

SJB Architects



Brickworks Development

Public Information Evening

Yarralumla, Canberra

Prepared for
Doma Group

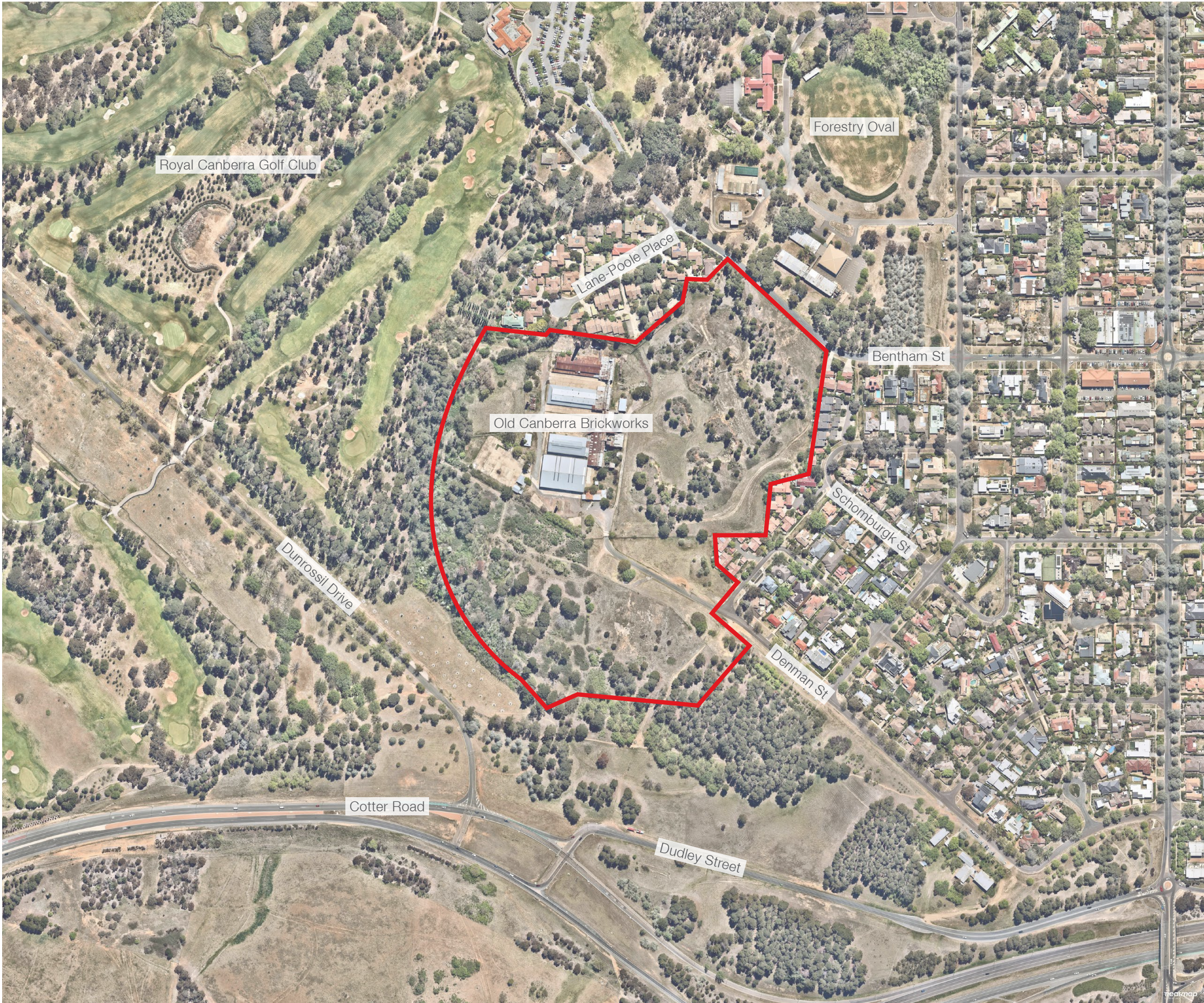
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Introduction

1

Introduction



Estate Development Plan

Public engagement

DOMA will continue to present the design to the wider community for consultation at key stages, as well as engaging regularly with representatives who sit on the Community Panel.

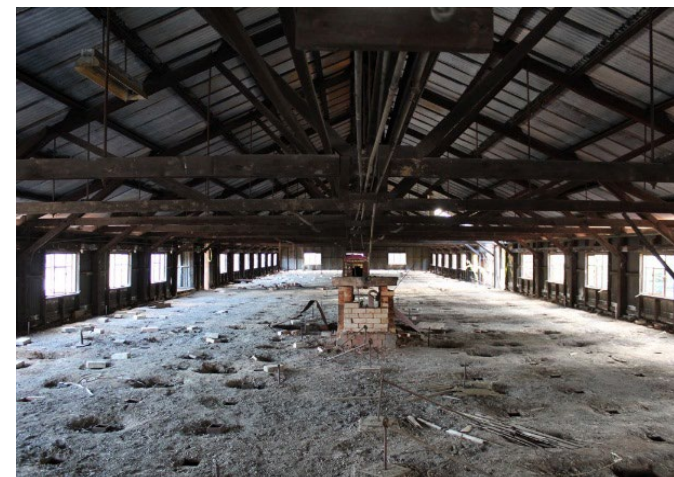
Summary of consultations	
Concept EDP presentation (including masterplan overview)	October 2019 (complete)
Draft EDP presentation (including architectural design of heritage and stage one residential buildings)	October 2020 (today)
Final EDP presentation	January 2021 (indicative)

In addition to these presentations, the community can keep across what is happening, subscribe to receive updates, ask questions and provide us with feedback at www.brickworkscommunity.com.au

Introduction

1.1 Heritage Advice | Timeline

- **2016:** GML provided heritage advice during the design development—the Masterplan—for the ACT Government Request For Tender (RFT).
- **2017:** GML assessed the potential heritage implications of the 2017 Masterplan and prepared a Statement of Heritage Effect (SHE), referring to the Conservation Management Plan (CMP), prepared by Lovell Chen, 2010.
- **2017:** Drafting a CMP update. A 2016 Archaeological Assessment was included in the 2017 CMP update.
- **2018:** A SHE was prepared for proposed Geotech works.
- **2019/2020:** The drafted 2017 CMP was updated, and a Draft 2020 CMP was submitted for review by ACT Heritage and endorsement by the ACT Heritage Council.
- **2019/2020:** Archaeological Research Design prepared and Excavation Permit Application submitted.







Development Stages

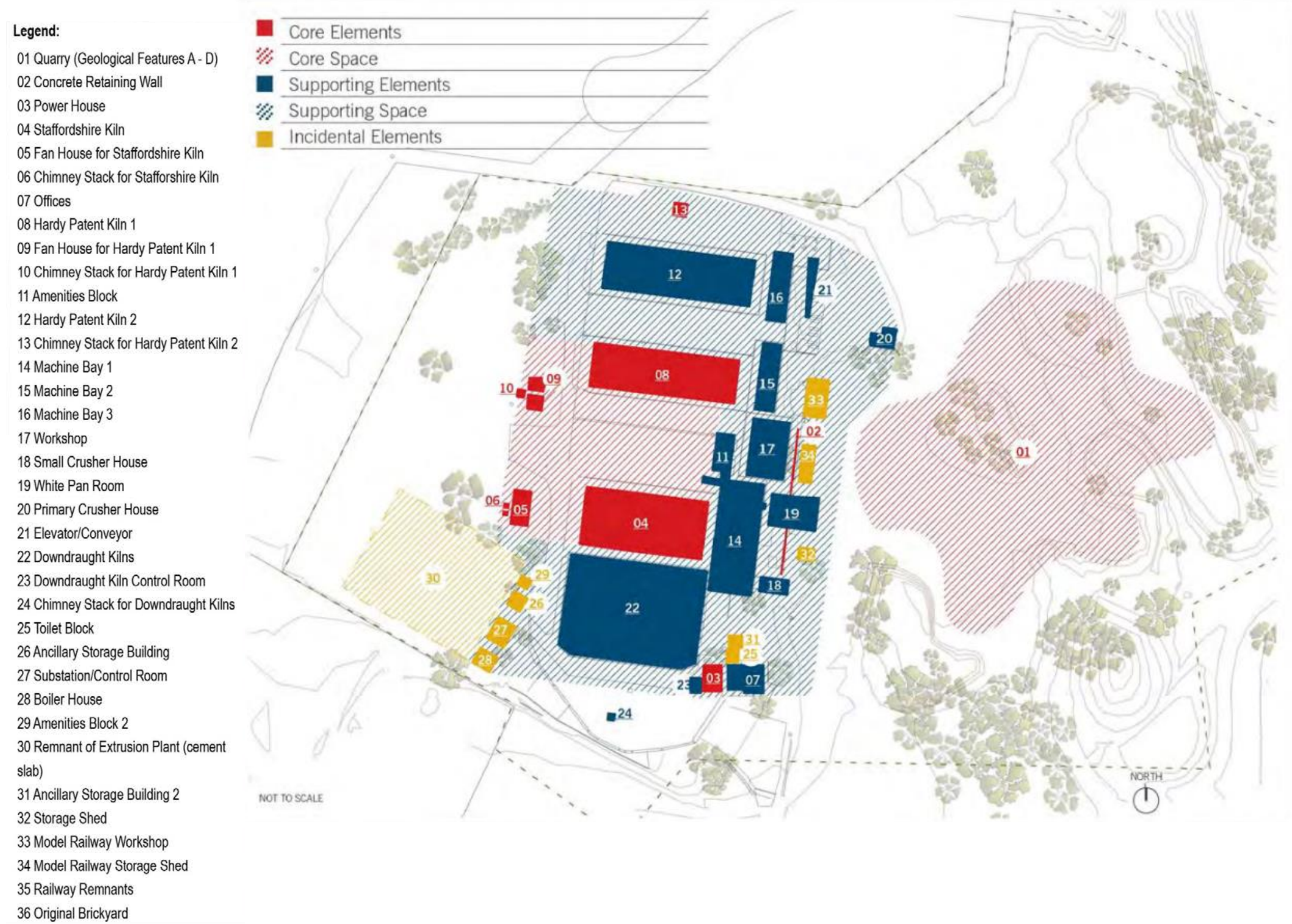
- STAGE 1
- Infrastructure
 - Heritage Core
 - Precinct 1
 - Precinct 3 & Public Car Park
 - House Lots T1 - T23
 - Quarry Park

- STAGE 2
- The Remnants
 - Precinct 2, 4, 5, 6, 7, 8 & 9



Introduction

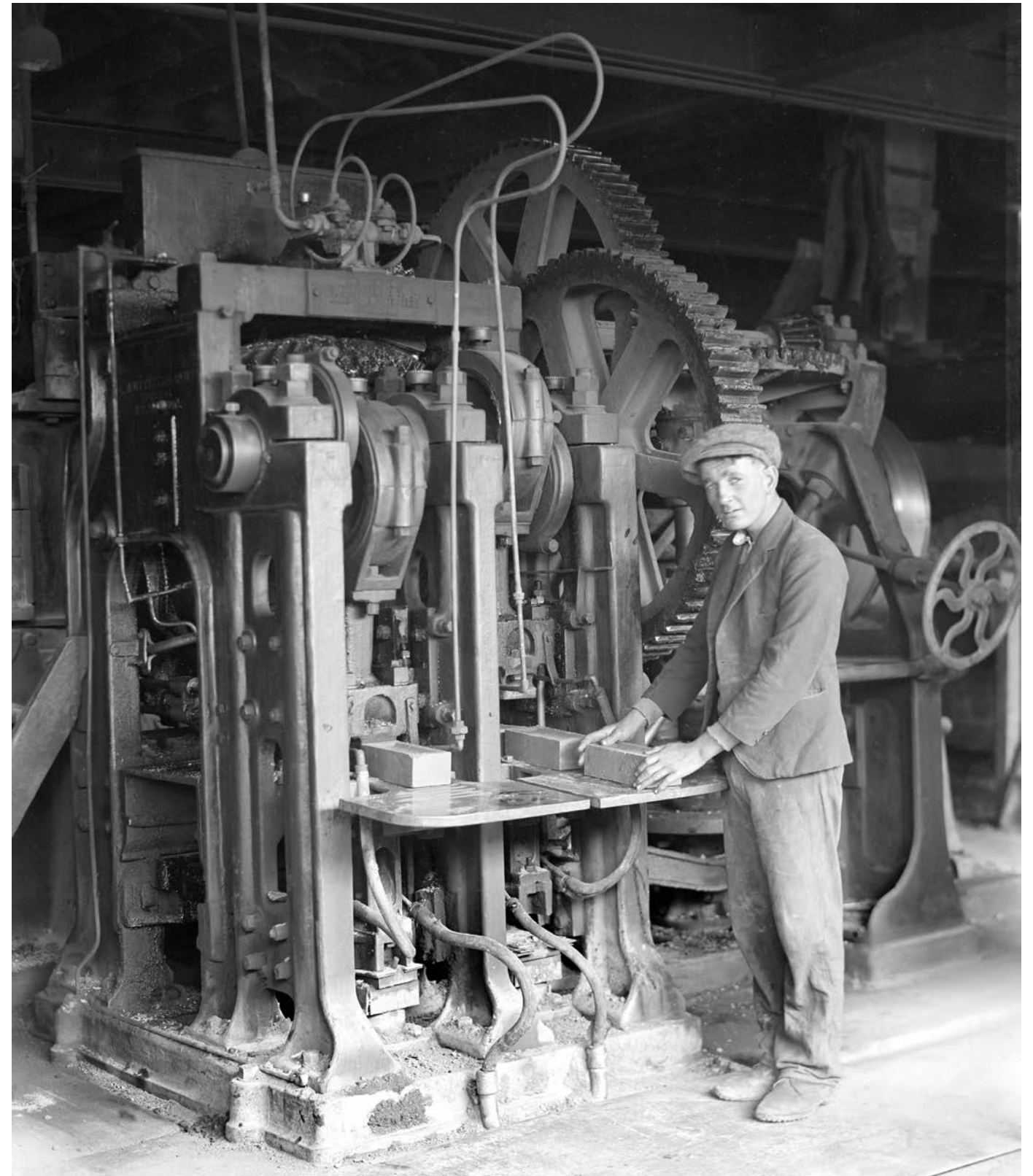
Heritage Core Element Status



Introduction

Managing the Heritage Significance

- The **2017 Masterplan** complies with the site's endorsed CMP.
- **Conservation** approach to development is for the retention of as much original and significant fabric as possible.
- **Adaptive re-use** of historic buildings and elements in the Heritage Core underlines the design development as it evolves.
- **Heritage advice** would continue to be sought throughout the design development of the Heritage Core.
- An **Interpretation Strategy** would identify opportunities and methods for heritage interpretation.
- **Archival documentation** would inform design development and interpretation opportunities.
- **Archaeological investigation** proposed for main development areas, with monitoring of proposed Geotechnical works.



