

**Submission on the Canberra Brickworks + Environs Planning and Development Strategy February 2015
(Deadline 4 April 2015)**

Dear Sir/Madam,

I have been a resident in Canberra for 64 years, including the last 25 years in Yarralumla. I value the vision, planning and legacy we have inherited over the past hundred years. Yarralumla is the jewel in the Canberra crown to me. I feel very privileged to live here and compelled to protect its heritage.

I therefore wish to make the following submission.

I 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;
- 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;
- 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.

I believe this Development could be future oriented/ future proofed. It provides a wonderful opportunity to meet the changing needs of the inner south Demographic and wider population with universal design housing built for everyone. It is a golden opportunity to build on the planning heritage of Canberra with advances now available.

Yours sincerely,

A black rectangular redaction box covering the signature area.

The Canberra Brickworks + Environs Planning and Development Strategy – The Strategy (2015)

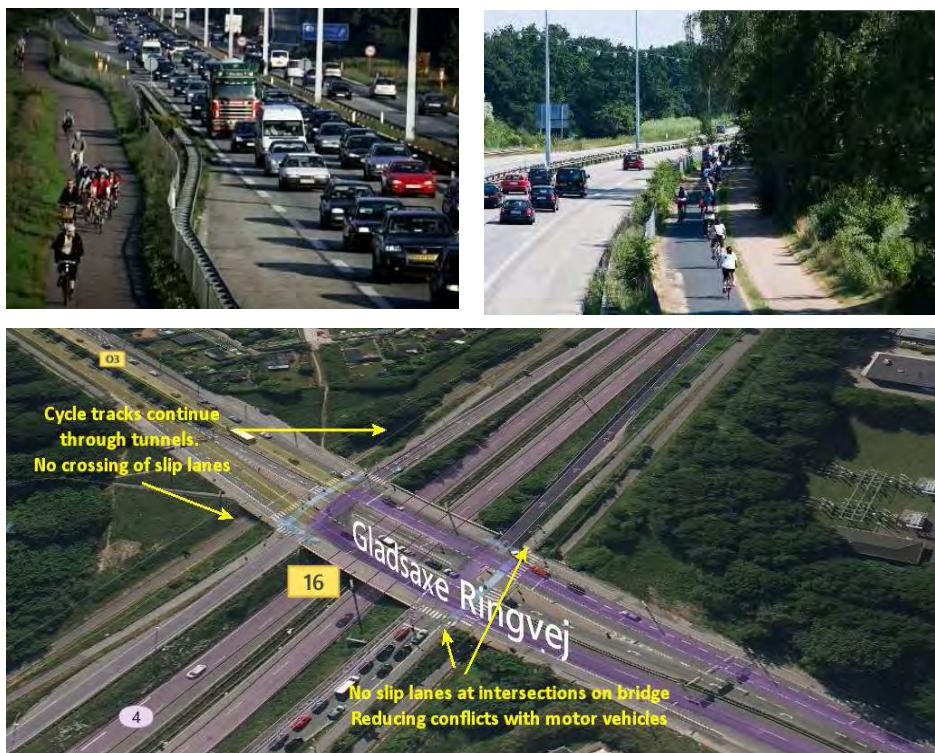
brickworks@act.gov.au

Dear Sir/Madam,

I am generally supportive of this development and commend the Land Development Agency (LDA) on their work to date. While conducting phone polls may be a way to seek approval for any new development, engagement with the community in the design process must be a priority. This means involvement during the design work and providing comments to draft reports before engagement with the wider community.

It is important with any new development that the priority for transport infrastructure be based around the hierarchy of the pedestrian first and the private motor vehicle last. Given that principle it is disappointing that the infrastructure particularly on the new mint interchange does not employ world's best practice for cycling and walking. The future for cycling infrastructure in the ACT will be fully physically separated cycle tracks that are also separated pedestrians. So to future proof the Mint (diamond) interchange for cycling infrastructure it must have tunnels for cycle tracks along Adelaide Avenue and where the cycle tracks meet at the intersections on the bridge, the left turn slip lanes must be removed so that there are no conflict points between car and cyclists.

A good example of this is Motorway 16 in Copenhagen. Cycle tracks are fully separated on each side of the motorway rather than cycle lanes. This allows not only the strong and fearless to cycle but people of all ages.



