

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 25 February 2015 4:26 PM  
**To:** Brickworks  
**Subject:** Canberra Brickworks

**Categories:** Replied, Forwarded to Project team for response

As a Canberra resident, I am totally horrified by the proposed 'development' of the Canberra Brickworks site. It will not improve the lifestyle of any residents in nearby suburbs and will produce big problems for traffic.

My suggestion is to cut the plan into reasonable sized pieces and relocate the whole thing to Garran which has plenty of unused space and then have another think about the plan.

[REDACTED], Deakin

To whom it may concern

Re: Submission – Proposed Canberra Brickworks and Environs Development 2015

As a resident of Yarralumla, I am strongly opposed the latest proposal by the LDA and ACT government.

I will continue to oppose this development until the following main concerns in this submission are properly addressed : -

1. **The increasing number of residential households**

According to the 2011 census, the population of Yarralumla is 2922 and with the proposed additional 1800 households, the projected population is expected to be more than doubled **without significant budgeted increase in infrastructure.**

2. **The proposed traffic management plan is not viable – residents will use the quickest route (i.e. via existing streets in the suburb).**

Abbott and Woolls street will carry the majority of the increased traffic to and from the proposed residential development. These two streets are the smaller of the streets in comparison to Kintore and Maxwell streets. This needs to be addressed. Abbott Street is 7m wide, Woolls street is 6.3 m wide whereas Maxwell Street (which connects to Western Street) is 9.2m wide.

3. The traffic load to existing streets can be alleviated by **NOT** connecting the higher density proposed development to the existing streets in the suburb. So far there are no studies done on the impact of the additional traffic on these streets. Over the last 3 years the traffic flow into Novar Street has increased considerably with the opening of new suburbs in Western Creek.

- a. The connection of existing roads to the proposed development will encourage “rat running” for traffic trying to avoid the congestion between Cotter road/YarraGlen and Adelaide Avenue during peak periods (see Figure 2). This includes traffic from the new Western Creek suburbs as well as additional traffic from the proposed development. This is in part acknowledged in The Traffic, Transport and Infrastructure Report, Part 2, which states that *“DudleyStreet still carries some rat - running traffic but the congestion is greatly relieved. With the added connectivity, traffic between Cotter Road and North Yarralumla is also seen to be using the Brickworks Road – Denman Street Woolls Street route as an alternative.”*

