



Australian Government
National Capital Authority

Consultation Report

Works Approval No. 102125

8 Alexandrina Drive, Yarralumla
(Block 5 Section 19 Yarralumla)

Redevelopment of an existing boat shed

February 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 (NCP) 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 16 November 2021, the NCA received a works approval application for the redevelopment of an existing boat shed at 8 Alexandrina Drive, Yarralumla.

Public Consultation requirements

1.1 National Capital Plan (NCP)

Under the NCP, 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
- 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 Works Approval (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 undertakes an assessment of whether a proposal is consistent with the National Capital Plan and level of public consultation required. 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 public 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 due to potential impacts on community amenity and amenity of the locality.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken on the WA application by the NCA between 12 December 2020 and 27 January 2021. Consultation took the form of:

- On Saturday 12 December 2020, 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)
- Between 12 December 2020 and 27 January 2021, the NCA published the proposal and plans on the NCA's website
- On 14 December 2020, one A1 size signs were placed on site
- On 14 December 2020 the NCA wrote to key stakeholders and community groups via email advising of the consultation process and inviting comments (Lake Burley Griffin Guardians, LUG and adjoining neighbours)

2.2 Key issues raised during consultation and NCA response

The NCA received four submissions on the proposal. Three submissions provided support for the proposed works and one objected to the proposed works.

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 considered issues raised in the submissions as part of the assessment process.

The NCA received four submissions on the proposal. Three submissions provided support for the proposed works and one submission objected.

The proposal is not inconsistent with the National Capital Plan or the Lake Burley Griffin and Foreshores Precinct Code, and the NCA intends to grant works approval.

Attachment A – The Canberra Times Public Notice and Site Notice

Building the National Capital in the hearts of all Australians

HAVE YOUR SAY



Australian Government
National Capital Authority

**WORKS APPROVAL
BLOCK 5 SECTION 19 YARRALUMLA
(8 ALEXANDRINA DRIVE)**

A Works Approval (WA) application has been submitted to the National Capital Authority (NCA) by TT Architecture. The application is for the redevelopment of an existing boat shed.



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 close of business Wednesday 27 January 2021**.

Submissions can be made by: **Email to** WAconsultation@nca.gov.au
In writing to Works Approval, The National Capital Authority, GPO Box 373, Canberra, ACT, 2601.

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



Australian Government
National Capital Authority

WORKS APPROVAL
Open for Public Consultation
**Block 5 Section 19 Yarralumla
(8 Alexandrina Drive)**

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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 each submission, along with the name of each person making the submission.

Submission	Comment/Issue	NCA Response
1.	Kent Peters – Canberra Grammar School	
1.1	<p>On behalf of Canberra Grammar School, the writer would like to provide support for the proposed boat shed development to be undertaken by Canberra Rowing Club.</p> <p>The additional of a facility of this quality will further enhance the look and feel of Yarralumla Bay and will provide significant additional quality amenities to enhance the sport of rowing in the ACT.</p> <p>The School will liaise with Canberra Rowing Club in terms of any perceived impacts to be managed during the construction phase.</p> <p>The School fully supports this application for the redevelopment of an existing boat shed located at Block 5 Section 19 Yarralumla.</p> <p>We look forward to the development being approved and the quality project being delivered.</p>	Support noted.
2.	Jackie Stenhouse - Scouts ACT	
2.1	Scouts ACT has no objection to the proposed works provided the following issues are addressed.	Support noted.
2.2	<p>Scouts ACT supports an approach in which the foreshore space of the ANU Sailing Club, CRC and Scouts is re-graded to a suitable slope and to a level that integrates smoothly with the Grammar and ADFA foreshore areas at each end, with a concrete finish.</p> <p>What treatment and changes are proposed for the foreshore area? Scouts ACT would like to confirm access via the foreshore will still be available.</p>	The proposed works does not include any changes to the existing foreshore. The access to the foreshore will remain the same.

