

ATTACHMENT A

0836

0739

Attachment B: Quarry Housing Options

	PROS	CONS	DWELLING YIELD				TOTAL SALES REVENUE*
			Detached/ Paired	Terrace	Apartment	Total Dw.	
<b>LOW DENSITY</b>	<p>Medium level street activation</p> <p>Predominantly 1 - 2 storey – minimises visual impact from adjoining residents</p>	<p>Not meeting maximum allowable heights/ development potential</p> <p>Lower housing diversity</p> <p>Lowest level of passive surveillance to quarry</p>	18	-	-	18	s43
<b>MEDIUM DENSITY</b>	<p>Greater level of housing diversity</p> <p>Greater level of street activation</p> <p>Predominantly 1 / 2 storey (terrace development) – minimises visual impact from adjoining residents</p> <p>Adaptable for future uses</p>	<p>Not meeting maximum allowable heights/ development potential</p> <p>Higher density than existing surrounding residences</p>	-	26	10	36	s43
<b>HIGH DENSITY</b>	<p>Meeting maximum allowable heights</p> <p>Meeting government policy of 50% development in existing areas</p> <p>Highest level of passive surveillance to quarry</p>	<p>Higher density than existing surrounding residences</p> <p>Lower street activation</p> <p>Access to solar amenity decreased</p> <p>Lower housing diversity</p>	-	-	65	65	s43

\* Sales Revenue Assumptions:



0737



DWELLING	YIELD
DETACHED	0
TOWNHOUSE	26
APARTMENTS	10

0736  
0736



0735

0734

2 Storey  
 3 Storey  
 4 Storey  
 4 Storey (ground floor commercial)  
 4 Storey (ground floor/first floor commercial)  
 5 Storey  
 6 Storey  
 6 Storey (ground floor/first floor commercial)

