



## LAKE BURLEY GRIFFIN GUARDIANS INCORPORATED

### **Lake Burley Griffin Guardians (LBGG) comments on the CGGS proposed Aquatic Centre**

The comments were prepared following a meeting on 3 November 2016 at CGGS with: CGGS representatives, Matt O'Brien, Sue Hart and Peter Wright  
Stewart Architects representatives, Marcus Graham and Hannah  
LBGG representatives, Cynthia Breheny and Juliet Ramsay

1 As there is a shortage of boathouse sites at Lake Burley Griffin, this has meant incremental loss of Lake Burley Griffin's parklands, as the public parks are appropriated for an increasing number of boat sheds. Grevillea Park in the East Basin has recently had its community space gazetted into 4 boat shed sites. This is a big concern for the Guardians whose main objective is to protect the national significance of Lake Burley Griffins and its lakeshore landscapes as an iconic national landscape. The double boatshed footprint of the CGGS's Aquatic Centre is approximately 46,000m x 29,000m - the entire area of the sites. In comparison the boat shed size proposed for Grevillea Park boatsheds is around 27,000m x 16,000m.

*The Guardians is concerned that this Aquatic Centre is a very large boathouse and that the CGGS already has one reasonable sized boathouse on the adjacent block. For one Canberra school to have 3 boathouse/shed sites sets an unfortunate precedent for maintaining a minimum boat shed impact on the lakeshore landscape.*

2 The proposed Aquatic Centre has a large space 22,800m x 13,700m opening into a room connected to the kitchen. This large space is supposedly for teaching and learning. It appears this space could be used as a commercial venue for renting out. Why has this space not been named on the plan? We were told that it would be used for classrooms. We understand that this purpose contravenes the zoning requirements for this building which implies that it should be used for storage of boats and immediate associated purposes. The operable stacking and sliding doors would allow this area to be opened into one space having an area of over 300m<sup>2</sup> and with a service hatch to the kitchen, making it an ideal space for letting for commercial purposes. A Male Toilet of equivalent capacity to the Female Toilet in conjunction with this area suggests that it is to be used for purposes other than girls' classrooms. If this is allowed, other schools would be justified in building classrooms & commercially viable spaces by the lake. The existing adjacent CGGS building is to be used for rowing training so further classrooms would not be necessary.

*Although a cafe is will be a welcome feature. The Guardians is questioning of the large space for 'teaching and learning' that could be located anywhere and the possibility that this valuable boathouse lakeshore space will frequently be used as a commercial enterprise. Does a commercial use comply with the zoning?*

3 The building has no environmental conservation features such as solar power, or solar hot water and no on site rainwater holding tanks while the building is installing air-conditioning which will be needed to cool the building, the upper ground floor of which is naturally illuminated solely by large areas of west facing windows which will be penetrated by low afternoon sun and using large amounts of water in washing boats and hot water for personal showering for rowers.

*The school is promoting environmental teaching therefore the school should adopt sound environmental practices to demonstrate its teachings rather than stating it is too expensive.*

4 The lakeshore bank between the property and the lake edge is a 9m x 46,000m area covered by asphalt. This is a large area that will act as a heat sink, will be uncomfortably hot in mid summer and does not allow any rainwater infiltration across the area. Permeable paving would allow some water infiltration in preference to asphalt or concrete.

*Other boat sheds in Yarralumla Bay do not appear need an asphalted bank or may have a path to their jetty. Some spaces for planting to reduce the heat build up such as across the northwest corner and a planting space level with the workshop wall should be considered. With slight grading these planted areas can be useful for rainwater detention.*

5 Does the footprint of this building comply with the design and siting guidelines? It occupies the whole site and in doing so, has a north-south axis, resulting in a large area of west facing glass that will admit a huge amount of heat in summer, requiring cooling. In winter, these classroom spaces will admit a minimal amount of warming sun in the early afternoon so a considerable amount of heating would be required. There appears to be no natural illumination to the boat storage area when the doors are closed. The energy requirements of this building would therefore be significant.

The 'Deep Ocean' coloured roof is very dark and will also increase the heat load. The walls are generally light in colour which will contribute to this very large building being even more obvious. Dark coloured external walls merge into the shadows and would contribute to the building being less obvious.

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