



**Australian Government**  
**National Capital Authority**

# Consultation Report

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Works Approval No 100912

Alexandrina Drive

Redevelopment of the Canberra Grammar School  
Boat Shed

*June 2018*

# Contents

<a href="#"><u>Contents</u></a>	2
<a href="#"><u>Introduction</u></a>	3
<a href="#"><u>Public Consultation requirements</u></a>	3
<a href="#"><u>1.1 National Capital Plan</u></a>	4
<a href="#"><u>1.2 Commitment to Community Engagement</u></a>	4
<a href="#"><u>Summary of Public Consultation</u></a>	5
<a href="#"><u>2.1 The public consultation process</u></a>	5
<a href="#"><u>2.2 Submissions Received, Comments and Response</u></a>	5
<a href="#"><u>2.3 Key issues raised in public submissions and NCA response</u></a>	5

# 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.

## BACKGROUND

Canberra Grammar School (CGS) Rowing Shed is located on Alexandrina Drive on the western edge of Yarralumla Bay on Lake Burley Griffin. The CGS rowing shed was designed in 1968, and is one of a collection of boat sheds which line the western edge of Yarralumla Bay on Lake Burley Griffin. The CGS rowing shed provides an important service to students, by enabling a comprehensive rowing program across all senior school year groups. It currently houses all boats, oars, support tinnies and rigging requirements, as well as containing a small gym, change rooms, a workshop and fuel storage. It enjoys the benefit of an excellent location, with direct access to the shore of Lake Burley Griffin, adjacent car parking, and relative proximity to the CGS campus in Red Hill.

The existing shed is almost 50 years old and consists of a single skin concrete block building, single storey, with a metal deck roof supported by an internal steel structure. The School is now a co-educational school and the existing shed is no longer fit for purpose, in particular the shed lacks facilities for girls.

In December 2017, a works approval for approved the installation of two temporary containers on site to facilitate the girls until March 2018. An amendment was approved in March 2018 to extend the time frame for the two temporary containers until next year to allow time for the construction of the new shed.

The proposed works include the demolition of the existing boat shed and construction of a new boat shed. The new shed will be two storeys. The bottom storey will be used for the storing of the boats and the top storey will include toilets, change facilities, a kitchen, office, gym and a multipurpose space. The plot ratio of the new boat shed is 99%. The site does not have any plot ratio restrictions.

The proposed boat shed will be set down 760mm from the current existing ground floor level to accommodate more storage space and to reduce the overall bulk of the building. The proposed works includes the redevelopment of the layout area to the lake side to accommodate the new ground floor level of the boat shed.

The site has two frontages. One facing Alexandria Drive and the other to the Lake. The lake side frontage includes a double gable façade. The façade is of a similar style to what has been used along

the Yarra River in Melbourne. The materials proposed for the new boat shed include concrete, steel and glass.

The proposed works includes the removal of the public footpath to Block 15. The foot path currently is located within the CBS block. To accommodate the new path and boat shed CGS is proposing to remove 6 mature trees, two are located within CGS block. CGS are proposing to replace the removed trees with a row of deciduous trees alongside the new pathway. TCCS support the proposed works.

## 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.

None of these requirements are applicable to the Works Approval application.

### 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; and
- 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; and
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'.

Public consultation was undertaken on the application as the proposal may have adverse impacts on public space, community amenity, and environment and landscape values.

## Summary of Public Consultation

### 2.1 The public consultation process

Public consultation is being undertaken on the works approval application by the NCA between 5 May and 25 May 2018. Consultation is in the form of:

- On Saturday 5 May 2018, the NCA published 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 A](#)).
- From 5 May and 25 May 2018, the NCA published the proposal and plans on the NCA's website.
- From 5 May and 25 May 2018, one A1 size signs are installed on the verge of the affected area ([Attachment A](#)).
- The NCA has written to key stakeholders and community groups advising of the consultation process and inviting comments.

### 2.2 Key issues raised in public submission and NCA response

The NCA received a total of three submissions on the proposals. One submission supports the proposed works. The key issues raised in the other submissions relate to the proposed designs for the construction of the Canberra Grammar School Boat Shed include:

- the proposed road closures and parking;
- the method of construction;
- access to the lake during construction;
- excavation of the public land on the lake side; and
- vehicular access to the Lake Burley Griffin Sea Scouts.

