

REGATTA POINT WORKS APPROVAL DRAFT PLANNING REPORT

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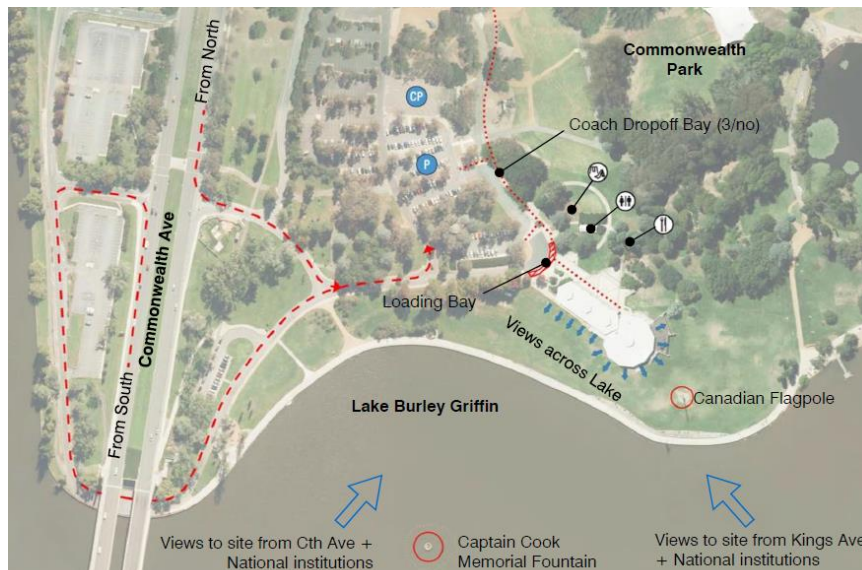
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1.0 INTRODUCTION

This planning report has been prepared to support a Works Approval application for alterations and additions to the existing buildings at Regatta Point. The report has been prepared in accordance with the requirements of the National Capital Authority (NCA) as detailed in the Works Approval Application form.

2.0 BACKGROUND

The subject site is located on the corner of Barrine Drive and Regatta Place. The site and the existing buildings upon it are owned and managed by the NCA. The existing buildings currently accommodate three functions these are; The National Capital Exhibition (NCE), Capital Region Visitor Centre (CRVC) and a café. While the surrounding land (Commonwealth Park) is a designated park which is used to host a variety of significant cultural events e.g. Floriade, the Australia Day Concert, Spilt Milk etc.



Regatta Point Precinct – August 2016, Image by NCA

3.0 THE PROPOSAL

Functional Requirements

This application seeks approval for alterations and additions to the existing Pavilion structure at Regatta Point, Parkes. The building owner (NCA) proposes to improve and enlarge the hospitality services and areas, provide access for pedestrians and service vehicles, and to improve linkages to Commonwealth Park.

The proposal reconfigures the existing north and east quadrants of the existing Pavilion whilst minimising impacts on the NCE footprint. A new kitchen and BOH facilities are proposed within the existing structure. Additions to the building will house new dining and café areas, outdoor eating areas, delivery and waste handling functions.

Concepts of Planning

The siting reveals the principal tension between the need for entry prominence and visibility on the north side and the arc of primary outward views from south west to south east. Also critical is proximity to the functional hub, the kitchen. The proposal reinforces alignment to Griffin's Water Axis currently expressed in the orientation of the existing western (CRVC) building and northern entry plaza. The new pavilions are located to be prominent when viewed from RG Menzies walk and to coherently augment the existing forms and structures.

The Language of the Building

The proposal draws together landscape and architecture through a highly transparent pair of pavilions, expressive of the craft of building and redolent of geometry and proportioning inherent in

the Canberra plan. The sub structure allows a fresh structural expression evocative of wharfs and suggests lightness in the grounding of the building and sheltering spaces below.

