

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 7 April 2015 2:59 PM
To: Brickworks
Subject: Yarralumla Brickwork.

To whom it may concern

I know that I am a day or so late but everything has conspired against me writing this submission on time. I hope you will consider what I have to say.

I live at the [REDACTED]. one of the residents who will be most affected by the development.

In theory I am not totally against infill but what is proposed is totally out of character with the suburb and Canberra's original design. It is more like creating a new suburb with as many houses and residents as possible, giving no thought to the future of the city.

This is a magnificent piece of preserved bushland with a history dating back to the building of Parliament and beyond. The idea that the land will be flattened is gross - the undulations are part of its charm! The approach to Government House where dignitaries often visit will look like a luna landscape for years and then give the visitors a totally wrong impression of our beautiful garden city.

- Traffic problems which already cause difficulties will be greatly amplified.
- Abbott Street is narrow with a dog leg and Bidwell Close off it, making it a throughway will make access very difficult.
- Getting rid of the asbestos etc will take years of dust flying everywhere, then construction many more years.
- Parking at Yarralumla Shops is a nightmare at present - what will happen with a doubling of population.

Suggestions:

The Brickworks is part of the history of Canberra. It is very important to preserve that history, of which there is little. There is great tourism potential in Brickworks, therefore the surrounding areas should be established to compliment it for future development.

Houses not apartment blocks ie. Diplomatic Missions, should be built. This would leave space to keep the beautiful trees and walks and bike paths for the enlarged community for their health and wellbeing.

Perhaps even a Retirement Village for the ageing population of the suburb.

I hope you will consider this submission. It is not simply a 'not in my back yard' attitude, it is for the preservation of a magnificent piece of Canberra.

[REDACTED]

[REDACTED]

Yarralumla.

3 April 2015


Yarralumla

ACT 2600

Land Development Agency

GPO Box 158

CANBERRA ACT 2601

Dear Sir/Madam

Canberra Brickworks and Environs

I am writing in regard to the proposed development of the Brickworks and Environs. I am dismayed that once again the LDA has seen fit to ignore the wishes of the people of Canberra.

In 2014 the community responded to the LDA's proposal for the Brickworks, with a wide range of sensible comments which would have made that proposal commercially feasible, environmentally friendly and preserved the Brickworks for the future.

Instead the current proposal not only totally ignored all those recommendations; the LDA has decided to punish the Canberra community by making this development contain even more units than the previous proposal.

The 'delightful' glossy brochure letter dropped is nothing but a **fraud**. As is the survey which indicates that Canberra residents support the LDA's proposal for the Canberra Brickworks site.

I wish to briefly comment on some of the appalling propositions in regard to this proposed 2015 development.

1. As usual the impact of recreating another suburb of 3000/4000 people within Yarralumla has been swept aside. Already any local resident will detail the difficulty of parking at the local shops, including Deakin and Curtin. At present a large number of motorists, which is constantly increasing, use the suburb to avoid Adelaide Avenue at peak times.
2. The impact of 6 storey apartments along the ridge line, after the removal of all vegetation, the golden sun moth and the trees will completely destroy Walter Burley Griffin's plan for this area. His concept of providing a windbreak as well as a visual line will be destroyed. The amazing view coming up Adelaide Avenue from Woden, where Burley Griffin's tree barrier blends into Black Mountain will be gone. This vista reiterates the comments made about the beauty of Canberra by the New York Times reporter.
3. It appears that the new term for the development is 'green-infill'. It can't be called inner city infill. As any Town Planner will inform you, for inner city infill to succeed it has to be close to amenities. Civic and the new developments at Woden are perfect examples. Here residents can **walk** to a wide range of shops, cinemas and theatres with the minimal need for transport and parking. This proposed infill site has none of these except a very poor and inaccessible transport system.
4. Curiously the 'green -infill' site is destined to have every tree (many hundreds) and piece of vegetation (much of it native vegetation which has been studied for many years) removed entirely from the site.
5. Perhaps the best comment on this adhoc development is made by your own consultants, SMEG. I quote "...**The grid-like system layout is generally**

at odds with the existing landform, and subsequently the earthworks required are higher than would be the case with a more sympathetic layout. The grid system also provides little scope for directing stormwater into appropriate flow paths away from potential building pad areas without extensive earthworks ...”

