



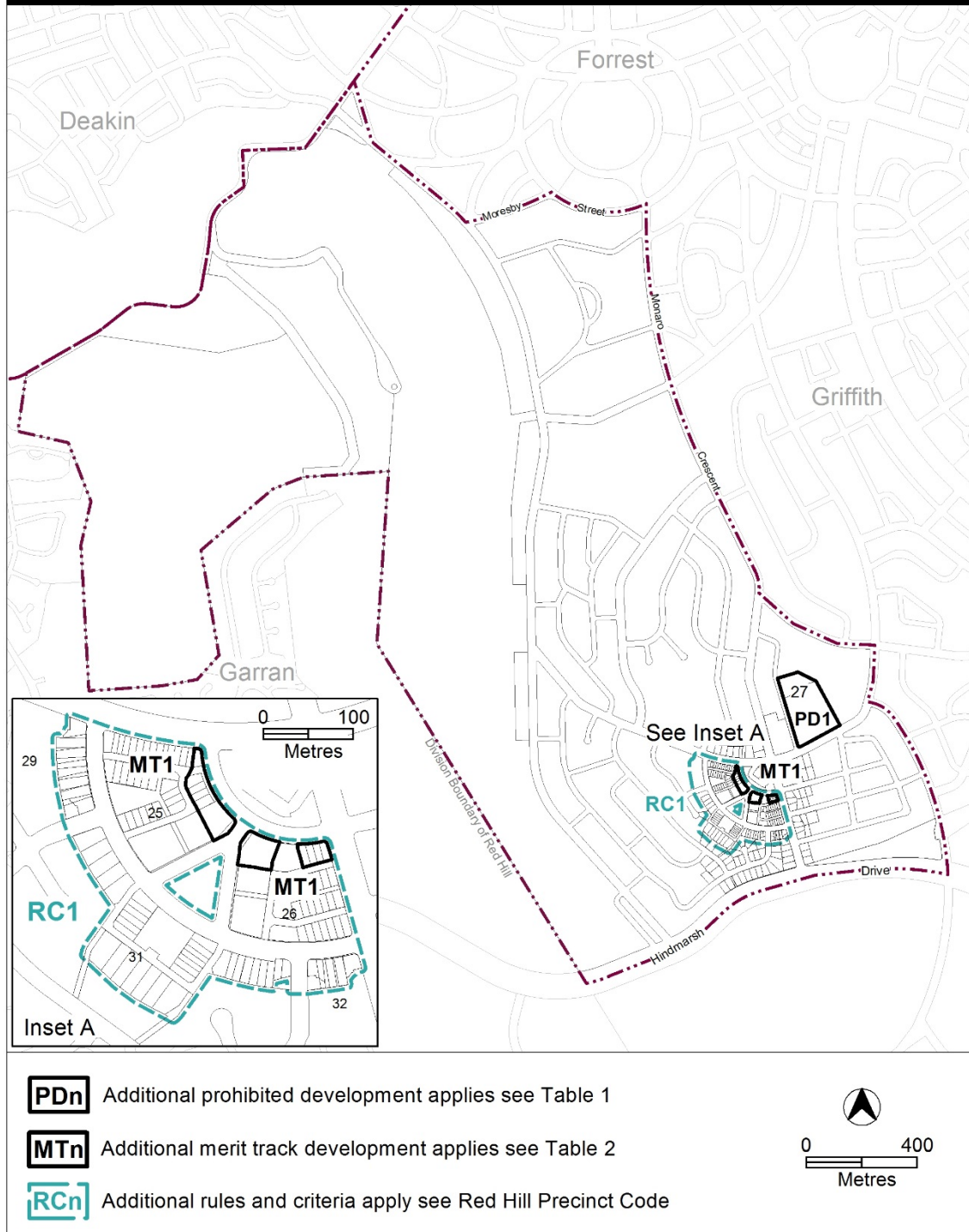
ACT
Government

Environment and
Sustainable Development

Red Hill Precinct Map and Code

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Red Hill Precinct Map



Assessment Tracks

The following tables identify the additional prohibited and additional merit track development for block and parcels show in the Red Hill Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each proposal is set out in the relevant development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village supportive housing</i>

Table 2 – Additional merit track development

Additional prohibited development		
Suburb precinct map label	Zone	Development
MT1	RZ5	<i>business agency office</i>

Red Hill Precinct Code

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Introduction

Name

The name of this code is the **Red Hill Precinct Code**.

