

An aerial photograph of Canberra, Australia, showing a large lake in the upper left, a dense residential area in the center, and a multi-lane highway on the right. The text 'Canberra Brickworks' is overlaid in the center.

# Canberra Brickworks

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Community Information Night

July 2023

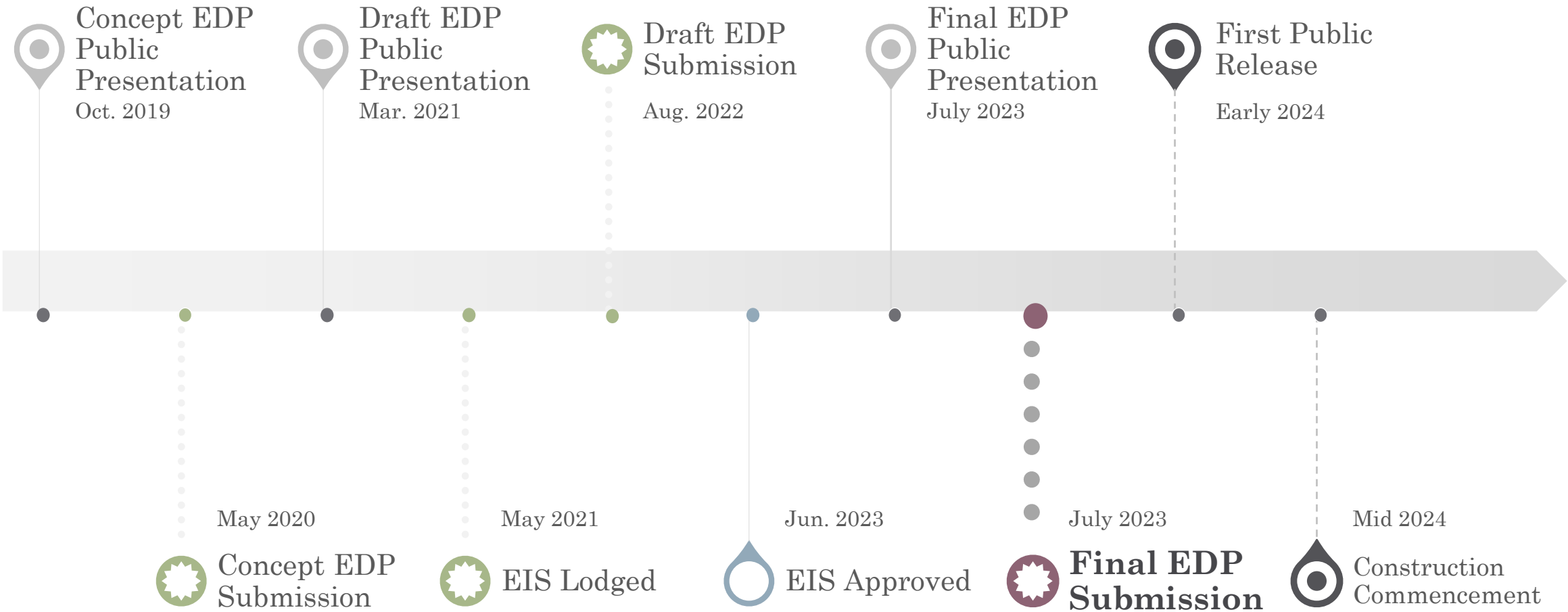


# Tonight...

- Introduction & Timing & Estate Design Principles (Doma)
- Estate Planning Principles (CTP)
- Estate Landscape Principles (McGregor Coxall)
- Estate Civil Principles (Sellick)
- Heritage Core Design (SJB)
- Precinct 1 Design Principles (SJB)
- Precinct 3 Design Principles (Cumulus)
- Conclusion and Q&A (Doma with assistance from consultants)



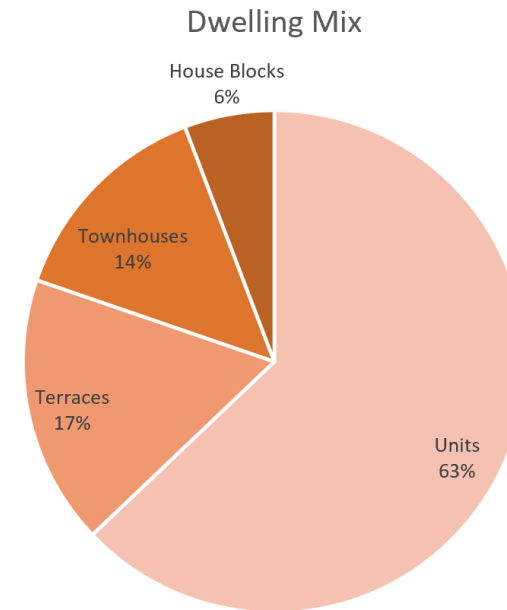
# Project Milestones



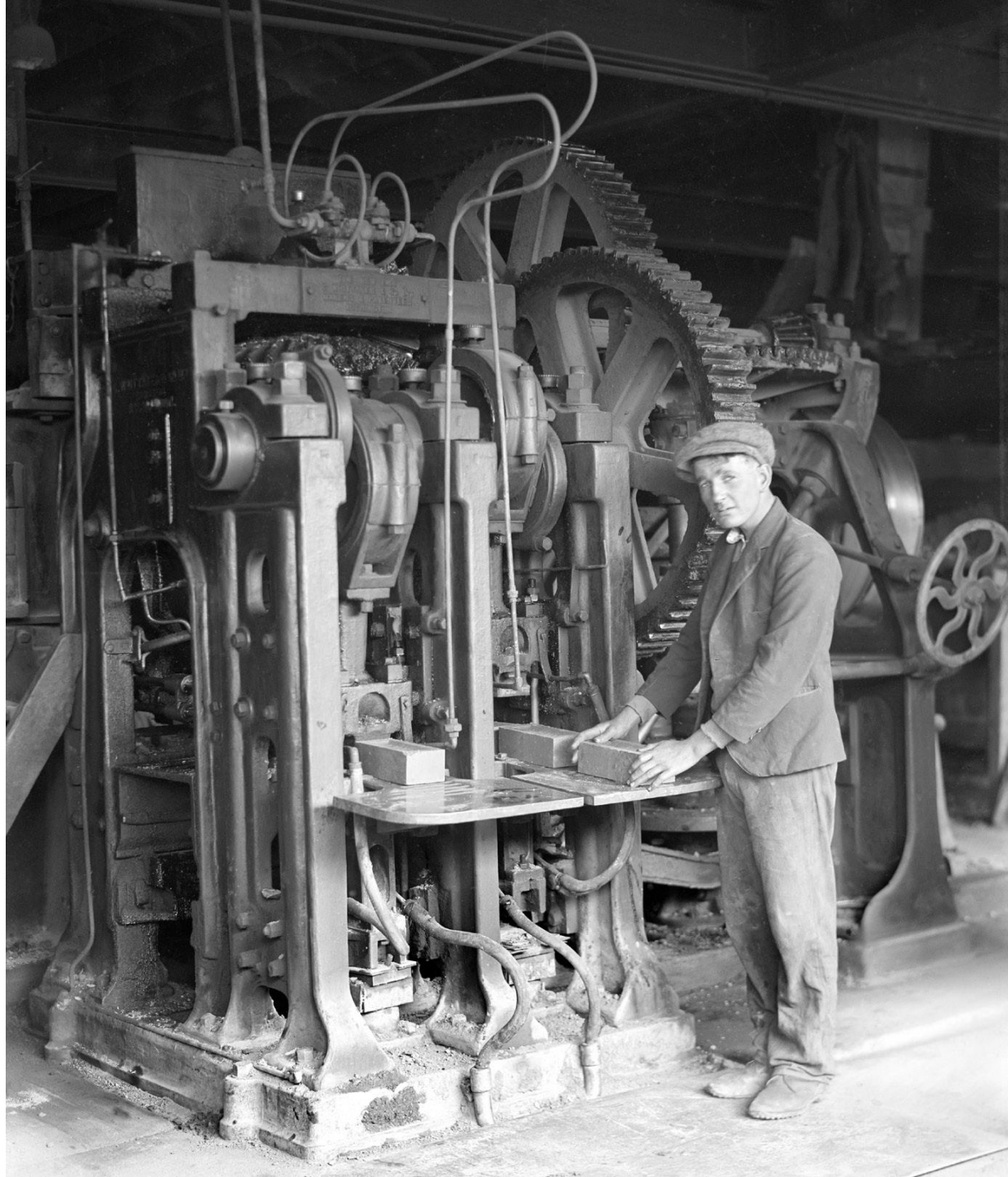
# Project Snapshot

- 16.1 Hectare site
- 380 Dwellings
- 8,750m<sup>2</sup> Heritage Core Commercial Space
- 336 Public Carparks
- 2 Public Parks
- Community facilities
- 5 Greenstar Community

Rating	Minimum Total Score	Minimum Category Score				Outcome
		GOV	LIV	ECON	ENV	
One Star	10 - 19	-	-	-	-	Minimum Practice
Two Star	20 - 29	-	-	-	-	Average Practice
Three Star	30 - 44	-	-	-	-	Good Practice
Four Star	45 - 59	3	2	2	3	Australian Best Practice
Five Star	60 - 74	6	4	4	6	Australian Excellence
Six Star	75 +	8	7	6	9	World Leadership







Estate  
Design





Surrounding Context



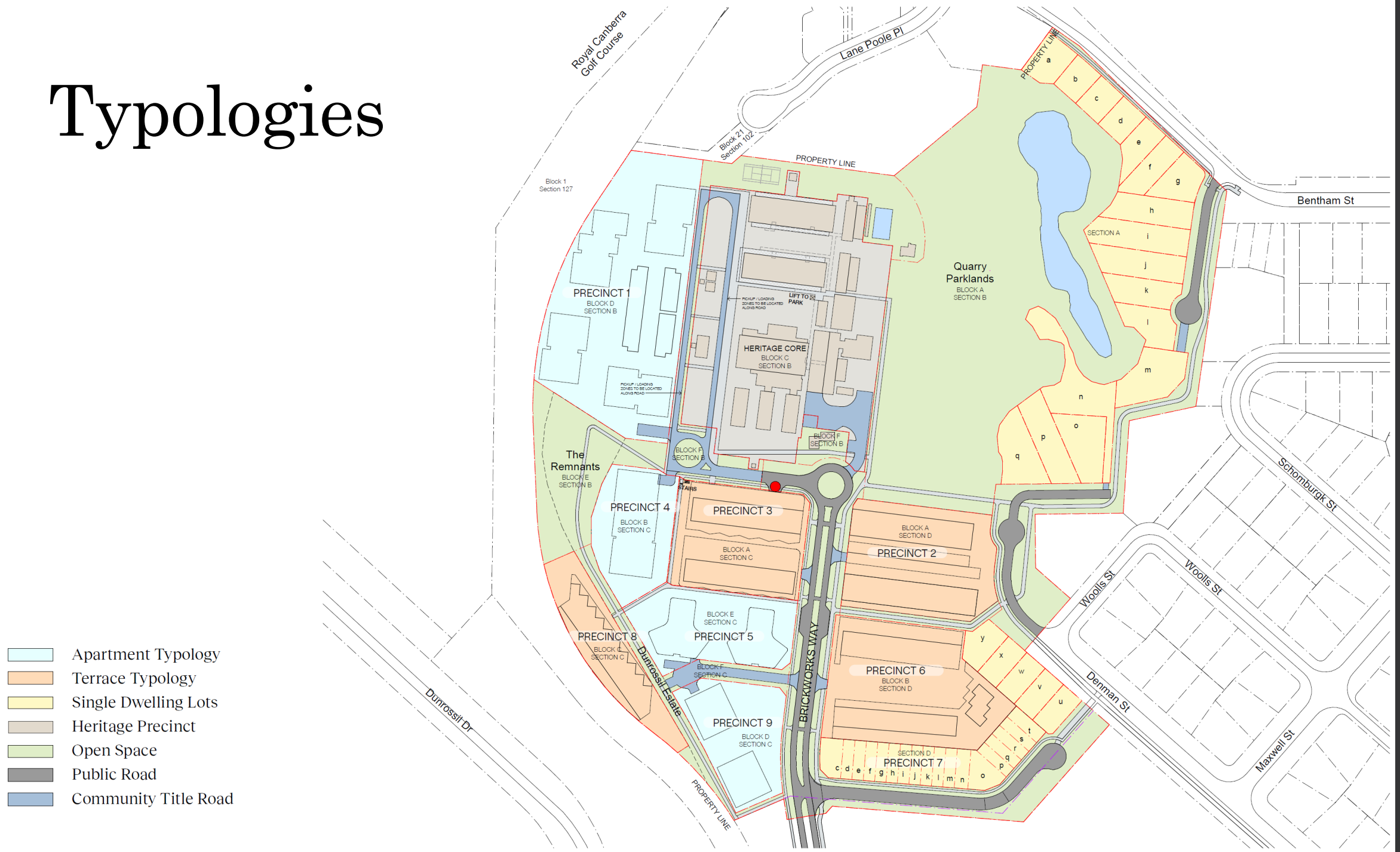
# Draft EDP



# Proposed Final EDP



# Typologies





# Vehicular Access

## LEGEND

### Boundaries

Site Boundary

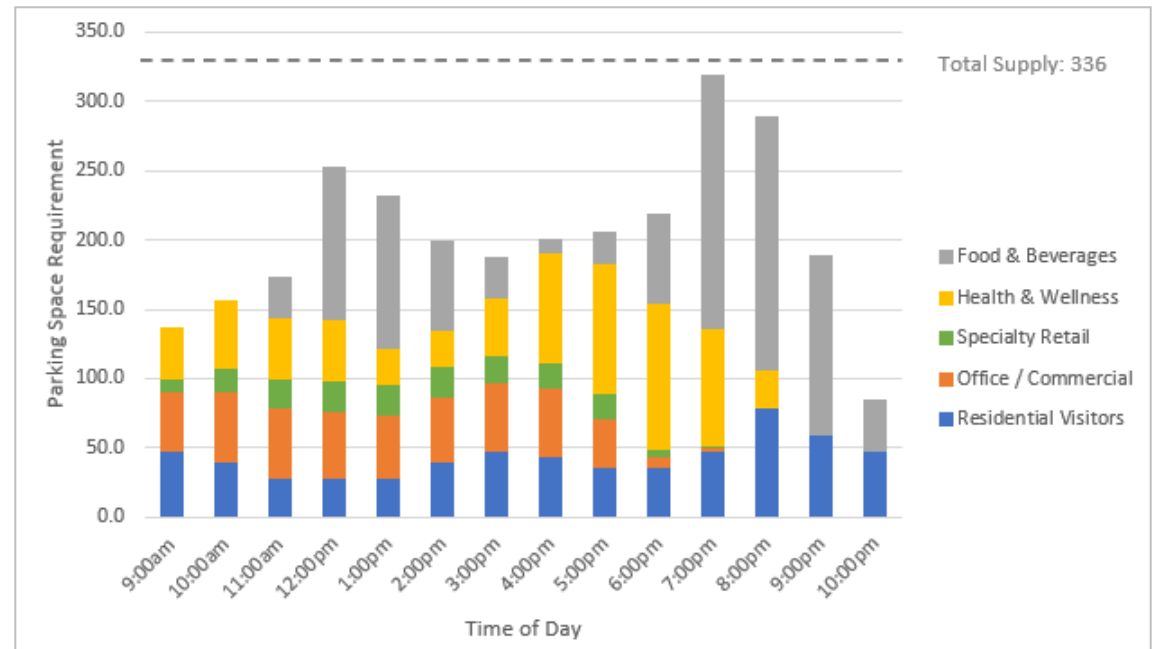
### Site Analysis

- Public Road
- Private Road
- Service Road
- Set Down Bays



# Car Parking

Land Use	Car Park Requirement	Car Park Supply	Difference
<i>Private Parking</i>			
Precinct 1	234	307	+73
Precinct 2	42	96	+54
Precinct 3	44	77	+33
Precinct 4	75	92	+17
Precinct 5 & 9	138	215	+77
Precinct 6	56	68	+12
Precinct 7	36	54	+18
Precinct 8	20	20	0
Houses	44	88	+44
<b>Sub-Total</b>	<b>689</b>	<b>1017</b>	<b>+328</b>
<i>Public Parking</i>	319	336	+17
<b>TOTAL</b>	<b>1,008</b>	<b>1,353</b>	<b>+345</b>

