

An aerial photograph of Canberra, Australia, showing a large lake in the upper left, a dense residential area in the center, and industrial zones in the lower left. The text "Canberra Brickworks" is overlaid in the center.

# Canberra Brickworks

---

Community Information Night

March 2021



BRICKWORKS

YARRALUMLA

# Last Community Presentation

- Masterplan
- Staging
- Program
- Introduction to:
  - Heritage Core commercial concept
  - Precinct 1 SJB Architects Apartment Concept
  - Precinct 3 Cumulus Architects Townhouse and Public Car Park Concept
- Parking Numbers



# Tonight...

- Draft Estate Development Plan
  - Masterplan
  - Staging
  - Landscape
  - Bushfire
  - Contamination
  - Environmental
  - Stormwater and Utilities
  - Vehicle, Pedestrian and Cycle Access
  - Traffic & Parking
- Updates on:
  - Heritage Core
  - Precinct 1 SJB Apartments
  - Precinct 3 Cumulus Townhouses



# Concept EDP

- INDICATIVE BUILDING ENVELOPE (MULTI-RESIDENTIAL)
- INDICATIVE BUILDING ENVELOPE (TERRACE)
- PRIVATE OPEN SPACE (APARTMENT)
- PRIVATE OPEN SPACE
- PRIVATE LANDSCAPE AREA
- LANDSCAPE AREA (MULTI-RESIDENTIAL)
- HERITAGE PRECINCT
- PUBLIC OPEN SPACE
- PRIVATE BASEMENT PARKING ENTRY
- INDICATIVE BASEMENT EXTENT
- PUBLIC BASEMENT CARPARK ENTRY (including visitor parking)
- SINGLE RESIDENTIAL LOT
- INDICATIVE BUILDING ENVELOPE (SINGLE RESIDENTIAL)
- INDICATIVE DRIVEWAY ENTRY (SINGLE RESIDENTIAL)
- POTENTIAL INNER ASSET PROTECTION ZONE



In accepting and adding this document the recipient agrees that SJB Architects (NSW) Pty Ltd, ACN 618 151 124 (the "SJB Architects"), when all necessary and relevant information has been provided to the SJB Architects, shall be deemed to have accepted the SJB Architects' design and shall be deemed to have accepted the SJB Architects' design and shall be deemed to have accepted the SJB Architects' design and shall be deemed to have accepted the SJB Architects' design.

## FOR APPROVAL

Rev	Date	Revision	By	CHK
1	20/07/2020	DRAFT EDP SUBMISSION	WG	ML
2	20/07/2020	DRAFT EDP SUBMISSION	WG	ML
3	20/07/2020	DRAFT EDP SUBMISSION	WG	ML
4	20/07/2020	DRAFT EDP SUBMISSION	WG	ML
5	20/07/2020	INFORMATION	EW	CM
6	20/07/2020	CONCEPT EDP SUBMISSION	EW	CM
7	20/07/2020	CONCEPT EDP SUBMISSION	EW	CM
8	20/07/2020	CONCEPT EDP SUBMISSION	EW	CM
9	20/07/2020	CONCEPT EDP SUBMISSION	EW	CM
10	20/07/2020	CONCEPT EDP SUBMISSION	EW	CM
11	20/07/2020	ESPO SUBMISSION	EW	CM
12	20/07/2020	ESPO SUBMISSION	EW	CM

Architect  
SJB Architects  
Landscape Architect  
McGregor Coxall  
Town Planner  
Knight Frank  
BCA Consultant  
Heritage Consultant  
Godden Mackay Logan  
Civil Engineer  
Seticks  
Geotechnical Engineer  
Douglas Partners  
ESD Consultant  
ARUP  
DDA/Access Consultant  
InDesign  
Traffic Engineer  
AECOM  
Client

## DOMAGROUP

Project  
YARRALUMLA BRICKWORKS  
Building  
SITE WIDE  
Drawing Name  
CONCEPT EDP - DEVELOPMENT  
INTENTIONS PLANS

Date  
20/07/2020  
Scale  
1 : 1000  
Sheet Size  
@ A1  
Drawn  
WG  
CHK  
ML  
Job No.  
5479  
Drawing No.  
X-A-0271 / 12  
Revision

SJB Architects  
Level 2  
401 Crown Street  
Sydney NSW 2000  
2000 Australia  
T 61 2 9380 9511  
F 61 2 9380 9522  
www.sjb.com.au





INDICATIVE BUILDING ENVELOPE (MULTI-RESIDENTIAL)

INDICATIVE BUILDING ENVELOPE (TERRACE)

PRIVATE OPEN SPACE (APARTMENT)

PRIVATE OPEN SPACE

PRIVATE LANDSCAPE AREA

LANDSCAPE AREA (MULTI-RESIDENTIAL)

HERITAGE PRECINCT

PUBLIC OPEN SPACE

PRIVATE BASEMENT PARKING ENTRY

INDICATIVE BASEMENT EXTENT

PUBLIC BASEMENT CARPARK ENTRY (including visitor parking)

SINGLE RESIDENTIAL LOT

INDICATIVE BUILDING ENVELOPE (SINGLE RESIDENTIAL)

INDICATIVE DRIVEWAY ENTRY (SINGLE RESIDENTIAL)

INNER ASSET PROTECTION ZONE

Royal Canberra Golf Course

Lane Poole Pl

Block 21 Section 102

PROPERTY LINE

Block 1 Section 127

HERITAGE CORE

Quarry Parklands

Bentham St

Schomburgk St

Woolfs St

Denman St

Maxwell St

Dunrossil Dr

The Remnants

PRECINCT 1

PRECINCT 2

PRECINCT 3

PRECINCT 4

PRECINCT 5

PRECINCT 6

PRECINCT 7

PRECINCT 8

PRECINCT 9

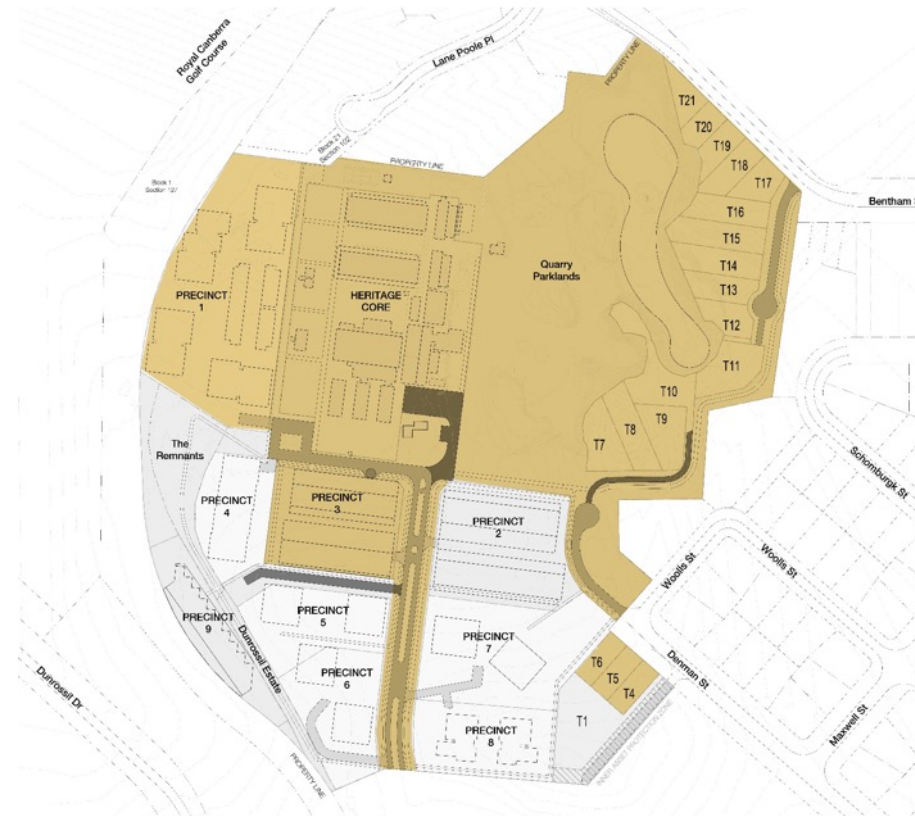
INNER ASSET PROTECTION ZONE

<b>DOMAGROUP</b>			
Project			
YARRALUMLA BRICKWORKS			
Building			
SITE WIDE			
Drawing Name			
<b>CONCEPT EDP - DEVELOPMENT INTENTIONS PLANS</b>			
			
Date	Scale		Sheet Size
22/03/2021	1 : 1000		 A1
Owner	Cik		
WG	ML		
Job No.	Drawing No.	Revision	
<b>5479</b>	<b>X-A-0271</b>	<b>15</b>	
<b>SJB Architects</b> Level 2 450 Crown Street Sydney NSW 2000 Australia T 61 2 9350 9511 F 61 2 9350 9522			
			



# Staging and Program

Milestone	Date
EIS Lodged	April 2021
Draft EDP DA Lodged	June 2021
Final EDP DA Lodged	October 2021
Stage 1 Residential – Public Release	November 2021
Stage 1 Construction Commencement	Mid 2022
Stage 1 Construction Completion	Mid 2023





An aerial site plan of a residential development. The plan shows a cluster of buildings, some with flat roofs and others with pitched roofs, interspersed with green spaces, trees, and paths. The buildings are numbered 01 through 19. To the right of the main building cluster is a large green area with a winding path and several small ponds. This area is divided into sections labeled T7 through T19. The plan also shows surrounding streets: Schomburgk St. to the east, Woolfs St. to the south, and Block 21 Section 102 to the north. The overall layout suggests a garden setting with buildings integrated into the landscape.