**I believe that “rat running” will be significantly worse than predicted.**

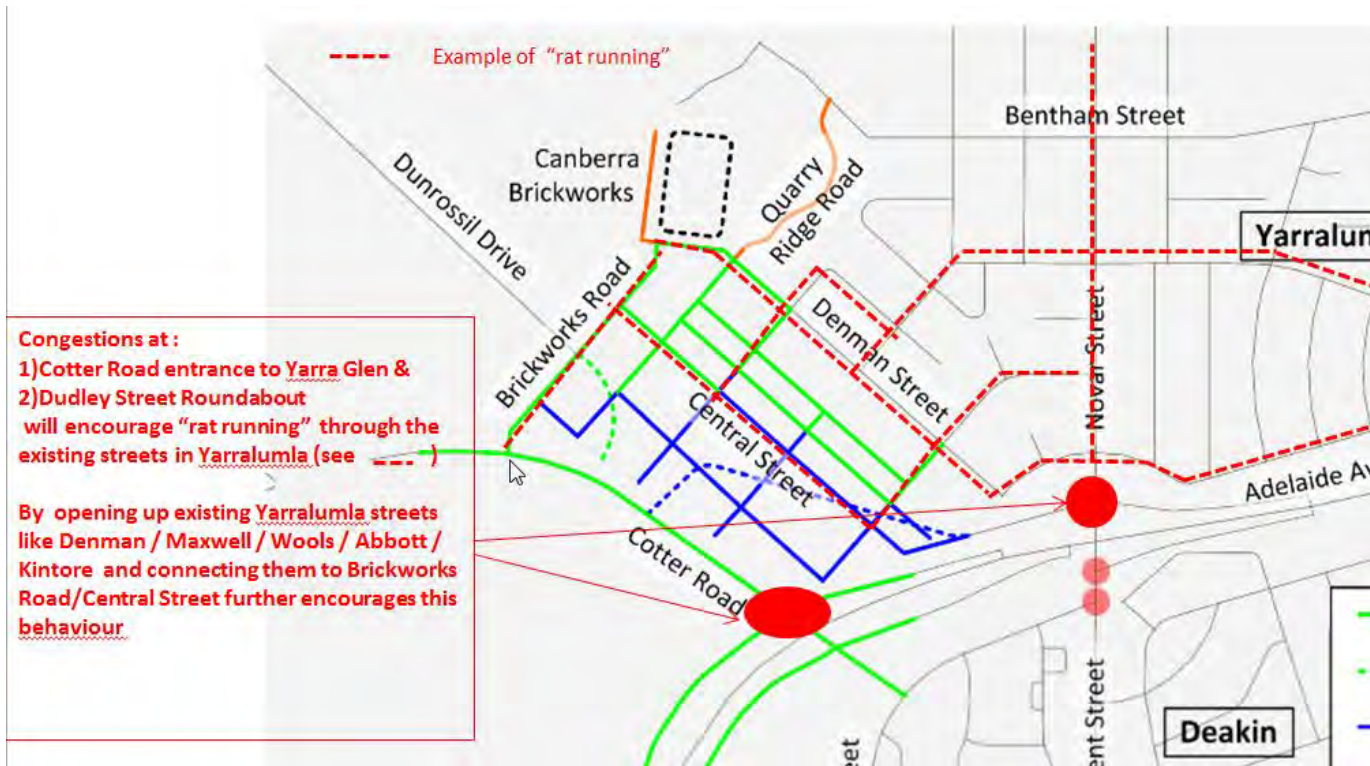


Figure 2 – Opening up existing streets to the proposed development will greatly encourage “rat running” as traffic avoid the congestion of Cotter Road and YarraGlen.

In addition to the above points, I have **serious concerns over the handling of these development proposals over the last 5 years:** -

- **The government does not appear to be listening to constituents.** In 2010, constituents opposed the proposal of 990-1000 dwellings. Regardless, we now have a proposal for 1800 dwellings. The number of proposed residential households has increased with each subsequent proposal (see attached table). This increased in residential housing has a direct increase on the traffic flow to existing roads and infrastructure. .

2010-Proposal- $\pi$	2014-Proposal- $\pi$	2015-Proposal- $\pi$
No-of-dwellings: <b>990-1100</b> $\pi$	No-of-dwellings: 1600-on-42-hectare-site- $\pi$	No-of-dwellings: 1300-on-42-hectare-site, plus-500-on-an-additional-7-hectare-site $\pi$ Total <b>1800</b> $\pi$

Table 1 – History of proposed number of dwelling with each proposal

- **Proper planning Process**

This development was not part of a strategic plan for the ACT. It would seem reasonable to assume that the ACT Government is pursuing urban infill without proper planning, at any cost to fund projects such as the light rail development.

**In conclusion, I would like to note that I am not opposed to properly planned urban infill but I remain strongly opposed to this development going ahead in its current form.**

Yours faithfully

██████████

██████████

Yarralumla

4<sup>th</sup> April 2015

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Saturday, 4 April 2015 8:52 AM  
**To:** Brickworks  
**Cc:** [REDACTED]  
**Subject:** Submission on the Canberra Brickworks & Environs Planning and Development Strategy February 2015

I submit the following response to the Canberra Brickworks & Environs Planning and Development Strategy February 2015:

1. I fully support the YRA Submission to the Land Development Agency of 1 April 2015 on the Canberra Brickworks and Environs Planning and Development Strategy February 2015.

2. But the process in which the YRA is so earnestly participating is a pseudo-consultation. Each iteration of the Brickworks proposal increases the numbers, density, building height and traffic problems, in contempt of residents' concerns.

3. Clearly the primary interest of the LDA and the ACT Government is to create sources of revenue from rates and land taxes.

4. The proposed development would create a flat concrete jungle, overcrowded with cars seeking street parking, and congested with traffic and unsafe and unpleasant for pedestrians.

