



Australian Government
National Capital Authority

Consultation Report

Works Approval No. 102337

Canberra Southern Cross Yacht Club
External Upgrade Works – Stage 1

August 2021

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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 23 April 2021 the NCA received a Works Approval application from Munns Sly Moore Architects for external upgrade works to the Canberra Southern Cross Yacht Club building located on Block 1 Section 42 Yarralumla.

The works comprise:

- Ground floor building refurbishment (Snapper & Co.);
- Minor demolition works (including the removal of the existing external marquee structure);
- Minor alterations to building facades;
- Construction of a new pop-up kiosk bar and gelato café;
- Construction of new external operable pergolas to rear paved and decking areas;
- Installation of a new outdoor fire place, external furniture and shade umbrellas;
- Removal and replacement of five (5) Malaleuca trees;
- Associated mechanical upgrades;
- Hard and soft landscaping works; and
- Associated site works.

The proposal aims to upgrade the existing uses on site, enhance visitor experience and complement existing lake and land based recreation opportunities.

Public Consultation requirements

1.1 National Capital Plan

Under the Plan, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- A landmark building to RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- Detailed plans for development at Academy Close, Campbell;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

1.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement' 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 'Commitment to Community Engagement' describes the minimum requirements for consultation, and the process by which WA applications that are released for public consultation will be assessed.

Part 2.7 *Works Applications* and Attachment C *Protocol for Development Applications for Works Which Require Consultation* of the NCA's 'Commitment to Community Engagement' describes the consultation process for WA applications. The NCA will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is 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. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

The NCA may set aside the requirement to undertake full public consultation where:

- previous consultation has been undertaken on the proposal
- minor amendments to previously approved works are required
- the NCA determines no stakeholders will be affected
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'

Public consultation was undertaken on the application due to high community use and potential impacts on the amenity of the locality.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken by the NCA between 19 June and 9 July 2021. Consultation took the form of:

- On Saturday 19 June 2021, publishing a public notice in The Canberra Times outlining the proposed works and inviting submissions to be made to the NCA in relation to the proposal ([Attachment A](#)).
- Between 19 June and 9 July 2021, publishing details of the proposal on the NCA's website.
- Between 19 June and 9 July 2021 placing two A1 size signs on the site (Mariner Place adjacent the car park areas) ([Attachment A](#))
- On 17 June 2021 publicly notifying the consultation process on the proposal on the NCA's facebook page.

2.2 Submissions Received, Comments and Response

The NCA received a total two submissions on the proposal. One submission in support of the proposal, and one raised concerns in regards to an element of the proposal.

Each submission and the NCA response is provided at [Attachment B](#).

Conclusion

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

The NCA has assessed comments raised by submitters and have been taken into consideration as part of the assessment process.

The NCA is satisfied that key concerns have been addressed. The proposal is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.

On 30 July 2021, the NCA approved the works application.

Attachment A

Signs on Site and The Canberra Times Public Notice

Building the National Capital in the hearts of all Australians

HAVE YOUR SAY

Australian Government
National Capital Authority

WORKS APPROVAL BLOCK 1 SECTION 42 YARRALUMLA – CANBERRA SOUTHERN CROSS YACHT CLUB – STAGE 1 – SITE REDEVELOPMENT WORKS

A Works Approval (WA) Application has been submitted to the National Capital Authority (NCA) by Munns Sly Moore Architects Pty Limited. The application is for Stage 1 Site Redevelopment Works to the existing Canberra Southern Cross Yacht Club site on Block 1 Section 42 Yarralumla (12 Mariner Place, Yarralumla).

The proposed works include:

- Ground Floor Refurbishment [Associated with the Refurbishment of Snapper & Co.];
- Minor Demolition Works (including the removal of the existing external temporary marquee structure);
- Minor Alterations to Building Facades;
- Construction of New Pop-Up Kiosk Bar and Gelato Café;
- Construction of a new waste enclosure;
- Construction of a new gas meter enclosure;
- Construction of new external operable pergolas to rear paved and decking areas;
- Installation of a new outdoor fire place, external furniture and shade umbrellas;
- External lighting works;
- Removal and replacement of five (5) Malaleuca trees;
- Associated mechanical upgrades;
- Hard and soft landscaping works; and
- Associated site works.

The plans and supporting documentation for this WA application can be viewed at the NCA's website.

