

Planning context

Relevant recommendations of the Heritage management plan:

Policies	Actions	Priority
1.6 Conserve and manage the integrity of the formal design elements of the study area that derive from the Griffin plan and the later design and construction of the lake and its foreshores, influenced by Holford and the NCDC.	1.6.1 Conserve the integrity of the axes, vistas and visual links with the surrounding landscape (including Black Mountain, Mount Ainslie and Red Hill) and conserve the visibility of the lake from public open spaces and public institutions. This will support the continued appreciation of the lake as a unifying and linking element for the close and distant topography in the landscape and as the setting of the surrounding buildings and open space areas.	High
	1.6.2 Conserve the visibility of the waters of the lake in views from within Canberra, including the retention of open views to the water from roads and other public use areas (Commonwealth Avenue, Parkes Way, the cycle paths) as well as local secluded vistas from near the lake shore.	High
3 Use and Access		
3.1 Provide the public with free and open access to the lake and foreshores.	3.1.1 Encourage public access to the lake for a variety of non-motorised, water-based recreational uses which do not impact on other heritage values.	High
	3.1.2 Continue to use the lake as a stage or setting for large public events (which are temporary and do not impact on other heritage values).	Low
	3.1.3 Provide opportunities for organised and informal community and family gatherings around the lake.	Medium
	3.1.4 Control recreational activities on the lake to minimise noise and disruption to the water surface, avoid impacts on the shore and shore users and minimise conflicts with other lake users.	High
3.2 Ensure the lake is available and accessible for a range of uses	3.2.2 Retain current existing points of access to the lake for recreation (boat ramps and swimming area).	Low
	3.2.3 Avoid the introduction of new uses that require closure of the lake and foreshores (or parts thereof) to public access, ie for private or corporate events.	

Response to National Capital Plan and Heritage Management Plan recommendations:

- The site is not part of any of the heritage zones listed in the Heritage Management Plan.
- The proposal does not affect the height of the building, so any vistas, and visual links between surrounding points of landscape are unaffected.
- The proposal enhances the open views across Lotus Bay through improvements to the Marquee and outdoor dining area.
- The proposal improves accessibility and attractiveness of the foreshore zone, and encourages further public access to and enjoyment of the foreshore. The materials and finishes are proposed to enhance the ambience of the area and provide long lasting amenity.
- The proposal retains current patterns of access to the lake for both shore-based and water-based activities.

Consultation:

The CSCC has consulted with the Canberra Yacht Club as tenants of the building, dragon boat organisations and members of the club that currently use the yacht club regarding the upgrade.

The Canberra Yacht Club has provided briefing information for their accommodation needs affected by the proposal, and engaged their own designer for a proposed reorganisation of the rest of the ground floor. The CYC and CSCC have agreed that the submitted proposal meets the needs of both groups. Where the changes affect the facades of the building, this submission has incorporated the yacht club's fitout.

The total project affects less than 50% of the current building, as the upper floor of the building is unchanged. The design team and CSCC have consulted with local service providers regarding capacity, including TCCS, EvoEnergy and ACT NoWaste to ensure that the facility can continue to operate safely into the future.

A pre-application site visit and discussion with NCA in December 2020 covered topics including the lease of the temporary marquee, access and use of the surrounding area, the National Capital Plan and Heritage management Plans for the zone around Lotus Bay, and the height, visibility and materials of the existing building and proposed upgrades.

Through consultation with Evoenergy and with ACTFR, it is proposed to upgrade the power supply to the site with a new substation, and to upgrade the hydrant supply for fire protection to the building.

The consultation has included the following meetings:

September 2020 – early notification and confirmation of boat hoist requirements

17th February – 21st April 2021 – regular meetings with Canberra Yacht Club (CYC) to develop agreed refurbishment of CYC tenancy within the development scope. A concept plan developed by Judd & Associates has been incorporated into the documentation. CYC have provided support for the proposal. Minutes of these meetings are available if requested.

Document list

A000	COVER SHEET	14
A001	LOCATION PLAN	12
A002	SITE PLAN	15
A101	PROPOSED GROUND FLOOR PLAN	19
A102	PROPOSED UPPER FLOOR PLAN	12
A110	WASTE ENCLOSURE & FUEL STORE DETAILS	3
A1	PROPOSED ROOF PLAN	6
A121	EXTERNAL LIGHTING PLAN	4
A200	ELEVATIONS 1	7
A201	ELEVATIONS 2	6
A205	ELEVATION - MATERIALITY	4
A300	BUILDING SECTIONS	5
A500	PLANTER DETAILS - 1	4
A551	PERGOLA DETAILS - 1	10
A552	PERGOLA DETAILS - 2	10
A553	PERGOLA DETAILS - 3	10
A554	PERGOLA DETAILS - 4	10
A555	PERGOLA DETAILS - 5	10
CSCC YC	External Finishes and Lighting Concepts	1
2076-L01	Landscape Plan	D
2076-L02	Planting Plan	D
2076 CSCCYC_TMP	TREE MANAGEMENT PLAN	D