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Community Consultation Summary Report



SUMMARY COMMUNITY ENGAGEMENT REPORT

July 2023

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SECTION 1: EXECUTIVE SUMMARY

Since lodging the Draft Estate Development Plan (EDP) in August 2022, DOMA has continued to conduct extensive community engagement activities, as specified in the Community Engagement Plan developed pre-tender.

DOMA has continued to work consultatively with the Community Panel, the Suburban Land Agency (SLA), ACT Heritage and other Government Authorities/Agencies, as well as the wider public.

Representatives from the SLA and Community Organisations have maintained participation in the Community Panel meetings, as well as public presentations and site meetings, allowing for effective and efficient resolution of any issues raised in these forums.

Consistent with previous feedback, the overall community response to the project remains very positive. The public has been more interested in understanding the staging and timeframe of the project, the onsite amenities and generally when they will be able to access and enjoy the new public and commercial facilities.

Relevant background

During the pre-tender process, a voluntary group of interested parties formed the Community Panel and established a set of “community objectives” which were used to guide the ACT Government’s tender evaluation process.

These objectives have been utilised to inform the design development and, in some instances, have been directly embedded into the contractual obligations to be provided by DOMA. A copy of these deliverables has been provided to the Community Panel.

An outline of the key themes and their application within the Final EDP design is outlined in Section 4 and summarised below:

- **Parking:** The Concept Delivery Deed (CDD) between DOMA and the SLA requires the delivery of approximately 200 public car parking spaces as part of the project. Car parking has been a constant and significant concern expressed by all stakeholders. In response, DOMA has conducted extensive temporal analysis to ensure demand has been met within the estate. The Final EDP provides over 300 publicly accessible car parking spaces and the private dwellings are over supplied.
- **Building viewlines:** Building heights, were raised as a concern by the community from the pre-tender consultations and continue to be raised by all stakeholders during engagement activities along with views of the new buildings from external vantage points (including Dunrossil Drive, Cotter Road and immediate site neighbours).

In response, DOMA has altered the Final EDP to both break up and relocate some of the proposed buildings thereby ameliorating potential impacts on external viewlines into the site.

- **Building heights:** DOMA has also chosen to build under the maximum allowable height limits on multiple dwellings throughout the site, which together with the landscape masterplanning, will ensure delivery of a final product true to the ‘village in a garden’ setting vision outlined in its tender and consistent with the community objectives. Density gradually increases from East to West to protect the language of the existing Yarralumla typologies.
- **Amenity:** Consistent with the Brickworks’ standing as a unique site and development within the context of Canberra’s architectural history, the community is very much alive to the design aesthetics of the buildings, both the restoration of the heritage core and the new construction.

Having engaged multiple architectural practices on the design development, DOMA is leveraging their collective creativity and design expertise to push the design development to new levels of excellence. Early designs were shared with the community (and the Community Panel beforehand) at each subsequent public presentation. While responses to architectural design will always be inherently subjective, DOMA listened and responded to feedback on the designs and were able to present updated designs to a warm reception at the fourth Public Presentation.

SECTION 2: KEY STAKEHOLDERS ENGAGED

DOMA has actively engaged with a diverse range of stakeholders to achieve the community objectives which fall within the scope of the developer. The following stakeholder groups have been engaged throughout the pre-tender, Concept EDP, Draft EDP phases:

- General Public (Yarralumla residents, including business owners/shops and surrounding Canberra residents)
- Community Panel (representing various interest groups and community/resident organisations)
- Immediate site neighbours
- Governor General’s Office (site neighbour)
- Royal Canberra Golf Club (site neighbour)
- Uniting Church (site neighbour)
- SLA & relevant authorities including the ACT Heritage Council, agencies, and the Government Architect
- Independent Design Review Panel (consisting of experienced property professionals)

SECTION 3: COMMUNITY ENGAGEMENT ACTIVITIES

Engagement Types

DOMA has adopted a series of engagement tools to ensure all key stakeholders are able to contribute feedback to the project. This has included:

- Monthly Community Panel meetings
- Public Presentation Events
- Posts via the Brickworks Community Website
- One-on-one meetings
- Email updates to website subscribers
- Letterbox drops to promote upcoming consultation events
- Pop-up sessions in the surrounding amenities
- Web polls to inform design direction
- Newspaper and media articles

DOMA has consciously ensured a variety of engagement activities which are appropriate for a broad range of stakeholders. All efforts have been maintained to communicate effectively in plain English, with ample visual and audio aids to assist parties where necessary.

Concept Phase Activities and Outcomes recap

Below is a summary of the community engagement activities undertaken as part of the Concept EDP phase which informed the design development leading into the Draft EDP and Stage 1 DA submissions.