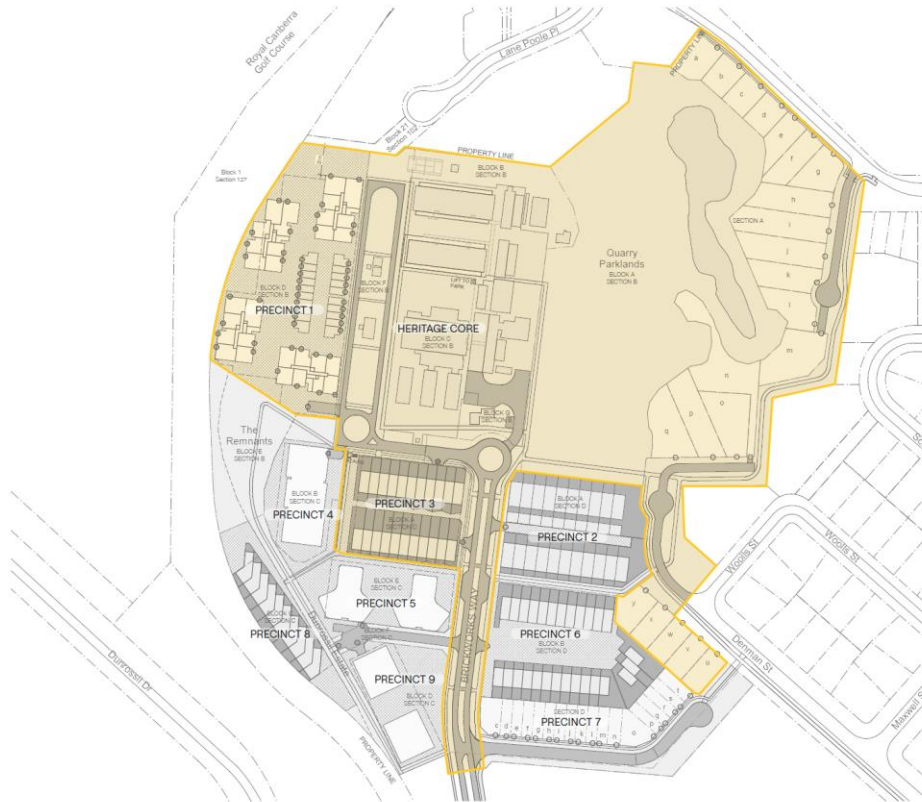




# Staging and Program

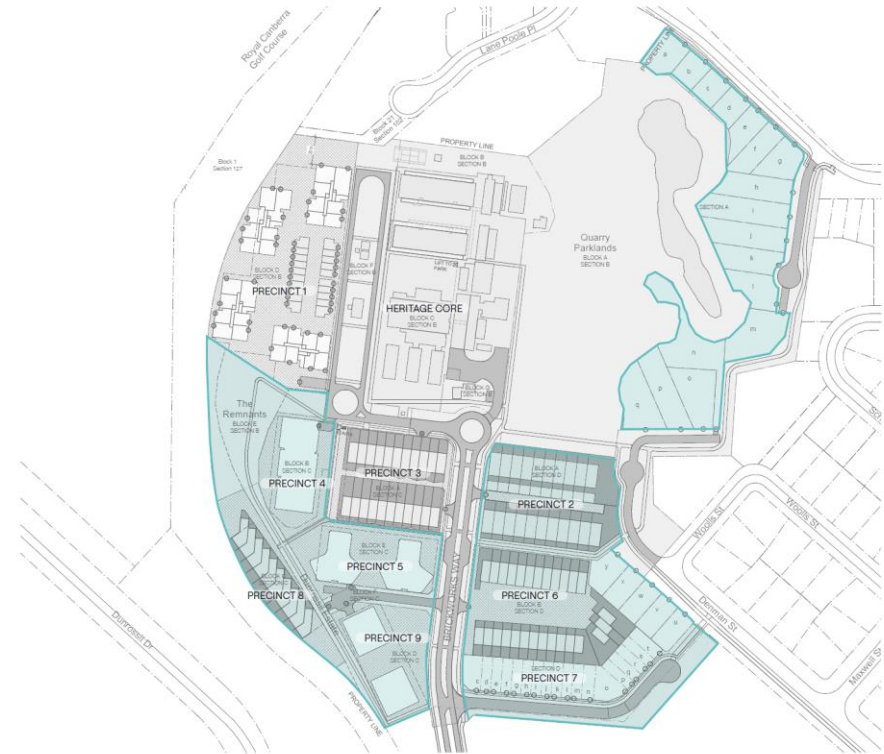
## Stage 1

- Infrastructure
- Heritage Core
- Precinct 1
- Precinct 3 & Public Car Park
- House Lots
- Quarry Park



## Stage 2

- The Remnants
- Precinct 2, 4, 5, 6, 7, 8 & 9





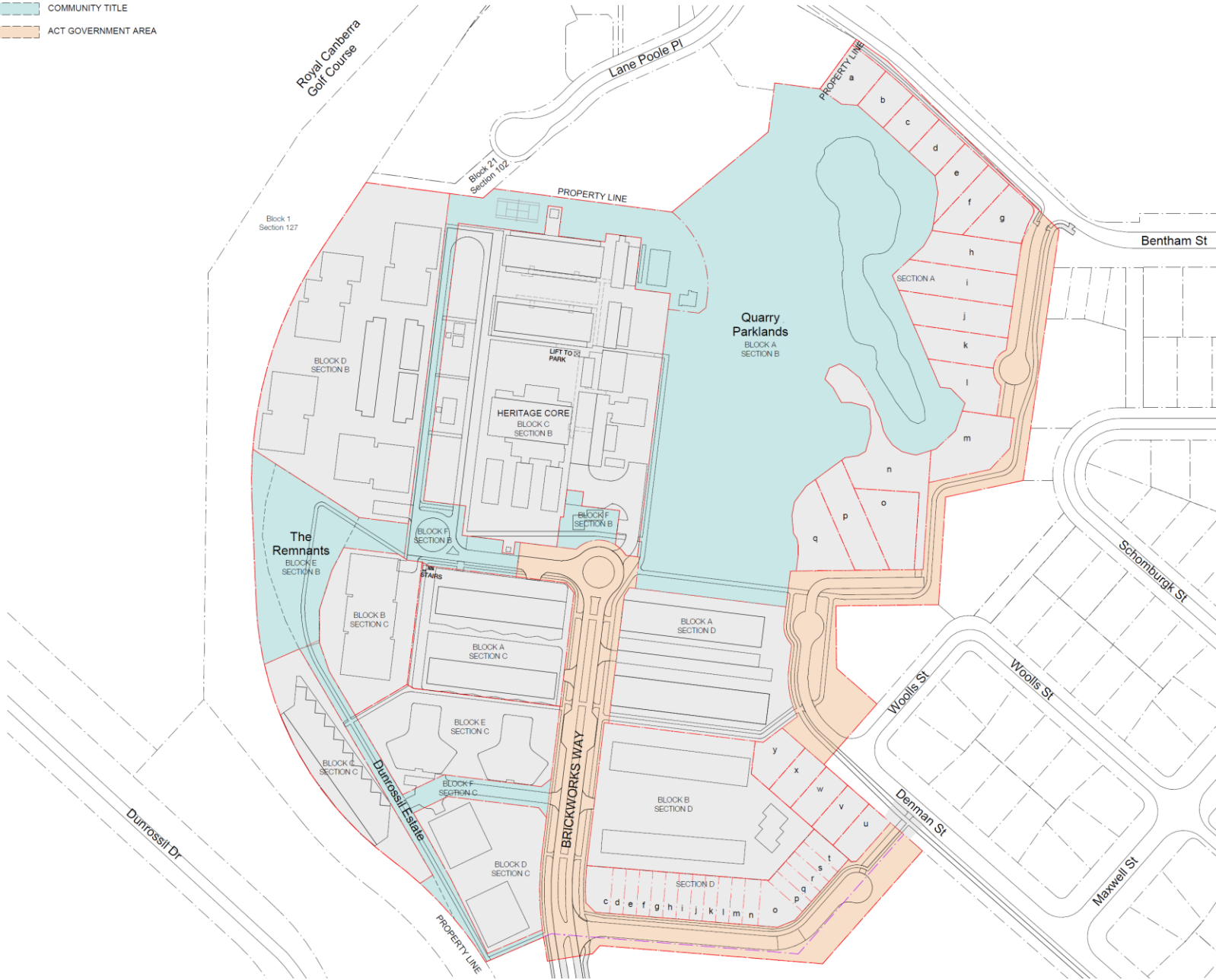
# Estate Planning Principles

## Canberra Town Planning



# Community Title

- COMMUNITY TITLE
- ACT GOVERNMENT AREA



# Planning Control Plan

## LEGEND

- Estate Boundary
- Integrated Housing Development Parcel
- 20m building setback zone as identified - Landscaping features (such as pergola, vegetable garden, barbeque, and communal open space areas) and basements are allowed within this zone
- 20m building setback zone as identified - Landscaping features and small-scale amenities (such as Tennis Court) and associated structures (such as shade structure or amenities) are allowed within this zone - this control does not apply to existing heritage buildings
- Variable building setback zone as identified - Landscaping features and basements are permitted within this zone
- Variable building setback zone as identified - Landscaping features and other lightweight structures (such as fencing) are allowed within this zone
- Side Boundary 2
- BAL29 Buildings to be constructed to be compliant with BAL 29
- R6 and R7A of the Single Dwelling Housing Development Code do not apply to the nominated parcels.
- R25 and R26 of the Multi Unit Housing Development Code do not apply to the nominated parcels.

## MINIMUM BUILDING LINE SETBACKS (dimensions are all in metres)

The proposed setbacks do not apply to single dwelling upper level unscreened elements, unless it is demonstrated that reasonable privacy can be achieved through design (these elements otherwise need to setback according to the Single Dwelling Housing Development Code)

Setback	Basement / Lower level	Upper levels	All levels
0m			
1m			
2m			
3m			
4m			
5m			

- Mandatory courtyard wall in the front zone
- The maximum allowable total width of the garage door is 6m
- Courtyard walls/fencing permitted in the front zone to design
- PROH Residential and Commercial Accommodation Use prohibited
- Further subdivision or unit titling is prohibited
- Attic definition is per the proposed control
- Surveillance block per the proposed control
- Apparent two storey height per the proposed control
- Visitor parking to be provided on site
- 200P A minimum of 200 public carparks to be provided on site
- Structures less than 1m above finished ground level of the block that are not covered by a roof can be built to this part of the boundary



- Estate Boundary
- Integrated Housing D
- 20m building setback (such as pergola, or open space areas)
- 20m building setback and small-scale structures (such as shade structure or amenities) are allowed within this zone
- Variable / Landscaping parcel





# Estate Landscaping Principles

McGregor Coxall

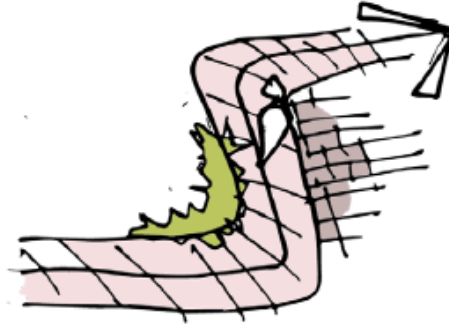
## 03 PUBLIC DOMAIN DESIGN PRINCIPLES



Frame important views  
and vistas



Exhibit the Story of  
Brick Production



Enhance public and  
private connections



Celebrate the  
Character of the  
Landscape



# 04 KEY DESIGN CONSIDERATIONS

## Interpretive Landscape

- An 'Interpretation Walk' using water and brick to be introduced not only as a main movement across the site, but as a conveyor belt carrying water from the quarry lake towards the Brick Yards;
- A sensitive and thorough approach in using red brick as the material for the base of the Brick Yards, further underpinning the interpretive story line through the site; and
- A dynamic and thoughtful design in Rail Play Zone - the last station of the Interpretive Walk - to reminisce the re-established track hills.

