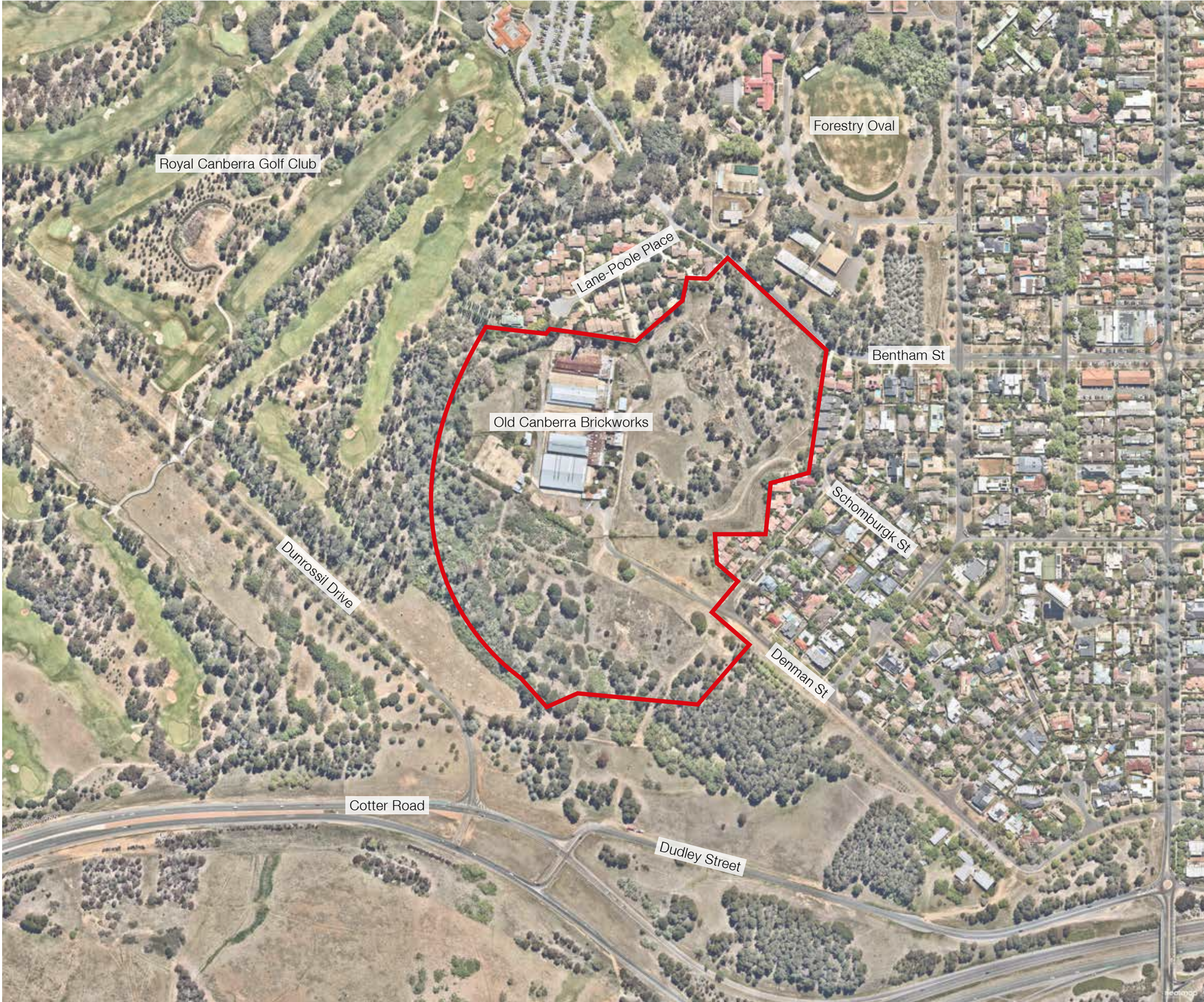


Yarralumla Brickworks

**DOMAGROUP**



Site Aerial





# Heritage

# Heritage Significance

- A significant historic site, with a distinctive industrial character.
- Listed place on the ACT Heritage Register as the “Yarralumla Brickworks” and “Yarralumla Brickworks Railway Remnants”
- Listing in the ACT Heritage Register means that a place or object:
  - *is of heritage significance to the people of the ACT and enriches understanding of the ACT’s history and identity;*
  - *is legally protected under the Heritage Act, including the application of heritage guidelines; and*
  - *requires advice by the ACT Heritage Council on development issues to improve conservation outcomes.*





