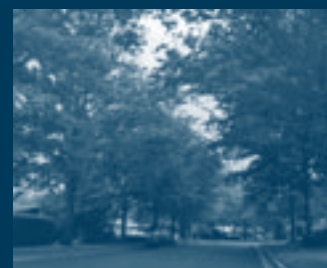


YARRALUMLA Neighbourhood Plan

A sustainable future for Yarralumla



ACT Government



building our city
building our community

ACT Government



ACT Planning &
Land Authority

YARRALUMLA Neighbourhood Plan

A sustainable future for Yarralumla



Prepared by the
ACT Planning and Land Authority



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What this Plan aims to achieve

The Yarralumla Neighbourhood Plan guides this established garden suburb as it meets the challenges of both contemporary life and those that are predicted to arise over the next fifteen years. The Plan outlines the future character of the neighbourhood whilst protecting and enhancing the features currently valued. This Neighbourhood Plan provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and movement networks (roads, footpaths etc).

The strategies documented in this Neighbourhood Plan and illustrated in the accompanying drawings must be read in conjunction with the Territory Plan and any other relevant ACT Government standards, policies and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan. Where relevant, policies to implement strategies in this Neighbourhood Plan will be proposed for incorporation in the Territory Plan through the draft Variation process.

Similarly this Neighbourhood Plan cannot override the National Capital Plan, which is prepared and administered by the National Capital Authority under the *Australian Capital Territory (Planning and Land Management) Act 1988*. The National Capital Plan establishes a broad framework for land use and development throughout the Territory. At a more detailed level, it also controls the planning, design and development of Designated Areas. These areas are considered by the Commonwealth to be of particular importance to maintaining the special characteristics of the National Capital. Within Designated Areas responsibility for development controls rests with the National Capital Authority. Designated Areas comprise Canberra's system of Inner Hills and Ridges, the Main Avenues and Approach Routes to the city, and the Central National Area, including the Parliamentary Zones and environs, the diplomatic areas, Lake Burley Griffin and its foreshores, and the main national institutions and symbols of Commonwealth governance. All development and works proposed within the Designated Areas require approval by the National Capital Authority.

Who this Plan is for

The Plan is particularly relevant if you are:

- An existing Yarralumla resident or considering being a Yarralumla resident;
- A Yarralumla business owner or tenant;
- An investor or investor's agent (for example an architect) interested in Yarralumla;
- An ACT Planning and Land Authority officer responsible for the assessment of development applications in Yarralumla and surrounding suburbs; and
- A provider and/or user of the neighbourhood's community facilities and services.

How this Plan was developed

The development of the Yarralumla Neighbourhood Plan, along with that of the Garran, and Hughes Neighbourhood Plans, commenced in September 2003 and has been a participatory exercise. Participation was invited from all those who live, work, learn, play and invest in the suburb. The following key events held for all three suburbs have been important steps in the production of the Neighbourhood Plans:

- A values survey letterboxed to all residents;
- A Neighbourhood Character Discovery (residents using disposable cameras to tell the ACT Planning and Land Authority about what is valued);
- A major open-forum 'Planning for the Future' Workshop;
- Workshops with local community service groups and organisations, business organisations and ACT Government agencies;
- A future character survey letterboxed to all residents;
- The establishment of a Neighbourhood Reference Group (comprising members of resident/community associations, other residents, and business representatives);
- A five-day Design Workshop, including three community sessions providing opportunity for participation by neighbourhood representatives, and one session providing opportunity for participation by ACT Government stakeholders;
- An information evening, providing the community with an opportunity to comment on the draft concept sketches developed during the design workshop prior to their refinement for inclusion in the draft Neighbourhood Plan; and
- A six-week formal public comment period.

The ACT Planning and Land Authority, through its Neighbourhood Planning Team, thanks all those who participated. We particularly acknowledge the inputs of the Neighbourhood Reference Group. We also wish to thank the staff of the various ACT Government agencies that have participated in the program, including the Department of Urban Services, Department of Disability, Housing and Community Services, Department of Education and Training, Office for Children, Youth and Family Support, ACT Health, the Chief Minister's Department, and Department of Justice and Community Safety.

As this Neighbourhood Plan aims to strike a balance between the diversity of values and aspirations that exist in the neighbourhood it will inevitably not be consistent with all ideas for the future. However, in the spirit of transparency, the ACT Planning and Land Authority undertakes to inform both the Minister for Planning and the community where this Plan differs from broad public opinion.

Unless otherwise noted, participants in the Yarralumla Neighbourhood Character Study took all photographs appearing in this document.

ACT Planning and Land Authority
September 2004

The Yarralumla Neighbourhood Plan at a glance

The Neighbourhood Vision

Yarralumla's rich garden suburb history will continue to be evident well into the future. The neighbourhood will be respected for both its magnificent landscape setting as well as its high-quality streetscapes of old and new. It will strive to be a healthy, liveable, and sustainable place that is home to a diverse range of people from both local and international backgrounds. The Local Centre will be a thriving community and commercial heart, and the lake frontage will not only be conserved but also enhanced.

Key Strategies for achieving the vision

Yarralumla Local Centre:

- Strengthen Yarralumla's ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

Residential Areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

Urban Open Space:

- Redevelopment will not encroach on areas designated as Urban Open Space under the Territory Plan.

Community Facilities:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

Movement Networks:

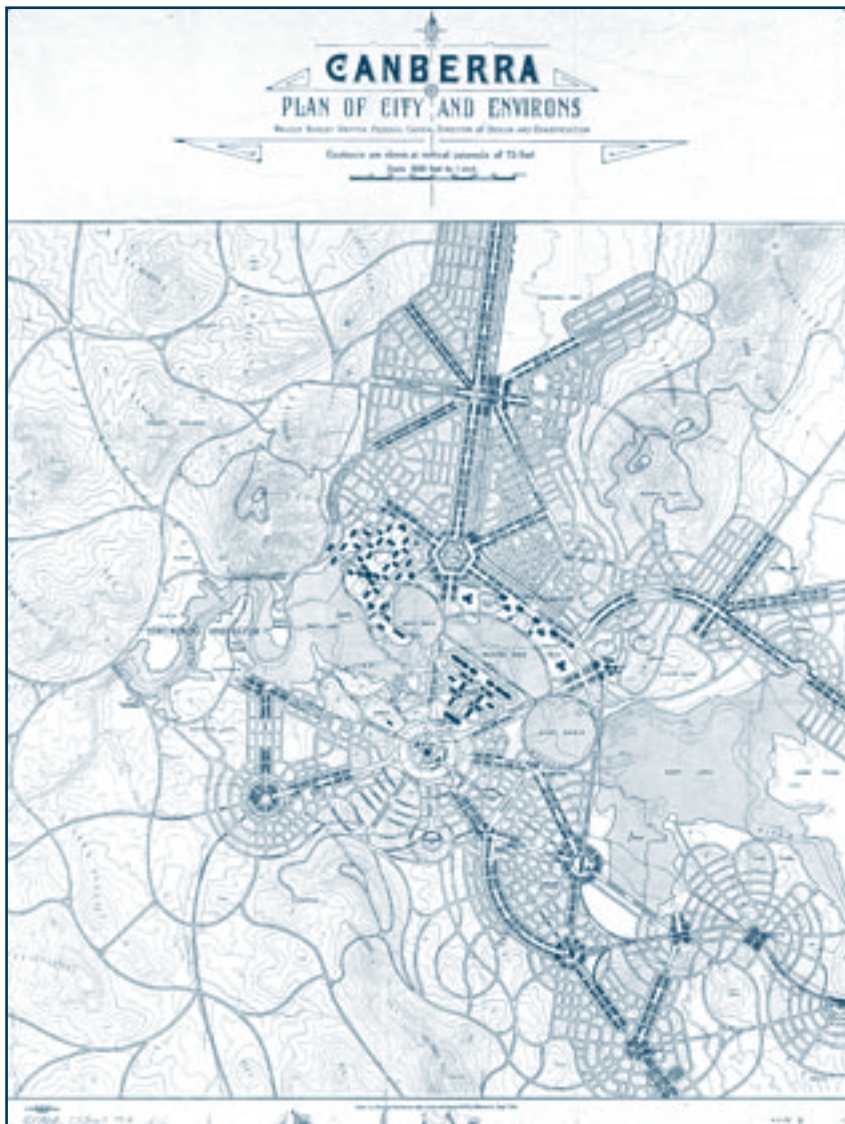
- Provide a diversity of accessible transport options.