Motorway 16 Copenhagen

There is also no cycle path connection to the lake Burley Griffin path from this development. This could be achieved by a path along Dunnrossil Drive and also along Banks street. With the connection through the Quarry park. Pathway links should also be created along Cotter road so that people could walk and cycle to the Curtin shopping precinct.

Tree plantings along the streets within this development should be planted closer to the edge of the roads rather than the centre of the paths, to avoid it becoming an obstacle course.

Public transport should be prioritised with the construction of the median bus station below Kent Street in stage one and not stage two as is suggested. Consultant reports on these median bus stations was completed in 2012 yet there has been not budget commitment to construct these stations to date.



Woden Green, Phillip

Commonwealth Ave is the most congested road in the ACT which serves 66 000 vehicles per day along with Adelaide Ave at 45 000 vehicles. The extra traffic from Molonglo will also increase traffic on both of these roads into the city. A park and ride facility next to the Kent St bridge should also be considered a priority for stage one.

The south bound bus lane on Adelaide Ave ends at the cotter road over pass. This needs to extend to the YarraGlen roundabout at Woden as a priority along with the construction of the Mint interchange.

I can be contacted for further information on the recommendations in this letter.

Yours sincerely

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████████████████████

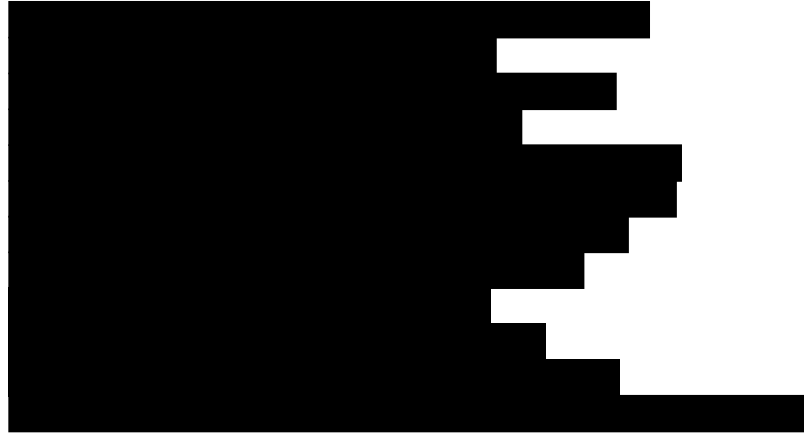
████████████████

Date: 4 April 2015

To:

Land Development Agency, brickworks@act.gov.au

Copy to:



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

Dear Sir/Madam,

I wish to make the following submission regarding the abovementioned development strategy.

Firstly, I would like to express my disappointment at the ongoing lack of genuine community consultation in regard to this development. It appears that highly publicised sessions are held simply to placate residents and tick boxes rather than through a sincere desire to garner or embrace community input. This is evident when, following 'extensive consultation' where there is a resounding and almost unanimous call against the size of developments, the next iteration of plans are presented showing an increased density. It really makes a mockery of our planning system. It is also insulting to the many who care about the future of this city and have taken time to let their local politicians (who are paid by the community) know how they feel. This is also occurring with the Omnibus Territory Plan Variation, with decisive opinion against excessively high-density developments in suburban areas being largely ignored.

I 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;
- 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;

- 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.

As a long-standing parishioner of the Yarralumla Uniting Church, I can see a complete loss of the beautiful aspect of our church, including the views and surrounding undulating landscape. It stands at the top of a rise, and yet will be effectively 'hemmed in' by multi-storey buildings.

I am also disappointed at the change in route for our visiting dignitaries. Apart from the obvious security aspects of such a change, the gorgeous avenue towards Government House is being greatly diminished, removing the grandeur of the current Dunrossil Drive.

I am not against development, but I am against development with a focus on fundraising and little consideration to the long term environmental impact. A 'maximum return' now will not result in the best return for Canberra in the future. Once done, it cannot be undone. Urban infill is a concept that can be successful, if it is done carefully and with consideration as to the effects of increased density. There seems to be a 'bigger is better' attitude to current developments, which I find most concerning.

I would like to lodge a firm objection to the plans as they currently stand.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

From: [REDACTED]
Sent: Monday, 30 March 2015 11:18 AM
To: Brickworks
Cc: [REDACTED]
Subject: Feedback on revised Brickworks development

To whom it may concern,

I live at [REDACTED], Yarralumla ([REDACTED]) and continue to have concerns about the Land Development Agency's revised development proposal for the Yarralumla Brickworks site.