The scope of these works is outlined in more detail in the drawings provided as part of the Work Approval package, see:

- A101 – A107 Floor Plans
- A200 – A207 Elevations
- A300 – A304 Sections

Site Establishment & Demolition Works

Demolition and site establishment will be undertaken as part of the works. The extent of which is outlined in the drawings provided as part of the Works Approval package, see:

- A100 Existing and Demolition Plan
- C010 Site Establishment Plan
- C011 Erosion and Sediment Control Plan
- Bulk Excavation Plan

Landscape Works

Landscaping alterations and planting will be undertaken as part of the works. The extent of which is outlined in the landscape drawings provided as part of the Works Approval package, see:

- LS04 Proposed Planting Plan
- LS05 Final Site Levels Plan
- LS06 Site Paths & External Lighting

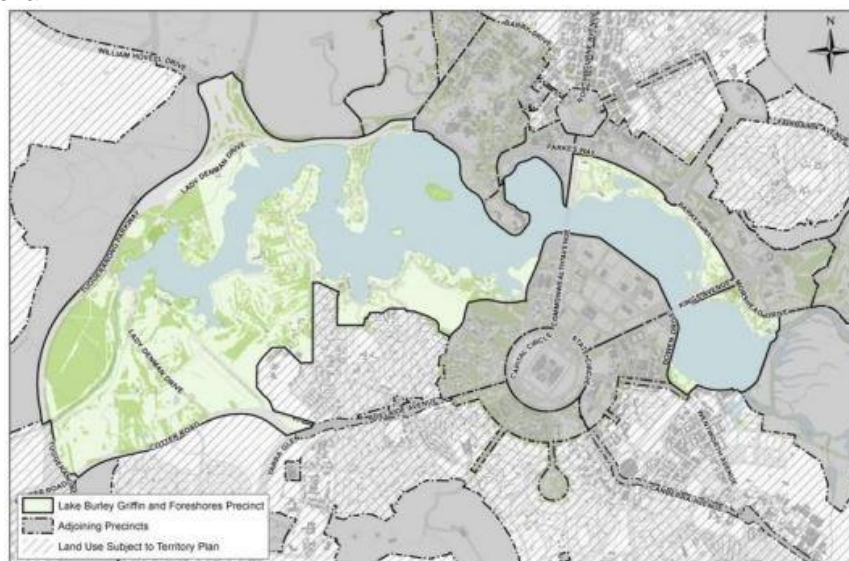
4.0 PLANNING CONTEXT

This section sets out the planning context of the development proposal included in this submission against the relevant legislation and planning instruments. Including the:

- National Capital Plan
- Lake Burley Griffin and Foreshores Precinct Code
- Main Avenues & Approach Routes Precinct Code
- Environment Protection and Biodiversity Conservation Act
- Copyright Amendment (Moral Rights) Act

The National Capital Plan

The subject site is located within the Northern extent of the NCA designated areas. Therefore, the NCA is the consent authority for any development on the site and the proposal must be assessed as a Works Approval.



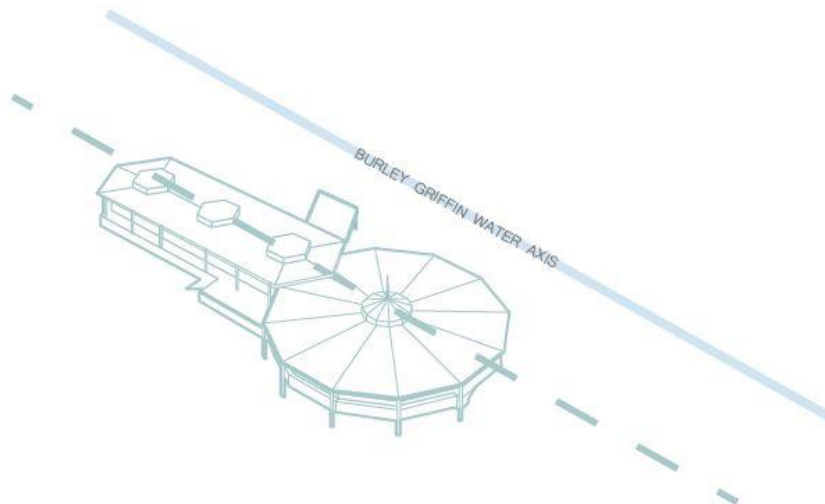
The Lake Burley Griffin and Foreshores Precinct, Image by NCA

Lake Burley Griffin & Foreshores Precinct Code

The proposal is consistent with the land use objectives set out in the Lake Burley Griffin and Foreshores Precinct Code, in that a restaurant is an approved use under 4.12.4 of the code. The proposal is also consistent with the NCA objectives for the site as specifically outlined in 4.12.5. This is that the Regatta Point Exhibition be retained as a tourist exhibition site.