- First public presentation and detailed question and answer session at Yarralumla Primary School to outline design thinking and seek public comment and provide responses to questions.
- Community ‘Kiln Conversation’ drop in sessions held at Deakin and Yarralumla shops to raise awareness of the project and respond to questions and capture community feedback.
- Meetings with relevant authorities and agencies including the ACT Heritage Council, National Trust as well as specific stakeholder groups including immediate site neighbours (Lane-Poole Place & Schomburgk St, Government House and the Royal Canberra Golf Club), the Brickwork Community Panel (including the Yarralumla Residents’ Association Inner South Community Council, Pedal Power and the ACT Geological Society).
- A public ‘memory call’ for hard copy submissions of photographs, written and oral stories and videos was published on the community website.
- Web based poll to gauge support of revisions to RFT masterplan that shift density onsite away from existing residents.

Draft EDP Phase Activities

The Concept EDP phase activities focused on the guiding principles and any preliminary stakeholder concerns to be considered in the Draft EDP.

The Draft EDP engagement phase focused on resolution of any issues identified and establishing a communication strategy that allowed interested parties access to multiple forums to obtain relevant project information, updates and submission of feedback.

Below is a summary of the community engagement activities undertaken as part of the Draft EDP phase that have informed the design development leading into the Final EDP and Stage 1 DA submissions.

Community Panel Meetings

Community Panel meetings have continued since endorsement of the Draft EDP and into the Final EDP design development phase. With consent from the Community Panel members, the frequency of the meetings has reduced and is now scheduled as necessary to provide updates with respect to resolution of outstanding items or proposed changes to EDP design.

The meetings provide an opportunity for DOMA to brief the panel on key milestones ahead of broader public consultation, understand and respond to any concerns that may be expressed within the community but not directly to DOMA and test design thinking and potential solutions prior to further working up ideas.

Multiple presentations have been developed explicitly for the Community Panel to understand and resolve concerns around key issues. These include the infill of the northern spur of the quarry, viewlines, Green Star Communities certification as well as detailed consultation on the Conservation Management Plan and Environment Impact Statement.

Public presentations

Community Information Evenings have been held throughout the design development phase, prior to the submission of each Estate Development Plan and published via the Community Website (*Figure 1 - Public Presentation Program*).

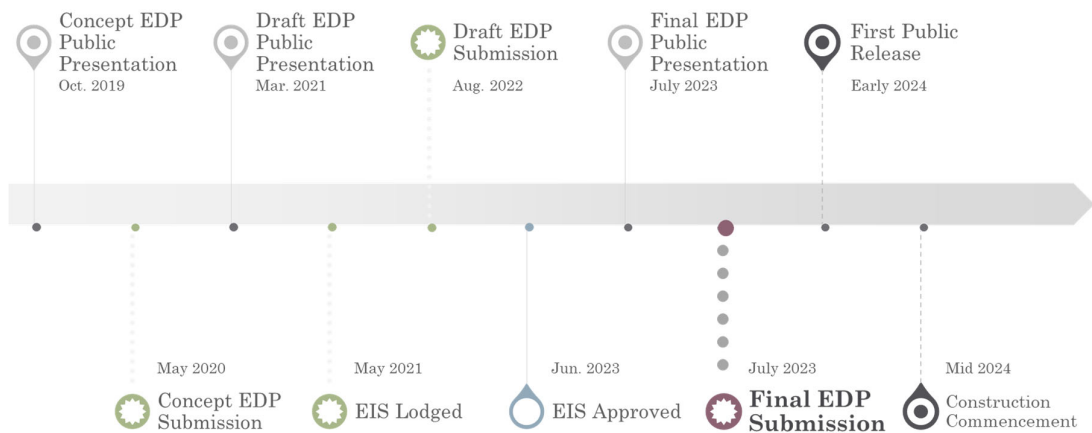


Figure 1 - Public Presentation Program

This has provided an effective forum for the public and interested parties to attend and obtain an update on project status and design development.

Attendance at the fourth community information evening was lower than anticipated based on attendance at third presentation, held prior to submission of the Draft EDP (Figure 2 - Public Presentation Events).