Submission	Comment/Issue	NCA Response
2.3	The Scouts are concerned about the potential increase of members and the increase need for parking. How will CRC manage the increase parking needs?	<p>Canberra Rowing Club are only seeking to upgrade its facilities, not change or expand upon its intensity of use. Rowing club activity and membership is primarily determined by available racking space and this will remain unchanged. The floor space proposed for boat storage is approximately the same as what exists currently.</p> <p>The current use of parking in the area is not likely to change due to the works. The main activity generated by the club, other than regattas, is in the early morning, unlike the other clubs that generally undertake their activities at other times.</p> <p>Additional parking in the area is outside the scope of this application and should be discussed with Transport Canberra and City Services.</p>
2.4	It is proposed in the Master Plan to lower Alexandrina Drive. Because this has not been implemented, drainage at the front of all buildings in on Section 19 remains a critical issue. Consequently, the CRC design needs to consider and deal with the changes in level and overland flow that will be caused by their development.	<p>Canberra Rowing Club's (CRC) application and supporting plans both recognise and provide the proposed approach to managing the stormwater impacts arising from the proposed replacement boatshed.</p> <p>Transport Canberra and City Services (TCCS) has in principle accepted CRCs' proposed approach but identified a number of specific requirements that will need to be met during the detailed building application stage. Final TCCS approval will be required. On site drainage issues will also be managed under Building Code requirements at the building application stage.</p>
2.5	<p>Scouts ACT are concerned about the existing and proposed ground levels and finished floor levels.</p> <p>There are discrepancies in the FFL levels shown in the drawings. The difference in level from the street to the ground floor is identified on one drawing as approximately 1.2m on the northern end and 0.7m on the southern end but another drawing shows a difference in level of 1.8m.</p>	The proposed works does not include any changes to the existing ground floor level of the existing shed.

2.6

The proposed building extends to the front boundary (street frontage), building over the existing spoon drain (overland flow) and it dams the Scouts ACT site. The proposed reliance on piped drainage is not acceptable to Scouts ACT due to the maintenance burden thereby imposed and the reduced reliability of piped drainage compared to spoon drainage or grated channel drains.

If not managed correctly, water will collect in the space between the street and the structures (including the Scout Hall). The management of overland water and drainage in this area needs to be clarified before the proposal is approved.

Potentially, there are drainage issues along the proposed new party wall along the boundary. The current CRC design shows the potential for water to pond at the base of the front stairs and filter down along the northern common boundary, because the lower floor level of the CRC is marginally higher than the Scouts ACT FFL. Creating a FFL slightly lower than the Scouts FFL would avoid this problem.

Clarification is required on roof drainage, especially at the junction with the Scout Hall. Roof drainage must be directed away from the Scout Hall and box gutters are not an appropriate solution because they would likely impose a maintenance burden on Scouts ACT, and fail and cause flooding to the building during heavy rain.

The site does not have any minimum setbacks, therefore, where practical, the whole site can be utilised. The ground floor level is not proposed to be changed.

Also see 2.4 above.

CRC will be required to submit to the NCA civil drawings prior to commencement of works, this will include more detailed information about drainage and other civil matters.

The proposed building will need to meet building code requirements. This is separate to planning approvals and is managed through the ACT Government.

The application does not propose any changes to the existing finished floor levels. CRC will be required to meet building code requirements to ensure that the Scouts shed is not compromised.

The buildings are considered separate and drainage will be managed separately. The CRC shed will be required to meet building requirements.