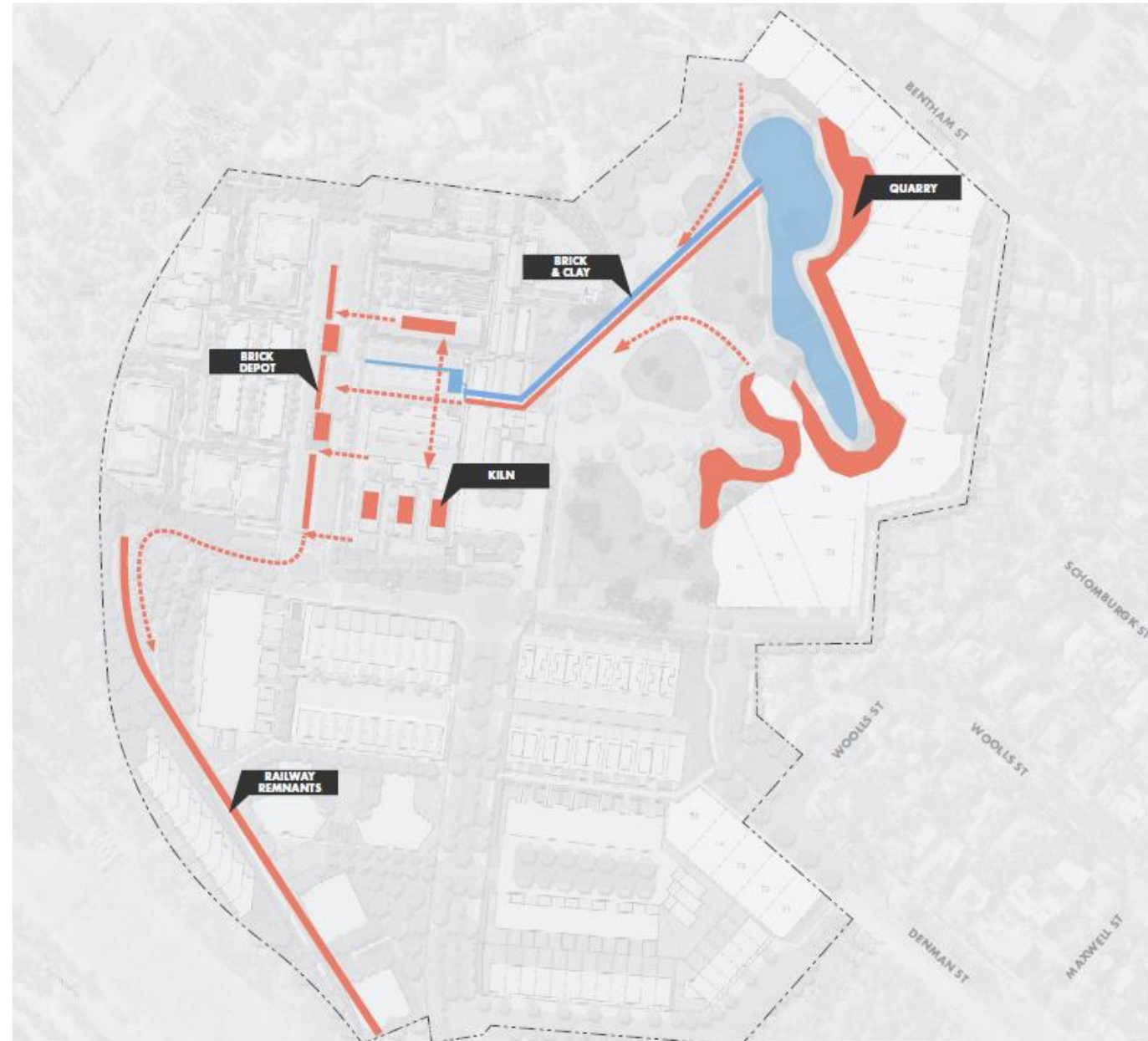
### LEGEND

#### Boundaries

Site Boundary

#### Site Analysis

- Clay Story
- Brick Story
- Water Story
- Water Area



# Interpretive Items

- Identify and retain existing heritage features such as heritage buildings, drainage channels, brickwork materials underground flue connections, concrete pavement features and altered quarry landscape.
- Integrate a range of proposed interpretive items into the public domain to celebrate the heritage features and to support the functions and programs of the place.

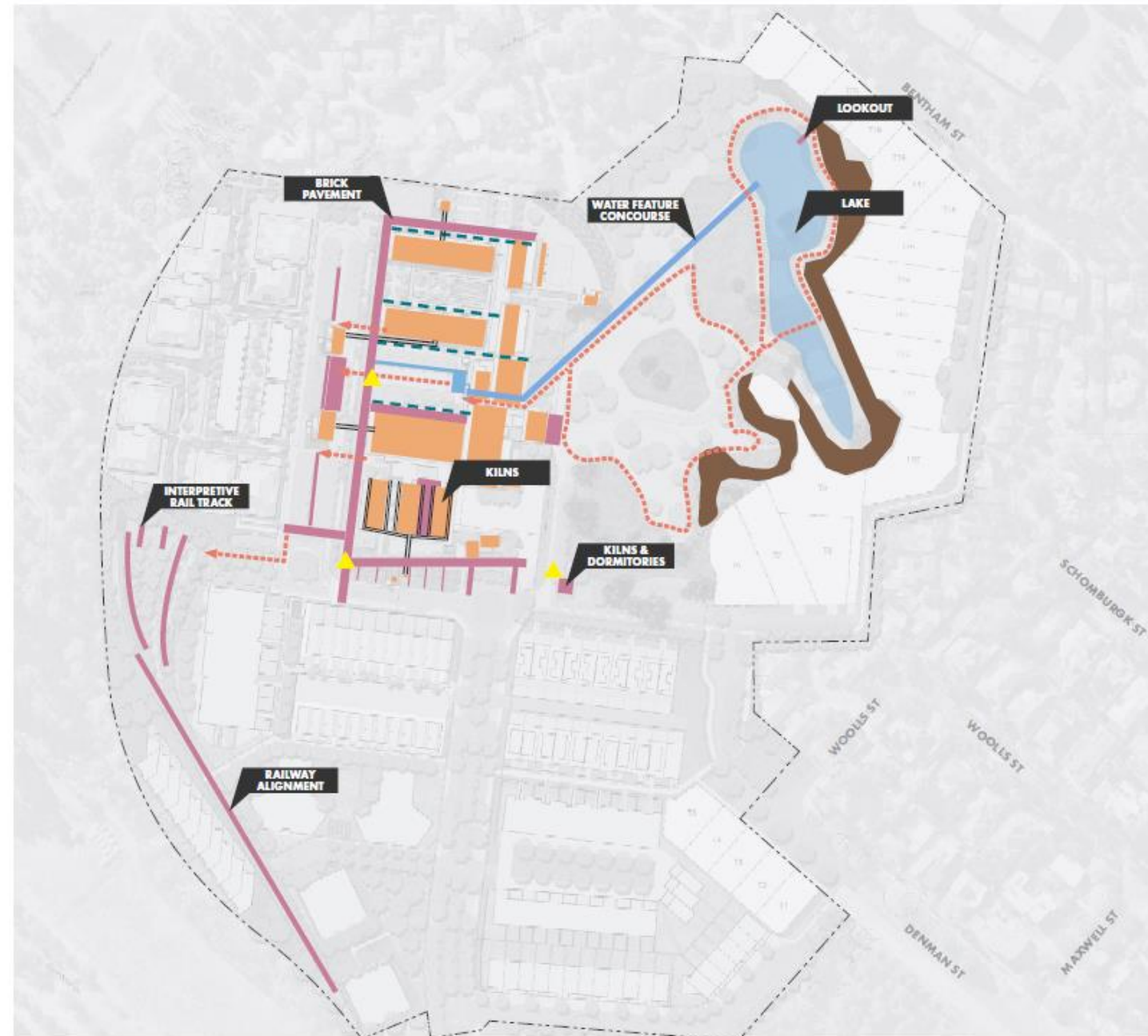
## LEGEND

### Boundaries

Site Boundary

### Site Analysis

- |  |   |
|--|---|
|  Existing Heritage Building |  Interpretive Walk |
|  Existing Quarry Landscape  |  Water Story       |
|  Existing Concrete Drainage |  Brick Story       |
|  Existing Flue Connections  |  Signage           |





# Water Management

- Installation of rainwater tanks for open space irrigation;
- The existing quarry pond will be converted to accommodate a sediment basin, wetland and pond;
- Treated stormwater from the pond will enter the on-site retention tank for landscape irrigation purpose; and
- Dense canopies of street and park trees are established to provide natural shade and reduce evaporation.



**80.0%**  
of water for reuse

## LEGEND

### Boundaries

Site Boundary

### Site Analysis

Water Flow

Irrigation

Pump

Wetland System

On-Site Storage Tank

On-Site Detention Tank

High Demand Irrigation

Low Demand Irrigation





# Planting Strategy

- Celebrate the juxtaposition of the artificial character of the quarry landscape and topology versus the notion of open grass and woodlands of Canberra's original environmental systems;
- Integrate and connect the site with Yarralumla's established network of public open spaces; and
- Provide a diverse mix of species that support biodiversity, offer micro-climate improvement and allow for easy legibility and orientation through the site. Use of exotic trees aligns with TCCS requirements



**30%**

projected canopy cover across the site  
inclusive of existing and proposed trees



**25%**

native tree species



**75%**

exotic tree species

## Boundaries

Site Boundary

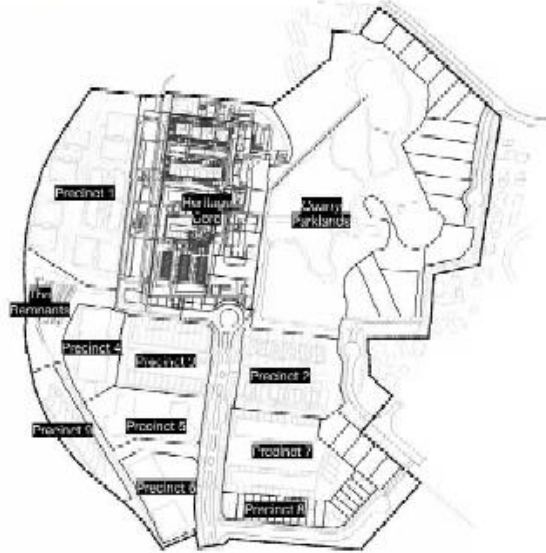
## Site Analysis

- Exotic Trees  
(In alignment with Yarralumla Street Tree Plan)
- Native Trees





# 05 MASTER PLAN



## LEGEND

### Boundaries

Site Boundary

### Site Analysis

- |                                   |                      |
|-----------------------------------|----------------------|
| ① Brickworks Way                  | ⑬ Pool (Private)     |
| ② Public Carpark Vehicle Entry    | ⑭ Orchard (Private)  |
| ③ Public Carpark Pedestrian Entry | ⑮ Water Feature      |
| ④ Entry Garden                    | ⑯ Water Pump Pole    |
| ⑤ Cafe Frontage                   | ⑰ Viewing Deck       |
| ⑥ Wellness Centre Frontage        | ⑱ Drop-Off Area      |
| ⑦ Concierge                       | ⑲ Service Road       |
| ⑧ Brickyard                       | ⑳ Wetland            |
| ⑨ Kitchen Garden                  | ㉑ Open Spaces        |
| ⑩ Tennis Court (Private)          | ㉒ Shared Zone        |
| ⑪ Pickleball Court (Private)      | ㉓ Maintenance Access |
| ⑫ Table Tennis (Private)          | ㉔ Quarry Park Entry  |

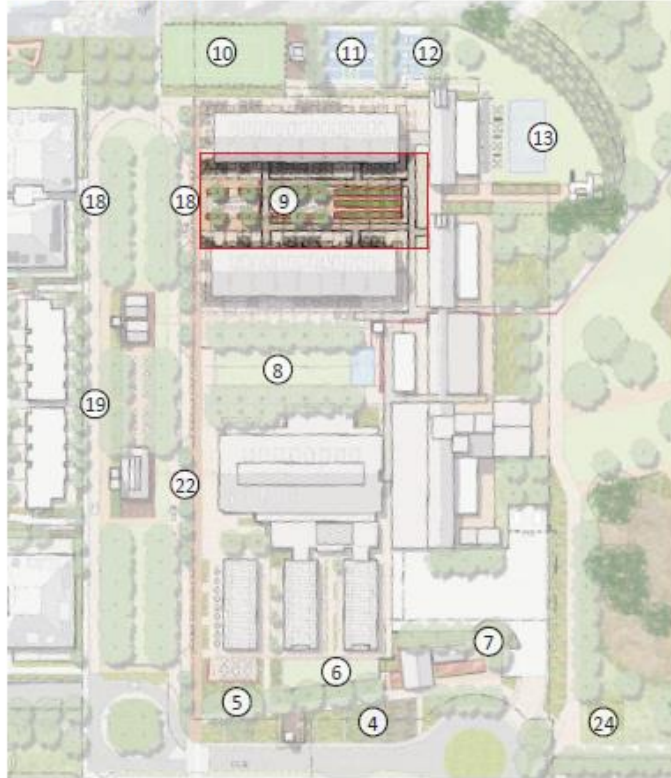




# 06 DESIGN CHARACTER

## Heritage Core

### Kitchen Garden



### LEGEND

#### Site Analysis

- |                            |                              |
|----------------------------|------------------------------|
| ④ Entry Garden             | ⑪ Pickleball Court (Private) |
| ⑤ Cafe Frontage            | ⑫ Table Tennis (Private)     |
| ⑥ Wellness Centre Frontage | ⑬ Pool (Private)             |
| ⑦ Conceirge                | ⑭ Drop-Off Area              |
| ⑧ Brickyard                | ⑮ Service Road               |
| ⑨ Kitchen Garden           | ⑯ Shared Zone                |
| ⑩ Tennis Court (Private)   | ⑰ Quarry Park Entry          |

Large outdoor multiuse dining table



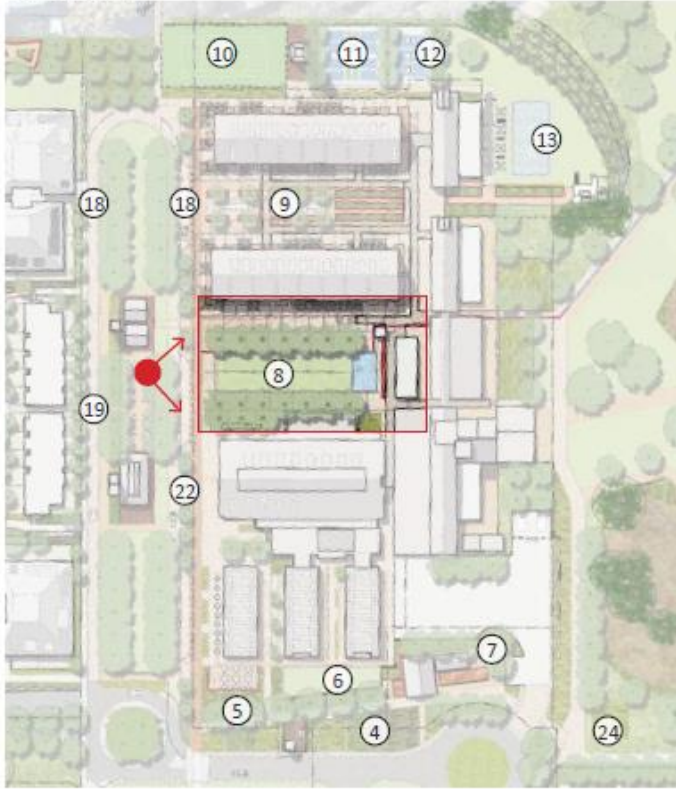
Productive landscape with edible garden





# Heritage Core

## Brick Yard



### LEGEND

#### Site Analysis

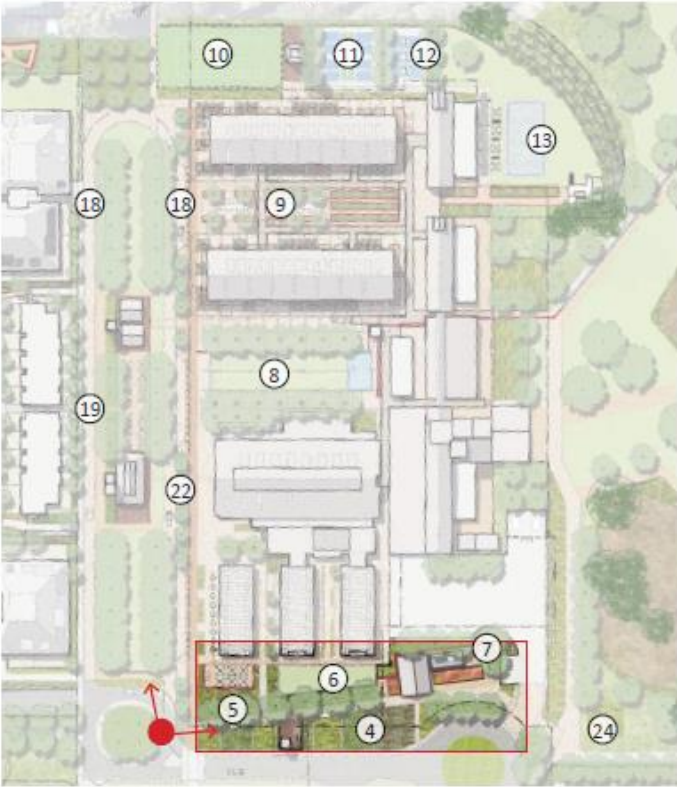
- |                            |                              |
|----------------------------|------------------------------|
| ④ Entry Garden             | ⑪ Pickleball Court (Private) |
| ⑤ Cafe Frontage            | ⑫ Table Tennis (Private)     |
| ⑥ Wellness Centre Frontage | ⑬ Pool (Private)             |
| ⑦ Conceirge                | ⑱ Drop-Off Area              |
| ⑧ Brickyard                | ⑲ Service Road               |
| ⑨ Kitchen Garden           | ⑳ Shared Zone                |
| ⑩ Tennis Court (Private)   | ㉔ Quarry Park Entry          |