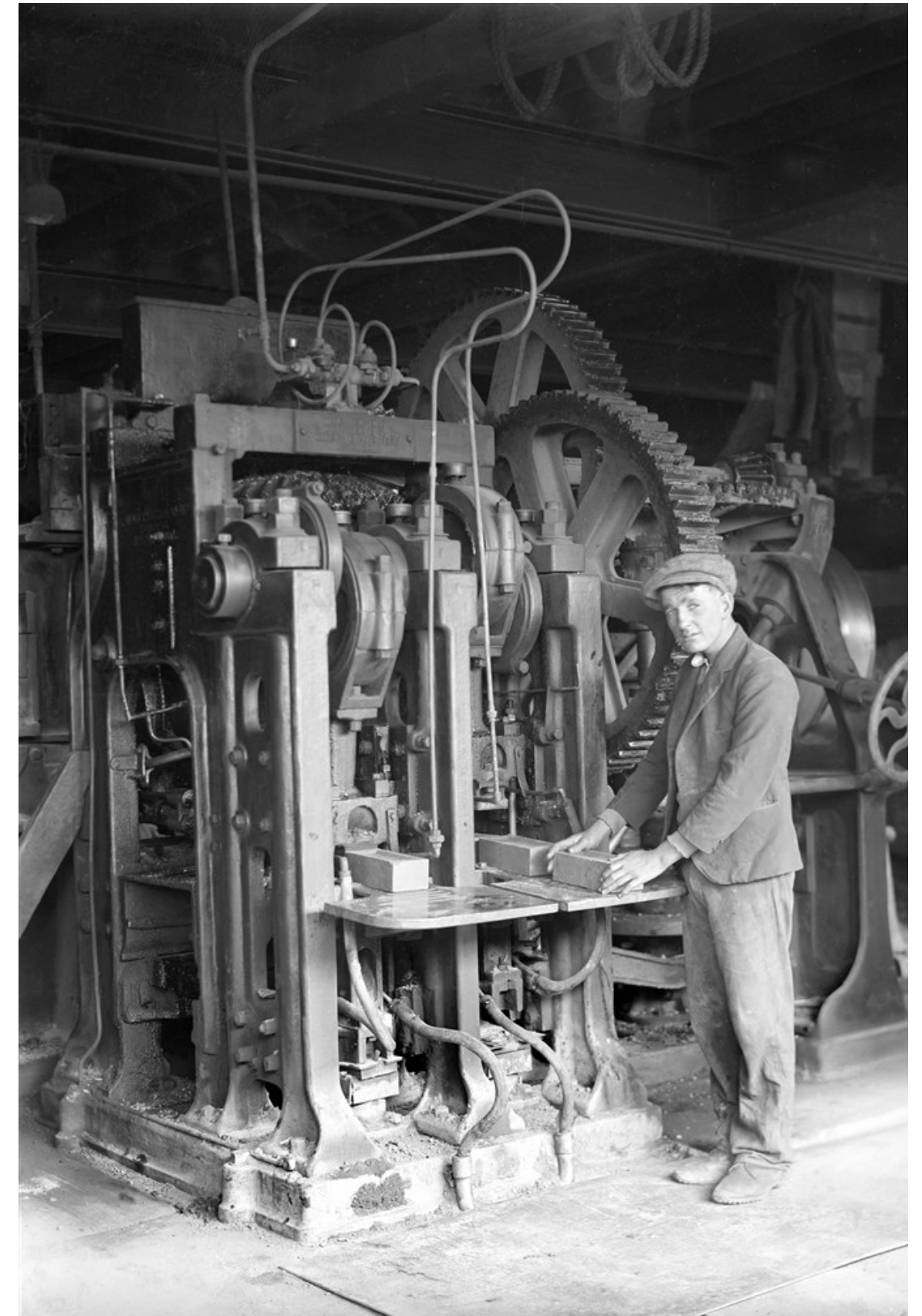
# Managing the Heritage Significance

- Conservation Management Plan (CMP) provides guidance to site owners/managers for ongoing conservation and management of the heritage significance (values) of the place.
- Previous 2010 endorsed CMP required updating to:
  - address changes to ACT Heritage legislation;
  - include the associated Railway Remnants heritage place;
  - update the condition of the site and its elements; and
  - understand the site in the context of proposed redevelopment.
- GML Heritage (GML) is part of Doma's team. Their role is to:
  - update the 2010 CMP;
  - provide heritage advice to assist in the management of the significance through the development;
  - guide the design outcomes for heritage compliance and consistency with the updated CMP;
  - prepare Statements of Heritage Effects (SHE) for proposed works to individual elements of significance.



