

GREVILLEA PARK DRAGON BOAT FACILITY CONSULTATION REPORT



OCTOBER 2022 (Revised Version 1.1)

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1.0 Introduction

As our city grows, we are committed to delivering more sporting facilities to help Canberrans stay active, healthy and engaged in the sports they love.

Before the 2020 ACT Government election, ACT Labor committed '\$1.7 million to establish a permanent home for dragon boating'. Since then, work has been underway to progress the necessary planning and design requirements in consultation with Dragon Boat ACT (DBACT), which will operate and maintain the facility once complete.

The new facility will be located at Grevillea Park (Menindee Drive, Barton) with construction due to commence in the second half of 2022 once the necessary planning approvals have been obtained.

2.0 Purpose of the report

The purpose of this report is to document the project engagement that has been undertaken to date prior to the lodgement of a Works Approval application to the National Capital Authority (NCA).

As the proposed works will take place on a Designated Area, as per the Australian Capital Territory (Planning and Land Management) Act 1988, it requires a Works Approval from the NCA.

3.0 About the Grevillea Park Dragon Boat Facility

For many years DBACT stored its boats and equipment in three storage containers next to the Southern Cross Yacht Club (Blocks 7 & 12, Section 42, Yarralumla) in Lotus Bay. Block 7 is owned by the Canberra Southern Cross Club (CSCC) and was used as a car park for patrons of the licensed club as well as participants from the Canberra Yacht Club (CYC) and DBACT. While DBACT stored its equipment at Lotus Bay, it utilised Grevillea Park as its base for regattas. This required DBACT to transport all boats and safety equipment to Grevilia Park for each event.

In 2020, CYC wrote to DBACT advising that due to planned car park renovations by CSCC on Block 7 (to be converted to paid parking), DBACT would no longer be able to store equipment or boats on Blocks 7 & 12.

In response, DBACT decided to temporarily relocate its equipment (at a cost of \$125,000) to Grevillea Park (Barton Block 27 Section 33), next to the proposed location of the permanent facility.

While the relocation to Grevillea Park has allowed DBACT to continue its operations, the temporary nature of the licence agreement for access to the land with Transport Canberra and City Services (TCCS) means this arrangement cannot be considered a long-term solution.

Through a Strategic Review of Recreational Facilities Around Lake Burley Griffin undertaken by CBRE (for Rowing ACT) in 2010, Grevillea Park was identified as a suitable location for a permanent dragon boat facility. The availability of beach access to the water is considered preferable for dragon boating and DBACT has now established its racecourse at Grevillea Park. Subsequent to the strategic review, a master plan for Grevillea Park was developed by the Environment, Planning and Sustainable Development Directorate (EPSDD) and in consultation with the NCA, the block adjacent to the Grevillea Park Rowing Shed was identified as the preferred location.

In 2017, DBACT received a \$5,500 grant through the Sport and Recreation Grants Program (SRGP) to develop a concept design and high-level costing for a permanent home for dragon boating in Canberra. The cost to deliver the proposed facility based on the concept design is estimated to be \$1.7 million.

Following the ACT Government's 2020 election commitment, \$400,000 was provided in the 2020-21 budget to commence planning and design for the facility. A procurement process to engage an architect was undertaken with Cox Architecture ultimately successful in winning the contract (awarded in May 2021).

Since engaging Cox Architecture, planning and design has progressed to Final Sketch Plan Stage at which point we commenced broader engagement with various stakeholder groups.

The proposed design for the facility includes the following:

- new boat storage
- clubhouse facilities
- a training room
- event administration
- change rooms.

The facility has been designed to specifically cater for dragon boating and will allow DBACT to conduct all activities at the site including on-water and off-water training and local and larger scale regattas.

4.0 Key stakeholders

The Grevillea Park Dragon Boat Facility is a significant development for Canberra. The ACT Government has engaged with key stakeholders and the community on the design of the facility.

4.1 Dragon Boat ACT

Given DBACT will operate and maintain the facility once complete, representatives have been involved throughout the design of the facility. To ensure DBACT has oversight and input on key project decisions, representatives are members of the Grevillea Park Dragon Boat Facility Project Control Group.

