

**CONSULTANT BRIEF**  
**FOR**  
**YARRALUMLA BRICKWORKS REVIEW**

**Urban Design and Projects  
Land Planning and Projects Branch  
ACT Planning and Land Authority**

# BRIEF FOR YARRALUMLA BRICKWORKS REVIEW

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## 1.0 Purpose

This consultancy is part of a process that seeks to achieve good planning outcomes for the future of the Brickworks and environs. This is a review of the long-standing issues in order to develop a way forward for the Government.

The Minister for Planning has indicated that he would like consideration of the YRA's proposal for limited residential development to occur on the site.

It is anticipated that the review will provide the ACT Planning and Land Authority (the Authority) with a comprehensive assessment of documentation and identify key issues for government. The study will note policy and planning issues for consideration, provide a timeline enumerating the chronology since the site was decommissioned for brick making and an analysis identifying current relevant issues.

The objectives of the Review are to:

- seek options for uses of the Yarralumla Brickworks site taking account of existing policy and the history of government and community engagement activities;
- identify the range of issues that would impact on proposals for the Brickworks and environs, and
- record current community and Government views about the future for of the Brickworks and environs.

The study is to culminate with a series of recommendations to government on how best to progress planning policy as it relates to the Brickworks.

## 2.0 Background

### The Study Area

The Yarralumla Brickworks is located on the western edge of the residential area of Yarralumla, and is located within an area bounded by the Royal Canberra Golf Course to the west, Lane Poole Place to the north and an access road off Denman Street to the south. It is accessible by motor vehicle only via Denman Street. The study area is also to include adjacent sites between the Brickworks and the Yarralumla Uniting Church. The study area is therefore comprised of Blocks 1 & 7, Section 102 and Block 3, Section 94, Yarralumla.

Under the Territory Plan the site is listed as being Entertainment, Accommodation and Leisure Land use. This site is also included in the Heritage Places Register as Appendix V of the Territory Plan.

### The Brickworks

Operational from 1913 to 1976, the Yarralumla Brickworks is of historical value as the first industrial manufacturing facility within the ACT, and for its integral role in providing the base material used in the construction of the early buildings in the National Capital. The Yarralumla Brickworks is a relatively intact representative example of large urban brickworks from the early 20th Century, a type that is becoming increasingly rare nationally and internationally. The Brickworks comprise a cultural landscape where the remaining buildings, structures, equipment and landscape features have the ability to demonstrate the evolution of a range of industrial processes associated with tile, brick and clay production-over a 60 year period.

### Yarralumla Residents Association

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Proposals to develop the site for a variety of uses have been canvassed for over twenty years including by the Yarralumla Resident's Association (YRA). The YRA's most recent proposal is for 25 residences and asserts that the financial return from this development would achieve cover the cost of restoring the Brickworks and remediation of the site.

### Heritage Conservation

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following conservation policy for the place:

*"The identified heritage values and intrinsic features of the place shall be conserved whilst allowing for the integrated and sympathetic redevelopment of the place as a single entity, consistent with contemporary practices for the adaptive reuse of industrial and commercial heritage places. In conserving and developing the place, its significant historical use as an industrial site for the production of bricks and clay products shall continue to be evident and accessible to the public.*

*Redevelopment of all or part of the place shall be in accordance with a Conservation and Management Plan endorsed by the ACT Heritage Council."*

It is to be noted that until there is a determination of how the site may be developed and used, a Conservation and Management Plan cannot be prepared for endorsement by the ACT Heritage Council.

### Neighbourhood Plan

A Neighbourhood Plan is being prepared for the suburb of Yarralumla. Whilst the Yarralumla Brickworks Review will be developed separately to the Neighbourhood Plan it will become an input to the evolving Neighbourhood Plan. The Brickworks Review will need to take account of relevant strategies in the Neighbourhood Plan for the area adjacent to the Brickworks.

### 3.0 Scope of Work

The consultant team is required to undertake the following:

- Review available ACT Government reports, policy, correspondence and documentation regarding the Yarralumla Brickworks.
- Review the Connell Wagner report prepared for the LDA on the brickworks and environs.
- Review available YRA newsletters, issue papers and press releases.
- Review material available in the Legislative Assembly and NCA library.
- Undertake consultation with Government Agencies deemed relevant to the study. This will include face to face meetings with ACT Government officers (allowance of 5) plus one combined meeting.
- Undertake consultation with members of the Yarralumla community.
- Undertake a site visit with appropriate representatives of ACTPLA, Environment ACT and the ACT Heritage Unit.
- Prepare a summary report which identifies key physical, technical and community issues that impact on government determination to achieve a resolution for the Brickworks site. The summary report is to include a timeline history for the site including each of the key issues and proposals that have been put forward for the site since production ceased in the 1970's.
- Provide a summary site analysis diagram illustrating graphically the identified constraints and opportunities relevant to the 3 sites which comprise the study area.