# Landscape

“buildings within a garden setting”





Contextual Positioning



# 02 SITE CONDITION

## Heritage Buildings



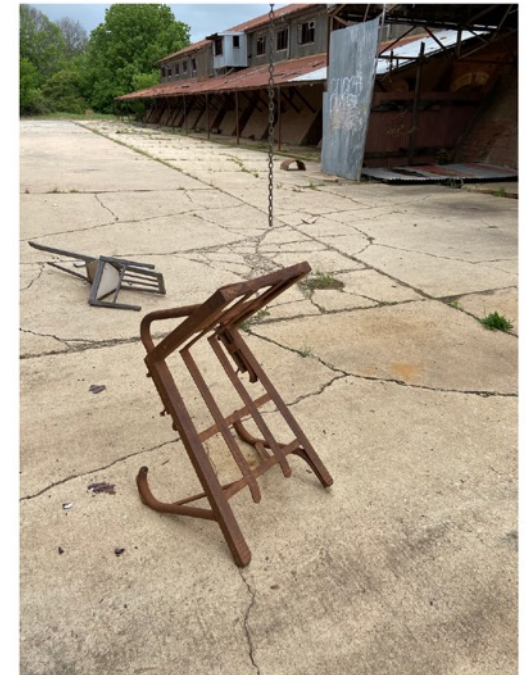


## Heritage Core Area





## Heritage Items





## Old Quarry Site





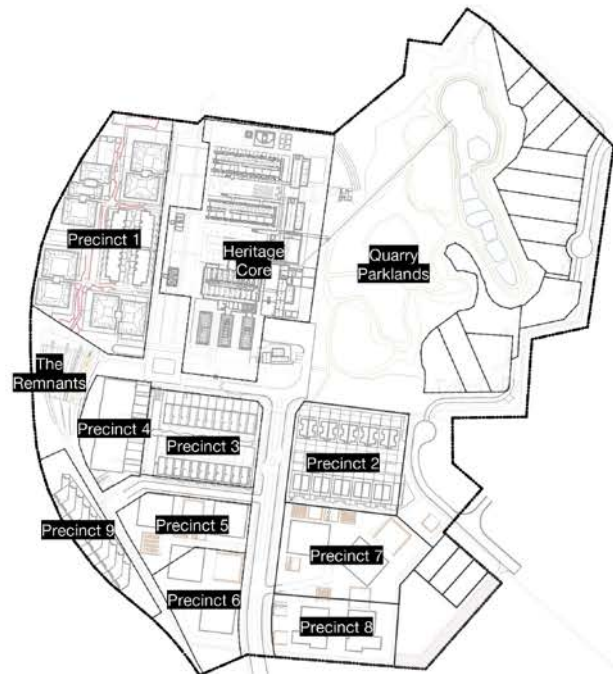
# Interpretive Landscape

- Clay transportation
- Brick transportation
- Water transportation





# 04 MASTER PLAN



## Program

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| 1 Quarry Drive                    | 11 Basketball Half-Court (Private) |
| 2 Public Carpark Vehicle Entry    | 12 Table Tennis (Private)          |
| 3 Public Carpark Pedestrian Entry | 13 Pool (Private)                  |
| 4 Entry Garden                    | 14 Orchard (Private)               |
| 5 Cafe Frontage                   | 15 Water Feature Concourse         |
| 6 Wellness Centre Frontage        | 16 Water Pump Pole                 |
| 7 Concierge                       | 17 Viewing Deck                    |
| 8 Brickyard                       | 18 Drop-Off Area                   |
| 9 Kitchen Garden                  | 19 Service Road                    |
| 10 Tennis Court (Private)         |                                    |





# Planting

- Exotic shade and street trees in alignment with Yarralumla Street Tree Plan
- Native Tree Canopy
- Orchard Tree