DBACT, as the peak body for dragon boating in the ACT, has maintained communication with its members throughout the project.

A DBACT project endorsement letter is provided at Attachment A.

4.2 Lake Burley Griffin Lake User Group

On 9 March 2022, Sport and Recreation gave a presentation to the Lake Burley Griffin Lake User Group (LUG) on the Grevillea Park Dragon Boat Facility project. LUG members include about 150 clubs, organisations, businesses and individuals that are associated with the Lake.

Those in attendance at the meeting on 9 March 2022 included:

- Canberra Yacht Club;
- YMCA Sailing Club;
- Royal Life Saving;
- Yarralumla Nursery;
- ANU rowing club;
- ANU Sailing club;
- Triathlon ACT;
- Burley Griffin Canoe Club;
- Rowing ACT;
- Lake Burley Griffin Guardians;
- Capital Lakes Rowing Club; and
- Water Police (AFP).

A copy of the presentation is included at **Attachment B**.

Questions asked during the presentation included:

- If public amenities would be delivered as part of the project.
- If the facility would have solar panels.

The group in attendance was advised that it could provide comment on the design via the Yoursay webpage.

4.3 Capital Lakes Rowing Club

On 28 February 2022, Sport and Recreation met with Capital Lakes Rowing Club to discuss the proposed design of the Grevillea Park Dragon Boat Facility. During this meeting Capital Lakes Rowing Club indicated its support for the facility and raised no concerns with the proposed design.

The club was advised that it could provide comment on the design via the Yoursay webpage.

4.4 The Boat House Restaurant

On 8 March 2022, Sport and Recreation met with the Boat House Restaurant regarding the proposed design of the Grevillea Park Dragon Boat Facility. At this meeting, the Boat House Restaurant was advised that the design does not include any commercial catering facilities.

The restaurant was advised that it could provide comment on the design via the Yoursay webpage.

4.4 Clare Holland House

On 1 March 2022, Sport and Recreation emailed Clare Holland House (CHH) to advise of the Grevillea Park Dragon Boat facility project and offered to meet to discuss the project. In its

response, CHH indicated that it had no objections to the project other than a concern that the new facility may adversely impact parking in the area.

4.5 North and South Canberra Community Councils

On 1 March 2022, Sport and Recreation emailed the North and South Canberra Community Council's to advise of the Grevillea Park Dragon Boat Facility project and offered to meet to discuss the project. Both community councils declined the offer to meet, preferring to send a link to the Yoursay webpage to their respective networks.

A link to the Yoursay webpage was forwarded to both community councils on 3 March 2022.

4.4 Lake Burley Griffin Guardians

On 1 March 2022, Sport and Recreation emailed the Lake Burley Griffin Guardians (LBGG) to advise of the Grevillea Park Dragon Boat Facility project and offered to meet to discuss the project. LBGG informed Sport and Recreation that it would be attending the LUG meeting on 9 March 2022.

A link to the Yoursay webpage was forwarded to LBGG on 3 March 2022.

4.6 Residents of Kingston Foreshore

In March 2022, a mailout was delivered to the residents of the Kingston Foreshore through a letter box drop that provided details of the project and YourSay webpage.

A copy of the letter is available at Attachment C.

5.0 Engagement process – YourSay Conversation Website

On 2 March 2022, the ACT Government launched its engagement on the Grevillea Park Dragon Boat Facility through the YourSay Conversations website, inviting the community to comment on the design of the facility. The content that was made available on the YourSay webpage is provided for reference at **Attachment D**.

As outlined in **Section 4** of this report, key stakeholders and residents of Kingston Foreshore were provided details of the project and YourSay webpage.

Comments and questions were received via email.

Engagement closed on 30 March 2022.

The 'What we Heard' report is provided for reference at **Attachment E**.

6.0 Response to feedback

The vast majority of respondents on the Yoursay webpage supported the project.

The provision of a permanent home for dragon boating in the ACT, providing a high-quality facility to support a sport which is accessible for everyone and adding further diversity to activities on Lake Burley Griffin, were features that were supported by respondents.