Main Avenues & Approach Routes Precinct Code

This precinct code highlights Commonwealth Avenue as a main avenue of high significance. While the site is not within the Commonwealth Avenue road reserve, the new pavilions may be prominent from Commonwealth Avenue. It is for this reason that the code was considered when preparing the design. The design response was to reinforce the alignment to Griffin's Water Axis as currently expressed in the orientation of the western (CRVC) building and the northern entry plaza.



The Alignment of the Existing Western Pavilion with Griffins Water Axis, Image by T+AA

Environment Protection & Biodiversity Conservation Act, 1999

The demolition works will commence after the crèche period for juvenile flying foxes in accordance with the draft Grey-Headed Flying-Fox Camp Management plan. All future works will be monitored to ensure minimum disturbance of the population.



Flying Fox Habitat in Commonwealth Park, Image by NCA

Copyright Amendment (Moral Rights) Act, 2000

The proposal does not require external moral rights consultation as the original architect of the rotunda has sadly passed away while the proposal does not include any alterations to the Western pavilion designed by Michael Jasper. Noting that both architects were employees of the NCDG/NCA when they undertook the original designs.

5.0 OTHER MATTERS

Traffic, Access & Parking

Works to enable equitable, waste and emergency services access consistent with Australian Standards are included as part of this proposal. We are mindful that these works while essential to the ongoing operation of the precinct, occur in a heritage listed park environment. The proposal includes a fully accessible path right around the Regatta building thus providing equitable access where none has existed before and connecting major viewpoints, functions, facilities and activity centres. The path recalls the historic precedent of 360° external access and expectations for future connection with RG Menzies Walk.

Early in the design process the NCA identified that a Traffic Impact Assessment was not required for this project. Northrop engineers have however prepared a Temporary Traffic Management Plan (C012) which has been provided as part of the Works Approval package.

Stormwater Management & Flooding

The site is subject to overland flows across the site towards Lake Burley Griffin to the South. The management approach to stormwater on site is outlined in more detail in the Stormwater Management Plan (C160) prepared by Northrop Engineers and provided as part of the Work Approval package.

Trees

The park setting means that the site contains numerous trees of differing value and importance. These trees have been identified, audited and assessed by Townsend + Associates Architects in conjunction with Harris Hobbs Landscapes. As previously discussed with the NCA the proposed works will involve the removal and pruning of selected trees. The scope of these works is outlined in more detail in the Tree Protection Plan and Tree Protection Information (LS01 – LS03) drawings provided as part of the Works Approval package. In assessing this application, the NCA need to consider and approve the proposed removal of trees for this works approval.

Heritage

Neither the original Rotunda nor the subsequent extension are included on the ACT or Commonwealth Heritage register. Though the works do fall within the heritage listed Parliament House Vista Area which includes guidelines that govern development within Commonwealth Park. For this reason, the new pavilions were designed to coherently augment the existing forms and structures at the site. While continuing the existing tradition of buildings in and of the landscape as explored by the other buildings and structures throughout Commonwealth Park. This approach is supported by heritage architect Duncan Marshall as outlined in the Heritage Assessment he prepared, which is supplied as part of the Works Approval package.

Environment & Sustainability

The nature of the Canberra climate and the windy conditions of the site dictated that any outdoors be adequately sheltered. This was achieved by pushing the restaurant pavilion further towards the South East. Thus, creating a wind break for the outdoor dining space whilst preserving views of the Parliamentary Triangle from both the restaurant and the outdoor area.

Infrastructure

The site of the proposed work is surrounded and crossed by numerous infrastructure assets. The proposed works will involve tying into and modifications of these assets. Including in some cases renewal and replacement of these assets when required for example the sewer line and gas supply. Of particular note is the existing underground high voltage line which runs under the proposed accessible road. The Evo requirements surrounding this asset have been considered and have influenced the detailed civil and landscape design responses. All parties involved in the design and construction of the proposed works are aware of the location and sensitivity of these assets.

Land Management

The proposed works expand on the current use of the site. This is consistent with the NCA's stated future goals for the site.

6.0 CONCLUSION

The proposed works will add significant value and amenity to the Regatta Point precinct by expanding upon the current hospitality offerings and establishing equitable and emergency access to the assets at the site. The proposed design thoughtfully integrates with the existing buildings while also reinforcing Griffin's Water Axis and conforming to the NCA's guidelines and codes.

A. APPENDIX A. SITE ANALYSIS DIAGRAMS