5. My principal concerns are:

- **Too many dwellings** – the constant increase in numbers, each time residents call for less density, is arrogant and lacking in respect for residents
- Traffic management is unsafe and unrealistic – I call for a **professionally and openly conducted traffic study** designed to gather factual information that can reliably inform traffic management
- Building height is excessive – I call for a **limit of two-three stories**
- To level the natural ridges is **destructive of the beauty and benefits of the natural landscape** – I call for the natural ridges to be respected and preserved in any development

- To **destroy natural parkland and majestic trees**, only to replace them with a formal government designed park with little trees, would replace beauty with ugliness, and benefit nobody
- To destroy the present 5km exercise circuit via Banks St, the lake, and Dunrossil Drive would be to rob residents of an amenity whose **natural character is loved, valued and needed**
- To provide less parking than the Canberra average, and to provide only a bus stop in the Adelaide Avenue wind tunnel, appears to be based on **wishful thinking rather than professional planning**
- To preserve the natural beauty of the national capital, especially the approach to **Government House** and along **Adelaide Avenue and Yamba Drive**

To the politicians who hold office to represent ACT citizens:

I draw to your notice the professionalism, courtesy and concern for the public interest, that characterise the YRA submission.

- I remind you that It is arrogant for political representatives and publically funded agencies like the LDA to ignore the carefully researched and politely expressed views of residents, and dismiss these as selfish.
- All Yarralumla residents have family and loved ones who need housing, but we do not see any reason to abandon sound standards of planning and development, and to aspire to quality in function and aesthetics.
- The recent telephone poll of 1400 Canberrans is a cynical use of public funds to undermine the consultative process. High quality planning and development, in the public interest, cannot be delivered using such manipulative, simplistic and populist methods. The lack of openness about the questions asked, or the information given, or the evidence of understanding by the polled persons, does not lend credibility or value to any results.


Yours sincerely

[REDACTED]

[REDACTED]

Yarralumla ACT 2600

[REDACTED]

  
Yarralumla 2600  
31 March 2015

**Comments on Canberra Brickworks and Environs Planning and Development Strategy 2015**

The current plan raises a number of issues that are of concern to me.

- Density of housing. Essentially more than doubling the population of Yarralumla, in a much smaller area.
- I am dismayed that there is a proposal to level the ground in the area being developed (excluding the brick quarry). Any development would improve by following landscape contours.
- Levelling the ground will necessitate cutting all the mature trees in the area. Some trees are not in good shape, especially the pines. There are however other trees in the area that should be kept. Environmental factors should dictate that planning should include maintaining as many of these as possible.
- There is no easy access to Adelaide Avenue from the new development. Dudley Street will have lights instead of the roundabout on Novar St. There is already much congestion there, without the extra cars. Poor access will mean that the cars will weave through the 'old' Yarralumla suburb on routes never designed to take high density traffic. Overflow from Dudley Street already head through the suburb when congestion is too much at the Novar Street round about. In addition, there is no obvious access to the Park'n'Ride Facility.

Yours sincerely





4 April 2015

Land Development Agency  
TrasACT House, 470 Northbourne Avenue, Dickson ACT 2602

**RE: Canberra Brickworks and Environs planning and development strategy**

Dear Sir / Madam

I write in relation to the revised Canberra Brickworks and Environs planning and development strategy 2015. I have examined the proposal and live within a short distance of the zone in question. I know the area well and will be directly affected.

I object to a number of issues related to the proposal. My concerns follow:

- **The total number of proposed dwellings is too high.**

The number of dwellings has increased again since the 2014 proposal (despite clear and indisputable community disapproval of the previous number). The heritage style of Yarralumla is one that promotes trees and shrubs as the principle view down any given street. The proposed design is a dense jungle of walls and roofs. The current built heritage of Yarralumla is low density and does not marry with the congested environment dominated by obtrusive dwellings that is being proposed.