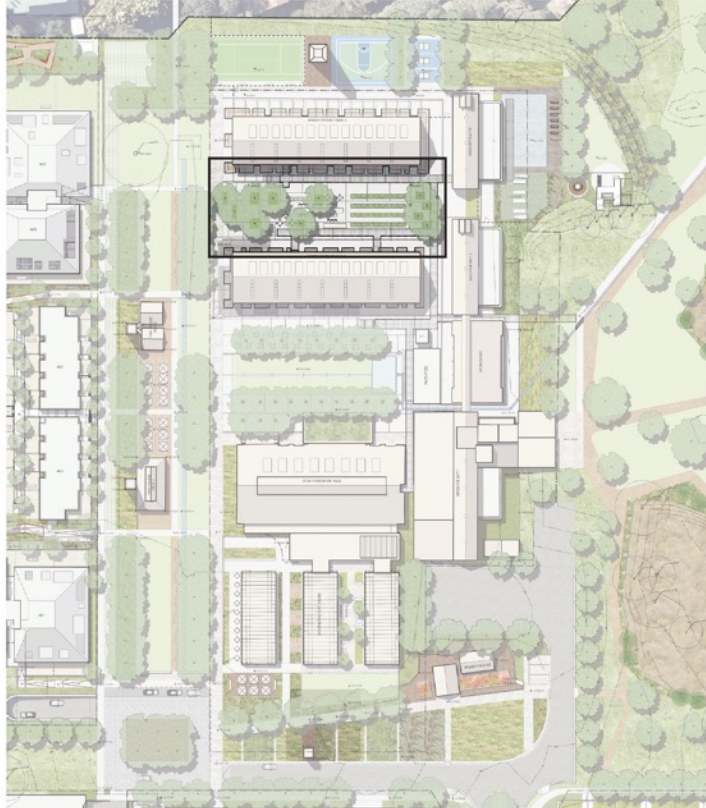




# 05 DESIGN CHARACTER

## Heritage Core

Kitchen Garden



A large outdoor dining table setting for diverse usages

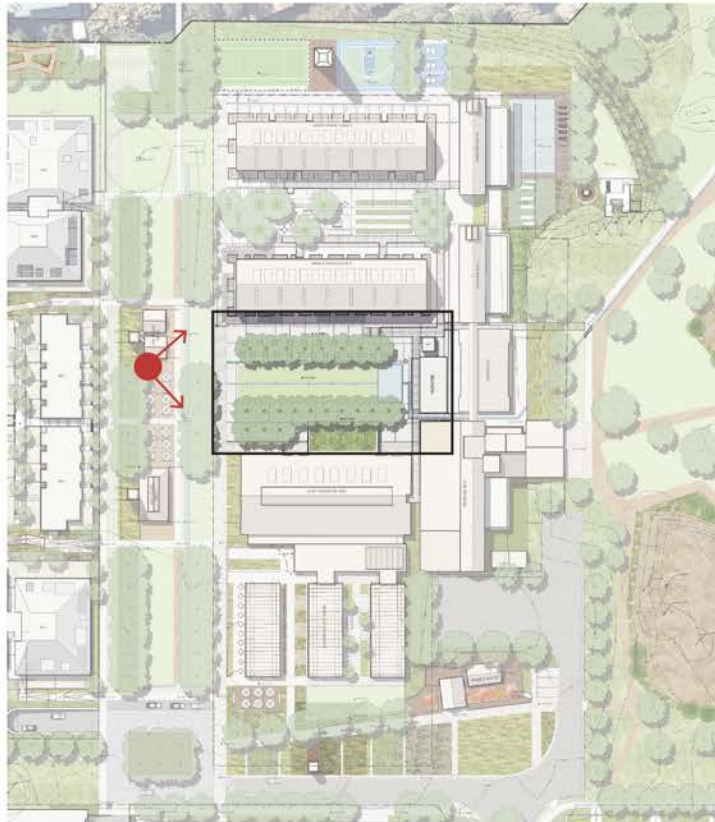


A productive landscape with vegetable garden



# Heritage Core

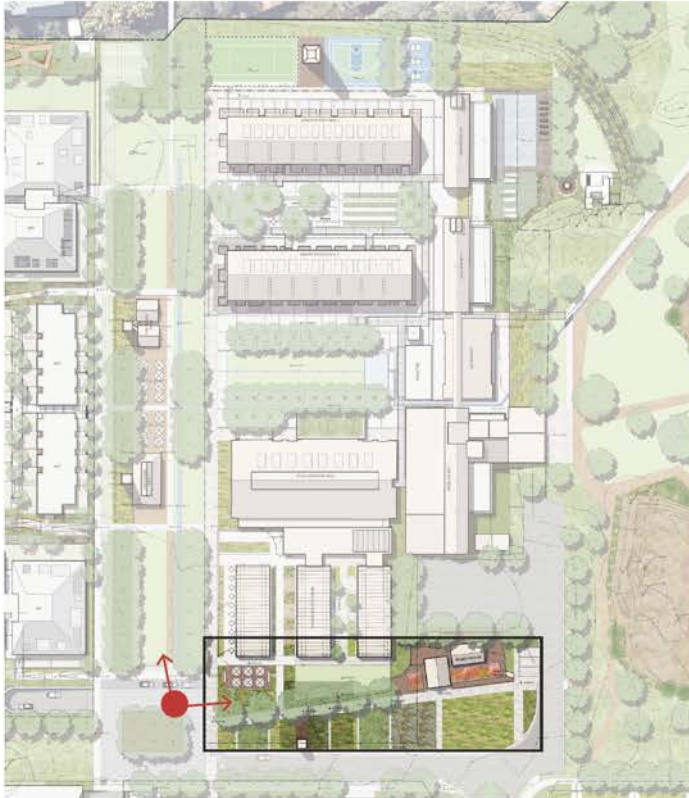
Brick Yard





# Heritage Core

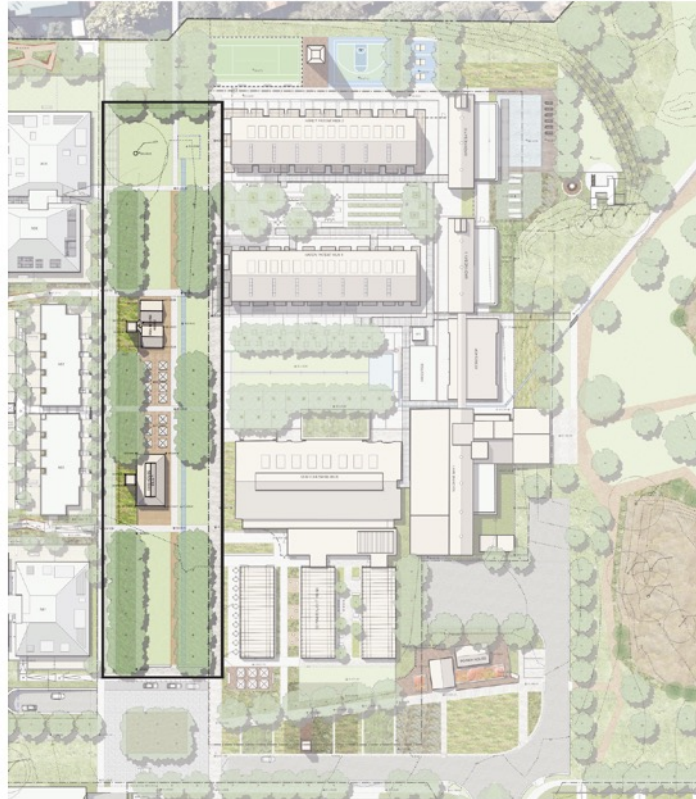
Brick Carpet & Concierge





# Heritage Core

## Linear Park





# Quarry Parkland

## The Plan





# Quarry Parkland

Look and Feel





### Plan





# The Remnant Playground

Axonometric View





# The Remnant Playground

Look and Feel

Walking & Jogging Trail



Discovery Channel



Shade structure within landscape set out



Nature Play



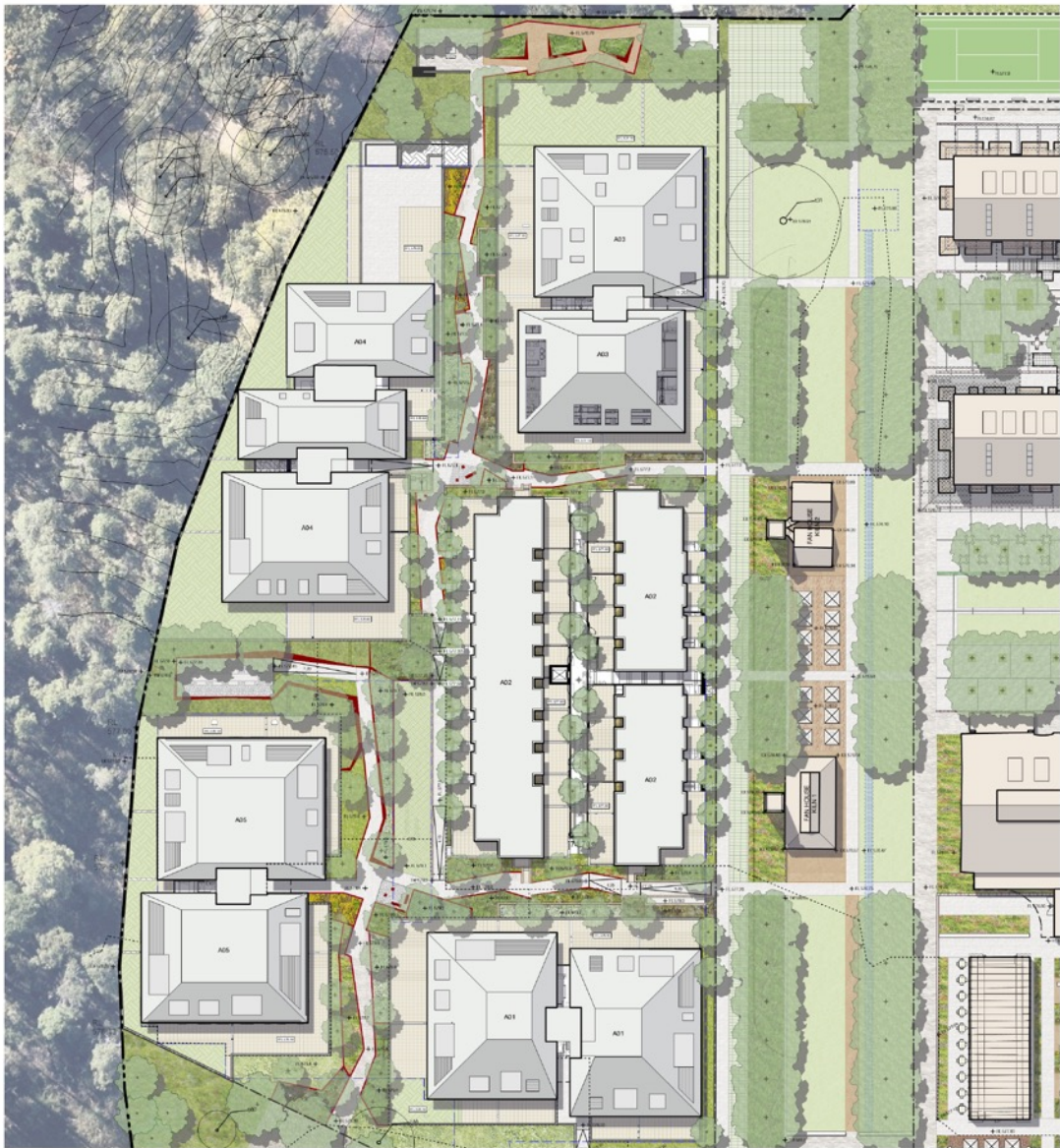
Jump and Run





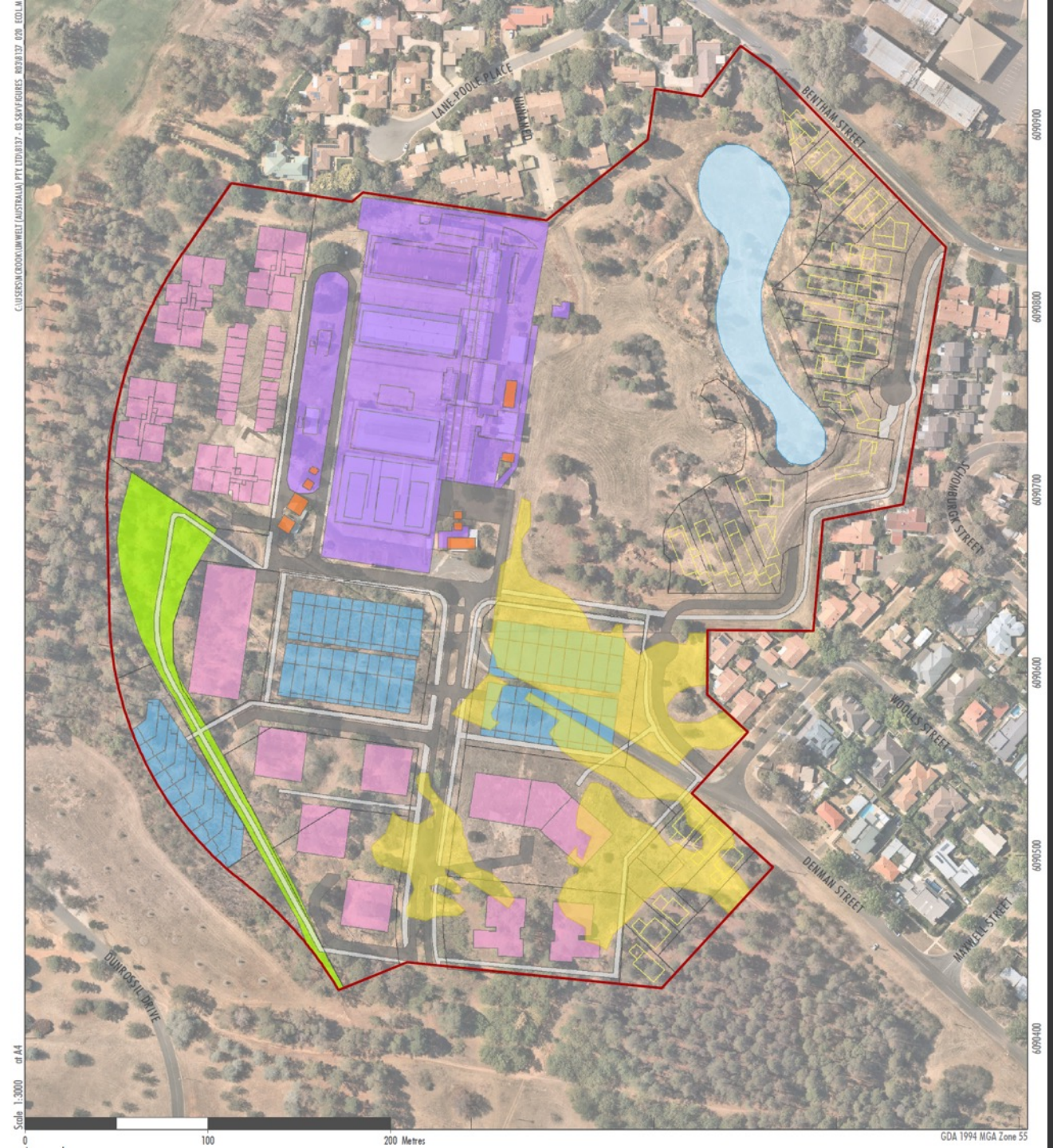
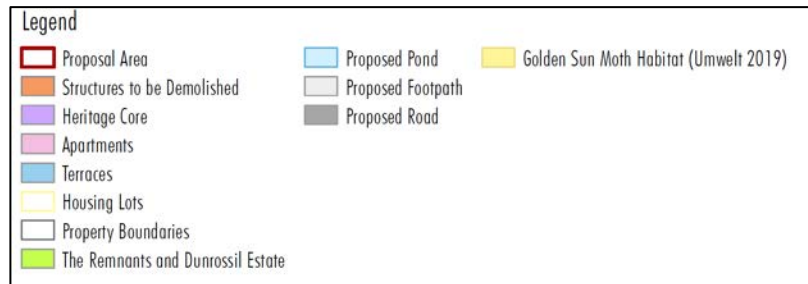
# Residential Area

Precinct 1



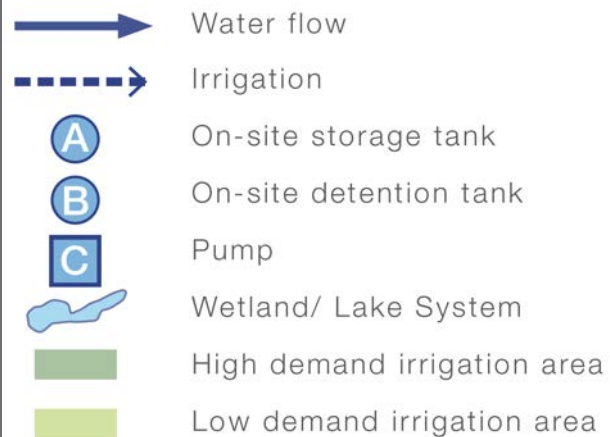