# Statement of Commitments

- The proposed redevelopment demonstrates compliance with the site's endorsed CMP and DOMA is committed to preparing an updated CMP.
- The proposed design has been prepared in accordance with the Burra Charter principles and the TICCIH Charter for Industrial Heritage, with a focus on the in situ retention of as much original building fabric as possible, and appropriate adaptive re-use.
- Heritage advice would continue to be sought throughout the development process to ensure the heritage values are conserved and interpreted.
- Archival recording would be undertaken prior to the commencement of any works.
- Heritage interpretation opportunities are important for the adaptation/development.
- Heritage interpretation methods would be developed for integration with landscape design and building conservation and adaptation works (to allow the heritage significance to be obvious through retained and exposed fabric and features).





# Overarching Design Principles



# Garden Setting

The residential zones of the Brickworks site will contrast to the raw industrial precinct. The site will become a lush green parkland for the dwellings to sit amongst. Each resident will enjoy the amenity created by a mature bushland that provides shade cooling to private outdoor spaces and also assist with privacy between dwellings. The design of the new buildings will extend their interiors into the garden setting and enjoy the unique site.



The garden setting allows each dwelling to frame and address its own piece of landscape that gives residents a sense of ownership and increases the safety for public using the parklands..



# Brick as the dominant material

The history of the Brickworks site demands a strong presence in the future use of the place. This will occur through heritage interpretation and storytelling within the existing industrial precinct; but it will also be physically present within the new buildings. Brick should be seen, touched and even walked on; the colouring of which may reference the yellow or red of the original kiln buildings. The new buildings will celebrate the brick as a building material and strengthen an understanding of its inherent physical, structural and aesthetic properties. Individual buildings will gain their identities through various responses to realising terraces, apartments and houses that use brick as the dominant material as well as the careful selection of a complementary material palette.



Hardy Patent Kiln, Canberra Brickworks



Accordia in Cambridge uses a restrained material palette to contrast with the predominantly brick forms.

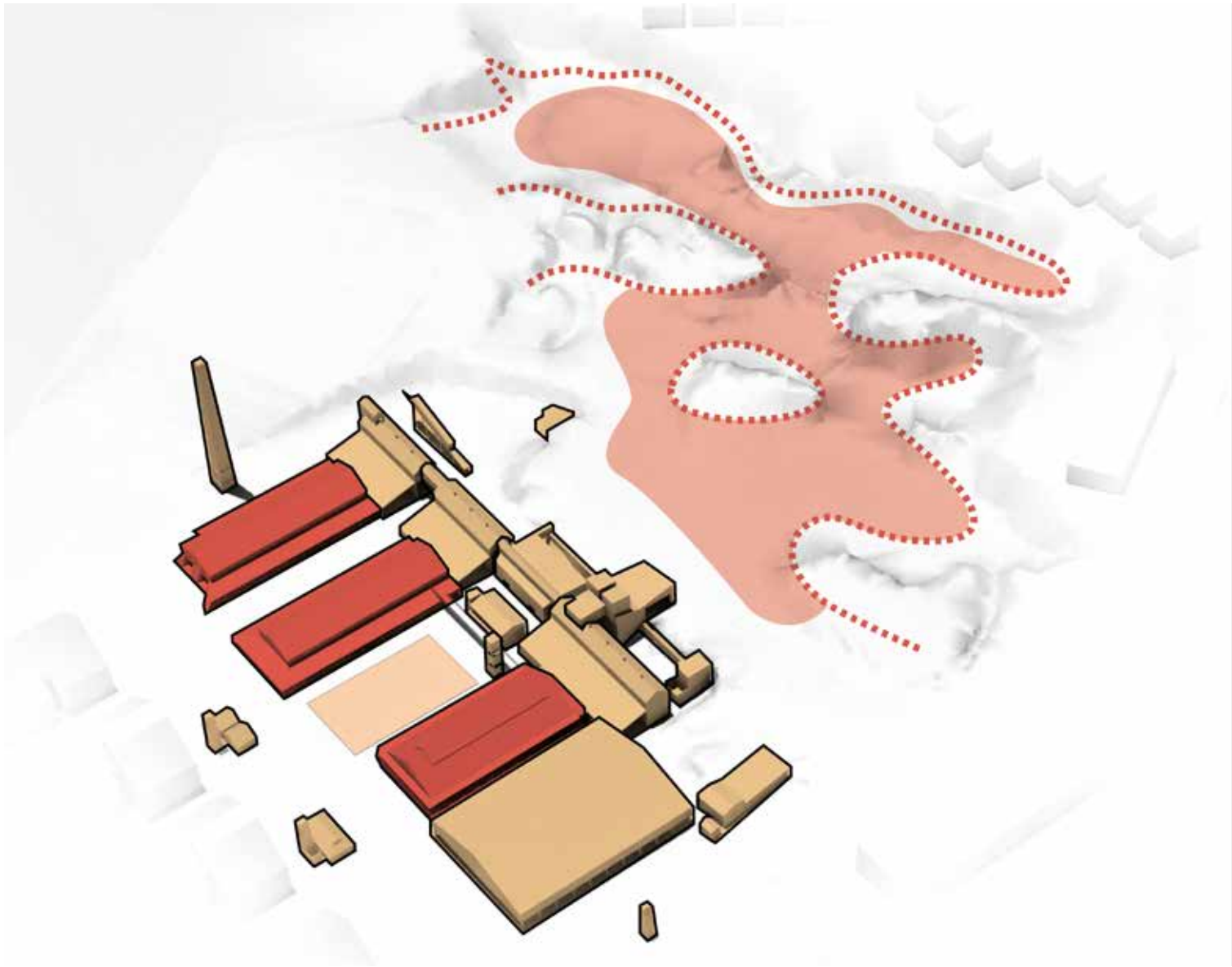
Façades of a contiguous material may form extrusions for depth.