**MULTI-UNIT HOUSING INCREASED DENSITY**

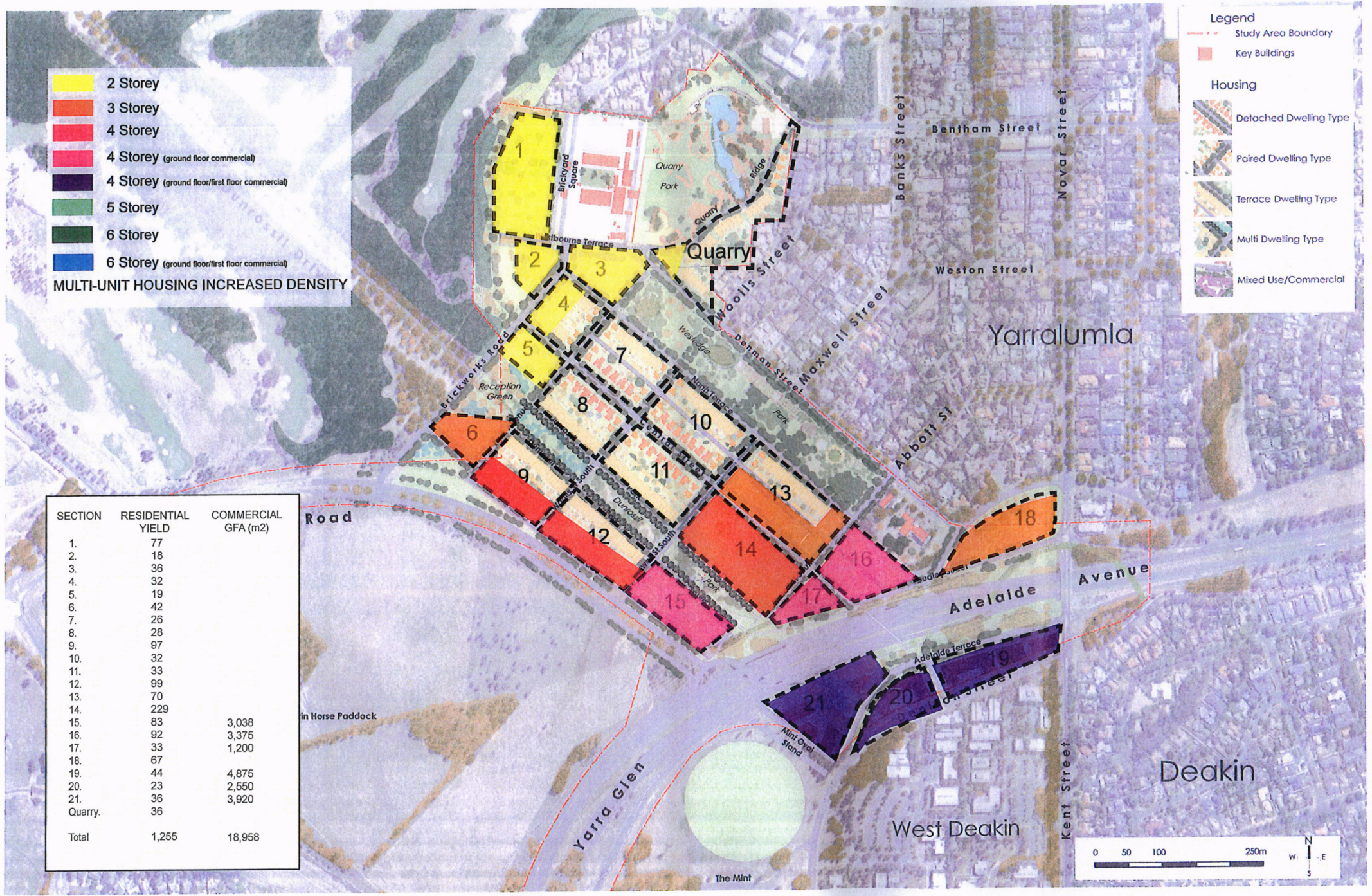
**Legend**

- Study Area Boundary
- Key Buildings

**Housing**

- Detached Dwelling Type
- Paired Dwelling Type
- Terrace Dwelling Type
- Multi Dwelling Type
- Mixed Use/Commercial

SECTION	RESIDENTIAL YIELD	COMMERCIAL GFA (m <sup>2</sup> )
1.	77	
2.	18	
3.	36	
4.	32	
5.	19	
6.	42	
7.	26	
8.	28	
9.	97	
10.	32	
11.	33	
12.	99	
13.	70	
14.	229	
15.	83	3,038
16.	92	3,375
17.	33	1,200
18.	67	
19.	44	4,875
20.	23	2,550
21.	36	3,920
Quarry.	36	
<b>Total</b>	<b>1,255</b>	<b>18,958</b>



**DEVELOPMENT EXPLORATION AT 1,200 RESIDENTIAL DWELLINGS**  
**CANBERRA BRICKWORKS AND ENVIRONS MASTER PLAN (MARCH 2013)**



- 2 Storey
  - 3 Storey
  - 4 Storey
  - 4 Storey (ground floor commercial)
  - 4 Storey (ground floor/first floor commercial)
  - 5 Storey
  - 6 Storey
  - 6 Storey (ground floor/first floor commercial)
- MULTI-UNIT HOUSING INCREASED DENSITY**