B Yarralumla Then & Now

Note: unless otherwise stated, all statistical information contained in this section is sourced from the Australian Bureau of Statistics – Censuses of Population and Housing.

Yarralumla's history

Walter Burley Griffin designed Canberra as a city that protected its natural heritage and embraced its surrounding landscape features – these ideals are very much evident in Yarralumla. Conceived as a waterfront feature in Griffin's original Canberra Plan, the suburb's development began in 1922 and was first gazetted as a Division name on 20 September 1928. Yarralumla is an Aboriginal place name meaning “echo” that has been associated with the area since the days of early settlers. The name Yarralumla first appeared on Surveyor Robert Dixon's map of 1829.



The early genesis of Novar Street and its meeting with Lake Burley Griffin can be seen in this early plan of Walter Burley Griffin's, dated 1918. (Map courtesy National Capital Authority).

Yarralumla is one of Canberra's oldest suburbs and boasts a rich history. The neighbourhood was designed with two main priorities in mind: setting and accessibility. The intention was to provide a high-quality 'horticultural suburb' as well as a 'society suburb'. As is illustrated in the 1918 plan entitled *Canberra: Plan of City and Environs*, Walter Burley Griffin designed Yarralumla as a symmetrical triangular extension of Capital Hill, the Clivianthus Centre (now dissected by Adelaide Avenue), and Yarralumla Bay. Griffin envisaged the neighbourhood as a bustling business centre dominated by an urban waterfront and promenade, balanced by its many landscape features and adjacent bushland setting (eg Black Mountain Peninsula and Weston Park). The suburb was designed around a strict hierarchy – its heart would deliver the basic services such as housing, urban open space, community facilities (such as schools, hospitals etc.), low-rise commercial development, restaurants and as a recreational activity node. Radiating out from this heart would be boulevards connecting to central transport nodes, all of which would be serviced by a complex streetcar system and lined by businesses small and large.

Despite significant residential change in the last five to ten years, Yarralumla's central district, particularly Novar Street, which was once to be called Mountain Way, and the surrounding western residential areas, still bears a resemblance to Griffin's original plan.

Yarralumla now

Yarralumla offers Canberra residents and visitors many historical, recreational, scenic and tourist attractions. It is popular for its scenic streetscapes, mature gardens and proximity to the Parliamentary Triangle and Lake Burley Griffin and is approximately 5-6 kilometres from Civic. (Refer to Drawing No. 1 – Yarralumla in Context.)

The suburb has an undulating terrain and many areas afford views of New Parliament House, Telstra Tower, Red Hill, Black Mountain and the Brindabella Ranges. A number of streets are renowned for their mature streetscapes, including Schlich Street (*Quercus palustris* or Pin Oak), Banks Street (*Cedrus atlantica* or Atlas Cedar and *Prunus cerasifera* or Cherry Plum), Weston Street (*Quercus robur* or English Oak and *Crataegus laevigata* or Hawthorn), Empire Circuit (*Eucalyptus mannifera* ssp. *maculosa* or White brittle gum), Loch Street (*Fraxinus oxycarpa* 'Raywood' or Claret Ash) and Solander Place (*Casuarina cunninghamiana* or River Oak).



Lake Burley Griffin and Black Mountain looking from Yarralumla

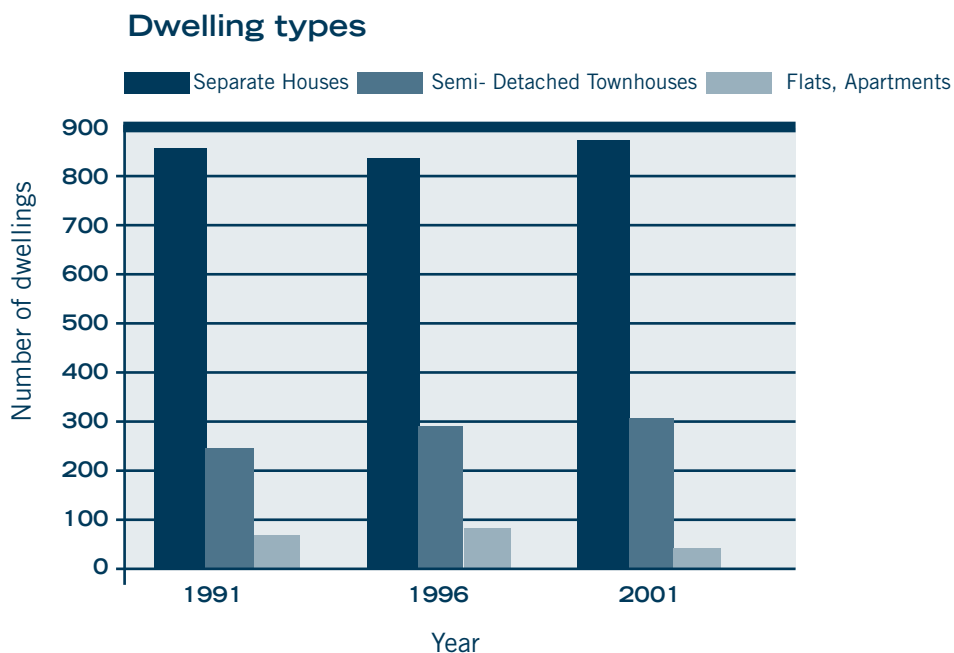
The Yarralumla Local Centre has a vibrant village atmosphere, with a mix of retail and professional facilities and is highly valued by both the local neighbourhood as well as surrounding neighbourhoods.

The streets of Yarralumla are named after governors and botanists. For example, Dunrossil Drive, the main street leading to Government House, was named in honour of Viscount Dunrossil, who was a Governor General from 1960 to 1961 and died at Government House. Yarralumla is also home to more than 20 embassies, which makes Yarralumla one of the most unique suburbs in Australia. This feature also adds considerable social diversity to the neighbourhood.

The Canberra Croquet Clubhouse and Lawns, Yarralumla Brickworks, and Albert Hall are included in the Heritage Places Register. 113 Schlich Street and The Hyatt Hotel (Hotel Canberra) are gazetted to the Interim Heritage Places Register.

For a detailed listing (regularly updated record) of the heritage places, please refer to the ACT Heritage Places listing, ACT Heritage Council website, at: <http://www.environment.act.gov.au/heritage/heritagelist.htm>.

The dominant residential character of Yarralumla is comprised of single and double storey, detached family dwellings, a mix of dual occupancies as well as some multi-unit townhouse and apartment sites.

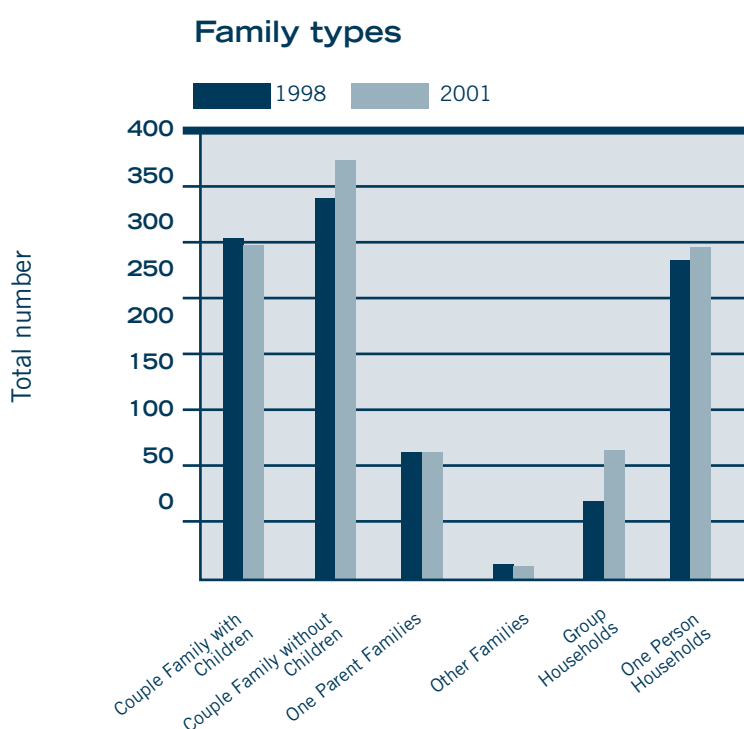


The above table illustrates the increase in semi-detached dwellings, including dual occupancies and townhouses in the last ten years. The Yarralumla community has expressed concern about the impact of this type of development on the existing garden suburb character of the neighbourhood.