# Heritage Core

Brick Carpet & Concierge



## LEGEND

### Site Analysis

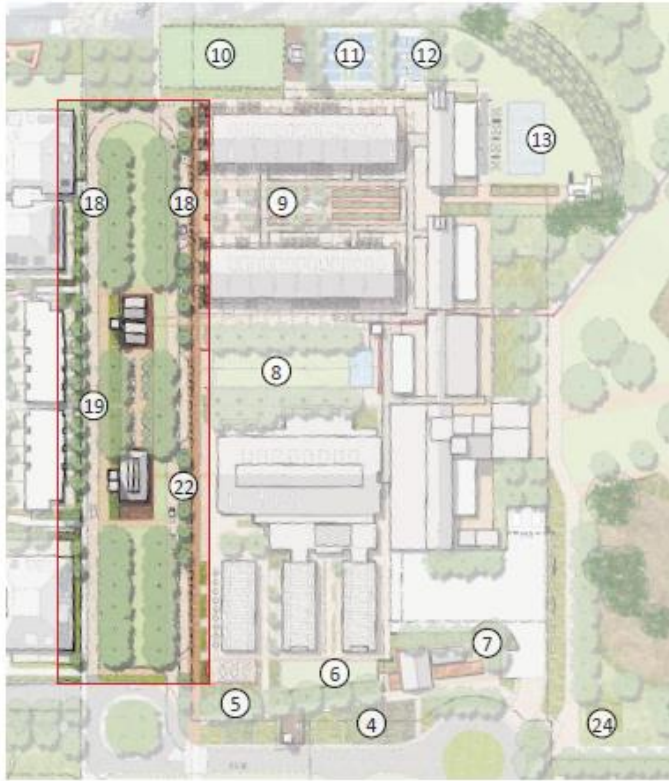
- |                            |                              |
|----------------------------|------------------------------|
| ④ Entry Garden             | ⑪ Pickleball Court (Private) |
| ⑤ Cafe Frontage            | ⑫ Table Tennis (Private)     |
| ⑥ Wellness Centre Frontage | ⑬ Pool (Private)             |
| ⑦ Conceirge                | ⑱ Drop-Off Area              |
| ⑧ Brickyard                | ⑲ Service Road               |
| ⑨ Kitchen Garden           | ⑳ Shared Zone                |
| ⑩ Tennis Court (Private)   | ㉔ Quarry Park Entry          |





# Heritage Core

## Linear Park



### LEGEND

#### Site Analysis

- |                            |                              |
|----------------------------|------------------------------|
| ④ Entry Garden             | ⑪ Pickleball Court (Private) |
| ⑤ Cafe Frontage            | ⑫ Table Tennis (Private)     |
| ⑥ Wellness Centre Frontage | ⑬ Pool (Private)             |
| ⑦ Conceirge                | ⑭ Drop-Off Area              |
| ⑧ Brickyard                | ⑮ Service Road               |
| ⑨ Kitchen Garden           | ⑯ Shared Zone                |
| ⑩ Tennis Court (Private)   | ⑰ Quarry Park Entry          |





# Quarry Parkland

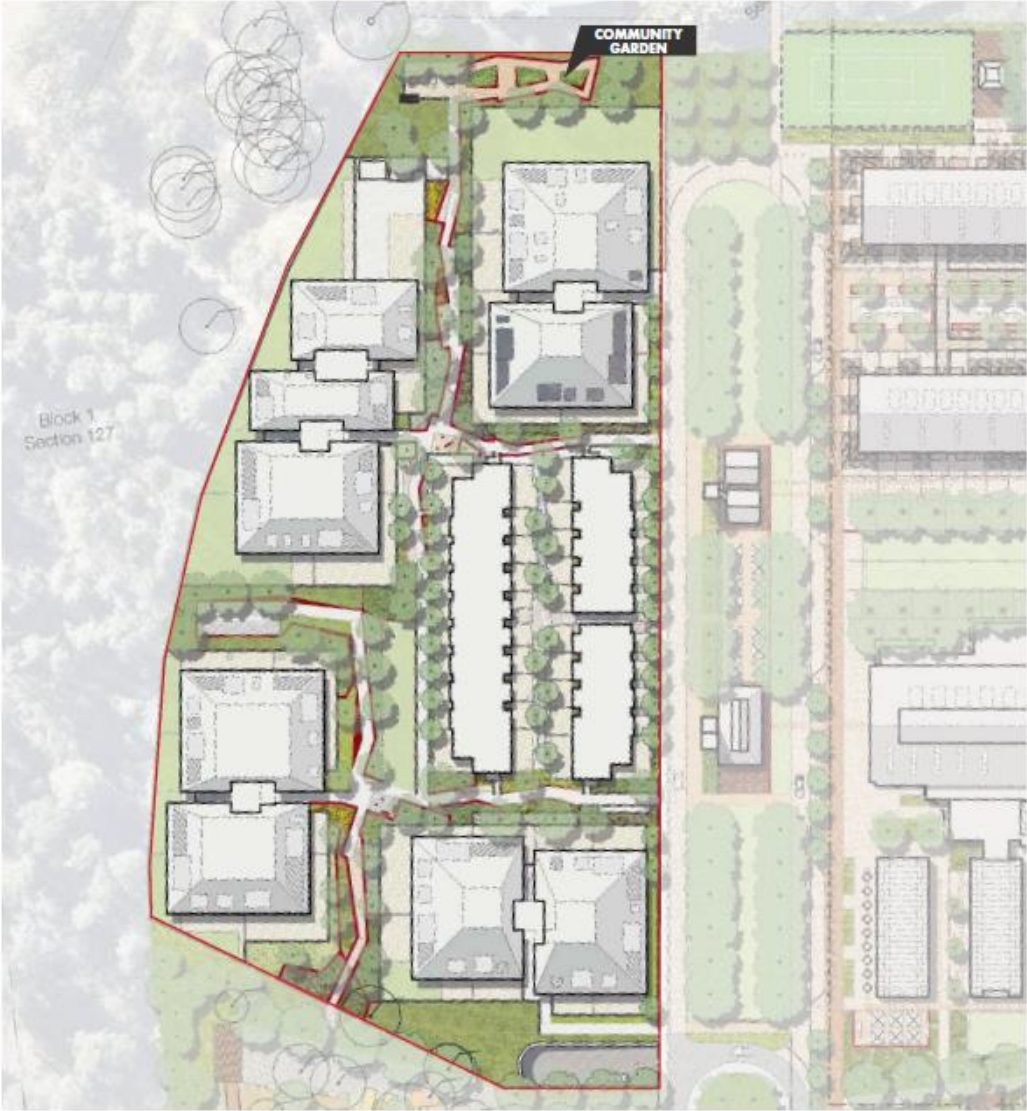
Look & Feel





# Residential Area

Precinct 1





# The Remnant Playground

Look & Feel



Walking & Jogging Trail



Discovery Channel



Shade structure within landscape



Nature Play







Estate Civil  
Principles

Sellick  
Consultants

# Utility Service Plan

## LEGEND

### Boundaries

Site Boundary

### Site Analysis

- Water Main
- Existing Water Main
- Stormwater Pipe
- Overland Flow Path
- Sewer Main





# Electrical Infrastructure Plan

## LEGEND

### Boundaries

Site Boundary

### Site Analysis

High Voltage Connection

Low Voltage Connection

Existing Substation

Proposed Substation



# Pedestrian Access

## LEGEND

### Boundaries

Site Boundary

### Site Analysis

- Public Access - Primary path
- Public Access - Secondary path
- Private Access
- Key Access Areas





# Cycle Network

## LEGEND

### Boundaries

Site Boundary

### Site Analysis

Cycle/ Shared Path  
(Indicative only representing a minimum requirement  
and are subject to regulatory agencies review)



# Waste Collection Plan

## LEGEND

Boundaries  
Site Boundary

## Site Analysis

- Territory Collection Movements
- Building Managers Movements
- Bin Carting Distance







# Heritage Core Design

# Heritage Advice - Timeline

- **2016:** GML provided heritage advice during the design development—the Masterplan—for the ACT Government Request For Tender (RFT).
- **2017:** GML assessed the potential heritage implications of the 2017 Masterplan and prepared a Statement of Heritage Effect (SHE), referring to the Conservation Management Plan (CMP), prepared by Lovell Chen, 2010.
- **2017:** Drafting a CMP update. A 2016 Archaeological Assessment was included in the 2017 CMP update.
- **2018:** A SHE was prepared for proposed Geotech works.
- **2019/2020:** The drafted 2017 CMP was updated, and a Draft 2020 CMP was submitted for review by ACT Heritage and endorsement by the ACT Heritage Council.
- **2019/2020:** Archaeological Research Design prepared and Excavation Permit Application submitted.

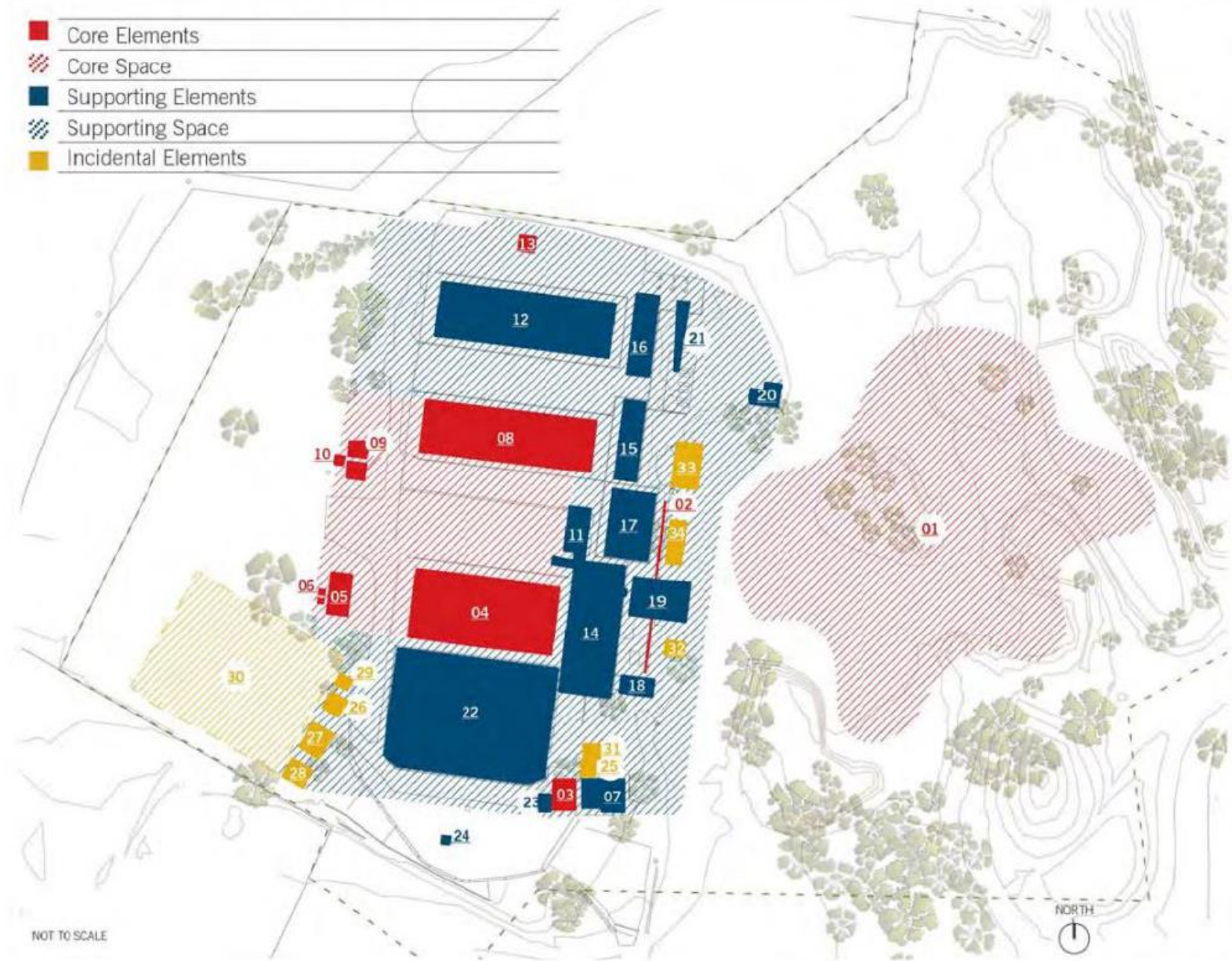




# Conservation Management Plan - Element Status

## Legend:

- 01 Quarry (Geological Features A - D)
- 02 Concrete Retaining Wall
- 03 Power House
- 04 Staffordshire Kiln
- 05 Fan House for Staffordshire Kiln
- 06 Chimney Stack for Staffordshire Kiln
- 07 Offices
- 08 Hardy Patent Kiln 1
- 09 Fan House for Hardy Patent Kiln 1
- 10 Chimney Stack for Hardy Patent Kiln 1
- 11 Amenities Block
- 12 Hardy Patent Kiln 2
- 13 Chimney Stack for Hardy Patent Kiln 2
- 14 Machine Bay 1
- 15 Machine Bay 2
- 16 Machine Bay 3
- 17 Workshop
- 18 Small Crusher House
- 19 White Pan Room
- 20 Primary Crusher House
- 21 Elevator/Conveyor
- 22 Downdraught Kilns
- 23 Downdraught Kiln Control Room
- 24 Chimney Stack for Downdraught Kilns
- 25 Toilet Block
- 26 Ancillary Storage Building
- 27 Substation/Control Room
- 28 Boiler House
- 29 Amenities Block 2
- 30 Remnant of Extrusion Plant (cement slab)
- 31 Ancillary Storage Building 2
- 32 Storage Shed
- 33 Model Railway Workshop
- 34 Model Railway Storage Shed
- 35 Railway Remnants
- 36 Original Brickyard



# Managing Heritage Significance

- The **2017 Masterplan** complies with the site's endorsed CMP.
- **Conservation** approach to development is for the retention of as much original and significant fabric as possible.
- **Adaptive re-use** of historic buildings and elements in the Heritage Core underlines the design development as it evolves.
- **Heritage advice** would continue to be sought throughout the design development of the Heritage Core.
- An **Interpretation Strategy** would identify opportunities and methods for heritage interpretation.
- **Archival documentation** would inform design development and interpretation opportunities.
- **Archaeological investigation** proposed for main development areas, with monitoring of proposed Geotechnical works.