In July 2014 I submitted feedback on the proposed development plan. I raised several concerns — ranging from excessive size, increased traffic, loss of green space and character — and urged the LDA to revise the plan so that it would be one of which Canberrans can be proud.

As I said in July, for a location of such historical significance, planning of this poor nature should not be tolerated. The Brickworks — and the residents of Yarralumla and beyond — deserve far better.

However, other than the reinstatement of the Mint interchange, little has satisfactorily changed — and in some cases has become worse. My concerns with the current proposal fall under the following categories:

Size — the proposed design is simply too large for Yarralumla. It doubles the size of the suburb — creating significant traffic and infrastructure issues — and turns it into something resembling the Kingston Foreshore or Gunghalin. This is a point I raised in 2014, and rather than acknowledge this problem the LDA has simply increased the number of dwellings (albeit in a larger area).

The proposal for large apartment buildings is also unacceptable. Instead of looking at the trees that make Yarralumla — and Canberra — so special, the public will be forced to look at eyesores. The buildings will quickly date and destroy what is currently a beautiful landscape.

Traffic — as my home is located [REDACTED], I am extremely concerned about the increased traffic that will be moving past my house. This changes the street from a quiet suburban road to a main one.

Similarly, I do not believe the data upon which the LDA has based its traffic modelling is adequate. There needs to be a new study conducted so that residents can be better informed and the plan can be modified to reflect the peak-hour traffic problems that currently exist.

Green space — the green space is what makes Yarralumla such an appealing suburb. In particular, the parkland opposite Fraser Place was a significant factor in my decision to move to the suburb. The proposal would see that green space removed and replaced with buildings; there is not even a proposal to retain the mature plane trees (currently about six metres from the roadside) as part of the development/future nature strip.

I believe the parkland should remain untouched — or, at the very least, the plane trees should be retained. I would also point out that while the proposal makes much of retaining a 'green buffer' for current homes — including an inadequately sized park on Denman Street — this principle is ignored for the residents of Kintore Crescent and Fraser Place.

Character — the revised plan is not in keeping with the currently suburb, and employs a grid design simply to maximize development.

I am also extremely unimpressed by the proposed changes to Denman Drive, an area of historic significance. The idea of removing elm trees that were planted in 1918 and replacing a ceremonial entry point with large apartment buildings is, quite simply, atrocious.

⌘

Additionally, I am appalled by the taxpayer dollars being wasted by the LDA on a ‘community survey’ on the Brickworks. This is an unreliable source of community sentiment; the majority of people surveyed would only have seen the artist’s impression of the development and not engaged with the details. They are not aware of — or will not be affected by — the significant traffic and infrastructure issues this poor piece of public planning will cause, nor understand the history that will be lost.

Similarly, I have no doubt that those surveyed are under the impression the Brickworks will become a new and vibrant community asset; they do not realise that under this proposal there is no long-term commercial plan for the site, and the amount being invested in the Brickworks is inadequate.

To date there has been an utter failure to listen to residents. This constant lack of adequate engagement by the ACT Government — along with its heartless response to the Mr Fluffy issue and excessive light rail plan — has ensured I will never again vote for, or preference, Labor in the ACT again.

Once again, I urge the LDA to review this proposal — in consultation with the community — and produce something of which we can all be proud. A smaller, well-planned development that respects the current suburb and places the restoration of the Brickworks at the heart of the plan has the potential to be wonderful.

Regards,



[REDACTED]

From: [REDACTED]
Sent: Tuesday, 31 March 2015 6:53 PM
To: Brickworks
Subject: Proposed Brickworks Development

I continue to be strongly opposed to the development as proposed.