Yarralumla's community

In 2001 Yarralumla's population was 3,026 persons – in 1996 it was 2,892 and in 1991 it was 2,991. The median age of the Yarralumla population is 43 years, a five-year increase since 1991 when the median age was 38 years. In 2001 15.5% of Yarralumla's population was aged 65 years and over, compared to 18% for Garran and 18.5% for Hughes.

The range of family types in Yarralumla is illustrated by the following:



The above table is in accordance with common nationwide trends, including the decrease in the number of coupled families with children, and the increases in coupled families without children and one-parent families. For the ACT as a whole, it is predicted that the average household size will decrease from 2.6 persons currently to 2.2 persons by 2032.

In Yarralumla at present the median house price is \$656,000 (source: www.allhomes.com.au) compared to the ACT's median of \$305,000 (source: *The Canberra Plan*, 2004). This represents a dramatic increase since 1999, when the median property price was \$351,000 in Yarralumla.

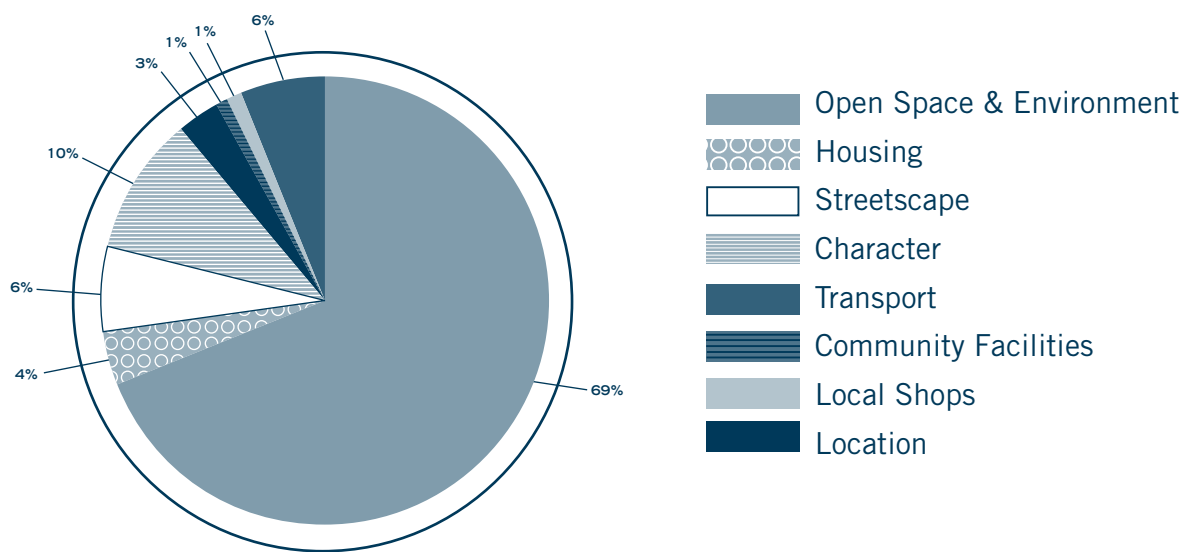
The values of the Yarralumla community

Those who attended the 'Planning for the Future' workshop stated that they valued Yarralumla's Open Space Network, particularly Weston Park, Stirling Ridge and the rest of its frontage to Lake Burley Griffin. Residents also value the suburb's community facilities, such as the childcare and primary school, the shops and the Yarralumla Brickworks. Also of value is the neighbourhood's sense of history, its fine streetscapes including the impressive avenues, and the original residential architecture, a significant amount of which has either been removed or changed considerably.

Through the 'Values Survey' residents of Yarralumla value the open space surrounding Lake Burley Griffin (eg. Weston Park, Stirling Ridge), and the recreational opportunities they offer. Residents also value the panoramic views, mature trees, streetscapes and mature gardens throughout the suburb. Those who responded to the Values Survey also valued the neighbourhood's local shopping centre and community facilities.

Yarralumla residents who responded to the Values Survey were asked to choose one value out of eight that they considered the most important. The eight values listed were; Open Space and Environment; Housing; Streetscape; Character; Transport; Community Facilities; Local Shops; and Location. The following chart indicates which of the values listed in the survey respondents regarded as most important.

Yarralumla's values



Key

Open Space (Parks, ovals, bushland for recreation)

Housing (Low density, large blocks, single detached dwelling, limited high density)

Streetscape (Street trees, vegetation, gardens, wide streets)

Character (Well planned, peaceful, safe community feeling)

Transport (Access to transport, including public transport)

Community Facilities (Access to schools, churches, medical etc.)

Local Shops (Proximity to and variety of)

Location (Central location to other parts of Canberra and investment potential, employment, friends and family, services & facilities)

The following table illustrates the specific values of the neighbourhood. The values survey requested respondents to provide information in terms of “which aspects of your neighbourhood do you value the most?” There were thirty-eight specific values listed ranging from: good investment, single blocks of land, access to buses, churches, bike paths, play equipment and a variety of others. Of these thirty-eight options, the following table shows the ten considered the most important.

Yarralumla’s top ten community values

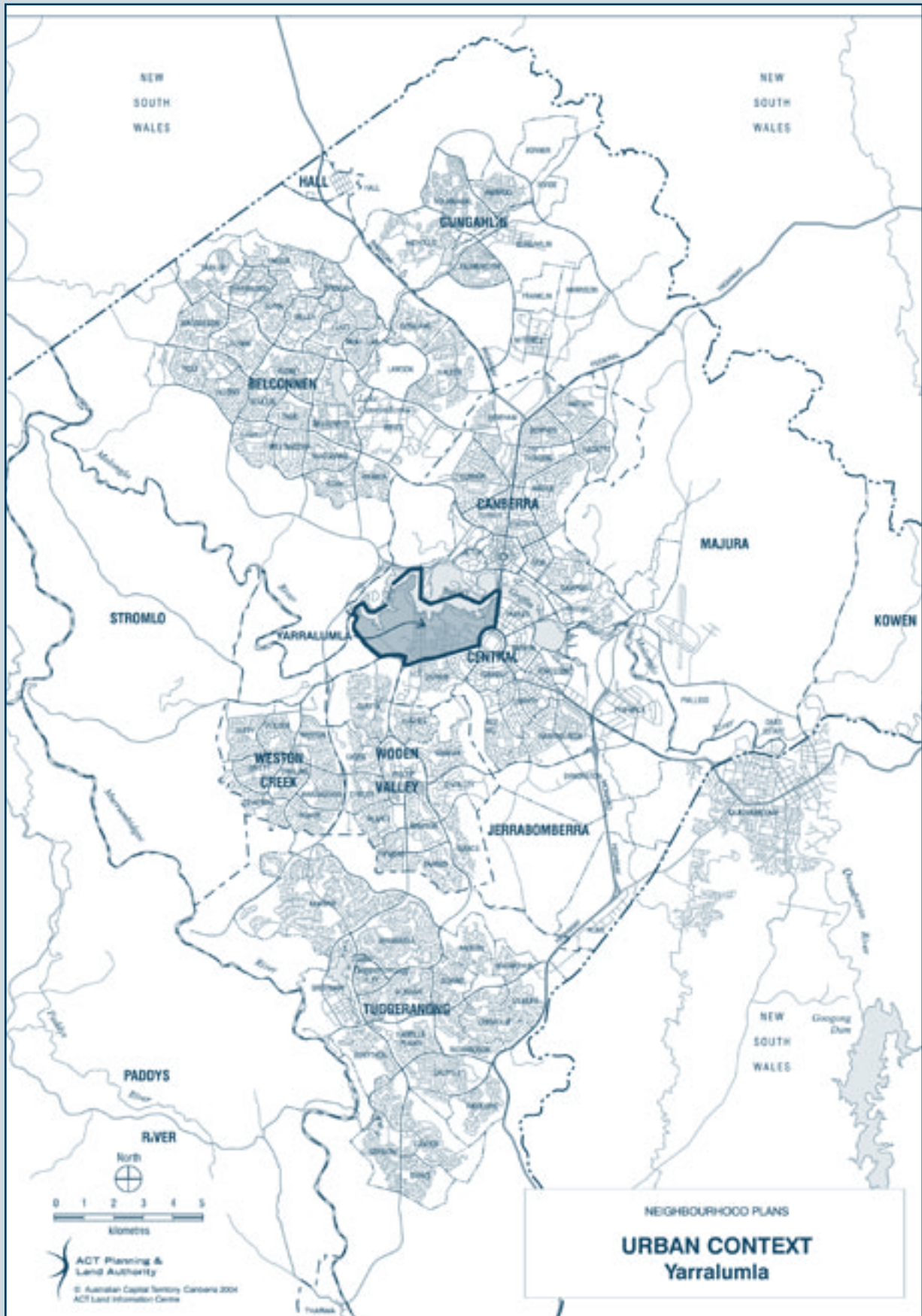
Specific Value	Percentage of respondents
Peace and Privacy	91
Green Space and Mature Trees	90
Mature Trees on Verges	90
Central to Other Parts of Canberra	89
Visually Appealing Built Environment	88
Safety	88
Being Near the Lake	87
Established Gardens	87
Friendly, Community Feel	86
Established Gardens	86

What are Yarralumla’s favourite places?