6. The LDA has indicated that they will undertake some preservation of the Canberra Brickworks complex. This is to drag on over 3 stages – it is highly likely by the third and possibly even the second stage this will not be forthcoming, as the developers will have paid up and the money allocated elsewhere in the Territory.
7. It is curious that the Land Development Agency an organization not noted for having any heritage expertise is going to undertake this very important Heritage project. In the glossy brochure it indicates that ‘incidental elements of no heritage value will be demolished’. This will mean that many of the buildings which could be reutilized in the development will be pulled down before the LDA has any idea of how the Brickworks site will function and be used.
8. I am sure that the LDA have researched the use of such sites in other cities around the world. I bring to your attention the Evergreen Brick Works (Don Valley Brickworks) in Toronto, Canada. It is a ‘setting of awe-inspiring heritage buildings in a reclaimed brick factory’. Since the closure of the original factory, the quarry has been converted into a city park which includes a series of naturalized ponds, while the buildings have been restored. Evergreen, a Canadian non-profit organization has transformed the abandoned buildings into a cultural centre with a focus on the environment. Evergreen, a national charity is dedicated to restoring nature in urban environments. Sentiments which are very appropriate for the Canberra Brickworks site.

9. From discussion with many Canberra residents the greatest desire is for the Brickworks to be restored and returned to Canberra. Many people have happy memories of visiting the antique markets and would once again like to have it returned as part of our community.

10. Furthermore, this proposed development will also completely destroy one of Canberra's most treasured vistas, and viewed by every visiting dignitary to the Capital of Australia; Dunrossil Drive. How a listed Heritage site can be cut up and have over 30 of its endangered trees removed for housing units' beggars' belief.

11. The Australian Garden History Society has its annual conference planned for Canberra in 2016. It is going to be very embarrassing for all involved in the Government to explain how this magnificent heritage site is going to be transformed in to a monstrosity!

Here is an original thought maybe you could seriously reduce the number of housing units so that such a large and costly infrastructure is not required. Less people means: less traffic issues, no massive landfill, no earthworks needed and therefore less costs and more profit.

This is a very important site. It is too valuable to the Canberra community and the nation for it to be turned into yet another poorly designed housing development.

Yours sincerely,



I have included some of the comments made by the local Toronto residents about the Evergreen Brick Works.

Comments from visitors to Evergreen Brick Works

What an awesome idea of transforming a old quarry into this environment green space that provides a place for Torontonians to enjoy the outdoors all year round, a place for events, a place for education, a market, a nursery, a outdoor skating rink...

What a hidden gem! The ALL YEAR Farmer's Market is such a beautiful treasure trove and the local food court is a must visit. I definitely recommend Clement's Crepes for all your sustenance needs while visiting. Mike was a fantastic tour guide and we learned a lot about the area.

Not only is the area very peaceful despite getting a fair amount of foot traffic, it's picturesque and suitable for everyone. Kids will absolutely love the kid-oriented park (so will adults who don't mind some dirt).

Everything is overpriced but the proceeds go back into the Brickworks in it's maintenance, development and programs. I can get behind that.

Very nice getaway in the heart of the city. A great place to bike to and spend the day outdoors. They have restored a lot of the old buildings, and the nature is beautiful. There is also a restaurant there which uses locally sourced food.

The concept it's great, wish we had more places like this in Toronto. With so many buildings arising in the city, the lack of green areas is growing. Excellent to go with friends on Sunday's, grab your bike, ride through the paths.

Consider may be taking food from home for a picnic as you will find food around to be a bit pricey. Love the idea, art inspired you will meet lots of great people. A must once a month at least for me.