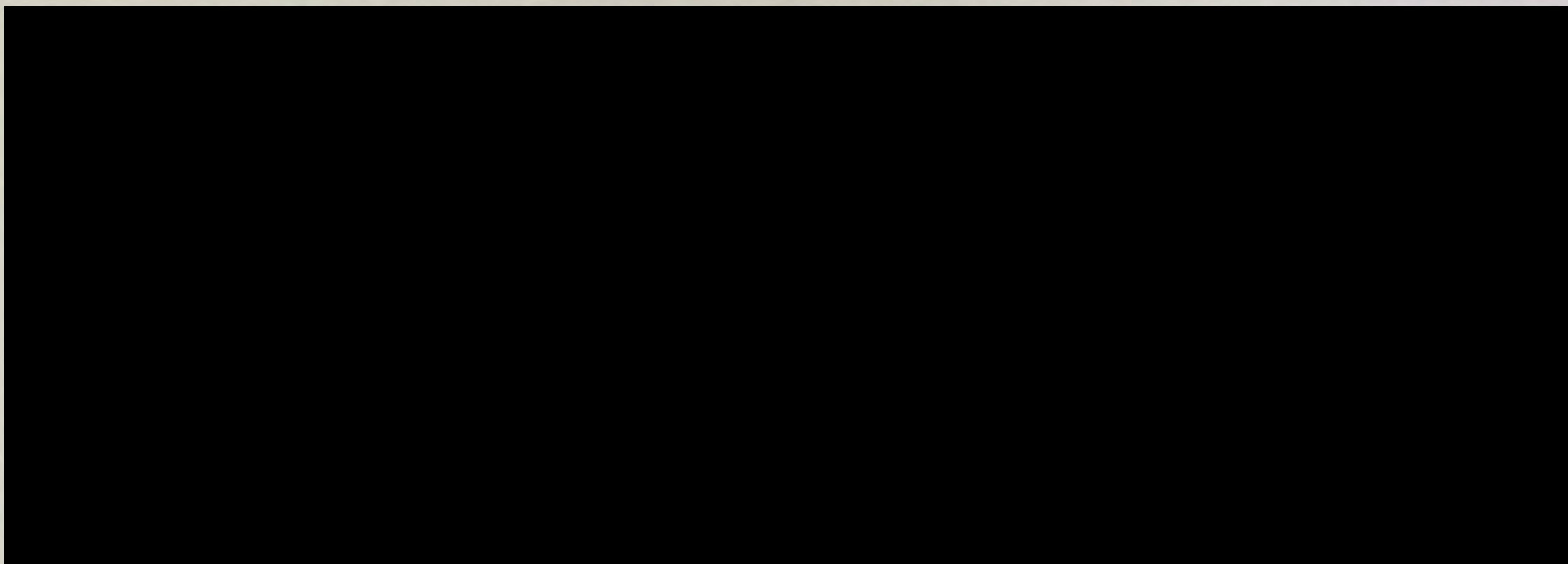
The latest proposal is even bigger than the 2014 proposal. I am very annoyed that your organisation continues to ignore the feedback you have already received from residents. What is it you do not understand about the development being too big? There is really no point in "consulting" with people if you are going to ignore what they are saying.

I will only support the development of the Brickworks area if:

- the development is about half the proposed size ie max 900 residences
- doesn't disturb unduly the existing landscape features
- protects the native grasslands and Golden Sun moth habitat
- it has its own adequate community and retail facilities
- has better traffic and parking arrangements.

You also need to think about who the target demographic for these units might be. My understanding is that a large proportion of the units will be designed to be one bedroom. This of course means investors buying them to rent to young people. Now young people will not want to rent them unless there is plenty of action going on within walking distance. So in order to make them financially attractive and maximise your revenue you will have to make provision for adequate shops, restaurants and bars.

Alternatively, you can target the older retired demographic who can afford larger three bedroom units and would be prepared to pay a premium for the privilege. You would still need to provide adequate community facilities of course but I suspect it would be less expensive overall than the sort of facilities favoured by young people. In other words you and the developers can make the same amount of money from the development but with a smaller overall development that would be less costly both financially and environmentally and which might get more community support especially if there were some sweeteners thrown in regarding the redevelopment of the Brickworks itself.



31 March 2015

Land Development Agency
Economic Development
Community Engagement Team

Via email: Brickworks@act.gov.au

To whom it may concern

**CANBERRA BRICKWORKS + ENVIRONS
PLANNING AND DEVELOPMENT STRATEGY**


I note the date for submissions in response to the above strategy has been extended to 4 April 2015.

On Saturday 27 February 2015 after being alerted by a third party, I attended a public information session at Yarralumla Primary School addressing the Canberra Brickworks development proposal.

I was issued with a Newsletter which outlined some of the proposal. I noted there had been an insert included following initial unfavorable responses from the local community, and that some adjustments had been made.

I didn't stay long at the information session, just enough time to get a rough idea what people thought and how it may affect the local area.

There seemed to be a lot of complaints being aired at the meeting. I did not want to get involved; however it appeared the majority of people in attendance were not keen on large developments taking away from the natural surroundings of the area. Buildings of 6 – 8 stories would certainly be hard to miss. Such a development seems to deviate from the original vision for Canberra of keeping the suburbs with their own 'village hub' servicing the local community, without large towers disrupting the valley skyline.