Application

The code applies to the Division of Red Hill.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” are found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	ACT Transport Canberra and City Services

Additional rules and criteria

This part applies to blocks and parcels identified in the Red Hill Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Cygnet Crescent Precinct

This part applies to blocks and parcels identified in area RC1 shown on the Red Hill Precinct Map.

Desired character

The desired character for the RC1 precinct is:

- The arrangement of buildings and spaces enhance solar access to landscape areas, communal areas, private open space and public spaces on and surrounding the site.
- Development fronting the public realm and/or landscape areas addresses and enhances the quality and useability of the spaces.
- Building facades should be of high quality finish, detailing and visually articulated to avoid a 'continuous wall' of development and excessive bulk and scale and provide visual interest and differentiation. Buildings should predominately engage at street level, avoiding large expanses of blank walls or grilled car parks.
- The taller building elements are focused on the centre of the site and adjacent to the existing commercial zone.
- Provision of a range and diversity of housing choices including opportunities to age in place.
- Landscaped areas between the buildings are of a high quality that link the overall development together and contribute to the amenity of the area.
- There is a clear hierarchy of public and private zones through the site with safe and attractive pedestrian areas.
- A high-level of sustainability, with a large percentage of the units facing north, and construction to achieve high-energy performance ratings.
- Development should frame and address Lady Nelson Place Park (Section 40, Red Hill) and the landscape areas through visually interesting facades and providing passive surveillance.
- Development provides interest and activity to the public realm through articulated facades to public spaces, avoiding solid, featureless walls of development.

Element 1: Use

Rules	Criteria
1.1 Commercial uses	
<p>R1</p> <p>This rule applies to <i>business agency</i> and <i>office</i> in the MT1 area indicated on the precinct map.</p> <p>Development must comply with all of the following:</p> <p>a) be located at <i>ground floor level</i></p> <p>b) vehicular access from Discovery Street</p>	<p>This is a mandatory rule. There is no applicable criterion</p>

Rules	Criteria
1.2 Ground floor commercial use	
<p>R2</p> <p>This rule applies to <i>blocks</i> identified as having 'minimum ceiling heights' in Figure 5.</p> <p>The ground floor <i>finished floor level</i> to finished ceiling level height is not less than 3.6m.</p> <p>Note: Noise attenuation provisions in part A may also apply.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>
1.3 Number of Dwellings	
<p>R3</p> <p>This rule applies to <i>blocks</i> 'W', 'X', 'Y' and 'Z' identified in Figure 1.</p> <p>The number of <i>dwellings</i> permitted is as follows:</p> <p>a) block W:</p> <ul style="list-style-type: none"> i. minimum – 24 ii. maximum – 36 <p>b) block X:</p> <ul style="list-style-type: none"> i. minimum – 20 ii. maximum - 40 <p>c) block Y:</p> <ul style="list-style-type: none"> i. minimum – 24 ii. maximum - 40 <p>d) block Z:</p> <ul style="list-style-type: none"> i. minimum – 15 ii. maximum - 28 	<p>This is a mandatory rule. There is no applicable criterion</p>