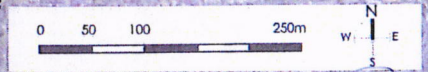
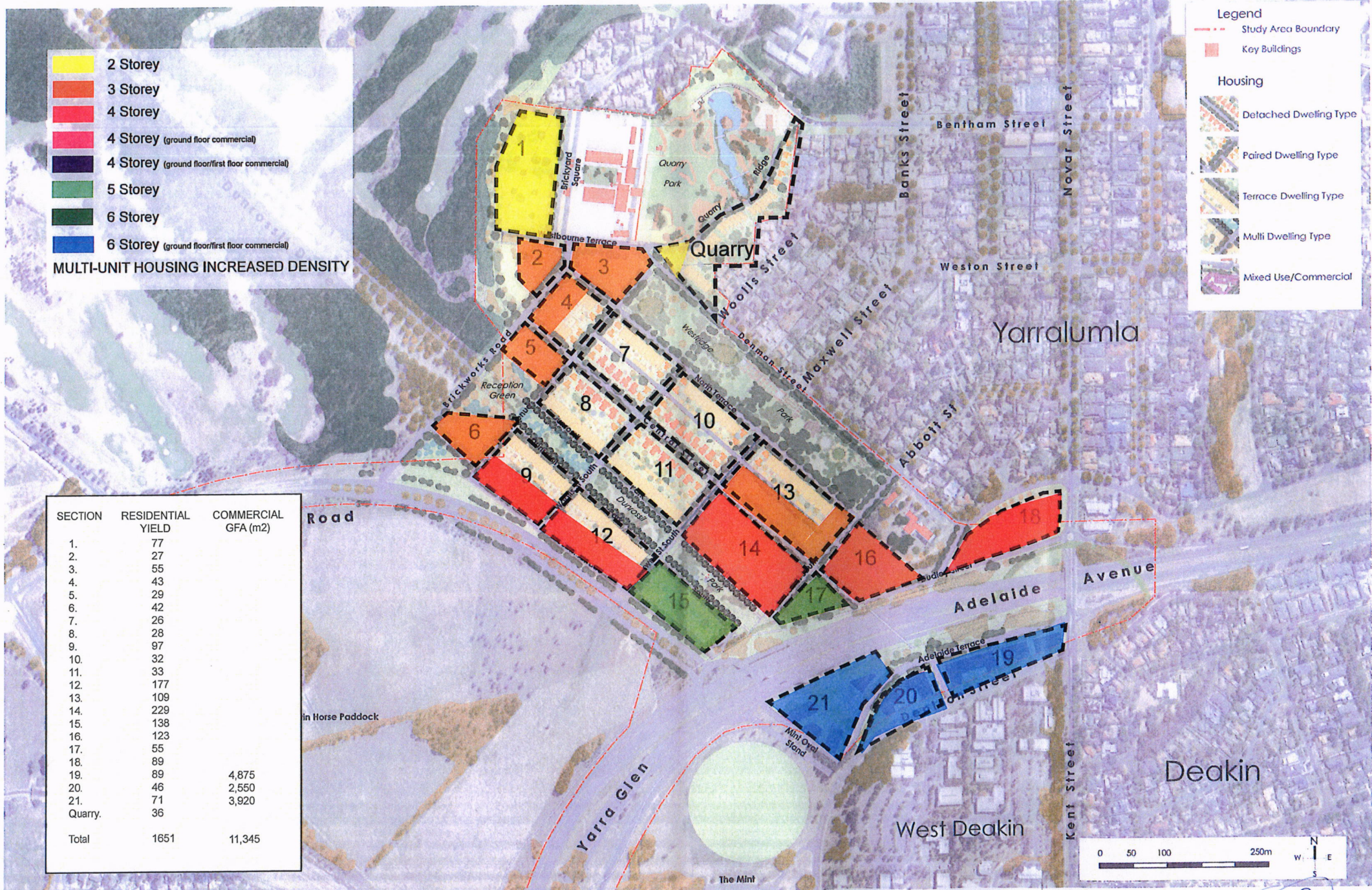
**Legend**

- Study Area Boundary
- Key Buildings

**Housing**

- Detached Dwelling Type
- Paired Dwelling Type
- Terrace Dwelling Type
- Multi Dwelling Type
- Mixed Use/Commercial

SECTION	RESIDENTIAL YIELD	COMMERCIAL GFA (m2)
1.	77	
2.	27	
3.	55	
4.	43	
5.	29	
6.	42	
7.	26	
8.	28	
9.	97	
10.	32	
11.	33	
12.	177	
13.	109	
14.	229	
15.	138	
16.	123	
17.	55	
18.	89	
19.	89	4,875
20.	46	2,550
21.	71	3,920
Quarry.	36	
<b>Total</b>	<b>1651</b>	<b>11,345</b>



**DEVELOPMENT EXPLORATION AT 1,600 RESIDENTIAL DWELLINGS  
CANBERRA BRICKWORKS AND ENVIRONS MASTER PLAN (MARCH 2013)**

- 2 Storey
  - 3 Storey
  - 4 Storey
  - 4 Storey (ground floor commercial)
  - 4 Storey (ground floor/first floor commercial)
  - 5 Storey
  - 6 Storey
  - 6 Storey (ground floor/first floor commercial)
- MULTI-UNIT HOUSING INCREASED DENSITY**