Anyone who gives the Brick Works less than 5 stars does not know how lucky they are to visit such a unique location. Every time I come back here I learn something new about Toronto's history and remarkable geography.

You're most likely to enjoy all this place has to offer if you visit during a quiet weekday. The market and events are wonderful, but some of the charm of the space itself gets lost in the crowds. Evergreen Brick Works is a living example of how industrial buildings can be re-integrated back into a natural setting. The multi-functional buildings provide space for numerous free community activities and it's connected to hiking trails as well.

All-day parking is \$6 but you don't need to spend much more than that to enjoy a visit here.

A former quarry, the Evergreen Brick Works has been reclaimed as an environmental and cultural centre with a local farmer's market on Saturdays (running during the summer), a small nursery specializing in native flora, a cafe which is always packed every time I've visited, workshops and local community events.

I've attended the Toronto Underground Market and the Brewer's Backyard (housed in the Gardens) events. These are natural fits complementing the overall mission of being a showcase for green design and urban sustainability.

Recently I had the pleasure of returning to this ol spot for a beautiful wedding. And I must say I was impressed. The catering and the venue were great. Easy to get to and the parking was affordable. The place was classy but still had that "did I get my tetanus shot recently" vibe. Above all, it was stunning.

Brilliant. Not a secret. SHHHH... shouldn't be a secret.

Recently named by National Geographic as one of the world's top 10 geo-tourism destinations, Evergreen Brick Works needs to be on your list. If you have a list of places to visit that inspire, places that teach, places that motivate, places that energize, places that reveal, places that sustain, places that transform... you will want to consider this destination. Build and destroy less. Smile and plant more.

So just what do you do with a defunct 120-year-old factory in the smack dab center of Toronto with nearly 40 acres worth of post-industrial land featuring a gouged- and stripped-out ravine of exhausted clay?

Thank you, Evergreen*, for turning this into a public space that improves the quality of the water shed, connects people to history and nature, and provides opportunities for education, outdoor activities, connecting to your local growers and more. Here you can learn how to fix your bike, introduce children to wattle fence or cob house building, see the Toronto skyline from hill top look outs, and walk trails galore.

I've been to the Brickworks for a few reasons: for walks around the wetlands (totally amazing), for the off-leash dog park (meh... too muddy), and for the farmers market (my least favourite... so many annoying people). Last night we went there for a private event. It's a neat venue. I like how they've kept a lot of the graffiti on the brick walls.

From: [REDACTED]
Sent: Saturday, 21 March 2015 9:32 PM
To: Brickworks
Subject: Comment on Yarralumla Brickworks Strategy

Dear Madam/Sir

We would like to comment on the revised Planning and Development Strategy for the Yarralumla brickworks. This area is important to us as we live nearby in Curtin and use the area around the brickworks for recreational activities, eg. walking, bird watching, exercise, as well as regularly using the infrastructure in Yarralumla such as the medical clinic and shops. The amended approach still leaves me with the following concerns:

1. The concepts of sustainability and high quality urban development in this suburb's case, should importantly include maintaining the area's core character as a leafy, historical suburb constructed around a village centre. Another key point for sustainability is those currently living in and using the area should not lose too much amenity within their communities. It is not clear to us that the importance of these goals has been adequately met. The current proposed density appears to have increased to 1800 dwellings. Therefore, we still maintain this leap in population in the area will have a great impact on all current residents, the Yarralumla community and those who use the Yarralumla amenities.

Some of the concerns are outlined below. We wonder whether a more carefully staged release of the area could monitor and adaptively manage issues as they arise, rather than risking this beautiful old suburb to a single tracked process development.

