

Canberra Brickworks + Environs Planning and Development Strategy November 2014 Newsletter



Hardy Kiln under construction in the 1920s

The Land Development Agency (LDA) would like to acknowledge and thank the community for the high level of interest in the Canberra Brickworks + Environs (CB+E) Planning and Development Strategy and for taking the time to provide valuable comments and feedback.

The recent community engagement process closed on Monday 14 July 2014 and the LDA has undertaken a comprehensive analysis of all comments and submissions received. In response to the community's feedback, the LDA has reviewed a number of existing reports and commissioned further studies to identify possible modifications to the current Strategy. The outcomes of the studies are currently being finalised.

Outlined in this newsletter are the key community considerations and points of interest that were identified during the community engagement process and the most current information available in relation to these points.

The LDA remains committed to continuing to work with the community to achieve an appropriate development outcome for the CB+E precinct. As such, further meetings with key stakeholder groups will be organised to discuss the potential options for modifications of the Strategy.

Advice regarding the outcomes of the studies and an updated version of the proposed Strategy will be provided in February 2015, after the Christmas and New Year period, to ensure all members of the community have an opportunity to consider the proposal and provide further comments.

Once again, I would like to thank everybody who has contributed to this important project and I look forward to providing a revised Strategy in the new year.

For more information and updates, please visit www.lda.act.gov.au/canberra, email Brickworks@act.gov.au or call 02 6205 0600.



David Dawes
Chief Executive Officer

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OVERVIEW

The Canberra Brickworks is on the ACT National Trust's 'most at-risk' sites in Canberra.

This Strategy was developed following commissioning of a Conservation Management Plan and 2010-11 community consultation. The Strategy also contributes to the realisation of the *ACT Planning Strategy 2012* and the *Transport for Canberra 2012* policies, including:

- High-quality development located in close proximity to key employment centres at Civic, the Parliamentary Triangle and Woden Town Centre;
- Linking of new urban green space with the existing public open space network around Yarralumla;
- Enabling existing residents to 'age-in-place' without having to move from the inner south area; and
- Reinforcement of the local identity by initiating the restoration and future adaptive re-use of the historic and ACT heritage listed Canberra Brickworks Complex.



Artist impression of the CB+E precinct

2014 COMMUNITY ENGAGEMENT PROCESS AND OUTCOMES

The LDA has undertaken a number of community engagement activities to date in relation to the current Strategy, including:

- **Friday 16 May – Stakeholder Briefings**
Briefing sessions were held to provide key stakeholder groups with information and seek feedback on the current Strategy. This included the Inner South Canberra Community Council (ISCCC), Residents Associations for Yarralumla and Deakin (YRA and DRA), Federal Member for Canberra, current Canberra Brickworks tenants and the Royal Canberra Golf Club (RCGC).
- **Tuesday 27 May – Project Reference Group Meeting**
This meeting was held to discuss the current Strategy and was attended by 16 key stakeholder groups and participants including the ISCCC, YRA, DRA, current Canberra Brickworks tenants, ACT Heritage Council, Australian Institute of Architects (ACT Chapter) and the Yarralumla Uniting Church.
- **Saturday 31 May – Community Information Session and Guided Tour of Canberra Brickworks**
More than 275 people participated in the Community Information Session held on site at the Canberra Brickworks, which included guided site tours of the complex. Feedback was invited from participants through conversations, a feedback form and written Post-it note comments.
- **Saturday 31 May to Monday 14 July – Public consultation comment period**
The community was invited to provide written submissions in response to the current Strategy. Following community feedback the initial 4 week consultation period was extended to 6 weeks. More than 160 written submissions were received and reviewed by the LDA.
- **Late June to early July – Telephone survey**
The LDA conducted a telephone survey of 1,400 Canberra residents to obtain a sample of the community's opinion on the development.

Additional information on the community engagement process, including the Outcomes Report and Telephone Survey Report, can be found on the LDA website under Canberra Brickworks – *Current Consultation*.

KEY COMMUNITY CONSIDERATIONS AND POINTS OF INTEREST

The following key areas of community concern have been identified from the recent community engagement process.

1. TRAFFIC

Increased traffic congestion on arterial roads and impact on local roads.

A new traffic volume count was commissioned in July 2014 to provide updated information on existing traffic conditions and vehicular movements during peak hours. This information will be used to reassess:

- The performance of three key intersections along Kent/Novar Streets;
- Pedestrian safety and access to the proposed Adelaide Avenue bus stop;
- CB+E precinct street connectivity with the existing streets of Yarralumla;
- The road network design in order to remove arterial traffic from Yarralumla, Deakin and Curtin; and
- The possible construction of an interchange to improve the distribution of traffic between Adelaide Avenue, Yarra Glen, Denison Street and Cotter Road.

2. DENSITY & BUILDING HEIGHTS

The number of dwellings and proposed building heights are too high and it is important to keep with the existing character of the suburb.