Landscape elements may be formed as extensions to the residential buildings and further showcase the use of brick.



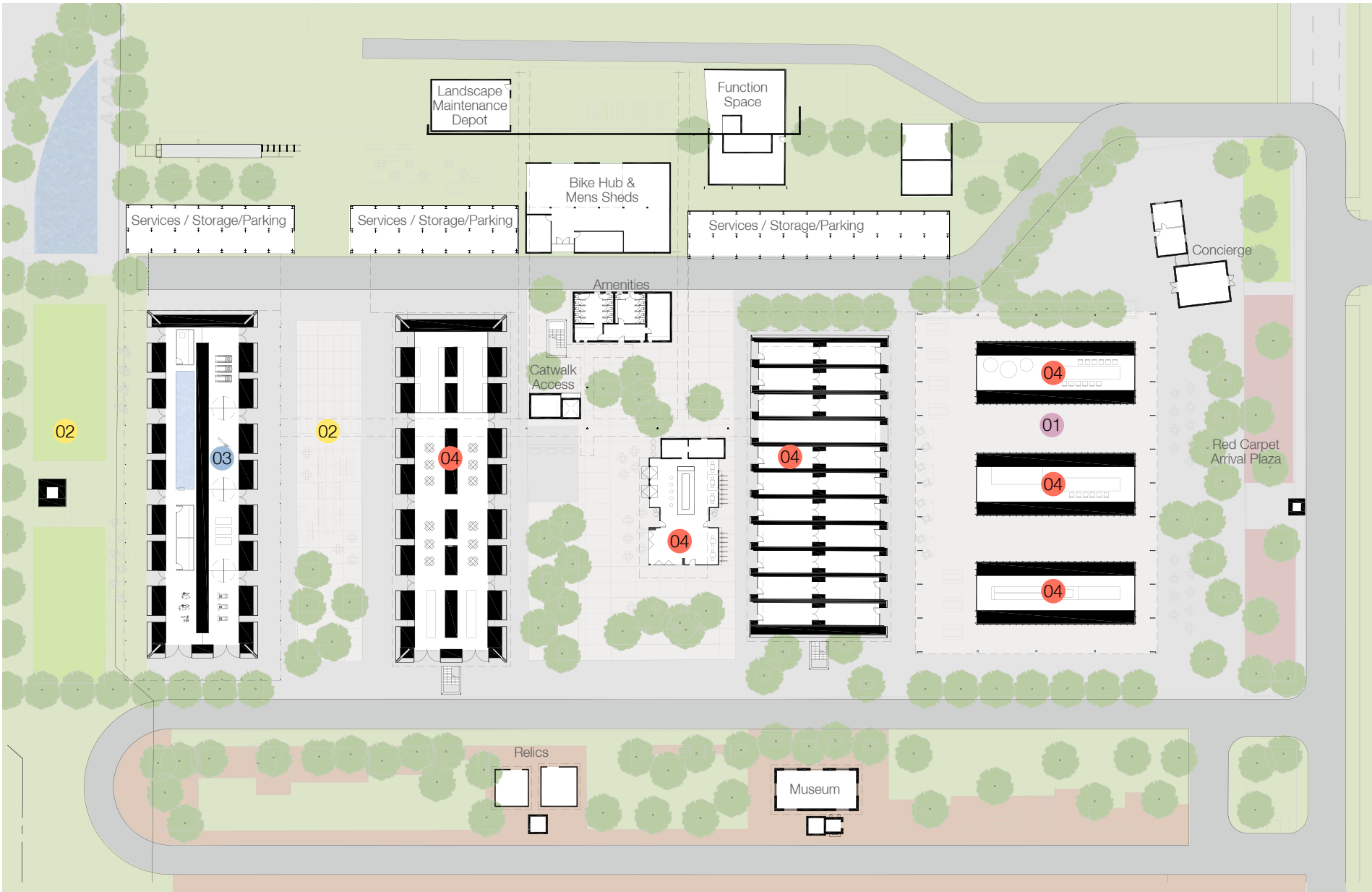
# Heritage Reuse



Heritage Core Elements  
Heritage Supporting Elements