# Environmental





# Stormwater





# Bushfire





# Contamination





# Greenstar

Rating	Minimum Total Score	Minimum Category Score				Outcome
		GOV	LIV	ECON	ENV	
One Star	10 - 19	-	-	-	-	Minimum Practice
Two Star	20 - 29	-	-	-	-	Average Practice
Three Star	30 - 44	-	-	-	-	Good Practice
Four Star	45 - 59	3	2	2	3	Australian Best Practice
Five Star	60 - 74	6	4	4	6	Australian Excellence
Six Star	75 +	8	7	6	9	World Leadership



# Electrical Infrastructure

- Substation
- HV connection
- LV connection





# Water and Sewer Infrastructure

- Water main
- Stormwater
- Sewer






# Pedestrian Access

- Public
- Private





# Cycle Access

 Cycle Path  
(Indicative only representing a minimum requirement and are subject to regulatory agencies review)





# Vehicle Access

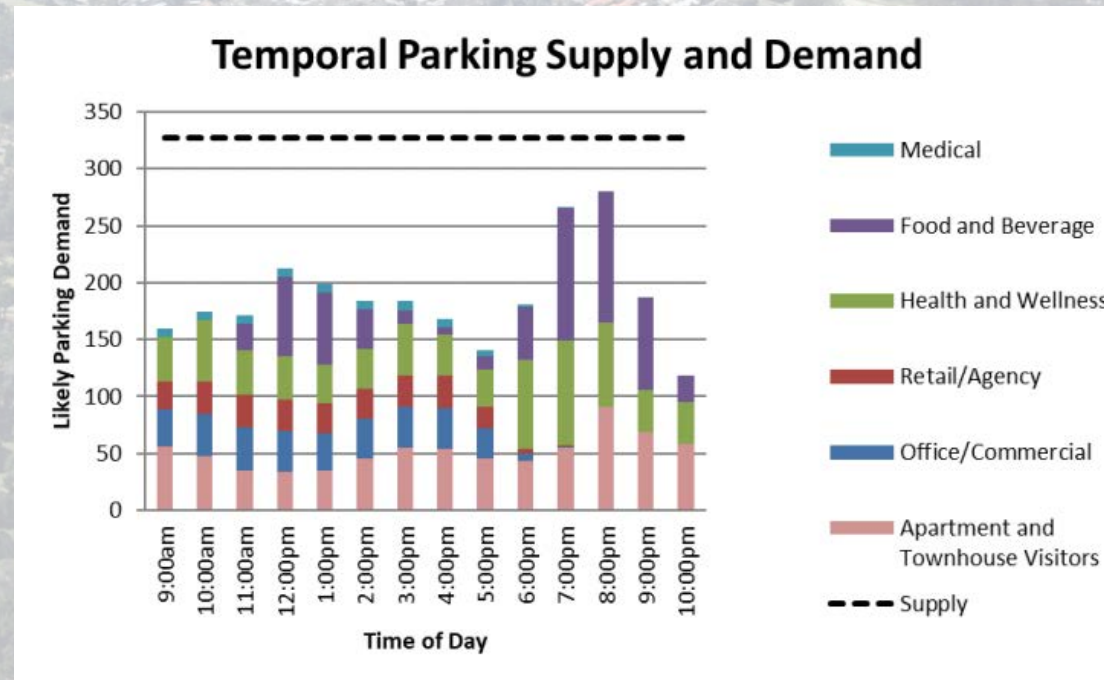
- Public
- Private
- Service/Emergency





# Traffic & Parking

	Required	Provided	Difference
Residential	610	771	+161
Commercial	283	327	+ 44
<b>TOTAL</b>	<b>893</b>	<b>1,098</b>	<b>+205</b>