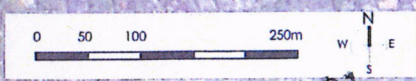
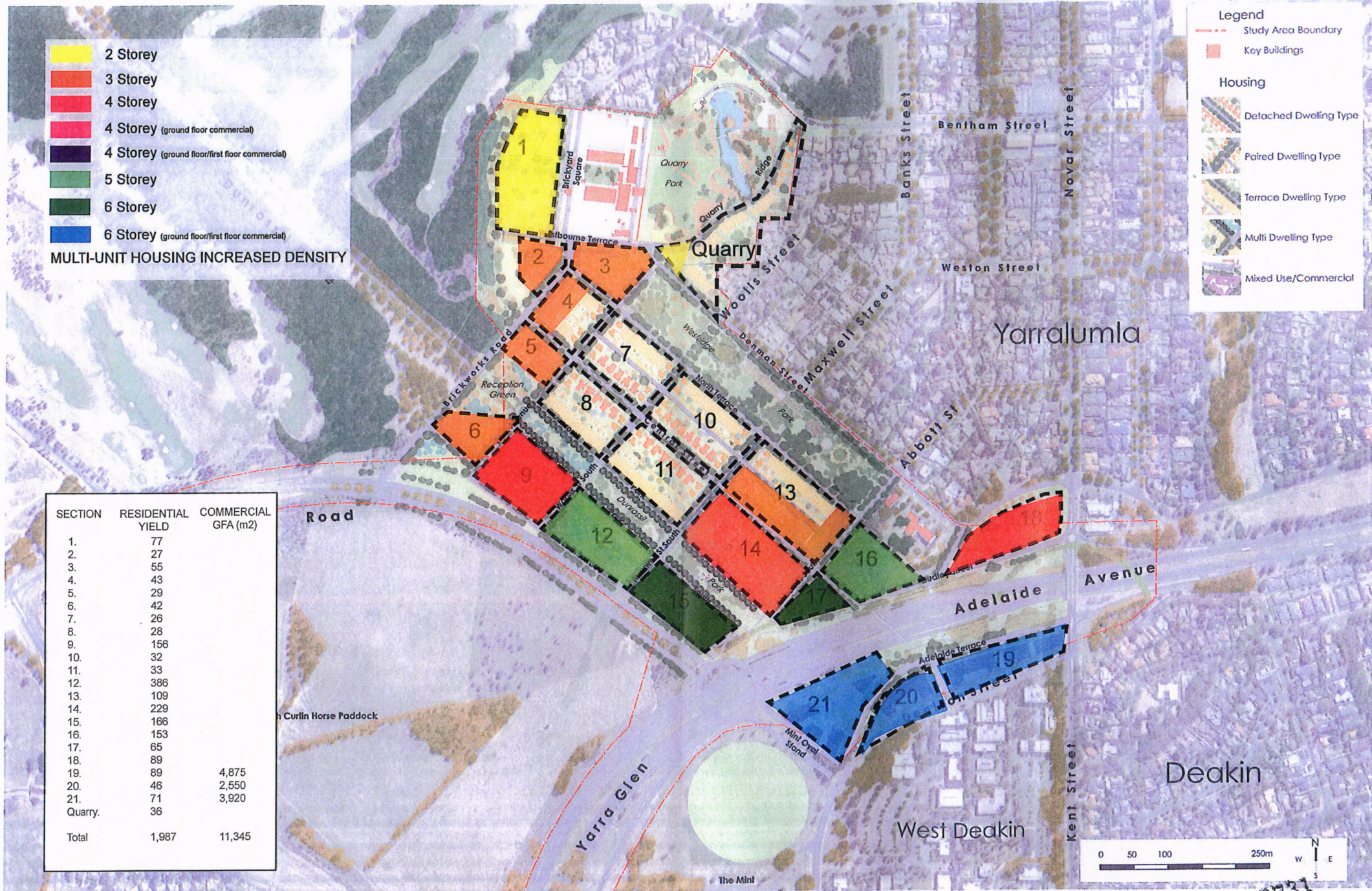
**Legend**