# Architectural Concept: Series Of Experiences



# Architectural Concept: Let The Parklands In



Trees in vast spaces to introduce scale / height



Hardy wildflower gardens line paths



Gardens dominate ruins



- Heritage Precinct
- Water Story
- Active Heritage
- BOH Loading
- Residential Stage 1
- Residential Stage 2



# Architectural Concept: Interventions



Fine steel catwalk connector



Fine metal insertions



Crisp metal boxes in sheds

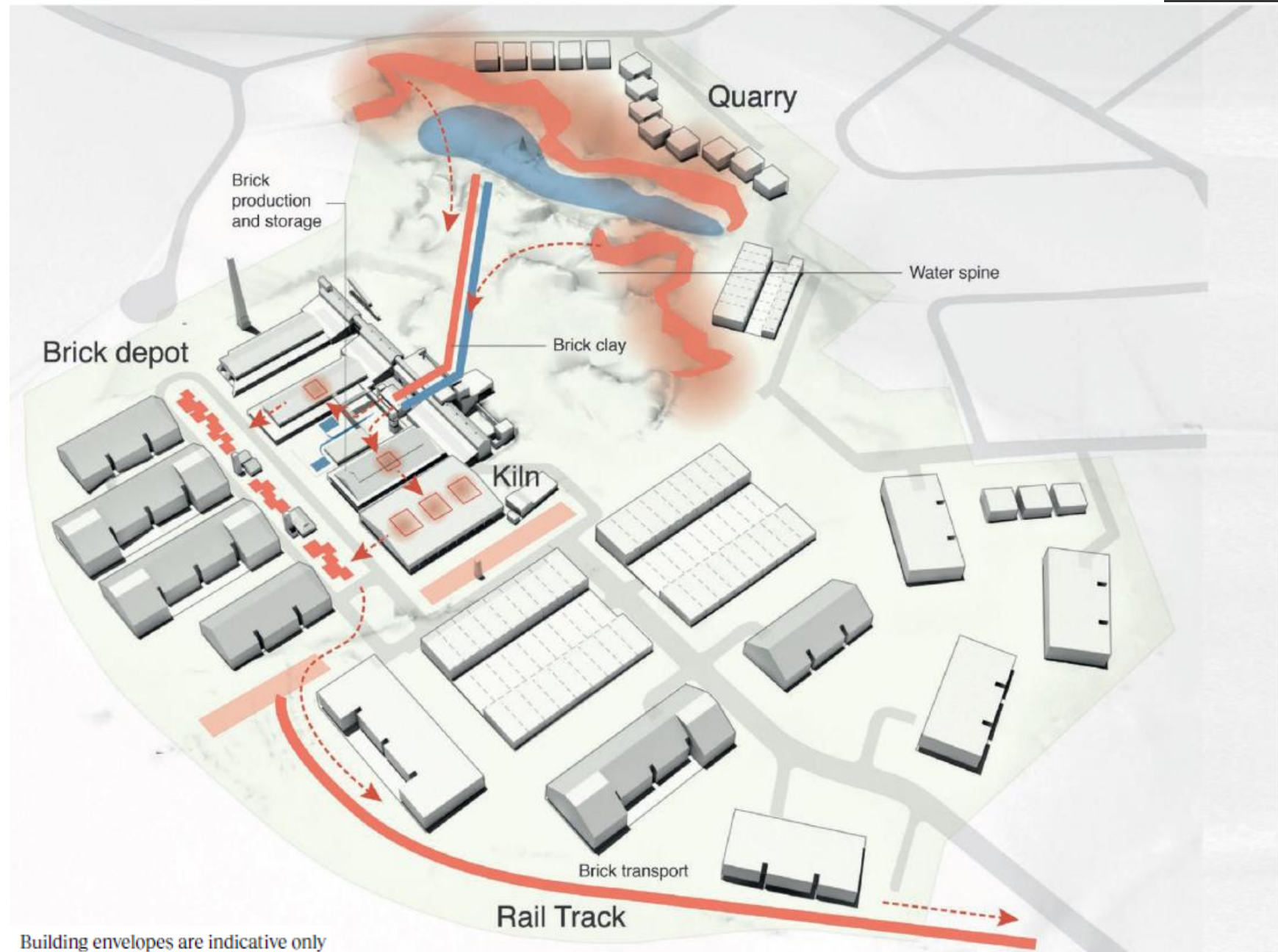


-  Catwalk Connector  
Fine Grey Steel Frame
-  Fine Steel Elements in  
Brickwork
-  Crisp modern forms within  
shed structures

# The Brick Story Line: An Interpretive Landscape



Cliff Gardens

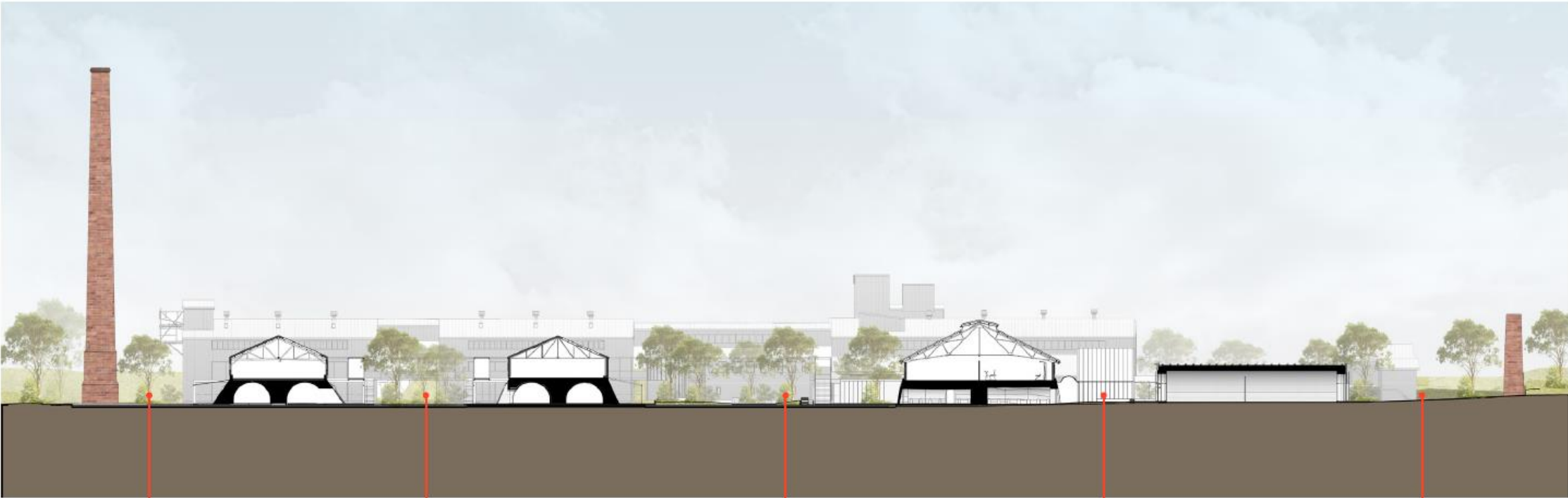


Building envelopes are indicative only



# Heritage Core Masterplan

## North / South Section



Residential leisure gardens



kitchen garden



The Brickyard



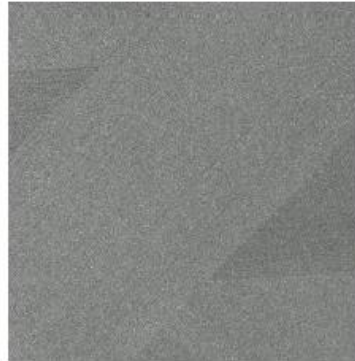
Wellness destination



Forecourt



# Material Palette



Grey expressed frames



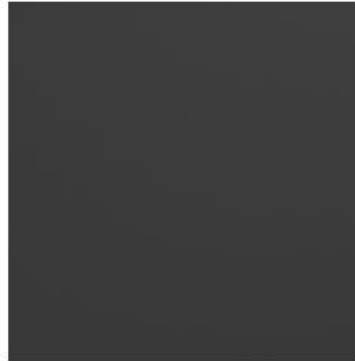
Warm grey concrete to walkways floor



Existing fabric



New galvanised corrugated



Warm grey metal structures



Polycarbonate box



Original coloured fittings



Capitol red bricks to L1 Staffordshire Kiln



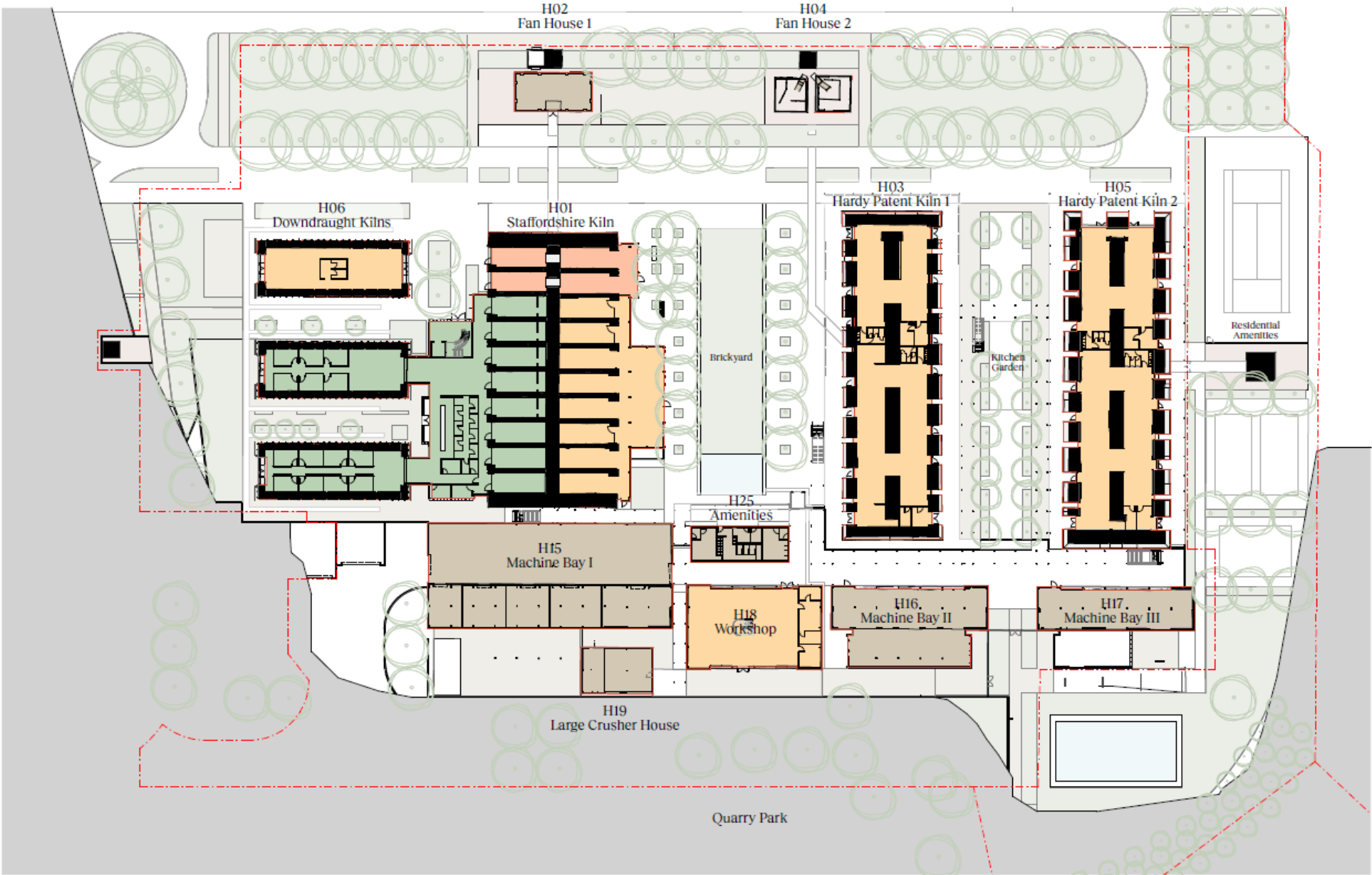
Copper cladding to top of Downdraught Kilns