Issues raised through the consultation included:

- the noise produced by dragon boats when out on the lake (i.e. the drumming) impacting negatively on residents of Kingston Foreshore and other venues around Grevillea Park;
- a lack of public amenities (i.e. public toilets) at Grevillea Park for the community to use;
- impact on parking for other facilities in the area (the Boat House Restaurant and Clare Holland House); and
- the inclusion of solar panels on the building.

The ACT Government's response to these issues are summarised below.

6.1 Lake Noise

The noise generated by the drumming on dragon boats while on the water was identified as an issue by a small number of residents at Kingston Foreshore.

Through a Strategic Review of Recreational Facilities Around Lake Burley Griffin undertaken by CBRE (for Rowing ACT) in 2010, Grevillea Park was identified as a suitable location for a permanent dragon boat facility. The availability of beach access to the water is considered preferable for dragon boating and DBACT has now established its racecourse at Grevillea Park.

Noting DBACT have conducted regattas at Grevillea Park for a number of years and approval for the location of the course was provided by the NCA, this matter falls outside the scope of the project. Residents are encouraged to contact the NCA with any questions related to the location of the course.

Residents affected by noise from use of the course (not the new building) on Lake Burley Griffin are encouraged to contact Access Canberra where you will be directed to the Environment Protection Agency.

It is expected that noise from the new facility will be minimal.

6.2 Public Amenities

The provision of public amenities at Grevillea Park is outside of the scope of this project. The remaining parcels of land at Grevillea Park are managed by Transport Canberra and City Services (TCCS). At this point in time there are no plans for the provision of public amenities (i.e. public toilets) at Grevillea Park. Any enquiries relating to this matter should be directed to TCCS.

6.3 Parking

Parking arrangements on Menindee Drive have recently been changed to incorporate paid, timed parking. The recently made changes include:

- conversion of 19 existing public parking spaces to nurse/medical practitioner permit parking;
- conversion of 48 spaces to pay parking between 8:30am and 5:30 pm, Monday to Friday (excluding public holidays); and
- retention of 51 spaces with a 3-hour time restriction.

As a result, people working at Russell can no longer park all day in the area, allowing for better community access to Grevillea Park and for those visiting the Boat House Restaurant and Clare Holland House.

Training for DBACT clubs generally takes place in the evening after 5pm with regattas occurring on weekends between September and March. For regattas, DBACT encourages participants to utilise the carparks at Russell.

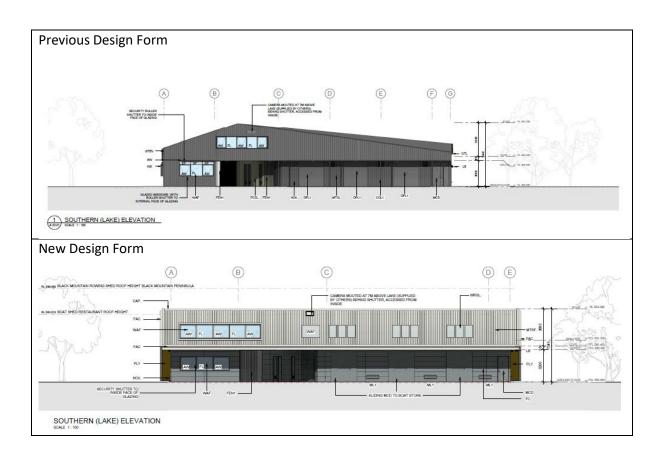
Noting DBACT already conducts its activities from Grevillea Park via a temporary facility, it is not expected the provision of a permanent facility will change the existing levels of traffic flow in the area.

6.4 Solar Panels

The building code for this type of structure does not require the provision of solar panels. While the ACT Government supports the construction of energy efficient buildings, the available budget for this project does not allow for solar panels to be installed at this time. This does not preclude DBACT from installing solar panels at a later stage should it wish to do so (in consultation with ACT Property Group as the facility owner).

