

Eric Martin and Associates

Canberra Grammar School



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1.0 INTRODUCTION

Canberra Grammar School proposed to replace the existing rowing shed on Block 3 Section 19 Yarralumla with a new two storey facility to cater for current needs and requirements.

As part of the NCA Works Approval Submission a Statement of Heritage Impact has been commissioned. Eric Martin AM of Eric Martin & Associates prepared this report.

2.0 CURRENT STATUS

The lake is not listed on the Commonwealth Heritage Register or other heritage registers but the Lake Burley Griffin and adjacent lands Heritage Assessment and Heritage Management Plan, both by GML in 2009, clearly identifies heritage values of the Lake and surrounds. These reports have been used as the base for this Statement of Heritage Impact.

It is noted that a nomination for national listing of the lake is currently being considered.

3.0 HERITAGE VALUES OF LAKE BURLEY GRIFFIN AND THE SUBJECT SITE

The *Lake Burley Griffin and Adjacent Lands HMP Vol 1 Lake Burley Griffin Final Report* provides the following statement of significance¹:

The Lake Burley Griffin Study Area possesses outstanding creative, technical and aesthetic heritage values for the nation as a whole, which meet the threshold for National Heritage listing.

Lake Burley Griffin is an essential part of what defines Canberra. It is an essential component of the Griffin plan for a lake to link and unify the axes and vistas of the plan to the underlying landform of the place. The Lake is a unique and creative aspect of Australia's most successful urban plan, which is highly valued by communities for its aesthetic qualities. The lake is an outstandingly successful engineering and technical achievement which underpins the success of its creative and aesthetic qualities.

The Lake Burley Griffin Study Area also possesses highly significant historical, rarity, social, representative and associative values which meet the threshold for Commonwealth Heritage listing.

The Lake Burley Griffin Study Area is important for its association with the creation of the national capital and subsequent phases of national development. It reflects two key periods of urban design: the City Beautiful/Garden City discourses, associated with the design of the lake; and the later discourses of International Modernism, associated with its construction, its edge treatments and features. The Study Area also has links to Canberra's history including the workers of the temporary Westlake settlement and the construction of the first sewer infrastructure for the capital.

The Study Area supports habitats for threatened ecological communities and species such as: yellow box-Blackely's red gum grassy woodland, temperate natural grasslands, the Button wrinklewort, striped legless lizard, Perunga grasshopper and the Murray Cod.

The lake is valued highly by communities for its landmark value, as a symbol of Canberra and as an iconic cultural landscape, which for many is a symbol of local identity.

The lake is associated with important individuals involved in the creative and technical aspects of the design and construction of the Lake such as Walter Burley Griffin, Marion Mahony Griffin, Charles Scrivener, John Sulman, Charles Weston, Lindsay Pryor, Sir William Holford, Dame Sylvia Crowe, Richard Clough, Peter Harrison, Trevor Gibson and John Overall. Roman Cypress Hill and the Lindsay Pryor Arboretum are sites within the Study Area which are associated with the work of Griffin and Pryor.

¹ *Lake Burley Griffin and Adjacent Lands HMP Vol 1 Lake Burley Griffin Final Report. October 2009, p2*



The Study Area supports natural areas valued as remnants of the pre-settlement environment and an aquatic ecosystem which is valued by the community.

The Lake Burley Griffin Study Area possesses significant scientific research value and values as a part of Indigenous tradition, which also meet the threshold for Commonwealth Heritage listing.

The Study Area possesses research potential relating to the study of the history and development of urban design and key practitioners in this area.

The occurrence of threatened ecological communities and species also provide some opportunities for scientific research.

The Indigenous archaeological sites of the Study Area are valued highly by Indigenous communities as evidence of their traditional occupation of this area. These sites also possess research potential for contributing to an understanding of past Indigenous lifeways in the area.

Yarralumla Bay Recreation Hub²

Yarralumla Bay has been identified as a recreation hub in the National Capital Authority's The Griffin Legacy. The proposal is to improve the public domain around the bay with a waterfront promenade and ferry wharf, while reinforcing existing rowing and sailing facilities. The bay is currently a well-used and valued community asset and there is much scope to improve the landscape and facilities in the area in sympathy with the original design intent and heritage values of the lake.

Considerations for the detailed design of the proposal include the conservation and management of the low key, neighborhood character of the precinct as a part of its suburban setting, which provides a contrast to the more urban qualities of Central and West Basin.

It is noted that there is no specific volume or policies for Yarralumla Bay but they are embodied within the general policies for the lake. Those relevant to the proposal are:

1.4 All planning or strategic documents or proposals with the potential to affect the Study Area should refer to this HMP for primary guidance on the management of its heritage values.³

- 1.4.1 *Promote a holistic management approach to the Study Area by ensuring that proposals are assessed in terms of their potential to impact on the heritage values of the Study Area as a whole. The aim of this policy is to promote a co-ordinated rather than a piecemeal approach to management.*
- 1.4.2 *Ensure all proposals for development or activities around the foreshore of the lake are assessed in terms of their potential to impact upon (positively or negatively) the identified heritage values of the Study Area.*
- 1.4.3 *Ensure new developments contribute to the qualities and heritage values of the Study Area as a designed, symbolic landscape of national significance.*

1.8 Conserve and manage the aesthetic values of the Study Area which are particularly valued by the community⁴

4.1 Develop a decision making process, supported by assessment documentation and checklists, in order to make consistent and effective decisions on the potential impacts of works, activities or proposals on the heritage values of a place.⁵

² Lake Burley Griffin and Adjacent Lands HMP Vol 1 Lake Burley Griffin Final Report. October 2009, p 10

³ Ibid p 19

⁴ Ibid p21

⁵ Ibid p25-26



4.1.5 *Recognise ongoing management needs through specific precinct area conservation management plans and masterplans. These will form the basis for any further assessment of heritage impacts.*

In particular, prepare detailed conservation management plans/ masterplans for Westlake (rowing course site), Yarralumla Bay, West Basin, Attunga Point Stirling Ridge and Kingston foreshore as part of the detailed design development for these precincts. These will form the basis for the assessment of any proposed impacts upon their heritage values.

The heritage values of the CGS Rowing Shed includes the setting of Yarralumla Bay.

4.0 NATIONAL CAPITAL PLAN

The relevant and specific references in the NCP are⁶:

- a) *Lake Burley Griffin and Foreshores should remain predominantly as open space parklands while providing for existing and additional National Capital and Community uses in a manner consistent with the area's national symbolism and role as the city's key visual and landscape elements.*
- b) *Lake Burley Griffin and Foreshores are intended to provide a range of recreational, educational and symbolic experiences of the National Capital in both formal and informal parkland settings with particular landscape characters or themes. These should be maintained and further developed to create a diversity of landscape and use zones which are integrated into the landscape from of the city and reflect the urban design principles of the National Capital.*

And

- *Guideline for Lakeshore Development Sites:*

Boatsheds, clubhouses and other recreational or community development directly related to the use of the Lake: The placement, form and colour of buildings on any land leased for these developments will be subject to detailed site planning standards to ensure that the development is in harmony with the Lake landscape and does no harm to the environment of the Lake. Public access is to be maintained around such buildings and between the buildings and the lakeshore.

