



ACT
Government

CHANGES TO THE ZONING OF THE **RED HILL HOUSING PRECINCT**



View from corner Discovery Street and Lady Nelson Place .

Artist's impression of possible site redevelopment showing four storey buildings. Image is indicative only.

IMPORTANT PLANNING CHANGES HAVE BEEN MADE

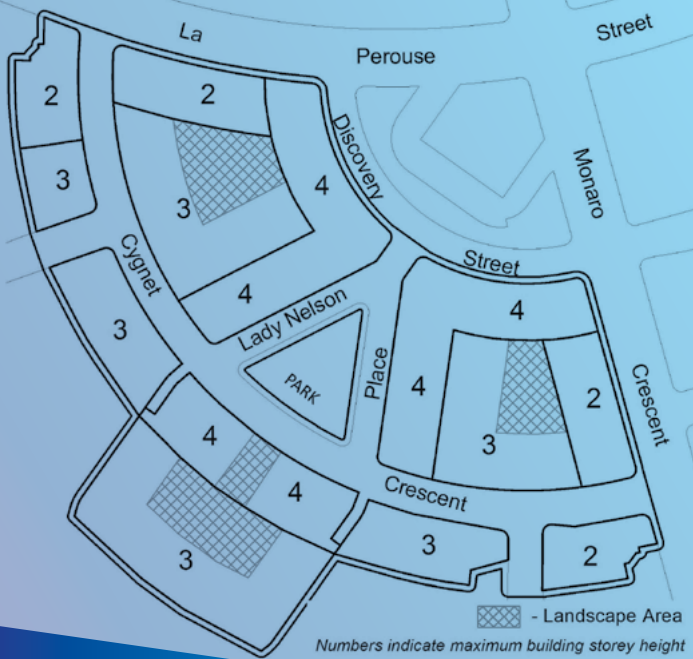
The ACT Government has recently initiated some important planning changes in your area. You may be aware of the changes through design workshops and community consultation in 2014 and 2015.

Red Hill is part of an important area for growth and employment, due to its close proximity to community facilities, jobs and major transport routes. It is hoped that through these, and other planning changes in the inner-south, more people will be able to live close to their work and enjoy aspects of the local surrounds.

The changes relate to the zoning of the Public Housing Area, and provide an overall picture of what the site could look like, once redevelopment occurs. The community will again be invited to provide further feedback on the detailed design components when development applications are submitted.



Looking south down Cygnet Crescent from La Perouse Street. Artist's impression of possible site redevelopment showing three storey buildings. Image is indicative only.



ZONE CHANGES FOR THE RED HILL HOUSING PRECINCT

The zoning changes apply to the parcel of land commonly referred to as the Red Hill Housing Precinct, located opposite the Red Hill shops. The boundary of the precinct is La Parouse Street, Discovery Street, and Monaro Crescent. The site makes up approximately 1.5% of the total area of Red Hill.

The changes allow 'RZ5 - High Density' development to occur on this site. However, any development on the site will need to adhere to strict controls and limits which are contained in the Red Hill precinct code, to minimise any impact on the surrounding neighbourhood. These provisions specifically limit development to two to four storeys, and take precedence over other Territory Plan requirements.

The zoning was selected to permit a range of housing types, from townhouses to low-rise multi unit buildings, centred around large landscaped areas.



*Looking south from Cygnet Crescent .
Artist's impression of possible site redevelopment showing three storey buildings.
Image is indicative only.*

YOUR FEEDBACK HAS BEEN VALUABLE

During public consultation on the proposed changes the ACT Government received 97 submissions. These submissions provided insight and feedback from the local community on the changes for the site. In response to these submissions the ACT Government made a number of changes to the original plan.

The main change responding to community feedback is the reduction in height to a maximum of four storeys rather than six on the site. This change will reduce the number of dwellings permitted on the site, and reduce traffic from the precinct.

HEIGHT LIMITS:

- Buildings on the site can be up to 2 to 4 storeys, with the 4 storey elements facing Discovery Street and Lady Nelson Place.
- To take advantage of the slope of the site some flexibility in building height may be considered to accommodate basement parking. Any increase would need to demonstrate quality design outcomes and would be assessed during the development application stage. The community will have another opportunity to comment during the public notification period for any future development applications.

TRAFFIC AND ROADS:

- **Additional traffic studies** were undertaken to establish any **impact** the **increase** in vehicles will have on the **existing road infrastructure**.
- **La Perouse Street** and **Cygnets Crescent** will both become part of an upcoming **Residential Street Improvement Program**.
- The **ACT Government** will also **investigate traffic management** treatments to manage safety and amenity in **priority areas**, once final dwelling numbers for the site are known.

OPEN AREAS:

- **Lady Nelson Park** will be **retained** in full.
- A number of **additional open green spaces** will be included in any future development of the site. This is in addition to the **existing on-site open space** requirements for residential redevelopment.

INCREASED COMMERCIAL OPTIONS:

- There will be **allowances** on the **ground floor level** along **Discovery Street** opposite the shops for development to include offices and business agencies. This will **create a livelier Red Hill centre** and will provide more opportunities for residents to access services locally.

FOR MORE INFORMATION VISIT
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