Introduction



Architectural

Series of Experiences



Architectural Concept

Let the Parklands In



Trees in vast spaces to introduce scale / height



Hardy wildflower gardens line paths



Gardens dominate ruins



Architectural Concept

Interventions



Fine white steel catwalk connector



Fine Corten colour insertions



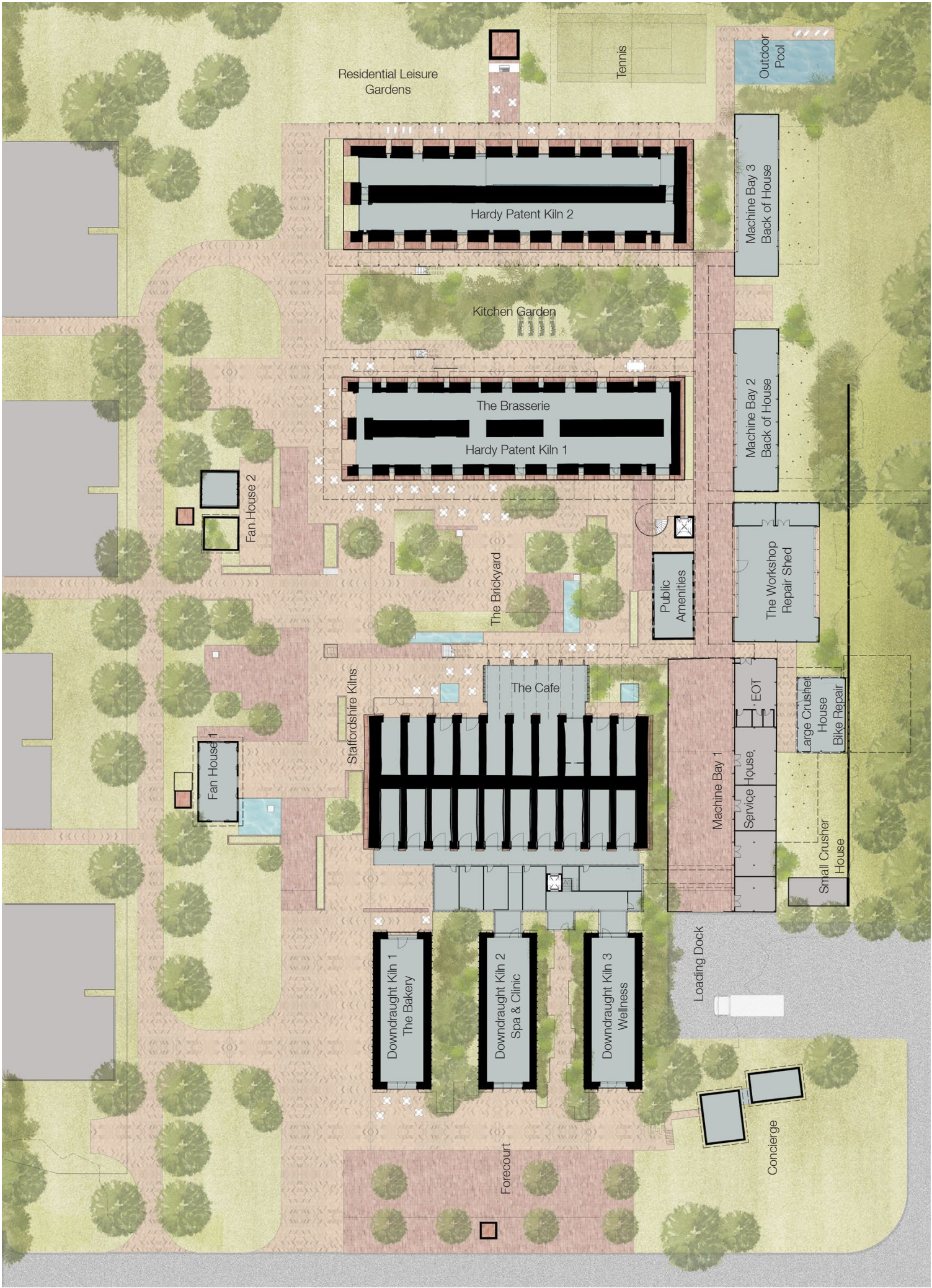
Crisp modern boxes in sheds

-  Catwalk Connector
Fine white steel frames
-  Fine Corten colour elements
in brickwork
-  Crisp modern forms within
shed structures



Architectural Concept

Heritage Core | Ground Floor Plan



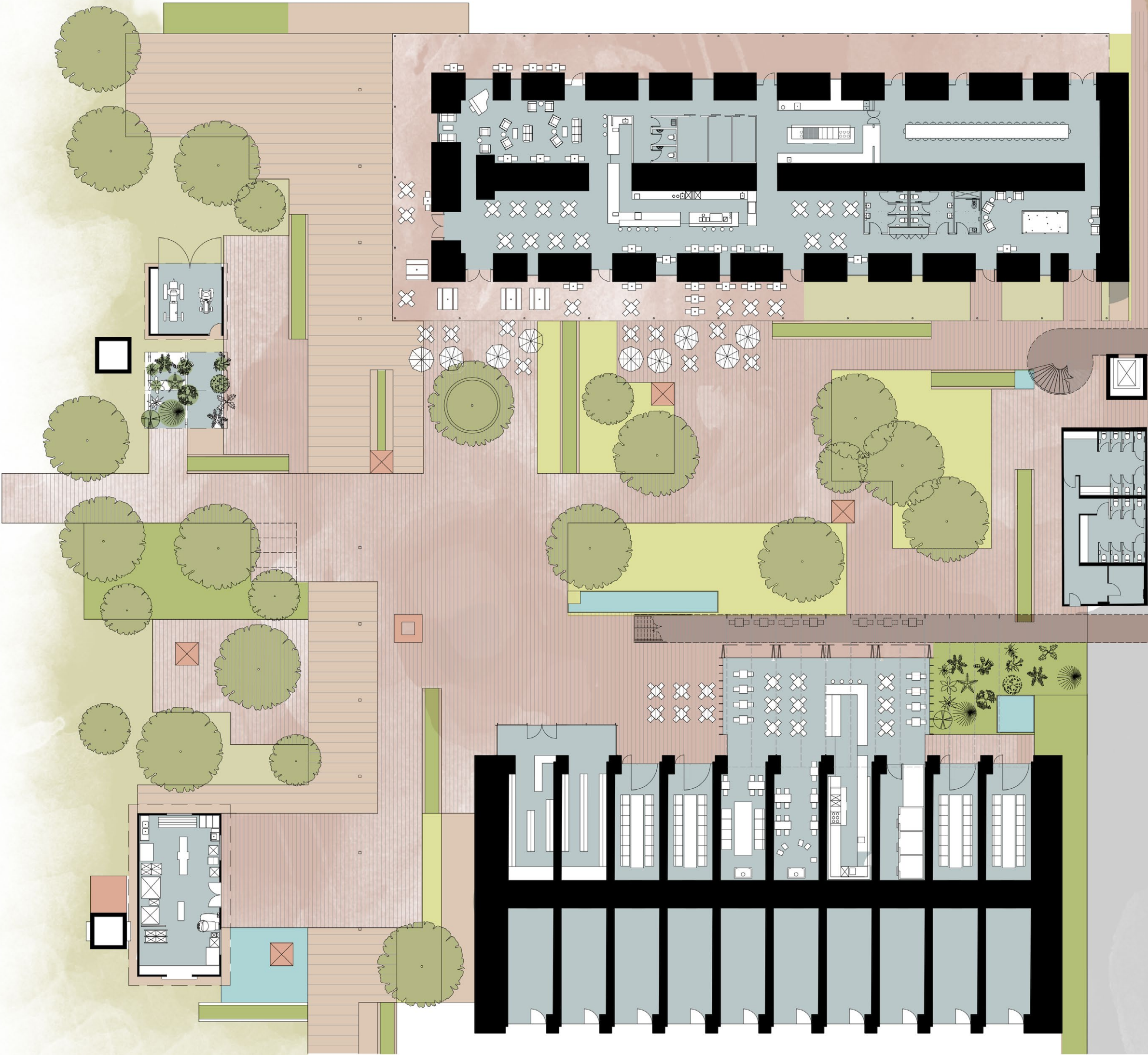
Architectural Concept

Heritage Core | Level 1 Plan



Architectural Concep

The Brickyard



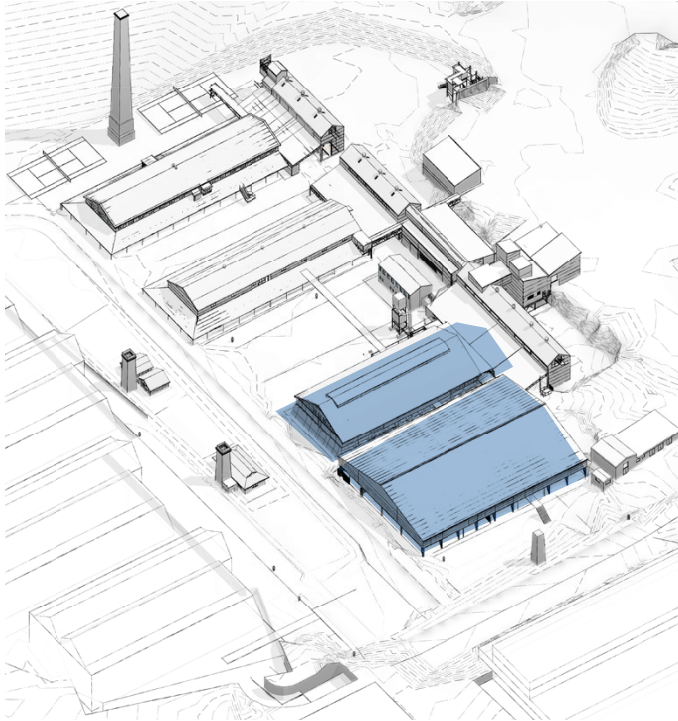
1:250 @ A3

Architectural Concept



Building Interventions

Downdraught Kilns & Staffordshire Kiln



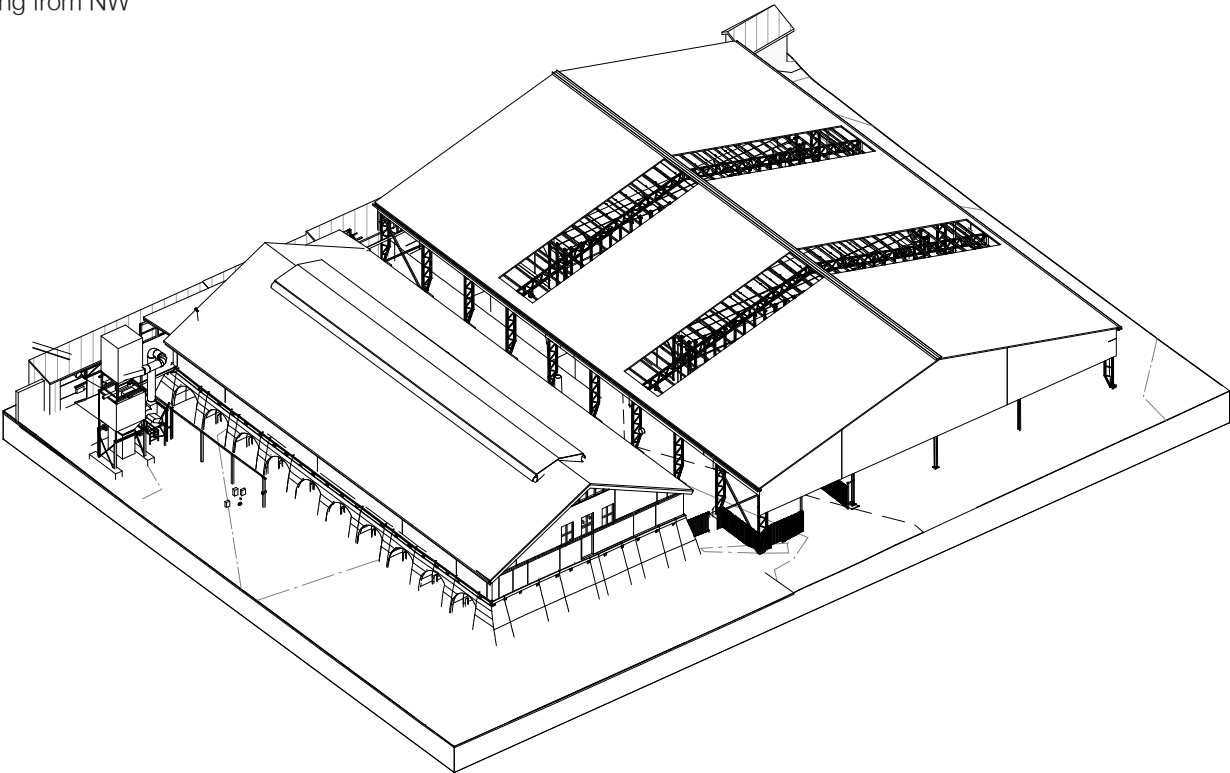
Heritage Status Supporting Element (Downdraught)
Core Element (Staffordshire)



