

### **YMCA AUXILLARY HALL SITE -FUTURE USE**

The Senior Project Manager, Land Supply, Planning and Sustainable Land Development has sought the views of the Yarralumla Residents Association on the future use of Block 3 Section 53 Yarralumla, the former YMCA Auxiliary Hall site.

#### ***YMCA Hall Block 3 Section 53 boundary and possible Block enlargement***



#### ***Yarralumla Residents Association Objectives and Purposes***

*The Yarralumla Residents Association aims to represent all those in the community who reside in Yarralumla, with particular emphasis on maintaining and improving the quality of life for the residents of Yarralumla.*

*Its specific aims are:*

- (a) To provide a focus and co-ordination point for representing the views of the Yarralumla community;*
- (b) To work towards maintaining and improving the quality of life of the Yarralumla community; and*
- (c) To keep the Yarralumla community informed about policy, environmental and social issues affecting or likely to affect Yarralumla.*

The Yarralumla Residents Association sought input from its members and the local community on the future use of the YMCA Auxiliary Hall site and the adjacent area. This was undertaken in November 2025 by email; letterbox drop and listing on the Yarralumla

Residents Association website. There was a very good response rate from the community who greatly appreciated the opportunity for input.

## **CONTEXT**

The YMCA Auxiliary Hall site (Block 3 Section 53 Yarralumla) is currently zoned CFZ – Community Facilities. Expansion of CFZ zoning into the adjoining Open space and Recreation Block 13 Section 53 currently zoned PRZ1 - Urban Open Spaces, has been put forward to make the Block more viable for redevelopment.

The most recent lease for Block 8 Section 53 was issued to the YMCA in May 2009 for 99 years for the purpose of a Community/Youth Centre.

Yarralumla is currently subject to large scale urban infill of 23ha of predominantly open space. The Canberra Brickworks site (10ha) and the adjacent Forestry Place site (13 ha) formerly the CSIRO Forestry school will provide commercial facilities and also 640 new dwellings which represents a 50% increase in the number of dwellings in the suburb.

## **COMMUNITY FEEDBACK**

The feedback centred around three common themes and perspectives

1. Any development or change of use of Blocks 13 and 3 should be of direct benefit/use to the Yarralumla Community
2. The current large scale urban infill of Yarralumla makes the preservation of existing open space important and that this open space should be enhanced to improve the amenity for the local community.
3. Future use of Block 3 Section 53 Yarralumla should be limited to Open Space (Parkland) and/ or Community Hall and not provide for the broad range of uses under CFZ Community Facilities.

## **PERSPECTIVES IN DETAIL**

1. Demolish the existing Auxiliary Hall and make the Block 8 parkland integrated with Block 13.
  - a. Plant trees and shrubs, suggestion include an indigenous cultural garden
  - b. Provide exercise areas and tables and chairs
  - c. Enhance the Children's playground and provide a public toilet given its heavy use
  - d. Could consider including a small community garden

2. Provide for small Community Hall
  - a. Lease purpose clause/zoning to limit Block 8 to the sole purpose of community hall not the broad range of uses permitted under CFZ Community Facilities zoning
  - b. Community Hall to be small scale(1-2 storeys), only encroach on Block13 to provide for a driveway to Mueller Street; to preserve open space, and use not impact on existing parking in the area including that of the tennis club.
  - c. Community Hall to provide for a range of uses for sports eg badminton, padel tennis, exercise especially for seniors and meetings.
3. Rezoning of a large section of Block13 Section 53 (Zoned PRZ1) to CFZ should not occur.
4. Provision of government funding for the following hall - noting that some of this is possible through existing grant programs:
  - a. support demolition of the existing facility
  - b. provide for plantings and infrastructure for recreational open space
  - c. the construction and operation of a community hall.

There were some individual views, not covered by these three main perspectives that included a child care centre, dog park and social housing.

In addition a suggestions was made for future use of the land between the Yarralumla Tennis Club and the Auxiliary Hall, The ACT government had not sought our view on this area . The suggestion put forward was possibly, in the future, to have some pickleball or hot-shots courts to allow for junior coaching, whilst the hitting wall would be retained.

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Yarralumla Residents Association  
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