2. Open Space – As one of Canberra's historically developed garden suburbs, setback of buildings with wide treed footpaths will be required to maintain character and avoid a congested, "inner city or town centre" appearance. The loss of parkland from adjacent to the Governor General's drive and Royal Canberra Golf course is tragic, as we will be losing some wonderful walks. Some of this will still be 4 storey apartments, where developers will leverage on and profit from, the natural views. We hope the ground around these particular apartments will still be open and available to all of the community. We also hope that the ratio of open space to people on the actual site (not the suburb) is Australian best practice for sustainability for such an area.
3. Infrastructure – The Yarralumla shops is already highly congested; access can be difficult particularly for the aged who depend on them for daily supplies and needs. How will the shops cope with such increases in numbers? Will it become even harder to get into medical centres in the area. Is there adequate education and child care facilities in the areas? What is the total increase in public parking with the increase in people in the area, and is the ration of new parking to new dwellings Australian best practice for sustainability for such an area.

Reasonable parking at Yarralumla and also Curtin shops (which are already becoming congested as a result of development along western Cotter Road) will not be accommodated by parking along streets and will require increased dedicated parking areas. Impacts of traffic congestion in Curtin will be significant as many cars are already skirting round major roads through Curtin at peak hours.

Infrastructure development in these new areas should not be met by current taxes, but should be paid by property developers who will profit greatly from selling dwellings in such an exclusive area.

4. We maintain the proposed 6-8 storey allotments are of a scale that occur nowhere in the general area, and belong to already developed locations such as the commercial areas in Deakin. 6 stories will change the character of the village, break lines of sight within the area, lead to significant shadowing in the streetscape and adjacent sites.
5. Architecture – There should be standards for architecture for the site to avoid the “Battery hen” feel and cluttered outcome of the Kingston Foreshore.
6. There is an area of critically endangered Golden-Sun Moth habitat in the proposed development area. We would hope that impacts would be avoided on the species habitat, and note that this is still to be addressed under the Commonwealth’s EPBC Act.

We ask that you consider the above. We also hope that the final outcome will be a well planned extension to Yarralumla which maintains its historical and village character, open spaces and liveability.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

2015 PROPOSAL CANBERRA BRICKWORKS + ENVIRONS

Thank you for the opportunity to (again) comment upon a Revised Proposal for the Canberra Brickworks + Environs (CB+E) as outlined in your February 2015 Newsletter.

While I commend your persistence in continuing to refer to this huge development as CB+E we all know it really is E+CB (Environs + Canberra Brickworks) for that is where the money in land sales lies for the ACT Government.

It also opened my first point of concern because despite the site increase from 42 to 49 hectares the number of dwellings also has increased from 1100 to 1885 – the former figure being a basis of strong opposition even at the original 42 hectares in the 2010 proposal.

Nothing has changed against community objections in the 2010 proposal to dwelling numbers by adding seven hectares.

My second point is the proposal to install three; I repeat three, sets of traffic lights (1) to replace the roundabout at Novar/Kent Streets at Dudley Street (2) at the corner of Denison Street and Kent Street and (3) at the top of the off ramp from Adelaide Avenue into Kent. Upon my guesstimate there will be three sets of traffic lights in two short blocks, ie. the block representing the Kent Street overpass and the block between Adelaide Avenue off ramp and Denison Street.

Where else in the ACT, indeed Australia, does such a concentration of traffic lights exist in such a short distance?

The proposed Quarry Road is my third concern and again I must return to existing local Yarralumla residents' objections to the residents of the now 1885 new dwellings using and overwhelming the village-like Yarralumla shops.

This proposed Quarry Road linking Denman and Bentham Streets will encourage residents to patronise our local shops where parking currently is a major problem and already has been raised with Traffic and Municipal Services (TAMS). It also will provide a through road to the Royal Canberra Golf Club (RCGC) to the noise detriment of Schomburgk Street residents. If built Quarry Road should be a dead-end.

The argument security and surveillance will be improved for the brickworks by the road is ridiculous. It will in fact encourage anti-social elements to visit the quarry area at night. The argument justifying the Quarry Road for night security is simply a public relations exercise to encourage buyers of property in this massive development upon the edge of Yarralumla to have easy access to upmarket facilities at the shops and RCGC.