Yarralumla’s favourite places reflect the primary values of the survey respondents – open space and the environment. The neighbourhood’s favourite places are:

- **Lake Burley Griffin**, especially the foreshores and the pathway/bicycle path around the lake
- **Weston Park**, including the nurseries and children’s playground; and
- **Stirling Ridge**

Drawing 1 – Yarralumla’s context



The Canberra Plan

The Plan for Canberra in the 21st century will guide the city's growth and development for this generation, and beyond. It provides a clear direction that will ensure Canberra retains the character that has been central to our first 90 years. As a framework for action by community and governments, *The Canberra Plan* has several major components. These include *The Canberra Social Plan*, *The Economic White Paper* and *The Canberra Spatial Plan*. *The Canberra Plan* envisages the following – a city:

- Confident in its role as national capital.
- With a high-quality built environment that celebrates Canberra's planning legacy and national role.
- Uplifting and inspiring, with liveable neighbourhoods and an extraordinary range of public spaces that attract us to meet, relax and celebrate.
- Respecting our magnificent natural environment and cultural heritage.
- The model of sustainable urban development in the 21st century.

The Canberra Spatial Plan

The Canberra Spatial Plan's Strategic Direction responds to changes that will occur within the community of Canberra over the next 30 years and beyond. Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra. In order to ensure that we can sustainably provide for this community of the future, *The Canberra Spatial Plan* puts in place a framework to accommodate a range of population growth scenarios, up to half a million for the Canberra-Queanbeyan metropolitan area. The key initiatives that are critical to achieve the Strategic Direction include:

- Higher density residential development within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas. People will enjoy a choice of housing.
- Future residential settlement will continue to take place in Gungahlin, and subject to detailed suitability and feasibility investigations followed by necessary policy amendments, will also commence in the Molonglo Valley in the short to medium term. If the city continues to grow in population beyond the capacity of these areas, further settlement will be accommodated on the Kowen Plateau.

- Civic and the central area will form a strong dynamic heart to the Territory and surrounding NSW - a centre of culture, business, ideas and creativity; retaining and attracting jobs, people and important events.
- Civic and existing centres will be the focus of employment growth, with existing corridors of employment being reinforced by clustering at nodes along transport corridors (additional district activity nodes will be located in the Molonglo Valley and the Kowen Plateau when these areas are developed).
- Future industrial, broadacre and transport related employment growth will be accommodated within existing industrial areas and the corridor comprising Majura and Symonston valleys including the airport and Hume.
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- Major transport connections, including public transport, will link the town centres to Civic, and link future urban settlement in the Molonglo Valley and the Kowen Plateau to major employment corridors; Majura Highway will be upgraded to form part of a critical regional transport link and together with Gungahlin Drive will form the major outer by-passes of Civic, keeping through traffic away from the heart of the city.
- A Bushfire Abatement Zone will be declared and managed to protect the city from the possible impacts of major bushfire events.
- The non-urban areas that form the rural setting of the city (outside of nature conservation areas) will be primarily used for sustainable agriculture (including forestry west of the Murrumbidgee River). Historical rural settlements form part of the rural setting.
- The water catchments for the existing dams supplying water to Canberra and the catchment of possible future potable water supply dams for the ACT and its region will be protected from any development that would adversely affect the quality of that water. The sub-catchments of the ACT watercourses will be managed to protect water quality.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes).
- Significant assets that provide opportunities for future economic growth of the Territory will be protected. These include the Mount Stromlo Observatory and Canberra International Airport. An Aircraft Noise Protection Corridor is identified for the Majura-Symonston Valleys. The Territory will not locate any residential development within these valleys where residents would be unacceptably impacted by airport noise. A low light zone is established around Mount Stromlo Observatory to enable the continued operation of this facility as the Molonglo Valley is developed.
- Development in the region is the responsibility of the NSW Government and surrounding local government. *The Canberra Spatial Plan* introduces strategic policies to input to the sustainable development of the ACT and region particularly with regard to water, biodiversity conservation, urban form and employment location, transport and service delivery.

Elements of the Strategic Direction to realise *The Canberra Spatial Plan* that are particularly relevant to Yarralumla are as follows:

- Higher density residential development within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas.
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes).

Implications for Yarralumla

The Canberra Spatial Plan's Strategic Direction requires Yarralumla to provide a diverse range of housing choice at strategic locations, including:

- In Yarralumla's Residential Core Area associated with the Yarralumla Local Shopping Centre.

D Yarralumla in the future

This section provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and transport networks (roads, footpaths etc). A statement of existing character is provided for each of these neighbourhood elements, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing 3 – Yarralumla in the Future.

The future character of each element is driven by a **neighbourhood** vision:

- Yarralumla's rich garden suburb history will continue to be evident well into the future. The neighbourhood will be respected for both its magnificent landscape setting as well as its high-quality streetscapes of old and new. It will strive to be a healthy, liveable, and sustainable place that is home to a diverse range of people from both local and international backgrounds. The Local Centre will be a thriving community and commercial heart, and the lake frontage will not only be conserved but also enhanced.

Yarralumla Local Centre

Existing Character

Yarralumla Local Centre (Blocks 15, 21, 22, 23, 32, 27, 28 & 29 Section 60) is a thriving Local Centre, providing a wide variety of shops and services. Built of solid double brick both single and double storey, the centre is in excellent upkeep. There is a wide variety of goods easily available: day-to-day supermarket shopping, eateries, restaurants, hair and beauty services and other professional services such as financial and legal services. The centre has two main street frontages, Novar Street and Bentham Street. A small parking lot and thin strip of green space is located between the western frontage of the shops and Hutchins



Yarralumla Local Centre

Street. The centre offers a vibrant, bustling feel by day and intimate dining by night. The Local Shopping Centre provides a highly valued, convenient, service to residents of the suburb. The busyness of the centre can cause some parking issues. The centre was refurbished as part of Canberra Urban Parks and Places Capital Works Program in 2001 on behalf of the ACT Government.

The Commercial land-use aims to provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of the local population. This land-use allows for businesses, offices, community facilities, light industry as well as residential.

Future Character

The Yarralumla Local Centre will continue to offer a bustling commercial and community facility with its own sense of place. It will provide a range of shops, including cafes and restaurants, professional office suites, community facilities as well as a range of public places and spaces. Opportunities to link the Centre to the Yarralumla Brickworks, possibly with a well sign-posted 'heritage walk' incorporating public art based on a brickworks theme, will have been explored. Connections to the shops for people with limited mobility will have been improved. An appropriate mix of long- and short-stay parking will have been provided.

Strategies for the future of Yarralumla's Local Centre

Key strategy:

- Reinforce Yarralumla's ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

General strategies:

- Recognise the physical relationship between the Yarralumla Local Centre and the surrounding Residential Core Area, particularly in terms of built form, tree plantings and pedestrian movement.
- Recognise the close relationship between the Yarralumla, Deakin and Curtin Local Shopping Centre, Manuka Group Centre and the Woden Town Centre.
- Encourage Yarralumla to provide a unique Local Centre choice for its neighbourhood.
- Support a diversity of community, commercial and residential opportunities.
- Explore opportunities to provide additional outdoor eating/meeting places.
- Maintain and enhance physical facilities for community-based activities.
- Consideration will need to be given to the ACT Government's Graffiti Management Strategy in the provision of assets such as seats, lights, walls etc.
- Reference should also be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for both commercial and domestic collection vehicles.
- Encourage a diversity of community, commercial and residential opportunities.
- Reinforce the physical relationship between the Yarralumla Local Centre and the surrounding Residential Core Areas, particularly in terms of built form, tree planting and pedestrian movement.
- Prioritise the needs of people with special mobility needs.

