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PATRON: The Hon Margaret Reid AO

Mr N Holt
Director, Urban Projects
LDA
GPO Box 158
CANBERRA ACT 2600

cc Consultation Panel Members

CANBERA BRICKWORKS RFT

References

- “Yarralumla Brickworks Adaptive Reuse” by NT(ACT) January 2016
- National Trust emails of 11 December 2015
- National Trust email of 18 February 2016
- National Trust email of 20 July 2016
- National Trust email of 23 July 2016
- National Trust email of 25 October 2016
- LDA letter of 14 November 2016
- National Trust email of 30 November 2016
- LDA letter of 9 February 2017

Dear Sir

Thank you for your letter however we remain concerned about the outcome of this project and the merit of the two remaining proposals that have been admitted to the tender stage.

As we stated at the meeting on 9 February we believe this project continues to suffer from a lack of pre-planning and broad community consultation prior to the initiation of the RFP process and the formation of the Community Panel. We consider this is attributable to the fact that the Government has not properly fulfilled its sometimes conflicted roles of Owner, Manager and Custodian of an iconic, publicly owned heritage asset while concurrently being responsible for the management and application of Heritage and Planning policy.

The Trust’s consistent position on this project, which has largely been dismissed is:

- The Brickworks is an important iconic industrial heritage asset that is owned by the Government. Unfortunately it has been left to decay over the last 40yrs with no proactive management or creative development.
- The redevelopment of the Brickworks must be Heritage Driven
- The Trust believes the site must be developed to provide the best possible Heritage, Cultural and Social outcomes for the community.
- Our expectation remains that the Brickworks should be creatively adapted into a world class integrated, inspiring and vibrant Heritage/Arts/Cultural/Recreation/Conservation Precinct that provides a major ongoing social and cultural dividend to the community.
- In the absence of any other consideration or redesign or planning input by the Government’s Heritage and Planning agencies, we provided detailed suggestions and ideas about Adaptive Reuse and examples of national and international best practice

that have been ignored by the Government and proponents. Both of which admitted they hadn't consulted any heritage agencies or organisations.

- We have repeatedly said the Government as Owner and Custodian should have undertaken the necessary preparatory work on broader public consultation, a Facilities Strategy, Masterplanning, Feasibility Assessment and a Functional Brief before calling for Expressions of Interest or Tenders for the project.
- Instead this work is now being "flick passed" to the eventual developer which we believe is inappropriate and inadequate. We don't believe they possess the necessary knowledge, skills or experience. Also we are now being told the responsible statutory authorities wouldn't meet with the proponent(s) to discuss these issues unless they have land ownership.
- Unfortunately there has been total reliance on the dated Conservation Management Plan, which though slightly amended provides insufficient information or guidance to assist creative or innovative development proposals. This is demonstrated in the responses to the RFP.
- On many occasions we have stated our concern that there isn't an accepted public Vision and any agreement on the desired community Outcomes for the Brickworks. This is still the case.
- The Government has also not given proper consideration to the appropriate governance structure and strategies should be put in place not only to plan and implement the adaptive reuse of the site but also to ensure the integrity of the masterplan and ongoing viability of the site.
- NT(ACT) joined the Panel in good faith and we consider we've genuinely participated and contributed to the process and fulfilled our responsibilities within the Panel.
- Unfortunately within the panel deliberations there has been very little discussion about Heritage aspects and there has been little evidence that other areas of Government such as the Heritage Unit, the Heritage Council or the Planners have been actively engaged in development of this project.
- In the absence their participation, our organisation, NT(ACT) has been left as the lone voice and advocate for Heritage within the Consultative Panel.

Now that the project has progressed to the Tender stage, we are concerned that notwithstanding our stated concerns and advice, our organisation could be presented and seen as the LDA's advisory expert and that we support the possible outcomes about which we may not support or agree. This poses grave risks to our organisation's position in the community and our reputation.

As a consequence we have advised our intention to withdraw from the Panel. However in the light of the discussion at the meeting on 9 February we have now reconsidered our position. This is because we are concerned that if we do leave there would be no advocate for Heritage within the Panel, which is also unacceptable to us.

Following the meeting, it is now our understanding that:

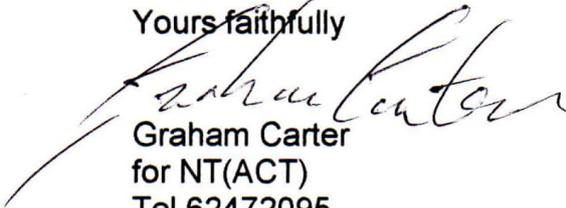
- a. the Confidentiality Deeds only limit us from revealing any information to other proponents or related parties that could affect the integrity of the RFP/RFT proposals or the decisions. A position that we appreciate and respect.
- b. the Deeds do not otherwise affect or in any way inhibit our ability to voice our views on development or execution of the project or resultant development outcomes.

Subject to this being confirmed as correct, we would be prepared to reluctantly continue to participate in the Consultative Panel on the basis that:

- we reserve our right to publicly voice our views on development or execution of the project or resultant development outcomes;

- we are able to submit a dissenting opinion and/or report on the Tenders and/or project outcome should we deem it necessary; and
- the Government/LDA will not use the name of the Trust in any future way associated with the project, tenders etc or other documentation associated with this project without our consent.

Yours faithfully



Graham Carter
for NT(ACT)
Tel 62472095
18 February 2017