- **The 'cheap and nasty' style of development proposed is not in keeping with the existing leafy suburb heritage.**

The narrow-fronted dwellings banked up side-by-side are a 'cheap and nasty' solution, and an appalling excuse for design. It is again completely incompatible with the suburb's leafy and historic character. The existing suburb allows ample green space and tree lined streets. The ratio of green space to construction in the development should reflect the current suburb ratio with more emphasis on respectful and creative design rather than making a 'quick buck'.

- **The density of the development proposed is more suited practicality and aesthetically to the city centre or within the vicinity of a major shopping centre and transport hub where facilities exist for its inhabitants and the dwellings blend with other high density style constructs and style of living.**

The type of development proposed is ill suited to the existing amenities and style of Yarralumla. To erect housing for such a large number of residents in a location where they will be stranded from major facilities defies logic. The development will certainly also be at odds visually with the surrounding landscape. The density and total number of dwellings should be greatly reduced.

- **Building heights are disrespectful of Yarralumla and neighbouring suburbs.**

Yarralumla itself is a suburb of single or double story dwellings. The only high residential buildings in neighbouring suburbs are recent constructs are hardly in keeping with traditional suburb heights. To suggest that these building heights are sympathetic to the existing suburb is absurd, they should be reduced to more discreet heights.

- **Traffic congestion and safety not addressed.**

The additional number of cars racing through tiny suburban streets is dangerous.

- **Lack of evidence supporting the demand for such an abundance of high end expensive housing for the ACT and ignoring the need for affordable housing.**

There is no demand for yet more expensive high end housing in the ACT (especially in the current climate). This development will certainly not provide the affordable living that is a pressing issue. The ACT Government should focus on providing low cost housing in areas where a lower land values help reduce purchase price – instead of looking for the highest rate and land tax return options on expensive land to provide a quick cash injection for the ACT government.

- **Yarralumla does not accommodate the lifestyle that the proposed dwellings require. The style is at odds with the suburb for which it is proposed. High density living in small units needs many services right on the doorstep.**

Yarralumla is a suburb of open spaces and quiet living. A bustling lifestyle can be found at Manuka or Kingston if preferred. The high density developments proposed are suited to residents wanting to get out of their small dwellings and walk to the local movie theatre, gym, bar or shopping mall. Yarralumla does not have these amenities and does not accommodate this style of living. The proposal is completely at odds with the suburb it has been intended for.

- **Very vague commitment to the preservation of the Brickworks buildings. It is not clear that they will be preserved to any QUALITY level.**

The figure allowed for the brickworks preservation (though increased from the previous proposal) still seems to be a very token amount, hardly enough to do justice to the historic value of the site in any quality way.

- **Entrance to Governor-General's residence surrounded by new units.**

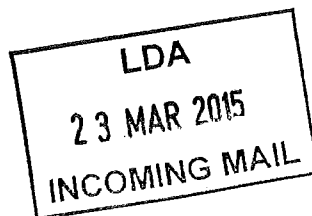
The entrance to one of the Nation's most importance residences should be grand and of an appropriate scale, with the entrance gate pushed back from the street front, and certainly not overshadowed and confused by apartment blocks. The entry should have greater architectural and landscape prominence — using 'common sense' design principles.

In conclusion, people from all over the ACT come to visit Yarralumla because it is 'Yarralumla' – quiet, family friendly, full of open spaces, and low in traffic. The residents of Yarralumla have invested in this suburb for these very reasons. They are invested in keeping the suburb a beautiful one. I hope that the resident's concerns can be given the serious consideration and respect that they deserve. Thank you for the opportunity to comment.

  
Yarralumla 2600

18 March 2015

The Chief Planner  
ACT Land Development Agency  
TransACT House  
470 Northbourne Avenue  
Dickson ACT 2602



Dear Sir,

**CANBERRA BRICKWORKS + ENVIRONS - COMMENT**  
**PROPOSAL FOR ADDITIONAL PARKING AT YARRALUMLA SHOPS**

I am a resident of Yarralumla and I have been taking a keen interest in your development of plans to expand the residential capacity of Yarralumla and, in

the process, restore the old Brickworks site to useful life. I appreciate the efforts you have made to publicise the proposals and provide opportunity for public comment. Although I intend to prepare a broad-ranging submission on your current plan, I wish to raise a single issue in this letter. That is concerning the question of parking associated with the Yarralumla Shops and to propose a measure to ease parking congestion which might normally be considered outside the scope of your study.