Aside from the enticing proposed Quarry Road for the residents of the 1885 new dwellings to enter old Yarralumla other planned links between the new 1885 dwelling development and the existing Yarralumla street network is, frankly, bizarre.

Abbott and Woolls Streets designated as 'new connections' between CB+E (then why Quarry Road?) are both narrow curved suburban streets, totally unsuitable as 'connections'. Yet Maxwell Street, a wider, straighter street, is ignored as a connection? While I have no reason to see it so elevated, I do ask why? Are site visits never undertaken?

There is an attempt to reduce demand on the Yarralumla shops by residents of the new development on the Denman Street side of Central Street (hopefully I assume those residing on the Cotter Road side of Central will use Deakin or Curtin shopping centres). This attempt involves mixed use facilities being established outside the brickworks at the foot of Denman.

What is the proposed size of the development, what facilities will it contain and how high will it be (four storeys has been suggested which would be more than a small local shopping centre)?

This development has been linked with activities within the adjacent brickworks. Is this so and does it suggest the brickworks will be open at night? Aside from not needing the Quarry Road for night security if the brickworks are open in the evening, what sort of entertainment (and potential noise) is proposed?

In declaring an interest what is the height of the dwellings proposed for Denman Street below Woolls Street and what will be the setbacks?

Our property overlooks this area and we were told the new dwellings will be no higher than our existing single storey dwelling. Is this so or is our view to be blocked by two (or more?) storey buildings as 4.7 at Page 29 of your strategy suggests and with setbacks against our fence line? I accept your diagram is not intended as an example of such a building but developers are not to be trusted to adhere to limits and get away with height abuses with impunity.

Denman Street residences between Abbott and Woolls Streets face a tree buffer from the development, however the Woolls Street to the brickworks section of Denman, which we overlook, does not.

Hence I am concerned at the proposed height of the buildings in the block formed by Denman Street, Woolls Street South, North Terrace and Quarry Road. Further, what is the proposed population density of the block and why is a four storey rectangular apartment block on Denman proposed? This seems only intended to maximize density when townhouse as elsewhere in the block could be built.

Why have your original 2010 projections of 1870 new residents (1.7 person's occupancy rate) grown to 3100 in 2015 even allowing for an increased seven hectare site of 500 dwellings?

What allowance for *visitor* parking is made in this massive development?

What allowance has been made to existing Yarralumla residents for amelioration of the dust, noise etc of such a large scale development?


Will the time scale for each of the three stages CB+E mentions be adhered to and will the details of the proposed stages be adhered to? The second question is an important point because hopefully we might well be dead by the time it reaches us although its effect upon land values is anyone's guess.

To sum up:

- Why has the number of dwellings increased to 1885 even with a seven hectare size increase?
-
- Why are three sets of traffic lights being installed within two blocks?
-
- Why is the proposed Quarry Road linking Denman and Bentham Streets being developed when the result will overwhelm Yarralumla shops, a key objection to the development from the start?
-
- Why are Abbott and Woolls Streets, two narrow curved streets designated as connections when wider straighter Maxwell Street is not?
-
- What are the facilities designated outside the brickworks (minimarket etc) and how many storeys?
-
- If the above facilities are to be linked with activities at the adjacent brickworks, will the brickworks be open at night and, if so, what sort of entertainment is proposed?
-
- Will the height and setbacks of the dwellings proposed for Denman Street below Woolls Street (Yarralumla side) be adhered to?
-
- What is the proposed height and population density of the buildings in the block formed by Denman Street, Woolls Street South, North Terrace and Quarry Road?
-
-
- What is the allowance for visitor parking in this massive development?
-
- What steps are proposed to ameliorate the noise and dust of this huge development for the existing rate-paying Yarralumla residents?
-
- Will the time scale of each of the three stages of the development be adhered to and will the detail of each stage also be adhered to?

I look forward to replies to the above in due course.