The NCA welcomes feedback on this application **by 5pm, Friday 9th July 2021**. Submissions can be made via email to WAconsultation@nca.gov.au or GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888
www.nca.gov.au



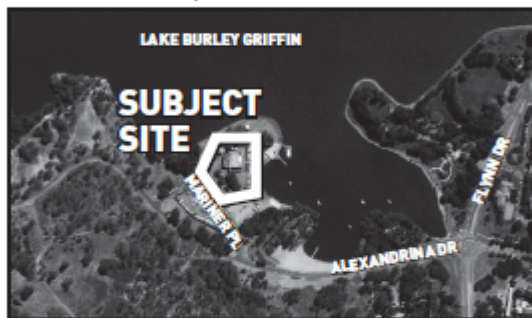


WORKS APPROVAL

Open for Public Consultation

Block 1 Section 42 Yarralumla – Canberra Southern Cross Yacht Club – Stage 1 – Site Redevelopment Works

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Attachment B

Summary of submissions and NCA Response

The National Capital Authority (NCA) undertakes an open and transparent works approval 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. Yarralumla Residents Association Inc		
	<p>The Yarralumla Residents Association supports the proposed redevelopment of the Canberra Southern Cross Yacht Club.</p> <p>There are no significant negative impacts on the community:</p> <ul style="list-style-type: none">• there is no change to the existing building footprint or height.• there is no encroachment on to public land.• the public will continue to be able to access the adjacent public land for picnics and the like.• loss of existing dinghy storage will be offset by alternative storage. <p>There is a community benefit in:</p> <ul style="list-style-type: none">• the redevelopment will extend the season for outdoor dining.• the construction of a new pop-up kiosk bar and gelato cafe.	<p>The NCA notes the support for the proposal.</p> <p>The proposal aims to upgrade the existing uses on site, enhance visitor experience and complement existing lake and land based recreation opportunities.</p>
2. Name Withheld		
	<p>I could not find any reference to an improvement of the current toilet facilities downstairs at the site, or the creation of new toilet facilities.</p> <p>The current toilets are inadequate for the number of people who frequent the site, are dilapidated, unsanitary and unsafe. This has been the case for many years. There have been a couple of band-aid fixes over the years but no real effort to improve them.</p> <ul style="list-style-type: none">• <u>Inadequate for the number of people who frequent the site</u> <p>In summer, a significant number of people visit the site on a daily basis, but the numbers are significant over the weekend. And no doubt, the developments are designed to attract even more people. There are 2 female toilets down stairs. There is</p>	<p>Under the <i>Australian Capital Territory (Planning and Land Management) Act 1988</i> written approval (Works Approval) from the NCA is required for any proposed 'work' within a Designated Area, prior to commencement. The term 'works' includes:</p> <ul style="list-style-type: none">- the construction, alteration, extension or demolition of buildings or structures;- landscaping;- tree felling; or- excavations; <p>but <u>excludes anything done inside buildings or structures.</u></p>

Submission	Issue	NCA response
	<p>regularly a line up out the door. They run out of toilet paper regularly. At least one of the toilets is blocked regularly. Often the lock on at least one of the doors is broken.</p> <p>It is totally inappropriate / unacceptable for the current arrangement to remain. This needs to be addressed as a priority. I contacted the Southern Cross Club a few years ago about the issue, and from recollection I was told that it wasn't the responsibility of the Club, but of the Sailing Club. I do not know if this is true, but given that the proportion of people that use those toilets over the summer / warmer weather months are there because of Snapper, not because of the Sailing Club.</p> <p>If the Club claims that the toilets currently there are not their responsibility then they need to provide toilets for the people (hundreds/thousands) who do come to the Yarralumla Southern Cross Club / Snapper.</p> <p>I have no affiliation or connection to the Sailing Club, but I doubt they would have the funds/resources to improve the toilet situation adequately. And I doubt there would be incentive for them to do so, given that the significant percentage of people who use them are customers of Snapper, not of the Sailing Club.</p> <ul style="list-style-type: none"> • <u>Dilapidated, unsanitary and unsafe</u> <p>As mentioned above, the toilets are old, often in disrepair, blocked and often there is only 1 (or sometimes none) toilet in operation. It is unpleasant and unsafe to use a toilet that does not lock – and does not stay shut when it is pushed closed but unlockable.</p> <p>Please make new toilet facilities or improved toilet facilities a priority in the redevelopment of the Yarralumla Southern Cross Club.</p>	<p>The NCA does not consider or assess internal works, however, the quantity of toilets proposed (for overall patronage and gross floor area) is deemed compliant by the building certifier.</p> <p>The NCA has been advised that the Club will not have time to construct the refurbishment of the toilets this year before needing to reopen for summer. The internal toilets are currently programmed for 2022 and will improve amenity compliant with Australian Standards.</p> <p>The toilet facilities are private toilets for club members and the yacht club. There are public toilets maintained by ACT Government to the southern side of Mariner Place.</p> <p>The proposed works have been assessed against the relevant policies of the National Capital Plan and are considered not inconsistent with the following provisions:</p> <ul style="list-style-type: none"> • Part 2 - Statement of Planning Principles • Part 3.2 – National Capital Open Space System (NCOSS) • Part 4.1 – The Central National Area • Part 4.12 – Lake Burley Griffin and Foreshores Precinct Code.