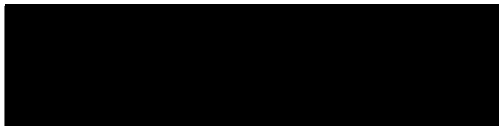
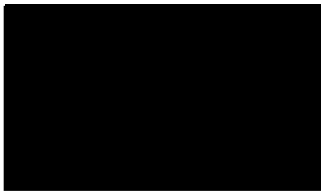
As you would know, the Yarralumla shopping centre is already a very busy facility and the capacity for parking in the immediate vicinity is barely adequate. You propose to virtually double the population of the suburb without providing commensurate additional shops elsewhere and without providing convenient additional parking for the existing shopping centre. The plan in your February 2015 Newsletter indicates at item 13 'additional location for facilities and mixed use' (adjacent to the Brickworks site), but there appears to be no assurance that this will translate to additional shops of the type required for a residential community and no sign of a designated parking area that would be required. In that respect, it is quite unconvincing. Your plan does indicate a proposal for two additional parking zones in Bentham Street, but these can hardly be considered satisfactory for use in conjunction with the existing Yarralumla Shops. Even the closer of the two zones is beyond Banks Street, requiring a steep walk up the Bentham Street hill that most shoppers would find extremely arduous. The further zone will effectively serve visitors to the Quarry Park, assuming that will be accessible from Bentham Street.

The purpose of this letter is to propose the acquisition of Blocks 12 and 16 of Section 64 and their adaptive re-use as an additional car park for the Yarralumla Shops. You will be aware that these blocks have been undergoing re-development for residential use, but construction appears to have stalled and they have remained in derelict condition for perhaps a few years now. I understand there may be heritage issues involved, but I am unaware of the details. In any case, I believe they present a rare opportunity to obtain land for much-needed additional car parking in close proximity to Yarralumla Shops.

In the event that the existing owner of the leases might not wish to sell the blocks back to the ACT Government, compulsory acquisition may be required. Is it possible that might be justified at this stage due to the failure of the current owner to complete the current development within the required time? If not, I believe it could be justified as an action in the public interest - surely one of the purposes of having a leasehold land tenure system.

Assuming there are still heritage issues to be honoured requiring the structures be re-built, I believe they could be adapted for community or commercial use, planned within a landscaped car park.

I am sending a copy of this letter to the ACT Heritage Council for their consideration and hopefully their support if needed.



[Redacted]

**From:** [Redacted]  
**Sent:** Thursday, 2 April 2015 4:57 PM  
**To:** Brickworks  
**Subject:** FW: Brickworks development

Please include as a submission.

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**From:** [Redacted] On Behalf Of [Redacted]  
**Sent:** Tuesday, 31 March 2015 10:45 AM  
**To:** CMTD MLO  
**Subject:** FW: Brickworks development

Hi Team

For information

regards

[Redacted]

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**From:** [Redacted]  
**Sent:** Tuesday, 31 March 2015 10:03 AM  
**To:** Brickworks  
**Cc:** [Redacted]  
**Subject:** Brickworks development

For the Land Development Agency

I attended the Land Development Agency's recent information session and read the various posters and glossy pamphlets showing an artist impressions of the proposed development and filled with high-minded statements to give the impression that this Brickworks development will somehow lead to a more liveable city for all.

After reading carefully through the various Canberra Brickworks and Environs Planning and Development Strategy documents, I am left wondering in what way is the reality of this project's massive scope in character with the environment in which it would be dropped? It obliterates a lovely landscape, creates massive traffic congestion in the surrounding suburbs and bottlenecks on the arterial roads coming into town, bears no relation to the existing suburbs and will be a massive eyesore for everyone entering Dunrossil Drive, as well as those driving along the city's main roads in that area.