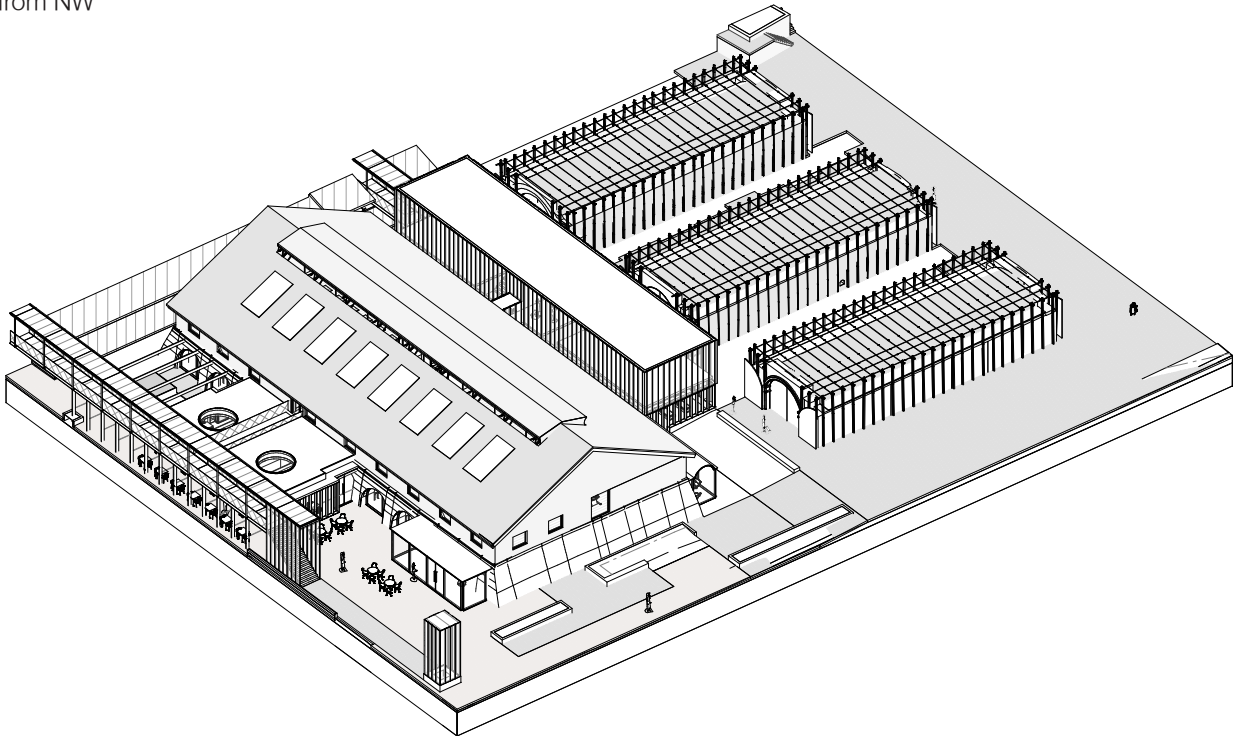
Building Interventions

Downdraught & Staffordshire Kilns

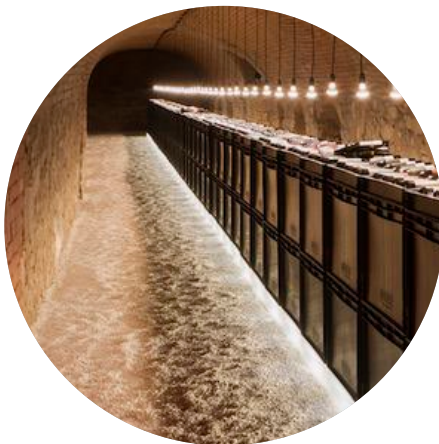
Existing from NW



Proposed from NW



New Cafe



Vineyard cellar door



Therapy Rooms



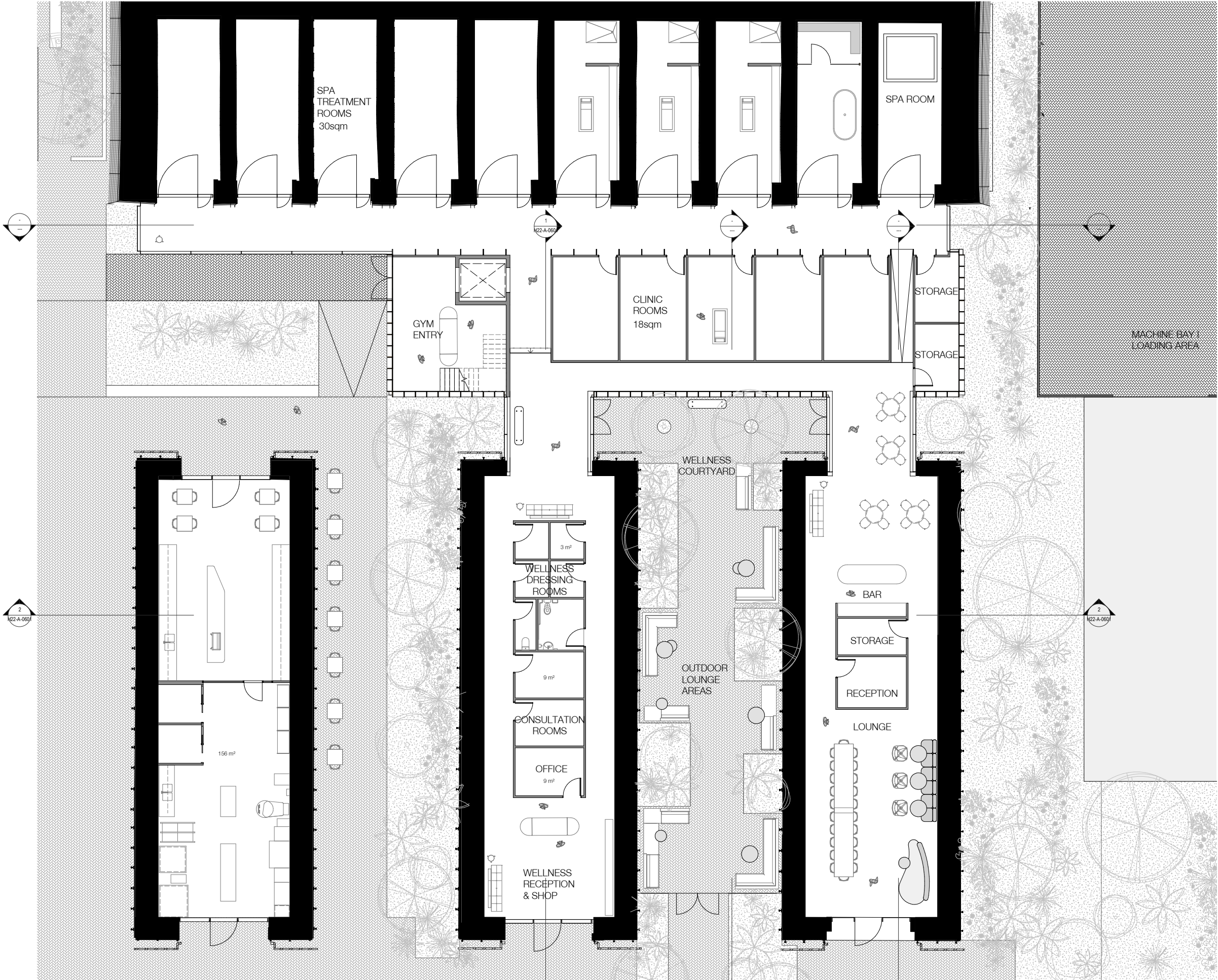
Treatment Rooms



Yoga Studio

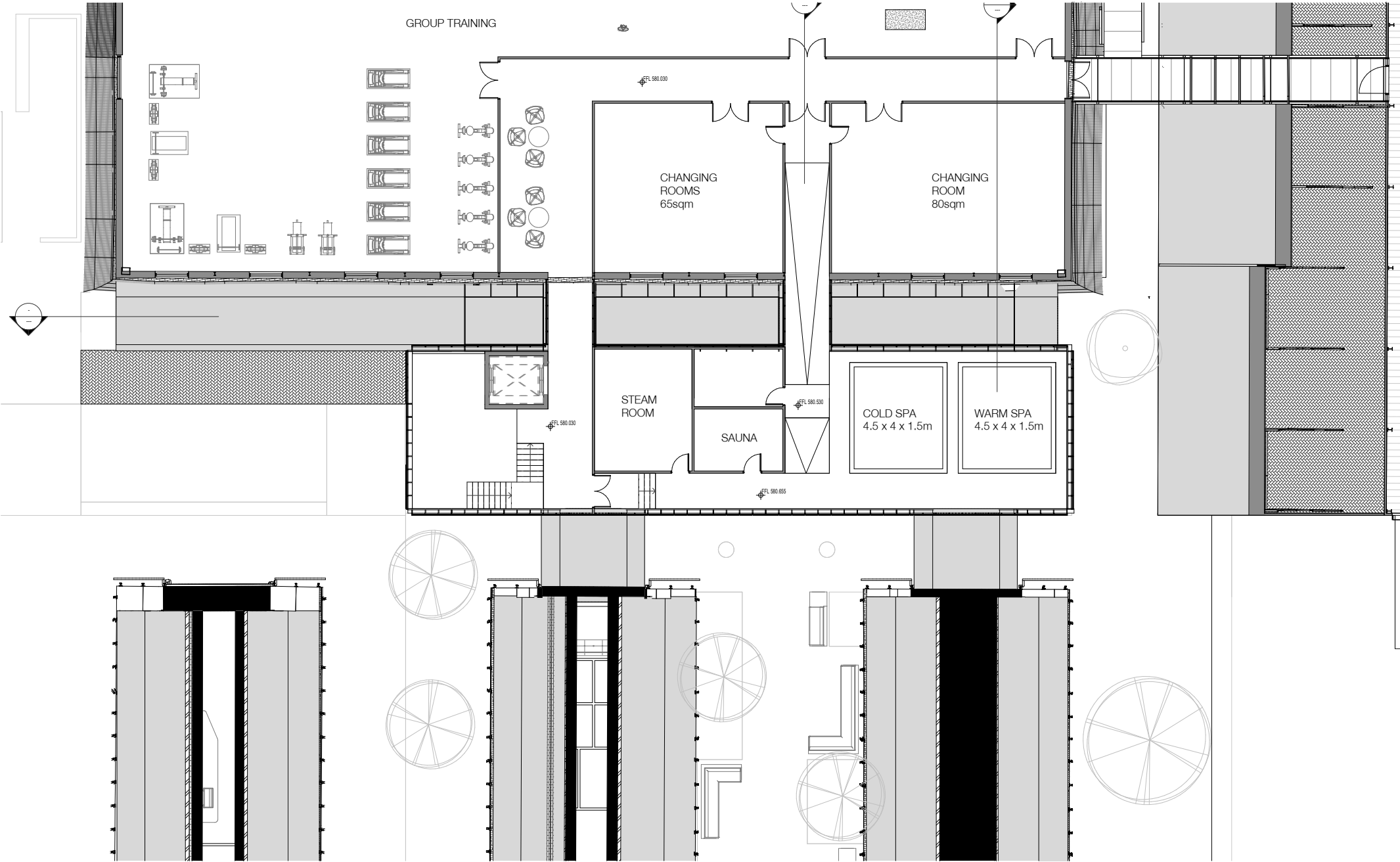
Building Interventions

Downdraught Kilns | Ground Floor



Building Interventions

Downdraught Kilns | Level 1



Building Interventions

A new front door

Downdraught Kilns | Existing



Building Interventions

A new front door

Downdraught Kilns | Proposed



Building Interventions

DD & Staffordshire Kilns | View West



Building Interventions

Materiality



Corten colour blades to base



Polycarbonate panels to top



Rhythmic fins along corridor referencing
Downdraught Kiln structure



Filtered natural light

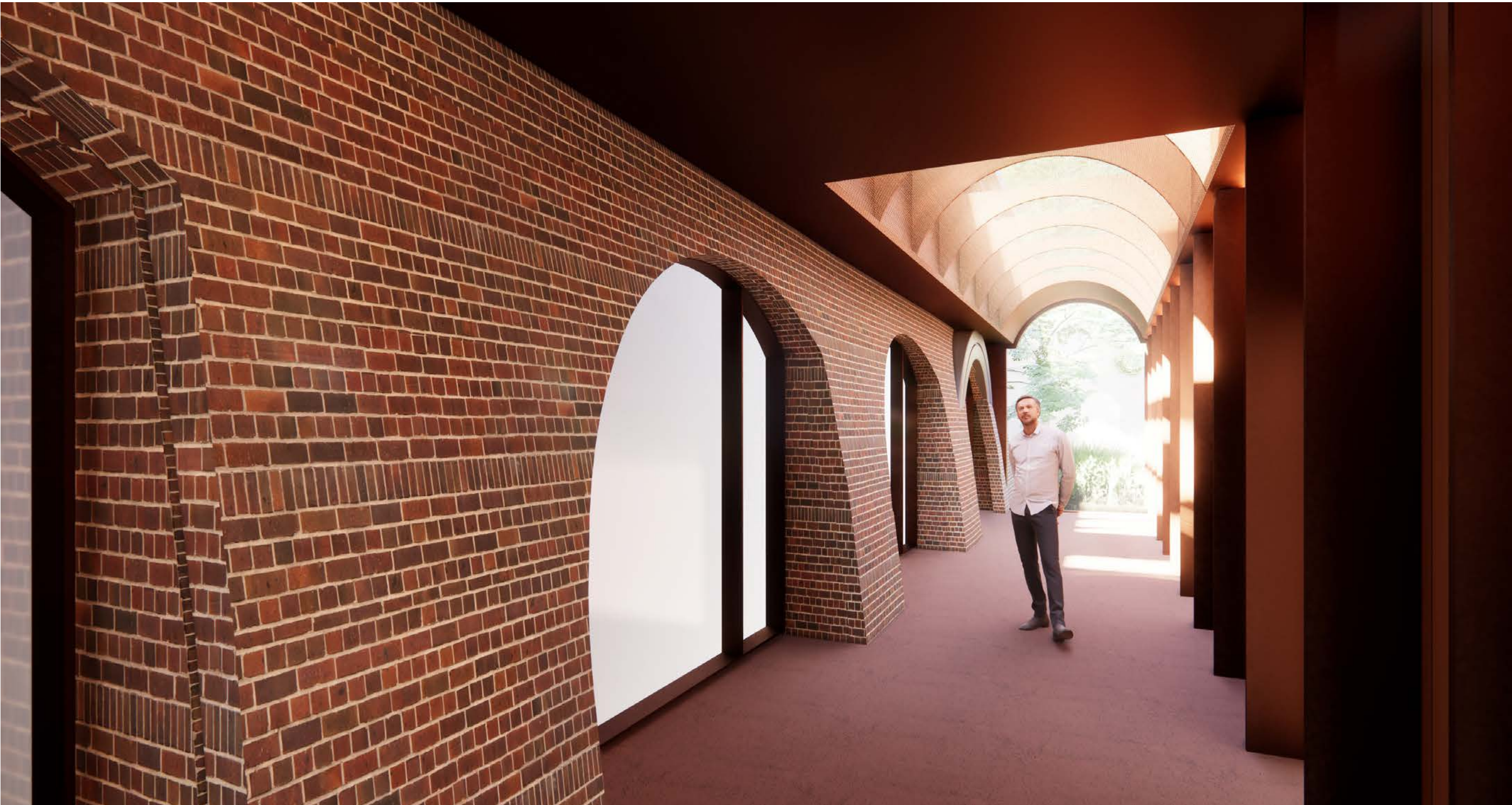


Landscaping to wellness entry path



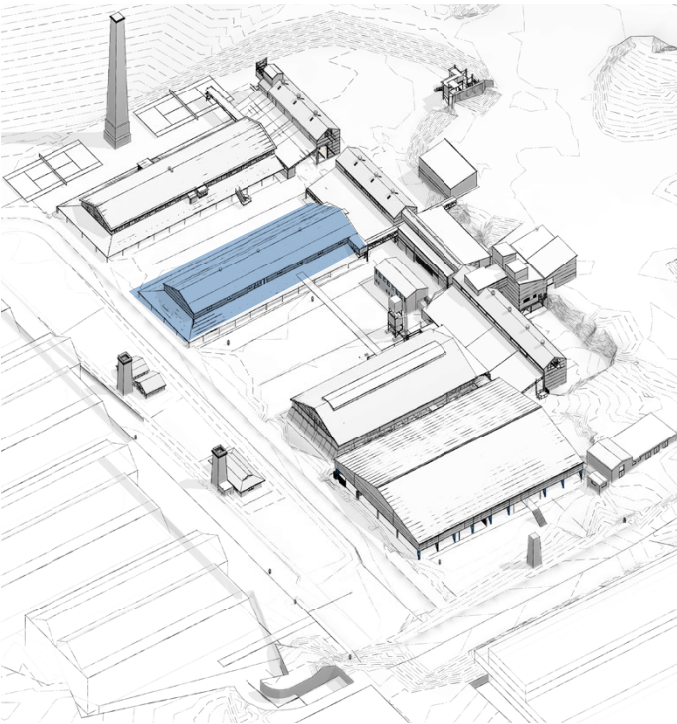
New weatherproofing to top
of Downdraught Kilns to be
determined after structural review