Principles for best-practice urban design

The following is provided as a guide to possible new development associated with Yarralumla's Local Centre facilities. It is not a definitive list.

Character

Place making should respond to the existing natural and developed features of the environmental context. A place that enhances the distinctive local landscapes, sense of place and history whilst providing a quality living environment will establish a rich environmental character unique to its locality. A response context analysis will identify:

- distinctive landscapes
- natural features
- locally distinctive built form
- street patterns which respond to the context
- special spaces of natural or cultural significance
- skylines and roofscapes
- building materials
- local culture and traditions
- avoiding standard solutions

Continuity and enclosure

The form and fabric of a place define the living environment and establish a hierarchy of both public and private spaces providing clarity of function and movement:

- streets, footpaths and open spaces overlooked by buildings
- clear distinction between public and private space
- avoiding gaps in the lines of buildings
- enclosing streets and other spaces by buildings and trees of a scale that feels comfortable and appropriate to the character of the space
- No leftover spaces unused and uncared for

Quality of the 'public realm'

Good urban design promotes a sense of well-being and amenity by ensuring recognition of the natural context and the functional requirements of the community and responding with:

- public spaces and routes that are lively and pleasant to use
- a feeling of safety and security
- uncluttered and easily maintained streets and public places and carefully detailed with integrated public art and functional elements
- well-designed lighting and street furniture
- places suited to the needs of everyone, including those with particular mobility needs
- attractive and robust planting appropriate to the locality

Legibility

Legibility principles establish an understanding of place and way finding for residents and visitors. A discernable planning structure and complementary place making ensure that the living environment has a clear image and is easy to understand. Enhancing the legibility of a place will include the identification and incorporation into planning of such components as:

- natural landmarks and focal points
- views and view corridors
- clear and easily navigatable routes
- discernable gathering places
- gateways to particular areas
- edges and buffers
- lighting
- works of art and craft
- signage and way-markers

Diversity

Diversity of space and function provides our community with a range of experience and choice. This can be achieved through:

- place making to provide for variety of function and land use
- provision for a broad cross-section of community and cultural values
- variety of built form and development character which is sensitive to context
- opportunities for biodiversity

Residential Areas

Current Character

Yarralumla has two residential precincts: the central area precinct adjacent the shops and the eastern precinct towards the embassy zone. The central precinct is bordered by the suburb's central open space corridor, Adelaide Avenue, Lake Burley Griffin and Royal Canberra Golf Course (Westbourne Woods). It has a grid-like street layout with predominantly exotic street-tree plantings. Housing character is a mix of original weatherboard, monocrete and redbrick cottages and modern houses, dual occupancies and townhouses of a variety of architectural styles and materials. The topography is undulating and flatter near to the neighbourhood's main open space corridor. Minimbah Court is particularly valued by some residents for being a good example of one of Canberra's earliest medium-density unit developments. Built in the 1950s and originally named Solander Court in conformity with other streets in this vicinity which carry the names of First-Fleet botanists, the development is identified as a model of how multi-unit development can conserve significant trees and enhance streetscapes and provide enough open space for both occupants and neighbours.



Original redbrick dwelling in Yarralumla

The eastern precinct is characterised by large suburban blocks with considerable front yards, lush gardens and accessed through leafy avenues created by mature, mostly native street-tree plantings. The topography is significantly undulating with the northeastern ridge offering magnificent vistas across Lake Burley Griffin towards North Canberra. The housing style is comprised of a mix of single storey detached double-brick, weatherboard cottages and monocrete cottages, traditional Canberra style double storey duplexes and some double storey detached dwellings. Whilst there has been some residential renewal the impact has not been as dramatic as in the older, central area of the neighbourhood.

Future Character

The Neighbourhood Plan proposes that the majority of Yarralumla will remain predominantly low-density, single dwellings on generous blocks. It also proposes the retention, though reduction in extent of the Residential Core Area (otherwise known as A10 according to the Territory Plan) on blocks associated with the Yarralumla Local Centre (Please refer to Drawing 2 – Yarralumla in the Future and Drawing 3 – Residential Core Analysis). As a result, Yarralumla will contain two distinct residential areas:

- Suburban Area – the majority of the neighbourhood; and
- Residential Core Area (A10 Land Use Policy) – associated with the Yarralumla Local Centre.

It is important to note that changes allowed for in the Residential Core Areas will occur over time. In many cases it will be dependent on current lessees deciding to either redevelop the blocks themselves or to sell to another lessee with the intention to develop.

For more information regarding Yarralumla Residential areas, please refer to Drawing 2.

Future Character of the Suburban Area

The Suburban Area of Yarralumla is the residential area that will change the least over time. However, as has been the trend over the last decade or so, some of the existing dwellings in the Suburban Area will be renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents may elect to demolish their dwellings altogether and rebuild new houses that better suit their needs; some will elect to build dual occupancies. Whatever the change the low-density character, established street trees and mature garden setting will remain.



New residential development close to the shores of Lake Burley Griffin

The rules applying to the Suburban Area preserve the existing garden city character of the majority of the Yarralumla neighbourhood by restricting redevelopment. Developments prohibited in Suburban Areas are: apartments, townhouses and triple occupancy housing development on blocks originally used for single dwellings. The redevelopment of new single dwellings and dual occupancies must be in keeping with the existing suburban character. Dual occupancies are subject to significantly tighter controls on the overall size of both houses. This reduces the impact of dual occupancy development and ensures the retention of significant areas for trees and gardens. Dual occupancy dwellings at the rear of blocks are subject to additional specific height and size controls; the maximum height of buildings is two storeys (8.5 metres). In order to further limit the impact of dual occupancy development the minimum block size for such developments in Suburban Areas (as well as Residential Core Areas) is 800m². Unit titling is only allowed for supportive housing (accommodation for those requiring care provided by a Territory-approved organisation).

This Neighbourhood Plan encourages those wishing to renovate or redevelop residential buildings adjacent parks to take advantage of these highly valued neighbourhood assets – this could be achieved, for example, by ensuring liveable rooms and/or decks and/or windows overlook parks. A similar approach could be taken to improve the safety of laneways.

Future Character of the Residential Core Area

The Residential Core Area is identified in the Territory Plan as Area Specific Policy A10. The Residential Core Area is located on blocks associated with the Yarralumla Local Centre and over time will offer a diverse range of dwelling types, including one and two-storey dual-occupancies and town houses of no more than two storeys (8.5 metres). Despite the modest increase in density the established street trees and mature garden setting will remain.

In addition to the maximum building height of two storeys, attics and basements may also be permitted. A maximum 50% plot ratio applies to street-based layouts (dual occupancy developments where the building is to the front of blocks). The two units of a dual occupancy development cannot exceed 35% coverage of the block. Subdivision of single blocks is not permitted on blocks less than 800m².

Strategies for the future of the Residential Areas

Key Strategies for all Residential Areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

General strategies:

- Maintain the high-quality landscape setting and abundance of mature and healthy street trees on both public and private land.
- Ensure the provision of appropriate housing for the aged, retired and disabled in central rather than peripheral locations within easy access to shops, public transport and community facilities.
- Maintain and enhance the existing street pattern by ensuring buildings relate to the street rather than detract from it.
- Retain and reinforce the backdrops, vistas and view corridors that are part of the suburb's identity, including those to Black Mountain, Red Hill, Capital Hill, Lake Burley Griffin and the Brindabella Ranges.
- Continue to provide a mix of public and private housing.
- Conserve heritage places and spaces.
- Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- Safeguard privacy and maximise and maintain light and sun access to dwellings.
- Protect, maintain and replace street trees.
- Landscape design associated with new developments should include the replacement of existing trees in order to maximise tree canopy. The drip-line of existing significant trees is to be respected.
- Promote residential development that facilitates a reduction in water and energy consumption.
- Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.
- Explore adaptable housing opportunities.

