

CANBERRA BRICKWORKS PRECINCT

Community Parameters and Perspectives

March 2016

Preface

This report has been compiled by members of the Canberra Brickworks Precinct (CBP) Community Panel between November 2015 and March 2016. It is intended to guide developers in any planning, design, development, construction and post-construction processes associated with the Canberra Brickworks Precinct.

The report has two main parts. Part 1 is an amalgamated summary of the community reports that are produced here in full in Part 2 of this document, highlighting the parameters that must be adhered to. These community reports reflect extensive contributions from a wide cross-section of the Canberra community that hold a keen interest in the project.

The Canberra Brickworks Precinct Community Panel recognise that there are some elements that are in conflict and are reflective of the range of views held within the community. Where there is conflict, the panel looks forward to further engagement with the developers and other key stakeholders as the Canberra Brickworks Precinct plans evolve in the coming months and years in order to resolve the competing priorities as required.

Subject to further consultation with key stakeholders, the Canberra Brickworks Precinct Community Panel expects the parameters presented in these materials to be adhered to in any development of the Canberra Brickworks Precinct.

OVERARCHING GOALS

From a community perspective:

- provides a triple bottom line versus just financial results
- builds in enough specifics to achieve goals/visitors objectives
- provides a context for ongoing trust building and an opportunity to fine tune specifics
- details community needs, views and concerns that are consistent with community expectations and values
- demonstrates community expectations on engagement and participation throughout the whole development process
- provides enough scope for development to create a lasting and sustainable precinct for the future
- gives high level statements that limit the impact of this development on the existing community
- supports a long term use of the brickworks and quarry that can be enjoyed by all ACT residents
- creates an opportunity to showcase a precinct with regards to sustainability, sitting well within its context and being a pleasure in which to live, work and visit.

From a government perspective:

- is consistent with ACT planning regulations and policies
- develops the Brickworks in a way that is no longer a burden on ACT Government i.e. self sustaining and a productive place to enjoy
- provides clarity - so it will be clear to Government stakeholders and developers what is intended
- highlights themes without being prescriptive with comprehensive detail set out in one place
- assists with generating a useful mix of purposes to promote diversity and innovation in a high value area
- enables retention of the neighbourhood character while creating new spaces
- encourages innovative approaches which will maximise benefits regarding revenue, employment, economic and social impact

The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments. The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.

Part 1: AN OVERVIEW OF THE COMMUNITY REPORTS INCLUDING PARAMETERS

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Part 2: COMMUNITY REPORTS INCLUDING PARAMETERS

Part 1: AN OVERVIEW OF THE COMMUNITY REPORTS INCLUDING PARAMETERS

1. SOLUTIONS FOCUS

Vision: A communal vision must be formulated for identifying and creating adaptive reuse opportunities to expand and enhance appropriate activity for the Brickworks to develop as a viable Heritage, Cultural, Arts, Leisure and Eco-tourism precinct in an urban setting.

Cultural Tourism: Cultural tourism is one of the largest and fastest-growing tourism markets. The development of the Brickworks as an integrated year-round Heritage, Cultural, Arts, Leisure and Eco-tourism hub would significantly improve and increase the range and quality of Canberra's attractions, events, facilities, services and experiences to increase visitor demand and address seasonality.

Traditional Trades Skills Training: The Brickworks offers the opportunity to foster and develop tradespeople and craftspeople who are skilled in working with 19th century timber, planks, stone and brick and other materials for the ongoing repair and conservation of heritage buildings, and for creation of sculptures.

Other Uses: Some areas particularly the upper floors of buildings could be leased to artists as studio spaces and to office tenants with a "creative focus", such Architects, Planners, Designers, etc.

2. BRICKWORKS

Signature Features: The defining features of the site are the chimney stacks, kilns and railway. These should feature as the signatures of a redeveloped site. Narrow gauge goods railway lines linked the brickworks to the building sites including Old Parliament House and the Power Station. The importance of the scale of the site and the open landscape qualities of the quarry is emphasised in the Lovell Chen Conservation Management Plan (CMP), which also advised in 2010 that remediation works were required but which appear not to have been implemented.

Interim Maintenance: The site already suffers decay due to aging and a lack of repair and maintenance. A comprehensive catalogue of actions which need to be taken are detailed in the CMP and Conservation Development Plan compiled by Lovell Chen in early 2015. National Trust (ACT) supports the scope of these initiatives.

Temporary and Interim Uses: Temporary uses are an important way to maintain the site in use, and to avoid demolition by neglect – abandoned buildings are vulnerable to decay and eventually to demolition. Some temporary uses to be considered include: continued artisan and associated activities as undertaken by existing tenants, art & craft studios and workshops, retail e.g. cafes, charity and 'pop-up' shops, community activities, information points, exhibitions, performances, hospitality and events, filming.

Parameter	Rationale
Heritage-listed Canberra Brickworks are to be preserved.	Preserving and promoting the history of the Brickworks for future generations demonstrates commitment to the heritage values of the site by the developer and the ACT government by preserving and promoting the history of the Brickworks for future generations.
Retain and integrate the site's heritage elements and significant vegetation to create a unique and distinctive place.	The community, stakeholders, and developers must be consulted and made aware of associated constraints/opportunities.
Provide a transparent, costed plan for the proposed preservation and adaptive reuse of the Brickworks which narrates, reflects and is consistent with the past and recent history of the Brickworks.	
Incorporate a planned management structure for ongoing management of the Brickworks by an	In line with its heritage value and community significance, effective ongoing preservation, management and adaptive

independent body, such as a Trust.	reuse of the Brickworks must be assured. An independent body, such as a trust, is necessary to provide an ongoing management structure for the Brickworks as a heritage site and could be an appropriate vehicle to coalesce community, public and private support and fund-raising for adaptive reuse of the site.
Carry out upfront investment in remediation works, as specified in the approved Conservation Management Plan.	Lovell Chen indicated in the Conservation Management Plan 2010 the required remediation works, which appear not to have been implemented yet. Such remediation works would demonstrate commitment to the heritage values of the site by the developer and the ACT Government.

3. QUARRY PARK

Quarry Gardens: Canberra was created as a Garden City and Yarralumla was one of the first Garden Suburbs.

The quarry is heritage listed and has considerable geological value. It could be developed as a large public garden to complement other adaptive reuses for the site. Involve the Geological Society of Australia and local geologists in the processes of planning and developing the CBP. Include the Railway Remnants registered area and core space of the Quarry as publicly accessible parklands.

Parameter	Rationale
Maintain Quarry Park as an open space public recreation area with no housing inside the Quarry Park and no through-road to Bentham Street. Landscaping and improvements to Quarry Park must retain the character of the existing landscape and preserve the physical and historical connection to the Brickworks buildings.	The quarry is an intrinsic element in the heritage and history of the Brickworks and has important aesthetic value within the overall Brickworks site. It must be preserved for community access by all Canberrans and visitors to Canberra. It is also important to preserve the heritage-listed geological formations. A through-road to Bentham Street would direct traffic through to the Yarralumla Shops, which are already highly congested and subject to a high traffic accident rate.

4. PUBLIC REALM

- i. Streetscape, Landscape and Pathways
- ii. Existing boundaries and roads - impact minimisation
- iii. Traffic

Streetscape, Landscape and Pathways

Parameter	Rationale
Tailor new dwellings within the Brickworks to the site's existing landscape and streetscape design	As required by heritage guidelines AND highly valued by the community, an attractive landscape and quality

(selection of materials, wide verges and large street trees) which will retain the current landforms and enhance the woodlands as significant assets and as a windbreak and sound barrier. Ensure the development is not visible south or west of the ridgeline running from Denman Street to Dunrossil Drive.

communal spaces which support and enhance the woodlands, and harmonise with the existing features and character of Yarralumla (such as Maxwell Street), are a major attractor for new residents and visitors to engage and interact. The landscape and trees form part of the visual character of the area particularly the Approach Route to Government House. The trees not only protect the suburb from prevailing westerly winds but also act as a noise barrier from surrounding traffic.

Retain and improve the continuous woodland loop, part of which is the Old Uriarra Track, in its natural state with mature trees and without requiring pedestrians or cyclists to cross a primary access road.

The heritage-listed Railway Remnants to be preserved and enhanced as a public open space recreational area with connections to the Brickyard area and the Quarry.

Streets must be designed and constructed for people (rather than cars) of all ages and abilities; are accessible for everybody whatever their level of mobility at any time or place; incorporate existing features that are highly valued by the local community and a variety of good quality communal spaces that support the existing and new communities to engage and interact; and are safe – and perceived to be safe – for people to move about however they get around.

Adaptation to a changing climate must be factored into **surface infrastructure and transport** (for example via location of services and providing shelter at stops, to minimize people's exposure to heat, rain and wind).

Active and public transport should be the obvious, convenient, safe (and perceived to be safe), accessible and sustainable transport choice for travel to, from, and within the area, with the road user hierarchy identified in the ACT Active Travel Framework¹ applied so that infrastructure for private vehicles is considered last and is focused on serving the needs of people with impaired mobility. Install shared paths in all streets, separated on-road cycling facilities where appropriate and connect the CBP with existing cycling routes.²

The Old Uriarra Track area is highly valued by residents and visitors for both white and Indigenous historical importance for Canberra ('Uriarra' means 'running to the feast' and was historically the pathway to a local Ngunnawal site for meetings and celebrations) and also its recreational use, birdlife, critically endangered Golden Sun Moth habitat, natural beauty and solitude.

Connectivity in a continuous greenbelt encourages active recreation and retention of the continuous woodland loop is cited by residents as one of the most important aspects that needs to be retained in any development of the CBP.

Integrating open spaces within the CBP with surrounding open space allows for connections to existing pedestrian and cycling networks, fosters safety, and encourages active travel and recreation³. As it is a non-car access space, retention and improvement is a priority for equestrian use, cyclists, pedestrians, wheelchair and pram users.

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The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.

Shared paths and cycling-focussed infrastructure will be required to enable people to safely and conveniently reach the CBP itself from surrounding cycling routes⁴ and to travel within the CBP. The choice of infrastructure can be made in the detailed design phase. This is consistent with the ACT Government's Active Travel principles in its *"Building an Integrated Transport Network-Active Travel"* (2015) policy document.

¹ Under the hierarchy, people walking are considered first, then people who cycle, then public transport, then other motor vehicles – see figure 22, p35, https://www.transport.act.gov.au/policy_and_projects/active-travel

² Pedal Power ACT comment: 'The correct ACT term is 'shared path'. 'cycling routes' is better here as some are on road e.g. Adelaide Ave and some in the future might be separated from vehicles or from people walking. SEE-Change Inner South comment: 'Community path' is also used in official ACT government documentation.

Existing boundaries and roads - impact minimisation

Parameter	Rationale
Provide a landscaping buffer to the north and east of the CBP that is low maintenance, protects the privacy of adjacent residents and presents an attractive visual treatment from the development.	Existing residents are concerned about invasion of their privacy and loss of natural views, and would like a visual separation from any new development, preferably in the form of mature trees.
Demonstrate how the CBP contributes to maintaining and increasing buffers from westerly winds, heat and fire (as well as from flooding, where appropriate).	The long term sustainability of Canberra for current and future generations.
Accommodate on-site parking for motorised and non-motorised vehicles associated with future uses within the CBP.	The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.
Introduce measures (beyond the project area) to minimise the impact of traffic generated by future use of the CBP.	The surrounding streets already lack sufficient car parking capacity.

Traffic

Parameter	Rationale
Ensure that any new traffic generated by the development is factored into planning for adequacy of current and future road links between town centres and other parts of Canberra. The primary access road should be shared by the Brickworks, Quarry Park and any new residential development, but not become a thoroughfare linked to the existing streets of Yarralumla. No new roads are to be built in existing residential areas. Ensure provision for active travel, including accessible public transport options for residents and visitors, and any future provision of light rail in that corridor.	<p>With some existing streets already close to capacity, projected traffic flows suggest existing road hierarchy will not cope with additional traffic.</p> <p>Effective traffic minimisation measures and management to restrain vehicle speed, deter through-traffic (other than for pedestrians, cyclists and public transport) and create safe conditions for all road users is required.</p> <p>Encourage walking and cycling and public transport use, by improving the location of existing infrastructure, convenient access to bus routes/stops, and street lighting.</p>

³ see attached Cycling Desire Lines map

⁴ see attached Sample Cycling Facilities

Implement measures that will preclude vehicles rat running through the suburb, and calming measures to prevent traffic going down existing streets in volumes in excess of what is permitted under road hierarchy guidelines.