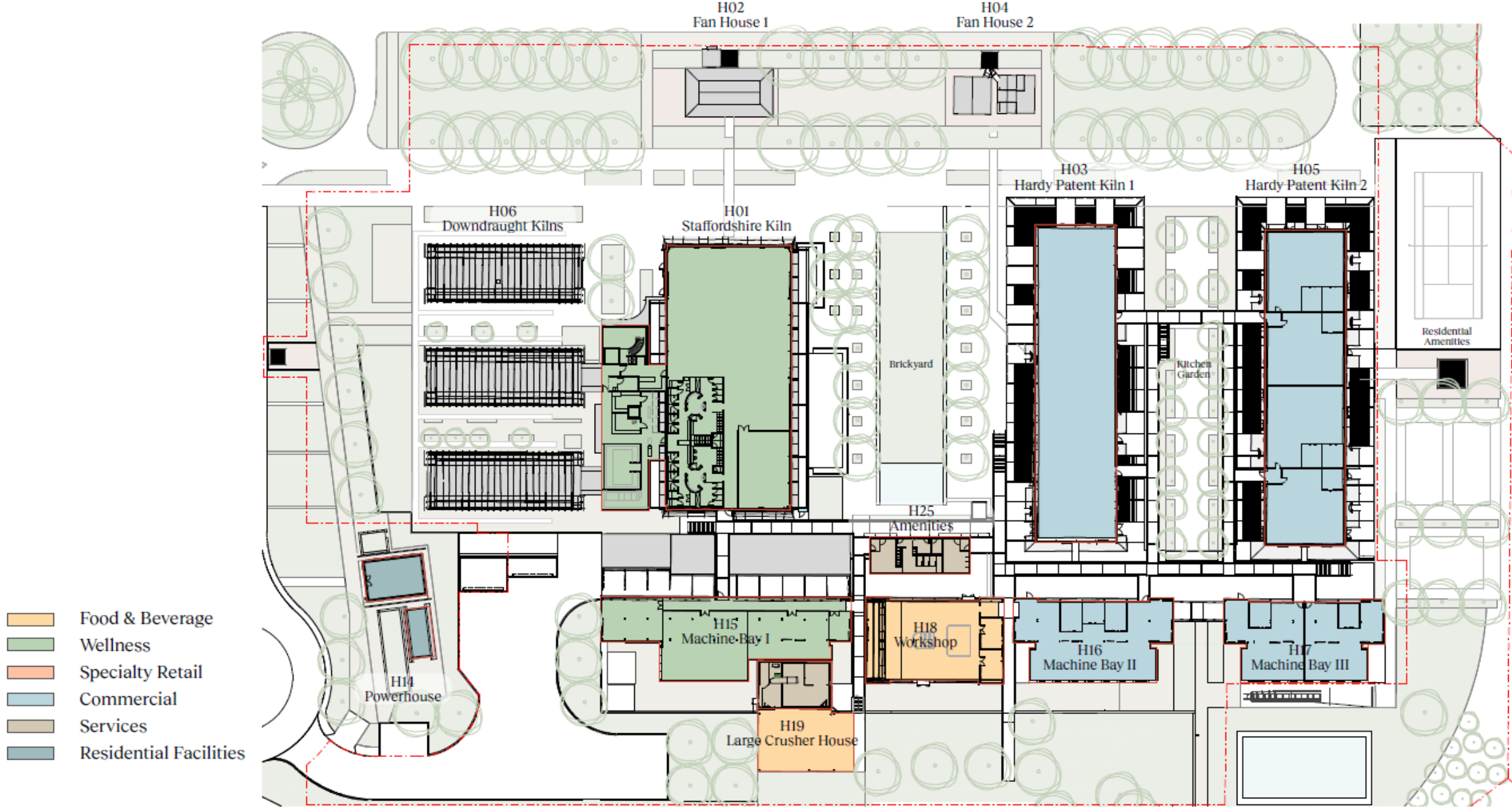
Timber arbor



# Ground Floor Plan



# Level 1 Plan





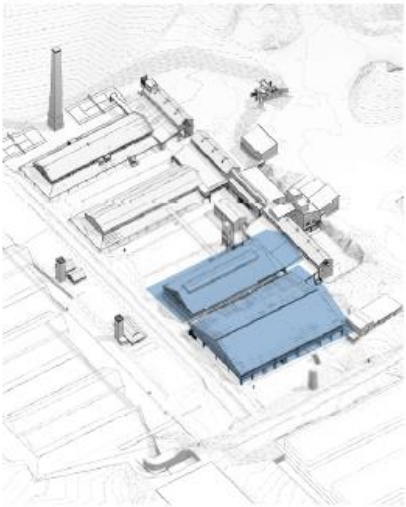


# Heritage Core – Building Interventions



# Downdraught Kilns And Staffordshire Kilns

## Existing Condition



Key plan



Downdraught Kilns



Space between Downdraught Kilns



Staffordshire Kiln building interior



Staffordshire Kiln from Brickyard

## Proposed Uses



New cafe



Spa



Fitness



Vineyard cellar door



Treatment rooms



Dance and pilates studio



Outdoor dining courtyard



Therapy rooms



Yoga studio



# Downdraught Kilns And Staffordshire Kilns



View towards Wellness Centre Entry between Staffordshire and Downdraught Kilns



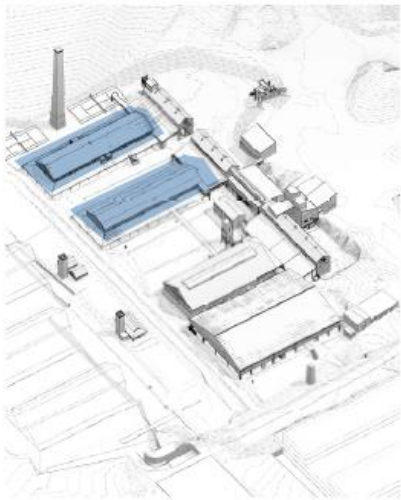
View of Brickyard and Staffordshire Kilns





# Hardy Patent Kilns

## Existing Condition



Key plan



Current condition seen from north east



Current condition Level 1 interior



Circa 1940s



Current condition seen from south west

## Proposed Uses



Brickyard seating



Vaulted restaurant



Wine Bar



Dining surrounded by historic fabric



Brickyard activation



Intimate dining



# Hardy Patent Kilns



View towards Hardy Patent Kiln 1 and the Kitchen Gardens to the left



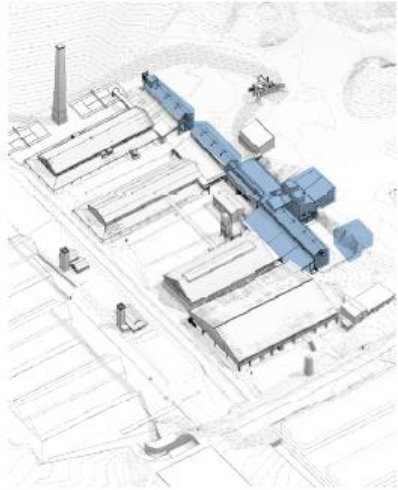
View of Hardy Patent Kiln 2 with residential facilities beyond