5.0 YARRALUMLA BAY RECREATION HUB MASTERPLAN NCA 2004

The fundamental direction of the Masterplan is to strengthen the current use of Yarralumla Bay as a Recreation Hub.

The primary landscape character to remain.

The current height limit of two storeys should not be exceeded.

Landscape requirements include:

- Current view corridors to be maintained.
- Retain existing trees where possible.
- Where existing trees must be removed they should be compensated by planting elsewhere

Architectural requirements include

- Linear orientation of new buildings.
- Setbacks from the lake edge should be consistent
- New two storey buildings used for boating purposed to typically follow model of boat storage under and associated uses above;
- material of concrete/blockwork and/or glass, steel, colourbond and/or timber.

⁶ GML, *Canberra Girls Grammar Aquatic Facility Heritage Impact Assessment*, Nov 2016 p 11



6.0 PROPOSED DEVELOPMENT

The proposal is to replace the existing single storey boat shed with a new two storey building with boat storage at the lower level and multipurpose use above.

Landscape to the north public access and to Alexandrina Drive would be removed and replaced.

Finishes are colorband (monument), precast concrete and compressed fiber cement panel.

A new concrete apron is to be provided in front of the building.

Drawings are attached.

7.0 COMMENT

The new building will occupy the site of the existing building and remain part of the boat shed complex in the area.

The existing building has little heritage value and the replacement is likely to enhance the area.

The removal of trees to Alexandrina Drive and replacement with verge trees to match other verge tiles around the drive is a positive enhancement of the area.

The removal of trees to the public access to the north and replacement will have a minor impact initially as it remains trees and opens up the area but little impact as the trees mature.

The replaced and slightly increased concrete apron in front of the building will have no impact.

The proposal is consistent with the NCP and Yarralumla Bay Recreation Hub Masterplan.

The proposal is consistent with the Lake Burley Griffin and adjacent levels HMP and have no impact on the lake and ecological values. The aesthetic values are comments on above and the proposal will have no negative impact

The area has low heritage value in the context of Lake Burley Griffin as a whole and the replacement building has negligible impact on the heritage values.

8.0 CONCLUSION

The proposed replacement of the existing CGS Rowing Shed with a new two storey building will have no adverse impact on the heritage values of the Lake or the area.

The landscape changes will have a minor impact in the short term as trees are removed but in the long term there will be negligible impact,

The overall change is likely to be a positive addition to the area.