7.0 Works Approval Consultation

Since the initial engagement with key project stakeholders, the design of the facility has progressed and through consultation with the NCA, some changes to the building form were required. While these changes do alter the overall look of the building, they have not affected the building footprint, site location and/or the functionality of the proposed facility.



All key stakeholders were contacted and advised of the changes to the facility design and that as part of the Works Approval process, they could provide comment through the NCA website - https://www.nca.gov.au/planning/works-approval/wa-under-consultation.

8.0 Conclusion

During the engagement process for the Grevillea Park Dragon Boat Facility, feedback was considered from a range of stakeholders, including future users of the site and the surrounding local community.

While there are site constraints that limit the changes that can be made to the design, the community's feedback has been taken into account in the finalisation of Works Approval documentation and will be used to inform any further detailed design requirements. As outlined within this report, sufficient precinct parking (including overflow parking during regattas) has been considered in the design. The introduction of timed and paid parking on Menindee Drive will improve the availability of parking for users of the dragon boat facility whilst not impacting negatively on those wishing to access the Boat House Restaurant and Clare Holland House.

The ACT Government will continue to work with key stakeholders and the local community on the development of this important project.

Attachment A – Dragon Boat ACT Project Endorsement Letter



Mr Simon Dolejsi Assistant Director Partnerships and Planning ACT Sport and Recreation

1st March 2022

Dear Simon

Dragon Boat ACT is grateful for the commitment shown by the ACT Government to the project to construct a permanent home in Canberra for the dragon boating community, and strongly supports the project.

Dragon boating in Canberra has grown from very humble beginnings three decades ago, to a pre-pandemic membership level of over 600 people, across genders and across ages from about 12 to over 80 years. Dragon boating is a sport that provides opportunities for fitness and health, social and community connections and competition standards to suit a wide range of skill and ability.

Since our early days in the ACT we have operated from temporary storage containers at Lotus Bay, and moved them in April 2021 to Grevillea Park, to ease congestion at Lotus Bay and to be close to the site that we hoped would be our permanent home.

The Covid pandemic has impacted on dragon boating just as it has on many aspects of life in the ACT and elsewhere. We hope and expect that the permanent dragon boating facility at Grevillea Park will provide a focus and encouragement to help build our membership back to and beyond our pre-pandemic levels. We are very keen to build our sport and see no reason for doubt!

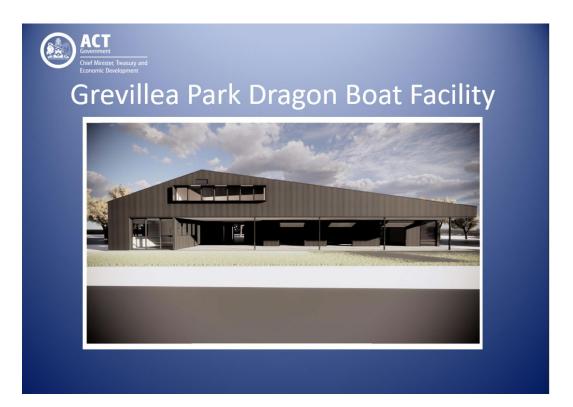
Kind regards.

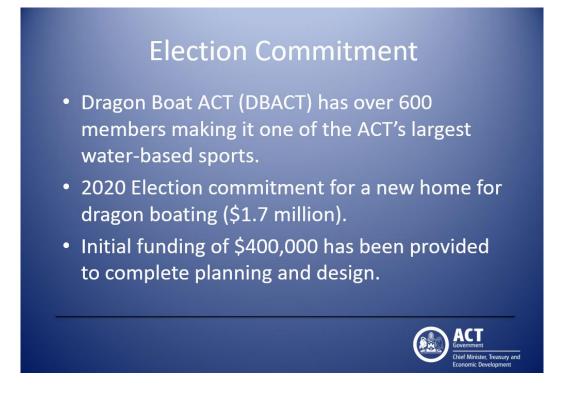
Donald Jenkin President Dragon Boat ACT <u>president@dbact.com.au</u> <u>www.dbact.com.au</u>



Email: admin@dbact.com.au | Website: www.dbact.com.au Dragon Boat ACT is the trading name of Canberra Dragon Boats Association Inc. ABN: 89 647 128 044, which is a member of the Australian Dragon Boat Federation (a member organisation of the International Dragon Boat Federation).