# Machine Rooms, Workshop, Crusher Houses

## Existing Condition



Key plan



Machine Bay I and Large Crusher House



Existing patina to corrugated cladding



Conveyor belt and hoppers to upper level of Machine Bays and Workshop



Existing awning running along western side of Machine Bays

## Proposed Uses



Existing shed, demolish awning



Bike mechanic/repair shop



Fine glass box additions



Contrast existing with new crisp openings



Distillery in Workshop building



Commercial upper levels



# Machine Rooms, Workshop, Crusher Houses



Fine metal extensions to Machine Bays



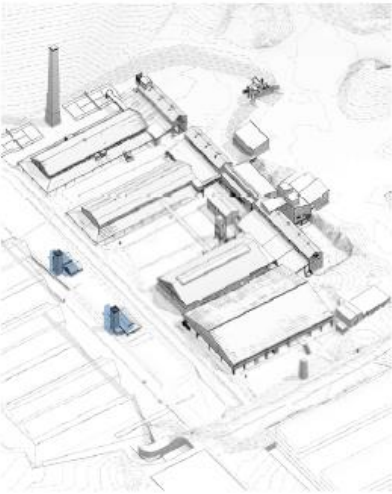
View between Machine Bays and Kilns





# Fan Houses & Powerhouse

Fan House



Key plan



Fan House Kiln 2 interior

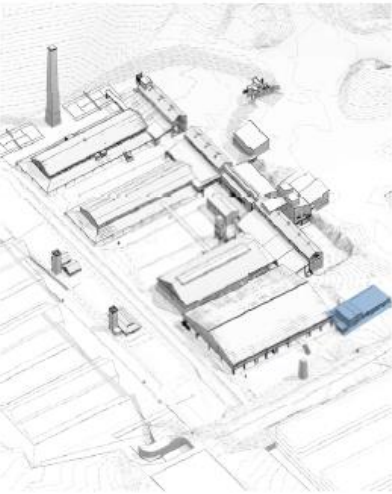


Fan House Kiln 1 interior



Fan House Kiln 1 exterior

Powerhouse



Key plan



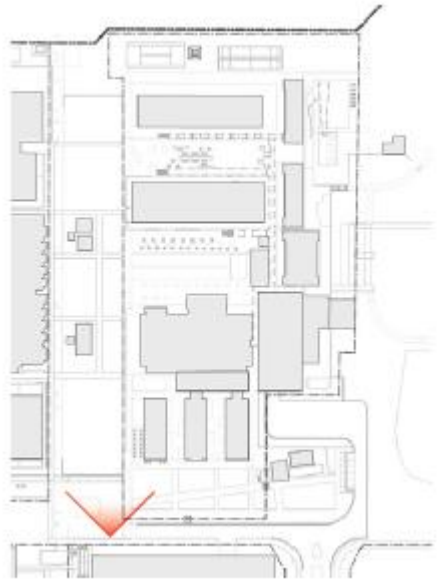
Proposed Use : Concierge



Existing Condition



# Existing: Brickworks Entry





# Proposed: Brickworks Entry





# Existing: Brickyard





# Proposed: Brickyard





# Existing: Brickworks Site





# Proposed: Brickworks Site



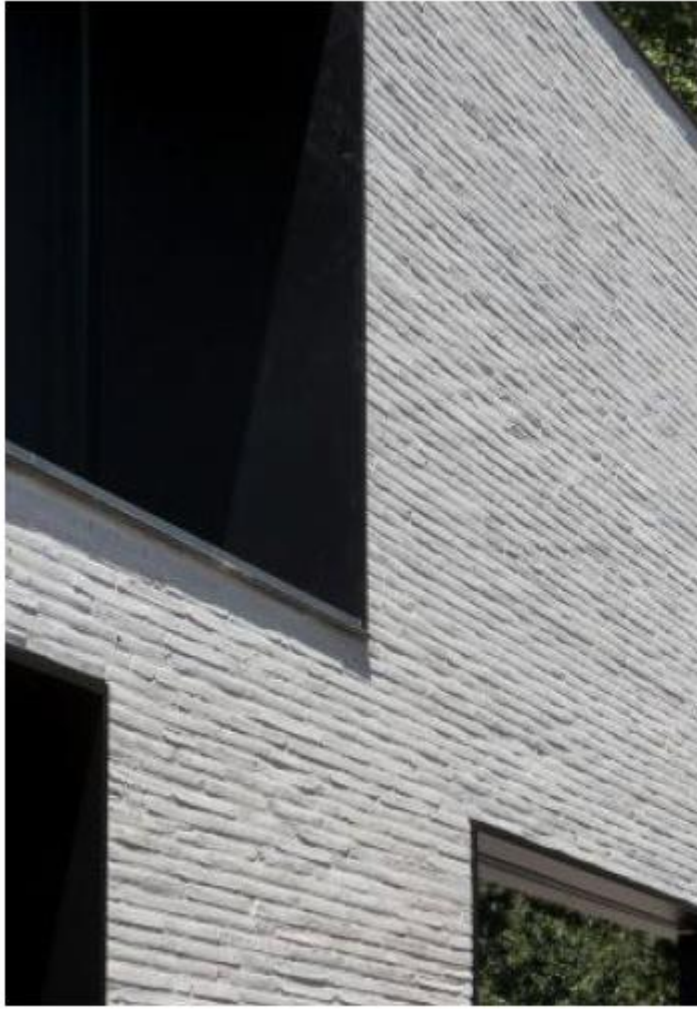




# Precinct 1



# Design Principles : Architectural Context



Solid brick facade



Continuity of curved language



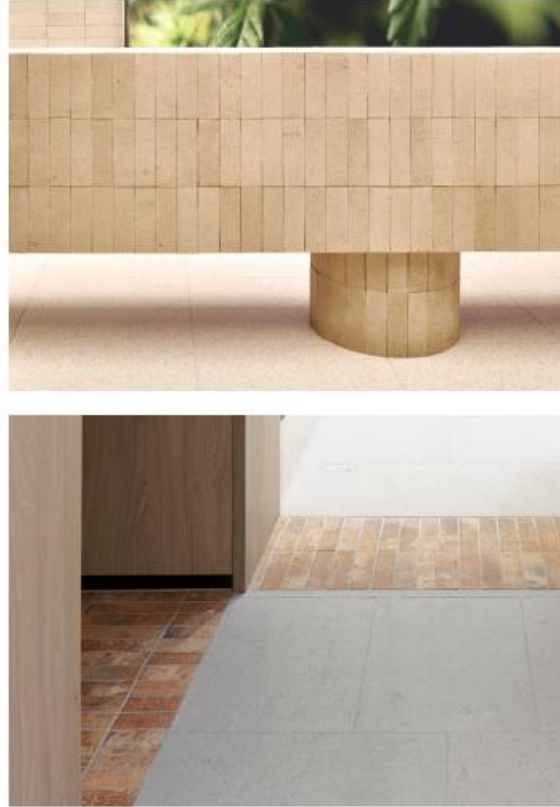
Textural brickwork



# Design Principles : References To Heritage



Heritage materiality



Warm tones



Heritage forms



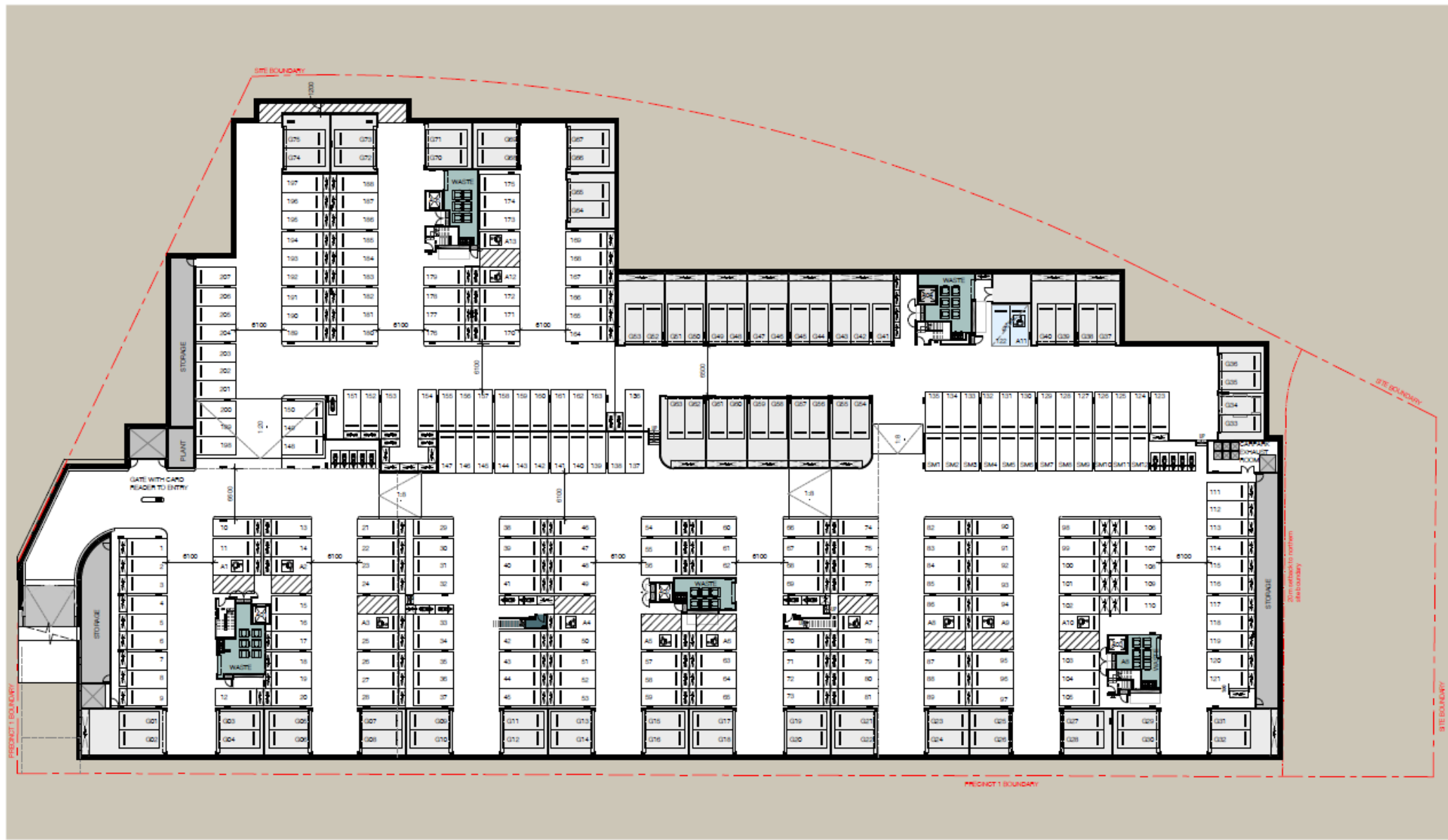
Softened spaces

# Ground Floor Plan





# Basement Plan



# Level 1 + 2 Plan

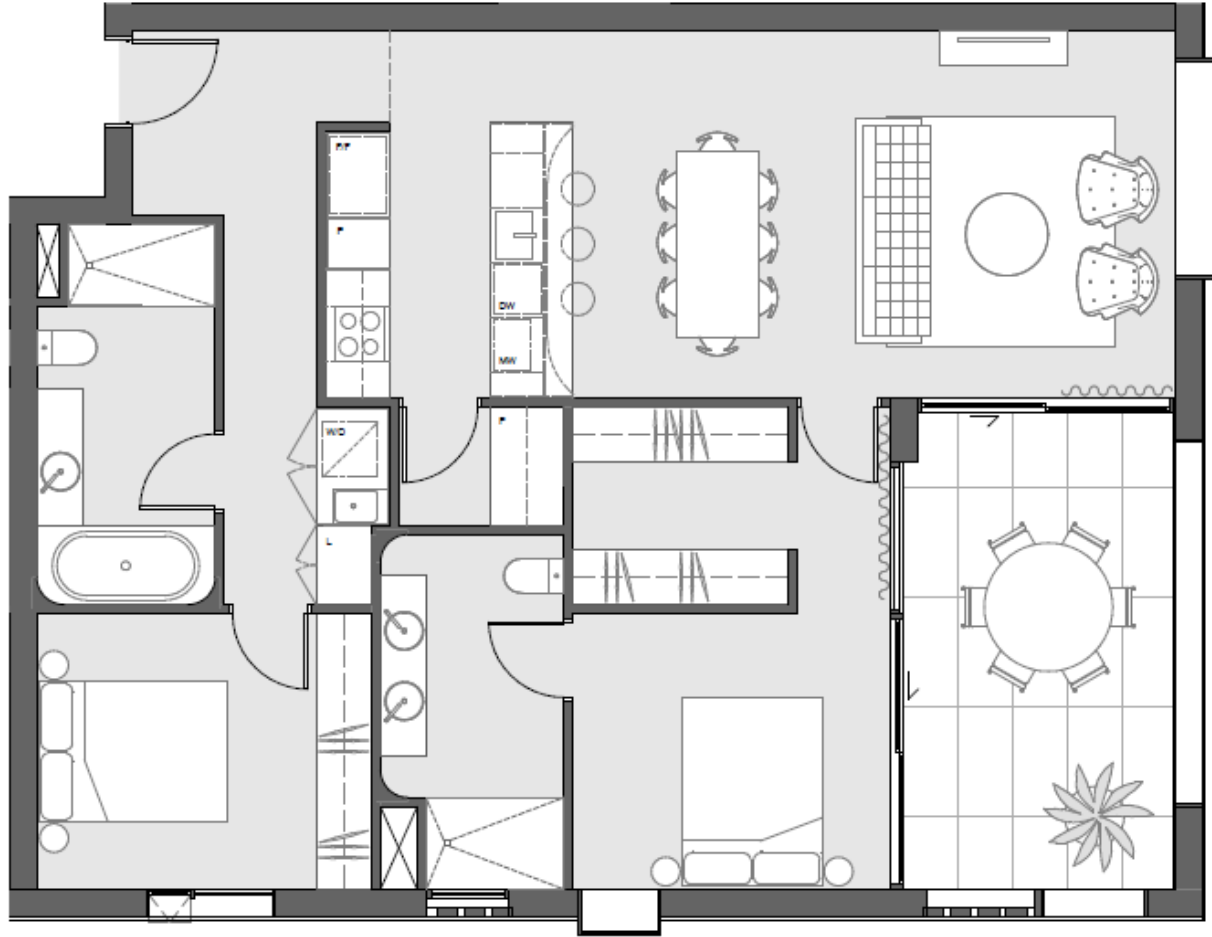




# Attic Plan



# Typical Apartment



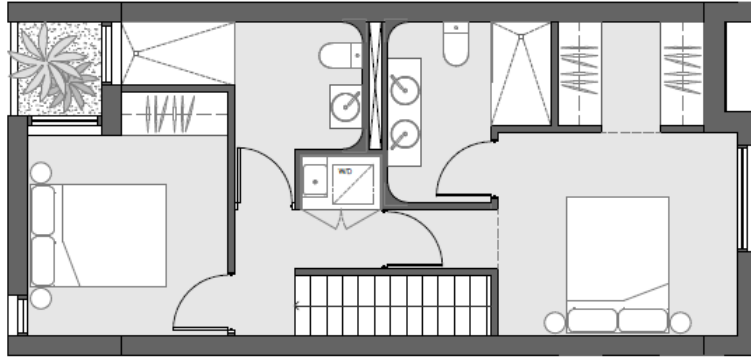
Kitchen



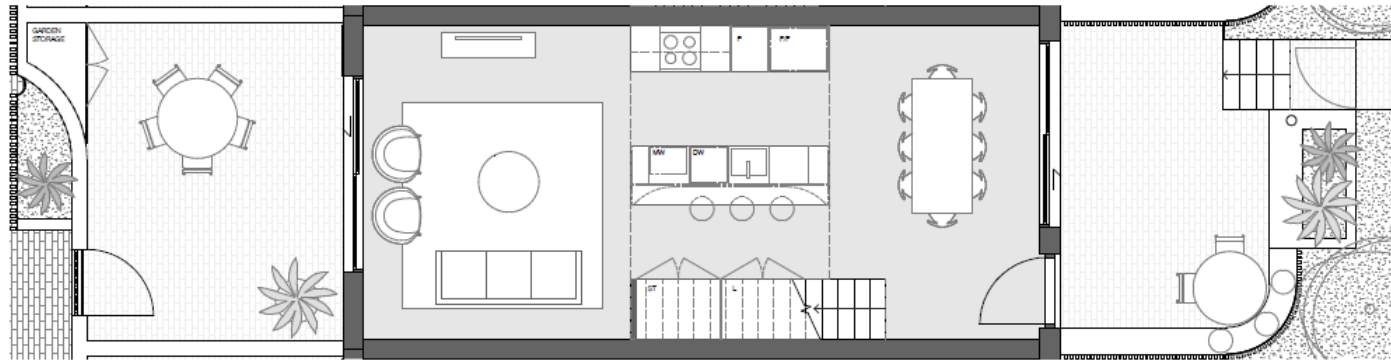
Master Bathroom



# Typical Terrace



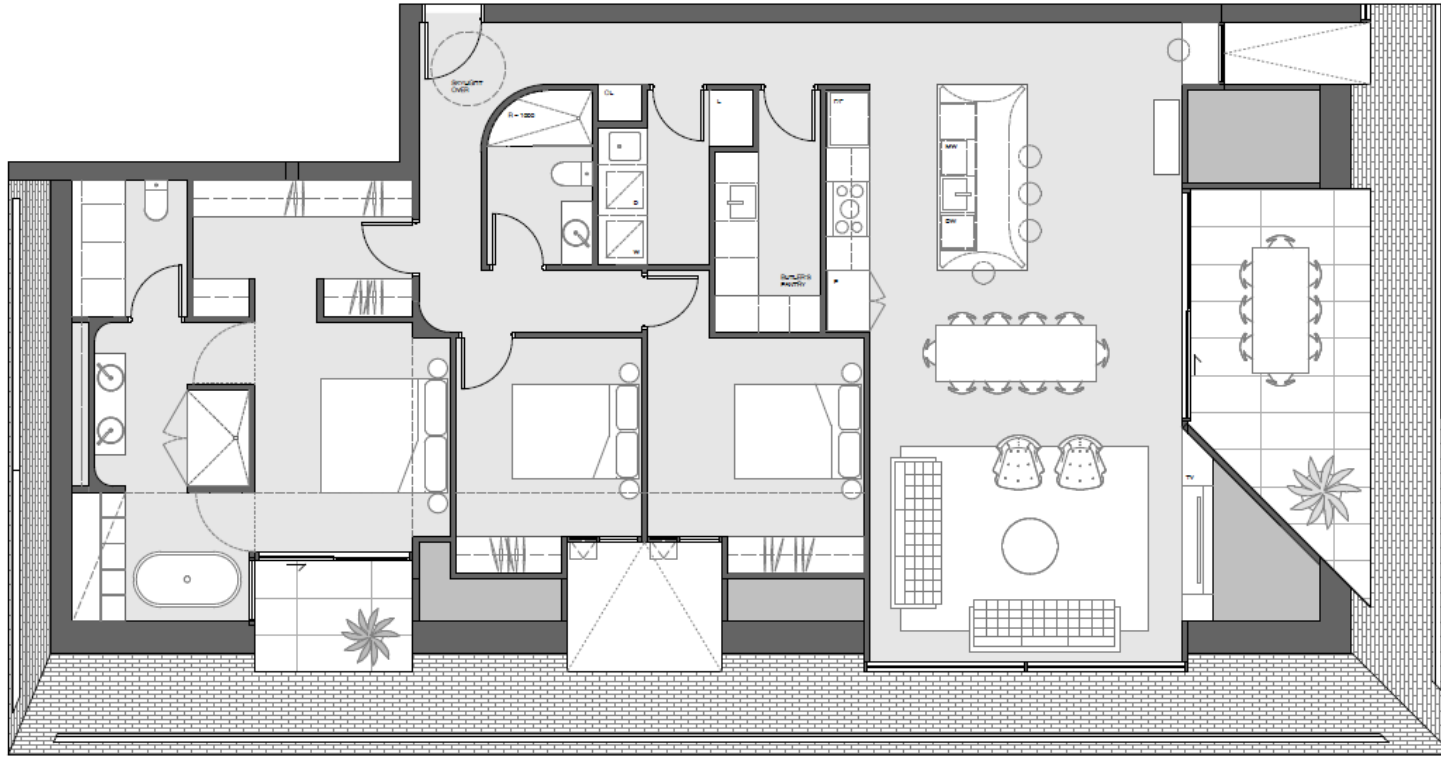
Level 1 Plan



Ground Plan



# 'Skyhome' Attic Apartments















# Precinct 3

# Site Response

What are the opportunities and sensitive qualities of the site to be responded to?

- Northern and eastern edges interface with public areas
- Southern and western edges interface with residential areas
- Views to parkland to north east and south west
- Views to heritage precinct to north
- Site proportions and fall of the land creates a northern aspect



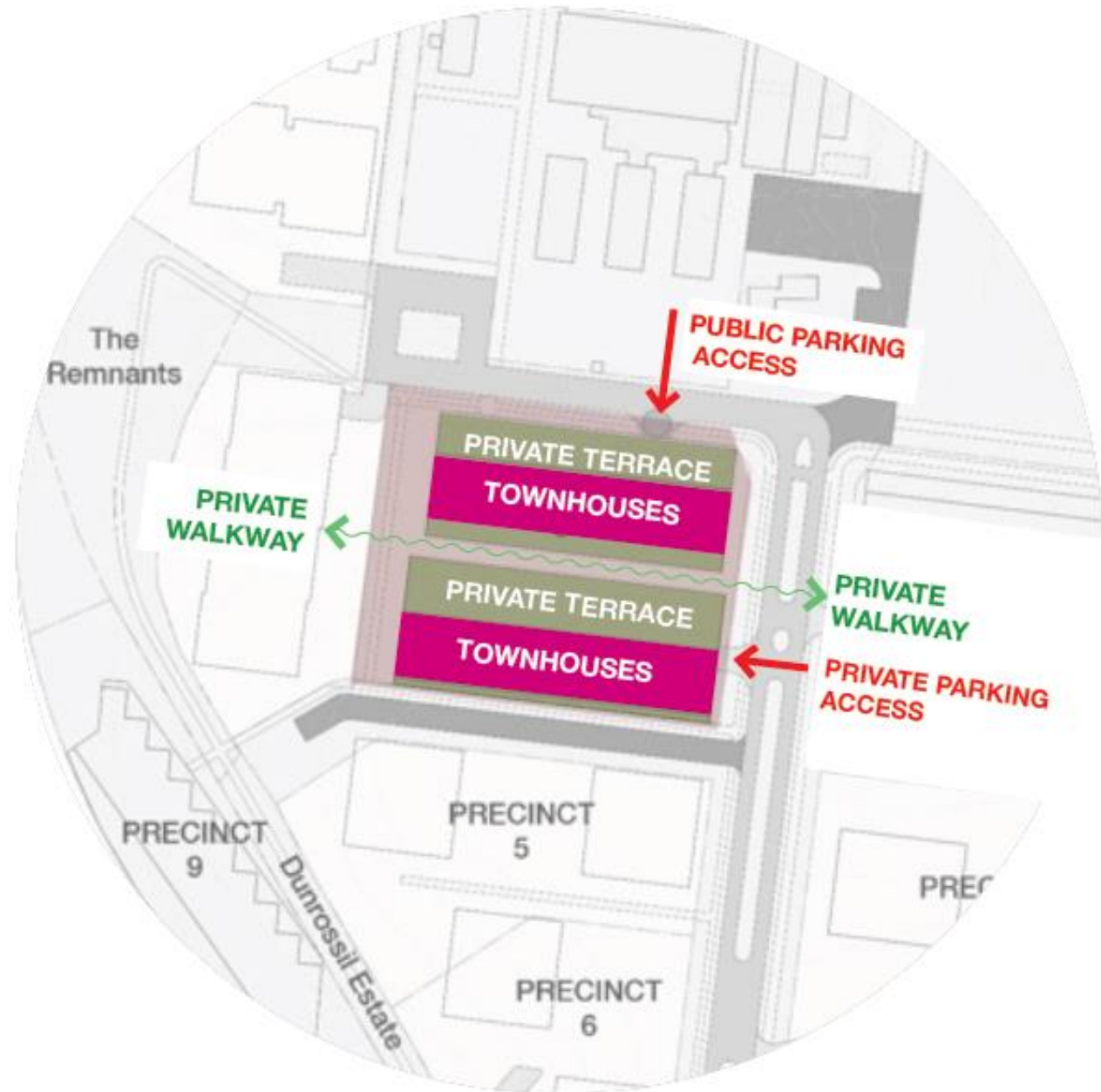


# Site Response

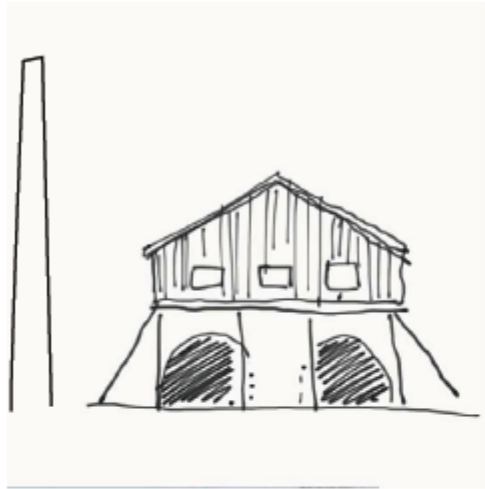
How Can The Site Connect To History And Language Of The Site Beyond Just The Use Of Brick?