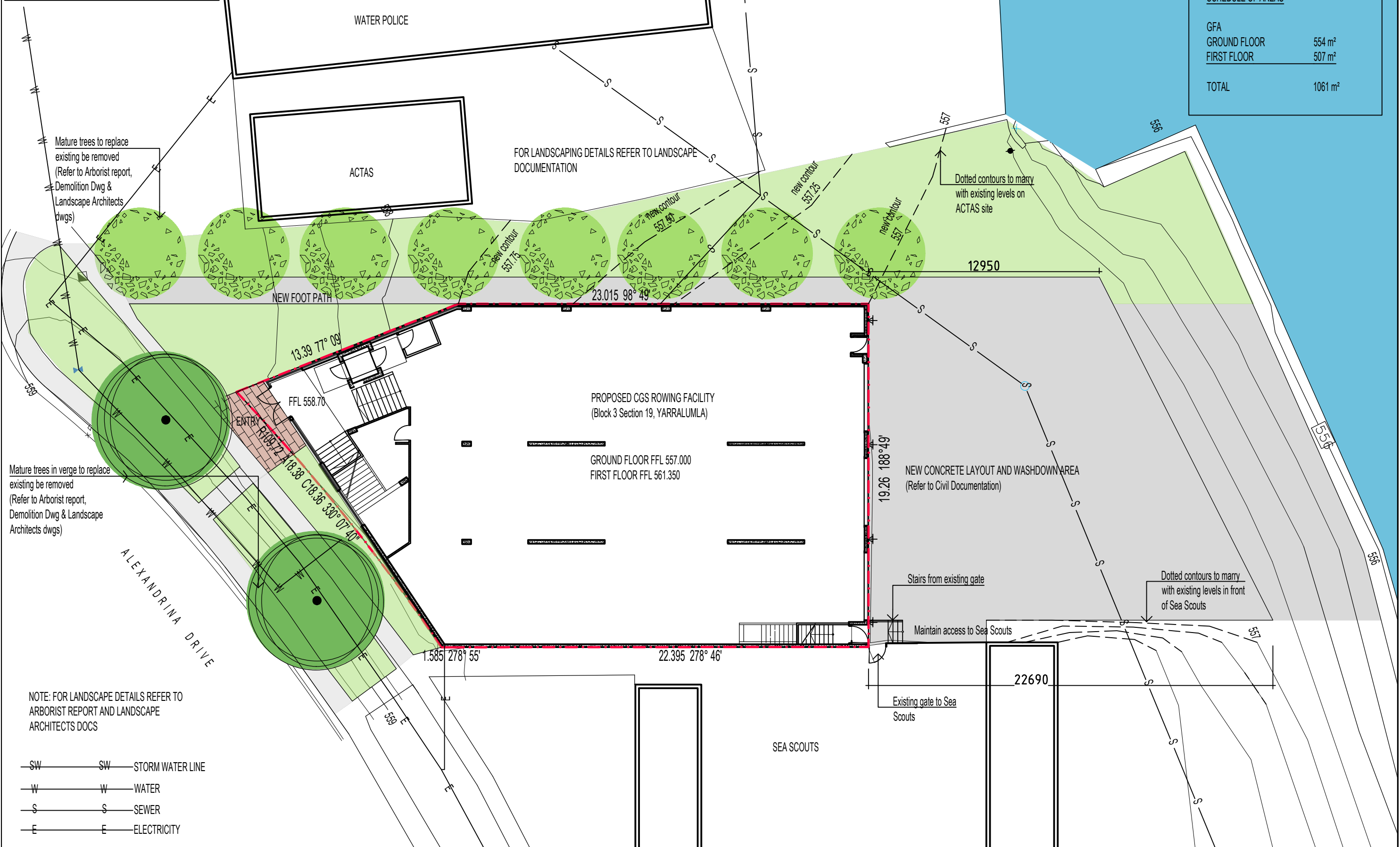




ATTACHMENT 1 DRAWINGS



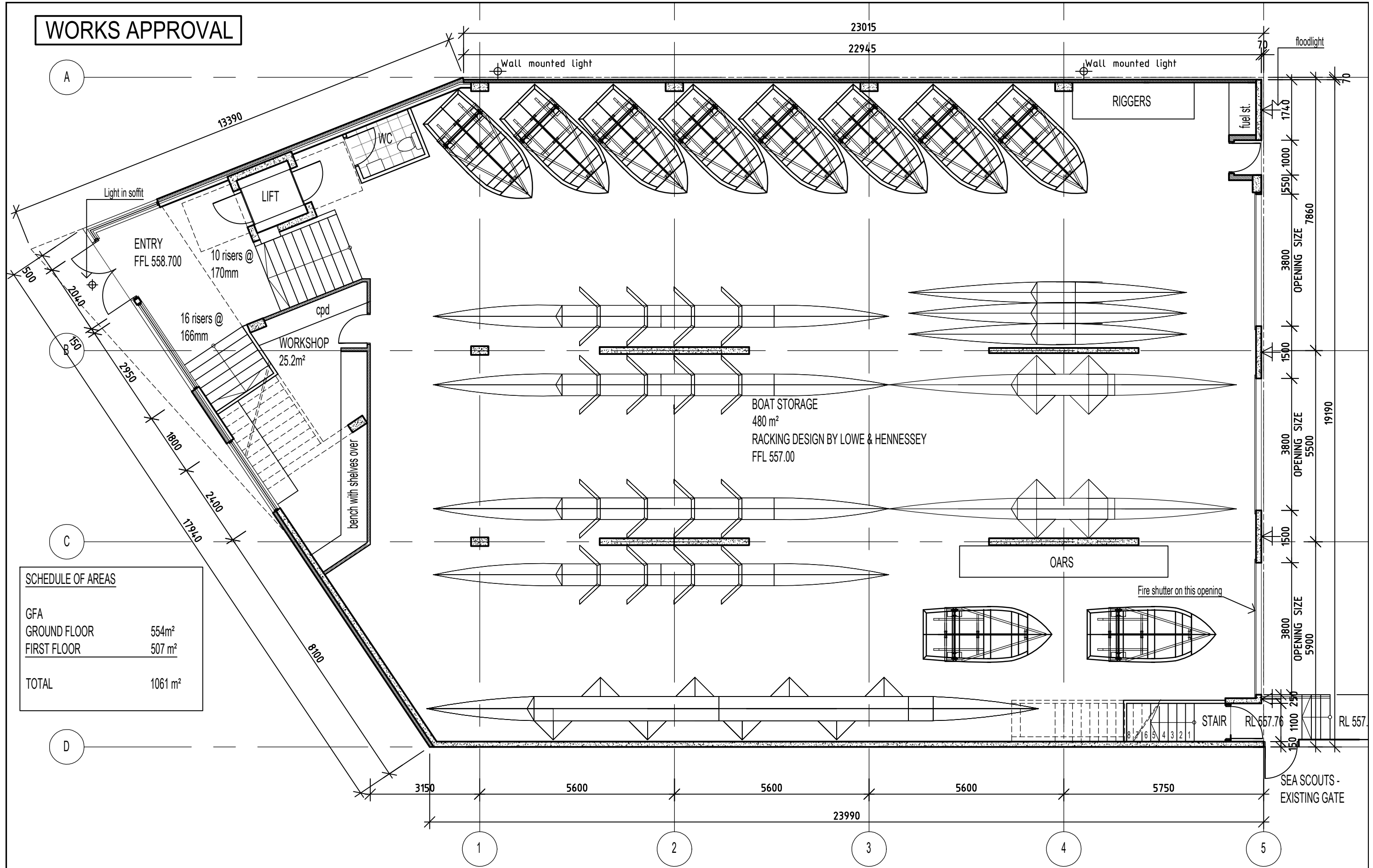
WORKS APPROVAL

SCHEDULE OF AREAS	
GFA	
GROUND FLOOR	554 m ²
FIRST FLOOR	507 m ²
TOTAL	1061 m ²



DATE 11/04/18 23/01/18	ISSUE TCCS FOR APPROVAL WORKS APPROVAL	REV A A	 <small>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</small> <small>© COPYRIGHT</small>	Project CGS ROWING CENTRE ALEXANDRINA DRIVE, YARRALUMLA BAY				Date NOV 2017	 ARBN NSW 6954 ACT 2261 m 0412029146 t 62327199
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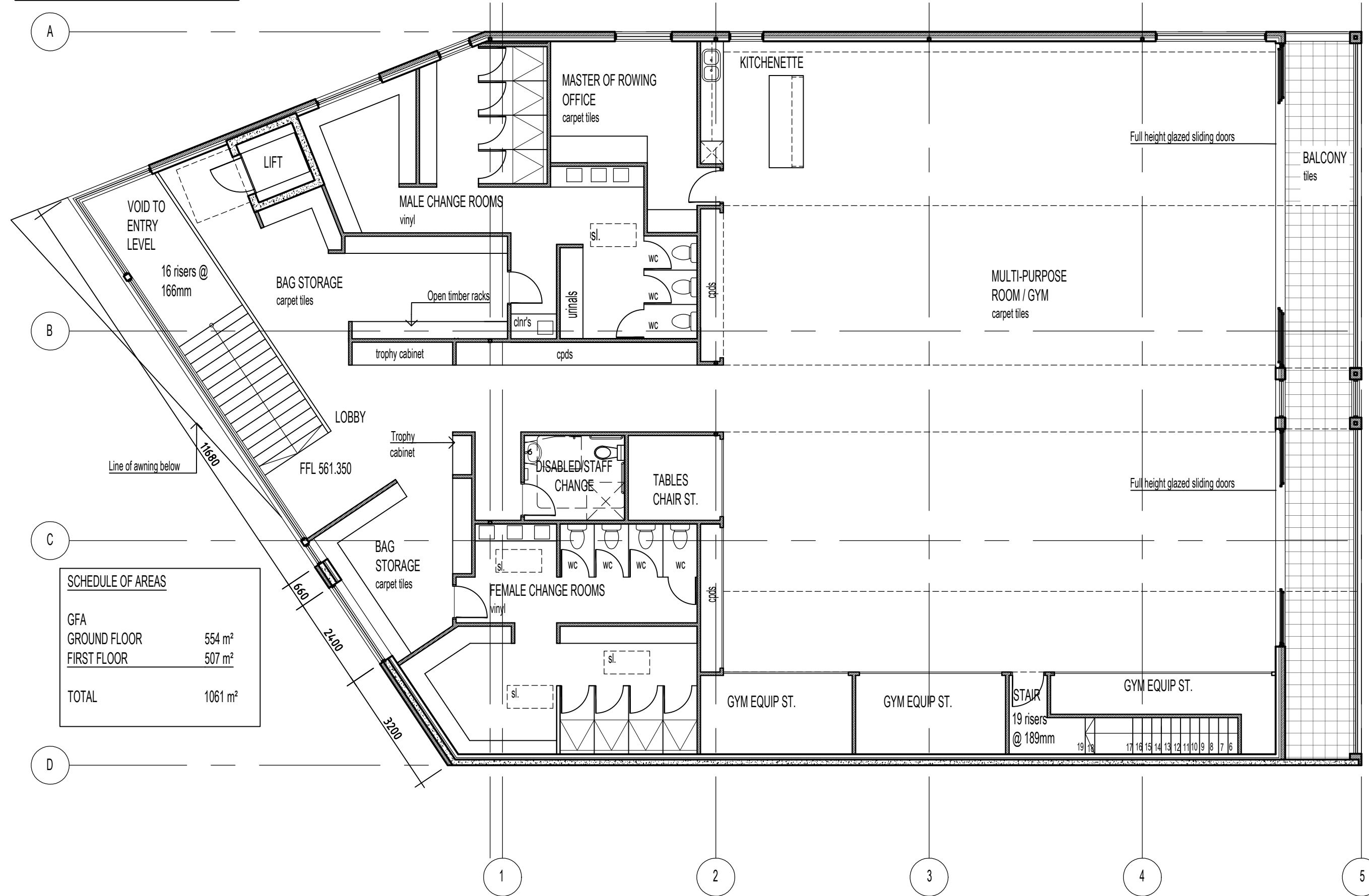
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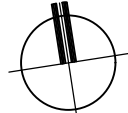