<p>2.7</p>	<p>Scouts ACT are concerned about the potential effect on future development of their site.</p> <p>Poorly considered FFLs and other design choices implemented for the CRC site will potentially limit Scouts ACT's design options in the future, if footings are set at the wrong levels.</p> <p>The level and the grade of the foreshore area from the buildings to the water's edge will dictate future access and operational options.</p> <p>Stormwater management should allow for the overland flow away from the front of the hall to avoid future issues for Scouts ACT of subsoil drainage or pumps being required.</p> <p>The level of Alexandrina Drive, if it is to be changed in accordance with the Hub Master Plan, will have a major impact on the future planning for any replacement Scout Hall and the location of potential driveway access.</p>	<p>As stated above, there are not proposed changes to the FFL, therefore, the proposed works are unlikely to have a negative impact on any potential developments within the Scouts block.</p> <p>See 2.2 above.</p> <p>See 2.4 above.</p> <p>See 2.4 above and 2.10 below.</p>
<p>2.8</p>	<p>The Scout Hall is at risk of structural and non-structural damage from both demolition and construction activities on the development site.</p> <p>Scouts ACT would like clarification on the construction techniques and work methodology planned for works associated with the common wall.</p> <p>The existing construction of this wall will have implications for the ongoing structural integrity of the Scout Hall during and after construction. Appropriate investigation and design solutions are requested before the development is approved.</p> <p>The level and alignment of footings appears to be lower than the Scout Hall. The drainage implications of this have already been mentioned, and there may also be a structural implication.</p>	<p>The construction of the proposed works are required to comply with the relevant building codes and regulations, which are managed through ACT Government processes.</p>

2.9	Scouts ACT would like further information about the modifications relating to the Scouts Hall and what it will look like. This includes the changes the eaves and the skylights.	<p>In the pre-application meeting held with Scouts ACT, CRC discussed the potential options for changes to the Scouts shed. CRC would like to remove part of the eaves that overhang their site and CRC wish to take a similar approach to what was achieved when CRC previously extended its boatshed to abut the Scouts building in 1986. Further details will be discussed with Scouts ACT to ensure a mutually agreeable outcome has been achieved.</p> <p>CRC would like to offer the option of installation of skylights to the Scouts ACT roof as a substitute for the potential light loss from the new building. Details can be further discussed with Scouts ACT.</p> <p>Any changes to the design will require a works approval amendment.</p>
2.10	Scouts ACT requests that the driveway shown on the CRC plans for the Scouts ACT block (Block 4, Section 19) be removed from the documentation. (Reference: DA02, DA04). It is not relevant to the CRC application, and Scouts ACT is not in a position at this stage to determine where a future driveway on its site would or could be installed.	An indicative location for the driveway was included because of the on-site meeting with the Scouts representatives. The driveway has been removed from the plans.
2.11	<p>The proposed plantings of agapanthus and birch trees are not in keeping with the environment of the Molonglo Valley. Agapanthus is considered a weed in most jurisdictions and many people are allergic to birch trees.</p> <p>Whilst outside the scope of the application, Scouts ACT takes this opportunity to note that although native-appropriate, it strongly prefers that no additional Casuarinas are planted on the street. The heavy needle-drop causes ongoing blockage of its roof gutters and ground drainage, and is a slip hazard on the sloping surface of its site.</p>	<p>Canberra Rowing Club has replaced the plant species with the following:</p> <ol style="list-style-type: none"> 1. PYRUS CALLERYANA 'BRADFORD PEAR' for the trees to replace the silver birch indicated in the previous iteration. 2. MYOPORUM PARVIFOLIUM 'CREEPING BOOBIALLA' AS LOW GROUND COVER to replace the Agapanthus indicated in the previous iteration. <p>Noted. Transport Canberra and City Services have approved the Casuarina to be consistent with the other Casuarinas in the area.</p>
2.12	Scouts ACT notes that Transport Canberra and City Services also have several issues.	Noted. Canberra Rowing Club is required to meet all requirements set out by Transport Canberra and City Services prior to construction.

3. Jaimee Newick – Rowing Australia

3.1 Rowing Australia would like to show their support for the redevelopment of the existing boar shed at Canberra Rowing Club. Support noted.

We would like to be informed of anything that may affect our staff and athletes moving forward. Canberra Rowing Club will keep you informed throughout the process.

4. Alison Creagh – Rowing ACT

4.1 Rowing ACT would like to indicate our support of the boat shed development which is proposed by Canberra Rowing Club in the Land Development Application. Support noted.

The proposed new and upgraded shed will provide significant asset to the ACT rowing community, and improve the look and atmosphere of the Yarralumla Bay Area.

Rowing ACT will make Canberra Rowing Club aware of any rowing community concerns during the construction.

Rowing ACT supports this application.