# Heritage Precinct Masterplan



02 North and South Courtyards



03 Residents Facilities



04 Food and Beverage



Masterplan Uses



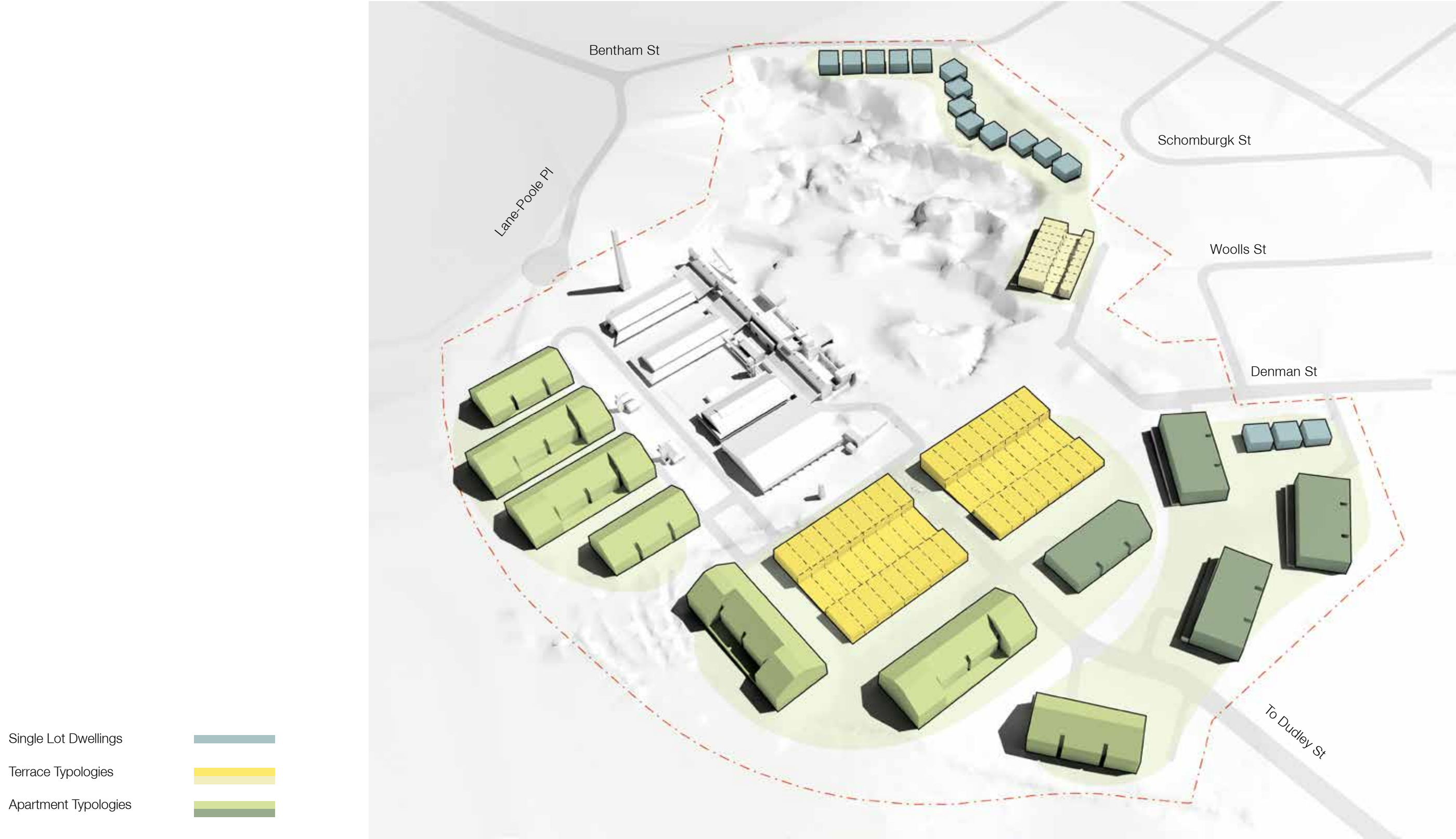
- Heritage Core  
Community / Retail /  
Commercial uses
- Residential Dwellings