SCHEDULE OF AREAS	
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GROUND FLOOR	554m²
FIRST FLOOR	507 m²
TOTAL	1061 m²

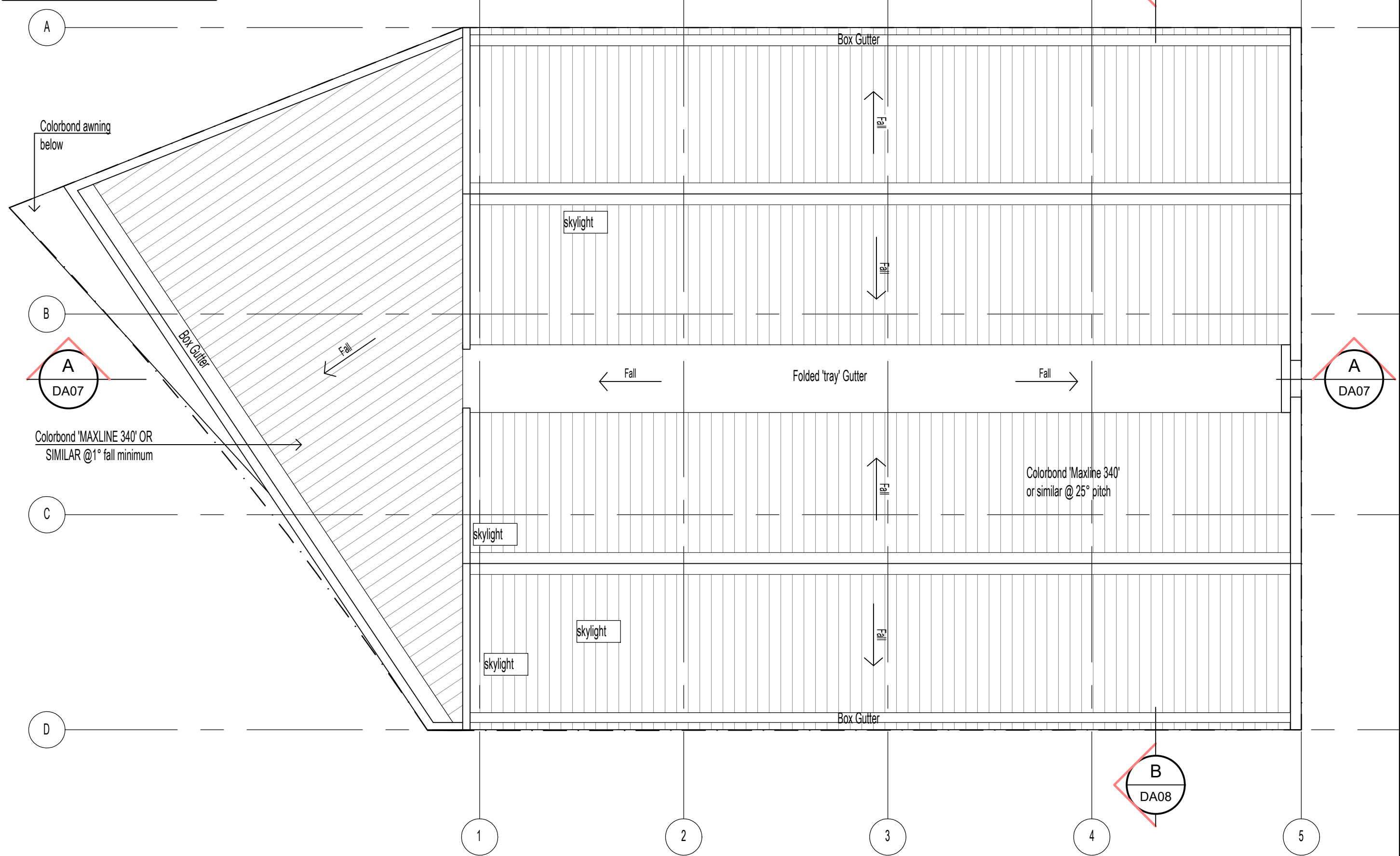
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Client Canberra Grammar School				Block 3	Section 19	Division YARRALUMLA	Drawn LK/SA	
Drawing GROUND FLOOR PLAN				Scale 1:100			Job No. 1715	
				Dwg No. DA04			Rev: A	