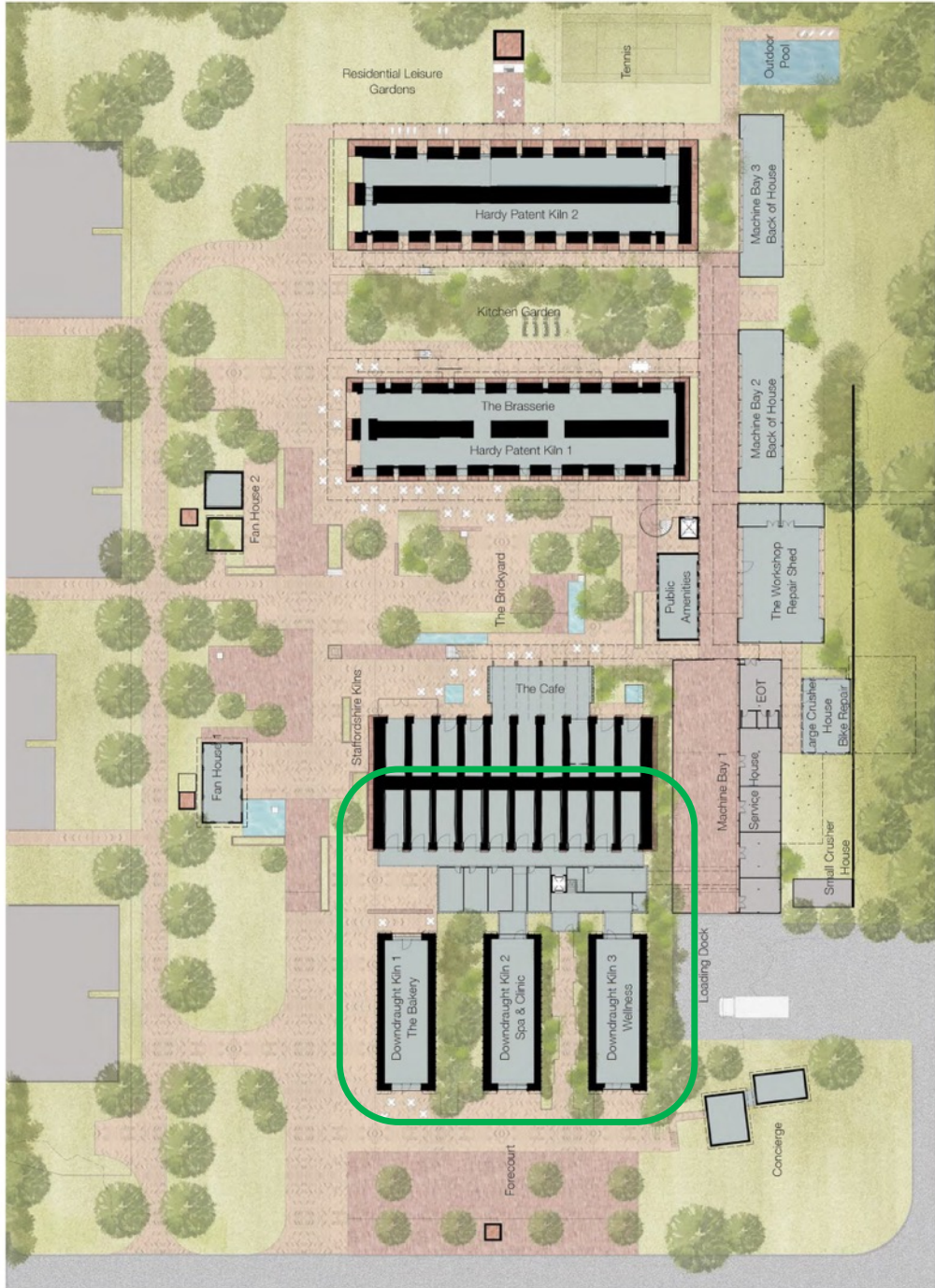


# Heritage Core





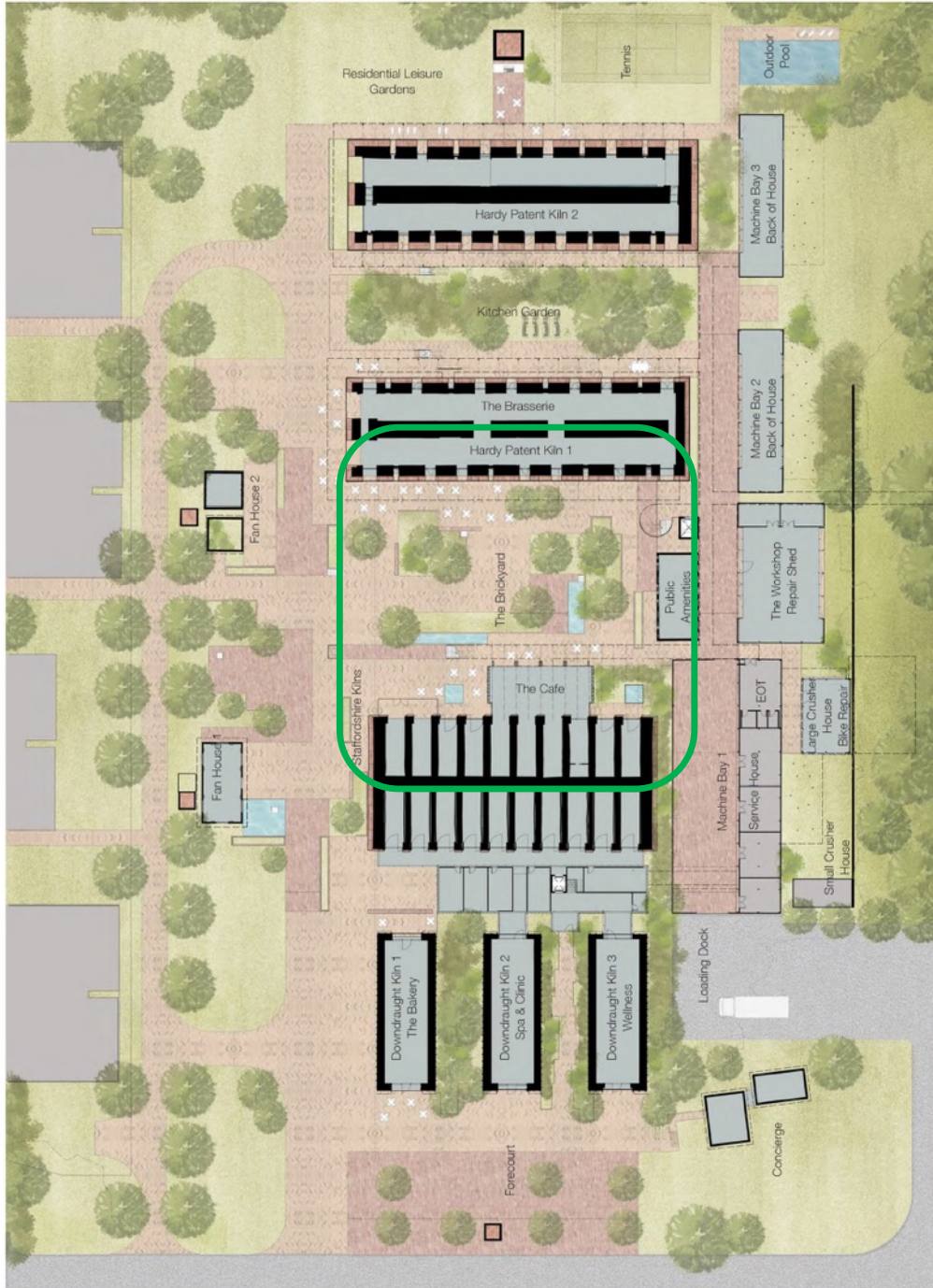




Ground Floor