Building Interventions

Hardy Patent Kiln 1



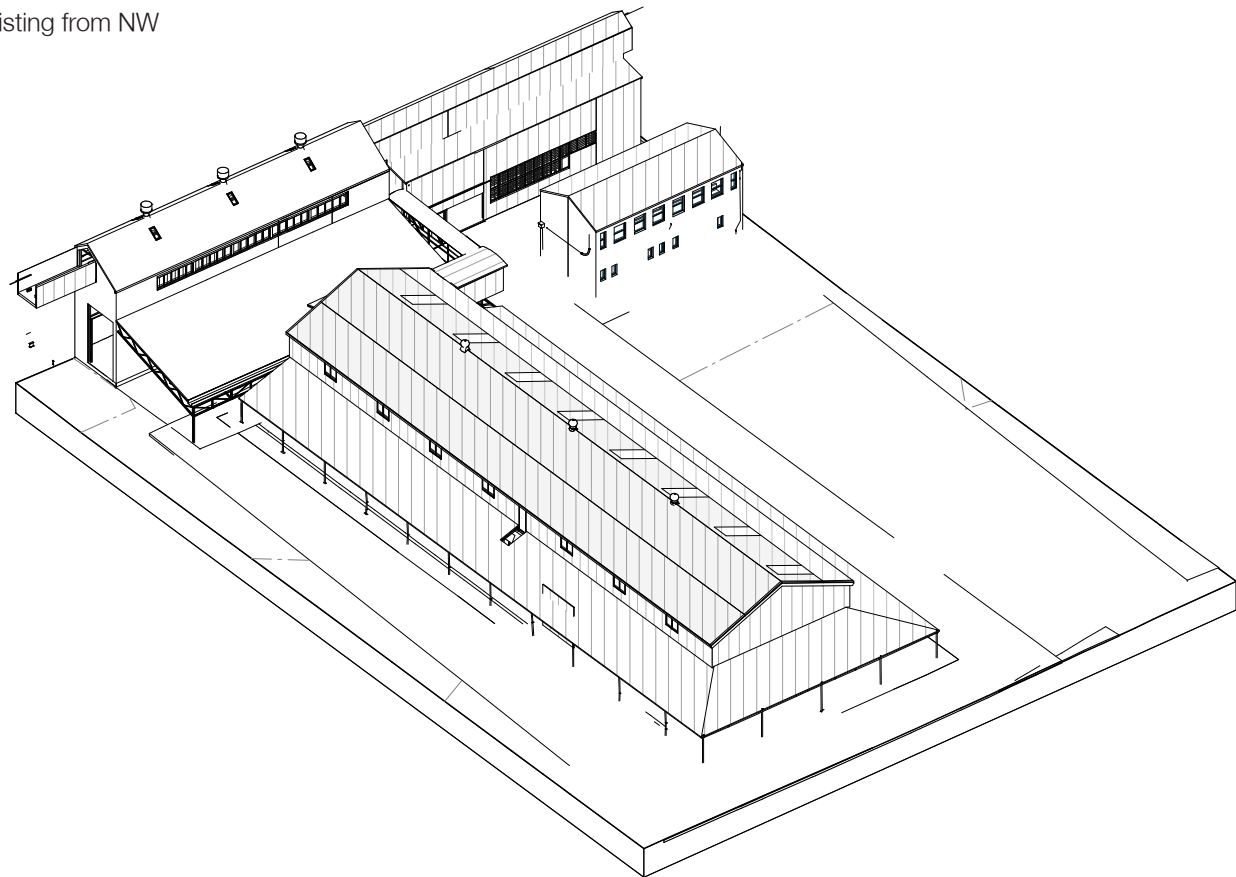
Heritage Status Core Element



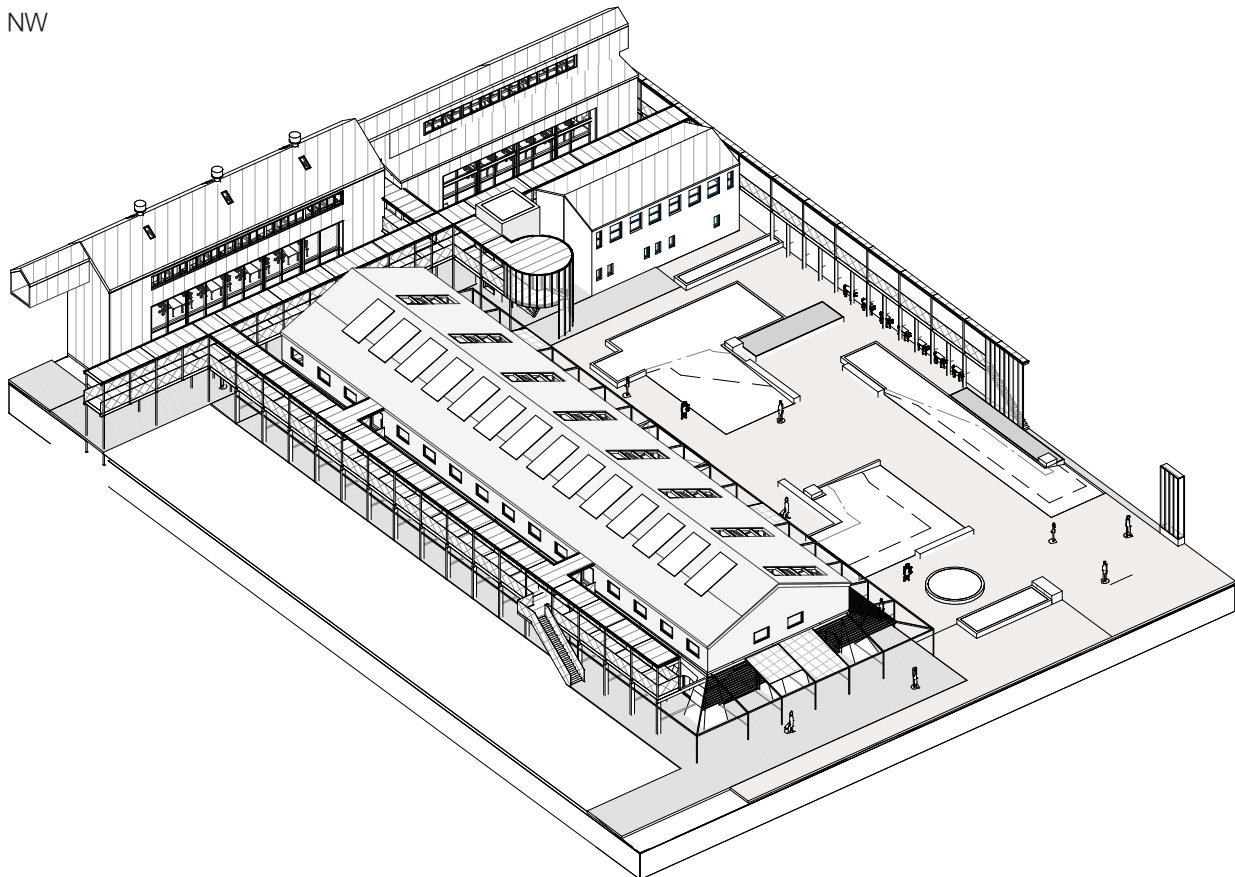
Building Interventions

Hardy Patent Kiln 1

Existing from NW



Proposed from NW



Intimate Dining



Brickyard Seating



Wine Bar



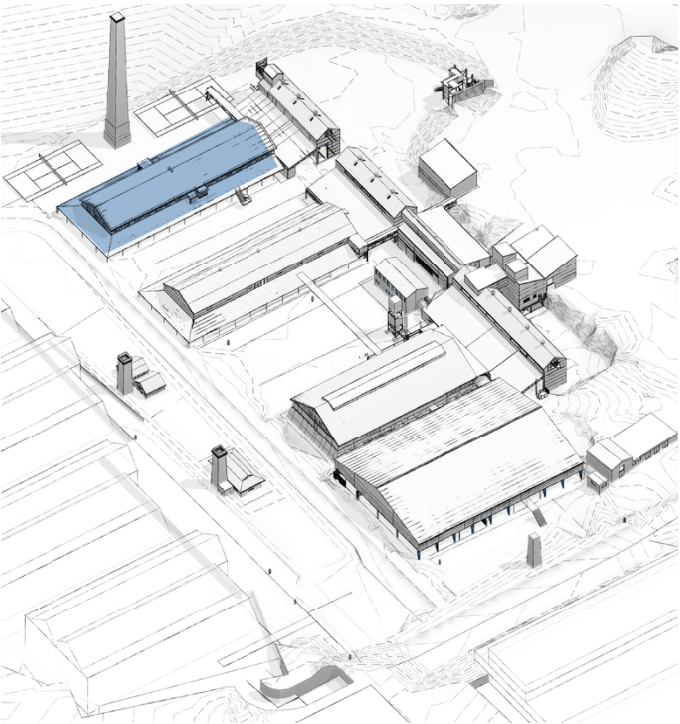
Brickyard Beer Garden



Whisky Room

Building Interventions

Hardy Patent Kiln 2



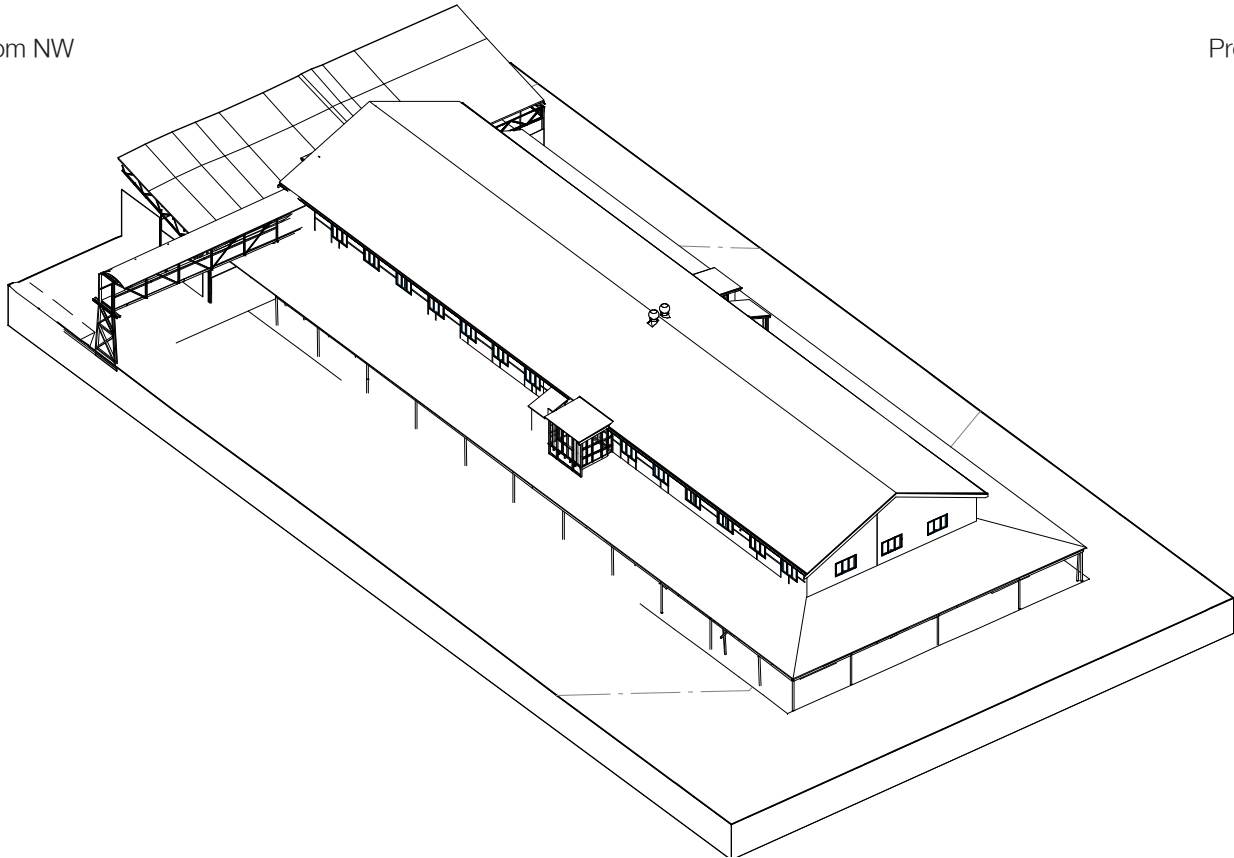
Heritage Status Supporting Element



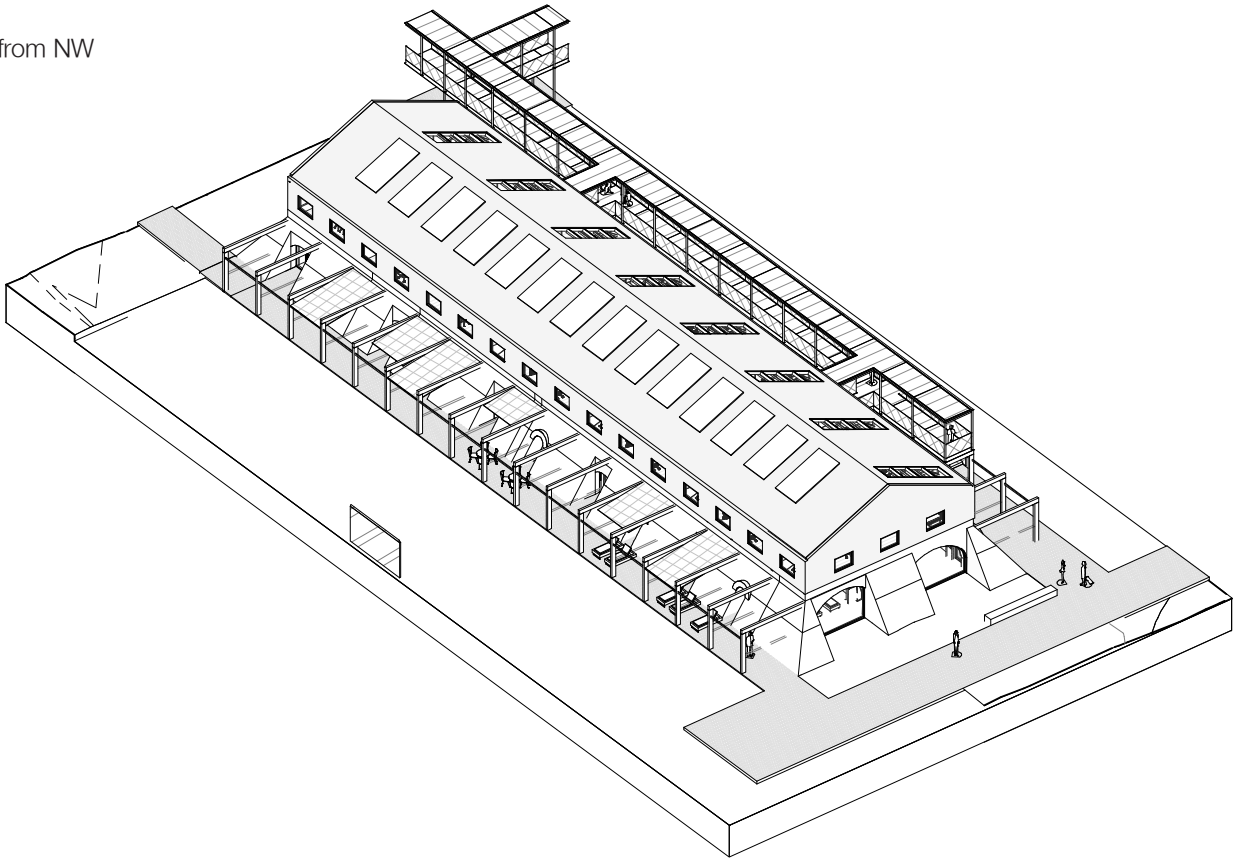
Building Interventions

Hardy Patent Kiln 2

Existing from NW



Proposed from NW



Commercial



New cladding to Level 1 walls and roof



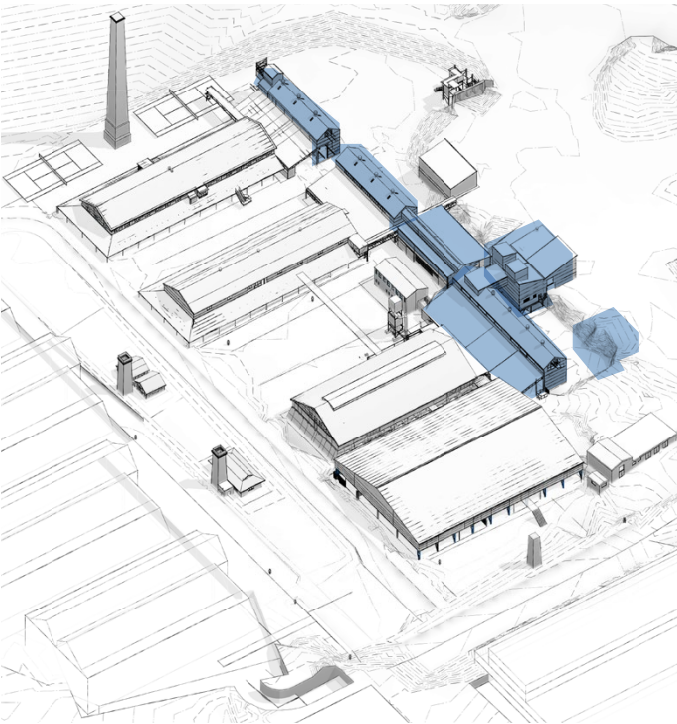
Metal framed windows & glass doors at ground