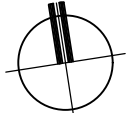

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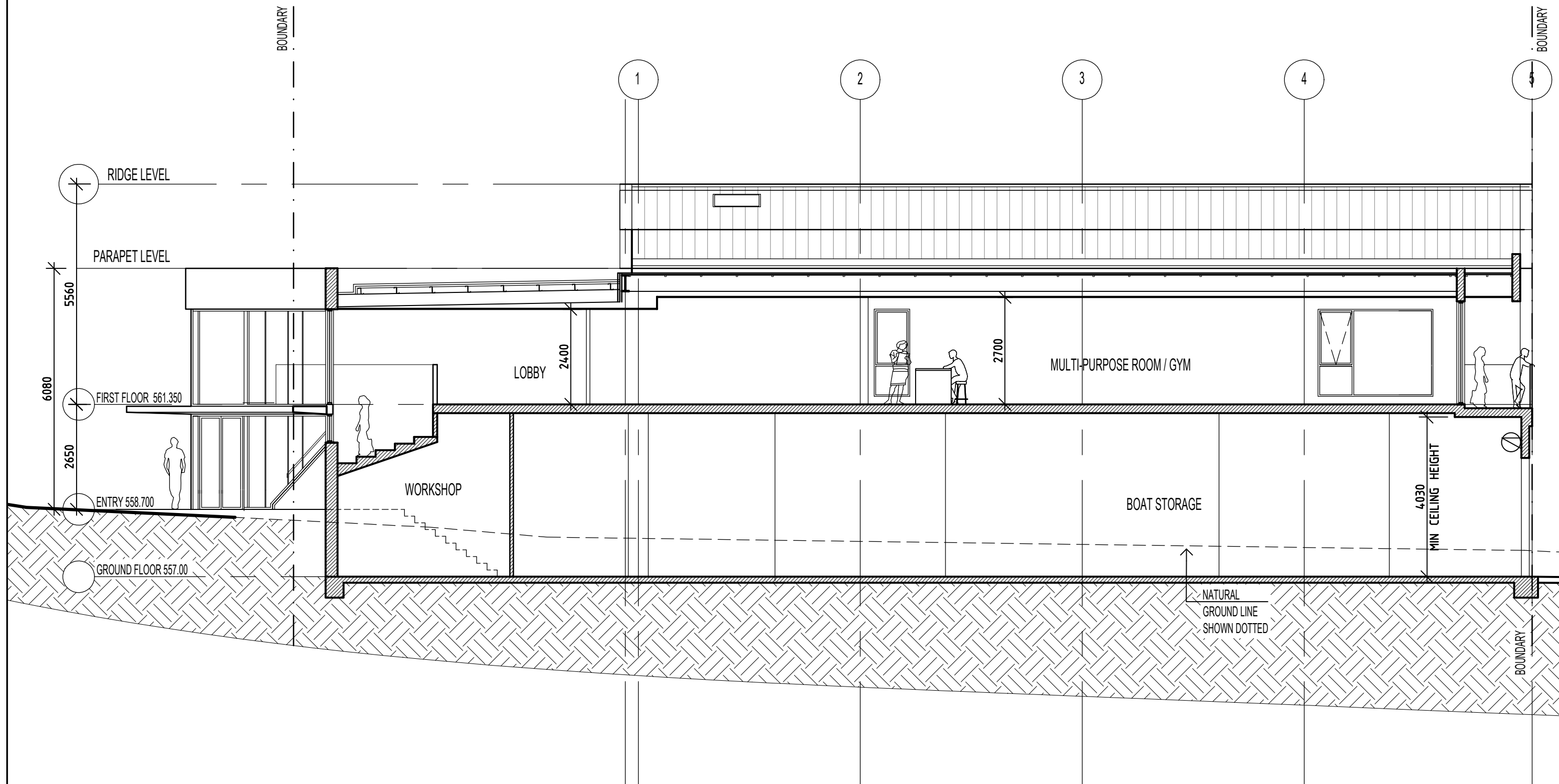
DATE 27/04/18	ISSUE WORKS APPROVAL	REV A	 <small>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</small> <small>© COPYRIGHT</small>	Project CGS ROWING CENTRE ALEXANDRINA DRIVE, YARRALUMLA BAY				Date NOV 2017	 ARBN NSW 6954 ACT 2261 m 04 120 29 14 6 t 62 327 19 9
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				Client Canberra Grammar School	Block 3	Section 19	Division YARRALUMLA	Drawn LK/SA	
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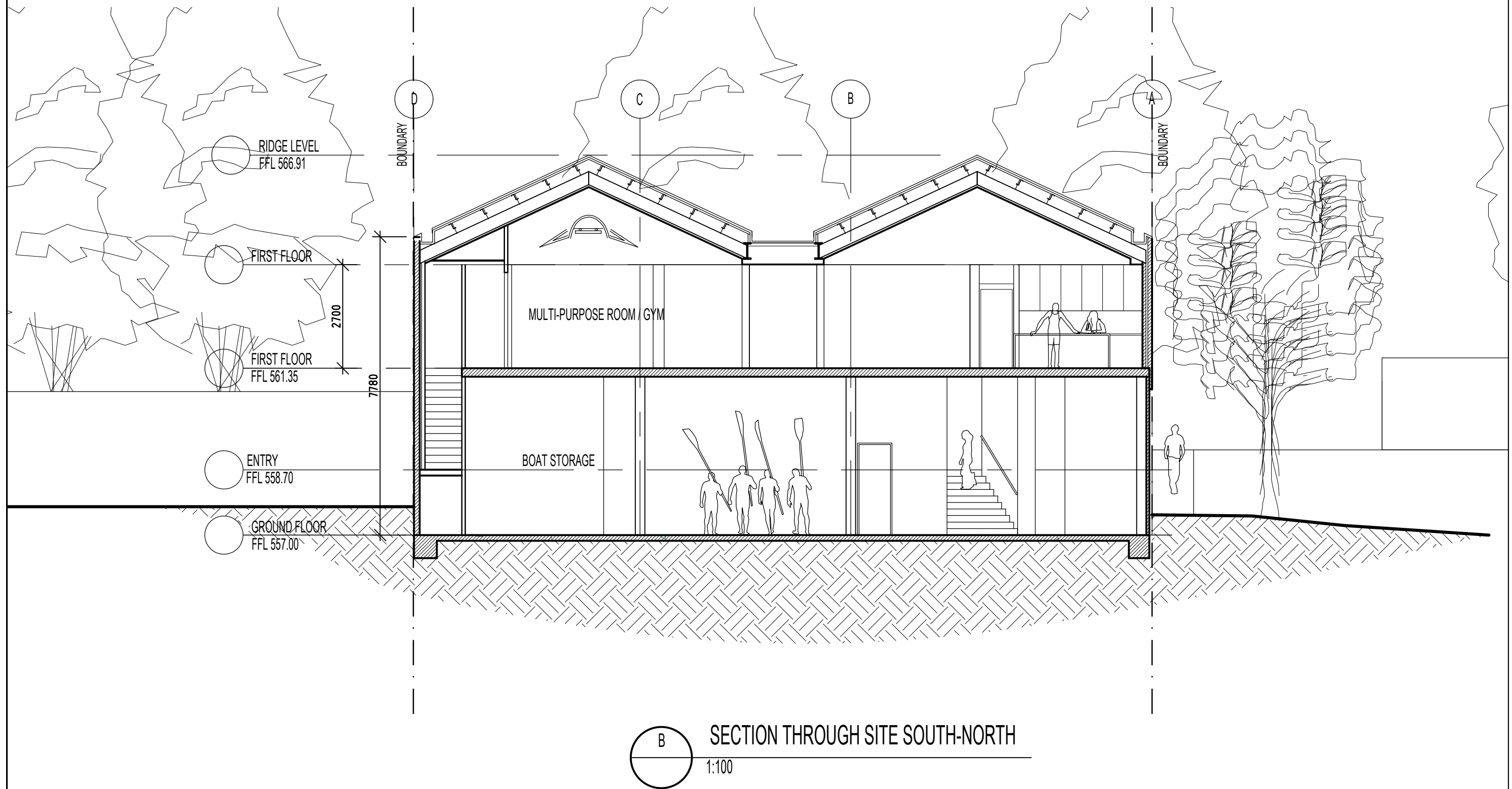
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A SECTION THROUGH SITE WEST-EAST
1:100

DATE 27.04.18	ISSUE WORKS APPROVAL	REV A	<div><div></div><div>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</div><div>© COPYRIGHT</div></div>	Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY				Date NOV 2017	<div><div><div></div><div>SteveAndrea</div><div>ARCHITECTURE P/L</div></div><div>ARBN NSW 6954 ACT 2261 m 04 12 02 9146 t 62 32 7199</div></div>
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								Dwg No. DA07	Rev: A

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DATE	ISSUE	REV
28/02/18	Issued to CGS	
25/03/18	Issued to W&W	
29/03/18	Issued to CGS	

Note
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Project			
CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY			
Client	Block	Section	Division
Canberra Grammar School	3	19	YARRALUMLA
Drawing			
SECTION B			

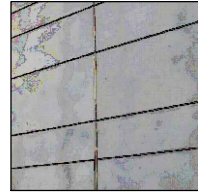
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Job No.	1715
Dwg No.	DA08
Rev:	-

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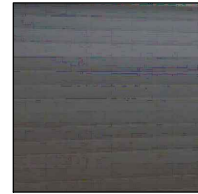
WT3
WALL TYPE 3
METAL PANEL
COLORBOND MONUMENT MATT