- Study Area Boundary
- Key Buildings

**Housing**

- Detached Dwelling Type
- Paired Dwelling Type
- Terrace Dwelling Type
- Multi Dwelling Type
- Mixed Use/Commercial

SECTION	RESIDENTIAL YIELD	COMMERCIAL GFA (m2)
1.	77	
2.	27	
3.	55	
4.	43	
5.	29	
6.	42	
7.	26	
8.	28	
9.	156	
10.	32	
11.	33	
12.	386	
13.	109	
14.	229	
15.	166	
16.	153	
17.	65	
18.	89	
19.	89	4,875
20.	46	2,550
21.	71	3,920
Quarry.	36	
<b>Total</b>	<b>1,987</b>	<b>11,345</b>



**DEVELOPMENT EXPLORATION AT 2,000 RESIDENTIAL DWELLINGS  
CANBERRA BRICKWORKS AND ENVIRONS MASTER PLAN (MARCH 2013)**

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ATTACHMENT D

# Draft Indicative Project Programme - Canberra Brickworks + Environs

ID	Task Name	Duration	Start	Half 2, 2012		Half 1, 2013		Half 2, 2013		Half 1, 2014		Half 2, 2014		Half 1, 2015		Half 2, 2015		Half 1, 2016		Half 2, 2016		Half 1, 2017		Half 2, 2017																																									
				J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
1	BRICKWORKS PROJECT PROGRAMME	1204 days	Mon 13/08/12	[Gantt bar spanning from Mon 13/08/12 to Mon 13/08/17]																																																													
2	FEASIBILITY OPTIONS ASSESSMENT	133 days	Mon 13/08/12	[Gantt bar from Mon 13/08/12 to Mon 13/08/13]																																																													
7	MASTER PLAN REFINEMENTS POST FEASIBILITY STUDY	75 days	Thu 28/03/13	[Gantt bar from Thu 28/03/13 to Thu 28/03/14]																																																													
11	HERITAGE RAILWAY REMNANTS NEGOTIATIONS	100 days	Thu 28/03/13	[Gantt bar from Thu 28/03/13 to Thu 28/03/14]																																																													
16	DUE DILLIGENCE AND CONTAMINATION CBC	60 days	Thu 28/03/13	[Gantt bar from Thu 28/03/13 to Thu 28/03/14]																																																													
18	DUE DILLIGENCE AND CONTAMINATION ESTATE	120 days	Thu 28/03/13	[Gantt bar from Thu 28/03/13 to Thu 28/03/14]																																																													
23	TRIPPLE BOTTOM LINE ASSESSMENT	20 days	Thu 30/05/13	[Gantt bar from Thu 30/05/13 to Thu 30/05/13]																																																													
26	COMMUNITY CONSULTATION STRATEGY	20 days	Thu 27/06/13	[Gantt bar from Thu 27/06/13 to Thu 27/06/13]																																																													
29	UDC PRESENTATION	10 days	Thu 25/07/13	[Gantt bar from Thu 25/07/13 to Thu 25/07/13]																																																													
31	CABINET APPROVAL PROCESS	204 days	Mon 13/08/12	[Gantt bar from Mon 13/08/12 to Mon 13/08/13]																																																													
34	BUSINESS PLAN PREPARATION	60 days	Fri 05/07/13	[Gantt bar from Fri 05/07/13 to Fri 05/07/13]																																																													
36	DRAFT VARIATION PLAN TO THE TERRITORY PLAN	290 days	Fri 27/09/13	[Gantt bar from Fri 27/09/13 to Fri 27/09/14]																																																													
49	NATIONAL CAPITAL PLAN AMENDMENT	145 days	Fri 27/09/13	[Gantt bar from Fri 27/09/13 to Fri 27/09/14]																																																													
58	EPBC REFERRAL	180 days	Fri 19/12/14	[Gantt bar from Fri 19/12/14 to Fri 19/12/15]																																																													
65	EIS PREPARATION	240 days	Fri 09/10/15	[Gantt bar from Fri 09/10/15 to Fri 09/10/16]																																																													
67	SITE REMEDIATION	151 days	Fri 21/10/16	[Gantt bar from Fri 21/10/16 to Fri 21/10/17]																																																													
73	ESTATE DEVELOPMENT PLAN	510 days	Fri 22/05/15	[Gantt bar from Fri 22/05/15 to Fri 22/05/16]																																																													
85	CONSTRUCTION TENDER	60 days	Fri 16/06/17	[Gantt bar from Fri 16/06/17 to Fri 16/06/17]																																																													