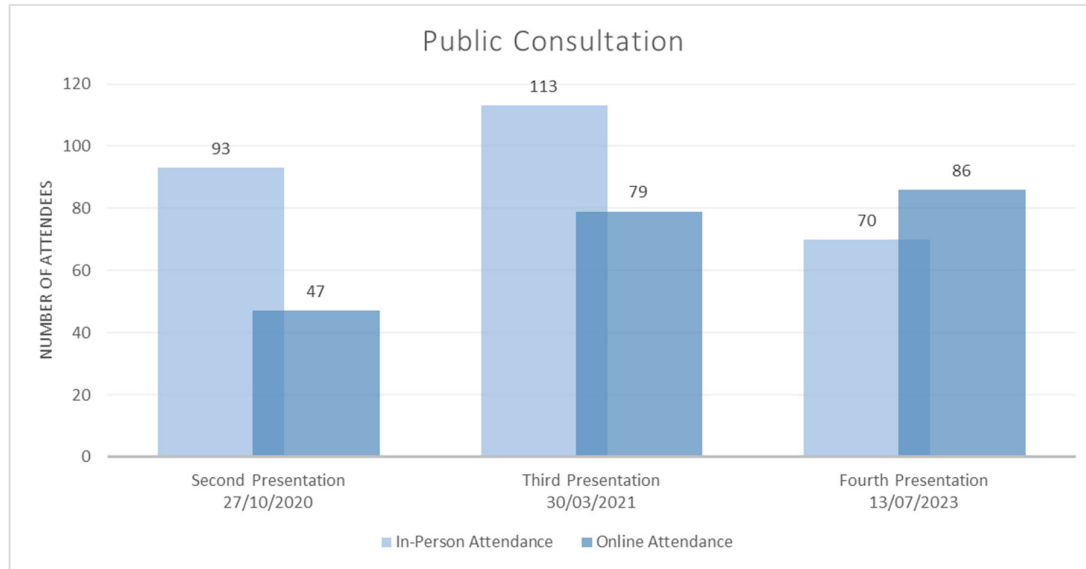


Figure 2 - Public Presentation Events

Questions and feedback from all public presentations, and DOMA’s design responses, are summarised in Table 1, along with any follow up email enquiries lodged thereafter.

Immediate neighbour consultations

Two public consultations were held prior to submission of the Draft EDP, to specifically allow immediate neighbours the opportunity to provide feedback. These were held on 22 and 29 April 2021, copies published on the community website.

Both meetings were well-attended (approx. 40 and approx. 15 respectively) and well-received. Detailed questions were addressed at length and a number of follow up actions committed to. For example, further details on proposed fencing along shared boundaries, additional 3D view lines for specific neighbours, etc. The additional information was included in the Draft EDP submission.

Website

The dedicated community website has proven to be an effective tool for communicating updates with interested members of the community as well as providing a conduit for questions to be raised directly with the DOMA team as opposed to channelling these through one of the resident groups who sit on the Community Panel.

Website engagement has continued to rise, as shown in Figure 3. A total of 15 EDMs were issued to website subscribers to date. This resource will continue to facilitate meaningful community engagement throughout the construction phase of the project.

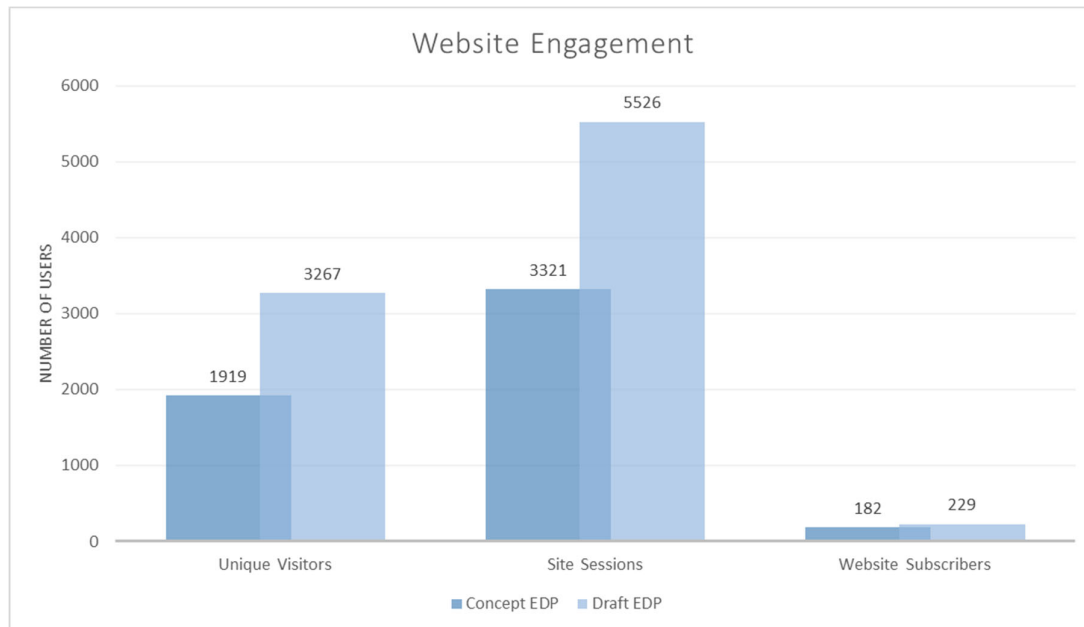


Figure 3 - Website Engagement

Final EDP Phase Activities

In accordance with the Community Engagement Plan established pre-tender, DOMA will continue consultation and engagement activities throughout project completion, including throughout:

- EDP lodgement phase, including the first stage of heritage adaptive reuse and residential buildings.
- Further development applications and delivery.

Open and direct lines of communication with both the Community Panel and the broader public directly through the Concept and Draft EDP stages of the approvals process have provided both DOMA and the Authorities & Approving Agencies confidence that the community has been heard, issues of concern identified, considered and addressed.

Strong attendance at the public presentations and subsequent feedback demonstrates:

- a strong interest in the project
- a clear desire to see it progress expeditiously
- an appreciation of the additional amenity this will bring to Yarralumla and Canberra more broadly; and
- a sense of anticipation and excitement at the restoration of this iconic site and the ability for all to enjoy it in the near future.