How Can The Upper Levels Of The Townhouses Maintain An Open Connection To Views And Light While Maintaining Privacy?

- 22 townhouses, in two equal row
- Central private walkway for on grade pedestrian access to northern townhouses
- Maximise northern aspect of townhouses open space
- Maximise north and eastern views to parkland and historic brickwork buildings
- Access to public parking from northern facade at grade and basement. Creates podium-like base to northern townhouses
- Access to private parking from eastern facade at grade, creates podium-like base to southern townhouses



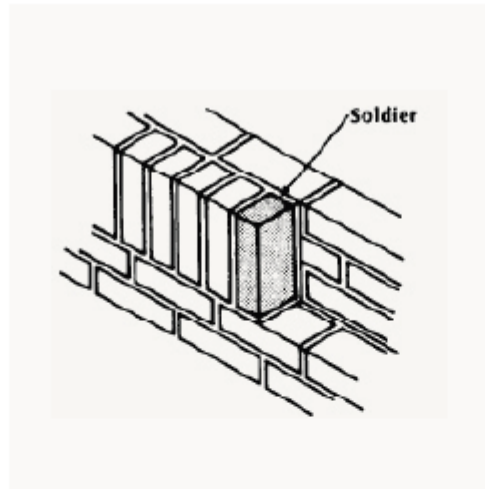
# Design Principals



## 1. CONNECTION TO SITE

How can the design connect to the history of the site, beyond just the use of brick?

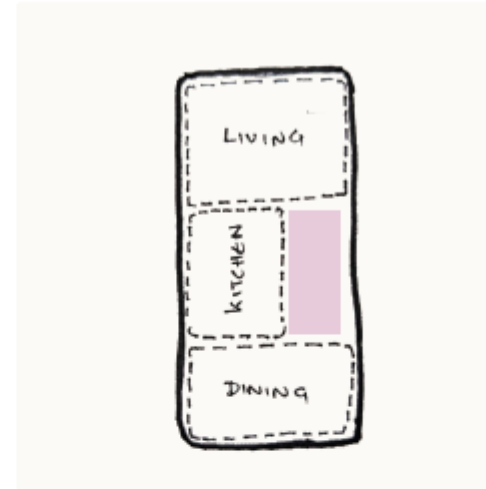
Can connection to site engender a sense of timelessness?



## 2. MATERIAL ARTICULATION

Materiality must express the required quality while balancing budget and internal amenity.

What are the qualities of brick? Can these be distilled and explored through other materials?



## 3. TOWN [HOUSE]

The townhouse represents a unique design challenge to provide the amenity and ease of living of a multi-residential development while retaining the unique individual qualities of a home.

How can 22 townhouses be designed to provide this ease of living and an individual sense of home?



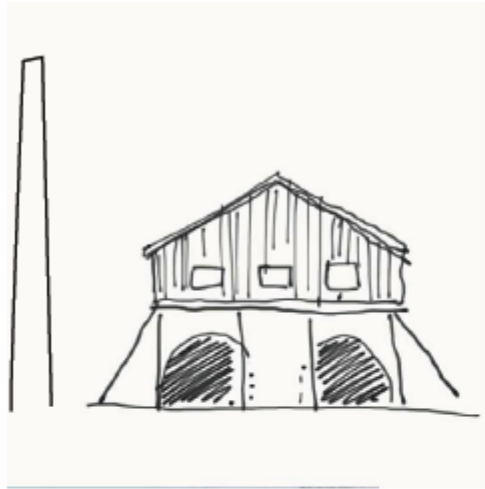
## 4. GARDEN CITY

The garden city character of Canberra is unique amongst Australian cities.

How can the design capture qualities of the garden city so to capture the imagination of aspirational families while providing a sense of familiarity to down-sizers?



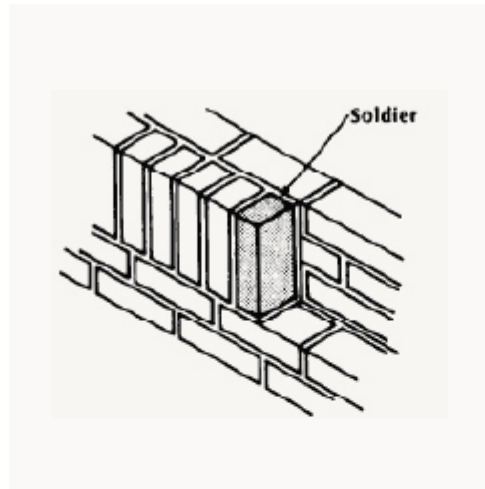
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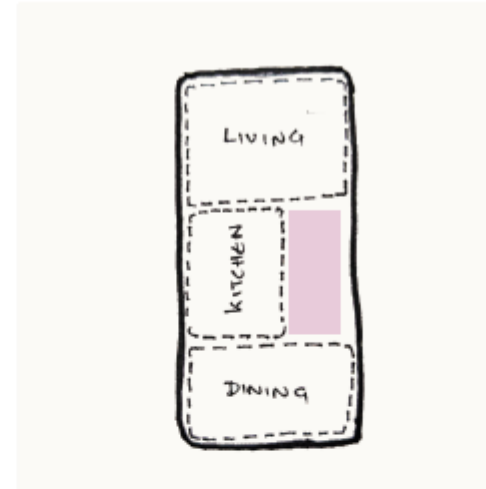
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# South Eastern Corner





# South Eastern Corner





# Private North Facing Terrace



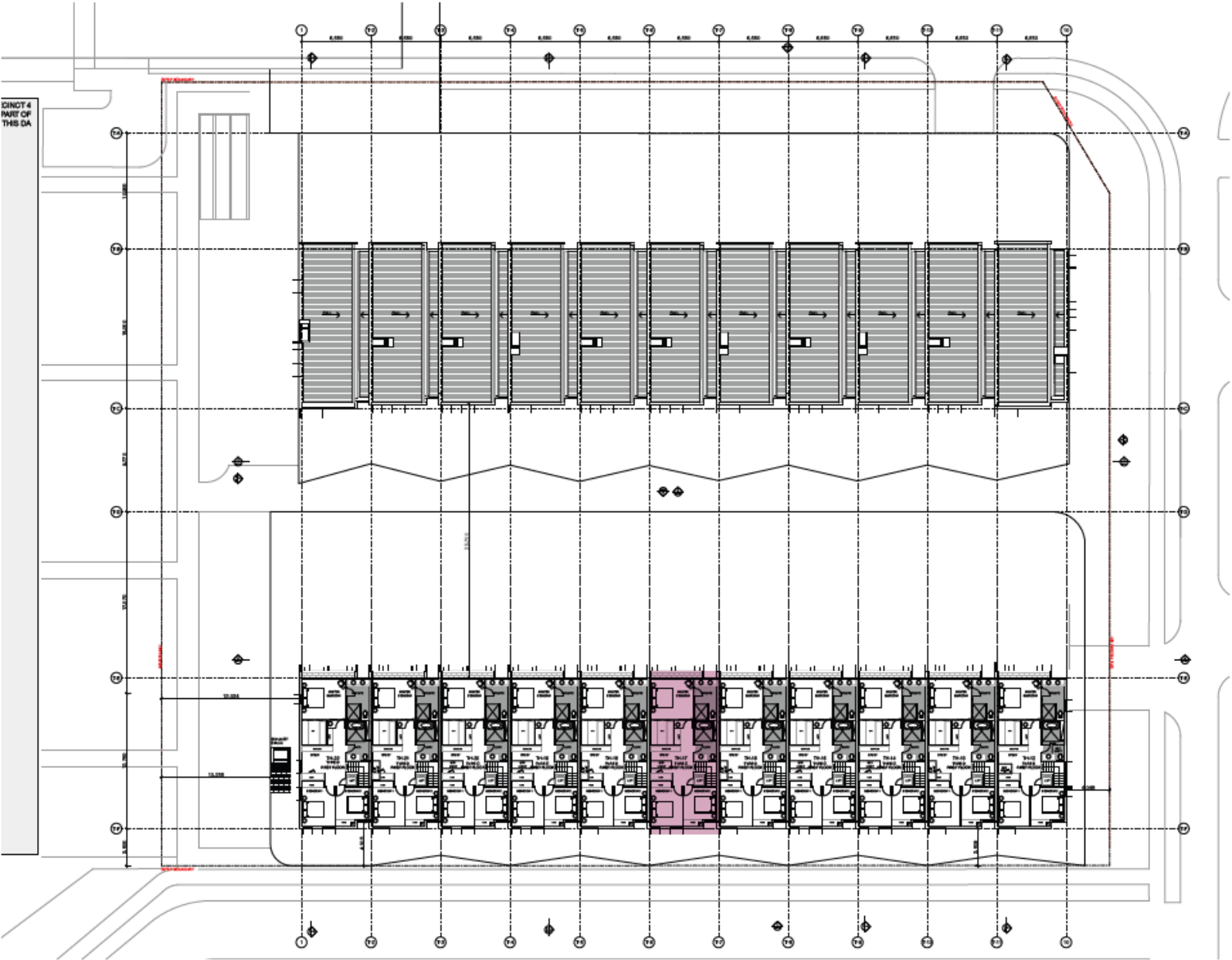


1000 WEST 10TH AVENUE  
 DENVER, COLORADO  
 DESIGN DBA 485  
 DESIGN DBA 472

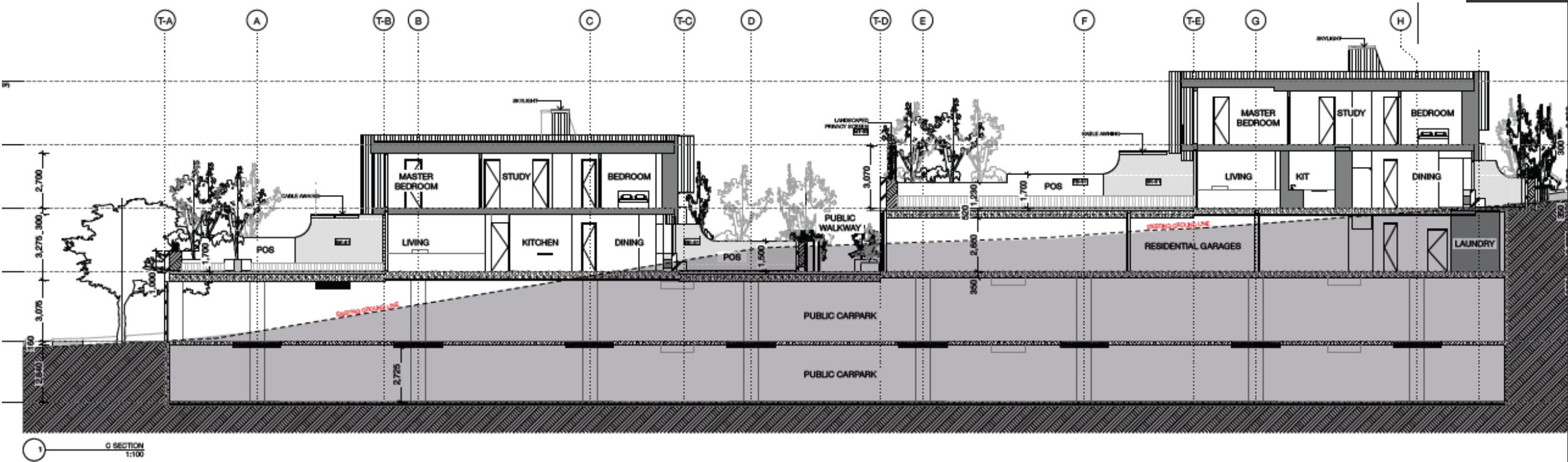
Architectural floor plan of a building, likely a school or institutional facility. The plan shows two main wings. The left wing is a long, narrow corridor with multiple rooms, each containing a desk and chair. The right wing is a larger, more complex structure with a central corridor and several large rooms, some of which are shaded in light blue. The plan includes numerous dimensions, room numbers, and a grid system for reference.



# First Floor Plan

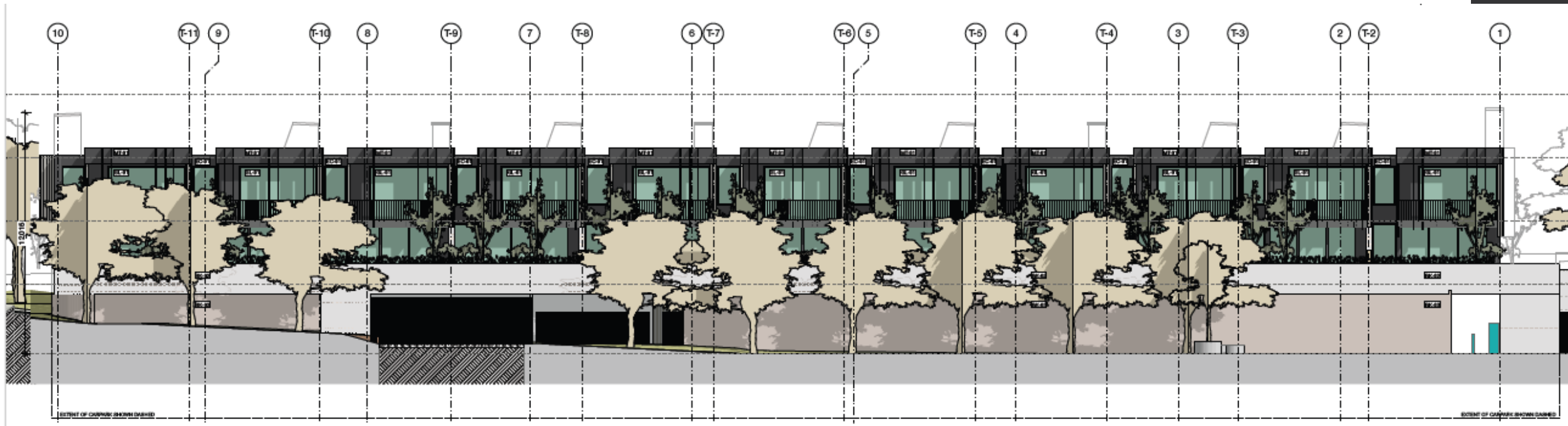


# Section

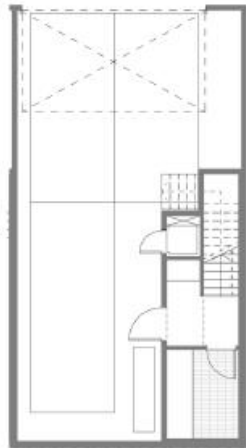




# Elevation



# Typical Townhouse



LOWER GROUND



GROUND



FIRST FLOOR



# Interior Qualities





Conclusion

Q&A