s43

731B

Attachment A – Triple Bottom Line Summary

0714

Attachment B – Canberra Brickworks and Environs Planning Strategy  
2013

0711



Attachment C – Master Plan (Updated 2014)

0685



**Legend**

- Study Area Boundary
- - - Future Stage Boundary

**Heritage Building Elements**

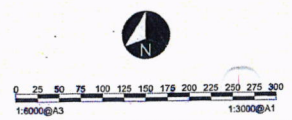
- Core Elements
- Supporting Elements
- Incidental Elements

Proposed building heights are marked in numbers of storeys (x)



0684

REV	REVISION DESCRIPTION	APPROVED BY	DATE	REVISED BY	SCALE
B	INCREASE DEV AREA ADJ. TO EXISTING ROUNDABOUT		28/01/14	CD	
A	minor amends - adj to church, bldg hts.				



DIRECTORATE/DEPARTMENT

CANBERRA FIRST

PROJECT

**CANBERRA BRICKWORKS AND ENVIRONS**

1000 g:\w\EDD\DAE LRP # Canberra Brickworks and Environs\Map and Figure\FIG0311 Master Plan\DWG\FIG0311 - CS-3 MP Option 3.dwg

DRAWING TITLE		
PROPOSED MASTER PLAN - OPTION 3		
JANUARY 2014		
PROJECT NUMBER	DRAWING NUMBER	AMENDMENT
P00311	02	B





Attachment D – GSM and NTG Area

0683

\\net.gov.au\EDD\DL\AS\_LRP\_e-r\Camberra Brickworks and Environs\Maps and Figures\PC...ster Plan Update\p00276.dwg


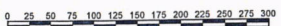


**LEGEND**

- Golden Sun Moth Habitat (5Ha)
  - Wet Themeda Grassland
  - Austroanthonia Grassland
- } Natural Temperate Grassland (1.5Ha)