SECTION 4: KEY THEMES FROM ENGAGEMENT & HOW THEY HAVE INFLUENCED DESIGN DEVELOPMENT

Authorities & Approving Agencies

In addition to monthly progress meetings with the SLA, DOMA has engaged with Authorities & Approving Agencies at relevant points throughout the Concept and Draft EDP development phases.

While submitting the project to the Design Review Panel was not a requirement, DOMA has met and presented with the ACT Government Architect. DOMA identified that it has commissioned multiple architectural practices to work on the site, including specialist heritage Architects to work on the heritage Core. DOMA are confident that the design development process using multiple experiences architectural firms is effective and will produce positive and high quality outcomes for the Brickworks development.

In addition to the above, a separate Independent Design Review Panel was established by DOMA directly with parties from various technical and design backgrounds, to assist conduct an independent peer review of the Draft EDP against best practice urban design principles.

In lieu of an established council, DOMA has engaged directly with ACT Heritage to obtain advice and endorsement to progress to Final EDP stage. The engagement on the design of the Heritage Core with ACT Heritage has occurred in parallel with the consideration of the Conservation Management Plan that has been revised and updated by DOMA.

A key outcome from this process was their support for DOMA's proposal to remove the existing dominant tin roof at the entrance to the Brickworks, opening up this critical site entry space and enabling better views to the heritage core beyond, allowing additional verdure to be introduced, and exposing the historic railway rails that are such an iconic feature of this structure.

DOMA has obtained the final endorsement of the EIS and recommendations will be incorporated in the Final EDP.

Public and stakeholders

Throughout the myriad of public and community consultation activities undertaken throughout the Draft EDP development phase, a number of common, key themes have engaged across diverse stakeholder groups. Other matters raised have been specific to certain stakeholders. These common themes, and DOMA's response to them including information about how this feedback has influenced the design development, are outlined in Table 1.

- **Parking and traffic flows:** Car parking and traffic flows have been constant and significant concern expressed by all stakeholders. In response, DOMA has altered the Draft EDP to now provide for more than 300 public car parking spaces to support commercial uses generating visitors to the site. Consistent with the requirements in the CDD, and reflecting the community objectives, there will be no through traffic from existing road networks in Yarralumla to the Brickworks development. Vehicular access (then than emergency vehicles) will be restricted to the new Brickworks Access Road currently under construction, except for a small number of new dwellings that will be serviced off Bentham and Denman Streets. Density on the site has been moved west, away from existing residents, resulting in the

number of dwellings to be serviced off these two roads reducing from 76 in the RFT masterplan to 23 in the Draft EDP.

- **Dwelling density, height and viewlines:** Building heights, together with density, were key issues raised by the community from the pre-tender consultations and continue to be raised by all stakeholders during engagement activities along with views of the new buildings from external vantage points (including Dunrossil Drive, Cotter Road and immediate site neighbours). In response, DOMA has altered the Draft EDP (following consultation in the Concept EDP phase) to both break up and relocate some of the proposed buildings there by ameliorating potential impacts on the external viewlines into the site. DOMA has also elected to build under the maximum allowable height limited on multiple dwellings/housing typologies throughout the site, which together with the landscape master planning, will ensure delivery of a final product true to the 'village in a garden setting' vision outlined in its tender and consistent with the community objectives.
- **Amenity:** Consistent with the Brickworks' standing as a unique site and development within the context of Canberra's architectural history, the community is very much alive to and interested in the design aesthetics of the building: both restoration of the heritage core and the new construction. Having engaged multiple architectural practices on the design development, DOMA is leveraging their collective creativity and design expertise to push the design development to new levels of excellence. Early designs were shared with the community (and the Community Panel beforehand) at the second public presentation. While responses to architectural design will always be inherently subjective, DOMA listened and responded to feedback on the design to a warm reception at the third Public Presentation.

Individual concerns received by DOMA relating to the design development are summarised below. Other questions (such as around site security, whether there will be childcare facilities etc) are canvassed in supporting documents and FAQs.

Table 1 - Detailed Community Engagement Activities & Impact on Design Development Summary