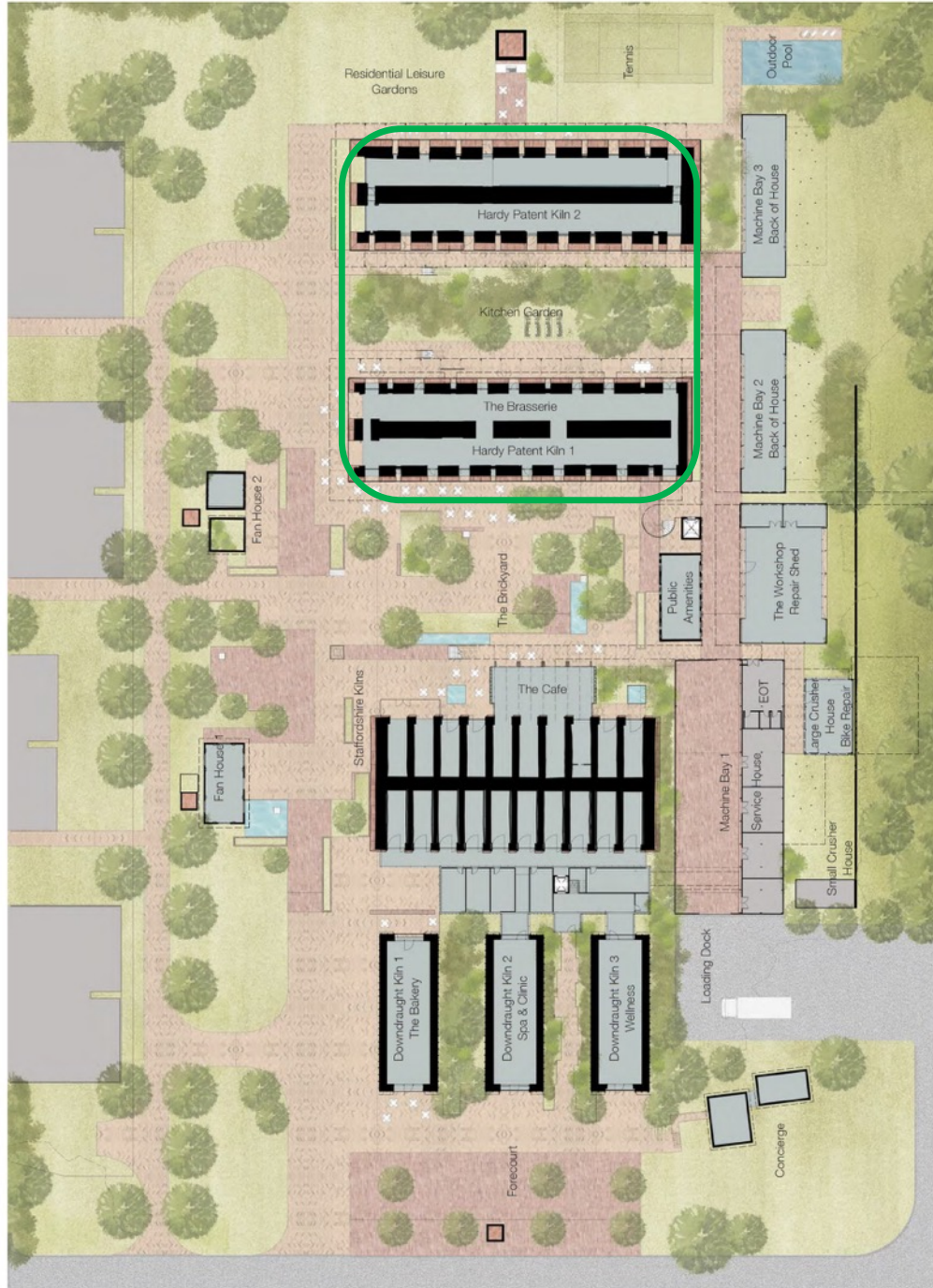




Ground Floor



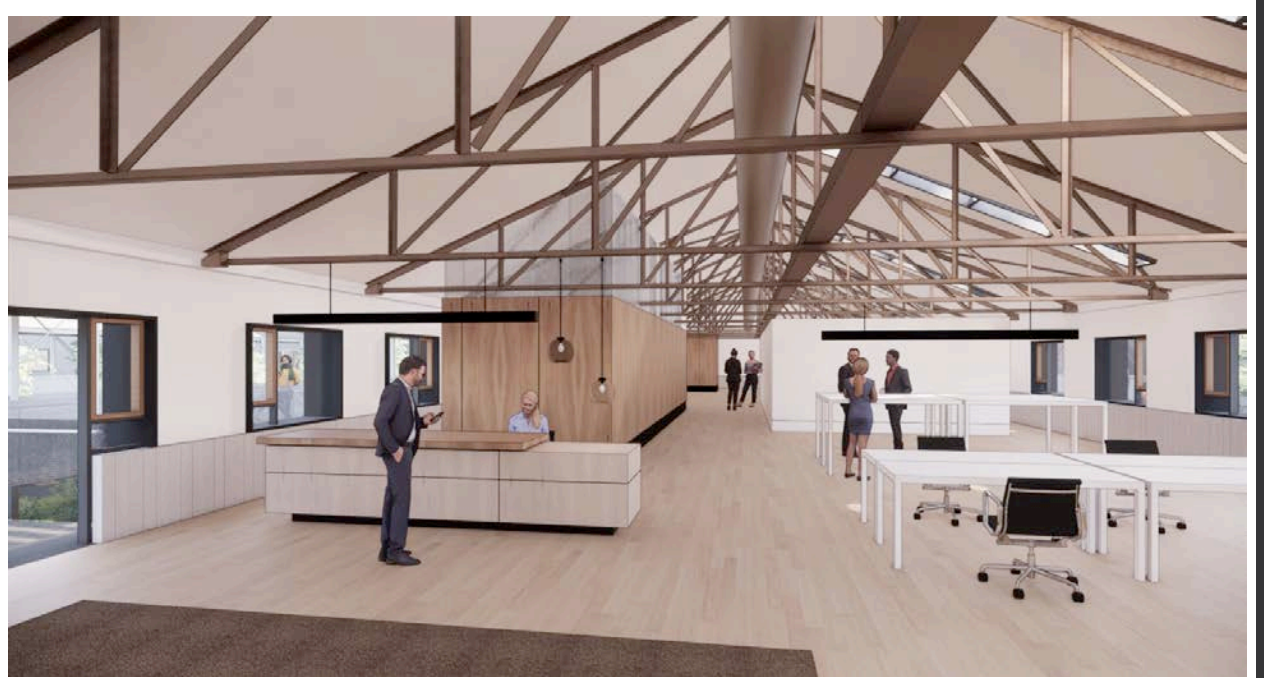
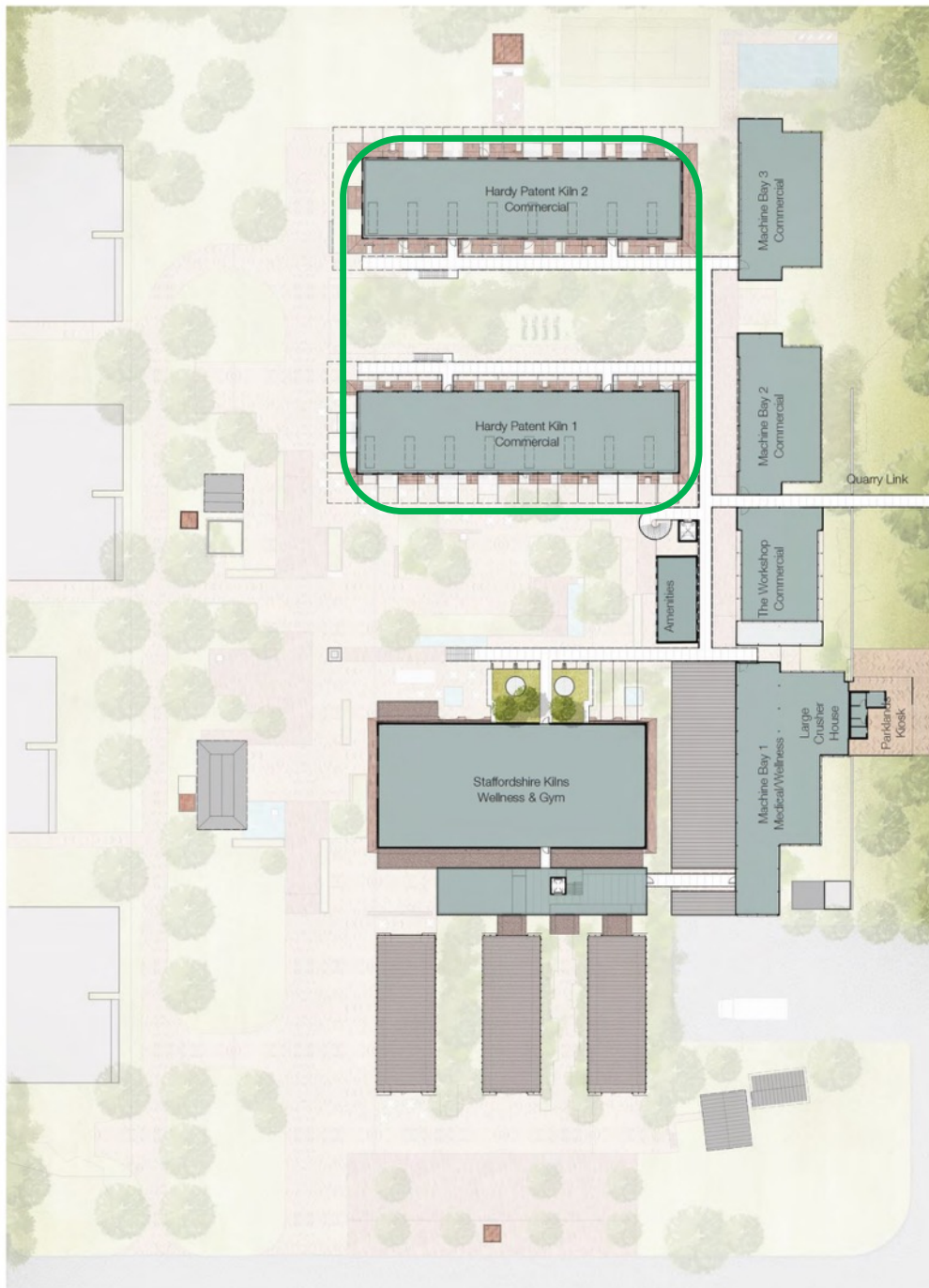