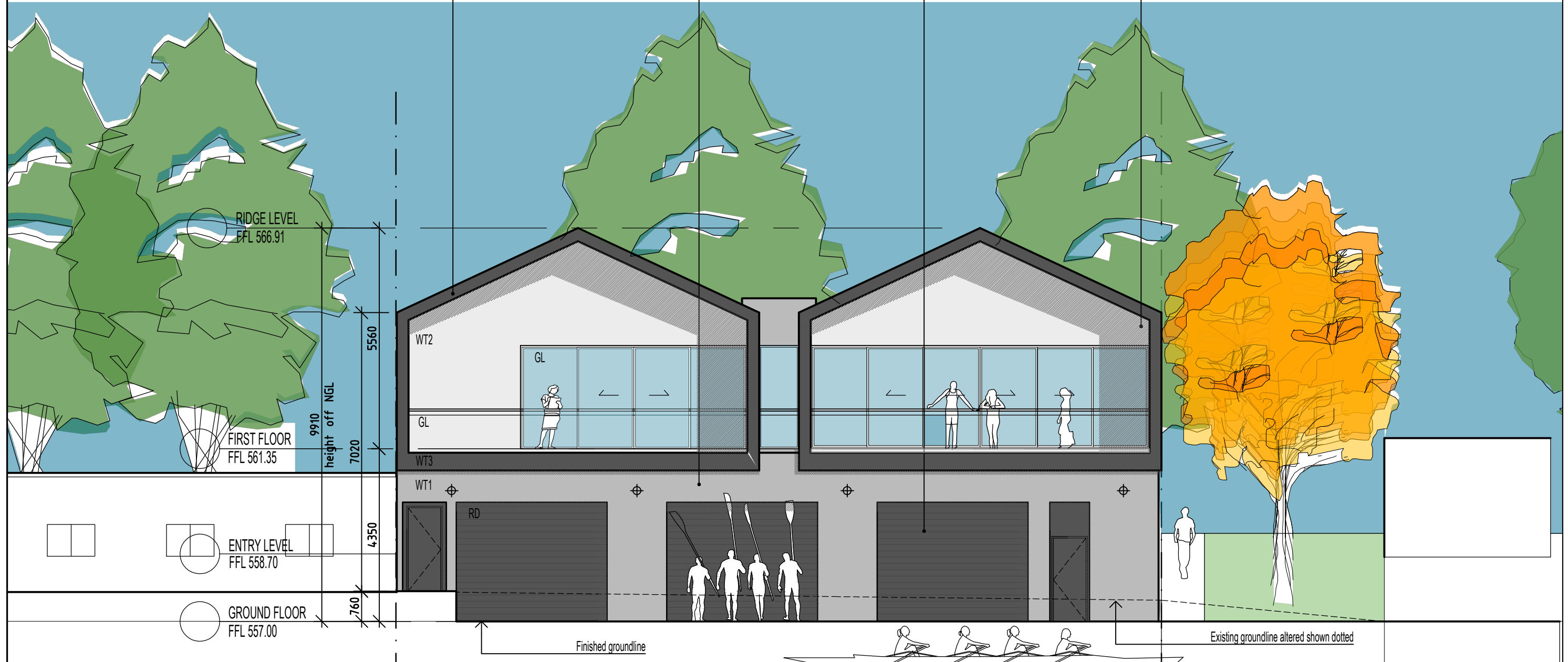
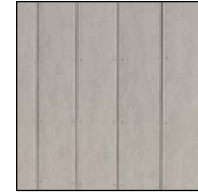
WT1
WALL TYPE 1
PRECAST CONCRETE PANEL





RD
METAL ROLLER DOOR
COLORBOND MONUMENT



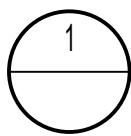
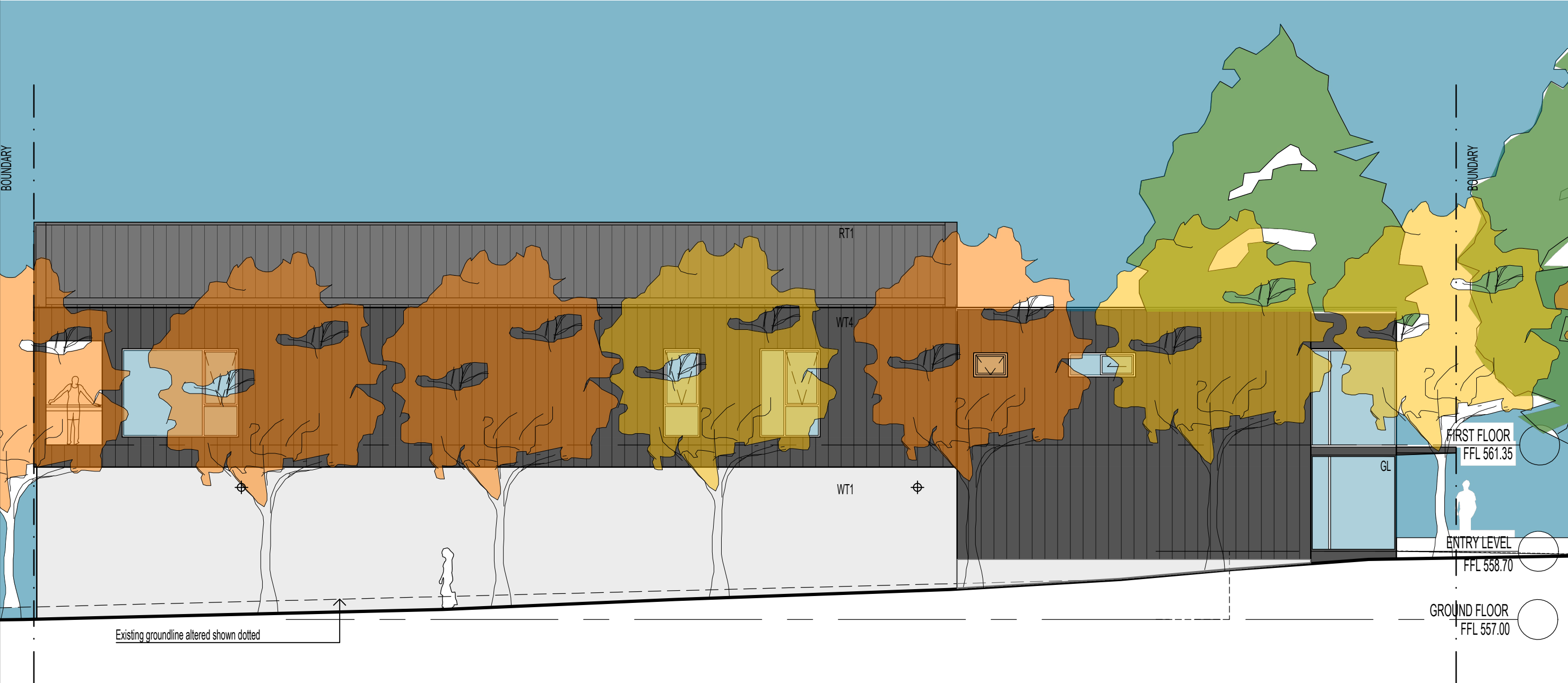
WT2
WALL TYPE 2
COMPRESSED FIBRE CEMENT PANEL