I noted in the February 2015 Newsletter that 8000 square meters and 2600 square meters had been allocated to Deakin and Yarralumla respectively for development. This is certainly cause for concern for any existing business owner in Yarralumla, Deakin, Curtin and Hughes, as the size of this allocation is what we consider to be anything from a large local shopping centre at 2600 square meters, to something more of a group centre at 8000 square meters. Centers of such magnitude would clearly present a direct threat to the profitability of the businesses in the existing local shopping centers.

I proceeded to ask one of the ACT Government representatives as to their thoughts about this allocation. She was quick to assure me that the intention was for the 8000 meter square development to be predominantly office space, with the potential for a few small eateries to service the offices. She indicated there was certainly no provision for a supermarket as the residential development was largely built on the other side of the freeway. She said a supermarket was not indicated in the overall plan as it would require people to travel by car, but rather the overall intention of the plan is for people to commute on public transport, and thus retail would not be promoted in this development space.

I can only assume it is understood that the district certainly has enough retail outlets to more than sufficiently service the small local population. In fact the existing businesses would easily cater for and welcome the additional 3000 residents expected to be attracted by the development. The saturation of retail in Canberra and this district in particular, is already stretched to the limit.

It would be of further concern if the Government were to sanction more outlets to sell products such as liquor and cigarettes. Again this would go against the strategies in place which serve to reduce rather than promote the sale of these products in the ACT. A large supermarket being granted license in this area would not only be extremely damaging to the four existing local shopping centers, but would most definitely promote the sale of tobacco and liquor through their ability to purchase and on sell such products at a much cheaper price than the average independent operator.

With this in mind I ask for some sort of commitment from the Government, perhaps in the form of placing purpose clauses for the future development which do not allow the sale of tobacco or liquor in this space. There should also be some provision for a maximum space allocation of say 300 square meters per retail outlet.

The Government must surely undertake to maintain fair competition in future developments, and protect small business from oppression by the major chains. Giving them license to saturate this area will certainly compromise the local shopping centers, and again deviates from the original city plan.

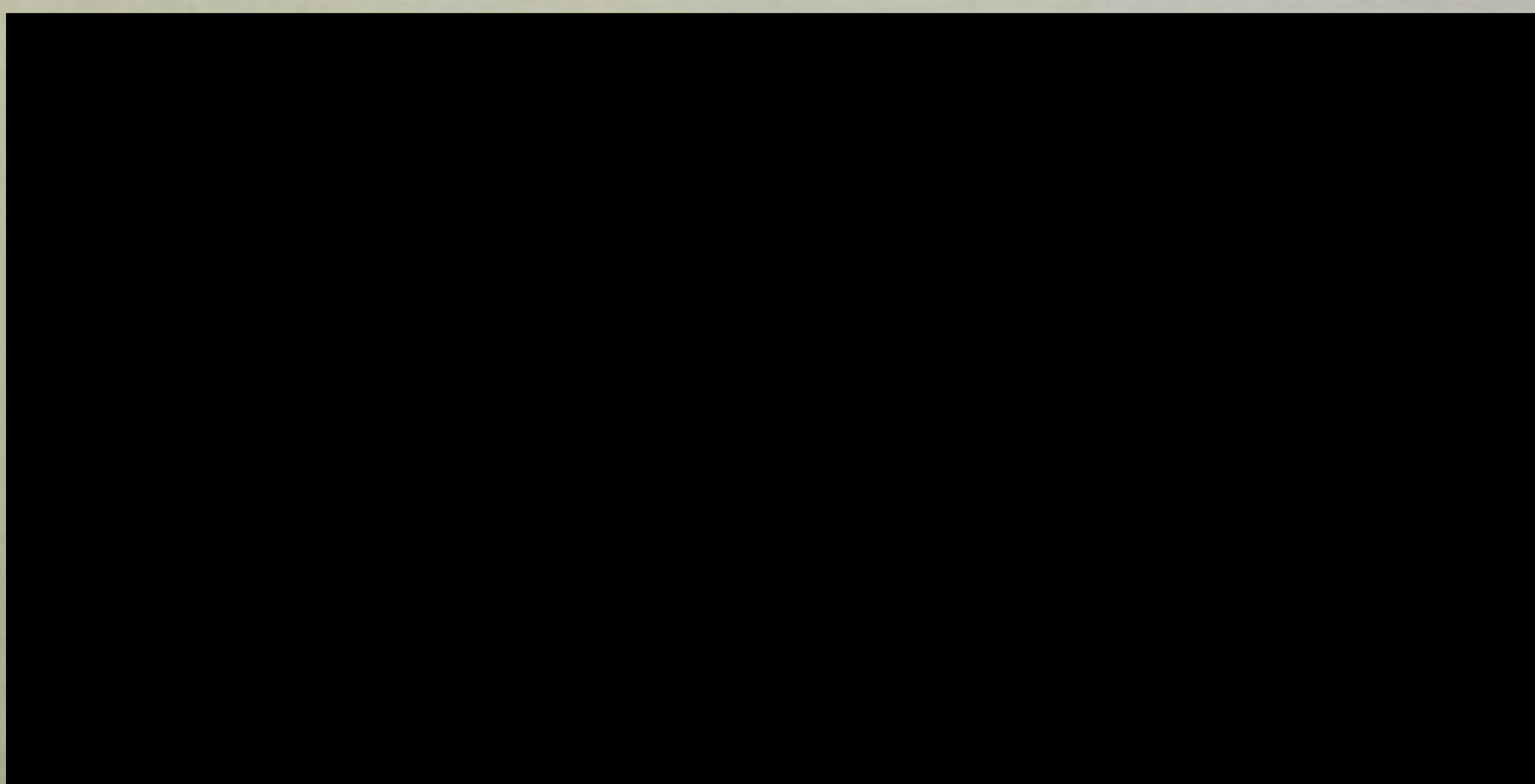
I reiterate there is enough retail space allocated to this district with a group centre in Curtin and a large town centre in Woden, which is also about to increase in size substantially.

