

## **COMPACT AND EFFICIENT**

Given the housing developments underway (Brickworks) or in the pipeline (CSIRO site and Minimbah Court) further urban growth in Yarralumla is not sustainable.

Yarralumla's population is expected to increase from 2900 to 4900 (69%) in the next 5 years because of these developments.

The mix of dwellings is expected to be:

- Detached 42%
- Townhouses or semi-detached 19%
- Apartments 39%

therefore, further urban growth can not be justified on the basis of promoting housing diversity.

The ACT planning strategy calls for development to be concentrated in areas close to the city centre, town and group centres and along key transit corridors. Yarralumla is a local centre. There is no vacant land along the Adelaide Ave transit corridor between State Circle and Kent St, with the exception of NCA land on Guilfoyle St, which is an NCA conservation area, and the adjacent block.

Most of the land along Adelaide Ave is National Land administered by the NCA as part of the Yarralumla Diplomatic estate and occupied by embassies. Embassies are concerned about the security aspects of high-rise apartments nearby.

Most of the land along Adelaide Ave not occupied by embassies is already high or medium density dwellings.

The land on Cotter Rd is already taken up with Brickworks Development except for the land between Denman and Dudley St which is Golden Sun Moth (GSM) habitat and contains a sustainable GSM population which is listed as critically endangered under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

Infrastructure is already stretched or at capacity:

- Traffic including both residents and visitors from elsewhere in Canberra to RCGC, Weston Park etc.
- Parking
- School

Any further development will require significant investment in infrastructure eg water, sewerage and will have a negative impact on the amenity of residents.

## **DIVERSE**

Yarralumla already has a diverse mix of housing types with 64% detached houses, 30% semi-detached or townhouses and 6% apartments.

Developments underway or in the pipeline will increase the percentage of apartments to 39% reduce detached houses to 42% and townhouses to 19%.

The expected population increase (69%) in Yarralumla will enhance the existing viability of local businesses.

Yarralumla has a unique “urban village” atmosphere characterised by low rise, one and two story dwellings drawing on its heritage as an early garden suburb.

These aspects are valued by residents and visitors alike and need to be preserved. Further densification with high rise apartments will destroy this distinctive character.

## **SUSTAINABLE AND RESILIENT**

As noted earlier, Yarralumla’s population is expected to grow by 69% over the next 5 years as a result of housing developments underway or in the pipeline. Further urban intensification in Yarralumla is not supportable.

However, any new developments should allow for adequate solar access to enable efficient PV systems and passive heating in Winter.

Deciduous trees contribute to cooling in Summer and solar access in Winter. YRA supports an increase in tree cover from the current 21% to 30%. Yarralumla offers the potential to pilot urban micro-forests in Canberra to address climate change.

Many of Yarralumla’s street trees are reaching the end of their natural lives. A plan and resources need to be in place to replace like with like or with a similar cultivar.

Rules need to be in place and enforced to ensure an adequate tree canopy is incorporated into all new developments.

Rules need to be in place and enforced to ensure adequate permeable surfaces are incorporated into all new developments.

To protect the water quality in Lake Burley Griffin, funding needs to be allocated for the design and construction of the Yarralumla Wetland and the naturalisation of the stormwater drains in Yarralumla.

Existing urban open spaces must be properly maintained and protected.

## **LIVABLE**

Yarralumla already has a diverse range of housing and with current housing developments underway or in the pipeline, the mix of dwellings in Yarralumla in 5 years time is expected to be:

- Detached 42%
- Townhouses or semi-detached 19%
- Apartments 39%

Further higher density is not appropriate given the projected 69% increase in population over the next 5 years.

Funding needs to be allocated for a Community Hall in Yarralumla. The YMCA Auxiliary Hall is one option, the Primary School another.

Existing vistas from Yarralumla to the Brindabellas and Red Hill need to be protected. Yarralumla's pocket parks are an underutilised public asset. Landscaping, signage and street furniture are required.

The viability of Yarralumla's local centre is hampered by the lack of parking.

To assist with social cohesion and harmony any new developments should be consistent with surrounding dwellings in terms of height and scale. Two storey medium density housing with a basement car park and lift will assist in enabling residents to age in place.

## **ACCESSIBLE**

Design and construct the Mint Interchange before, or as part of, Stage 2B of light rail.

Improve public bus services (frequency and routing) throughout Yarralumla.

Many footpaths in Yarralumla are in poor condition and often obstructed by trees and shrubs or vehicles. There are also gaps in the footpath network. These footpaths need to be repaired and extended and a regular maintenance program introduced.

Rules regarding trees and shrubs overhanging footpaths and parking on nature strips (residents and tradesmen) need to be enforced more rigorously. The current enforcement regime is ineffective.

Improve pick-up and drop-off at Yarralumla Primary school.

Yarralumla Residents Association

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