1 EAST ELEVATION - LAKE
1:100

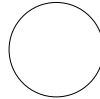

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												Dwg No.	DA09	Rev:	A	

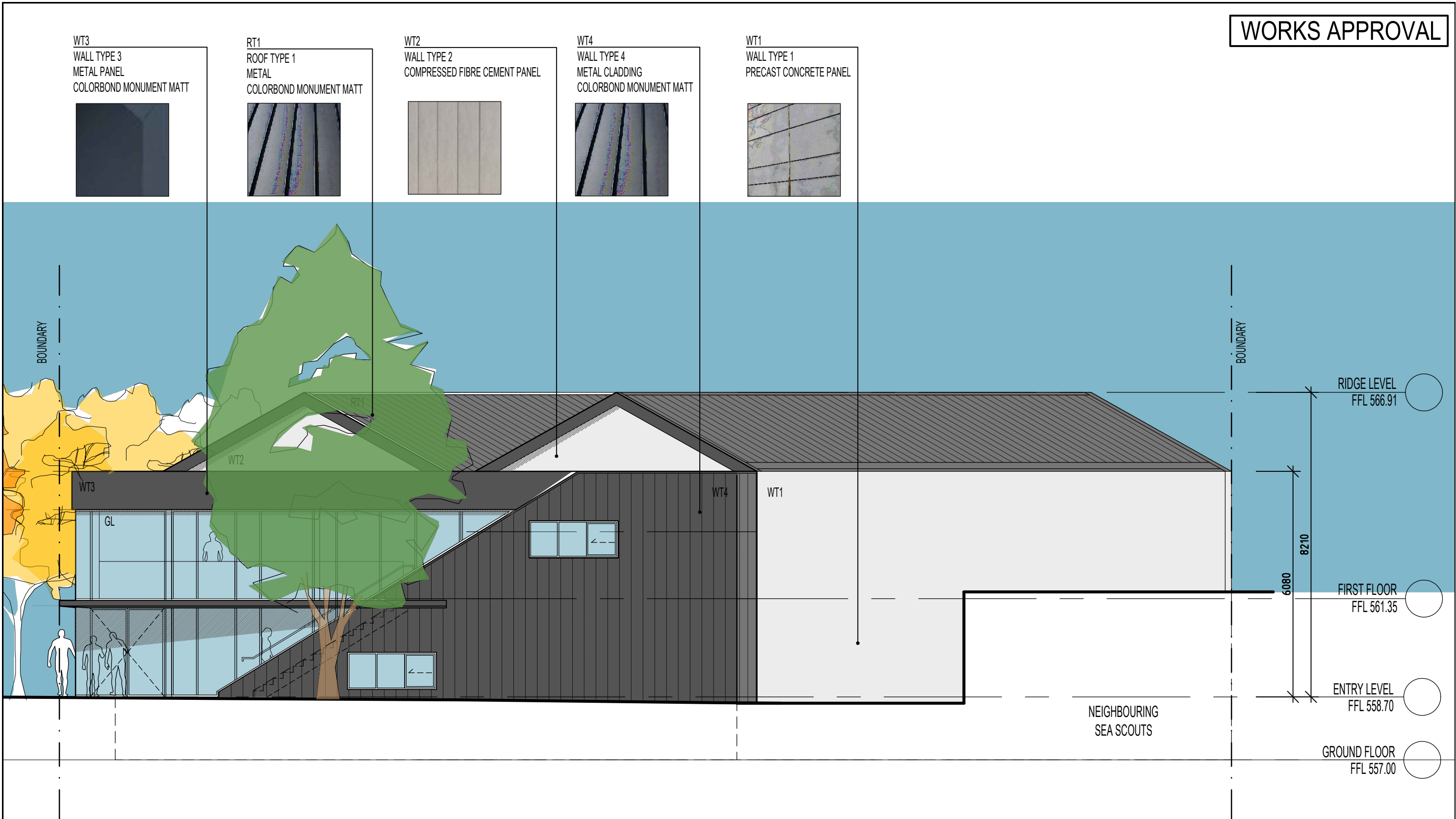
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

NORTH ELEVATION - LANDSCAPE CORRIDOR

1:100

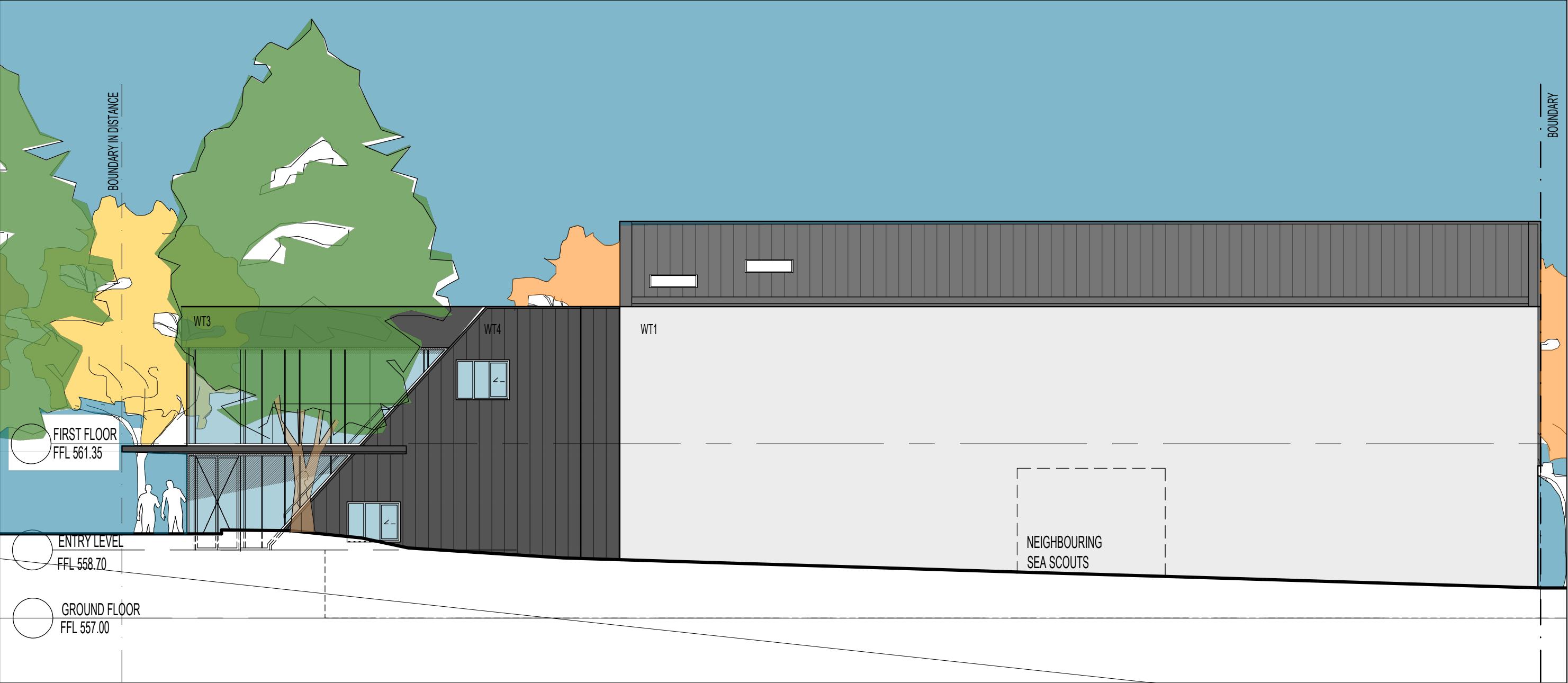
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