It is evident in reporting statistics provided by local newspapers that there is already a lack of public confidence in the residential and commercial building sector with home loan approvals at a low, and both small and large retail figures in decline.

I support the growth of our city, but also preserving what is already in place. Forcing more competition in the form of large corporations, into an already oversupplied district would be catastrophic.

As a community we must recognize the need to preserve for future generations the vision and work of past generations in their attempts to maintain the 'local' shopping centers which provide sustainable convenience and a strong sense of community to all Canberrans.

I would appreciate the opportunity to discuss this matter further, and request that I be included in future communications and be made aware of planning phases of the development strategy.



4 April 2015

To:

Land Development Agency, brickworks@act.gov.au

Copy to:



Submission on the Canberra Brickworks + Environs Planning and Development Strategy February 2015 (Deadline 4 April 2015)

Dear Sir/Madam,

I live at [REDACTED] Yarralumla, ACT 2600 and wish to make the following submission.

I 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;
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- 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.

In particular, the proposal involves massive destruction of mature trees, natural vegetation and natural topography of the area. As my young daughter said to me, it's very sad to think of even a single tree being killed just to build some houses – the thought of whole swathes, in particular the park between Kintore Circle and Adelaide avenue is a poor example to set to our children.

The number and density of the dwellings proposed are out of character with the rest of the suburb, and the increased population will put severe strain on the infrastructure and facilities in Yarralumla.

I therefore urge the Land and Development to reconsider and revise these proposals before proceeding any further.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: Canberra Connect Customer Services [canberraconnect@mailsy.custhelp.com]
Sent: Tuesday, 7 April 2015 10:34 AM
To: Brickworks
Subject: [REDACTED]

Hello,

A submission has been received through the ACT Government Customer Relationship Management (CRM) system used to manage correspondence from the community and has been directed to you for response.

Please use the link below to either:

- provide a response to the customer enquiry (the response to the customer will be sent by direct email); or
- if this enquiry is not your area of responsibility, please suggest an alternate contact in the comments field provided and select "Reply to Staff Member" prior to submitting.

The reference number for this incident is: [REDACTED]

Customer contact name: [REDACTED]

Please click on the link below to access the update form:

[To view and respond to this enquiry, click here.](#)

Kind regards,
 Canberra Connect

Link has the following message – See last paragraph for Brickworks comments:

Enquiry Reference # [REDACTED]

Subject: Canberra Brickworks development
Date Created: 06/04/2015 19:34:32
Category: Land, Planning & Building
Address: [Old Canberra Brickworks, LOT 1 Denman Street, Yarralumla ACT 2600, Australia](#)

Customer Information

First Name:	[REDACTED]
Last Name:	[REDACTED]
Phone Number:	[REDACTED]

Discussion Thread

Private Note (not displayed to the customer) ([REDACTED]) 07/04/2015 10.34 AM
 Canberra Connect forwarded this Enquiry to brickworks@act.gov.au

Hi,

The below incident has been received through the ACT Government CRM. Can you please respond to the customer's enquiry using the below form. When you respond it will be sent directly back to the customer's email.