Emails of acknowledgments were sent to the submitter advising them that their submission would be taken into consideration before a decision is made on the application. The issues raised in the submissions and NCA response to the issue is detailed in [Attachment B](#) of this report.

The applicant has also undertaken its own public consultation. The public consultation report has been included as [Attachment C](#).

# 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 the issue raised by the submitter and this have been taken into account as part of the assessment process. The NCA is satisfied that the concerns of the community have been addressed.

The proposal is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.

# Attachment A – The Canberra Times Public Notice and Site Notice



*Building the National Capital in the hearts of all Australians*

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**HAVE YOUR SAY**

**BLOCK 3 SECTION 19  
ALEXANDRINA DRIVE, YARRALUMLA**

The National Capital Authority (NCA) has received a Works Approval application (WA1000912) from Steve Andrea Architecture for the redevelopment of the Canberra Grammar School boat shed.

The NCA welcomes community feedback on this application **by close of business Friday 25 May 2018**. The application can be viewed on the NCA's website and submissions can be made via email to [worksapproval@nca.gov.au](mailto:worksapproval@nca.gov.au) or sent to GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888  
[www.nca.gov.au](http://www.nca.gov.au)

**Australian Government  
National Capital Authority**

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NATIONAL LAND ORDINANCE 1989  
Notice is hereby given pursuant to Section 4 of the *Roads and Public Places Ordinance 1937* of the intention to close the following roads in the ACT.

**TEMPORARY ROAD CLOSURES**  
Traffic in the following areas will be directed by detour signs and traffic marshals as appropriate.

**50<sup>th</sup> Anniversary of the Battles at Fire Support Bases Coral and Balmoral**

**Saturday 12 May 2018, 9:00 am – 4:00 pm**

- Anzac Parade northbound between Constitution Avenue and Currong Street

**Sunday 13 May 2018, 5:00am – 2:00pm**

- Anzac Parade northbound between Constitution Avenue and Currong Street
- Anzac Parade southbound between Blamey Crescent and Constitution Avenue
- Anzac Park West from Constitution Avenue and Boorondara Street

Enquiries: Danielle Morris, Morris Walker, 0412 181 389.

**Mother's Day Classic Canberra 2018**  
**Sunday 13 May 2018, 5:00 am – 12:30 pm**  
For related road closures, please visit [www.nca.gov.au](http://www.nca.gov.au)  
Enquiries: Lynn Denblyden, Sole Motive, (03) 9285 0695.

Dated 5 May 2018  
**Lachlan Wood**  
*Delegate for the Minister for Regional Development, Territories and Local Government*

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**WORKS APPROVAL**  
Open for Public Consultation  
**WA1000912 - Block 3 Section 19  
Alexandrina Drive, Yarralumla**

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[www.nca.gov.au](http://www.nca.gov.au)

# Attachment B

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
<b>1.</b>	<b>Michael Cusack – Canberra Rowing Club Member</b>	
1.1	The submitter provides support for the proposed boat shed.  The submitter also states that it is an important step forward in lifting the tired look and feel of Yarralumla Bay structures.	Support noted.
<b>2.</b>	<b>Jaimee Newick – Rowing Australia</b>	
2.1	The submitter would like to know further information about the potential impacts on the lake users during construction. In particular road closures and loss of car parks.	The applicant will need to submit an authorised Temporary Traffic Management Plan prior to receiving approval. The current TTMP includes a partial road closure and no loss of parking spots. The Roads ACT authorisation will include dates of the closures. It will be a condition of approval that the applicant is to discuss their plans with adjoining neighbours.  Construction is proposed to happen during the off season to help minimise the impact on the lake users.
<b>3.</b>	<b>Amy Harney – Lake Burley Griffin Seas Scouts</b>	
3.1	The submitter is pleased to see the development of a quality boat shed on Yarralumla Bay and acknowledge and support the development.	Support noted.