Cars travelling along the Cotter Road to Civic or to and from Deakin are currently using Dudley Street and Novar Streets as access roads, and any increase in traffic volumes on Dudley Street or Novar Street could push traffic through the CBP if this becomes an easy option.

Increased traffic volumes in the CBP will require high levels of road hierarchy that will be a burden where it interfaces with the current road hierarchy within the suburb.

Any connection through the Quarry into Bentham Street would direct traffic through already congested and accident prone Yarralumla shops area, and so such a connection is NOT supported.

Effective traffic management to restrain vehicle speed, deter through-traffic and create safe conditions for other road users is required under the Estate Development Code.

No change to the road hierarchy of existing streets, no new roads through existing residential areas.

Residents do not want existing streets to be widened, which would require a loss of verges and/or street trees.

If projected traffic flows suggest existing road hierarchy will not cope with additional traffic from CBP, the developer will need to come up with acceptable alternative solutions to mitigate traffic volumes and flows.

Some existing streets are already at close to capacity under the ACT's road hierarchy system.

Streets are already becoming congested and there are concerns that any new roads would have a negative impact on safety for pedestrians, cyclists and drivers.

Avoidance of through traffic from external areas (other than for pedestrians, cyclists and public transport) and 'rat runs' is a criterion of the Estate Development Code.

Residents do not want a new road through the Quarry connecting to Bentham Street due to safety and congestion concerns.

The overall scale of the development to require no more than Minor Collector roads in the road hierarchy for the primary access road.

Many of the existing roads in Yarralumla are already close to their maximum capacity in terms of road hierarchy, so new traffic connecting to the suburb needs to have minimal incremental impact.

Denman Street to retain existing road width and road hierarchy level and not become a thoroughfare connecting the primary access road for the main housing development and access to the Brickworks to existing Yarralumla Suburb roads.

Many of the existing roads in Yarralumla are already close to their maximum capacity in terms of road hierarchy, so new traffic connecting to the suburb needs to have minimal incremental impact.

Car parking for the Uniting Church often extends along Denman Street as far as Maxwell Street.

5. DWELLING TYPES AND DESIGN

Canberra Style: The adaptive reuse of the Brickworks affords an opportunity for any new buildings to invoke the features of the Federal Capital Architecture of various buildings that the bricks from the site were used to construct e.g. Old Parliament House, Albert Hall, Hotel Canberra, Forestry School, Sydney and Melbourne Buildings, Ainslie Primary School, etc.

Parameter	Rationale
<p>Provide a range of high quality, diverse and innovative dwellings to provide alternative housing options, while reinforcing the garden suburb neighbourhood character of Yarralumla. All dwellings must comply with Liveable Housing Design Guidelines, achieve a rating of 7 stars or more from NatHERS and top ratings in each GreenStar category, and HIA Greensmart Accreditation for housing.</p> <p>Ensure community amenities (including shops, childcare facilities, meeting rooms, etc.) are matched to the housing density being introduced and to the target demographic of new residents, can be accessed easily, and contribute to opportunities for positive local community, retail and employment interactions, both formal and informal.</p>	<p>To harmonise with the existing character of Yarralumla and ensure Universal design, achieved by meeting the Livable Housing Design Guidelines (LHDG), to meet the needs of residents with young children, people with disabilities, older people and others with special mobility needs.</p> <p>The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments. This means that dwellings must incorporate world-wide best practice including:</p> <ul style="list-style-type: none"> • highest level of environmentally sustainable practices standards in design, construction and operation • passive solar design • water-wise requirements • generator of renewable energy. <p>The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.</p> <p>Diverse communities produce diverse needs. Consultations have identified demand for appropriately targeted amenities/spaces such as health and well-being activities and community gatherings. Community use would unite existing and future residents and businesses.</p>
<p>A residential component may be allowed within the CBP to a maximum of 380 dwellings.</p>	<p>This is the figure that the ACT Government has said could be built within the area.</p> <p>The Chief Minister has made a commitment to the community that there will be no more than 380 dwellings.</p>

6. CAR PARKING

Access and Parking: Reasonable vehicle and bicycle parking are to be provided for tenants, staff and visitors, with the site itself a pedestrian-orientated area with good access for pedestrians and cyclists as well as vehicles. Public transport to be provided to connect residential areas with the major employment and service centres.

Parameter	Rationale
In addition to standard mandated bicycle and car parking requirements for dwellings and commercial developments, there must be measures to minimise parking pressure by building infrastructure that promotes active travel for visitors to the Quarry Park, and the Railway Remnants and discourages these visitors from parking in surrounding residential streets.	<p>Surrounding streets already lack sufficient car parking capacity. Unless infrastructure is provided to promote active travel by visitors the demand for car parking will be high at Quarry Park and the Brickworks (the volume will depend on the type of use e.g., restaurants, cafes, wedding venue, artisan and design hub, museum, etc).</p> <p>Woden, Molonglo Valley, Weston Creek residents may use the site as a park-and-ride facility if there are convenient public transport options.</p>

7. COMMUNITY ENGAGEMENT

Ongoing Management: The Brickworks is an iconic heritage site that can be developed to generate a wide variety of important cultural and social benefits for the major stakeholder, which is the community of Canberra. The site must be treated by the Government as an asset and not a liability.

Parameter	Rationale
Community involvement must be factored in. Open engagement with the Yarralumla community and other stakeholders in the planning, design and construction phases of the development of the Canberra Brickworks, using a Stakeholder Engagement Strategy prepared in accordance with the core values of the International Association for Public Participation.	<p>The ACT Government has made repeated commitments to community engagement.</p> <p>The community will be seeking ongoing confirmation and assurances from developers, politicians and bureaucrats.</p> <p>An ongoing role for the community's representatives (such as the YRA) will provide a way to quickly disseminate information to interested parties and mitigate community concerns. Incorporate world-wide best practice and international standards in community engagement.</p>

8. CONSTRUCTION

Parameter	Rationale
Complete the development of the CBP within five years.	Reduce the overall impacts on the community and environment that would come from a prolonged period of construction, such as the loss of amenity for nearby residents.
Minimise the duration of the construction phase, develop a traffic management plan in collaboration with the community, and ensure adequate protection to existing residents from any asbestos, dust and other contaminants, given the prevailing west winds.	Protect the community's health and well-being, for example, from disturbance of asbestos and other contaminants in the Brickworks, Quarry and environs.
Contribute to conservation of resources through consideration of whole-of-life impacts on the environment; minimising the use of materials that deplete natural resources or create toxic pollution	The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments.

in their manufacture, use or disposal; and specifying locally available materials where possible.

The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.

9. COMPLIANCE

Parameter	Rationale
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The Development must comply with (or better) **all ACT and Commonwealth government policies, regulations and codes** and be consistent with the principles and policies of the National Capital Plan and the Territory Plan.

A commitment from the Developer that all development will incorporate world-wide best practice, will be done in compliance with all applicable policies, regulations and codes, and that such compliance is enforced and penalties for non-compliance imposed will provide stakeholders with greater confidence in the process.

There must be an Environmental Management Plan developed in accordance with the NSW Environmental Management System Guidelines (or similar), along with compliance with the Estate Development Code as at 2013, while achieving 6 Star Green Star – Communities Rating.

Canberra Brickworks and Environs past plans have contravened the government's own regulations and codes.

The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement. See Rationale for SEE-Change Inner South Objectives A, B, C & D in Part 2.

10. NOISE / LIGHT POLLUTION / INTRUSION ON PRIVACY

Parameter	Rationale
<p>CBP must have:</p> <ul style="list-style-type: none"> No new structures with sightlines into the gardens and living areas of existing dwellings. At least a 20 metre setback and a “green” buffer between new and existing dwellings. Measures to mitigate potential noise, odour and light pollution from activation of the Brickworks and the Quarry Park. 	<p>Existing residents are concerned about:</p> <ul style="list-style-type: none"> invasion of their privacy and loss of natural views, the proximity of buildings and outdoor areas within the Brickworks to their existing homes and the possibility of noise, odour and light pollution safety concerns such as vandalism physical safety issues such as the storage of toxic chemicals and other substances on site.

11. NATURAL AND LOCAL ENVIRONMENT

CBP should have integrated approaches to planning, design and construction.

In terms of the public environment, this should encourage seamless interactions between external and internal public spaces and create a variety of uses in an attractive, safe, biodiverse and environmentally sustainable public domain.

Parameter	Rationale
<p>Protect critically endangered species in open space – Golden Sun Moth, temperate grasslands.</p>	<p>Ensure these critically endangered species are taken into account in planning access road from Cotter Rd.</p>
<p>CBP must demonstrate how it:</p> <ul style="list-style-type: none"> fits into the ACT Basin Priority Project fits into cross-border catchment management planning does not alter the watershed of Yarralumla Creek will manage its stormwater management with a view to dealing with stormwater on-site and avoiding runoff beyond current levels into the surrounding area, Lake Burley Griffin, and the wider Molonglo catchment maintains existing soil structure and hydrology of the site 	<p>CBP is part of the Yarralumla Creek catchment. The ACT Basin Priority Project and cross-border catchment management planning include Yarralumla Creek as a major sub catchment. This means that any planning for and development and construction within CBP must be undertaken in the context of the ACT Basin Priority Project and cross-border catchment management planning.</p>

12. STORMWATER / SEWERAGE INFRASTRUCTURE

Parameter	Rationale
<p>CBP must demonstrate:</p>	<p>CBP is part of the Yarralumla Creek catchment. The ACT</p>

- how it will manage its stormwater management with a view to dealing with stormwater on-site and avoiding runoff beyond current levels into the surrounding area, Lake Burley Griffin, and the wider Molonglo catchment
- how it will manage its stormwater management with a view to dealing with sewage on-site.

Basin Priority Project and cross-border catchment management planning include Yarralumla Creek as a major sub catchment. This means that any planning for and development and construction within CBP must be undertaken in the context of the ACT Basin Priority Project and cross-border catchment management planning.

The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning and addressing climate change.

Ensure the existing infrastructure (stormwater and sewerage) within and surrounding the CBP has the capacity for additional flows as required, including best practice Water Sensitive Urban Design.

There have been examples of insufficient stormwater capacity in streets near the Brickworks and we want to ensure that any existing problems are not exacerbated by new development. Effective stormwater management is also needed to ensure any pond created in the Quarry Park does not become a breeding ground for mosquitoes.

13. BEYOND PRECINCT

CBP must demonstrate how it contributes to **prominence of Canberra’s national and local significance** and public good, particularly in regard to leadership in sustainability (including climate change), planning (urban, transport, catchment) and engagement with and responding to the community and geographic surrounds.

CSIRO Forestry Site Redevelopment near the Brickworks: CSIRO’s campuses at Yarralumla, Acton, Campbell, and Crace are to be consolidated and moved to the Black Mountain Campus. This is expected to result in the disposal of land adjacent to the Brickworks. We understand this large site is owned by a Family Trust and leased to CSIRO until 2022 at which time CSIRO have indicated they will leave the site and the future after that is unclear. National Trust (ACT) believes this issue should be investigated jointly by the ACT and Commonwealth Governments to determine what synergies can be created between both developments so that planning and community outcomes can be optimised.

Parameter	Rationale
<p>Planning (including any development proposals) must take place in a transparent, whole-of-government manner, led by the ACT Environment and Planning Directorate and the National Capital Authority.</p>	<p>The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.</p>
<p>Planners, developers and other proponents for the CBP must show how their proposal will:</p> <p>(a) include community involvement in subsequent work on the proposal, and</p> <p>(b) fit into the broader context of:</p> <ul style="list-style-type: none"> • planning (urban, transport, catchment etc), • geographic surrounds, and • sustainability, particularly in the context of climate change. 	<p>Land development in Canberra must proceed in conjunction with broader planning, especially in relation to planning for sustainability, transport and catchment management.</p> <p>Planning for CBP must be placed in a context of broader planning for Canberra, and must precede development proposals.</p>

14. ECONOMICS / FINANCIAL

Development must ensure a long-term economically sustainable future for the CBP, while providing a return to the Territory through **positive local community, retail and employment interactions**, both formal and informal.

Funding and Support: From the outset all parties, particularly Government and private investors, need to understand that the reuse of heritage land and buildings will provide a range of both economic and non-economic benefits. However, due to the nature of their structure and the purpose of their business operations, most NGOs that could tenant the site will have limited capital or capacity to afford full commercial rentals. Consequently, adaptation may not create enough financial value to cover the costs of both conservation and adaptation, as well as the long-term maintenance of the buildings.