YARRALUMLA ACT 2600

 March 16, 2015

[REDACTED]

From: [REDACTED]
Sent: Friday, 13 March 2015 4:35 PM
To: Brickworks
Subject: That's a great idea and planning

Hi there,

I fully support this planned development, as it would reduce the shortage of residential housing shortage in Canberra that is happening right now and expected to continue in the near future. I would say the density of the planed building is not high enough, as many capital cities in the world are having buildings much higher in the central areas. All indication would show that Canberra would keep growing as a city in the near future. The house density in newly planned areas close to the city region or near a town centre should be at least 4-10 story high, this would reduce traffic congestion and travelling time.

Cheers,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 1 April 2015 2:08 PM
To: Brickworks
Cc: [REDACTED]
Subject: Brickworks and environs proposal
Attachments: Brickworks submission.docx

[REDACTED]
 [REDACTED]
 Yarralumla, ACT

2600

2 April 2015

To Members of the Act Legislative Assembly

This submission is a response to the LDA's Canberra Brickworks and Environs Planning and Development Strategy. This document claims "the LDA has identified modifications to the Strategy that address the issues raised by the community." And "The result is a revised Strategy that adopts best-practice transport and sustainable development principles to produce a high-quality urban environment that will benefit Canberra for generations to come."

Nothing could be further from how we, the residents of Yarralumla, the electorate, the ratepayers see it.

The submission from the Yarralumla Residents Association makes abundantly clear how many of the community concerns have been blatantly ignored; how inadequate the transport analysis is and how the proposed development will not only not result in a high-quality environment but destroy the character of Yarralumla and place enormous burdens on residents.

We bought our home in Yarralumla in [REDACTED] and have participated in all the public forums and consultations re the development of the Brickworks. We fully endorse the restoration of the Brickworks, even if partial, and the development of community facilities, which could indeed be enjoyed by all of Canberra and visitors to the city.

But the proposed residential development is brutal and unsympathetic to the environment and the residents affected by it. As the YRA submission shows it does not comply with a number of relevant plans, it is inadequate in its traffic analysis and proposed solutions, and it does not allow or cost additional social infrastructure which is needed but not planned for.

We particularly object to the eradication of the green belt and wildlife corridor from the Brickworks right to Novar Street, to the changing of the topography and the proposed high density development in the quite narrow green belt between Kintore St and Dudley Street.

Our street, [REDACTED], leads into [REDACTED] and the proposed development would impact on us greatly. It is not in harmony with the existing dwellings and suburb layout. [REDACTED] has a number of families with very young children, there are older people (incl us), and there are families with disabled members. The traffic chaos on Kintore Street will endanger all of us. Already on some mornings it is neigh impossible to do a right hand turn from Kintore into Novar Street.

We have participated in the consultations, we have made a submission, we have copied these to members of the Legislative Assembly and Ministers. We feel we are not being listened to and the efforts of the Yarralumla Residents Association have been largely ignored. This does not bode well for our city and democracy.

We are already paying high rates. We do not accept that our suburb should be destroyed so that the ACT government can raise revenue from selling land to developers so to fund projects whose community benefits are contentious. Already many land developments have slowed down/are behind schedule, because there is not enough demand for the housing proposed.

We sincerely hope that the LDA and our elected parliamentary representatives will listen to the community.

██████████

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 1 April 2015 10:21 PM
To: Brickworks; [REDACTED]
Cc: [REDACTED]
Subject: Submission on Brickworks

Mr David Dawes
CEO Land Development Agency

Dear Mr Dawes

Thank you for the opportunity to make a submission in response to the Land development Agency's (LDA) Canberra Brickworks development.

I am a long term resident of Yarralumla, having lived here for 28 years. I have brought up two children here and been a committed and active community member and local citizen. I am very concerned about the size of the proposed development and its effect on traffic in the existing suburb.