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
Parking & Traffic flows	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours (Lane-Poole Place and Denman St in particular) - Uniting Church Yarralumla 	<p>Parking and traffic flows have been by far the most commonly raised issue by stakeholders relating to the Brickworks project.</p> <p>The nature of the concern varies depending on the specific stakeholder group but broadly it is that visitors to the Brickworks will clog surrounding existing streets with their vehicles.</p> <p>There are also safety, noise and light pollution concerns from increased traffic flows.</p> <p>The Governor General’s office is concerned from a security perspective as regards Dunrossil Drive, resourcing of AFP to check parked cars and the threats increased circulation and parking might potentially pose to visiting heads of state and other senior government representatives.</p> <p>Residents of Bentham St noted safety concerns relating to existing traffic to and from the Royal Canberra Gold Course and turning into the new cul-de-sac.</p> <p>Residents of Denman St expressed concern about vehicles parking on their street, the new cul-de-sac and people seeking to access the Brickworks via Denman turning</p>	<p>DOMA has responded to these concerns by increasing onsite parking from the 200 (non-residential) places required in the tender to over 300.</p> <p>DOMA has outlined how the paid parking will be set up to incentivise a high turnover of short-term parking (similar to the Realm precinct in Barton).</p> <p>DOMA has confirmed that there will be no through access from existing road networks to the site, with access to be provided by the new access road currently under construction.</p> <p>DOMA has also confirmed generous resident parking arrangements, in excess of minimum requirements and plans to activate cycling and walking networks into and around the site.</p> <p>DOMA has confirmed there will be generous provisions for end of trip facilities (for commercial) as well as public bike parking, noting also the increased use of e-scooters in the ACT.</p> <p>DOMA has commissioned additional parking and traffic (including temporal) analysis and shared this with all stakeholders.</p> <p>DOMA has confirmed landscaping will be used to disincentivise parking and access (on foot) from Dunrossil Drive into the site.</p> <p>DOMA has commissioned and shared (at its cost outside of required obligations) drawings to</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
		<p>around at all hours of the day and night (as currently happens they report).</p> <p>The Uniting Church is concerned about the impact of offsite works(the construction of a shared cycle and pedestrian path) on their current informal parking arrangements in the verge of Denman St.</p> <p>Residents of Lane-Poole Place are concerned that visitors to the Brickworks will park on their street as a short cut to access the site.</p>	<p>indicate potential alternative solutions (by others) to deliver on street parking for the Uniting Church. DOMA have moved (realigned) the position of the shared path off-site work to allow parallel parking by others in the future.</p> <p>DOMA has shared feedback with ACT Government authorities in terms of potential signage and increased parking restrictions that they could implement in existing surrounding streets.</p> <p>While DOMA has taken every action to ameliorate these concerns, they have also been transparent with the community about what is inside, and outside, their purview as regards traffic and parking management in existing streets.</p>
Sustainability	<ul style="list-style-type: none"> - General Public - Community Panel 	<p>The sustainability features of the project have been raised in questions by the community, both at public forums and in direct queries via the community website, as well as via the Community Panel.</p> <p>In particular, the Community Panel has questioned the need to have gas connections on the site as well as the decision to target 5 Star instead of 6 Star Green Star Communities Certification and a range of other specific elements outlined in the community objectives.</p> <p>Community members have also asked about solar power use on the site.</p>	<p>DOMA is committed to delivering the Yarralumla Brickworks development as a 5-star Greenstar Communities project, as rated by the Green Building Council of Australia (GBCA). This will mean that the development will be considered as Australian Excellence when assessed against governance, liveability, economic prosperity, environment and innovation by the GBCA.</p> <p>DOMA had offered to deliver 6 Star rating during the tender phase, however this was amended to 5 Star at the ACT Government’s request as part of the contract negotiations balancing the financial and non-financial benefits of Green Star Communities rating.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>DOMA has engaged specialist consultants (ARUP) to examine the specific features that will be incorporated towards achieving the 5 Star rating. Details of this have been shared with the Community panel.</p> <p>Solar installations will feature on the site, the extent of this is yet to be determined but will include on some of the heritage buildings.</p> <p>Through the EIS, DOMA and its consultants have identified and addressed all ecological, biological and environmental issues arising as a result of the development.</p> <p>DOMA is also exploring innovative rainwater harvesting from the apartment buildings to work in conjunction with the quarry park lake using natural filtration and encouraging biodiversity.</p> <p>DOMA has explained that while there will be no gas connections to the apartment residential dwellings, it is a requisite feature for the success of commercial kitchens planned as part of the heritage core retail and hospitality precinct.</p>
Accessibility	- Community Panel	<ul style="list-style-type: none"> - Accessibility of design for both buildings and surrounding parks/walkways - Facilitation of walk, cycle and pram ways 	<p>DOMA is committed to ensuring Brickworks is an active, wellness precinct.</p> <p>While not seeking formal certification, DOMA will naturally build to all applicable National Construction Code and Building standards while going above this in terms of accessibility.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>Footpaths and walkways will comply with requirements regarding grade, width etc.</p> <p>DOMA has taken on board Community Panel suggestion to consult with specialist accessibility groups e.g. COTA, Living Streets.</p> <p>DOMA is also working through potential options/solutions for accessible access to Quarry Park from the northern end (near Bentham St) despite topographical challenges.</p> <p>DOMA is also looking at innovative barrier options to protect the public from the quarry cliff edges and ensuring accessible access to all public spaces.</p>
Viewlines	<ul style="list-style-type: none"> - Community Panel - Office of the Governor General - Immediate Site Neighbours (Schomburgk St in particular) 	<p>The Community Panel has expressed concern about which of the new residential buildings will be visible from outside the site including in particular:</p> <ul style="list-style-type: none"> - From the Arboretum - From the southern approach (noting that the ridge provides a barrier delineating the inner south from Woden and surrounding region - The Office of the Governor General is concerned to maintain the dignified and verdant aspect of 	<p>DOMA has listened to these concerns and made adjustments to the site masterplan in response.</p> <p>DOMA has noted, however, that views of the site from external vantage points fall outside the scope of its development responsibilities.</p> <p>Specifically, following consultation during the Concept EDP phase, DOMA has amended the masterplan to relocate Building Q (the one causing most concern to the CP), break up originally proposed apartment buildings into smaller blocks, re-siting them and adding further landscaping.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
		<p>Dunrossil Drive for convoys approaching Government House</p> <ul style="list-style-type: none"> - Immediate site neighbours along the eastern side of the site have expressed concern about oversight and overshadowing of their properties from the new freestanding dwellings 	<p>These measures have significantly softened and ameliorated the new dwellings’ impacts on external viewpoints of the site.</p> <p>DOMA has undertaken detailed view line analysis to clearly show the impact on external vantage points of the project along its eastern and southern boundaries (please refer Annexures F and M) and shared this with stakeholders, demonstrably lessening their concerns.</p> <p>DOMA has also worked closely with its consultants to best manage the topography, dwelling siting and design along the Eastern border of the site in a way that minimises oversight and overshadow for existing residents. Additional measures have been discussed with individual residents relating to landscaping and fencing.</p> <p>Staff from the Office of the Governor General have been shown detailed plans (including landscape) to address both their security and amenity concerns relating to the interface with Dunrossil Drive, with engagement to continue.</p> <p>Importantly, both landscaping and setbacks around the site serve to substantively ameliorate the concerns that have been raised.</p>
Quarry northern spur infill	- Community Panel	The Community Panel – and ACT Geological Society in particular have consistently	DOMA examined the issue and concerns raised at length and in consultation with experts.