New arbour

Building Interventions

Machine Bays, Workshop and Crusher Houses



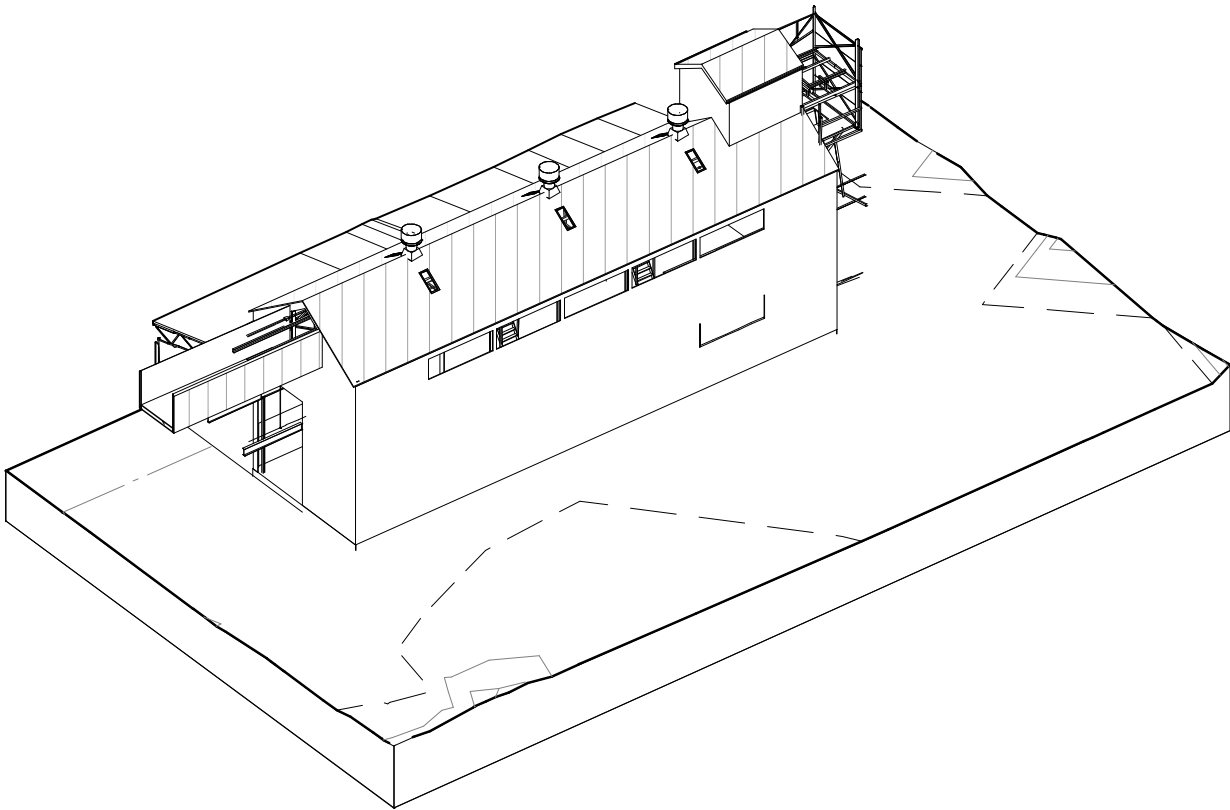
Heritage Status Supporting Element



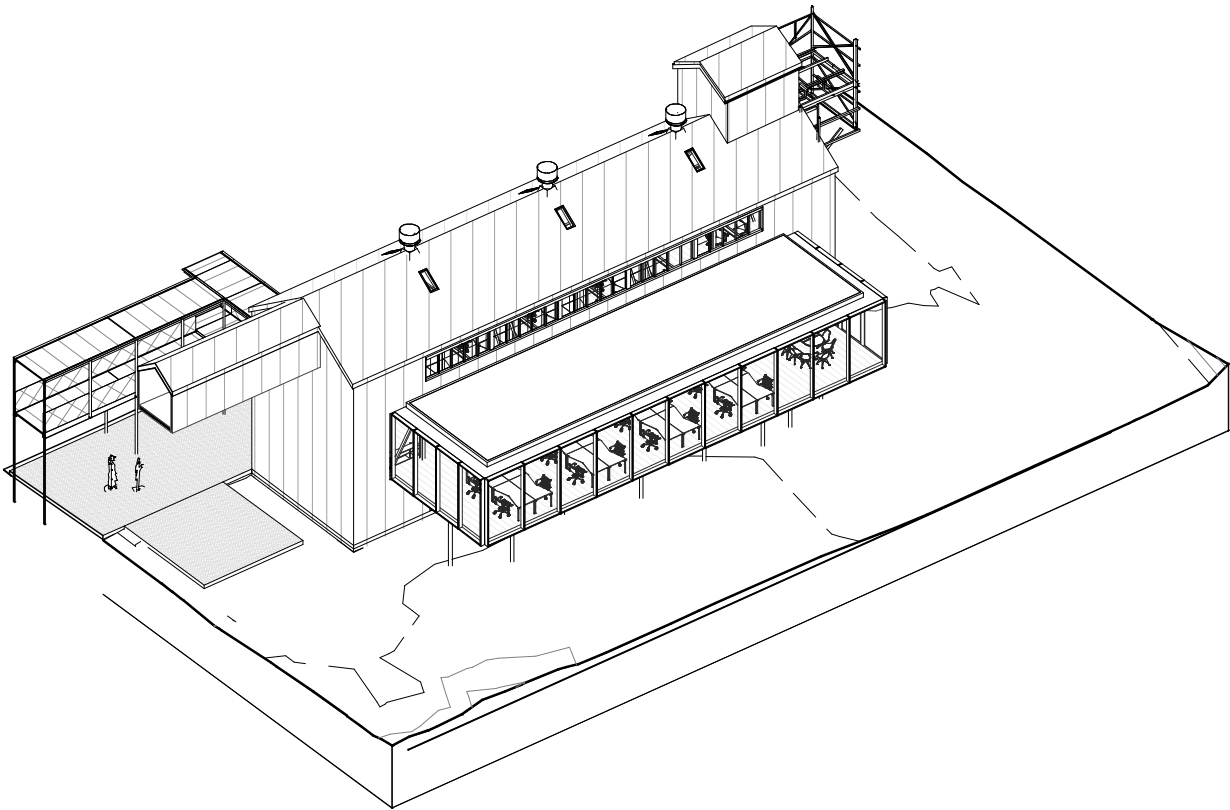
Building Interventions

Machine Bays, Workshop and Crusher Houses

Existing from SE



Proposed from SE



Fine steel and glass box added to shed



Dark kitchen to GF



Bike mechanic, end of trip & repair shop



Reuse existing sheets for cladding



Crisp glass box

Building Interventions

Machine Bays 2 & 3



Building Interventions

Machine Bays 2 & 3



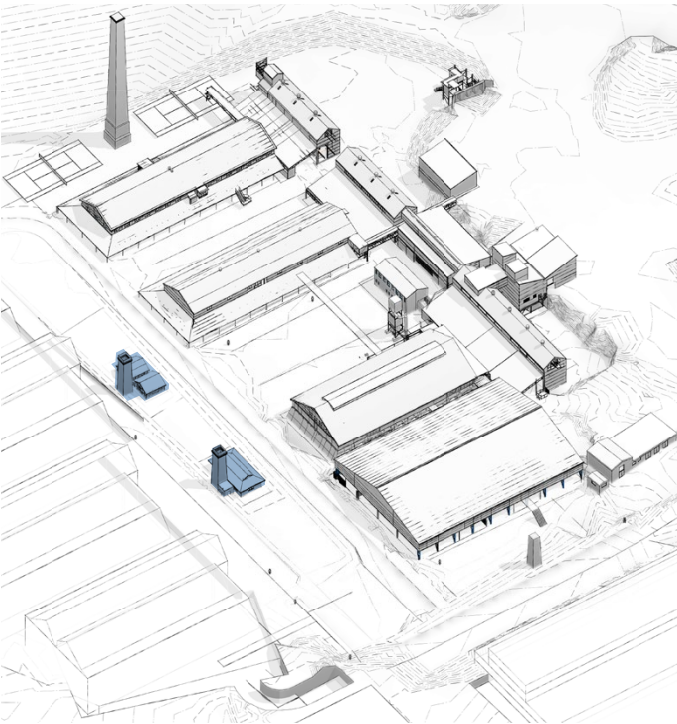
Building Interventions

Machine Bays 2 & 3



Building Interventions

Fan Houses



Heritage Status Core Element



Bakery



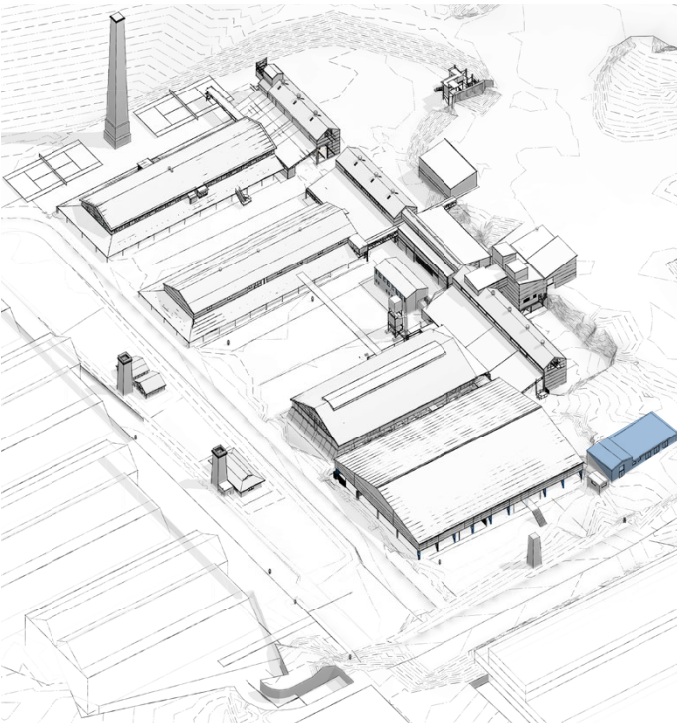
Distillery



Planting in ruin

Building Interventions

The Powerhouse



Heritage Status Core Element



Concierge



Precinct 1

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Precinct 1



Precinct 1

Precinct plan | Ground floor

A04
3 Storey + Attic

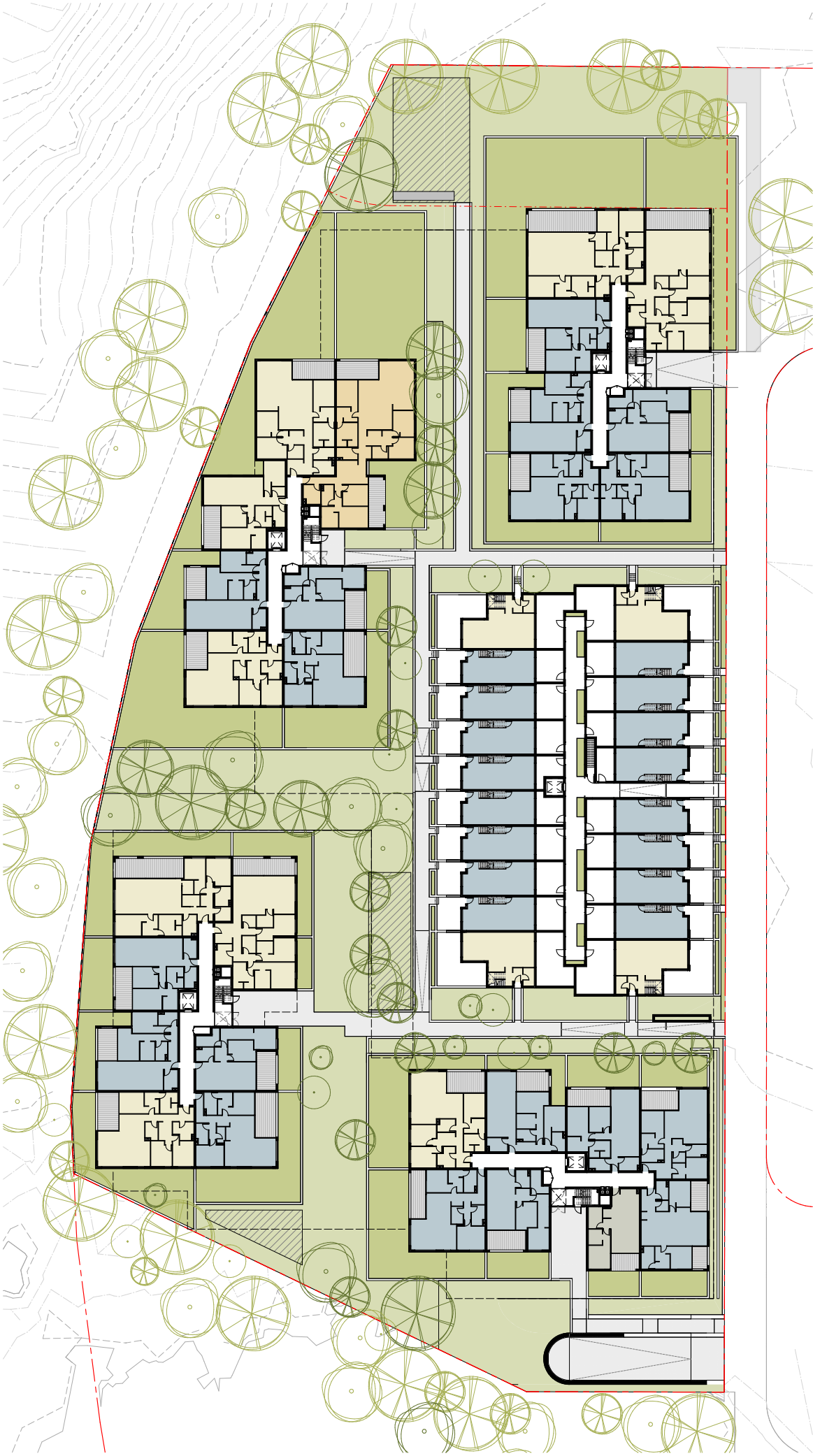
A04
3 Storey + Attic

A02
Walk-up Terraces

A05
3 Storey + Attic

A01
2 Storey + Attic

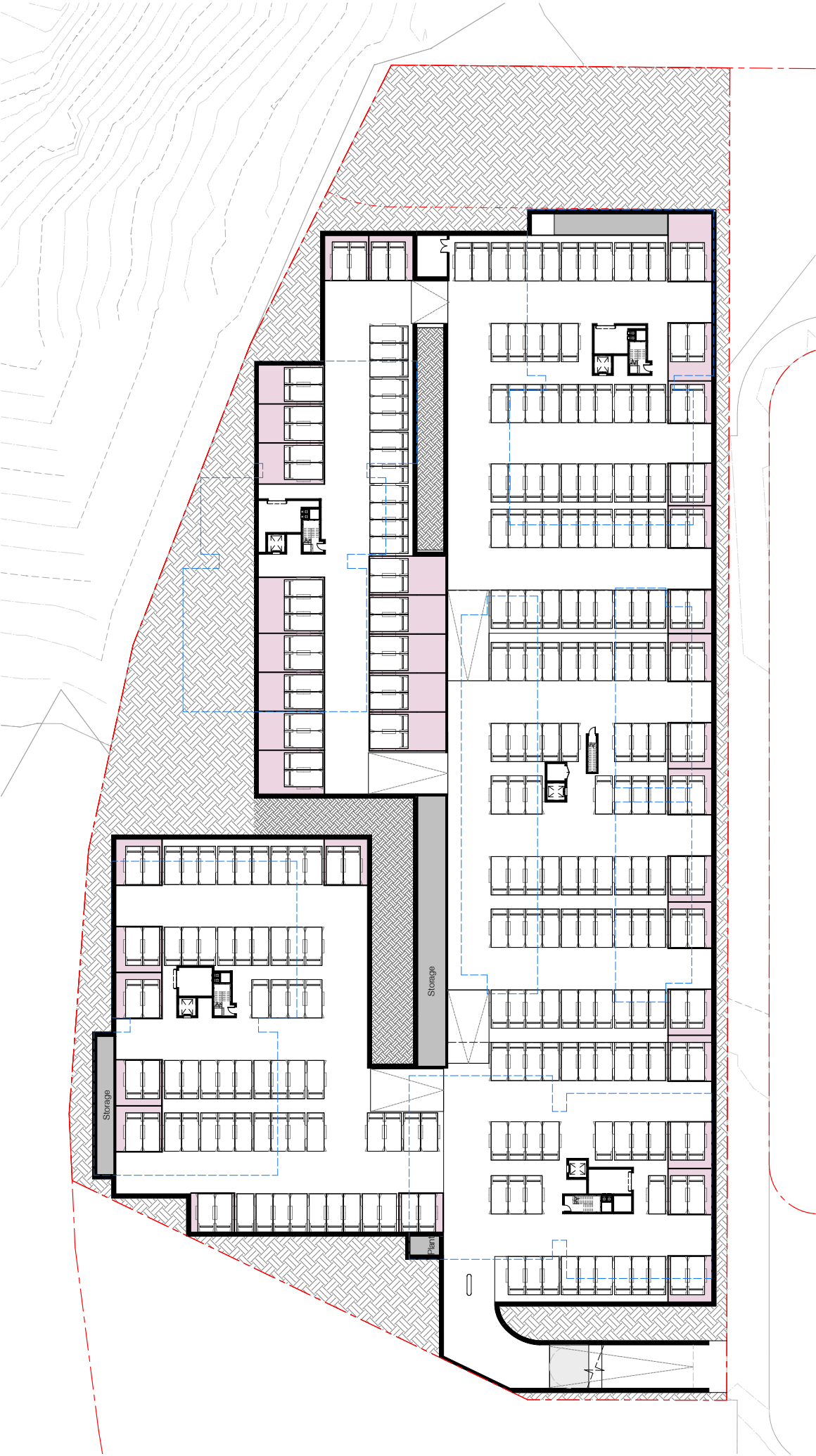
- 1 Bed + 1 Bath
- 2 Bed + 1 Bath
- 2 Bed + 2 Bath
- 3 Bed + 2 Bath
- 4-5 Bed