I agree that there is a need for urban infill in Canberra, and support some development in the area of the Brickworks to achieve this, but feel strongly that there are major problems and concerns with the development, in particular its size and traffic impact. Many concerns about these aspects have been expressed repeatedly by myself and others but changes to the plan have not dealt with them. The size of the development has only increased in number of dwellings despite concerns being repeatedly expressed about this issue.

My greatest concern is with the amount of traffic such a large development will produce for the current residents and the very inadequate provisions that seem to be made for it with the inevitable consequence that much of that traffic will flow through the existing suburb. Canberra has generally been well designed to avoid that for most of its residents and it is a very retrograde step to plan so poorly that existing residents are faced with a major increase in car flow past their houses, severely diminishing the quality of life, increasing pollution, noise and the risk of accidents.

Already there are major problems in Novar St. and with the addition of the new suburbs in Molonglo this will be greatly exaggerated. 1800 dwellings in the new Brickworks development means about 2000 cars, and traffic experts say there are at least 4 car movements a day for each vehicle. This represents 8000 new car movements a day! A significantly smaller development would be welcomed but such a large one is not.

In addition I and others have many concerns about the lack of provision to restore the Brickworks as a cultural and historic centre for the city they helped build. At this point the site appears to be simply being 'mothballed' in the current plan. This important heritage site will decay even further.

I am also concerned that in an ACT Government initiated development there is no provision of space for any intentional communities, public housing, or in fact any other community facilities. Yarralumla in the past had a significant amount of public housing, much of which has recently been relinquished by the Government, and in a city the size of Canberra it seems crucial to continue to have public housing in an inner area to maintain the egalitarian nature of the city.

For these reasons I urge you to consider instead a development which is much smaller, much better planned, includes community or public housing, provides more social services and infrastructure, restores the heritage values of the brickworks themselves, and provides extensive effective traffic management to keep increased flows out of the existing suburb.



Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 April 2015 9:05 PM
To: Brickworks
Subject: Yarralumla Brickworks planning

Yarralumla Brickworks planning team

I was appalled at the high density planning for the Yarralumla Brickworks site. It appears to be short term gains vs long term social problems. The area will rapidly deteriorates into slums. I trust the end of Easter was the deadline and my comments will be accepted.

LDA consultants must have sweated on clever questions to claim a mandate for Yarralumla Brickworks that levels the land like a wheat field, destroys the treed approach to the Governor General's place and shoehorns people into an 18th century grid pattern with no green spaces (CT March 30, p3).

This is not the Canberra way. The Senators decided that this beautiful valley would be the nation's capital. Walter and Marion Griffin gave Australians a city like no other with green spaces and vistas. NCDC put roads on contour lines and green spaces within and between suburbs the suburbs. This planning has given us a treed city and the birds that give us much joy.

Research in the last twenty years shows the human race needs spaces with trees, grasses and shrubs for health and wellbeing. One of the measures is blood pressure when walking in concrete jungles and natural bushland. Walking in a treed or bushland area is proving to be better for health and wellbeing than pacing or jogging on smooth paths between houses or shops. Concrete jungles were the worst. Virginia Lohr, a visiting researcher at the Fenner School, talked about this issue at Botanic Gardens in May 2013. She discussed the research that has been done in the last twenty or so years in measuring blood pressure and other fitness indicators with walkers in different environments. Planning for the Brickworks should address these social issues and create pleasant suburbia which retains the contours of the land and provides space for the roots of big trees, semiformal parks and naturalist bushland areas.

Bulldozing and flattening the open space between Yarralumla, the GG's and Mint may provide goodies for developers and monies for government. The slums and congestion created promise long term social and road building costs. The current proposals are still ambient claims.

Higher density should be possible without sacrificing bush capital values that make Canberra the best place in the world to live. Access to green spaces for thinking, breathing and reducing stress is critical for an intellectual and innovative city.

If we can't do better, we will be driving people into rural residences and new suburbs in NSW. They won't pay rates and will use our hospitals, schools, universities and other facilities funded by ACT rate-payers.