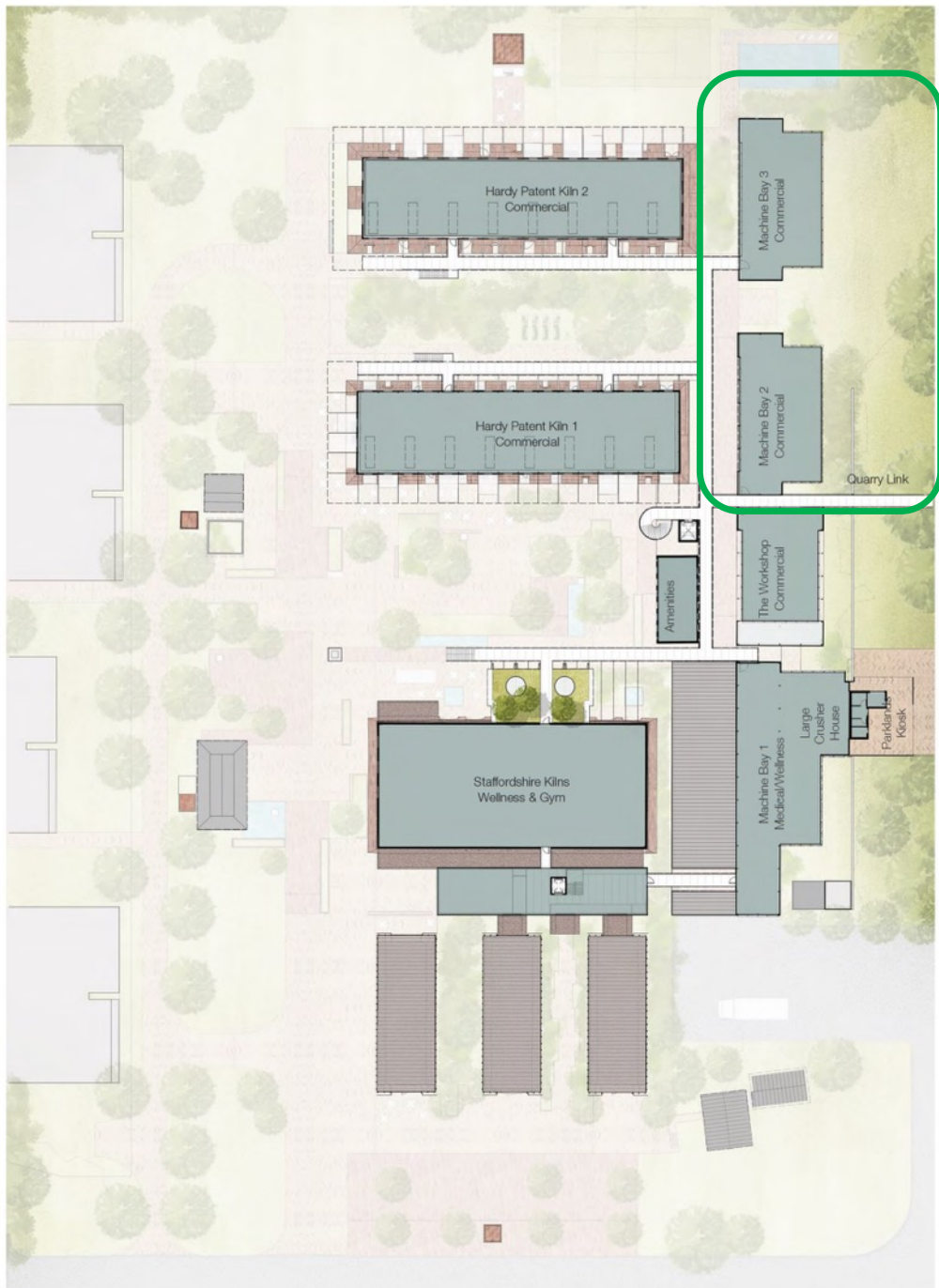
Ground Floor











Level 1











# Precinct 1





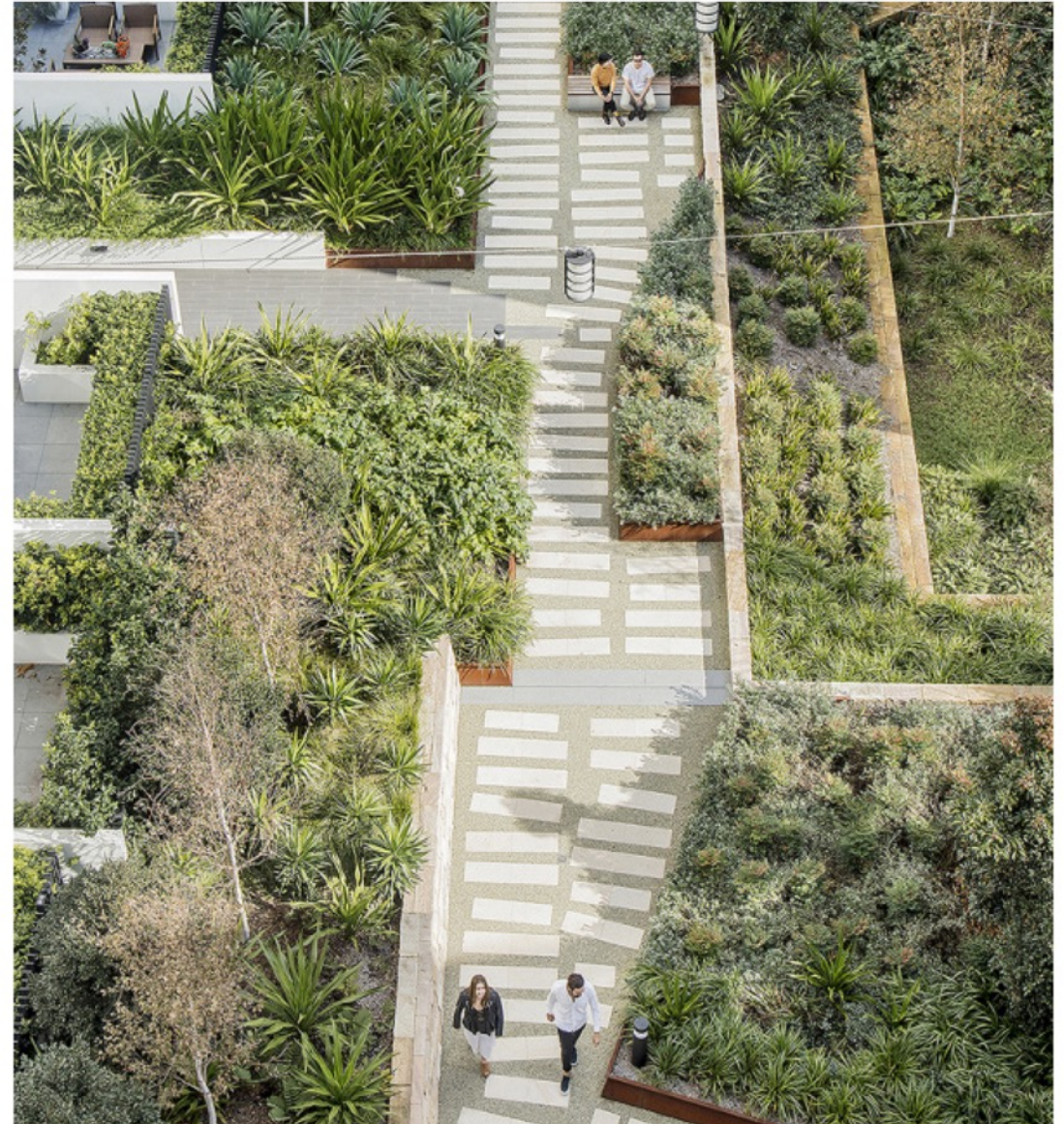
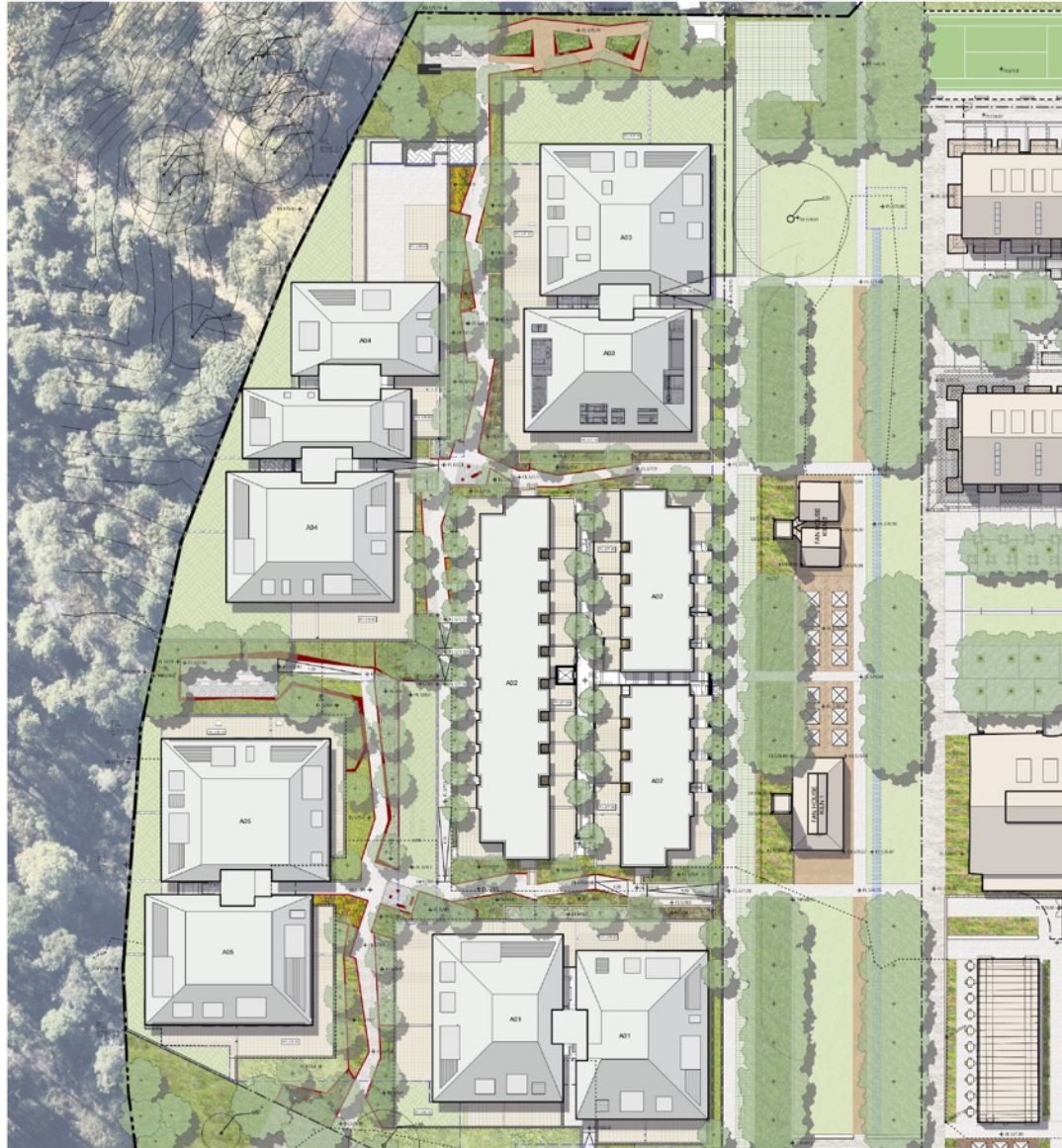