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
		<p>raised concerns about the permissibility of filling in the northern spur of the quarry.</p> <p>Concerns centre on the heritage impacts and need to preserve geological features of significance.</p>	<p>The ACT Heritage Council expressed no concerns with the proposed infill.</p> <p>DOMA also commissioned ACT Geotechnical Engineers to conduct a detailed geological fossil study.</p> <p>Their report was shared with the Community Panel (please refer Annexure H and H9b).</p> <p>Their report found that “Therefore, it is our assessment that there are no fossils of scientific value in the proposed Fill Areas 1 and 2, and hence is no geological reason to prevent the filling to occur.”</p> <p>The infill proposal is based on DOMA’s concern to ensure community safety in this part of the site.</p> <p>The expert advice DOMA has sought to inform its proposals relating to the quarry – both infill and protection of significant fossils – has resolved the Community Panel’s concerns on this issue.</p>
Asbestos remediation	<ul style="list-style-type: none"> - General Public - Community Panel - Immediate Site Neighbours 	<p>Concerns have been raised by all stakeholders as to how any asbestos waste on the site will be managed.</p>	<p>DOMA has reassured stakeholders that it has extensive experience dealing with asbestos remediation which is not uncommon in Canberra.</p> <p>The minor amounts of asbestos that will be removed from the site, such as old switchboards, eaves, and conduits in the ground, will be done so</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>in accordance with strict guidelines, by licensed contractors and environmental engineers.</p> <p>The portion of building material that was previously dumped on the site has, after several extensive investigations, been found to contain only small amounts of asbestos material. This material will be contained and buried on the site. DOMA is obliged not to transport any asbestos waste through the existing neighborhood.</p> <p>All asbestos found onsite will be managed in accordance with the Environmental Protection Agency and WorkSafe ACT's requirements.</p> <p>As part of the approval process, DOMA is required to have an Independent Contaminated Land Auditor approve the site for its intended use and these audit findings are subsequently endorsed by the EPA. DOMA will complete a Remedial Action Plan to address all contamination issues which will be approved by both the independent Auditor and the EPA prior to the commencement of any work.</p>
Building height/density	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours (Schomburgk, Bentham) 	All stakeholders are sensitive to building heights and density, to oversight and viewlines (addressed above) as well as the impacts of an influx of new residents will have on the existing suburb.	Per the results of the pre-tender community consultations, Brickworks will be a low-density development and be developed in accordance with the Territory Plan and the Yarralumla Precinct Map and Code, with a maximum of 380 dwellings spread over the large 16.1ha site.