1 WEST ELEVATION - ALEXANDRINA DRIVE
1:100

DATE 27.04.18	ISSUE WORKS APPROVAL	REV A	 <small>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</small> <small>© COPYRIGHT</small>	Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY				Date NOV 2017	 ARBN NSW 6954 ACT 2261 m 04 12029146 t 62327199
				Client Canberra Grammar School	Block 3	Section 19	Division YARRALUMLA	Drawn LK/SA	
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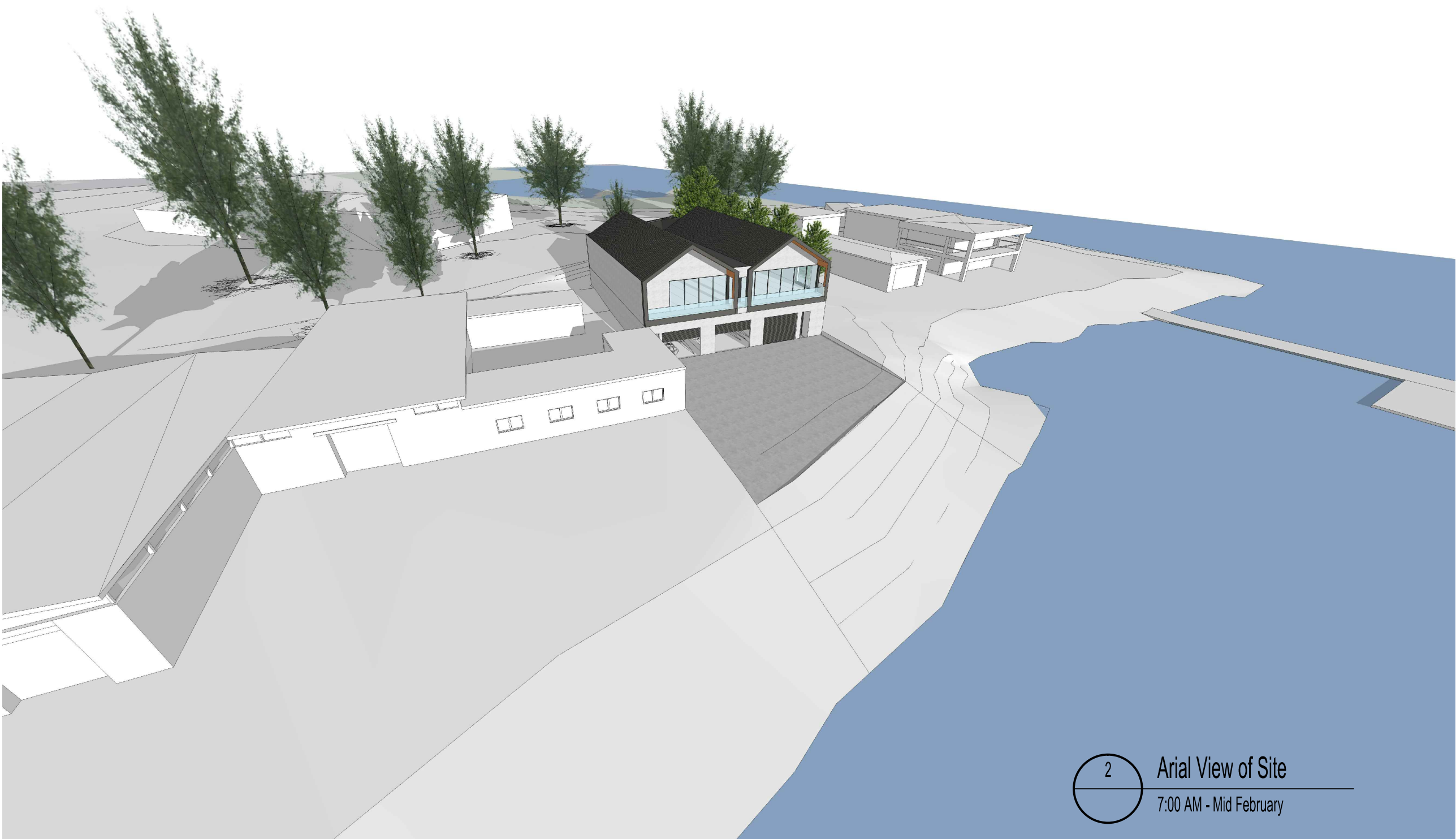
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1 SOUTH ELEVATION
1:100

DATE 27.04.18	ISSUE WORKS APPROVAL	REV A	 <small>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</small> <small>© COPYRIGHT</small>	Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY				Date NOV 2017	 ARBN NSW 6954 ACT 2261 m 04 120 29 14 6 t 62 327 19 9
				Client Canberra Grammar School				Drawn LK/SA	
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WORKS APPROVAL



DATE 27/04/18	ISSUE WORKS APPROVAL	REV A	<div><div></div><div>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</div><div>© COPYRIGHT</div></div>	Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY				Date	MARCH 2017	<div><div>ARBN NSW 6954 ACT 2261 m 0412029146 t 62327199</div></div>				
								Drawn	LK/SA					
				Client	Canberra Grammar School	Block	3	Section	19		Division	YARRALUMLA	Scale	NTS
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WORKS APPROVAL



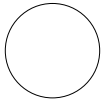
DATE 27/04/18	ISSUE WORKS APPROVAL	REV A	<div><div></div><div>Note All dimensions to be checked on site. Any discrepancies to be referred to architect prior to proceeding. All levels to AHD u.n.o. All measurements in millimetres. Use written dimensions only. Do not Scale from drawings.</div><div>© COPYRIGHT</div></div>	Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY				Date MARCH 2017	<div><div><div></div><div>SteveAndrea</div><div>ARCHITECTURE P/L</div></div><div>ARBN NSW 6954 ACT 2261 m 0412029146 t 62327199</div></div>
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27/04/18

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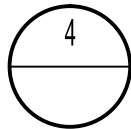
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Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY			
Client	Canberra Grammar School	Block	3
		Section	19
		Division	YARRALUMLA
Drawing Perspectives			

Date	MARCH 2017
Drawn	LK/SA
Scale	NTS
Job No.	1715
Dwg No.	DA22
Rev:	-

WORKS APPROVAL

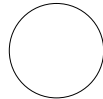


View from Alexandrina Drive
4:00 PM - Mid February

DATE
27/04/18

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Project CGS ROWING SHED REDEVELOPMENT ALEXANDRINA DRIVE, YARRALUMLA BAY			
Client	Canberra Grammar School	Block	3
Section	19	Division	YARRALUMLA
Drawing Perspectives			

Date	MARCH 2017
Drawn	LK/SA
Scale	NTS
Job No.	1715
Dwg No.	DA23
Rev:	-


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