Shared Value and Impact Investing: Shared Value is a new approach to value creation by corporations and is the next step beyond Corporate Social Responsibility (CSR). It is a practice that describes when an organisation expands business opportunities and markets through intended efforts to have a positive social or environmental impact.

It must begin with the agreement that healthy, confident and connected citizens will mean sustainable growth for business, a balanced budget for governments and the achievement of social outcomes for non-profit organisations.

Developer Contributions/Incentives: The existence of the Brickworks and its heritage status can have a positive impact on the value of the surrounding land for residential development. Consideration should be given as to how some of this value can be harvested for reinvestment back into the Heritage area through hypothecation of funds from land sales to a special Trust to support Brickworks conservation and adaptive reuse.

Parameter	Rationale
Upfront investment in remediation works, as specified in the CMP.	<p>The Lovell Chen CMP advised remediation works in 2010, which appear not to have been implemented.</p> <p>Demonstrates commitment to the heritage values of the site by the developer and the ACT government.</p>

15. SUSTAINABILITY

Parameter	Rationale
<p>CBP must be – and be seen to be – planned, built and operate in a way that is sustainable and community-focussed.</p> <p>Ensure that CBP becomes a state of the art ‘sustainability showcase’ that respects its current terrain and landscape, and gives prominence to national significance and public good considerations as a contribution to Canberra’s tourism and residential well-being.</p>	<p>The long term sustainability of Canberra for future generations is becoming increasingly important. Meeting the ACT’s greenhouse gas emission reduction targets and enabling people in Canberra to cope with the impacts of global warming will require:</p> <ul style="list-style-type: none"> ● rapid elimination of greenhouse gas emissions; ● future development to be substantially different to past development in Canberra; and ● strong and resilient communities. <p>Planning, documentation and implementation for CBP must comply with current ACT Government and National Capital Authority policies, plans and legislation. CBP offers the potential for an exciting step forward in sustainability</p>

of planning and development in Canberra – if it is well planned and implemented.

By its **design and building requirements** and implementation, CBP must show that it:

- aims for zero (or negative) net emissions of greenhouse gas emissions, pollutants, nutrients and 'waste'
 - mitigates against the impacts of climate change
 - is socially inclusive
 - provides an environment and community that is easy and delightful to live within and sustainable
 - buildings and public infrastructure will be **passively heated and cooled**
 - contributes to the ACT's **self-sufficiency and resilience, particularly in water, energy, and food supply**
 - contributes to **local conservation** of uncontaminated soil, nutrients (for example, from prunings, leaves and household organic matter), vegetation, biological diversity, ecosystems and ecological processes, and wildlife corridors – both during preliminary development and building and once BWP is occupied.
 - contributes to conservation of resources through consideration of **whole-of-life impacts** on the environment; minimising the use of materials that deplete natural resources or create toxic pollution in their manufacture, use or disposal; and specifying locally available materials where possible.
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The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments.

The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), addressing climate change and for community engagement.

Many factors are important goals for all development and re-development of sites that include housing. Achieving these goals will be particularly important for mitigating against and adapting to climate change and other stresses. In turn, they contribute to residents' well-being and add to the attractiveness of Canberra as a tourism destination.

Part 2: COMMUNITY REPORTS INCLUDING PARAMETERS

CANBERRA BRICKWORKS PRECINCT (CBP) – PARAMETERS SUBMITTED BY THE YARRALUMLA RESIDENTS ASSOCIATION IN PREPARATION FOR THE COMMUNITY PANEL WORKSHOP ON DECEMBER 8, 2015

To Members of the Canberra Brickworks Precinct Community Panel

The following parameters are provided by the Yarralumla Residents Association to shape any future development of the Canberra Brickworks Precinct. This list is aimed at ensuring the ACT Government and developers are aware of areas of concern to the local community and lists parameters that are generally acceptable to local residents, and we believe, the wider Canberra community.

We acknowledge that some of these parameters relate to areas outside the CBP and will require commitment from the ACT Government rather than a developer. We also acknowledge that some or aspects of these parameters may already be covered by existing legislation.

For expediency we have broken up these parameters into 13 key areas:

- Brickworks
- Quarry Park
- Pathways
- Traffic
- Streetscape & Landscape Setting
- Car Parking
- Dwelling Types & Design
- Noise/Light Pollution/Intrusion on Privacy
- Infrastructure
- Environment
- Community Engagement
- Construction
- Compliance

David Harvey, President 2015-16

Yarralumla Residents Association Inc.

CANBERRA BRICKWORKS PRECINCT (CBP) – PARAMETERS SUBMITTED BY THE YARRALUMLA RESIDENTS ASSOCIATION IN PREPARATION FOR THE COMMUNITY PANEL WORKSHOP ON DECEMBER 8, 2015

BRICKWORKS

	Parameter	Rationale
B1	Heritage listed brickworks to be preserved	<ol style="list-style-type: none"> 1. The site as a whole has heritage value and all existing structures could have national, possibly international, significance for future use. 2. The Lovell Chen Conservation Management Plan (CMP) emphasizes the importance of the scale of the site and the open landscape qualities of the quarry.
B2	Provide a transparent, costed plan for the preservation and adaptive reuse of the Canberra Brickworks.	<ol style="list-style-type: none"> 1. To ensure the community, stakeholders, and developers are aware of associated constraints/opportunities.
B3	Incorporate planned management structure for ongoing management of the Brickworks by an independent body, such as a Trust.	<ol style="list-style-type: none"> 1. To ensure effective ongoing preservation, management and adaptive reuse of the Brickworks, in line with its heritage value and community significance. 2. An independent body, such as a trust, is necessary to provide an ongoing management structure for the Brickworks as a heritage site and could be an appropriate vehicle to coalesce community, public and private support and fund-raising for adaptive reuse of the site.
B4	Planned adaptive reuse that narrates, reflects and is consistent with the past and recent history of the Brickworks.	<ol style="list-style-type: none"> 1. To preserve and promote a history of the brickworks for future generations 2. To embody adaptive reuse that is sympathetic to the past and recent history of the site as an industrial/creative zone.
B5	Upfront investment in remediation works, as specified in the CMP	<ol style="list-style-type: none"> 1. The Lovell Chen CMP advised remediation works in 2010, which appear not to have been implemented. 2. Demonstrates commitment to the heritage values of the site by the developer and the ACT government.

CANBERRA BRICKWORKS PRECINCT (CBP) – PARAMETERS SUBMITTED BY THE YARRALUMLA RESIDENTS ASSOCIATION IN PREPARATION FOR THE COMMUNITY PANEL WORKSHOP ON DECEMBER 8, 2015

QUARRY PARK

	Parameter	Rationale
Q1	Maintain Quarry Park as an open space public recreation area with no housing inside the Quarry Park and no through-road to Bentham Street	<ol style="list-style-type: none"> 1. Quarry Park is an intrinsic part of the Brickworks heritage area and should be preserved for community access by all Canberrans and visitors to Canberra. 2. A through road to Bentham Street would direct traffic through the Yarralumla shops, already highly congested and subject to a high traffic accident rate.
Q2	Landscaping and improvements to Quarry Park should retain the character of the existing landscape and preserve the physical and historical connection to the Brickworks buildings	<ol style="list-style-type: none"> 1. The quarry is an intrinsic element in the heritage and history of the Brickworks and has important aesthetic value within the overall Brickworks site. 2. The Lovell Chen Conservation Management Plan (CMP) emphasizes the importance of the scale of the brickworks site and its physical connection to the open landscape qualities of the quarry. 3. It is important to preserve the heritage listed geological formations.

CANBERRA BRICKWORKS PRECINCT (CBP) – PARAMETERS SUBMITTED BY THE YARRALUMLA RESIDENTS ASSOCIATION IN PREPARATION FOR THE COMMUNITY PANEL WORKSHOP ON DECEMBER 8, 2015

PATHWAYS

	Parameter	Rationale
P1	Retain the continuous woodland walking/cycle loop from Denman Street to Dunrossil Drive (part of which is the Old Uriarra Track) that connects to the entrance of the Golf Course, in its natural state, with mature trees and without requiring pedestrians or cyclists to cross a primary access road eg from Cotter Road/Dudley St.	<ol style="list-style-type: none"> 1. This is one of the features of the area that is most valued by residents and visitors.. The overwhelming majority of submissions on the development plans highlight retention of this walking/cycle path as a priority and recognize its value to horse-riders. 2. This area is highly valued by residents and visitors for its recreational use, birdlife, critically endangered GSM habitat, natural beauty and solitude. 3. The Old Uriarra Track has both white and Indigenous historical importance for Canberra – ‘Uriarra’ means ‘running to the feast’ and was historically the pathway to a local Ngunnawal site for meetings and celebrations. 4. Connectivity in a continuous greenbelt encourages active recreation. 5. The informal nature of the pathway is much valued by residents and visitors using the loop. 6. Encourages the use of non-car access
P2	Install footpaths in all streets in the Precinct and bicycle paths connecting the Precinct with bicycle paths near Lake Burley Griffin and with the bicycle path near Novar/Kintore Street.	<ol style="list-style-type: none"> 1. Connectivity encourages active recreation 2. Encourages the use of non-car access 3. Encourages active recreation 4. Fosters safety 5. This is consistent with the ACT Government’s Active Travel principles in its <i>“Building an Integrated Transport Network-Active Travel”</i> (2015) policy document

CANBERRA BRICKWORKS PRECINCT (CBP) – PARAMETERS SUBMITTED BY THE YARRALUMLA RESIDENTS ASSOCIATION IN PREPARATION FOR THE COMMUNITY PANEL WORKSHOP ON DECEMBER 8, 2015

TRAFFIC

	Parameter	Rationale
T1	Implement measures that will preclude vehicles rat running through the suburb, and calming measures to prevent traffic going down existing streets in volumes in excess of what is permitted under road hierarchy guidelines.	<ol style="list-style-type: none"> 1. Cars travelling along the Cotter Road to Deakin currently use Dudley Street as an access road, and any increase in traffic volumes on Dudley Street could push traffic through the CBP if this becomes an easy option. 2. Cars travelling along the Cotter Road to Civic or from Deakin are currently using Dudley Street and Novar Streets as access roads, and any increase in traffic volumes on Dudley Street or Novar Street could push traffic through the CBP. 3. Increased traffic volumes in the CBP will require high levels of road hierarchy that will be a burden where it interfaces with the current road hierarchy within the suburb. 4. Any connection through the Quarry into Bentham Street would direct traffic through already congested and accident prone Yarralumla shops area 5. Effective traffic management to restrain vehicle speed, deter through-traffic and create safe conditions for other road users is required under the Estate Development Code
T2 (G)	No change to the road hierarchy of existing streets, no new roads through existing residential areas	<ol style="list-style-type: none"> 1. Residents do not want existing streets to be widened, which would require a loss of verges and/or street trees 2. If projected traffic flows suggest existing road hierarchy will not cope with additional traffic from CBP, the developer will need to come up with acceptable alternative solutions to mitigate traffic volumes and flows 3. Some existing streets are already at close to capacity under the ACT's road hierarchy system. 4. Streets are already becoming congested and there are concerns that any new roads would have a negative impact on safety for pedestrians, cyclists and drivers. 5. Avoidance of through traffic from external areas (other than for pedestrians, cyclists and public transport) and 'rat runs' is a criterion of the Estate Development Code. 6. Residents do not want a new road through the Quarry connecting to Bentham Street due to safety and congestion concerns.
T3	The overall scale of the development to require no more than Minor Collector roads in the road hierarchy for the primary access road	<ol style="list-style-type: none"> 1. Many of the existing roads in Yarralumla are already close to their maximum capacity in terms of road hierarchy, so new traffic connecting to the suburb needs to have minimal incremental impact.
T4	The primary access road to the Brickworks site should be shared by any new residential development, not connected to existing streets in Yarralumla	<ol style="list-style-type: none"> 1. Many of the existing roads in Yarralumla are already close to their maximum capacity in terms of road hierarchy, so new traffic connecting to the suburb needs to have minimal incremental impact.
T5	Denman Street to retain existing road	<ol style="list-style-type: none"> 1. Many of the existing roads in Yarralumla are already close to their maximum capacity in terms of road hierarchy, so new