[REDACTED]
Aranda

[REDACTED]
Ring for a quick response - I need email-free days



This email has been checked for viruses by Avast antivirus software.

www.avast.com

[REDACTED]

From: [REDACTED]
Sent: Thursday, 2 April 2015 1:49 PM
To: Brickworks
Cc: [REDACTED]
Subject: submission

Submission on the Canberra Brickworks + Environs Planning and Development Strategy February 2015

Dear Sir/Madam,

We live at [REDACTED] Yarralumla and wish to make the following submission. We fully support the Yarralumla Residents Association Submission to the Land Development Agency of 1 April 2015 on the Canberra Brickworks and Environs Planning and Development Strategy February 2015, including its call for:

- A comprehensive traffic survey, with peer-reviewed modeling, of the existing suburb of Yarralumla, and adjacent suburbs to assess future traffic flows and impacts; This survey should also include the new suburbs in the Weston creek, Molonglo development.
- The development's scale to be reduced to one in keeping with the character of Yarralumla and site topography, with a mix of dwellings and heights (no more than 3-4 storeys);
- Retention of the current landforms, buffering of the development from the current suburb with connected natural parkland instead of a formal park along Denman Street, retention of continuous walking /cycling trails and of the golden sun moth and natural temperate grasslands within that corridor; The retention of the large trees planted by Weston and heritage listed should be a major consideration also.
- A revised strategy for the Canberra Brickworks and Environs that is consistent with the National Capital Plan;
- Transparency from the ACT Government on costings for preservation and adaptation of the core Canberra Brickworks elements, and calls for establishment of a formal trust, with Government funding, empowered to raise funds from the private sector and public.

Yours sincerely,

[REDACTED]

Email address: [REDACTED]

[REDACTED]

[REDACTED]
Yarralumla, ACT 2600
2nd April 2015

Dear Madam/Sir

Re: LDA Canberra Brickworks and Environs Planning and Development Strategy.

It is with a great sense of frustration and to a certain extent feelings of despair that we write to express our concerns about the latest LDA Canberra Brickworks and Environs Planning and Development Plans.

On each occasion that the LDA has amended its plan for development in this area, it has increased the size of the proposal and hence creating more potential problems that will be generated for the surrounding area. The latest plan shares the problems of the previous (2014) plan in that it does not appear to have given adequate and clear consideration of how the new development will impact on the existing suburb.

Key concerns are:

1. Traffic congestion. Increases in traffic flow particularly in peak periods. There are already significant traffic problems in the suburb in peak periods. The LDA proposal provides no clear detail of how the traffic from the extensive new development will impact on this traffic flow. While the proposed interchange will partly assist traffic to the Deakin area, it does not address large numbers of new vehicles entering the existing suburban area of Yarralumla;
2. Destruction of almost all of the established trees on the development site, including very significant oak trees and other trees planted as part of the historic Westbourne Woods;
3. Completely denuding and flattening the existing undulating landscape leading to a loss of golden sun moth habitat and bird nesting areas (for example Bower birds and Black cockatoos);
4. The propose grid pattern will provide a very uninteresting and environmentally compromised development, with a lack of north facing properties, some very narrow streets, lack of parking areas, access to open space and lacking any synergy with the current character of the suburb;
5. The existing streets that are closest to the Denman street part of the development, Abbott and Wools are narrow with significant curvatures and it is difficult see how they will manage the expected heavy traffic flows;
6. The proposal includes the development of new recreational park areas, however these are not connected to each other and will also take a very long time to become established, leaving the denuded area a potential dust bowl in the short to medium term.

Overall this latest plan from the LDA plan for this site is highly problematic. While urban in-fill is an important planning principle, surely it needs to include systematic and clear consideration of the impacts of any new development on adjacent residents and suburbs. This is particularly important in circumstances such as these where a very large scale development with over 1800 dwellings is proposed adjacent to one of Canberra's oldest suburbs. As residents who have lived in the area for over 20 years, we urge you to consider and respond to these important points of feedback.

[REDACTED]