Such grandiose statements as " a Landscaping Strategy has been prepared that is sympathetic to the existing local context and character" and "the initial allocation for conserving and adapting the Canberra Brickworks Complex has been increased to \$5 million, making this near-forgotten heritage precinct accessible to all Canberrans" and "building heights have been lowered to improve overall dwelling diversity" are totally at odds with the concept and details of the project. The are unsupported by the documents and one can only wonder why they have been put forth. Perhaps to simply check the community consultation box, knowing that most people don't have the time to study the details of the Planning and Development Strategy.

No doubt the use of these misleading statements helps to generate poll figures that show some support for the project, lending credence to the push to have the development accepted through "community consultation". The end result of "community consultation" has been a development spread over an even larger area with even more units to compensate for any additional expenses incurred. The main themes of the community's concern, including: a massive development completely out of character with the environment; huge traffic disruptions combined with health and safety issues for residents; degrading of the environment and; paying only lip service to the Brickworks preservation and restoration, have in reality been ignored. The responses listed by the LDA do not hold up to any objective scrutiny.

The Land Development Agency is certainly capable of creating a planning and landscaping/development strategy for this area that: 1. meets its stated objectives, 2. is appropriate in scale and character for the area and overall environment under consideration, 3. is acceptable to the entire Canberra community, and 4. still produces a reasonable amount of revenue. It should ask itself why it hasn't done this.

Sincerely yours,

A solid black rectangular redaction box covering the signature area.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 2 April 2015 9:26 PM  
**To:** Brickworks  
**Cc:** [REDACTED]  
**Subject:** Brickworks

To Whom It May Concern,

We completely support the YRA's submission on the proposed plan for Brickworks' development but would like to emphasise several points. We do not see how the proposed development will "fit" with the current Yarralumla feel: it is too big, too dense, and too high. Traffic will be a nightmare: onto Cotter Road, into Yarralumla shops, into Curtin shops. Where is the road traffic modelling and plan to account for all the extra residents? Not everyone will take the bus..... What about the Brickworks themselves? 5 million is nothing these days.....maybe a higher fence.... Why flatten the area? It is much more interesting and welcoming with natural contours and requires much less disturbance and earthmoving expense. We support infill development but not that which gives an urban ghetto.

Sincerely,

[REDACTED]  
Yarralumla Residents

Sent from my iPad

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Saturday, 4 April 2015 11:11 PM  
**To:** Brickworks  
**Subject:** Re: Canberra Brickworks + Environs: Comments

Thank you for the opportunity to comment on the revised plan.

We have attended the recent community information session and also the meeting held with the Yarralumla residents living adjacent to the quarry.

Our comments relate to the quarry area of the brickworks.

1. We have always believed the quarry area to be heritage listed and have supported any proposal to protect it by surrounding it with a community parkland. We are therefore pleased to see that the latest plan increases the area for the community park by decreasing the number of houses. However, we are displeased by the inclusion of any residential housing in the quarry area. The placement of houses in a heritage park seems just plain wrong. The houses will be built on land that is known to be unstable and this also seems wrong too. Why not make the whole area a community park?

2. We can see the need for a pedestrian pathway and cycleway within the quarry park enabling access to/from Bentham street. However, the plan for a vehicle road is problematic. We believe that the safety issues on Bentham street at the entry/exit will be a major problem compounded by having parking along Bentham Street and that traffic queues will be significant at the Bentham/Banks street intersection when thousands more people are living in the area. Please do not underestimate these problems.

[REDACTED]

On 1 Apr 2015, at 5:08 pm, Brickworks <[LDABrickworks@act.gov.au](mailto:LDABrickworks@act.gov.au)> wrote:

Good afternoon

Just a reminder that you can still provide feedback on the revised Canberra Brickworks + Environs Planning and Development Strategy. **The comment period closes this Saturday, 4 April 2015.**

The following reference materials are available on the Land Development Agency (LDA) website:

- The full Planning and Development Strategy and appendices can be found on [The Strategy > Planning & Development Strategy page](#)
- Display boards from the community drop-in session held on 28 February, along with the results of a recent phone poll of 1,400 Canberrans about the proposed development, are on the [Consultation > Current Consultation page](#)
- A video providing a brief overview of the project can be found on [The Vision page](#).