# Residential Area

Precinct 1







# Precinct 3











# SITE F

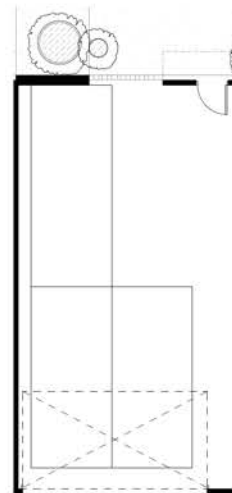
TOWHOUSE TYPE

# A

NUMBERS  
2, 4, 6, ...

- › 3 BEDROOM
- › 2.5 BATHROOM
- › 3-4 CAR GARAGE
- › 370M<sup>2</sup>
- › INTERNAL 259M<sup>2</sup>
- › TERRACE 111M<sup>2</sup>

NEUTRAL DESIGN OPTION



PLAN: CAR PARKING



PLAN: GROUND



PLAN: FIRST



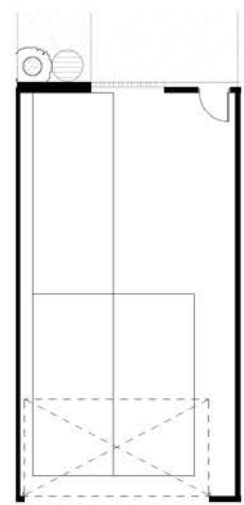
# SITE F

TOWHOUSE TYPE

# B

- › 3 BEDROOM
- › 2.5 BATHROOM
- › 3-4 CAR GARAGE
- › 370M2
- › INTERNAL 259M2
- › TERRACE 111M2

DESIGN DRIVEN OPTION



PLAN: CAR PARKING



PLAN: GROUND



PLAN: FIRST



# Housing Blocks

## BLOCK COMPLIANCE DATA

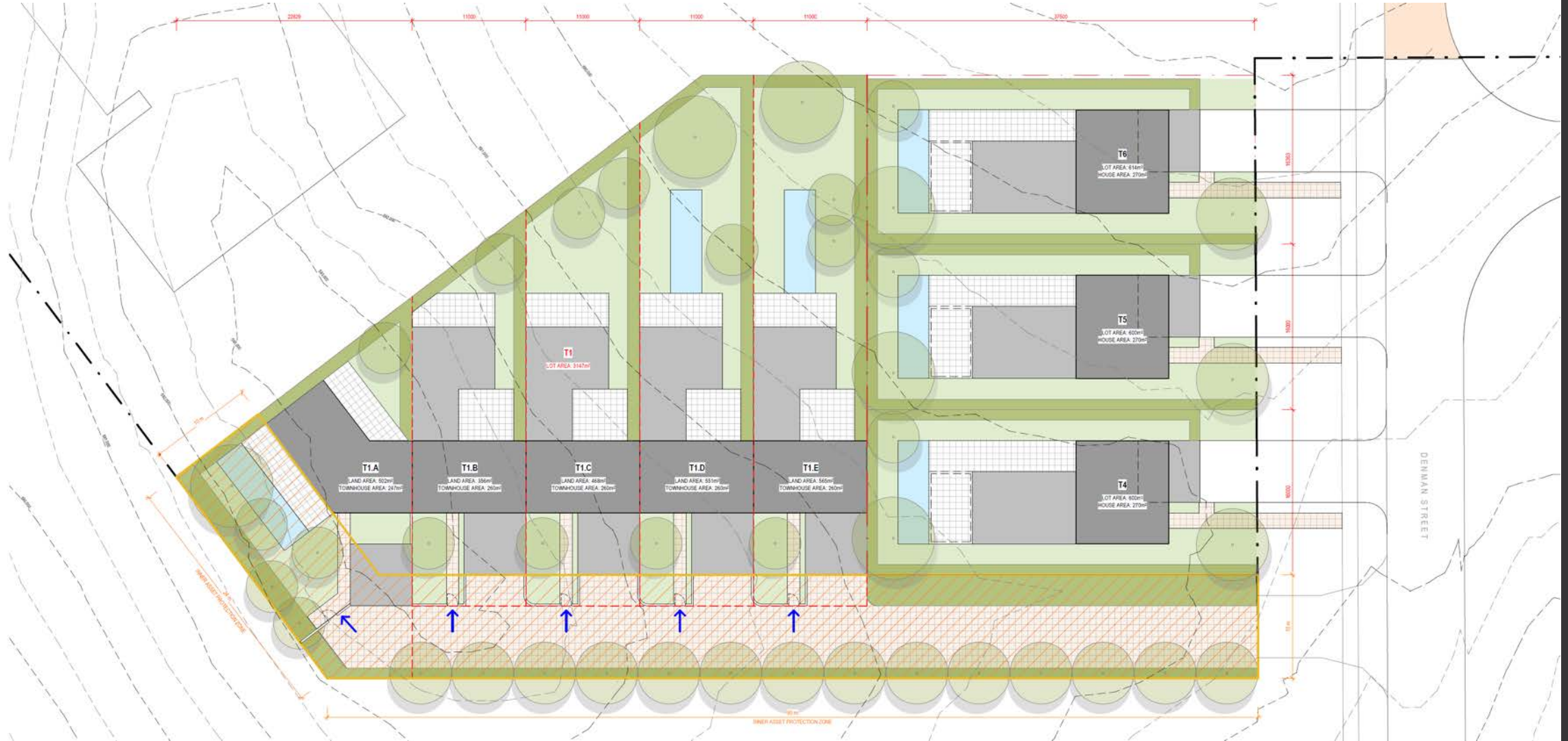
TEST BLOCK USED: 14m (w) x 28m (d)

BLOCK IDENTIFIER	AREA (m <sup>2</sup> )	WIDTH (m)	DEPTH (m)
T1	3147	N/A	N/A
T2	DELETED	-	-
T3	DELETED	-	-
T4	600	16.0	37.5
T5	600	16.0	37.5
T6	614	16.4	37.5
T7	1110	30.6	56.1
T8	1114	18.0	67.7
T9	1123	31.1	50.3
T10	1670	50.0	
T11	1294	42.7	43.9
T12	758	26.4	42.8
T13	804	18.0	54.1
T14	1073	18.0	65.1
T15	1197	18.0	69.8
T16	999	18.0	61.7
T17	680	23.9	39.2
T18	818	18.0	50.6
T19	651	18.0	46.8
T20	554	18.0	33.3
T21	619	44.6	28.0
T22	DELETED	-	-
T23	DELETED	-	-





# Denman St Housing Blocks





# Quarry Ridge Housing Blocks





# Questions

FAQs to be posted separately on Brickworks Community website together with a video of the whole presentation