

YARRALUMLA RESIDENTS ASSOCIATION

December 2007

Yarralumla Brickworks development

The redevelopment of the Yarralumla Brickworks is once again on the public agenda. We understand the ACT Government will call for expressions of interest in early February for the conservation, redevelopment and sale of the Brickworks (Section 102), currently zoned for Entertainment, Accommodation and Leisure use. The proposal is also likely to include Block 3 of Section 94, in Denman Street, currently zoned as Restricted Access Recreation land. Developers will have 10 weeks to submit ideas, after which there will be public consultation including possible rezoning. The YRA would welcome a satisfactory resolution for the long-term use of this increasingly dangerous site, 30 years after the Brickworks closed. But we will argue strongly for the safety and heritage values of listed buildings; important landscape, public open space and environmental features; and the interests of residents affected by traffic and noise from whatever residential or other development may be proposed.

Recreation Hub public meeting

More than 70 people attended the Yarralumla Bay Recreation Hub information session on 11 December, held by the NCA and master plan consultants. Some were disappointed specific proposals were not put forward for discussion, but it was a preliminary meeting to gather community views. It was clear those present wanted Yarralumla Bay retained essentially for active and passive recreation, and do not want inappropriate clubs and bars. There were concerns that Alexandrina Drive would become a speedway if the curves were straightened during any realignment. Traffic, parking, pollution, noise and the need to maintain an open space corridor into the suburb were also canvassed. Another meeting will be called around March when firm ideas will be presented for debate. [Comments to YRA or NCA web sites.](#)

Ottoman Restaurant. Since the meeting we have been contacted by a representative of the Ottoman restaurant group, which now has the lease of the Water Police site. We're advised a restaurant will be proposed when the police relocate in several years time. Restaurants are permitted under existing land use policies. In the longer term the group may suggest a joint venture with some existing users, to include boatsheds on the ground floor and meeting rooms or offices on the upper level of a new building, similar to those on Melbourne's Yarra River. The latter may require a change to lease purposes. Users should seek their own advice.

Adelaide Avenue high density

We will write to the ACT Planning and Land Authority for advice about the impact on local traffic, sewerage, stormwater and other infrastructure of the proposed high density units to front Adelaide Avenue. Residents may be aware of the Development Application to build 114 apartments in four blocks of five and six storeys on the Embassy Motel site, Deakin. Other high density sites identified by the NCA Development Control Plan last June are the flats in Hampton Circuit Yarralumla, and the former gallery opposite the Embassy Motel. Vacant land facing Guilfoyle Street has been designated for maximum two-storey buildings.

Hill Corner. Mediation on the pre-school redevelopment has been unsuccessful to date, but negotiations are continuing with the developer's architect. An Administrative Appeals Tribunal hearing is scheduled for late February in case mediation does not succeed.

Yarralumla Residents Association contacts:

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Membership: \$15 per household. Treasurer: Les Landau. President: Tony Hill.

**** SEASONS GREETINGS TO ALL OUR MEMBERS AND FRIENDS ****