Attachment B – Grevillea Park Dragon Boat Facility Presentation





Location and Size

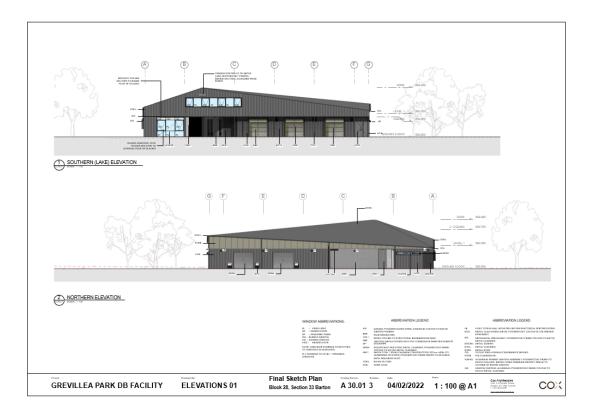
- The proposed facility will be located at Grevillea Park (nearby to the Capital Lakes Rowing Shed).
- DBACT's racecourse is set up at Grevillea Park and they also have a temporary facility there.
- The building footprint is approximately 500m2.

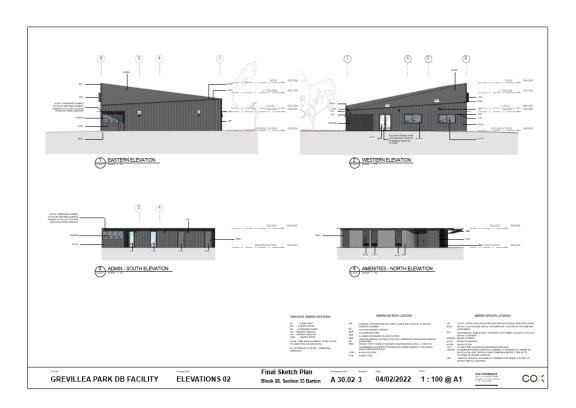


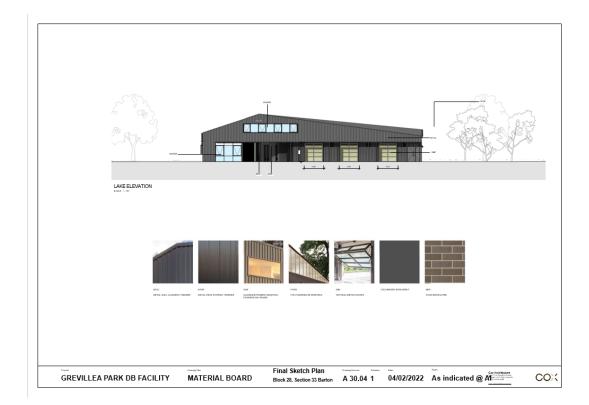


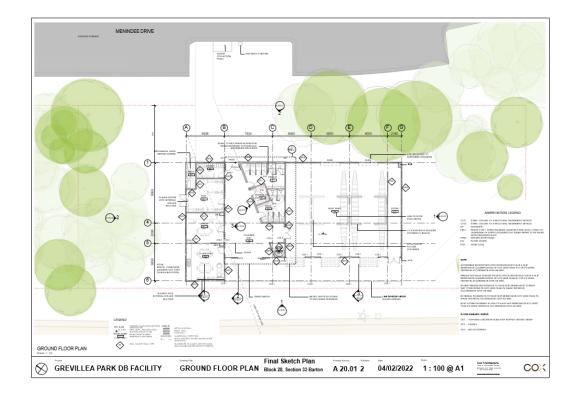
Facility Design

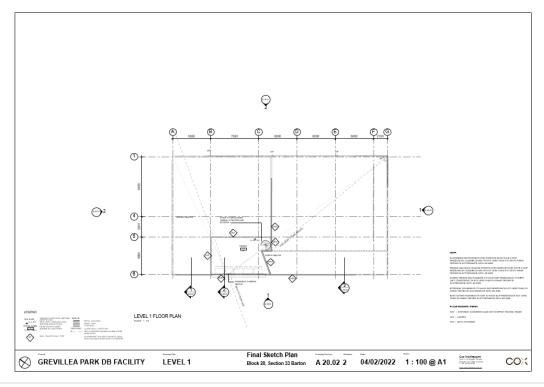
- Cox Architects have been engaged to deliver a design for the facility.
- The design philosophy considers the Griffin Plan for Canberra.
 - The proposed facility and racecourse have been realigned to the Griffin Water Plan Axis.
- Current plans are as follows; however, a value management exercise is currently underway and so the current design is likely to change slightly.











Timeline

- Submit an application for Works Approval through the NCA in the coming months.
- Commence construction in the second half of 2022 (pending approval of construction funding).
- Completion in 2023.

Comments

- A Yoursay page has been set up for community comments. Feedback can be provided until Wednesday 30 March 2022.
- <u>https://yoursayconversations.act.gov.au/grevillea-</u> <u>park-dragon-boat-facility</u>

Attachment C – Letter to Residents



We are writing to you to advise on the status of a new Dragon Boat Facility to be constructed at Grevillia Park.

The ACT Government has committed \$1.7 million for the project, which will deliver a new home for dragon boating in the ACT. As one of Canberra's largest water-based sports, and an increasingly popular activity for women and people of all ages, this new facility will support growth opportunities and participation in the sport.

The proposed location for the new facility is at Grevillea Park on Menindee Drive, Barton, near the Capital Lakes Rowing Shed (see map). Once completed, the facility will be subleased to Dragon Boat ACT (DBACT), the governing body for dragon boating in the ACT. With over 600 members, the facility will allow DBACT to run its operations, including regattas, at Grevillea Park and will help further activate Lake Burley Griffin's East Basin.