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	width and road hierarchy level and not become a thoroughfare connecting the primary access road for the main housing development and access to the Brickworks to existing Yarralumla Suburb roads.	<p>traffic connecting to the suburb needs to have minimal incremental impact.</p> <ol style="list-style-type: none"> 2. Car parking for the Uniting Church often extends along Denman Street as far as Maxwell Street.
T6	Provide accessible public transport options for residents and visitors to the CBP from the time the Brickworks site is activated and new residents move in.	<ol style="list-style-type: none"> 1. Reduce dependence on cars and minimize pollution 2. Encourage public transport use 3. Hilly terrain and location of existing public transport infrastructure and street lighting in existing streets are insufficient to encourage public transport use. 4. Convenient access to bus routes/stops by estate residents is a criterion of Estate Development Code 5. At least 90 per cent of dwellings proposed for the estate comply with at least one of the following: a) are within 500m of a bus stop on an existing or proposed coverage route b) are within 800m of a bus stop on an existing or proposed frequent network is a rule under Estate Development Code 6. No bus stop is more than 100m from another bus stop serving buses travelling in the opposite direction on the same bus route is a rule under the Estate Development Code

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STREETSCAPE & LANDSCAPE SETTING

	Parameter	Rationale
S1	Provide wide verges and large street trees	<ol style="list-style-type: none"> 1. Provide sympathetic treatment of streets that are consistent with existing streets in Yarralumla, such as Maxwell Street 2. To harmonise with the existing character of Yarralumla, which is a major attractor for new residents and visitors.
S2	Retain the current landforms, and retain and/or enhance the woodlands/forests as significant landscape scale assets and as a windbreak and sound barrier – in particular the ridges running from Denman Street to Dunrossil Drive parallel to the Cotter Road.	<ol style="list-style-type: none"> 1. An attractive landscape that harmonises with the existing character of Yarralumla, and is a major attractor for new residents and visitors, and provides a pleasant outlook for all users of the Cotter Road and Dudley Street. 2. They form part of the vista of the Approach Route to Government House. 3. The trees protect the suburb from prevailing westerly winds 4. The trees act as a barrier against noise from YarraGlen, Adelaide Avenue, and Dudley Street traffic.
S3	Heritage listed Railway Remnants to be preserved and enhanced with suitable seating and planting, as a public open space recreational area.	<ol style="list-style-type: none"> 1. Required by heritage guidelines and required by community users
S4	Tailor new dwellings to the site's existing topography, and ensure the development is not visible south or west of the ridgeline running from Denman Street to Dunrossil Drive.	<ol style="list-style-type: none"> 1. Preserves the vista that separates the Inner South from the Woden Valley, which is a design feature of Canberra 2. Preserves the visual character of the Approach Route to \Government House

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CAR PARKING

	Parameter	Rationale
A1	In addition to standard mandated car parking requirements for dwellings, there must be sufficient car and bus parking for projected number of cars and buses visiting the Brickworks, the Quarry Park, and the Railway Remnants	<ol style="list-style-type: none"> 1. The surrounding streets already lack sufficient car parking capacity (The Bentham Street Shops are estimated to fall short of mandated car parking requirements by about 175 spaces). Parking at the Uniting Church regularly extends along Denman Street as far as Maxwell Street. 2. The size of the Quarry Park suggests there will be potential for large gatherings of visitors that will require car parking and there is no capacity in existing street network for additional car parks. 3. The demand for car parking at the brickworks could be quite high depending on the type of adaptive reuse e.g., restaurants, cafes, wedding venue, artisan and design hub, museum, etc. 4. Avoid future choking of nearby narrow streets. 5. Anticipation that residents in Woden, Molonglo Valley, Weston Creek might use the site as a park-and-ride facility if there is convenient public transport options nearby.

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DWELLING TYPES AND DESIGN

	Parameter	Rationale
D1	Provide a mix of dwelling types	<ol style="list-style-type: none"> 1. To create a diverse community and meet diverse needs
D2	All dwellings should comply with Livable Housing Design Guidelines, achieve a rating of 7 stars or more from NatHERS, and HIA Greensmart Accreditation for housing.	<ol style="list-style-type: none"> 1. Yarralumla/inner south have an ageing population. Universal design enables ageing in place. 2. Universal design, achieved by meeting the Livable Housing Design Guidelines (LHDG), can help meet the needs of residents with young children, the disabled, the aged and others with special mobility needs, for example by requiring level access from street to the front door. 3. Incorporate world-wide best practice 4. A compliance requirement under GreenStar Communities Rating 5. Enforcement of standards for responsible environmental practices in design, construction and operation of dwellings in the precinct. 6. To enforce passive solar design 7. To enforce waterwise requirements 8. Ability to become a net generator of renewable energy
D3	Ensure community amenities (including shops, childcare facilities, meeting rooms, etc.) are matched to the housing density being introduced, and to the target demographic of new residents, and be accessed easily	<ol style="list-style-type: none"> 1. Provide appropriately targeted amenities and avoid congestion at existing community amenities such as childcare facilities if young families are the target demographic or a community hall if older generations are the target demographic. 2. There is a current lack of not-for-profit facilities and meeting spaces within Yarralumla that are available for community use. 3. Community consultations have already identified demand for spaces that could be used for health and wellbeing activities, such as yoga/pilates, or for community gatherings such as meetings, weddings or parties. 4. Community use would help to unite existing and future residents and businesses 5. There is a lack of ample car parking near the existing shops in Bentham Street.
D4	Reinforce the garden suburb neighbourhood character of Yarralumla with gardens forming a major part of any residential development, with good garden space within each development.	<ol style="list-style-type: none"> 1. To harmonise with the existing character of Yarralumla, which is a major attractor for new residents.

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NOISE/ LIGHT POLLUTION/ INTRUSION ON PRIVACY

	Parameter	Rationale
N1	Provide at least a 20 metre setback and a “green” buffer between new and existing dwellings.	<ol style="list-style-type: none"> Existing residents are concerned about invasion of their privacy and loss of natural views, and would like a visual separation from any new development, preferably in the form of mature trees. To reduce impact including overshadowing on existing residences (<i>Eastern and Northern boundaries are already covered by Precinct Code</i>)
N2	Take measures to mitigate potential noise, odour and light pollution from activation of the Brickworks and the Quarry Park. This could possibly include usage restrictions, such as no night clubs for example.	<ol style="list-style-type: none"> A reasonable level of protection for residents from known sources of noise, odour and light pollution through measures including earth mounds, sound walls, landscaping or separation is required under the Estate Development Code Current residents are concerned about the proximity of buildings and outdoor areas within the Brickworks to their existing homes and the possibility of noise, odour and light pollution from such areas. Safety concerns also need to be addressed, including both for minimising the chance of activities such as vandalism as well as physical safety issues such as the storage of toxic chemicals and other substances on site.
N3	No new structures to be built within the CBP that would have sightlines into the gardens and living areas of existing dwellings	<ol style="list-style-type: none"> Past plans have indicated the construction of 2 storey houses adjacent to existing residences that would effectively be like 4 storey houses from the existing residents’ perspective due to the topography of the proposed building site.

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INFRASTRUCTURE

	Parameter	Rationale
F1	Ensure the existing infrastructure (stormwater, sewerage, etc.) within and surrounding the CBP has the capacity for additional flows and enhance as required, including through the use of best practice Water Sensitive Urban Design.	<ol style="list-style-type: none"> 1. There have been examples of insufficient stormwater capacity in streets near the brickworks and we want to ensure that any existing problems are not exacerbate by new development. 2. This is an opportunity to improve the nearby infrastructure when workmen will already be in the area, which should be a cost effective way to enhance the existing infrastructure. 3. Effective stormwater management is also needed to ensure any pond created in the Quarry Park does not become a breeding ground for mosquitoes.

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ENVIRONMENT

	Parameter	Rationale
E1	Protect critically endangered species in open space – Golden Sun Moth, temperate grasslands	<ol style="list-style-type: none">1. Ensure this critically endangered species is taken into account in planning access road from Cotter Rd.2. It is also a very attractive landscape acting in contrast to the wooded ridges.

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COMMUNITY ENGAGEMENT

	Parameter	Rationale
G1	Open engagement with the Yarralumla community and other stakeholders in the planning , design and construction phases of the development of the Canberra Brickworks, using a Stakeholder Engagement Strategy prepared in accordance with the core values of the International Association for Public Participation	<ol style="list-style-type: none"> 1. The community will be seeking ongoing confirmation and assurances from developers, politicians and bureaucrats if there is uncertainty about what is going on near and within the development. 2. An ongoing role for the community’s representatives such as the YRA will provide a way to quickly disseminate information to interested parties and mitigate community concerns. 3. Incorporate world-wide best practice and international standards

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CONSTRUCTION

	Parameter	Rationale
R1	Minimise the duration of the construction phase, develop a traffic management plan in collaboration with the community, and ensure adequate protection to existing residents from any asbestos, dust and other contaminants during construction, given the prevailing winds come from the west.	<ol style="list-style-type: none">1. Reduce the overall impacts on the community and environment that would come from a prolonged period of construction.2. Minimize the loss of amenity for nearby residents.3. Protect the community's health and wellbeing.

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COMPLIANCE

	Parameter	Rationale
M1	Compliance with the Estate Development Code as at 2013	<ol style="list-style-type: none"> 1. Incorporate world-wide best practice 2. Ensure current compliance remains. Commitment from Developer for compliance with the Code.
M2	Achieve 6 Star Green Star – Communities Rating	<ol style="list-style-type: none"> 1. Incorporate world-wide best practice
M3	There must be an Environmental Management Plan developed in accordance with the NSW Environmental Management System Guidelines (or similar)	<ol style="list-style-type: none"> 1. Incorporate world-wide best practice 2. A compliance requirement under GreenStar Communities 3. To provide a mechanism for guaranteeing compliance and penalties for non-compliance
M4	The Development complies with all ACT and Commonwealth government regulations and codes and is consistent with the principles and policies of the National Capital Plan and the Territory Plan.	<ol style="list-style-type: none"> 1. Past plans for the Canberra Brickworks and Environs have contravened the government’s own regulations and codes. 2. We need to have confidence that any development of the CBP is done in compliance with all applicable regulations and codes and that such compliance will be enforced.



SEE-CHANGE

COMMUNITIES CREATING A SUSTAINABLE CANBERRA

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Members of Canberra Brickworks Precinct Community Panel

CANBERRA BRICKWORKS PRECINCT COMMUNITY PANEL

SEE-Change Inner South offers the attached suite of objectives in a manner that we believe would allow the community's good will and support to be captured now and in the long term for any development in the Canberra Brickworks Precinct (CBP).

We put them forward in the spirit of problem-solving for CBP in a way that appreciates everyone's contributions and strengths.

SEE-Change Inner South considers that implementing these recommendations offers the most likely opportunity for CBP to meet the requirements of Canberra and the broader community into the future and to showcase Canberra's excellence in sustainability and planning, in order to make Canberra a wonderful place for living, working and visiting.

We are happy for our list of objectives to be distributed to all members of the Community Panel ahead of Tuesday's meeting if possible. In this regard, we are conscious of the short timeframe that members of the Community Panel will have for considering this document. This is the result of my unavailability during almost all of the time since the Panel's last meeting. We note, however, that its contents are essentially the same as we have provided in our submissions, just in a different format.