Precinct 1

Precinct plan | Basement

Parking #	288
Garages #	39
Basement Area	9,153 sqm
SQM per Parking	31.7 sqm



Precinct 1

Precinct plan | Level 1

A04
3 Storey + Attic

A04
3 Storey + Attic

A02
Walk-up Terraces

A05
3 Storey + Attic

A01
2 Storey + Attic

- 1 Bed + 1 Bath
- 2 Bed + 1 Bath
- 2 Bed + 2 Bath
- 3 Bed + 2 Bath
- 4-5 Bed



Precinct 1

Precinct plan | Attic 1

A04
3 Storey + Attic

A04
3 Storey + Attic

A05
3 Storey + Attic

A01
2 Storey + Attic

- 1 Bed + 1 Bath
- 2 Bed + 1 Bath
- 2 Bed + 2 Bath
- 3 Bed + 2 Bath
- 4-5 Bed



Precinct 1

Precinct plan | Attic 2

A04
3 Storey + Attic

A04
3 Storey + Attic

A05
3 Storey + Attic

A01
2 Storey + Attic

- 1 Bed + 1 Bath
- 2 Bed + 1 Bath
- 2 Bed + 2 Bath
- 3 Bed + 2 Bath
- 4-5 Bed



Precinct 1

3D View Building A01 | South East Corner



Precinct 1

3D View Building A04 | West



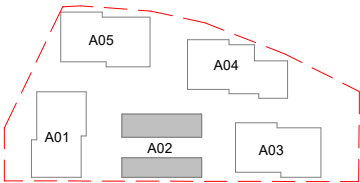
Precinct 1

3D View Building A02 | View from north



Precinct 1

3D View Building A02 | Front



Precinct 1

4.1 Adding Buildings A04 & A05 | North West



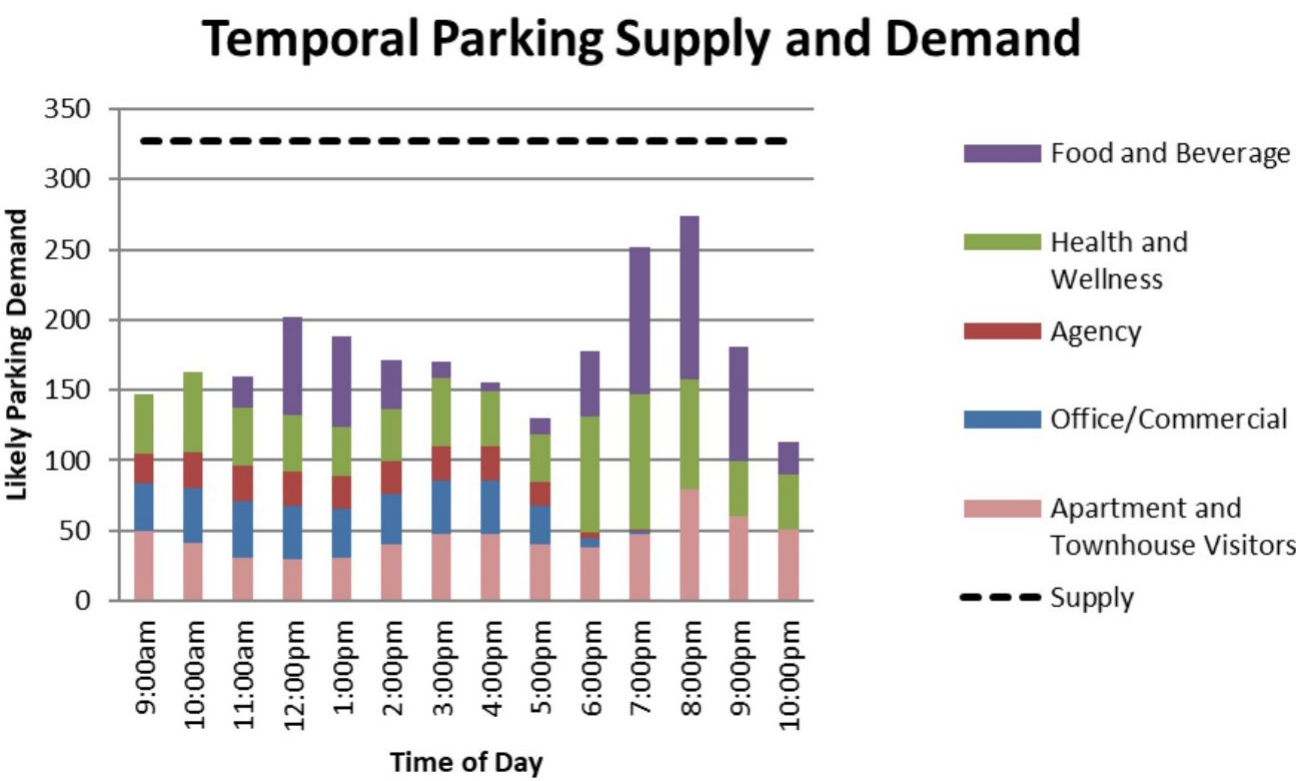
Public Car Park & Precinct 3

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Public Car Park & Precinct 3



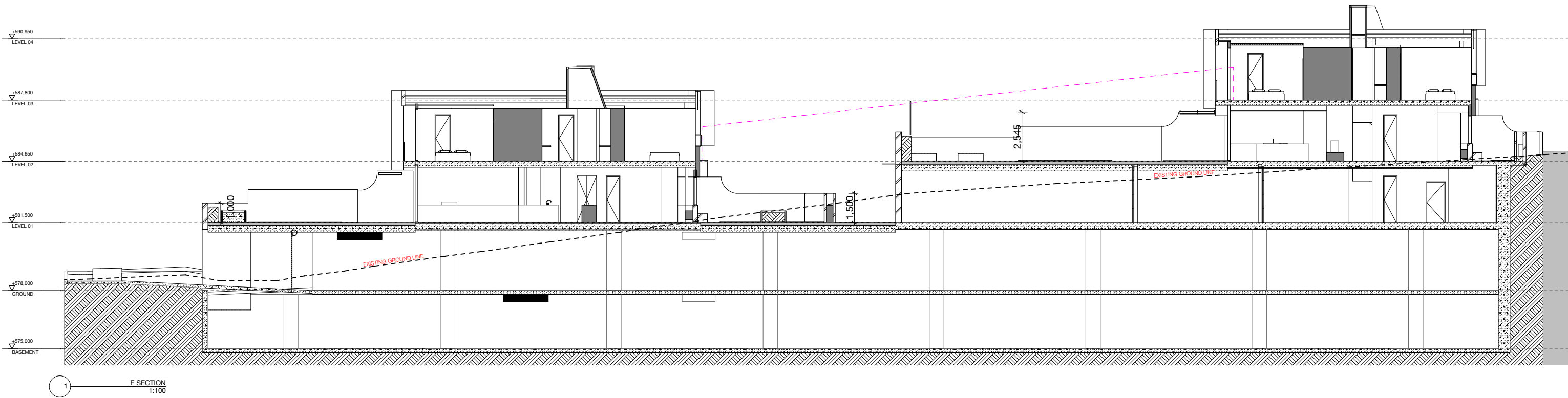
Public Car Park



- Overall the Estate will include 193 total additional car parks to the required generation spread across residential buildings and the public car park
- Temporal analysis shows that the peak parking demand for the public car park is 273 cars. This is supporting the commercial and leisure uses of the precinct as well as the visitor demand for residential uses. Doma’s proposal provides **327 public car parks** which represents 54 in excess of peak demand.

