

CANBERRA BRICKWORKS PRECINCT

OBJECTIVES

1. **To conserve, redevelop and integrate the Land's heritage elements to create a unique and distinctive heritage, cultural and recreation destination that provides a diversity of activities for the broader community, by:**
 - a. Provides appropriate and sympathetic conservation, restoration, adaptive and sustainable reuse of structures and areas in accordance with the provisions of the endorsed Conservation Management Plan (2010) or its endorsed successor and considers the Burra Charter and the TICCIH Charter for Industrial Heritage.
 - b. Including the Railway Remnants and the Quarry as publicly accessible and connected parklands, integrating the Land's heritage, cultural and geological heritage elements, and preserving the physical and historical connection to the Brickworks buildings.

2. **Provide a range of high quality, diverse, innovative and socially inclusive uses in within the Land while targeting global best practice measures and outcomes for sustainability, community focus, and resilience, including:**
 - a. If housing is included in the proposal, provide diverse housing options, up to a maximum of 380 dwellings and an environment that is easy and delightful to live within;
 - b. Ensure community amenities such as shops and other services are accessible, matched to the proposed uses of the Precinct and provide opportunities for positive formal and informal interpersonal interactions.
 - c. Demonstrate commitment to zero (or negative) net:
 - i. greenhouse gas emissions (including contributing to the ACT's self-sufficiency in renewable energy and not providing any infrastructure for use of fossil gas as a fuel),
 - ii. pollutants,
 - iii. nutrients,
 - iv. water,
 - v. wastefrom the development and the Precinct
 - d. Demonstrate commitment to mitigate against impacts of climate change;
 - e. Incorporate global best practice such as required to achieve, as a minimum, top ratings for Green Star certification (all categories), Living Building Challenge 3.0 certification, Livable Housing Australia certification, NatHERS and NABERS; HIA Greensmart Accreditation; and Water Sensitive Urban Design; etc.;
 - f. Plan development to minimise disturbance to the Precinct's current terrain, soil structure and hydrology, and to ensure protection of critically endangered Golden Sunmoth and temperate grasslands nearby.
 - g. Demonstrate how active and public transport will be the attractive, safe (and perceived to be safe) and accessible transport choice in the Precinct
 - h. Demonstrate commitment to triple bottom line.

- 3. Development in the Precinct harmonises with the character of the Brickworks, Canberra's Garden City Principles and the context of broader planning for Canberra:**
 - a. Harmonise new buildings with the Precinct's and surrounding built form, landscape and streetscape (through selection of materials, wide verges and large street trees);
 - b. Minimise disturbance to the current terrain, geological features and landscape scale assets and enhance the woodlands as significant assets and as a windbreak and sound barrier;
 - c. Ensure the development minimises visible impact from the south or west of the ridgeline that runs from Denman Street to Dunrossil Drive.

- 4. Integrate Precinct open space, active travel and recreation connections and facilities into existing networks:**
 - a. Retain and improve the continuous woodland loop, part of which is the Old Uriarra Track, in its natural state with mature trees and groundcover and without requiring people who are walking, cycling or using other active travel and recreation to cross a primary access road.
 - b. Install shared paths in all streets, and connect the Precinct with existing paths, including with paths around Lake Burley Griffin and near Novar/Kintore Streets.
 - c. Ensure connections between Precinct parklands including Railway Remnants parkland, the Brickyard area and the Quarry.

- 5. Minimise adverse impact of development on the surrounding community in terms of traffic, parking, noise, light, odour and privacy etc.:**
 - a. Propose measures to minimise traffic volume and rat-running impacts on the currently existing built areas of Yarralumla and Deakin.
 - b. Ensure the primary access into the Brickworks Precinct is shared by visitors to the Brickworks/Quarry and any new residential development.
 - c. In addition to standard mandated parking requirements for intended uses, ensure adequate parking for motor and active travel, and to meet projected future needs for people visiting the Brickworks, Quarry Park, and Railway Remnants;
 - d. Ensure adequate infrastructure is provided in the Precinct to accommodate active travel and public transport – paths, sites suitable for public transport.
 - e. Provide a landscaped “green” buffer of at least 20 metres’ width to the north and east of the project area that protects the privacy of adjacent residential blocks and presents an attractive visual treatment from the Precinct.
 - f. Ensure no new structures have sight lines into the gardens and living areas of residential blocks ;
 - g. Design a development in the Brickworks and Quarry that will mitigate potential noise, odour and light pollution impacts on residential, community and commercial blocks;
 - h. Minimise duration of construction phase, develop a transport management plan in collaboration with the community, and ensure adequate protection to residential, community and commercial blocks, residents, workers and visitors from any asbestos, dust and other contaminants during construction.

- 6. Development is financially viable and sustainable over the long term, minimises the ongoing Precinct management costs to the ACT Government, and provides value to the Territory:**
 - a. Provide a transparent, costed plan for the Brickworks conservation, preservation and adaptive reuse, including upfront repairs as specified in the Conservation Management Plan, and other Precinct management costs;
 - b. Propose a planned structure for ongoing management and financing of the Precinct.
- 7. Demonstrate in the response to the RFP and RFT that the parameters in the Community Parameters and Perspectives report in Annexure X have been and will continue to be addressed comprehensively.**
- 8. Demonstrate ongoing engagement with the community, including the Community Panel, during the RFP and RFT and subsequent planning, design, approval, development, construction and post-construction processes are addressed through a Community Engagement Plan:**
 - a. Respond to the Community Parameters and Perspectives Report in Annexure X in the Community Engagement Plan and factor it into the Precinct development program and timeline.
- 9. Development demonstrates compliance with relevant and current ACT and Commonwealth legislation, strategies, policies, plans, programs and projects.**