All feedback and comments received by 4 April will help inform the final project design and CB+E Planning and Development Strategy that will be submitted through the statutory approval processes. We will provide a summary report of this round of community engagement on the LDA website after the comment period closes.

You will have more opportunities to provide comments during the statutory processes that follow, which include:

- Referral under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- Variation to the Territory Plan
- Amendment to the National Capital Plan
- Estate development approval under the Planning and Development Act
- Individual Development Applications for residential dwellings.

We look forward to hearing from you.

Kind regards

Community Engagement

**Communications** | Chief Minister, Treasury and Economic Development Directorate | ACT Government  
PO Box 158 Canberra ACT 2601 | [www.economicdevelopment.act.gov.au](http://www.economicdevelopment.act.gov.au)  
**Follow us on Twitter @ACTEDD**

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**Submission: Canberra Brickworks and Environs Planning and Development Strategy 2015****Submitted by:** [REDACTED]**Address:** [REDACTED], Yarralumla, ACT 2600**Contact:** [REDACTED]

In addition to my previous submission (see below), once again, I am registering my strong objection to the proposed development for the Canberra Brickworks and Environs.

In response to the LDA's latest assault on the suburb of Yarralumla, and in concurrence with the YRA's submission, I make the following response:

1. **SUBMISSION TIMING:** From the LDA's point of view it's possibly a clever strategy to give the community so little time to respond to the latest development plans, but it makes the LDA look unprincipled - bullies even – and it fools no-one. Clearly designed to throw the community into a spin, rush submissions, feel threatened et cetera, it's not a good look. Ultimately, it succeeds only in giving the LDA a bad name.
2. **THE BRICKWORKS:** Even the title of the proposed development is misleading – 'Canberra brickworks'? What? Unfortunately, throughout this process, it has become depressingly clear that the iconic Canberra Brickworks – the brickworks where the bricks were made to build national icons like Old Parliament House, to name but one, is all but lost in the rush by the ACT government to sell whatever it can to improve its mismanaged financial position. I ask: what does this latest plan from the LDA have to do with the preservation and revitalisation of the brickworks? The answer: nothing. It continues to be about the availability of land for the ACT government's purpose of creating a windfall from land sales. Utterances such as \$5 million in six to eight years' time for adaptive reuse of the Brickworks do not cut it. The preservation of the Brickworks should be centre and front of any proposal. But that is not the case in any of the LDA's development plans. The development plan does nothing for the brickworks other than leave it in its existing state of limbo. The restoration and revitalisation of the brickworks should be central to any plan for the area. It should be the starting point and not tacked onto the end as an almost forgotten afterthought. Fix the brickworks; then let's talk about the rest.
3. **THE PLAN:** My opposition to the LDA development plans for Yarralumla has not changed. I do not agree with the planned development. It butchers a beautiful suburb and butchers a beautiful area that is frequented and appreciated by local residents for bushwalking, horse riding, cycling and walking. It also creates a fabulous buffer and, if needed, a security zone for Government House. Yarralumla is an old suburb. There are really only four iconic old relatively untouched suburbs in Canberra: Yarralumla, Reid, Griffith and Forrest. Yarralumla does not want, or need, a Gungahlin on its doorstep. Oh there's nothing wrong with Gungahlin...located where it is and where there was nothing before, except paddocks and, therefore, nothing but a landscape to fit in with. That's not the situation in Yarralumla. The planned development not only is an unbelievably awful eyesore around Government House but also it is an eyesore tacked onto the side of the existing suburb of Yarralumla, with no buffer between the old suburb and the new, that in no way, shape or form relates to the existing ambience of Yarralumla (even old Weston and the new suburbs of Molonglo, Wright et cetera has a major buffer in the form of a major road dividing the old and the new). I fully support all objections made by the Yarralumla Residents Association, except one: the size of

the development. I concur that the development should be scaled back. Yes, scaled way back. Scaled back to ZERO.