Planning and design of the facility commenced last year with the proposed facility to include the following:

- Boat storage shed
- Training room
- Office/meeting room
- Timekeeping room
- Amenities/changerooms
- Marshalling area

We invite you to view the details of the Grevillea Park Dragon Boat Facility project and provide comments via the ACT Government YourSay website: <u>https://yoursavconversations.act.gov.au/grevilleapark-dragon-boat-facility</u>.

Here you will find details about what is planned for the facility, answers to some important questions relating to the project, and information about how to have your say.

Feedback can be provided on the design until Wednesday, 30 March 2022.

We thank you for your time and look forward to hearing your thoughts on the project.

Should you have any questions about the project, you can contact the Sport and Recreation team via email: sportandrecreation@act.gov.au.

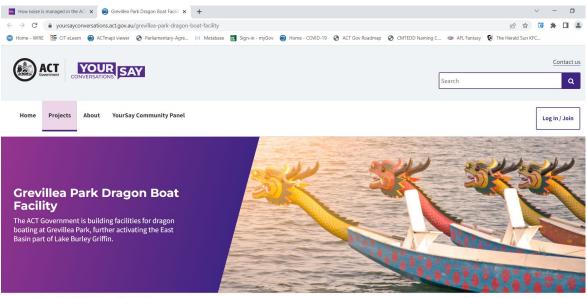
Sport and Recreation

ACT Government

Grevillea Park Dragon Boat Facility - Location



Attachment D – YourSay Website Contents



Home / Grevillea Park Dragon Boat Facility

Project status: In Progress

HOW TO HAVE YOUR SAY FAQS

The ACT Government is designing a new Dragon Boat facility at Grevillea Park. This forms part of a \$1.7 million commitment to build a permanent home for dragon boating in Canberra.

As one of Canberra's largest water-based sports, and an increasingly popular activity for women and people of all ages, this new Dragon Boat facility will support growth opportunities for the sport.

The new facility will include new boat storage, community facilities, a training room, event administration and change rooms.

Once completed, the new facility will be sub-leased to Dragon Boat ACT (DBACT), the governing body for dragon boating in the ACT, which currently has around 600 members across ten teams (including three school teams) of which approximately 70% are female.