- Streetscapes in Yarralumla that are recognised by the ACT Planning and Land Authority as significant are as follows: Arkana Street, Broome Crescent, Ewart Street, Francis Street, Gunn Street, Hampton Circuit, Hunter Street, Hutt Street, Irwin Street, Loftus Street, MacGillivray Street, Mueller Street, Newman Street, Novar Street, Rodway Street, Schlich Street, Weston Street, Banks Street and Solander Place. The ACT Planning and Land Authority requires detailed contextual analysis for any redevelopments in these streets to ensure the amenity is maintained and enhanced. (Please note that the ACT Planning and Land Authority reserves the right to reconsider the above listing should circumstances change.)
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for domestic collection vehicles.
- Ensure all residential developments facilitate a reduction in water and energy consumption.

Strategies for residential development in Residential Core Areas in addition to the above:

- Maintain landscape setting and protect street trees (note: significant trees are addressed by the *ACT Tree Protection (Interim Scheme) Act 2001*).
- Retain verge widths and soft landscape surfaces to create open space areas to improve privacy between dwellings, and assist with absorption of water.
- Siting and design of buildings should address the street to maximise views to the street and pedestrian/cycle paths.
- Building should fit with existing street patterns.
- The faces of buildings should be articulated and avoid continuous “walls of development” (i.e. long, uninterrupted and unbroken building frontages produced by redevelopments).
- Interesting, place appropriate and environmentally sensitive design and innovation should be encouraged in new developments.
- Encourage residential redevelopment around parks to front onto the parks and laneways to increase passive surveillance and family-friendly environments.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

Principles for best-practice residential redevelopment

Good design...

- **...responds to and reinforces the quality and identity of the area context.** Context can be defined as the key natural, built and social features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.
- **...appropriately arranges buildings and spaces – this is also part of the development context and will influence the quality of the residential environment.** Issues include building footprint and envelope, private open space, semi-public open space (setting for dwellings), setbacks for amenity, street appearance, access and parking, and services and facilities.
- **...aims to deliver an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.** Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.
- **...achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.** Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.
- **...delivers a density appropriate for a site and its context, in terms of floor space yields (number of residents and functions).** Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
- **...integrates landscape and buildings to achieve greater amenity, sustainability and aesthetic quality for occupants, neighbours and the adjoining public realm.** Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.
- **...ensures amenity in relation to physical, spatial and environmental qualities.** Optimising amenity requires appropriate room dimensions and proportions, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

- **...optimises safety and security, both internal to the development and for the public realm.** Optimising safety and security is achieved by maximising internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces, lighting and clear definition between public and private spaces.
- **...responds to the social context and the aspirations of the local community in terms of lifestyles, affordability and access to social facilities.** Development should be responsive to the existing social context and the needs of the neighbourhood or provide for future desired community needs in the case of redevelopment areas.
- **...incorporates good design principles that establish the aesthetic quality of the development in the composition of building elements, textures, materials and colours, and the integration of function, structure and enclosure elements.** Development of design principles should incorporate a response to the environment and context, particularly to the desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Urban Open Space

Current Character

Yarralumla's Urban Open Space Network is a much-valued component of the neighbourhood. It comprises Stirling Park, Weston Park, the foreshores of Lake Burley Griffin, Yarralumla Neighbourhood Oval, the green pathways that abut Gunn Street and MacGullivray Street and the private green spaces enjoyed by the Royal Canberra Golf Club and Government House. There is also a small pocket park located to the south-eastern corner of the suburb on Hampton Circuit (Block 1 Section 33).

Apart from Yarralumla Neighbourhood Oval, the green pathways and the pocket park on Hampton Circuit, all of Yarralumla's open space is designated National Capital Authority land. This means that this land is subject to the requirements of the National Capital Plan.

Territory Land

Yarralumla Oval is a centrally located community resource that is much loved by the neighbourhood. It is used for formal and informal sporting activities as well as other passive recreations such as jogging, dog walking and by the students from the primary school. The Oval is situated beside Yarralumla Primary School and includes two creeks that act as green buffer. The two creeks and associated open space extend south, one joining the central open space (adjacent to the site of the former Montessori School) and the other joining the bike path and storm water system to Adelaide Avenue. Both areas include healthy plantings of native eucalypts. The grasslands located to the north of the oval (Blocks 5, 8, 9, 11 & 13 Section 100) are designated as National Capital Authority land. Dryland grasses largely dominate the grasslands; there is a small stand of deciduous exotics in the northwestern corner of Block 11 and some scattered deciduous exotics throughout Blocks 5 & 8.



Yarralumla Oval

Designated Land

Yarralumla's frontage to Lake Burley Griffin is highly valued, not only by local residents but also by the broader Canberra community – it is the only suburb (apart from Kingston Foreshore development) that has a direct relationship to the water's edge. Yarralumla residents use the lake for a variety of water sports such as swimming, rowing, sailing and dragon boat racing. The YMCA Sailing Club, Canberra Yacht Club, Canberra Church of England Girls Grammar School Boat Shed, Yarralumla Rowing Centre, Lake Burley Griffin Sea Scout and Guide Hall all have their facilities located on the lakes foreshores within Yarralumla's boundaries. Yarralumla Bay is a popular entry point for water-sport enthusiasts. The Yarralumla Bay foreshore is located between Orana Bay and Blue Gum Point and was constructed in 1960. Yarralumla Bay is included in the National Trust's listing of the Lake Burley Griffin foreshore. Lake Burley Griffin is encircled by a bike path and along the stretch between Lennox Gardens and Weston Park there is a number of exercise stations and a couple of barbeque and picnic spots.

Stirling Park (Block 4 Section 22) is one of the Yarralumla's largest parks. It is accessible by heading west along Alexandrina Drive from Parkes to Banks Street or by the ever-popular cycle path that circles Lake Burley Griffin. Due to the undulating terrain the park offers some splendid views across the lake to the National Museum of Australia, Telstra Tower, Black Mountain and Black Mountain Peninsular. The vegetation is predominantly eucalyptus with some scattered introduced species. Near Hopetoun Circuit there is also a significant stand of pine trees. The Park is used for a mix of recreation, such as cross-country running and dog walking.

Like Stirling Park, Weston Park is an area of open space that is used by a variety of Canberrans and tourists for recreational purposes and as a formal/informal meeting place. The park includes a number of barbecue and picnic facilities. It draws heavily on the aesthetics offered by Lake Burley Griffin and is a popular destination for family recreation. The Park is located at the end of Western Park Road (Section 124) and is easily accessible by walking, cycling and road. It extends the length of the suburb's western headland, Yarralumla Peninsula, up to Kurrajong Point. It is well maintained due to its heavy recreational usage and includes scattered mature native and exotic vegetation. The Park includes many recreation facilities including, play structures, a large wading pool, a miniature railway, a maze and a long sandy beach.



The railway at Weston Park

Yarralumla Nursery and a separate gallery/café and English Garden are located on the other side of the headland and hold a strong link to Weston Park. The Nursery is operated by the ACT Government and includes a wholesale section and a separate retail section. Combined, the area of Yarralumla Nursery and Weston Park covers the Yarralumla Peninsula and form an aesthetically pleasing addition to the foreshore. Views extend towards Black Mountain and Lake Burley Griffin and display a wide variety of flora and fauna. The area is characterised by its rich biodiversity, and its appealing array of colours and shapes. The plantings within the Park represent the horticultural work started by TCG Weston, a prominent botanist, in 1913 and carried on by his successors. These include a range of experimental plantings used to discover the most successful plantings best suited for different uses throughout the city, such as, shelter plantings, avenue plantings and landscape plantings.

Westbourne Woods is located in the south-western area of Yarralumla. This is bounded by Brown Street to the north, Dudley and Denman Streets to the south, Banks Street to the lake west, Dunrossil Drive to the east. An arboretum was planted in this area with more than 200 different species of conifers, deciduous hardwoods and native trees, many of which still survive. The Arboretum now lies within the Royal Canberra Golf Club lease, initially in an effort to ensure its conservation. The Westbourne Woods Incinerator is located next to the 10th fairway of Royal Canberra Golf Club. Otherwise known as the Canberra Incinerator it was designed by Walter Burley Griffin and Eric Nicholls. Although decorative in design, the functional use of the incinerator relied on the downward flow of garbage. Built from Old Canberra Bricks, the incinerator was built in 1938 and was used up to the late 1950s until acquired for use by the Green Keeper in laying out Royal Canberra Golf Club. This area is appreciated as a local neighbourhood asset, used for informal activities such as dog walking, jogging and bird watching.

