

Application lodged for Red Hill public housing precinct redevelopment

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An application has been lodged for the Red Hill public housing precinct redevelopment.

The DA outlines plans for a maximum of 252 dwellings at the 53,600-square-metre site adjacent to the Red Hill shops.

If approved, the site will be divided into 122 blocks comprising 108 single residential blocks, 10 public domain spaces and four multi-unit sites.

Single residential blocks range from 130 to 851 square metres and will house a mix terrace homes and detached dwellings.

The multi-unit sites will contain between 83 and 144 units in total.

The plans are a revision of 2015 plans for about 550 apartments and other homes to replace the 144 public housing units.

Following strong community protest, the government more than halved the planned number of dwellings.

Height limits for single residential blocks will vary between two and three storeys, while the multi-unit sites will be limited to four storeys. This has also been scaled back from the six-storey height restrictions originally proposed for the site.

Minister for urban renewal Mick Gentleman said three community workshops that included representatives from the Inner South Community Council, Red Hill Residents Group, Red Hill Action Group, Pedal Power and Red Hill Primary School helped shape the plan for the site.

"The Red Hill community's input through a number of workshops has helped create an estate development plan that will provide the opportunity for a variety of housing options and high-quality public spaces," Mr Gentleman said.

"In this case the community's feedback led to changes to the draft plan to use the natural landscape of the hillside for a mix of housing types, including terraces and medium-density apartments, and high-quality parks."

Red Hill Residents Group chairperson Melissa Bennett said the plans had the potential to provide a good outcome for the suburb and the the DA's statements about height restrictions were promising.

However, she said there were some concerns that some developers would try to alter the plans as construction progressed.

"If [the plan] prevails I can see this being a possible model for future consultations," Ms Bennett said.

"If it doesn't, confidence will plummet to where it was to begin with."

The sales process has not yet been confirmed, but blocks are expected to be released for sale in the 2017-18 financial year.

The former public housing buildings will be demolished after all tenants have been relocated, with the last expected to move out on Tuesday.

The development application is open for public comment until April 26.