# Architectural Variety



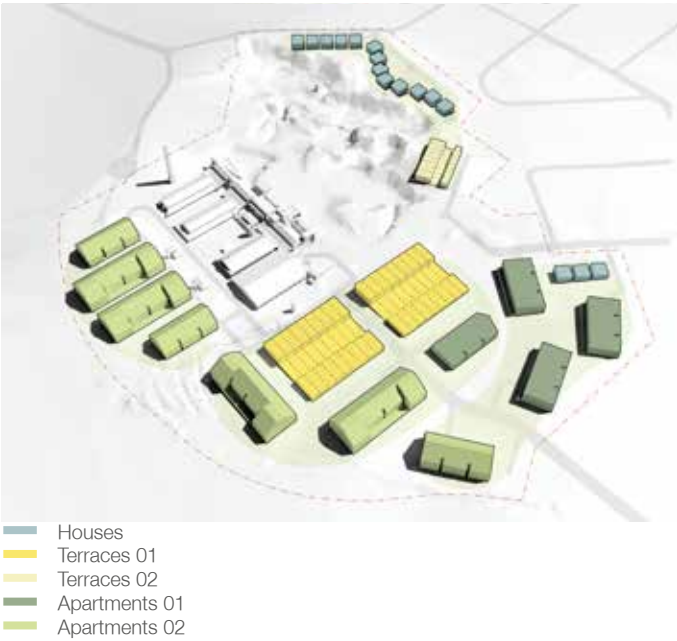
# Dwelling Typologies



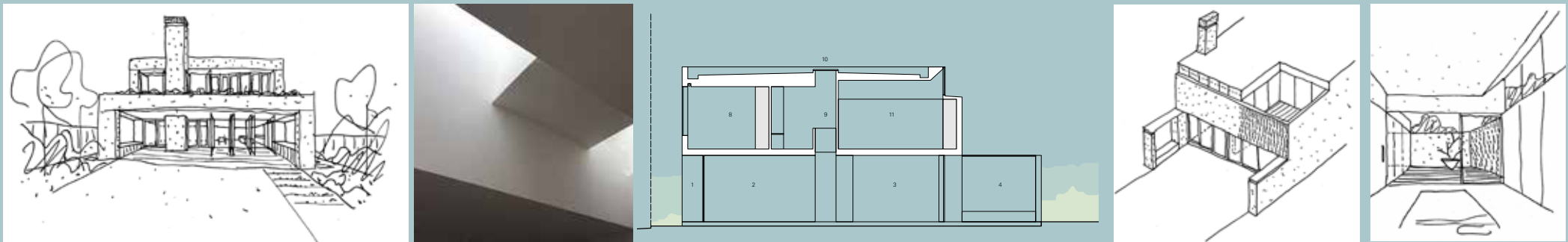


# Residential typologies

Building Typologies



Individual Houses



Terraces Type 01 - Traditional



Terraces Type 02 - Basement Parking



Architectural variety



Apartment Building Type 01 - No Attic

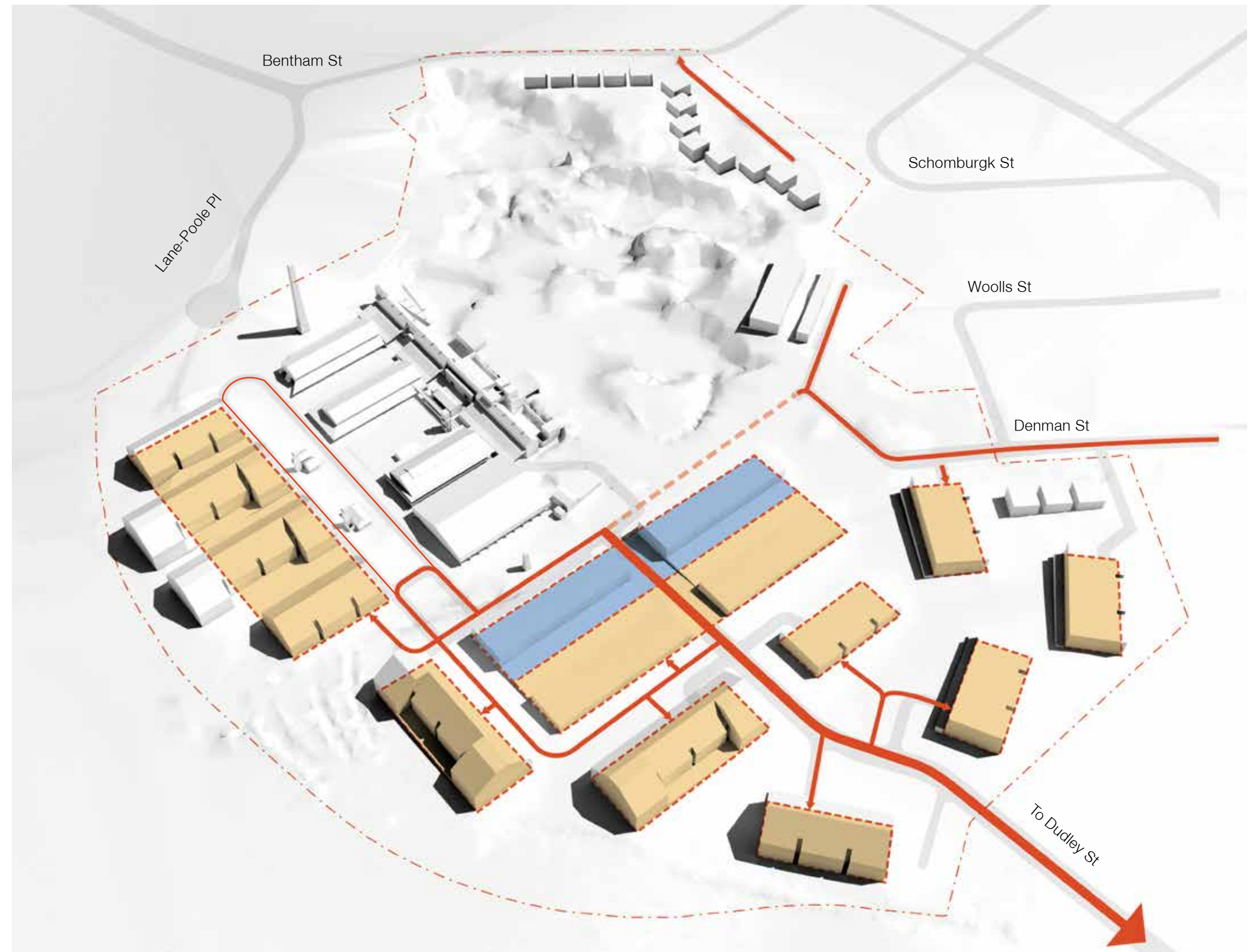


Apartment Building Type 02 - Attic





## Road Hierarchy & Parking





# Pedestrian & Bicycle Network



# The Proposal



# Masterplan





# Landscape Masterplan





# Landscape Sections

## 2.1 Site Sections



Section 1



Section 2



CGI's



## Quarry Drive Entry Road





## Red Carpet Arrival Plaza





## Rail Remnants Playground





## Brickyard Precinct Western Concourse





## Main Brickyard





# Quarry Parklands





# Design Development

Masterplan - RFT

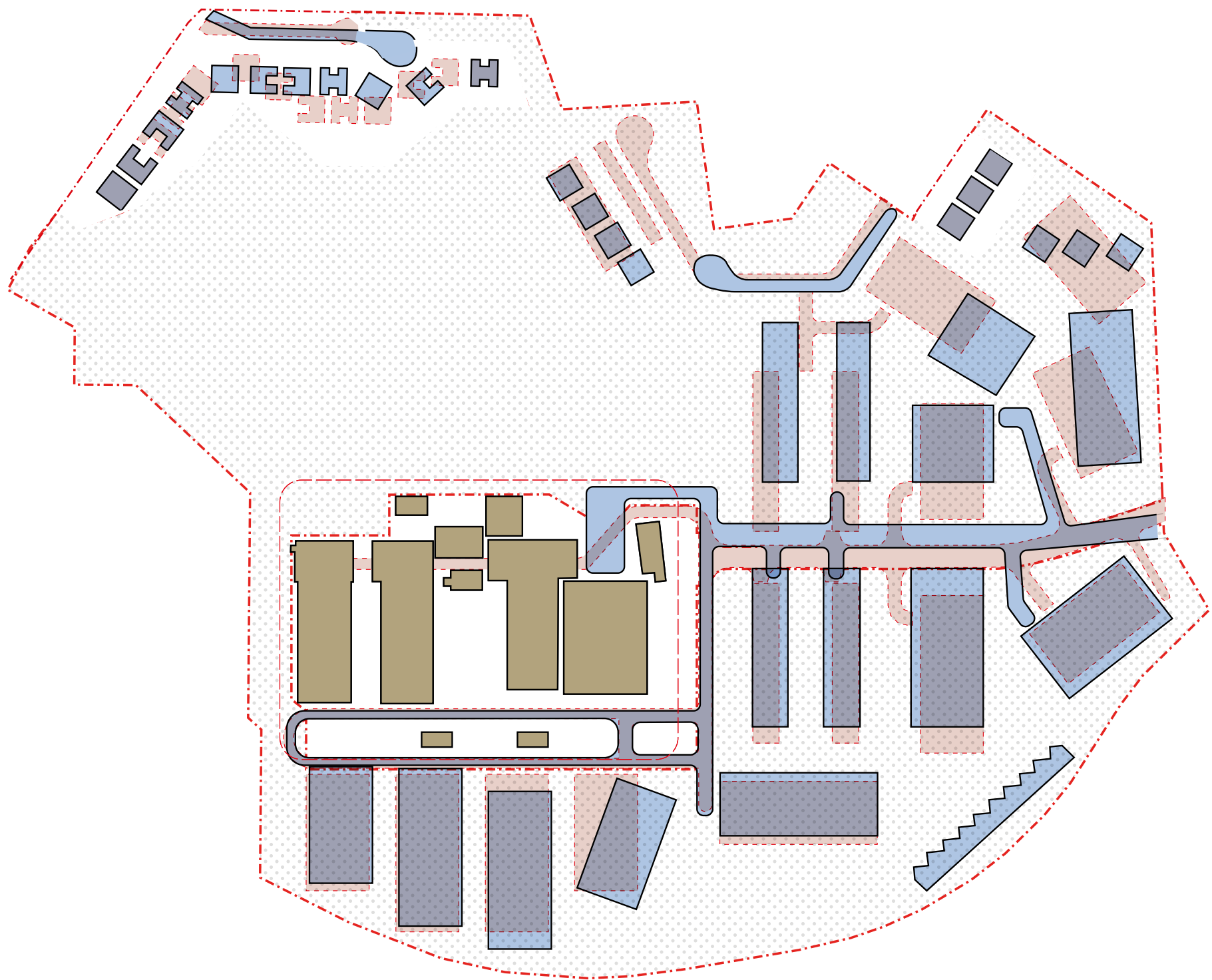




Masterplan - Design Development



Masterplan - Comparison





# ACT Govt. Road Design



## ACT Govt. Road Design

- TCCS are undertaking the design and construction of the Canberra Brickworks access road (from Dudley Street to the site boundary) and the Dudley St upgrade;
- The approvals for this project have been obtained, but the DA decision is currently subject to an ACAT appeal;
- The 2019/2020 ACT Budget included design and construction funding for TCCS for the Kent Street and Novar Street intersection upgrades (including signalisation of the Dudley St/Kent St/Novar St/ Adelaide Ave on-ramp intersection).