Lennox Gardens is a beautiful, well-maintained park popular for barbeques and picnics. The Gardens are bounded by Flynn Drive and the lakeshore and were designed with the intent of keeping it consistent with the design of two other well-known sites of Yarralumla, the Albert Hall and one of Canberra's most elegant hotels, the Hyatt Hotel Canberra (formally known as the Old Canberra Hotel). A delightful promenade exists on the Lake's edge between Lennox Gardens and Commonwealth Avenue Bridge. Nara Park is incorporated within Lennox Gardens. Named after Canberra's Japanese sister city the Nara Gardens are a popular structured formal garden. There are gravel/cobble paths, formal garden beds with shrubs and trees, and tree plantings. There is a "pagoda" type structure and a stone plaque, which reads: "People of Nara City Japan present these Kasuga Stone Lanterns to the people of Canberra as a symbol of the friendship that exists between the peoples of Australia and Japan. This gift was donated by the citizens of Nara in the spirit of world peace. April 1997."

Future Character

The Yarralumla Neighbourhood Plan proposes no changes to the Urban Open Space Network in the neighbourhood that is subject to the Territory Plan – parks will remain parks. However, the Neighbourhood Plan recommends that Urban Open Space in the future will be better augmented with elements such as seating, lighting and footpaths to ensure that they continue to service the community well. Where appropriate the Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Yarralumla's contribution to the biodiversity of the city. This is particularly relevant due to the suburb's proximity to Lake Burley Griffin. Accessibility for all, particularly those with special mobility needs, will be made a priority.

Strategies for the future of the Urban Open Space

Key Strategy:

- Redevelopment should not encroach on areas designated as Urban Open Space under the Territory Plan.

Strategies:

- Maintain and enhance the quality of Yarralumla's Urban Open Spaces.
- Emphasise existing view corridors to Red Hill, Black Mountain and Brindabella Ranges by ensuring new buildings respond to the views that are currently afforded from various vantage points in the neighbourhood.
- Where appropriate, enhance biodiversity by planting appropriate species and creating diverse habitats on appropriate Urban Open Spaces. (Consideration will need to be given to the ACT Government's Strategic Fire Management Plan.)
- Encourage linkages to the Urban Open Space contained in the Yarralumla Brickworks site.
- Encourage wildlife into the suburb by providing suitable habitats; ensure wildlife can move about safely.
- Use a coordinated suite of facilities and installations, such as barbecue, seats and lighting, to create cohesive Urban Open Space. Consideration will need to be given to the ACT Government's Graffiti Management Strategy.

Community Facilities

Current Character

'Community' land-use makes provision for the health, educational, intellectual, religious, cultural and welfare needs of the ACT community.

Yarralumla enjoys a wide variety of facilities and services. The Yarralumla Primary is located on Loftus Street. St Peter Channels is on Weston Street, Yarralumla Uniting Church on Denman Street and a Mosque on Empire Circuit. Sporting clubs include the Southern Cross Yacht Club (Mariner Place, Lotus Bay) and the AIS Rowing Centre, Canberra Rowing Club, the ANU Sailing Club and the YMCA Sailing Club, all at Yarralumla Bay. The suburb's community hall is co-located with a small group of tennis courts on Mueller Street. Yarralumla's broad range of facilities service a range of users, from younger adventurers to the more senior members of the neighbourhood. Residents throughout Canberra use many of the services offered by Yarralumla.



Southern Cross Yacht Club

Future Character

Yarralumla will continue to enjoy a range of community facilities. In particular it will provide facilities appropriate for both an ageing population and for younger families. Accessibility for all, particularly those with special mobility needs, will be made a priority.

Strategies for the future of the Community Facilities

Key Strategies:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

General Strategies:

- Allow for the increased use and development of adaptable buildings that meet current needs and can adapt for the changing needs of the future.

- Support the provision of a range of aged care facilities to meet the needs of a diverse community.
- Any redevelopment on Community Facility land should respect the landscape qualities of the area.
- Encourage a diversity of community uses on the larger areas of Community Facility land.
- Retain significant trees on Community Facility land.

Movement Networks

Current Situation

Yarralumla's movement networks consist of roads, footpaths, bike paths and public transport routes. The suburb is well provided for in terms of footpaths. However, many are in need of some repair due to their age and affects of tree roots. Street trees, whilst providing important visual amenity, can reduce the effectiveness of facilities such as street lighting and signage, they can also damage footpaths.

In terms of roads, the neighbourhood has a street hierarchy of 'access roads' servicing the subdivisions, connecting to 'collector streets' such as Schlich and Novar Streets and Hopetoun Circuit that in turn feed traffic into the major arterial roads such as Adelaide Avenue and Commonwealth Avenue. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses. Some of the neighbourhood is well serviced by public transport, with bus stops placed on Hopetoun Circuit, Schlich Street and Novar Street. Yarralumla has a number of cycle paths linking to other parts of Canberra. The primary path runs through the spine of the suburb joining Adelaide Avenue linking to Woden Town Centre, the Cotter Road, and Lake Burley Griffin. These bike paths are widely used by local residents and the broader Canberra community alike, offering a scenic ride or stroll around the lake. Two public bus routes run through Yarralumla, linking the suburb with Woden and Civic. The routes travel along Hopetoun Circuit, Schlich Street and Novar Street.

Future Situation

Yarralumla in the future will continue to offer a diverse range of accessible transport options, including car-based travel, public transport, cycle routes, and pedestrian footpaths. In general, the neighbourhood will be free of through traffic originating from adjacent suburbs. Residential development will take advantage of Yarralumla's bus routes and stops, particularly those closest to Yarralumla's Local Centre.

Yarralumla's footpaths will be well maintained, linking the suburban areas with areas of Urban Open Space and the Yarralumla's Local Centre as well as the surrounding neighbourhoods. People will be able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.



Moving around in Yarralumla

Strategies for the Future of Yarralumla's Movement Networks

Key Strategy:

- Provide a diversity of accessible transport options.

General Strategies:

- Prioritise the needs of pedestrians and cyclists.
 - Discourage through traffic.
 - Provide appropriate lighting levels of lighting for pedestrians and vehicles and safe routes of travel for pedestrians, cyclists and motor vehicles; provide an accessible route of travel to accommodate those with special mobility needs.
 - Promote and support the use of public transport.
 - Provide appropriate lighting and footpaths.
- Ensure current traffic problems are not exacerbated by the implementation of Residential Core Area policies.
 - Provide a safe and accessible route of travel for residents to facilities.

The Yarralumla Brickworks

Current Character

The Yarralumla Brickworks, Block 1 Section 102, is located on the western edge of the residential area of Yarralumla, with vehicular access off Denman Street. Under the Territory Plan the land use policy is Entertainment, Accommodation and Leisure, however its cultural heritage status is most important and is listed on both the ACT and National Heritage Registers.

History

The Brickworks was operational from 1913 to 1976 and is a site of historical value as it was the first industrial manufacturing facility within the ACT. It played an integral role in providing the base material used in the construction of the early buildings in the National Capital. The Brickworks comprises 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 brick and clay production over a 60 year period. The site is a relatively intact representative example of large urban brickworks from the early twentieth century, a type that is becoming increasingly rare both nationally and internationally.

The site is of considerable technical value as it has a number of different kiln types: Staffordshire (1915), Hardy-Patent (1927) and Downdraft (1953), which demonstrate an unusually wide range of firing processes. The Staffordshire kiln is especially significant as the only surviving example of its type in Australia. The brick pits have historical value as a primary source of clay and are also of considerable geological value as the type of locality for the “Yarralumla Formation”, dating from the Silurian Period, 425 million years ago.

Brickworks Precinct

The lands adjacent to the Brickworks include the edge of Westborne Woods (trees outside the Golf Course) as well as a large area used for informal recreation by local residents. Possible other uses for the Brickworks and adjacent lands have been debated since closure of the Brickworks in the mid 1970's. The adjacent land serves as the division of Inner South Canberra and Woden Valley, a desirable function recognised in both the National Capital and Territory Plans. Both the topography (ridgeline) and the groves of trees (predominantly pines) contribute to creating this effective visual barrier, with only the Brickworks' largest chimney stack visible above the canopy. This chimney is of aesthetic and social value as a prominent landmark in Canberra's central urban area. It is visible from many parts of Canberra including Lake Burley Griffin foreshores and New Parliament House.