Gillian King
SEE-Change Inner South representative

7 December 2015

CANBERRA BRICKWORKS PRECINCT – SEE-CHANGE INNER SOUTH OBJECTIVES

Overarching

	Objective	Rationale
A	<p>Ensure that CBP becomes a state of the art (or at least best practice) 'sustainability showcase' that sits in and respects its current landscape (including topography) and gives prominence to national significance and public good considerations (particularly in regard to sustainability) as a contribution to Canberra's tourism and residential well-being</p>	<ol style="list-style-type: none"> 1 The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments. 2 Meeting the ACT's greenhouse gas emission reduction targets and enabling people in Canberra to cope with the impacts of global warming will require: <ul style="list-style-type: none"> • emissions to be reduced by about 33% over the same time (which equates to reducing emissions by about half compared with Business As Usual); • future development to be substantially different to past development in Canberra; and • strong and resilient communities 3 The ACT's commitment to reducing greenhouse gas emissions and becoming self-sufficient in renewable energy has been showcased around the world. To be consistent with this, any work on CBP (at planning, development and occupation stages) should clearly show how CBP contributes to ACT Government's targets for reducing greenhouse gas emissions and for renewable energy. 4 CBP offers the potential for an exciting step forward in sustainability of planning and development in Canberra – if it is planned and implemented well in accord with: <ul style="list-style-type: none"> • its context, both in the area that surrounds it and the rest of Canberra; • good urban planning principles; and • sustainable design, particularly in the light of the need to: <ul style="list-style-type: none"> - reduce greenhouse gas emissions, resource use and impacts of climate change - improve the health of Canberrans, particularly through increasing active transport and recreation and social connectivity - build community resiliency, including via increasing Canberra's self-sufficiency. 5 The ACT Government has made repeated commitments to sustainability and to whole-of-government integrated planning (and especially integration of transport and land use planning) as

		<p>contained in documents such as Climate Change Action Plan 2, ACT Territory Plan Sustainable Development Principles, ACT Planning Strategy and ACT Transport for Canberra. This means that, specifically, planning for CBP must at a minimum comply – and be shown publicly to comply – with:</p> <ul style="list-style-type: none"> • Climate Change Action Plan 2, • ACT Territory Plan (including the Sustainable Development Principles), • ACT Planning Strategy, • ACT Transport for Canberra, • Waterways: Water Sensitive Urban Design General Code (as a minimum standard and informed by the best practice evidence and findings in the August 2014 Water Sensitive Urban Design Review Report), and • Planning for Bushfire Risk Mitigation General Code <p>6 CBP is part of the Yarralumla Creek catchment. The ACT Basin Priority Project and cross-border catchment management planning include Yarralumla Creek as a major subcatchment. This means that any planning for and development and construction within CBP must be undertaken in the context of the ACT Basin Priority Project and cross-border catchment management planning.</p>
B	<p>CBP must be – and be seen to be – planned, built and operate in a way that is sustainable and community-focussed, including:</p> <ul style="list-style-type: none"> • using a genuine triple bottom line approach that includes equal consideration of sustainability and social principles along with economic ones, in planning for the area and the siting, design and construction of buildings and other infrastructure and • showing clear context (including its relationship to previous consultations), strategy, evidence base, comprehensive analysis, internal consistency, compliance with current ACT Government and National Capital Authority policies, plans and legislation, the rationale for plans and development proposals, and a consistent level of detail in documentation, community engagement, and oversight. 	<ol style="list-style-type: none"> 1 The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments. 2 Planning, documentation and implementation for CBP must comply with current ACT Government and National Capital Authority policies, plans and legislation including: <ul style="list-style-type: none"> • the National Capital Plan • Climate Change Action Plan 2, • Canberra Spatial Plan • ACT Territory Plan (including the Sustainable Development Principles), • ACT Planning Strategy, • ACT Transport for Canberra, • Waterways: Water Sensitive Urban Design General Code (as a minimum standard and

		<p>informed by the best practice evidence and findings in the August 2014 Water Sensitive Urban Design Review Report),</p> <ul style="list-style-type: none"> • Planning for Bushfire Risk Mitigation General Code, and • Estate Development Code <p>3 Planning for CBP should show how the national significance and public good considerations (particularly in regard to sustainability) of the CBP will contribute to Canberra's tourism and residential well-being are given prominence.</p> <p>4 Meeting the ACT's greenhouse gas emission reduction targets and enabling people in Canberra to cope with the impacts of global warming will require:</p> <ul style="list-style-type: none"> • emissions to be reduced by about 33% over the same time (which equates to reducing emissions by about half compared with Business As Usual); • future development to be substantially different to past development in Canberra; and • strong and resilient communities <p>5 The ACT Government has made repeated commitments to sustainability and to whole-of-government integrated planning (and especially integration of transport and land use planning) as contained in documents such as Climate Change Action Plan 2, ACT Territory Plan Sustainable Development Principles, ACT Planning Strategy and ACT Transport for Canberra. This means that, specifically, planning for CBP must at a minimum comply – and be shown publicly to comply – with:</p> <ul style="list-style-type: none"> • Climate Change Action Plan 2, • ACT Territory Plan (including the Sustainable Development Principles), • ACT Planning Strategy, • ACT Transport for Canberra, • Waterways: Water Sensitive Urban Design General Code (as a minimum standard and informed by the best practice evidence and findings in the August 2014 Water Sensitive Urban Design Review Report), and • Planning for Bushfire Risk Mitigation General Code <p>6 The ACT Government has made a 'commitment to</p>
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		<p>collaboration and strengthening partnerships as the cornerstone of an inclusive community'. 'The ACT Government is committed to engaging the Canberra community in the development and delivery of its policies, programs, public works and services.'</p> <p>7 The areas immediately adjacent to CBP (Yarralumla, Yarralumla Creek, Deakin and Curtin) are inextricably linked to it and will be subject to significant consequential effects of any proposed development.</p> <p>8 CBP is part of the Yarralumla Creek catchment. The ACT Basin Priority Project and cross-border catchment management planning include Yarralumla Creek as a major subcatchment. This means that any planning for and development and construction within CBP must be undertaken in the context of the ACT Basin Priority Project and cross-border catchment management planning.</p>
C	<p>Planning for CBP (including any development proposals) must take place in a transparent, whole-of-government manner, led by the ACT Environment and Planning Directorate and the National Capital Authority</p>	<p>1 Planning for CBP must be placed in a context of broader planning for Canberra, and must precede development proposals.</p> <p>2 Land development in Canberra, and specifically for CBP, must to proceed in conjunction with – rather than in isolation from – broader planning, especially in relation to planning for sustainability, transport and catchment management.</p> <p>3 The long term sustainability of Canberra for future generations is becoming increasingly important as we approach and exceed the limits of our local and worldwide environments.</p> <p>4 Meeting the ACT's greenhouse gas emission reduction targets and enabling people in Canberra to cope with the impacts of global warming will require:</p> <ul style="list-style-type: none"> • emissions to be reduced by about 33% over the same time (which equates to reducing emissions by about half compared with Business As Usual); • future development to be substantially different to past development in Canberra; and • strong and resilient communities <p>5 The ACT Government has made repeated commitments to sustainability, whole-of-government integrated planning (and especially integration of transport and land use planning), reducing greenhouse gas emissions and for community engagement. These are contained in documents such as Climate Change Action Plan 2, ACT Territory Plan Sustainable Development Principles, ACT Planning Strategy and ACT Transport for Canberra. This means that, specifically, planning for CBP must at a minimum comply – and be shown publicly to comply –</p>

		<p>with:</p> <ul style="list-style-type: none"> • Climate Change Action Plan 2, • Canberra Spatial Plan • ACT Territory Plan (including the Sustainable Development Principles), • ACT Planning Strategy, • ACT Transport for Canberra, • Waterways: Water Sensitive Urban Design General Code (as a minimum standard and informed by the best practice evidence and findings in the August 2014 Water Sensitive Urban Design Review Report), • Planning for Bushfire Risk Mitigation General Code, and • Estate Development Code <p>6 Yarralumla Creek is a major subcatchment of the Molonglo River and its watershed should not be altered.</p> <p>7 The ACT Government has made a ‘commitment to collaboration and strengthening partnerships as the cornerstone of an inclusive community’. ‘The ACT Government is committed to engaging the Canberra community in the development and delivery of its policies, programs, public works and services.’</p> <p>8 The ACT has in the past had a record for excellence in urban planning. LDA has yet to show that it can be more than a run-of-the mill land developer.</p> <p>9 Objectives and controls for planning and development of Adelaide Avenue and the approach to Government House are set out in the National Capital Plan. This means that CBP must, at a minimum, comply – and be shown publicly to comply – with those objectives and controls.</p> <p>10 CBP is part of the Yarralumla Creek catchment. The ACT Basin Priority Project and cross-border catchment management planning include Yarralumla Creek as a major subcatchment. This means that any planning for and development and construction within CBP must be undertaken in the context of the ACT Basin Priority Project and cross-border catchment management planning.</p>
D	By its design and building requirements and implementation, CBP shows that it:	1 To this end, the following are important goals for all development and re-development of sites that include housing:

	<ul style="list-style-type: none"> • aims for zero (or negative) net emissions of greenhouse gas emissions, pollutants, nutrients and 'waste'; • mitigates against the impacts of climate change; • maintains existing soil structure and hydrology of the site; • is socially inclusive; and • provides an environment and community that is easy and delightful to live within and sustainable. 	<ul style="list-style-type: none"> • self-sufficiency in: <ul style="list-style-type: none"> - electricity; - heating and cooling; - water; - stormwater management; and - sewage management. • provision for food-growing, with a view to self-sufficiency in fruit, vegetables and fish; • active and public transport to be the obvious, safe (and perceived to be safe), accessible and sustainable transport choices for travel to, from, and within the area, with infrastructure for cars focused on serving the needs of people with impaired mobility'; • public transport to connect residential areas with the major employment and service centres; • opportunities for positive local community, retail and employment interactions, both formal and informal; • buffers from westerly winds, heat and fire (as well as from flooding, where appropriate); • local conservation of uncontaminated soil, nutrients (for example, from prunings, leaves and household organic matter), vegetation, biological diversity, ecosystems and ecological processes, and wildlife corridors; and • prominence of national and local significance and public good, particularly in regard to leadership in sustainability, planning and engagement with and responding to the community. <p>2 Achieving these goals will be particularly important for mitigating against and adapting to climate change. In turn, they contribute to residents' well-being and add to the attractiveness of Canberra as a tourism destination.</p> <p>3 Failure to pursue these goals will condemn people who live, work and visit the Canberra Brickworks and environs – and the broader community and future generations – to increasing costs (of all types) and reduced quality of life.</p> <p>4 Specifically, this will require CBP to:</p> <ul style="list-style-type: none"> • include mandatory provisions within the site as a whole (and preferably within each block) to meet the goals in point 1
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		<ul style="list-style-type: none"> • have streets that are designed and constructed for people (rather than cars) of all ages and abilities, are accessible for everybody whatever their level of mobility at any time or place, and are safe – and perceived to be safe – for people to move about however they get around. This could be achieved via woonerfs and wide separated paths that have raised crossings across roads and grades for separate cycle paths that are the same as or shallower than those for motor vehicles • explicitly factor adaption to a changing climate into surface infrastructure and transport (for example via locating services and providing shelter at stops, to minimize passengers' exposure to heat, rain and wind) • construct walking and cycling infrastructure concurrently (or ahead of) construction of other transport infrastructure. • include public transport that connects to Molonglo, Weston Creek, Curtin, Deakin and Yarralumla with the major employment centres of Barton, Parkes, Kingston (including the proposed Eastlake development) and Fyshwick • give priority to active and public transport, along with appropriate layout, in order to prevent CBP becoming rat-runs and/or car parks • achieve, as a minimum, <i>Green Star</i> certification (all categories) and <i>Living Building Challenge 3.0</i>. • require all dwellings to (at a minimum) comply with Liveable Housing Design Guidelines and achieve a rating of at least 7 stars from NatHERS • require all commercial buildings to (at a minimum) comply with the National Construction Code and achieve a rating of at least 6 stars from NABERS • be part of the ACT Basin Priority Project and cross-border catchment management planning • ensure that 100% of public spaces are fully wheelchair and pram accessible.
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Detail

E	<p>As a mandatory requirement, planners, developers and other proponents for the CBP must show how their proposal will:</p> <p>(a) include community involvement in subsequent work on the proposal, and</p>	See A, B, C, D
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	<p>(b) fit into the broader context of:</p> <ul style="list-style-type: none"> • planning (urban, transport, catchment etc), • geographic surrounds, and • sustainability, particularly in the context of climate change. 	
F	<p>CBP must clearly comply with (or better) – and is seen to do so – all current ACT Government and National Capital Authority policies, plans and legislation including:</p> <p>(a) the National Capital Plan</p> <p>(b) Climate Change Action Plan 2,</p> <p>(c) Canberra Spatial Plan</p> <p>(d) ACT Territory Plan (including the Sustainable Development Principles),</p> <p>(e) ACT Planning Strategy,</p> <p>(f) ACT Transport for Canberra,</p> <p>(g) Waterways: Water Sensitive Urban Design General Code (as a minimum standard and informed by the best practice evidence and findings in the August 2014 Water Sensitive Urban Design Review Report),</p> <p>(h) Planning for Bushfire Risk Mitigation General Code, and</p> <p>(i) Estate Development Code</p>	See A, B, C
G	<p>As a mandatory requirement, CBP should demonstrate how it contributes to prominence of Canberra’s national and local significance and public good, particularly in regard to leadership in sustainability, planning and engagement with and responding to the community and surrounds.</p>	See A, B, C, D
H	<p>CBP must achieve, as a minimum, the top rating in each <i>Green Star</i> certification category and Living Building Status under <i>Living Building Challenge 3.0</i>.</p>	See A, B, C, D
I	<p>CBP landscape and landscaping must incorporate existing features that are highly valued by the local community and a variety of good quality communal spaces that support the existing and new communities to</p>	See A, B, C, D