0882

REV	REVISION DESCRIPTION	APPROVED BY	DATE	REVISED BY	SCALE

1:8000@A3                      1:3000@A1

DIRECTORATE/DEPARTMENT



**ACT**  
Government



Land  
Development  
Agency  
**CANBERRA FIRST**

PROJECT

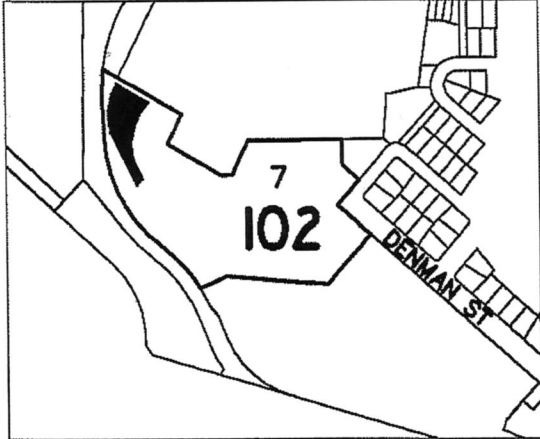
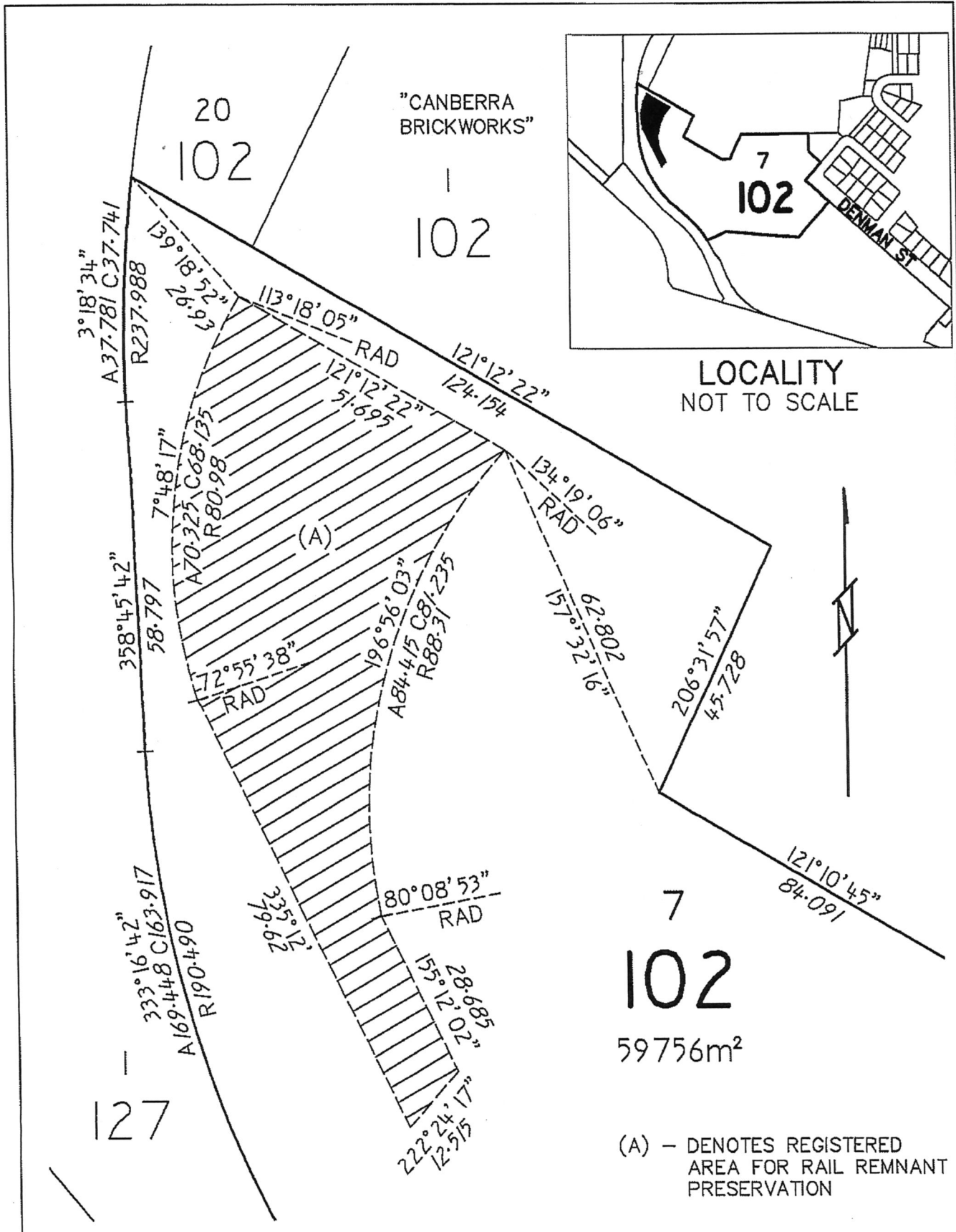
## CANBERRA BRICKWORKS AND ENVIRONS

\\net.gov.au\EDD\DL\AS\_LRP\_e-r\Camberra Brickworks and Environs\Maps and Figures\00276 Master Plan Update\00276.dwg

DRAWING TITLE <b>GSM &amp; NTG Map</b>		
PROJECT NUMBER P00276	DRAWING NUMBER P00276-02	AMENDMENT B

Attachment G – Heritage Registered Railway Remnants – survey Plan





LOCALITY  
NOT TO SCALE

7  
**102**  
59756m<sup>2</sup>

(A) - DENOTES REGISTERED AREA FOR RAIL REMNANT PRESERVATION

I JASON P STEGER CERTIFY THAT THIS PLAN IS AN ACCURATE AND ADEQUATE REPRESENTATION OF THE LOCATION OF THE REGISTERED AREA FOR RAIL REMNANT PRESERVATION OVER BLOCK 7 SECTION 102 DIVISION OF YARRALUMLA