If this is not for your area, please select "Reply to Staff Member" before submitting response.

Kind regards,

Canberra Connect

Private Note (not displayed to the customer) (Subject Matter Expert) 07/04/2015 10.20 AM
 Updated by SME (terrplan@act.gov.au)

Please redirect to the Land Development Agency (LDA) email: brickworks@act.gov.au

Private Note (not displayed to the customer) (Administrator -)

06/04/2015 07.34 PM

Administrator forwarded this Enquiry to terrplan@act.gov.au

Forward to SME via External Event

System Generated Auto Response (Administrator -)

06/04/2015 07.34 PM

Thank you for your correspondence which has been received and referred to the relevant ACT Government business unit.

If you have requested a response you should expect to be contacted within 10 working days.

Your reference number is: # [REDACTED]

Customers Entry ([REDACTED])

06/04/2015 07.34 PM

How dare the ACT Government use as a base 1200 phone calls on the question of such significant environmental importance as the development of the Canberra Brickworks site!?! I am outraged (but not at all surprised) that this apology for a planning department thinks it can provide such a cosmetic approach to the defacing of such an area. Just what questions were asked of the 1200 telephone respondents? Were they all Yarralumla residents? What is the plan for the redevelopment of the Yarralumla shopping precinct to cope with all the extra demand for services? What is the plan for the enlargement of the parking areas to cope with all the extra traffic? LEAVE YARRALUMLA ALONE - HANDS OFF THE BRICKWORKS AREA FOR SUCH A DISGUSTING REDEVELOPMENT. We lived in Yarralumla for 40 years during which time we attended at least three planning meetings regarding the redevelopment of the Brickworks site. They, at least, were a trifle more sympathetic than what is being proposed at present. What kind of people are in charge of this apology for a planning authority? Develop this site on the present lines at your peril - beware the ballot box.

From: [REDACTED]
Sent: Friday, 27 March 2015 10:59 AM
To: Brickworks
Subject: Canberra Brickworks and Environs Planning and Development Strategy

Land Development Authority

Canberra Brickworks and Environs Planning and Development Strategy

I refer to the request for comments regarding the February 2015 version of the misnamed Canberra Brickworks and Environs Planning and Development Strategy. Misnamed because this proposal has very little to do with the Canberra Brickworks and everything to do with maximising ACT Government revenue from land sales.

While the objective of generating revenue for the ACT Government is not of itself to be condemned, what is to be condemned is the sheer audacity and inappropriateness of this latest proposal.

The ACT Government has undertaken a range of studies to identify options to generate and fund adaptive reuse of the Canberra Brickworks. Reports go back to last century, with each proposal from government progressively more inappropriate than the last. Each proposal has been studied by the Yarralumla community and in particular the Yarralumla Residents Association. Significant resources have been expended by the community in submitting well researched and reasoned responses. Proactive work has been undertaken by the community to describe their visions and objectives for the suburb. Plans and strategies have been prepared by the ACT Planning Authority and National Capital Authority. None of the above have identified the complete razing of the landscape around the Brickworks and filling it with high density multistorey flats.

The contempt with which the Land Development Authority, and by inference, the ACT Government and Legislative Assembly, have pursued this development, is illustrated not only by the dismissal of the communities' views by the LDA, but by the deceptive commentary contained within the artists' impressions and glossy public documents.

I have provided the previously requested comments to the LDA, and to relevant MPs, MLAs, Senators etc regarding earlier proposals, and have no intention of wasting my time and energy on repeating the exercise, other than to request that my opposition to this latest outrage is recorded. This current plan is in all respects the worst proposal of any so far put forward. It has no planning, urban design, environmental or architectural merit. It will destroy a significant component of the NCOS system, and compromise the suburbs's character. It is a totally inappropriate location for high density multi storey infill, being remote

from any significant commercial centre, inconvenient for public transport and with an inappropriate road network incapable of accommodating the generated traffic.