	<p>engage and interact. This includes:</p> <ul style="list-style-type: none"> maintaining the existing continuous woodland walking/cycling loop (as identified by Yarralumla Residents' Association) in its natural state; walking cycling links to significant destinations and through the site; and 100% of public spaces are fully wheelchair and pram accessible. 	
J	All dwellings in BWP must (at a minimum and as built) comply with Liveable Housing Design Guidelines and achieve a rating of at least 7 stars from NatHERS	See A, B, C, D
K	All commercial in BWP must (at a minimum and as built) comply with the National Construction Code and achieve a rating of at least 6 stars from NABERS	See A, B, C, D
L	As a mandatory requirement, CBP should demonstrate how it contributes to the ACT's self-sufficiency in electricity.	See A, B, C, D
M	As a mandatory requirement, CBP should demonstrate how it buildings and public infrastructure will be passively heated and cooled.	See A, B, C, D
N	As a mandatory requirement, CBP should demonstrate how it contributes to the ACT's self-sufficiency in water.	See A, B, C, D
O	<p>As a mandatory requirement, CBP should demonstrate:</p> <ul style="list-style-type: none"> how it fits into the ACT Basin Priority Project how it fits into cross-border catchment management planning that it does not alter the watershed of Yarralumla Creek how it will manage its stormwater management with a view to dealing with stormwater on-site and avoiding runoff beyond current levels into the surrounding area, Lake Burley Griffin, and the wider Molonglo catchment. 	See A, B, C, D
P	As a mandatory requirement, CBP should demonstrate how it will manage its stormwater management with a view to	See A, B, C, D

	dealing with sewage on-site.	
Q	As a mandatory requirement, CBP should demonstrate how it contributes to self-sufficiency and resilience of the ACT's food supply, with a view to CBP being self-sufficiency in fruit, vegetables and fish.	See A, B, C, D
R	As a mandatory requirement, CBP should demonstrate how it makes active and public transport being the obvious, safe (and perceived to be safe), accessible and sustainable transport choices for travel to, from, and within the area, with infrastructure for cars focused on serving the needs of people with impaired mobility.	See A, B, C, D
S	As a mandatory requirement, CBP should demonstrate how its streets that are designed and constructed for people (rather than cars) of all ages and abilities, are accessible for everybody whatever their level of mobility at any time or place, and are safe – and perceived to be safe – for people to move about however they get around.	See A, B, C, D
T	As a mandatory requirement, CBP should demonstrate how walking and cycling infrastructure will be safely constructed and useable concurrently (or ahead of) construction of other transport infrastructure	See A, B, C, D
U	CBP should demonstrate how it facilitates public transport to connect residential areas with the major employment and service centres.	See A, B, C, D
V	As a mandatory requirement, CBP should demonstrate how it factors adaption to a changing climate into surface infrastructure and transport (for example via locating services and providing shelter at stops, to minimize passengers' exposure to heat, rain and wind)	See A, B, C, D
W	As a mandatory requirement, CBP should demonstrate how it contributes to opportunities for positive local community, retail and employment interactions, both formal and informal.	See A, B, C, D
X	As a mandatory requirement, CBP should demonstrate how it contributes to maintaining and increasing buffers from westerly winds, heat and fire (as well as from flooding, where appropriate).	See A, B, C, D
Y	As a mandatory requirement, CBP should demonstrate how it contributes to local	See A, B, C, D

	conservation of uncontaminated soil, nutrients (for example, from prunings, leaves and household organic matter), vegetation, biological diversity, ecosystems and ecological processes, and wildlife corridors – both during preliminary development and building and once BWP is occupied.	
Z	As a mandatory requirement, CBP should demonstrate how it contributes to conservation of resources through consideration of whole-of-life impacts on the environment; minimising the use of materials that deplete natural resources or create toxic pollution in their manufacture, use or disposal; and specifying locally available materials where possible.	See A, B, C, D
AA	As a mandatory requirement, CBP should demonstrate how it contributes to minimising chemical use.	See A, B, C, D For the health of the community, the amount of pesticides and toxins must be minimised.
AB	CBP must use physical barriers rather than chemicals for termite protection of dwellings and other buildings.	See A, B, C, D For the health of the community, the amount of pesticides and toxins must be minimised.
AC	CBP must require all paints used on site to be organic or low VOC	See A, B, C, D For the health of the community, the amount of pesticides and toxins must be minimised.



NATIONAL TRUST (ACT)

YARRALUMLA BRICKWORKS ADAPTIVE REUSE

“The best way to conserve a heritage building, structure or site is to use it. Adaptation links the past to the present and projects into the future.”

December 2015

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YARRALUMLA BRICKWORKS - ADAPTIVE REUSE

INTRODUCTION

The purpose of the National Trust (ACT) is to foster public knowledge about and conserve places and objects that are significant to our heritage.

The Yarralumla Brickworks is a Canberra Icon and has been in limbo for too long.



Photo: Gary Schafer

Adaptive use of this site has so far been generally treated as a concept. For this project we believe Heritage must be treated as a truly equal partner in the process and not as just another stakeholder. This paper is intended to foster creativity and provide guidance to assist the transition of the concept towards reality.

Redevelopment of this site requires Vision, Imagination and Ongoing Commitment.

BACKGROUND

The Brickworks (16ha) is an increasingly important and valuable Industrial heritage site.

Operational from 1913 to 1976, the Brickworks is of significant historical value as the first industrial manufacturing facility in the ACT, and for its integral role in providing the base material used in the construction of the early buildings in the National Capital. The Brickworks is of considerable technical value from the presence in the one location of a number of different kiln types which demonstrate an unusually wide range of firing processes.

The Brickworks is a relatively intact representative example of a large early 20th Century large urban brickworks, which is becoming increasingly rare both nationally

¹ *Industrial heritage consists of the remains of industrial culture which are of historical, technological, social, architectural or scientific value. These remains consist of buildings and machinery, workshops, mills and factories, mines and sites for processing and refining, warehouses and stores, places where energy is generated, transmitted and used, transport and all its infrastructure, as well as places used for social activities related to industry such as housing, religious worship or education."*¹

and internationally. The Brickworks comprise a cultural landscape where the remaining buildings, structures, equipment and landscape features have the ability to demonstrate the evolution of a range of industrial processes associated with brick and clay production-over a 60 year period. This means the heritage and cultural significance and value of these brickworks is growing as other sites are being demolished.

The Brickworks, quarry and railway remnants have been recognised by their inclusion on the ACT Heritage Register. This brings with it significant social and legal responsibilities that means the place is:

- of heritage significance to the ACT and enriches our understanding of history and identity;
- legally protected under the provisions of the Act; and
- requires advice by the Heritage Council on development issues to ensure good conservation outcomes.

Registration means that demolition of the listed elements shall not be permitted, other than in exceptional circumstances.

The Official heritage citation for the Yarralumla Brickworks includes identification of elements of the place that are rated as possessing exceptional heritage significance along with those places with considerable heritage significance. The listing in accordance with (s) 54 (i) of the Land Planning and Environment Act 1991, which stipulates a number of requirements that have been prepared and identified to implement the conservation of the place. These requirement are identified as essential to the conservation of the heritage significance of the place.

The citation is at:

http://www.environment.act.gov.au/__data/assets/pdf_file/0008/148517/440.pdf

Conservation Management Plan A Conservation Management Plan (CMP), sets out what is significant about a place and consequently what policies are appropriate which enable that significance to be retained in its future use and development. CMP have been prepared since the brickworks closed but not implemented (1986 by Lester Firth and 2010 by Lovell Chen). This later CMP was approved by the ACT Heritage Council on 20 May 2010.

We understand work is still needed to remediate the site to remove asbestos and hazardous waste and make it safe and enable public access. LDA would need to consult with the Council about the CMP before releasing any Request for Tender (RFT). The CMP should be complemented by a Condition Audit and an Asset Management Plan.

In some other places brickworks have simply been demolished for a quick return, from houses and units, with only a token mention of the site's history without any real or imaginative attempt to capture the wider long term cultural and social benefits. Instead NT (ACT) considers the Yarralumla site is an appreciating heritage and cultural asset that should be developed on the basis of international best practice as an exemplar adaptation of an industrial manufacturing facility to provide maximum heritage, cultural and social value.

National Trust (ACT) considers some housing in the adjoining areas is feasible but the focus should be on the Brickworks and any development should not adversely affect the heritage values of the Brickworks. Such development must however be undertaken within the framework of the CMP and should be consistent with qualities and characteristics of Yarralumla being a mature garden suburb.

Intent At present the site is owned and managed by the ACT Government. As the Owner the Government is able to use the site, exclude others from it and transfer it to someone else. It is also legally responsible for its conservation and preservation. So far the Trust is unaware of the Government's intent for the site. Does it intend to fully or partially divest itself of ownership and control of the site and the associated rights and responsibilities? Does the Government intend to retain any control over usage and will it make future investment in the heritage assets on the site? If so how will this be implemented? Clear direction in this regard is critical to planning the future use and management of the Brickworks.

VISION

A communal vision must be formulated for identifying and creating adaptive reuse opportunities to expand and enhance appropriate activity for the Brickworks to develop as a viable Heritage, Cultural, Arts and Leisure Precinct in an urban setting.

The focus of adaptive reuse should be on desirable outcomes that:

- Ensure the physical conservation and retention of key heritage values of the site in the long term;
- Support and strengthen the site's historical, technological, social, architectural or scientific values;
- Comply with the provisions of:
 - the Heritage Act 2004 and s54 (1) of the Land (Planning and Environment) Act 1991;
 - a Conservation Management Plan endorsed by the ACT Heritage Council.
- Create and support worthwhile business opportunities to help sustain the viability of the site;
- Broaden the scope of durable partnerships between users of the site;
- Develop linkages with other sectors of the economy;
- Strengthen the sustainability of the visitor economy of the site and
- Contribute to the vitality of the area and quality of life for both existing and new residents living in the suburb.

IMAGINATION

“The best way to conserve a heritage building, structure or site is to use it. Adaptation links the past to the present and projects into the future.”²

Adaptive reuse is not simply a matter of retaining the fabric or envelope of buildings. The heritage building, site or precinct needs to be understood in complex ways. Aspects to be considered include the spatial structures and configurations, the relationship between the site and its context, significant views to, from and within the

² 'New Uses for Heritage Places.'

site, and traces of activities and processes. When reusing industrial heritage the new project should also aim to retain evidence of technologies, the flows of materials and people, and work processes.

There are a wide variety of adaptive uses that could be created at the Brickworks. The site is zoned for Leisure and Accommodation - CZ6, which permits many uses including indoor entertainment and recreation facilities, clubs, drink establishments, restaurants and commercial accommodation, limited shops, residential, and non-retail commercial and community uses. However the current Masterplan for the site only delineates the general areas of the site that could be used for other purposes in a broad brush manner.

Over time a wide range of specific alternative uses for the buildings and quarry have been proposed including manufacture (pottery/wine/crafts), specialty shops, antique market, nursery, restaurant and tavern, hotel, offices and living museums (horse/veteran car/steam era) and quarry gardens etc.

A composite list of various forms of permanent and temporary uses that should be considered for the site is provided at Attachment A. It is essential that some uses should attract children and young people to ignite their interest and fire their imagination and creativity.

Some of these activities have been conducted on a limited basis but were not fully successful because there wasn't the necessary critical mass that enabled demand for services and amenities to be viable. Also the temporary nature of the tenancies meant many activities were under capitalised with minimal investment and resources. In this regard it is pointed out that since the Brickworks closed in 1976 the ACT populations has almost doubled from 203,000 to 389,747 and is expected to top 500,000 by 2034.

Site Development Masterplan A staged site development masterplan must now be developed to establish a strategic framework and a pathway for the site to be progressively developed in several stages over say 5-10-20 years as the ACT's population increases and demands for these other uses continues to grow.