4. **GOVERNMENT HOUSE:** The development plan butchers an Australian icon in Australia's Government House and environs. I make the point again, that the area around Australia's Government House should be left untouched. I am so pleased to see the YRA appreciating and taking up this issue. I support everything stated in the YRA submission in regard to this matter. I fully expect the NCA to take up the issue with gusto. It is the NCA's job to protect our national icons in Canberra. The LDA plan does not do this. It destroys an area that has been in existence since 1918. THIS MUST BE STOPPED! If the land is to be designated for anything it should be placed into the hands of the NCA for future embassy/Prime Ministerial use.
  
5. **ABBOTT STREET:** [REDACTED] Abbott Street, along with Wools, Weston, Maxwell and Bentham Streets are destined to become major transit roads between the new development and Novar Street, the Yarralumla shops, Yarralumla Primary school, the Kent Street overpass and anywhere else one wishes to travel in Yarralumla. As stated previously, Abbott Street is not designed to be a major traffic thoroughfare (nor are any of the other streets mentioned) and, with Bidwill Close only accessible via Abbott Street, I expect it will be very difficult to enter and exit Bidwill Close. I also understand that Abbott Street does not meet the standard required for it to be a major connection road. Whose crazy idea is it to make these streets major connection roads? The reality is very different to a computer graphic (pretty as that makes the streetscapes and roads appear). Any plan which turns these narrow suburban streets into major thoroughfares has not been thought through, is extremely bad planning, is a short-cut solution to solving the underlying issue – a cash-strapped ACT government – and has entirely no thought for the amenity of existing residents.  
As stated previously, should this stupidity continue, I will be leading a residents' resistance by blocking Abbott Street to through traffic.
  
6. **PHONE POLL:** I do not believe the figures stated by the LDA with regard to the recently conducted telephone poll. I do not believe the figures because I am yet to meet a Yarralumla resident who agrees with the existing parameters of the planned development. I challenge the LDA to conduct a poll of EVERY resident in Yarralumla with independent monitors in attendance to ensure that the LDA does not bend the figures to suit its own purposes. If the LDA is confident that its recent results are honourable it should have no problem in complying with this request.

[REDACTED]

[REDACTED]

**Previous submission:**

Objection to Land Development Agency proposed development at Canberra Brickworks and Environs.

Submitted by: [REDACTED]  
Address: [REDACTED] Yarralumla, ACT 2600  
Contact: [REDACTED]

I am registering my strong objection to the proposed development.

In short: the plan is a STUPID money grab by a cash-strapped ACT government.

I'll be brief: the proposed plan is poorly conceived, poorly thought through, lacks credible foresight and is an unprecedented assault on the iconic and historic suburb of Yarralumla.

My concerns:

1. The majesty of the magnificent avenue that is Dunrossil Drive to Government House will be, if not partially or entirely destroyed, altered irreversibly. This area is not only a Canberra icon but, more importantly, a national icon. This avenue should be preserved as a top priority. The trees recently removed along Dunrossil Drive should be replanted asap (as signage at the time of removal promised) and allowed, once again, to flourish to their former glory.
2. Our wonderful forested area along Denman Street should be left untouched. Generations of children have grown up in and around it and have spent many wonderful hours playing, walking and riding bikes and horses through the area. It is one of life's great pleasures to walk/cycle/run through the 'forest' to Dunrossil Drive, down to Government House and along the pathway/cycleway around the western foreshore of the lake. Do the LDA and the Gallagher government have any comprehension of just how many people actually use this terrific recreation area? Instead, in its place, we are offered a piddling little manicured park completely engulfed on all sides by a multi-storey densely-packed urban jungle.
3. The proposed dwellings do not suit the character or ambience of an old suburb like Yarralumla where such a development will completely alter the character of what should be preserved. There are plenty enough of new-style suburbs in Canberra – we don't need to turn our old ones into new high-density enclaves.
4. Yes, I've heard the argument (put forth by Mr Rattenbury) that there has been much development in Yarralumla over the last few years with old cottages being replaced by new. But that's just the point: one old house is pulled down and replaced by ONE new house, not multi-storey never-ending dwellings. Where townhouses have been approved, they are low rise and do not adversely impact on the character of the suburb. There are no eight-storey, six-storey, or even four- storey buildings in Yarralumla. Why start now?