My objections are not based on any NIMBY view of the world. I, and from what I understand, the Yarralumla community, do not object to increased residential densities leading to a more efficient and sustainable urban form. However, this proposal is excessive, ill thought out and in the wrong place. It's only merit appears to lie in the imagination of those who demand land sales revenue above all else and of those who plan to profit from it.

██████████

26 March 2015

[REDACTED]
YARRALUMLA
ACT 2600

Email: [REDACTED]

9 March 2015

Land Development Agency
TransACT House
470 Northbourne Avenue
Dickson ACT 2602

By email: brickworks@act.gov.au

**CANBERRA BRICKWORKS AND ENVIRONS PLANNING AND DEVELOPMENT
STRATEGY 2015 FEEDBACK AND COMMENTS**

Please find attached our comments on the Brickworks and Environs Planning and Development Strategy February 2015.

The document is a major improvement on the 2013 version and addresses most of the concerns we expressed in our response dated 9 July 2014.

However, there is a lack of detail concerning the north western corner of the site, [REDACTED]. We seek firm assurances, through block boundaries and zoning in the forthcoming changes to the Territory Plan, that four story apartment blocks will not be allowed closer than 50m to our boundary.

Yours sincerely,

[REDACTED]

Enclosure: *COMMENTS ON CANBERRA BRICKWORKS AND ENVIRONS
PLANNING AND DEVELOPMENT STRATEGY FEBRUARY 2015*

[REDACTED]

COMMENTS ON CANBERRA BRICKWORKS AND ENVIRONS PLANNING AND DEVELOPMENT STRATEGY 2015

Area, height and siting of Buildings in NW corner of the site

The Master Plan indicates that the northernmost residential building between the golf course and the Brickworks has:

- been reduced in height from eight to four storeys;
- moved further south; and
- reduced in area.

These changes from the 2013 Strategy are reasonable and preferable to lower storey buildings covering a larger area. Any building of more than four storeys, covering a greater area, or sited further than shown in the Master Plan would be inappropriate.

However, we are concerned that this plan is indicative only and that implementation of the future development could result in a four storey building of greater area located closer to existing houses at the end of Lane-Poole Place. What guarantee do we have that the 2015 Strategy's Master Plan and "Open Space" plan will be strictly adhered to?

Open Space (Section 4.3)

The revised Territory Plan must clearly zone blocks and sections of land as Public Realm / Open Space (PRZ1) and as Residential, to reflect section 4.3 "Open Space" at page 23 of the Strategy Document.

We propose that the revision to the Territory Plan rezone Block 21 Section 102 as Open Space (PRZ1), and extend it southwards so that it provides a guaranteed open space buffer of at least 50m between the existing houses in Lane-Poole Place (Block 31 Section 102) and any blocks zoned to permit new buildings.

A buffer of at least 50m of open space parkland is necessary to:

- prevent apartments in the proposed four storey block from overlooking existing homes;
- allow for a pedestrian / bicycle path, connecting to Lane-Poole Place, with reasonable separation between the path and new and existing buildings; and
- permit large trees (15m+) to be planted to screen the four storey building from existing houses.

Noise and visual screening

Given that the redeveloped Brickworks will host a wide range of community activities, including loud music events, it is imperative that the large earth mound in Block 21 Section 102, between the Brickworks and the existing houses at 26 and 28 Lane-Poole Place, be retained as a noise barrier. Consideration should be given to creating similar

mounds as a noise barrier between the existing townhouses along the southern side of Lane-Poole Place (Block 30 Section 102) and the Brickworks courtyards.

Pedestrian and Cycle Network (Section 4.5)

It is recommended that a shared pedestrian and cycle way be included from Lane-Poole Place, through Block 21 Section 102 and through the proposed Golf course / Brickworks interface landscape buffer, to Dunrossil Drive. This route is an established informal footpath, much used and valued by local residents.

Access from Brickworks Road to Lane-Poole Place

We seek confirmation that there is no intention to run a road through Block 21 Section 102 to Lane-Poole Place.

The Strategy infers, but does not unambiguously state that there will be no road connection between the new road through the Brickworks and Lane-Poole Place. Lane-Poole Place is not designed for heavy traffic and any increase in current traffic flows would be unsafe and ruin the character of the street.

Furthermore, the new road opposite the Brickworks should not extend north of the proposed four storey apartment building and should end no closer than 50m to existing houses. Residents of Lane-Poole Place already suffer considerable annoyance from the antisocial activities of drivers who visit the area late at night, largely in response to the Brickworks being listed on internet websites as a haunted site.