The facility will allow DBACT to continue to run its regattas at Grevillea Park and it will help to further activate Lake Burley Griffin's East Basin.

This project forms part of the ACT Government's commitment to supporting a diverse range of sport and physical activity outcomes for the benefit of the Canberra community.

Comments are now closed and a What We Heard report is being prepared capturing all feedback received. It will be published here soon.

We are looking at

For many years the dragon boat community stored its boats and equipment in three storage containers next to the Southern Cross Yacht Club in Lotus Bay. They used Grevillea Park as a base for regattas requiring the transporting of all boats and safety equipment to Grevilia Park for each event.

Due to renovations at the Southern Cross Yacht Club, the dragon boat community relocated to Grevillea Park where they have a temporary set up. While the relocation has allowed the sport to continue, a more long-term solution is needed.

A Strategic Review of Recreational Facilities Around Lake Burley Griffin undertaken previously for Rowing ACT, identified Grevillea Park as a suitable location for a permanent dragon boat facility. A subsequent master plan for Grevillea Park, developed by the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD), in consultation with the National Capital Authority, identified the block adjacent to the Grevillea Park Rowing Shed, as the preferred location for a new permanent dragon boat facility.

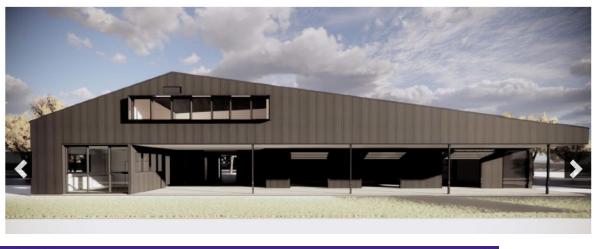
In 2020, Cox Architecture were engaged to undertake design which included consideration of the following:

- boat storage shed
- other storage
- training room
- office/meeting room
- timekeeping room
- amenities/change rooms
- marshalling area.

In addition, consideration will be given to how movement of equipment between the facility and shoreline can best be facilitated without significantly impacting community access to the area.

We will use your views to

Your feedback will assist in the next phase of the design of the new Grevillea Park Dragon Boat facility.



FAQ

What is the Grevillea Park Dragon Boat Facility project all about?

The ACT Government has committed \$1.7 million to establish a muchneeded permanent home for the growing sport of Dragon Boating within the Territory.

What is the overall budget for the project?

The ACT Government has committed \$1.7 million towards this project. Dragon Boat ACT will has provide input during the design process and will make a financial contribution to ensure the new facility meets the future needs of the sport.

×

What works are proposed as part of the Grevillea Park Dragon Boat Facility project?

The facility will look to include:

- boat storage area and other general storage;
- a training room;
- an office/meeting room;
- a timekeeping room;
- amenities/change rooms; and
- a marshalling area.

In addition, consideration will be given to how movement of equipment between the facility and lake edge can best be facilitated without significantly impacting community access in and around the area.

What is the proposed location of the new dragon boat facility?

The proposed location of the new dragon boat facility is at Grevillea Park on Menindee Drive, near the Capital Lakes Rowing Shed.

Will the project require planning approvals?

Yes, Grevillea Park is designated land under the National Capital Plan. Therefore, the project will be required to obtain all necessary planning approvals through the National Capital Authority.

Will the facility be available for community use?

No, the facility will be used by Dragon Boat ACT to conduct activities for its members. The proposed facility will not impact community access to the lake or the land surrounding the facility.

Will carparking be considered as part of the project?

Yes, facility carparking has been considered during planning for this new facility. There is currently substantial parking along Menindee Drive to support the proposed development.

${\Bbb P}$ What impact will there be on traffic once the facility has been upgraded?

Dragon Boat ACT already conducts training sessions and regattas at Grevillia Park via a temporary facility. Given this, the construction of a permanent home for dragon boating at Grevillea Park is not expected to have an impact on traffic in the area.

Will trees be removed during the construction of the facility?

Unfortunately, some trees may need to be removed as part of the development. To offset the loss, a replanting program will be implemented that will see new trees planted around the new dragon boat facility that are consistent with the local environment.