The LDA is reviewing the distribution of building heights across the site and the most appropriate locations for higher-density development.

3. FACILITIES & SERVICES

Existing community and retail facilities lack sufficient capacity to service the proposed residential development.

An assessment of the impact of the CB+E development on local community and retail services has been completed. The distribution of Mixed Use areas proposed in the CB+E precinct is being reviewed to determine the most appropriate location to benefit new and existing residents.



Artist impression of future Canberra Brickworks

4. PARKING

Lack of parking proposed for the Canberra Brickworks and Quarry Park, undersupply at Yarralumla Shops and desire for on-street parking by the Yarralumla Uniting Church.

The LDA is working with Roads ACT in relation to parking options proposed for the Yarralumla Shops. The additional parking options currently being considered include:

- Possible new on-street parking along Bentham Street;
- Additional parking bays at the South East end of Denman Street Park, serving visitors to both the park and the Yarralumla Uniting Church;
- A Park'n'Ride facility at Deakin West associated with the new Adelaide Avenue blue rapid bus stop; and
- Additional public parking within a multi-storey residential site west of the Canberra Brickworks Complex.

5. HERITAGE VALUE & ADAPTIVE REUSE

The proposed 'make safe' works are inadequate to generate interest in the restoration and adaptive re-use of the Canberra Brickworks Complex.

The initial investment of \$1.5 million will improve structural stability and waterproofing. This will prevent further deterioration of buildings as well as clear existing vegetation and debris. The LDA has sought further advice on options to partially activate the site and provide short to medium term lease solutions suitable for community and commercial re-use.

6. ENVIRONMENTAL VALUES

Development will result in the loss of habitat for local threatened flora and fauna.

Based on the Ecological survey undertaken in late 2013, a Referral under the *Environment Protection and Biodiversity Conservation Act (EPBC) 1999* (Commonwealth) will be submitted to enable a full assessment of the impact of the CB+E development on flora and fauna in the study area.

7. OPEN SPACES

Loss of accessible open space and connectivity to existing walking trails.

Approximately 3ha (30,000m²) of urban open space will be made available through the establishment of Denman Street Park, Railway Heritage parkland and the Royal Canberra Golf Course (RCGC) corridor extending from the proposed new Brickworks Road to Bentham Street.

The dedicated parkland at the intersection with Dunrossil Drive will contain more formal landscape and artwork to emphasise entry to the Governor General's Estate. It will also provide pedestrian connection with the RCGC corridor.

The LDA will also invest \$10 million into the design and reconstruction of the Quarry Park as high quality urban open space, which will provide a further 4ha (40,000m²) that is currently not accessible to the public. This totals more than 7ha of land that is open space and public realm.

Pedestrian connectivity from the existing residential development through to the walking trails on the edge of the new CB+E precinct will be maintained.

8. CONTAMINATION & REMEDIATION

Potential health impacts on residents from the decontamination process and method of removal of asbestos.

A range of best practice precautions have been put in place to ensure the health and safety of the community and site workers during the remediation and decontamination project.

Stage one of the process is currently being undertaken by ACT Property Group. This has included preparation of a Remedial Action Plan (RAP) by an ACT licensed Class A asbestos assessor. The Plan includes safety and monitoring measures that will ensure the removal and transportation of the hazardous materials is undertaken with the utmost care.

Current works onsite are being monitored by an Environment Protection Authority (EPA) accredited Independent Site Auditor. The Site Auditor will continue to review the remediation process throughout delivery of the CB+E development.



Artist impression of the proposed Quarry Park

Further information

For further information and updates, please visit www.lda.act.gov.au/canberra email Brickworks@act.gov.au or call **02 6205 0600**.

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9. CONSULTATION PROCESS

Issues with recognition of previous consultation, ongoing coordination with stakeholders and access to supporting documents were raised.

Since 2010, the proposed development scope has been reviewed to take into account additional site studies, outcomes of the 2011 public consultation process and current ACT Government policies and priorities. These activities and outcomes are available on the LDA website under Canberra Brickworks – *Previous Consultation*.

All community engagement activities that have been undertaken in 2014 have been conducted outside of standard statutory requirements. Formal submissions to implement the CB+E Planning and Development Strategy have not yet commenced.

Before any development begins on the Canberra Brickworks site, there are a number of statutory processes that must be undertaken.

Each of the following key statutory processes will provide further opportunities for public comment on the proposed development:

1. EPBC referral;
2. Variation to the Territory Plan;
3. Amendment to the National Capital Plan;
4. Referral under Planning and Development Act; and
5. Development Application approval for the Estate Development Plan.

NEXT STEPS

Further updates on the Strategy, including supporting documentation, will be provided on the LDA website as they become available.

Once outcomes of the new studies are finalised, and an updated version of the proposed Strategy is provided in February 2015, an additional comment period will be opened for the community to provide further feedback.