SIGNED *Jason Steger* DATE 2/09/13  
REGISTERED SURVEYOR

6690

PLAN OF REGISTERED AREA

BLOCK 7  
SECTION 102  
DIVISION YARRALUMLA  
DISTRICT CANBERRA CENTRAL

SCALE 1:5000

PLAN OF REGISTERED AREA

SURVEYORS REF: 11005\_001

Attachment I – Current Strategy – Staging Plan



0653



CANBERRA  
BRICKWORKS

DUNROSSIL  
ESTATE

0652

- CANBERRA BRICKWORKS BOUNDARY
- STAGE 1
- - - STAGE 2

# CANBERRA BRICKWORKS AND ENVIRONS DEVELOPMENT STAGING

September 2013

N

Attachment J1 – Yarralumla Preferred Option (MPD March 2013)



0651

Attachment J2 – Optimisation Analysis Prepared for LDFA (MPD June  
2013)



Attachment K – Indicative Project Programme 2013-2017

0540

# Indicative Project Programme: Canberra Brickworks + Environs Delivery

ID	Task Name	Duration	Start	Finish	Timeline											
					Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016
1	Programme for delivery	983 days?	Mon 07/10/13	Wed 12/07/17	[Gantt chart bar]											
2	On-going due diligence studies	12 mons	Mon 07/10/13	Fri 05/09/14	[Gantt chart bar]											
3	Site Remediation	12 mons	Mon 28/04/14	Fri 27/03/15	[Gantt chart bar]											
4	Cabinet Approval Process	30 days?	Wed 15/01/14	Tue 25/02/14	[Gantt chart bar]											
5	Cabinet approval	0 days	Tue 25/02/14	Tue 25/02/14	[Gantt chart bar]											
6	Undertake Public Consultation	3.3 mons	Wed 19/03/14	Wed 18/06/14	[Gantt chart bar]											
7	Preparation and internal approvals of Business Plan	13 wks	Wed 15/01/14	Tue 15/04/14	[Gantt chart bar]											
8	Business Plan Approval (LDA Board)	0 days	Tue 15/04/14	Tue 15/04/14	[Gantt chart bar]											
9	Preparation of combined planning report for NCA & ACTPLA	7.5 mons	Mon 25/11/13	Fri 20/06/14	[Gantt chart bar]											
10	ACTPLA statutory processes including consultation and approval	18 mons	Tue 11/03/14	Thu 27/08/15	[Gantt chart bar]											
11	NCA statutory processes including consultation and approval	18 mons	Tue 11/03/14	Thu 27/08/15	[Gantt chart bar]											
12	Preparation, consultation and approval of EPBC Act Referral	3 mons	Tue 26/08/14	Mon 17/11/14	[Gantt chart bar]											
13	Preparation, consultation and approval of EIS under P&D Act	6 mons	Tue 11/03/14	Mon 25/08/14	[Gantt chart bar]											
14	Preparation and consultation of Estate Development Plan	12 mons	Mon 01/12/14	Fri 30/10/15	[Gantt chart bar]											
15	Approval of Estate Development Plan	0 days	Thu 07/01/16	Thu 07/01/16	[Gantt chart bar]											
16	Preparation for land release (LDA)	5 mons	Thu 07/01/16	Wed 25/05/16	[Gantt chart bar]											
17	First land release	0 days	Wed 25/05/16	Wed 25/05/16	[Gantt chart bar]											
18	Site preparation and construction of estate works	18 mons	Thu 14/01/16	Wed 31/05/17	[Gantt chart bar]											
19	First revenue received	0 days	Wed 12/07/17	Wed 12/07/17	[Gantt chart bar]											

Project: Attachment K Canberra Brickworks  
Date: Mon 13/01/14

Progress
 Summary
 External Tasks
 Deadline
  
 Milestone
 Project Summary
 External Milestone

Mon 13/01/14