ACT Govt. Road Design





# Estate Development Plan



## Estate Development Plan

- Estate Development Plan
- An Estate Development Plan or EDP is one of the first stages of the approval process. It is focused on the layout and infrastructure for the development but will include some information on the design and siting of individual buildings.
- This information will be delivered as an initial concept, a draft EDP and a final EDP for approval by the ACT Government. Development of each item includes ongoing liaison with the relevant authorities, stakeholders and consultation with community groups



## Estate Development Plan

- The EDP will cover:
- The proposed road and block layout for the estate.
- The detail of the proposed road designs including cross sections, drainage arrangements, traffic calming devices
- Proposed community accessible facilities including the Quarry Park and Railway Remnants
- Details of all footpaths and cycle paths.
- Treatment of all trees on the project. It will show all trees to be removed along with how the trees that are being retained will be protected



## Estate Development Plan

- All sewerage infrastructure for the site. Layouts, load calculations and connections to existing network
- All stormwater infrastructure for the site. It will cover collection, storage, treatment, re-use and ultimately discharge in to the existing network
- Electrical infrastructure for the development
- Water and gas connections and reticulation throughout the development
- Waste strategies for the project.
- Bushfire Risk Assessment and Management Plan
- Landscaping Master Plan showing street trees, verge layouts, street lighting and details layouts of all public landscape spaces



## Estate Development Plan

- Environmental Impact Statement
- The EDP will run in parallel with the Environmental Impact Statement (EIS) we are required to prepare under the Impact Track Assessment process with EPSDD. The EIS will address all heritage, contamination, biological and ecological issues across the site.



## Estate Development Plan

- Public Engagement

- The progression of the design will be presented to the community for consultation at key stages and these are indicatively planned for:

•First concept presentation	•Today
•Environmental Impact Statement	•Early April 2020
•Draft EDP presentation (including architectural design of heritage buildings)	•Mid May 2020
•Final EDP presentation (including architectural design of stage one residential buildings)	•Mid October 2020

- In addition to these presentations the community can keep across what is happening, subscribe to news and provide us with feedback at [www.brickworkscommunity.com.au](http://www.brickworkscommunity.com.au)



# Questions....