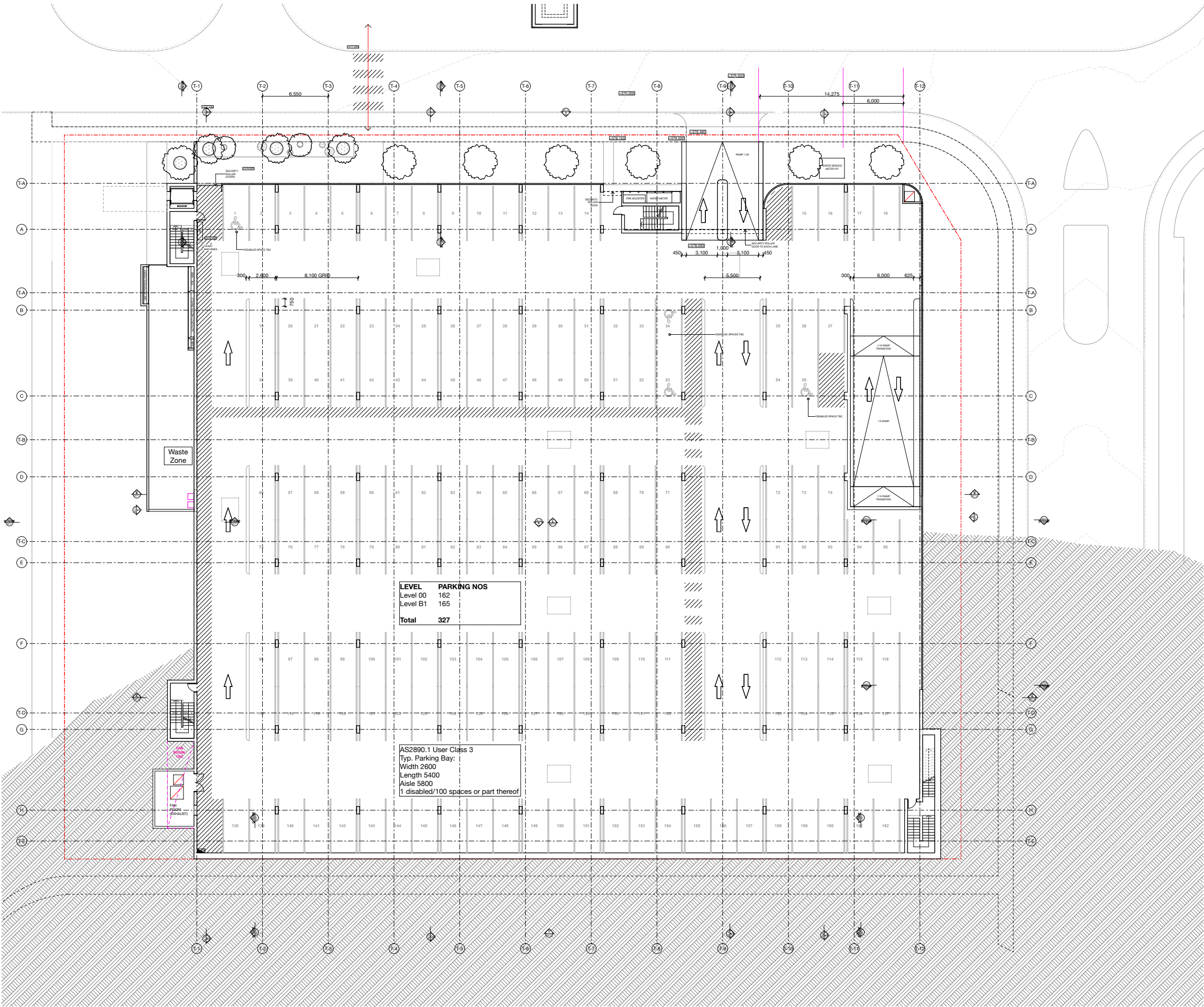
Public Car Park & Precinct 3

Public Car Park | Section



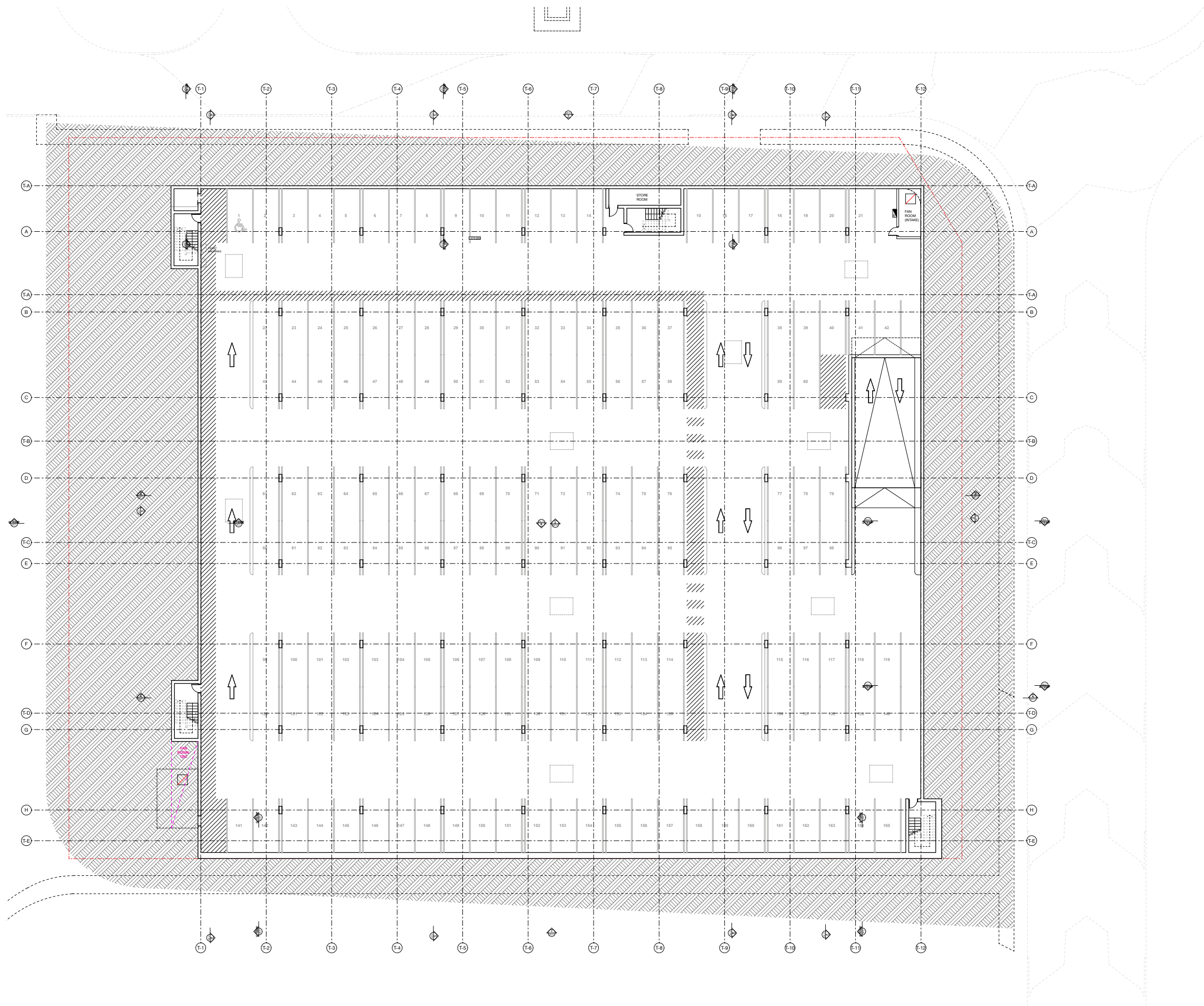
Public Car Park & Precinct 3

Public Car Park | Ground Floor



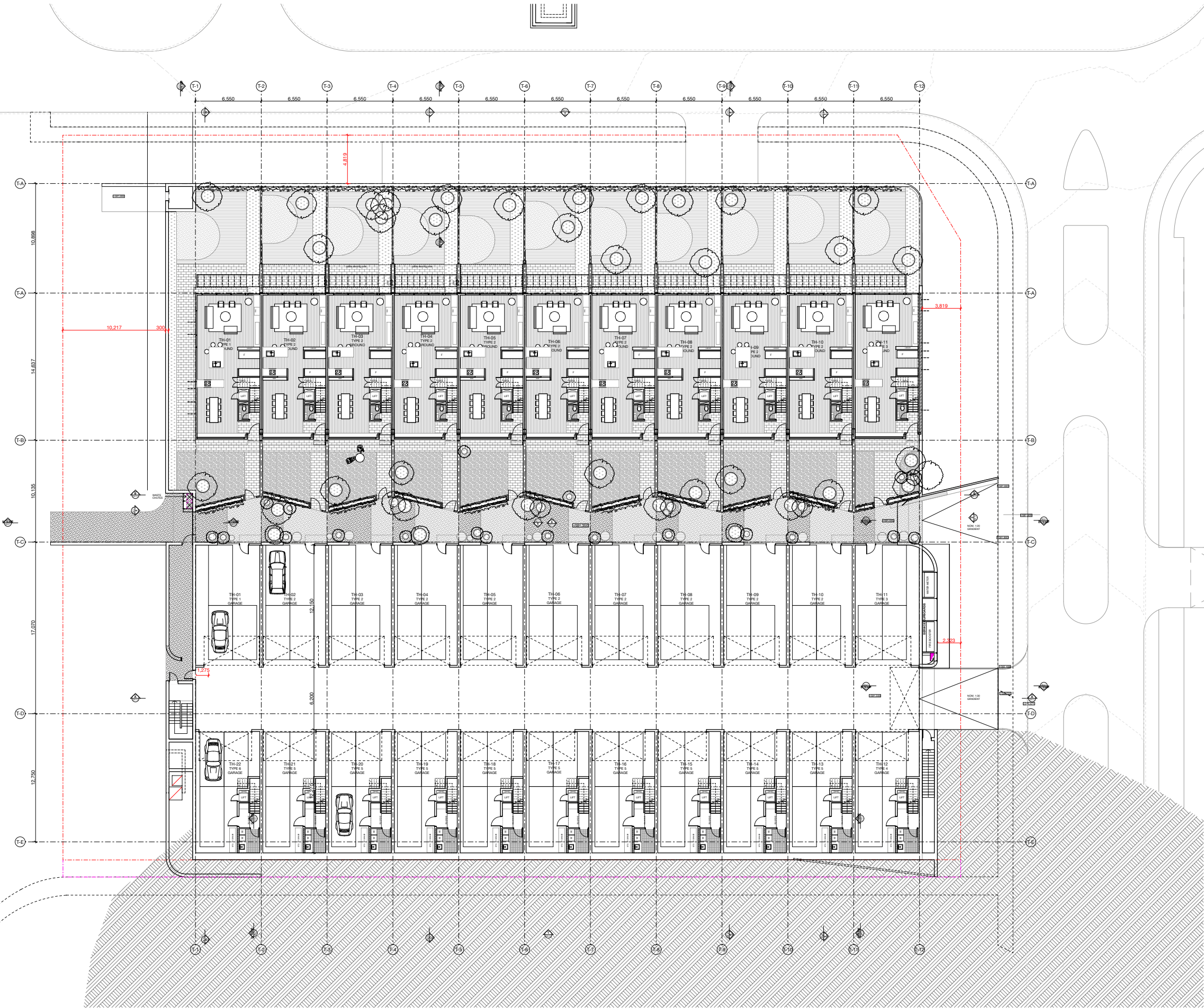
Public Car Park & Precinct 3

Public Car Park | Basement



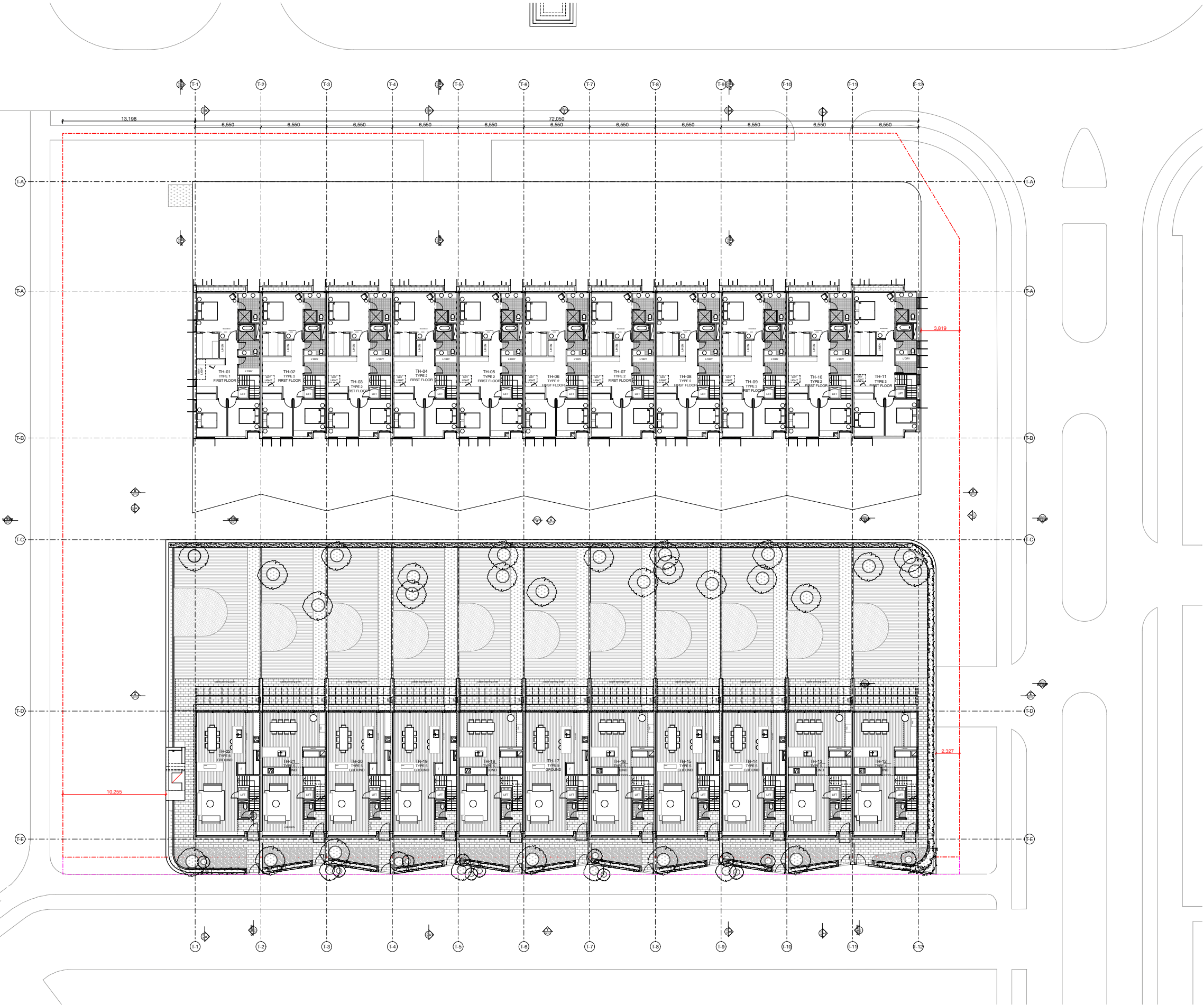
Public Car Park & Precinct 3

Public Car Park | Level 1



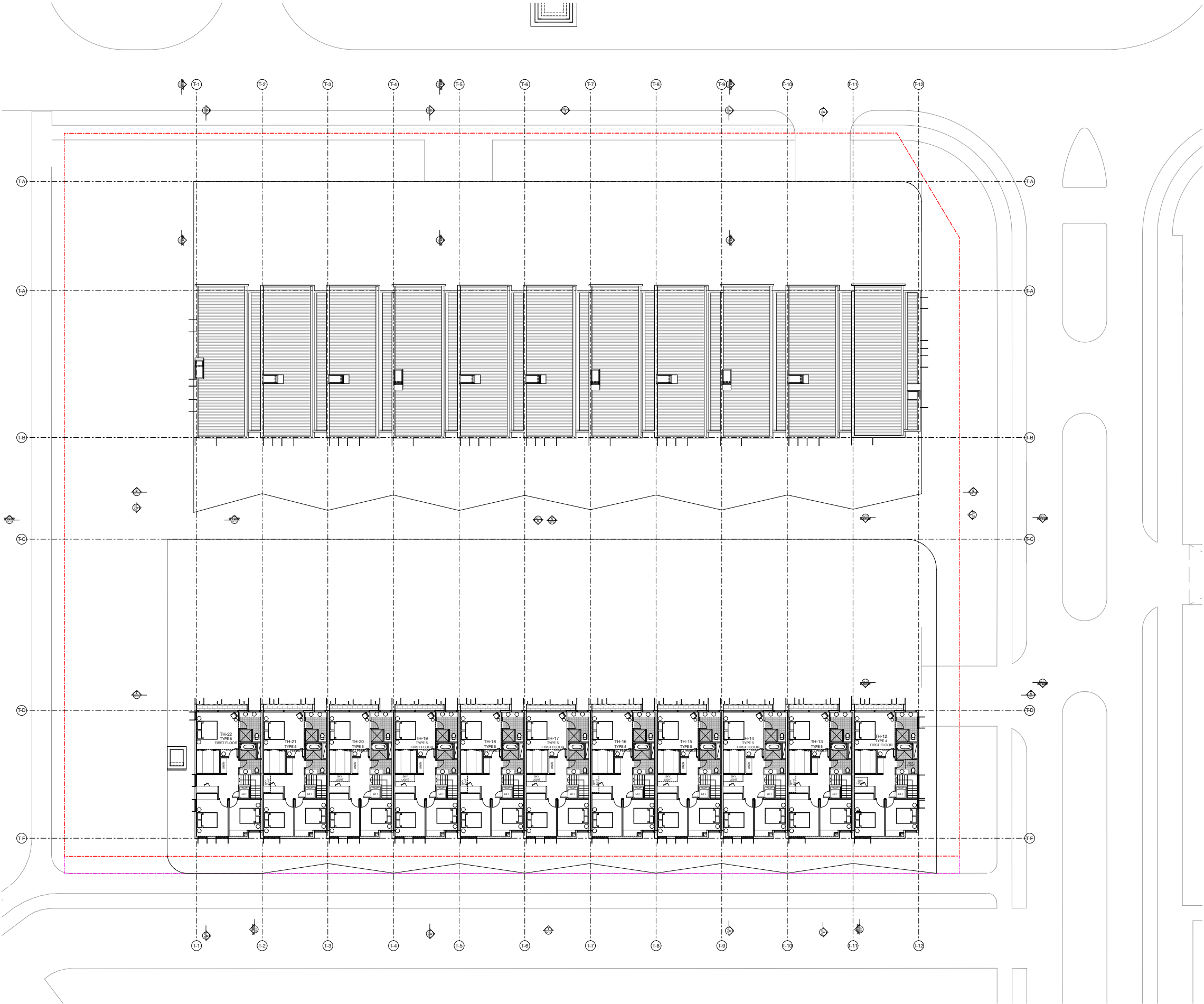
Public Car Park & Precinct 3

Public Car Park | Level 2



Public Car Park & Precinct 3

Public Car Park | Level 3



Public Car Park & Precinct 3

Artist impression | View from south east



Public Car Park & Precinct 3

Artist impression | private open space



Public Car Park & Precinct 3

Artist impression | View from north east



Timeline for Approvals & Development

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Timeline for Approvals & Development

TIMELINE

Activity	Target Date
Submit Draft Estate Development Plan to Deed Manager for Agency Circulation	November 2020
Submit Final Estate Development Plan	January 2021
Submit Development Applications for Heritage Core, Precinct 1 and Precinct 3	January 2021
Estimated Approval of Estate Development Plan, Heritage Core, Precinct 1 and Precinct 3	July 2021
Commence Construction	August 2021
Complete Construction of Heritage Core, Precinct 1 and Precinct 3	January 2023

Questions?

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SJB Architects

sjb.com.au

We create spaces people love.
SJB is passionate about the possibilities
of architecture, interiors, urban design
and planning.

Let's collaborate.

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