Will changerooms within the facility comply with the ACT Government's guidelines on Female Friendly Changerooms @ Sporting Facilities?

Yes, all changerooms will be fully compliant with the ACT Government's guidelines for Female Friendly Changerooms @ Sporting Facilities.

When will construction commence?

Construction will commence following the design and consultation process.



Contact Us

L Name Sport & Recreation

Email sportandrecreation@act.gov.au

🖍 In writing GPO Box 158, Canberra City, ACT 2601

Attachment E – 'What we Heard' Report (from YourSay Website)



Grevillea Park Dragon Boat Facility

REPORT ON WHAT WE HEARD

The ACT Government is building facilities for dragon boating at Grevillea Park, further activating the East Basin part of Lake Burley Griffin.

As our city grows, we are committed to delivering more sporting facilities to help Canberrans stay active, healthy and engaged in the sports they love.

This ACT Government is designing a new Dragon Boat facility at Grevillea Park. This forms part of a \$1.7 million commitment to build a permanent home for dragon boating in Canberra. Work is underway to progress the necessary planning and design requirements in consultation with Dragon Boat ACT (DBACT), which will operate and maintain the facility once complete.

The new facility will be located at Grevillea Park (Menindee Drive, Barton) with construction due to commence in the second half of 2022 once the necessary planning approvals have been obtained.

As one of Canberra's largest water-based sports, and an increasingly popular activity for women and people of all ages, this new Dragon Boat facility will support growth opportunities for the sport.

The new facility will include:

- new boat storage
- clubhouse facilities
- a training room
- event administration
- change rooms.

The facility will allow DBACT to continue to run its regattas at Grevillea Park and it will help to further activate Lake Burley Griffin's East Basin.

THE CONVERSATION

An online YourSay conversation was open during the formal consultation period from Wednesday 2 March 2022 to Wednesday 30 March 2022 for the local community to comment on the preliminary designs of the new Grevillea Park Dragon Boat facility. This will inform the next phase of the project.

The community was asked to provide any comments or feedback via email to sportandrecreation@act.gov.au.

WHO WE ENGAGED

Consultation and engagement directly targeted Lake Burley Griffin user groups, including those located at or near Grevillea Park and residents of Kingston Foreshore who were notified of the engagement through a letterbox drop.

A link to the YourSay webpage was provided to the North and South Canberra Community Councils.

The broader dragon boat community were notified of the engagement through DBACT.

yoursay.act.gov.au









Key insights from the community

Support for sporting facilities

- 1. The majority of survey respondents supported the project.
- 2. The provision of a high-quality facility to support a sport which is highly accessible was seen as a positive.
- 3. Respondents supported adding further diversity to activities on Lake Burley Griffin.

Traffic, parking and noise

- 1. Noise produced by the dragon boats when out on the lake was the key concern raised by some respondents.
- A lack of public amenities (e.g. public toilets) for the broader community at Grevillea Park and the impact on parking for other facilities in the area were also raised.
- 3. The use of solar panels on the proposed facility was also raised.

WHAT'S NEXT?

Feedback received will be used to help inform the Works Approval application.

In coming months, a Works Approval application will be submitted to the National Capital Authority.

Further enquiries can be made via email: sportandrecreation@act.gov.au

	Key Timings		
October 2020	ACT Government commits \$1.7 million to establish a permanent home for dragon boating at Grevillea Park		
June 2021	Grevillea Park Dragon Boat Facility planning and design work commences		
March 2022	Grevillea Park Dragon Boat facility community consultation commences		
May 2022	What We Heard Report released		
May 2022	Works Approval Application lodged with the National Capital Authority		
твс	Construction to commence on the Grevillea Park Dragon Boat Facility		







THANK YOU FOR YOUR FEEDBACK

101 We engaged with 101 people via YourSay.	3 We delivered three presentations to stakeholders including the Lake Burley Griffin Lake Users Group.	2,800 We sent letters to 2,800 residents in the Kingston Foreshore.	16,725 We reached a social media audience of 16,725 and engaged 1,380 people.

yoursay.act.gov.au



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