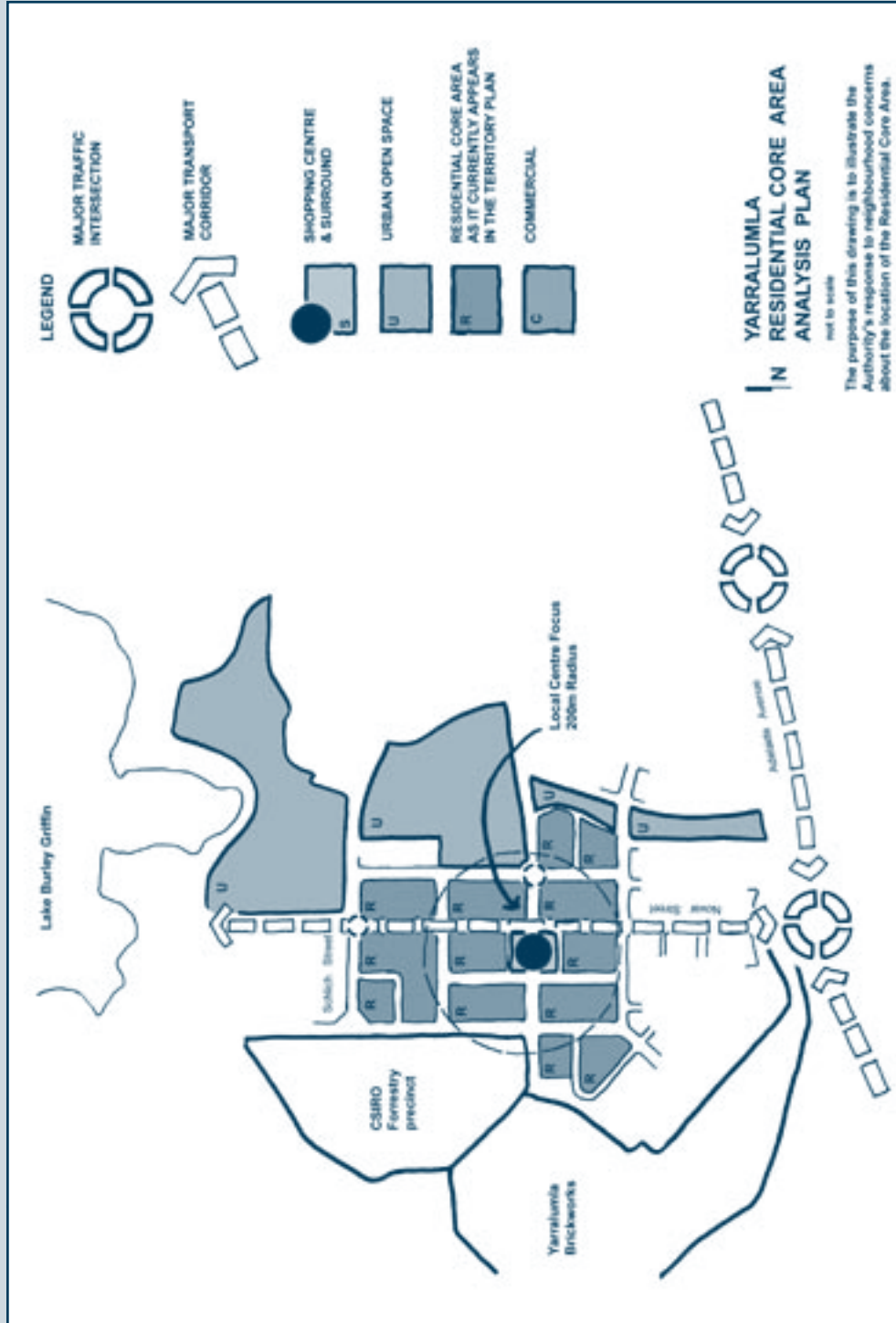
Future strategies and character of the Brickworks Precinct

The Brickworks has legislative protection for its heritage components but this does not preclude adaptive reuse of all or part of the site. However, the site has a range of contaminants and building structure problems and would require significant financial investment to render the whole site safe for use. There has been no determination of the long-term uses for the site and a Conservation and Management Plan is yet to be prepared.

There are proposals for use of part of the precinct for additional housing and models for the types of housing options exist in the newer housing areas developed around the northern and eastern edges of the Brickworks. The Government has made the commitment to the Yarralumla community that any additional housing in the precinct would be limited to approximately 25 dwellings. However, there are no plans for block size, block layout or implementation being proposed by the range of relevant ACT Government agencies at this time.

The chimney as a landscape landmark, the cultural heritage importance, and location beside the treed inter-town buffer space for Inner South Canberra are important characteristics of the Brickworks that are likely to affect future use of the precinct.

Drawing 2 - Residential Core Area analysis



How the Neighbourhood Plan will be implemented

The Yarralumla Neighbourhood Plan recommends the implementation of the following key actions:

- **Key Action:** The ACT Planning and Land Authority to undertake the process of **varying the Territory Plan to adjust the Residential Core Area** as per Drawing 2 – Yarralumla in the Future.
- **Key Action:** In due course and should funding become available, ACT Planning and Land Authority to **review the schedule of significant streetscapes** nominated in the Development Application Process Guidelines, place revised schedule on the ACT Planning and Land Authority website and revise references in the Development Application process booklets.
- **Key Action:** Any future reviews of the Yarralumla Neighbourhood Plan to take into consideration ACT Planning and Land Authority's **scoping study and concept plan of the Yarralumla Brickworks**.
- **Key Action:** The ACT Planning and Land Authority to prepare a **companion guideline document** to the Good Design guideline series, to provide direction for the developer, the community and the development assessment officers, as to what will be sympathetic and complementary design for the type of development permitted to occur within **Residential Core Areas (A10)**.
- **Key Action:** The ACT Planning and Land Authority to **address heritage and character concerns** by:
 - Formally referring community concerns regarding public realm (block boundary to the street, including street trees, verges and footpaths) to Canberra Urban Parks and Places;
 - Formally referring community concerns about heritage aspects and qualities of Yarralumla to the ACT Heritage Council; and
 - Assessing how existing codes and guidelines address previous planning guidelines, specifically 'Areas of Territorial Significance'.
- **Key Action:** The ACT Government's Heritage Council and the Yarralumla Residents Association to investigate the development and promotion of a **heritage walk linking Yarralumla's residential areas and the Brickworks**.
- **Key Action:** In due course and should funding become available, Roads ACT to undertake a **Local Area Traffic Management Study for Yarralumla**. The scope of works to include investigation of a pedestrian crossing on Novar Street to provide ease of access to the bus stop.
- **Key Action:** In due course and should funding become available, Roads ACT and Canberra Urban Parks and Places to develop **network plans for cycle and pedestrian paths and street lighting**. Scope of works to include investigation of the conflict between assets (e.g. lighting and pavement) and street trees and how to ensure people are able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

How the Neighbourhood Plan will be reviewed

A major and comprehensive review of the Yarralumla Neighbourhood Plan will be conducted seven (7) years after the Plan has been placed on ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Yarralumla Neighbourhood Plan remains responsive to the changing physical, social, environmental and demographic characteristics of the neighbourhood. The review process is critical, as the development of the neighbourhood needs to remain consistent with the vision and strategies set out in this Plan and *The Canberra Spatial Plan*. Minor reviews will be conducted prior to the seven-year time frame, although this will be dependent on major changes in policy framework and will only be conducted by an agreed process.

For more information visit the ACT Planning and Land Authority.

Website: <http://www.actpla.act.gov.au>

Email: neighbourhoodplanning@act.gov.au

Phone: 02 6205 0087

F Associated Reports & Projects

Summary reports are available for each of the collaborations undertaken in order to develop this Neighbourhood Plan – they are available on the ACT Planning and Land Authority website or by telephoning 6205 0087.

Documents relevant to the Yarralumla Neighbourhood Plan include, but are not limited to, the following:

- The Territory Plan (updated regularly)
- The National Capital Plan
- The Canberra Plan (2004)
- The Canberra Spatial Plan (2004)
- The Sustainable Transport Plan (2004)
- The Guide to Good Design (2004)
- The Sustainability Guide (2004)
- The Hughes Neighbourhood Plan (2004)
- The Garran Neighbourhood Plan (2004)
- The Deakin Neighbourhood Plan (2002)
- People, Place and Prosperity: A Policy for Sustainability in the ACT (2003)
- Safe Routes Pilot Study (2001)
- ACT Parking and Vehicular Access Guidelines (2000)
- ACT Crime Prevention and Urban Design Resource Manual (2000)
- Canberra Bicycle 2000 – A Bicycle Strategy for the ACT

Drawing 3 – Yarralumla in the future

