.1	Concerned that the 4 sites continue as gazetted sites, despite LBGG agreement to the compromise of 2 sites.	<p>Four sites have been officially gazetted and are to be serviced. However, at this stage the Board have agreed to the development of only two sites.</p> <p>Any future development of sites 3 and 4 (Blocks 21 and 22) will be subjected to further design scrutiny and there is no guarantee that the NCA will support the future development of these sites.</p> <p>A formal master plan and Conservation Management Plan is also required to be prepared prior to any future development on the remaining sites.</p>
1.2	Concerned that the proposal is inconsistent with section 4.12.5 of the National Capital Plan ‘...sites may be provided for small scale developments’.	<p>The design of the proposed building is of a scale suited to the core function of the rowing club – storage of boats. Its materiality and colours blends with the setting and is consistent with the intent of the National Capital Plan and Grevillea Park provisions.</p>
1.3	<p>Need for open space - Requests the NCA disallow the gazetted sites – Block 21 and 22 and retain this area as open space.</p> <p>A reasonable amount of open space should be retained in the area including the entire beach which is less than 50% of the lakeshore.</p>	<p>Refer to response 1.1 above.</p> <p>At this stage there are no plans for the development of the remaining sites.</p> <p>The boat shed is located 18m setback to the lake wall section of Lake Burley Griffin. Access to the grassed area in front of the boat shed and beach area will still be available for the public.</p>

Submission	Issue	NCA response
1.4	The Planning Framework – with its faults, remains the principle guide for development at Grevlleea Park despite submissions about these works.	The Planning Framework was subjected to community consultation and review by the NCA Board. See point 1.1 above. The current application is for the development of one site only and reflects the guidelines of the Planning Framework
1.5	Appreciate the proposed materials and colours. Off form concrete wall may introduce white glare. Recommend a grey tone to minimize white glare risk.	Noted. The off-form concrete wall will be a grey colour.
1.6	Design support - Support that the design provides tree canopies to screen the structure's lakeside elevation.	Noted.
1.7	Car parking - only 5 car parking spots to be provided on site. The rowing club cannot rely on public car parking on Mendinee Road. Off-site car parking should be shown on the context plan.	Five on-site spaces are adequate for the site's purpose. Additional on-street car parking is to be provided on Mendinee Drive as part of the infrastructure works to be undertaken by the LDA. Rowing clubs in Canberra utilise public car parking. The nature of a rowing club's operation – during off-peak hours (ie early morning or late afternoon) ensures car parking conflict is unlikely.
1.8	Tree removal – several trees are planned for removal. Request that replacement trees be planted with original species planned for this area – Populus Alba, Populus deltoides.	This matter can be investigated during the preparation of the master plan for the area.
1.9	Planning of Kingston Foreshore did not provide for south-side community recreation services.	Noted. This is not a matter related to the current proposal.

Submission	Issue	NCA response
1.10	Concerned about adverse incremental impact from development on public lakeshore landscape and should be prohibited.	<p>The proposed development is consistent with the provisions of the National Capital Plan.</p> <p>As the city population grows, provision must be made for increasing demand for recreation and sporting pursuits. The NCA upholds its commitment to high design and development standards that maintain Canberra's significance as the Nation's Capital. The National Capital Plan reflects the need for this flexibility and as such not all forms of lake shore development are prohibited. Development in this area is not prohibited.</p>
2 Australian Garden History Society		
2.1	Submission notes that a considered approach had been taken to the design, siting and use of material in the rowing facility.	Noted.
2.2	The submission raised the need to update the Grevillea Park planning framework.	Refer to response to 1.1.
2.3	The submission raised concern about all four sites being developed and sought assurances that 50% of the park was maintained as natural parkland.	Refer to response to 1.1.
3 Capital Lakes Rowing Club		
3.1	Support the proposal which will enable Capital Lakes Rowing Club (CLRC) to service the ACT Community from East Basin. Consider the design meets functional and aesthetic requirements of the area.	Noted.



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