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
	and Denman Sts in particular)	This relates to everything from traffic to parking at the Yarralumla shops (which was identified as an existing issue).	<p>The maximum height limit in the precinct code is three-stories, plus a single-storey attic. Across the precinct, heights will vary from two- stories to two-stories plus attic, to three- stories and three-stories plus attic. It's a considered design approach that ensures a modulation of height throughout the site.</p> <p>DOMA has confirmed the maximum height for the 18 proposed freestanding homes will be two stories (no attic), below the maximum allowable.</p> <p>In response to community consultation throughout the Concept and Draft EDP phases, DOMA has made multiple variations to the masterplan so that the new residential dwellings sit lightly on the site, emphasising the village in a garden vision.</p> <p>DOMA has relocated Building Q, breaking it and other initially proposed buildings up originally into smaller blocks, re-siting them and adding further landscaping.</p>
Landscaping/Trees	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours 	Concerns have been raised by all stakeholders regarding plans to remove some existing trees around the site and questions asked about what they will be replaced with.	<p>DOMA has communicated to all stakeholders that the removal of existing trees is being done in accordance with a tree survey, which relates primarily to end of life issues and is not unique to the Brickworks site.</p> <p>DOMA has shared its landscape masterplan, which has been well received, and committed to ensuring maturity in new trees planted.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>The design of the terrace houses also takes this into account with provision made for deep planters in between residences that will act to create both privacy and an overall sense of a garden setting.</p> <p>Similarly, along the Southern, North-Western and Eastern borders, landscaping will be used to offer both privacy and visual amenity.</p> <p>DOMA has also undertaken to work with immediate site neighbours, including Lane Poole Place as it further refines its landscape plans.</p>
Bushfire management	<ul style="list-style-type: none"> - Community Panel - Office of the Governor General - Immediate Site Neighbours 	<p>In the context of previous fires in the area, a number of stakeholders have asked about DOMA's bushfire management plan.</p>	<p>DOMA has worked with authorities to develop a bushfire management plan for the site that works in an integrated way with the landscaping masterplan, setbacks and viewline issues noted above.</p> <p>Stakeholders have been receptive to the approach and to how DOMA plans to also maintain emergency vehicle access points to the site while also delivering on the requirement not to permit through (vehicular) traffic from the existing roads network.</p>
Cycling and walking trails	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours 	<p>Like vehicular movements, cycling and pedestrian links to and within the site have been consistently raised by all stakeholders.</p> <p>The Office of the Governor General's concerns are separate to those of other stakeholders and relate to safety and security vis-à-vis official convoys and any</p>	<p>DOMA has been very conscious in the design development to maximise the site's potential as an active, wellness hub with strong walking and cycling connections.</p> <p>Feedback from stakeholders has, and continues to be, considered in the design.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
	<p>- Uniting Church Yarralumla</p>	<p>increased pedestrian and cycling activity in the vicinity of Dunrossil Drive.</p> <p>Other stakeholders are more concerned with ensuring that existing (informal) walking tracks around the site are maintained.</p>	<p>While DOMA has acknowledged that there are some limitations in the scope of its ability to influence outcomes outside the site boundaries it is maximising opportunities for pedestrian connections where possible.</p> <p>Some existing informal trails, such as the one that runs behind the Uniting Church, will not be impacted. Others may be enhanced by activities relating to the bushfire management strategy implementation and landscape masterplan.</p> <p>DOMA has committed to bike parking within the site at multiple locations, including close to Quarry park and the commercial hub.</p> <p>DOMA is seeking feedback from existing residents regarding other potential pedestrian access points, for example the Governor General’s office has asked DOMA to ensure no pedestrian access from Dunrossil to the terrace homes fronting that road (to dissuade parking) through fencing/landscaping on the site border.</p> <p>Lane-Poole Place residents have provided mixed feedback about whether or not they would like to see pedestrian access to the site from their street. While some residents are keen to have easy access to the new commercial and public amenities onsite, others are worried this may incentivise illegal parking in their street by visitors to the site. DOMA continues to liaise with them on these matters, noting a preference for connectivity.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>DOMA is working with Schomburgk St residents on the new path that will skirt their rear property boundaries and has confirmed they will be able to maintain direct access to this path from existing (or potential new) gates in their rear fences.</p> <p>DOMA will also using landscaping to provide a privacy and visual amenity buffer in this area.</p>
Noise and light pollution	<ul style="list-style-type: none"> - Community Panel - Immediate Site Neighbours (Lane-Poole Place in particular) 	Residents of Lane-Poole Place and the Community Panel have expressed concern over noise and light pollution from the proposed new swimming pool and tennis court for Brickwork’s residents.	DOMA has acknowledge and responded to these concerns, altering placement of the swimming pool and amending plans for the tennis court from 2 courts to 1. DOMA has also confirmed that there will be no lighting on the tennis courts, thereby limiting noise to daytime hours.
Commercial activity	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours 	Stakeholders have been anxious to understand the size of the commercial space and proposed composition of businesses.	<p>DOMA has confirmed that it is still finalising potential tenancies.</p> <p>The masterplan includes 7,000sqm of non-residential space including 1,500sqm of commercial office space and up to five retail venues. including a proposed bakery, all day café, bar, and restaurant.</p> <p>A large area is also proposed to be dedicated to a day spa, gym, and health and wellness facilities.</p> <p>DOMA has confirmed there’s no intention to provide a general medical practice on the site. Instead, the aim is to deliver a complementary health service offering, such as a sports physiotherapist, associated with keeping people moving and active.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>DOMA did consider a GP practice in its first iteration of the plan, along with a childcare centre, however both are high-intense uses and can take away from the atmosphere they are looking to create and vastly increase traffic. Established medical and childcare services in Deakin West, Yarralumla, Curtin and Woden are well equipped to absorb future growth and in many cases will be more convenient for existing residents to access than locating these at the Brickworks.</p> <p>Proposed commercial uses and their associated parking requirements are all being factored into the planning.</p>
Visual amenity of buildings	<ul style="list-style-type: none"> - General Public - Community Panel - Office of the Governor General - Immediate Site Neighbours 	<p>At the second public presentation a number of stakeholders expressed concern about the visual amenity of some of the residential dwelling designs (concerns followed up by the Community Panel) primarily relating to façade articulation and material selection.</p> <p>Lane-Poole Place residents (echoed by the Community Panel) also expressed some concern about the interface with residential dwellings and their properties.</p>	<p>While noting that architectural design and visual amenity are inherently subjective, DOMA has listened and responded to these matters in the third public presentation.</p> <p>Early CGIs have been refined to give a more accurate appraisal of the design thinking. Further creative collaboration between the multiple architectural practices commissioned to work on the project has also been encouraged.</p> <p>DOMA is pursuing a strategy of ensuring there is interest and difference in the visual amenity of the dwellings and different housing typologies onsite while also ensuring they work together in a complimentary fashion.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			<p>DOMA has also addressed the material selection, façade articulation and sizing of key elements such as dormer windows.</p> <p>DOMA has outlined how material selection will highlight the history of the site, through the use of brick and other complimentary materials, while also explaining that an overuse of red brick on larger residential buildings would produce an adverse outcome in terms of amenity (leaning too heavily to industrial and distracting from the heritage core).</p> <p>DOMA has been generous in its application of permissible building heights and roof forms to create visual interest and modulate density throughout the site.</p> <p>DOMA has also revisited the interface with Lane-Poole Place leveraging the setback and re-siting buildings to create generous buffer with existing residents.</p> <p>The masterplan includes a 20-metre setback to the north of the site, plus a six-metre strip of Territory Land between Brickworks and the Lane-Poole Place townhouse s(Block 21 Section 102 yarralumla).</p> <p>A lot of work has been done to consider the integration between the Brickworks site and each neighbouring property.</p>