Each of the heritage-listed buildings and spaces should be separately appraised for appropriate adaptive re-use and integration with some new facilities, to provide a vibrant and active precinct. The possible uses should be individually and collectively subjected to feasibility testing by an independent and creative Cultural Planner on both a short and long term basis. The scope for creating linkages and networks should also be evaluated. Each building will also need to be assessed to determine the extent of repair, compliance and fitout that will be needed to enable occupancy. This may require some historic assets to be stabilised and conserved until an appropriate use is found to be viable.

The appraisal should have regard to current national and international best practice for the adaptive reuse of industrial heritage assets. The National Trust can provide additional information in this regard. Compatible new functions and purpose-built facilities should also be identified.

Signature Features The defining features of the site are the chimney stacks and kilns and railway that should feature as the signatures of redeveloped site.

Narrow gauge goods railway lines linked the brickworks to the building sites including Old Parliament House and the Power Station. The area of railway goods yards plus a shorter section of the railway line are included in the site. A remnant bank remains and this also should be recognised as a feature on the redevelopment design. This area is on the southwest of the site and could become the entrance roadway from Dudley Street to the site.

The roadway would clearly demonstrate that this was once the access to the site via the railway line eg markings on the road as has been done at the Kingston Powerhouse, which is also on the ACT Heritage Register.



Canberra Style The adaptive reuse of the Brickworks affords an opportunity for any new buildings to invoke the features of the Federal Capital Architecture of various buildings that the bricks from the site were used to construct eg Old Parliament House, Albert Hall, Hotel Canberra, Forestry School, Sydney and Melbourne Buildings, Ainslie Primary School, etc.

Cultural Tourism

Cultural tourism is one of the largest and fastest-growing tourism markets. Culture and creative industries are increasingly used to promote destinations and enhance their competitiveness and attractiveness. Many locations are actively developing their tangible and intangible industrial heritage assets as a means of developing comparative advantages in an increasingly competitive tourism marketplace.

The development of the Brickworks as an integrated year round Heritage, Cultural, Arts, Leisure and eco tourism hub, would significantly improve and increase the range and quality of Canberra's attractions, events, facilities, services and experiences to increase visitor demand and address seasonality. The scope of the hub could include:

- Heritage (local and industrial);
- Geology;
- Culture and the Arts;
- Environment and Nature

In the case of Geology, the nearby Heritage Listed Deakin Anticline was exposed as a result of the extraction of brick clay and has a direct connection with the Brickworks. It could be used for the promotion of both sites.

Quarry Gardens

Canberra was created as a Garden City and Yarralumla was one of the first Garden Suburbs.

The quarry (approx. 4ha) is heritage listed and has considerable geological value. It could be developed as large public garden to complement the other adaptive reuses. This is consistent with the heritage listing that provides for revegetation, enhanced hard and soft landscaping and low-medium height buildings with a high proportion of landscape open space may be permitted in the vicinity of the quarry, including on land overlooking the quarry and within the quarry excavation. The shape of the quarry may be altered in a minor manner, however access points into and out of the quarry area should utilise existing openings and gradients within the landform. The historical linkage between the quarry and kiln areas shall be expressed in any new development.

The involvement of the Geological Society of Australia and local geologists should be a part of this process.

The future of Floriade in Commonwealth Park is uncertain and according to the Chief Minister “*event will need to evolve, but it was always going to because it needs to refresh to offer a contemporary tourism experience*”. Apparently Government is considering splitting the event over various sites.

The Brickworks could be considered in this context. Instead of being a four week event with an eight month set up and knock down period, Floriade could operate year round at the Brickworks but the main part would be the Spring and Autumn seasons - September-April. The Brickworks could be the hub with Spring & Autumn time spokes radiating to other parts of Canberra such as Woden, Belconnen, Gungahlin, the City as well as Commonwealth Park and the lake foreshore. Such a distributed model would embrace both the attractiveness of the distinct seasons in Canberra and a year round approach would minimise traffic and parking impacts in Yarralumla’s residential areas.

A Botanic/History themed tourist trail could be developed that includes Government House, Scrivener Dam, National Zoo and Aquarium, National Arboretum, Botanic Gardens, West Basin etc. This ties with Canberra being a Garden City.

Below are good examples of very large public gardens and industrial heritage sites that have been successfully developed by governments and private organisations. They provide ideas for the types of adaptive reuses that could be suited to the Brickworks ie:

Hunter Valley Gardens This is a very large, public year round garden in a rural setting in the midst of vineyards near Broke. Opened in 2003 it is privately funded (\$27m) and operated by Bill and Imelda Roche AO who established Nutrimetics. This is a multi-award winning garden. The themed Gardens allow visitors to take ‘a

trip around the world' as they explore each new garden. A lavish array of colour and perfume can be found in the magnificent Rose Garden, with more than eight thousand roses on display. The Oriental garden features a two-storey traditional pagoda surrounded by natural Australian granite. A 10-metre waterfall plummets into the Sunken Garden, while visitors step back in time with all their favourite fairytale characters in the Storybook Garden.

The area of the site is approximately 25ha which includes 8km of walking paths with more than 6,000 trees, 1 million ground covers and 600,000 shrubs. It includes a shopping village, motel, conference and function centre, chapel, micro-brewery etc. This includes two different styles of accommodation: The Mercure - Hunter Valley Gardens with 72 guestrooms and Harrigan's Irish Pub & Accommodation with 48 guestrooms



Details can be obtained from:
 Roche Group Pty Limited Tel: (02) 9270 6000
<https://www.huntervalleygardens.com.au/home.php>

Butchart Gardens Also a privately funded garden with a group of floral display gardens progressively developed in an exhausted quarry and cement factory located near Victoria on Vancouver Island. The gardens receive close to a million visitors each year. The Gardens are privately owned and we understand the site is 53ha. It includes gift and seed shops, plant identification centre, coffee shop, cafeteria, restaurant, functions etc.



Details can be obtained from:
<http://www.butchartgardens.com>

Evergreen Brick Works Located in Toronto this is a similar exhausted former brickworks quarry site that has been transformed from a collection of deteriorating heritage buildings into a global showcase for green design and urban sustainability. It is now a dynamic public space in the heart of Toronto that engages visitors through interactive workshops and community festivals, and offers a full suite of programs combining ecology, design, technology and the arts in a hands-on, multi-sensory educational experience.

In 2010, it was named one of the top 10 geotourism destinations in the world by National Geographic.



The site is approximately 16 ha made up of two distinct areas:

- Weston Family Quarry Garden is an 11.5 hectare natural area and city park containing the Weston Quarry Garden, wetlands, wildflower meadows, ravine forests and trails, which will continue to be managed by Toronto Parks, Forestry and Recreation

- Don Valley Brick Works Industrial Pad: A complex of historical buildings over 5ha which has been revitalized as Evergreen Brick Works.

The buildings have been restored and the place is now an environmentally focused community and cultural and education centre addressing the themes of nature, culture and community. They conduct gardening workshops, heritage tours, and clay-making and organic food markets as well as a retail nursery, demonstration gardens and leading-edge green design techniques.

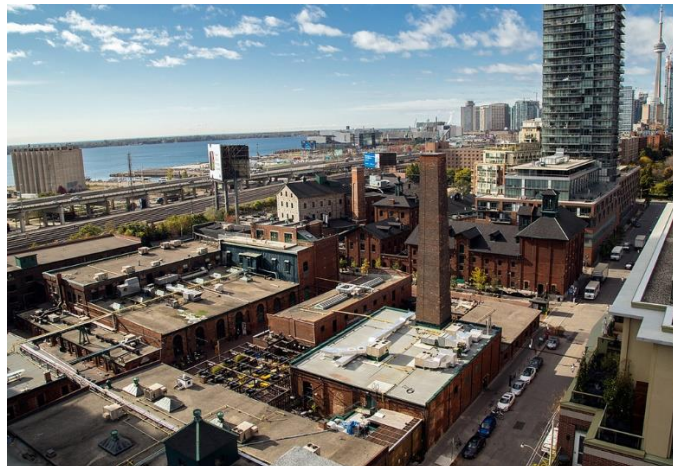
Evergreen, is a national charity dedicated to restoring nature in urban environments. \$20m of the project's \$55m dollar budget was pledged by the federal government under the Canada Strategic Infrastructure Fund, and the Province of Ontario contributed an additional \$10m.

Details can be obtained from:

<http://www.evergreen.ca/downloads/pdfs/Transformation-EBW.pdf>

The Distillery Toronto This site does not have a garden but should also be considered as a reference site.

The Distillery District in Toronto is an exceptional example of adaptive re-use. It was inspired by the development of a listed heritage site in New York called SOHO. The former Gooderham and Worts Distillery dates from 1832 and is a protected National Historic Site. The 5.2ha (13 acre) site consisted of a series of buildings, around a seven-storey windmill and wharf. It is the largest and best-preserved collection of Victorian industrial architecture in North America.



The site was purchased in 2001 by Cityscape Holdings Inc, which transformed the district into a pedestrian-orientated area which reopened to the public by 2003.

The vision was the site “should not be another “historic district” or “pioneer village” but something exciting and unique. Something the city would be proud of. They wanted to create a place that would excite and inspire the senses. Where people could experience new ideas, new foods, new designs and new ways of living and working”.

The new owners refused to lease any of the retail and restaurant space to chains or franchises. Tenancies were offered at below-market long-term rates to Arts and Cultural focused entities. Accordingly, the buildings are occupied by 100 tenancies

that include boutiques, art galleries (21), restaurants (5), jewellery stores, cafés, and coffeehouses, including a well-known microbrewery, the Mill Street Brewery.

The upper floors of a number of buildings have been leased to artists as studio spaces and to office tenants with a "creative focus". A new theatre, the Young Centre for the Performing Arts, serves as the home of the Soulpepper Theatre Company and the drama productions of nearby George Brown College. The site is also used as a set for movies.

There are plans for offices, and more retail space and residential development on vacant lands that surround the district.

An Official Plan designates the District as a mixed-use land parcel that includes land uses such as commercial, residential, entertainment facilities and art galleries. In order to provide additional details regarding the breakdown of the types of mixed uses in the area, the Plan is used to determine where the locations of the commercial, residential and other land uses are. The plan also outlines design guidelines and places emphasis on enhancing the existing historical buildings.

In addition, the Ontario Heritage Act is a governing document for the historical buildings that have been redeveloped on the site. A Secondary Plan reinforces these notions by stating that any additions to existing buildings within mixed use areas 2 and 3 "*may be permitted only if it has been demonstrated that they respect the three-dimensional integrity of the heritage building, and the quality and the character of both the historic building being added to and its relationship to adjacent historical buildings within the area*". The Secondary Plan is particularly important for guiding how development occurs within the area. It provides the course of action for what the future image of the Distillery should look like and ensures that development at a small scale is compliant with plans outlined in the Cities master plan and is reflective of the provinces Planning Act (1990).

Site Comparison

Both Commonwealth Gardens and the Brickworks were compared in an earlier study by Connell Wagner and the Yarralumla site compares favourably ie;

Criteria	Commonwealth Park	Yarralumla Brickworks
Site Available	Adequate	Adequate
Access to Arterial Road	Yes	Yes
Distance to National Tourist Attractions	Close	Moderate
Tourism synergy	Yes	Yes
Mature Vegetation (Retention)	Yes	Yes
Compatible with Land Use Needs	High	High
Adjoining Land Uses	National Capital Land & Roadway	Golf Course, Residential
Infrastructure Availability	On site	On site
Existing Soil and Subsoil	Fair	Poor
Topography	Flat to undulating	Varied
Distance from Local tourist attractions and/or commercial centres	Close	Close

Decontamination Required	No	Yes ³
Establishment Costs	Low	Moderate to high
Notable Views & Vistas	Yes	No
Setting/Location	LBG foreshore	Disused quarry / garden
Heritage Considerations (Natural / Cultural)	Natural / Cultural	Natural / Cultural
Multiple Use Compatibility	No	Yes
Current Zoning	National Capital Land	Entertain, Accommodation, Leisure

Access and Parking The site itself should be a pedestrian-orientated area with good access for pedestrians and cyclists as well as vehicles. Vehicular access could be provided from Dudley Street along the western side of the site using the original railway corridor.

Parking would need to be provided for both tenants, staff and visitors. As a guide to planning, the Australian War Memorial is the national institution with the largest carpark. Currently they have 550 spaces which includes the recently constructed underground carpark. It is expected that an additional 250 spaces will be constructed in the next 2 years which will increase the number to 800 spaces. They have advised that this number will meet demand for 36 weeks per year which includes school holiday period. During the rest of the year fewer spaces are utilised except for the peak days of ANZAC Day and Remembrance Day when demand exceeds the available capacity.