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- Provide sketch concept plans illustrating how future development of approximately 25 dwellings may be accommodated on sites adjacent the brickworks, exploring the feasibility of different densities of development (large block, standard block and 'townhouse' style development or a mixture).
- Conduct a capital cost estimate analysis examining cost to service the sites versus anticipated revenue from land sales for the different scales of development for approximately 25 dwellings for the sites adjacent the brickworks.

### 4.0 Tasks

#### Consultation

Consultation with relevant ACT government agencies including ACT Heritage Unit, ACT Planning & Land Authority, ACT Roads, ArtsACT, Canberra Urban Parks and Places, the Land Development Agency, the Department of Urban Services Property Branch and ACT Business and Tourism is required.

The consultations will explore issues and clarify information available in policies and reports regarding options for use of the Yarralumla Brickworks for community, cultural and tourism resources, the potential for town house development and traffic management associated with any future site development.

#### Timeline

The timeline will provide a chronological history of the site and will identify the various proposals that have been put forward since production ceased there in the 1970's. The timeline will reference the background documentation that has been uncovered in the documentation review process. The purpose of the timeline is to illustrate the wide range of proposals that have been examined in the context of increasing local community expectation that the ACT Government should make a decision on the future of the site.

#### Site Analysis and Concept Plans

The plans presented as a colour documents, will identify existing and potential opportunities and constraints presented by the site that would be key influences on any design outcomes.

The site analysis will consider and identify graphically:

- existing topography
- existing places of cultural or natural heritage significance
- views within, to and from the site
- access and connection points
- neighbouring properties
- site boundaries
- any other notable features

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## Capital Cost Estimates

The concept plans are to examine different scales of block size in a development of approximately 25 dwellings ranging from a multi unit/townhouse development through to a small scale, large block housing estate.

- approximately 25 multi unit / townhouse development with an average block size of 450m<sup>2</sup> (including road access) on a 11,250m<sup>2</sup> site
- approximately 25 standard residential block development with an average block size of 900m<sup>2</sup> (including road access) on a 22,500m<sup>2</sup> site
- approximately 25 large residential block development (reduced as necessary to fit on available site area) with an average block size of 1800m<sup>2</sup> (including road access) on a 45,000m<sup>2</sup> site.

This Concept Plans are to build upon the information presented in the Connell Wagner report of February 2001 prepared for the Land Development Agency and the subsequent analysis of the 25 unit YRA proposal by Wilde & Woollard. The study is to examine alternate servicing possibilities for the site including on site sewer treatment so as to avoid costly traditional servicing of the blocks. The capital cost estimates are to exclude remediation works associated with the brickworks site, other than those necessary to complete the servicing of the new residential development. Advice regarding anticipated sales costs is to be provided by a property consultant. The Concept Plans will be presented as a colour document.

## 5.0 Outputs

Three (3) copies of a short report with site analysis and concept drawings are required in paper and electronic format.

## 6.0 Program

It is anticipated that the project will take up to twelve(12) weeks to complete and will commence in late July 2004 and meet the following milestones:

Project initiation	Mid July 2004
Documentation review and site visit	July / August 2004
Consultation	July/August 2004
Develop draft site Analysis	August 2004
Develop Draft Report	August / September 2004
Finalisation of report	end October 2004

## 7.0 Liaison and Reporting

The Project Officers are Catherine Keirnan and Josephine Clarke. Ms Keirnan can be contacted on 6207 1747 and Ms Clarke on 6207 5990. Close liaison should be maintained with the Project Officer at all times to ensure the consultation and design development reflects the requirements of the Brief. This may involve weekly meetings or telephone conversations if deemed necessary.

It is anticipated that a number of ACT Government agencies will need to be consulted in the development of this project. The range of ACT Government Agencies will be agreed by the Project Manager and the consultant.

It is essential that the Cultural Planner and the Architect work together through the course of the projects in particular with regard to consultation inputs from ACT Government and community stakeholders in the development of the concept plan.

## 8.0 Resources and Support

The Authority will provide access to appropriate reports, files and staff in order to assist the consultant with the analysis and consultation program. This will include a site plan for the study area, the draft Yarralumla Neighbourhood Plan, previous

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studies and archaeological reports and ACT Heritage Places Register listing for the Yarralumla Brickworks and any other sites in Yarralumla deemed relevant. ACTPLA will also assist with setting up ACTGS consultation utilising ACT government intranet and venue hire arrangements.

ACTPLA will provide CAD base information including general contours, vegetation and buildings. It is not assumed that this will be any more detailed than that typically generated from aerial photos.

### **9.0 Fee Proposal**

The consultant fee proposal shall include all sub-consultants, costs and materials and to include GST to an upper limit of \$35,000.00.

It is anticipated that payment will be made at two (2) stages being mid way and at acceptance of final report.

The consultant will be expected within the limits of the consultancy fee to provide a briefing to ACTPLA at these milestones or other key points of the project.

The consultant is required to supply an ABN and be registered with the Australian Taxation Office.