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			The updated designs presented at the third public presentation attracted widespread support and previously expressed concerns appear to have now been resolved as a result of this further design development work.
Electrical substation	<ul style="list-style-type: none"> - Community Panel - Immediate Site Neighbours (Lane-Poole Place in particular) 	The location of a new electrical substation servicing the site has drawn opposition from the Community Panel and Lane-Poole Place residents over concerns regarding low-level noise.	DOMA has listened to these concerns and the location of the electrical substation for the site is still under consideration and DOMA is looking at how to make it work best for all parties.
Water/sewage infrastructure	<ul style="list-style-type: none"> - General Public - Community Panel - Immediate Site Neighbours 	Existing residents in the surrounding suburb have expressed concern about the impacts of the development on their water pressure and the existing sewer system.	<p>DOMA commissioned a study to understand the demand for domestic water use and fire-fighting operations. As a result, they will be connecting to the water supply in three different places across the site to ensure they can provide adequate pressure without reducing the performance of the overall network.</p> <p>DOMA has completed studies to ascertain the anticipated total load on the sewer network, which assesses residential and other commercial uses. Based on the total load ascertained by the study, the project requires a 150mm diameter sewer tie to connect to Icon Water’s infrastructure, which is already in place. DOMA has been advised by Icon Water that they can proceed with the existing connection.</p>
Wombat crossing	<ul style="list-style-type: none"> - Community Panel 	The issue of a wombat crossing for the new Brickworks access road continues to be raised by the Community Panel.	At the April 2021 Community Panel meeting it was confirmed that the wombat crossing falls outside of DOMA’s purview and is a matter for ACT

THEME	STAKEHOLDER/S	FEEDBACK	RESPONSE/IMPACT ON DESIGN
			Government. This proposal had been previously considered and rejected. SLA has followed up with Roads ACT and the Community Panel indicated that they would continue to pursue the matter separately to the DOMA-led consultation process.
Gas	- Community Panel	Gas should not be considered as a source of Energy for the Estate.	Doma will not be using Gas in any of the apartment buildings. Townhouse, House and Apartment owners will be able to opt in for gas for cooking/fireplaces if they wish however it will not be provided as a standard inclusion. Doma will comply with all relevant legislation at time of gas and is not relying on gas as an energy source.
Bentham Street Quarry Infill and Housing Blocks	- General Public - Community Panel - Immediate Site Neighbours	Limited existing residents raised concerns relating to the aesthetic control of the housing blocks.	DOMA proposed to fix the street verge along Bentham Street to fit services and provide passive surveillance to the Quarry through the creation of new housing blocks along Bentham Street, that represent typical single dwelling housing along the existing/adjacent section of Bentham Street. Design and development of these dwellings will be maintained by DOMA to ensure aesthetic consistency.