Submission	Issue	NCA Response
3.2	The submitter has concerns about the ongoing safety and access to the LBGSS site during construction.	<p>The applicant has a responsibility to ensure that the public is safe during construction. A site fence will be established clearly limiting public access to the site, and restricting access to areas of potential risk around the site. Lighting will be provided to ensure risks around the site are clearly identifiable. No scaffolding should erected outside of the block boundary without permission.</p> <p>It is the applicant responsibility to ensure that access to the LBGSS site is unobstructed throughout construction.</p> <p>The applicant states that the proposed rowing centre does not impinge on the existing footpath and vehicle access for trailers could be accessed from the Water Police driveway to the Lakefront side of the building. Accessibility and emergency services access to the site should be affected by the construction.</p>
3.3	<p>The submitter has expressed concerns about the new boat shed design taking up almost the whole site, in particular LBGSS like to use the front part of CGS property as vehicle access.</p> <p>The submitter also requests that CGS provide alternative access for the LBGSS, preferably in the form of a driveway.</p>	<p>The proposed boat shed site does not have any restrictions of plot ratio, therefore the new boat shed complies with the National Capital Plan. It was discuss at a site meeting between CGS and LBGSS that cars should be not be driven across the CGS site or on the public path. Lake side vehicle access is being maintained via the Water Police site as well as the on the other side of the ADFA boat shed.</p> <p>This is not considered to be the responsibility of CGS and will not form part of this application. If the LBGSS would like to provide access to their site via a driveway LBGSS would need to discuss options with TCCS and NCA.</p>
3.4	The submitter has concerns about the timing of the construction and would prefer the works to occur during the off season.	The applicant states that this may be possible, and would endeavour to do so, to reduce issues during the construction period.

Submission	Issue	NCA Response
3.5	The submitter has concerns about the proposed grading of lake side ramp, in particular vehicle and disability access.	Transport Canberra and City Services (TCCS) support the proposed design in its current state. The applicant states that the vehicle access will be maintained from the lakefront to the Water Police Driveway for pedestrians and vehicles. The lowering of the concrete apron will make the transition easier from ACTAS along the lake front on to the grass. It was agreed on site with the Sea Scouts that the gradient from the apron at the front of their building can be graded to an appropriate slope to allow vehicles with boat trailers to access the area immediately in front of their building across the apron in front of the CGS site. The plans are to be amended before approval.
3.6	The submitter states the access to the side gate is to be maintained at all times.  The submitter would like to see a ramp and side rail installed and not stairs.	The applicant states that access to the side gate is accommodated in the proposed design.  It was discussed on site with CGS and LBGSS that a 1.2 m wide ramp could be accommodated from the north-eastern corner of the Sea Scouts building to the gate instead of the proposed stairs. A mobility compliant ramp would come past the end of the Sea Scouts building and the natural ground level from the termination point would fall to the lake edge at approximately a 7% gradient. The proposed ramp will fall at an approximate gradient of 10% to join the concrete apron in front of CGS. It will have a handrail that does not come past the line of the end of the Sea Scouts building on the lake front, and therefore will not impede the current use of the public land in front of the sheds. Plans will be amended.
3.7	The submitter has concerns about the construction times.	This is not considered to be a planning matter. It is CGS responsibility to discuss this with LBGSS before construction starts.

Submission	Issue	NCA Response
3.8	<p data-bbox="353 233 1077 312">The submitter is concerned about parking during construction and after.</p> <p data-bbox="353 608 1077 772">The submitter would like to see more parking in the area and asks NCA to look at implementing the additional parking arrangement described in the Yarralumla Bay Recreational Hub Master Plan.</p>	<p data-bbox="1106 233 2101 312">The applicant has stated that construction is likely to occur during the off season, therefore the impact on parking due to construction is likely to be minimal.</p> <p data-bbox="1106 360 2101 568">The applicant also states that the fact that the CGS rowing program is expanding to include girls has no direct correlation to an increase in traffic in Alexandrina Drive. The restructuring of the program means the number of rowing days may go up, however they will be carefully programmed and spread over the week. Temporary arrangement for the girls are already in place.</p> <p data-bbox="1106 624 2101 743">NCA are not the land custodians for the land located within Alexandrina Drive, Transport Canberra and City Services are. Any changes to parking is to be implemented by TCCS and approved by NCA.</p>