CSIRO Forestry Site

Redevelopment of the Brickworks site should not ignore the fact that the CSIRO's campuses at Yarralumla, Acton, Campbell, and Crace are going to be consolidated and moved to the Black Mountain Campus. This is expected to result in the disposal of land adjacent to the Brickworks. We believe this large site is owned by a Family Trust and leased to CSIRO until 2022 at which time CSIRO have indicated they will leave the site and the future after that is unclear. NT (ACT) believes this issue should be investigated jointly by the ACT and Commonwealth Governments to determine what synergies can be created between both developments so that planning and community outcomes can be optimised.

Other Uses

Some areas particularly the upper floors of buildings could be leased to artists as studio spaces and to office tenants with a "creative focus" such as Architects, Planners, Designers, etc. Meeting Rooms and Storage must be included. The growth of critical mass of site activities could be assisted by providing office accommodation for peak not for profit cultural, arts, heritage organisations. These organisations in turn attract other like tenants. The Government should also consider relocating some its own small functional units to the site such as Tourism or Heritage.

Traditional Trades Skills Training

There is a need to foster and develop tradesmen and craftsmen who are skilled in working with 19th century timber, planks, stone and brick for the ongoing repair and

³ NT (ACT) understands that some work is required to remediate the site to remove asbestos and hazardous waste.

conservation of heritage buildings. They are needed to repurpose original materials and blend them with today's modern materials and green technologies

The opportunity for the site redevelopment to include a Heritage Trades training facility should be included as part of the feasibility studies. Apprentices could benefit from On the Job training and active learning from Artisans and Craftsmen that could tenant the buildings. This opportunity should include CIT, MBA, HIA and industry training organisations.

Temporary and Interim Uses

Temporary uses are an important way to maintain the site in use, and to avoid demolition by neglect – abandoned buildings are vulnerable to decay and eventually to demolition. Temporary uses must be low-impact and will help protect the buildings until a new, longer-term use is found. Some temporary use that could be considered include: maintenance and mothballing, retail, charity and 'pop-up' shops, community activities, information points, art and craft studios and workshops, exhibitions, performances, hospitality and events, storage and filming. Other possible low-impact temporary uses include markets and new business incubators.

At this point in time the population of the ACT might not be big enough to sustain the fullest possible range of alternative uses that could be accommodated on the site. As a result it might be possible to those long-term reuses that are both financially viable and appropriate to the heritage context. For a phased development, interim uses or watertight mothballing of some parts of the site may be appropriate until suitable new uses are found.

Parameters for temporary use would need to be clearly established at the outset and rights and responsibilities of all parties clearly understood by all. Renew Australia and Creative Spaces provide useful models and both provide clear guidelines. In Melbourne, Creative Spaces initiated the River Studios project, which provides affordable studio spaces for artists and craftspeople through a low-impact, fixed-term adaptation of an empty warehouse.

Interim Maintenance The site already suffers decay due to aging and a lack of repair and maintenance. A comprehensive catalogue actions that need to be taken are detailed in the CMP and Conservation Development Plan compiled by Lovell Chen in early 2015. National Trust (ACT) supports the scope of these initiatives.

ONGOING COMMITMENT

Funding and Support From the outset that all parties, particularly Government and private investors, need to understand that the reuse of heritage land and buildings will provide a range of both economic and non-economic benefits. However due to the nature of their structure and the purpose of their business operations most NGO's that could tenant the site will have limited capital or capacity to afford full commercial rentals. Consequently adaptation may not create enough financial value to cover the costs of both conservation and adaptation, as well as the long-term maintenance of the buildings.

This is why all community precincts require not only capital investment but ongoing support to varying degrees for management, operation and maintenance. Consequently all the long-term benefits must be recognised and addressed, so a cycle of ongoing change can continue otherwise the site's significance can be lost.

National Trust (ACT) welcomes the ACT Government's decision to invest \$15m into the Brickworks. This amount is consistent with funding other projects. So far the Government has spent \$9m on the first stage of the Belconnen Arts Centre and more than \$11.5m at the Kingston Glassworks.

The Government has an ongoing commitment to Kingston Glassworks and it is expected that a commensurate commitment will be required for the future of the Brickworks. This commitment must be maintained through the development in accordance with the site's Heritage Listing.

Other Funding Floriade is one of Canberra's largest tourist attractions and the NCA is seeking to have the event moved to a new relocation. Since 1988 attendances have grown from 80,000 to 162,282 in 1999 and over 480,000 in 2015.

According to a media report the annual cost of the event to the Government is \$5m, the majority of which is for set up and knock down of garden beds, planting and amenities. At the same time the government has rejected the Arboretum as a permanent site. A media report says staying at Commonwealth Park would mean spending \$29 million on upgrades, or \$109 million if an underground car park was built.

This is an opportunity to bulk up say 5 years of annual expenditure (5years x \$5m = \$25m) and invest the funds in a permanent quarry gardens at Yarralumla.

Commonwealth Funding It could also be possible to access additional capital funding from the Community Development Grants Programme towards the development of the Brickworks and the quarry. This Programme provides for long term improvements to enhance social and economic viability and is administered by the Department of Infrastructure and Regional Development. Grants for such projects of local communities ranges in value from \$2,000 to \$13 million.

The NCA's need for Floriade to relocate from Commonwealth Park could be a compelling argument.

Non-government Funding Additional private sector funding could be achievable through the ACT Government entering into a Public Private Partnership (PPP). Perhaps the owner of the Hunter Gardens could be interested and this possibility should be investigated.

Social Enterprise Investment There are now new forms of Social investment emerging such as Crowd Funding as well as from charitable, not-for-profit organizations to social based businesses, that sell goods or services, social enterprises span the full spectrum of the marketplace.

Each enterprise has a blended return on investment: financial, social, environmental and cultural. In the case of not-for-profit organizations, the bottom line is also

blended, with earned-revenue strategies combining with traditional philanthropic or fundraising efforts to deliver mission-based work. Social enterprise is an emerging opportunity, as charitable leaders become entrepreneurs and as businesses look to do something good while turning a profit.

Shared Value and Impact Investing

Shared Value is a new approach to value creation by corporations and is the next step beyond Corporate Social Responsibility (CSR). It is a practice that describes when an organisation expands business opportunities and markets through intended efforts to have a positive social or environmental impact.

It must begin with the agreement that healthy, confident and connected citizens will mean sustainable growth for business, a balanced budget for governments and the achievement of social outcomes for non-profit organisations.

Impact investments set out to achieve positive social and environmental impact, alongside a financial return, and measure the achievement of both. In Australia and internationally, impact investments are funding initiatives in a wide range of areas including aged care, the arts, community development, health, employment, housing, renewable energy, sustainable agriculture and international development.

Both these options should also be considered for this project. Further details are available:

- Shared Value Project: <http://sharedvalue.org.au/>

Impact Investment Australia: <http://impactinvestingaustralia.com/resources/impact-investing-and>

<https://drive.google.com/file/d/0B-4YYN4wQVWAR09ZR2VsbDdfY0E/view?pli=1>

Developer Contribution/Incentives

The existence of the Brickworks and its heritage status can have a positive impact on the value of the surrounding land for residential development. Consideration should be given as to how some of this value can be harvested for reinvestment back into the heritage area. Apparently this concept may be invoked in connection with the Jerrabomberra Wetlands.

In the USA the Federal and State Governments offer various incentives and tax concessions for the adaption and maintenance of historic buildings and sites. The Government should consider what could be offered in relation to the Brickworks such as waiving or reimbursement of fees and charges or rates for conditional reinvestment in the maintenance of buildings.

Ongoing Management

The Brickworks is an iconic heritage site, which can be developed to generate a wide variety of important cultural and social benefits for the major stakeholder, which is the community of Canberra. Consequently the site must be treated by the Government as an asset and not a liability.

An appropriate governance structure and strategies should be put in place not only to plan and implement the adaptive reuse of the site but also to ensure the integrity of the masterplan and ongoing viability of the site. It could be a Corporation or Trust and membership should include Heritage, Community and Tenant representation. Its role could be to plan and implement the adaptive reuse of the site to ensure the

integrity of the masterplan and ongoing viability of the site as a Heritage, Cultural, Arts and Leisure Precinct

The functions of the organisation should be to:

1. To plan, manage, operate and maintain the site;
2. To recognise the unique industrial heritage of this heritage site and ensure the retention and conservation of the site in accordance with the CMP and accepted heritage conservation practice.
3. To encourage the comprehensive redevelopment of the site and its ongoing management in accordance with the provisions of the CMP.
4. To encourage a broad mix of land uses in the site, including, retail, institutional, office, restaurant, cultural or arts related uses, community service and facility uses and light industrial uses, in order to ensure:
 - a. the site is a focal point of activity for area residents, residents of the Canberra Region and tourists visiting the ACT;
 - b. a balance between residential and non-residential uses is achieved in the site
 - c. the site is animated throughout as broad a time period of each day as possible; and
 - d. a satisfactory living environment is achieved.

Conclusion

Adaptive reuse of the Brickworks is the core of the plan for redevelopment.

In addition to conserving the history and heritage of the Brickworks, the adaptive reuse of the site, the buildings and quarry will provide a wide range cultural and social benefits. At the same time it will assist domestic and international tourism in the ACT and generate many important economic benefits. The development will:

- Re-use resource-depleted land;
- Attract investment;
- Attract visitors with interest in history (and gardens);
- creates encourages visitors to interact with nature, engage with their families in outdoor activities, and bask in cultural entertainment and other educational opportunities;
- Increase historic attraction revenues and culture;
- Generate local investment in historic resources;
- Preserve local traditions;
- Create opportunities for partnerships;
- Create jobs and businesses;
- Increase visitation;
- Engage the community and provides family entertainment;
- Increase visitor spend;
- Increase tax revenues;
- Diversify the local economy and
- Build community, awareness and perception/image of the city and its sites or area's significance.

YARRALUMLA BRICKWORKS - POSSIBLE ADAPTIVE USES

Possible Uses	CZ6	Previous Proposals	Actual Uses in Other Sites				NT (ACT)
			Hunter Valley Gardens	Butchart Gardens	Evergreen Toronto	Distil Toron	
Antique Market	?						√
Aquatic recreation facility	√	√					√
Art gallery						√	√
Art studio						√	√
Boutiques						√	√
Cafe	?		√	√	√	√	√
Chapel - weddings			√				√
Car park	√		√	√	√		√
Caravan park/camping ground	√						√
Club	√						√
Coffee house						√	√
Commercial accommodation use	√		√				√
Themed accommodation	?		√				√
Conference centre (small)							√
Boutique hotel							√
Community use	√				√		√
Craft workshop	√				√		√
Drink establishment	√		√	√	√		√
Function Centre	?		√	√	?		√
Garden	?		√	√	√		√
Group or organised camp	√						√
Indoor entertainment facility	√						√
Indoor recreation facility	√						√
Jewellery store						√	√
Light industrial eg furniture							√
Manufacture (pottery/wine/crafts)	?	√					√
Micro Brewery	?		√			√	√
Model railway	√	√					√
Motel	?		√				√
Movie set						√	√
Museum – Living eg Veteran Car, Steam Horse, Artisan	√						√
Nursery	?	√	√	√	√		√
Outdoor recreation facility	√						√
Overnight camping area	√						√
Parkland	√		√	√	√		√
Pedestrian plaza	√		√	√	√		√

Place of assembly	√						√
Public agency	√						√
Public transport facility	√						√
Restaurant	√		√	√	√	√	√
Shop	√	√	√	√	√		√
Tavern	?	√					√
Tourist facility	√		√	√	√		√
Zoological facility	√						√
Temporary uses							
Art and craft studios							√
Community activities							√
Exhibition spaces and information points							√
Exhibitions							√
Filming							√
Hospitality and events,							√
Maintenance and mothballing,							√
Markets							√
New business incubators.							√
Performances							√
Retail, including charity and 'pop-up' shops							√
Storage							√
Workshops,							√

The Combined Community Councils objectives for the Canberra Brickworks Precinct

- Ensure development makes provision with, or is at least consistent with, access to any future provision of light rail in that corridor.
- Consider in context of need for improved cycle path facilities around the lake
- Consider Brickworks in the context of a connected series of heritage assets around the lake
- Ensure that any new traffic generated by the development is factored into planning for adequacy of current and future road links between town centres and other parts of Canberra.