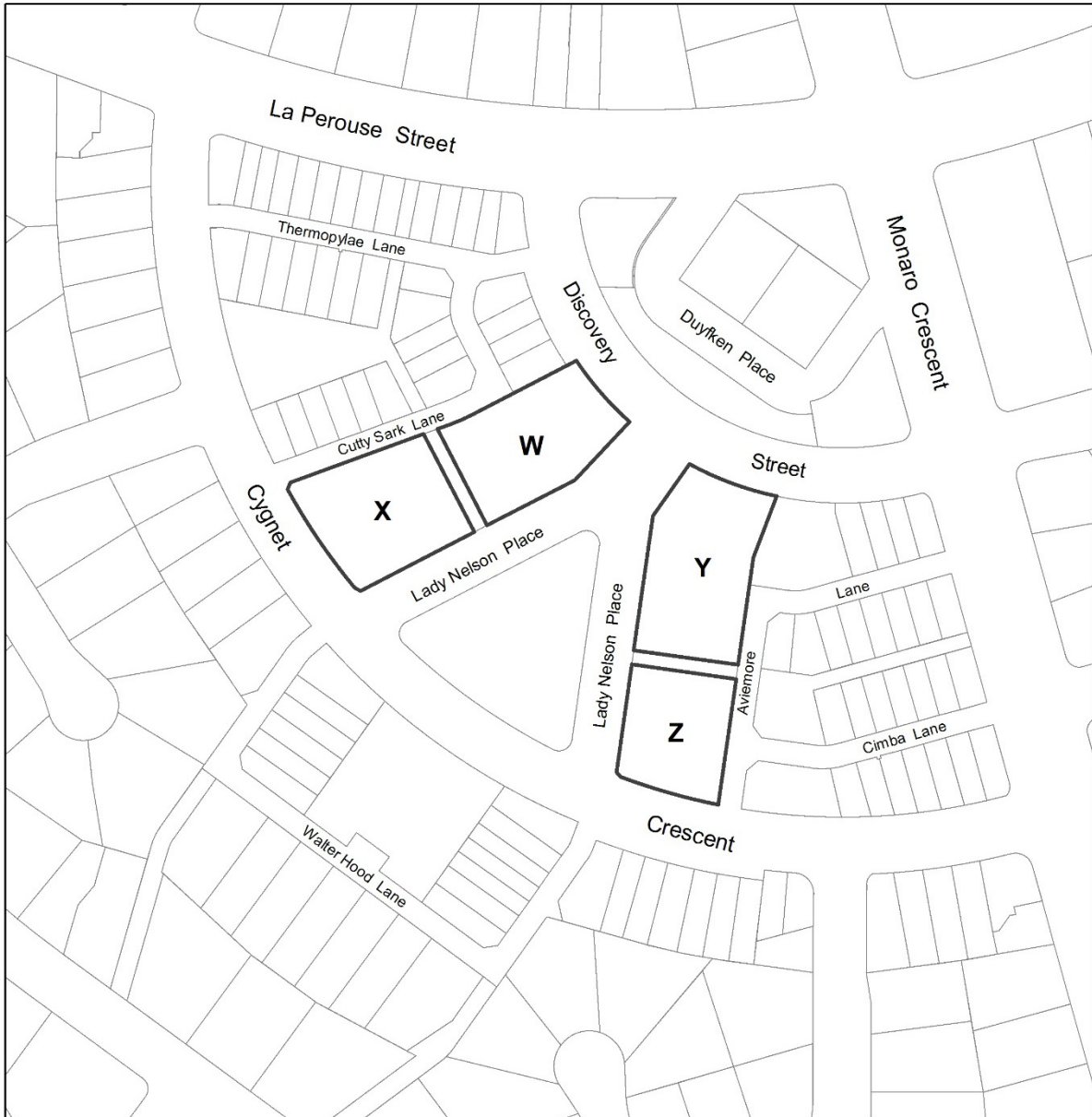


Figure 1 – Number of dwellings

Element 2: Building and site controls

Rules	Criteria
2.1 Number of storeys	
<p>R4</p> <p>This rule applies to 'Area A', 'Area B' and 'Area C' identified in Figure 2.</p> <p>The maximum number of <i>storeys</i> permitted in:</p> <ul style="list-style-type: none"> a) 'Area A' – 2 storeys b) 'Area B' – 3 storeys c) 'Area C' – 4 storeys <p>Rooftop plant rooms that are setback from the floor immediately below and screened from a public road and public open space are not included in the number of <i>storeys</i>.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
2.2 Height of buildings	
<p>R5</p> <p>This rule applies to 'Area A', 'Area B' and 'Area C' identified in Figure 2.</p> <p>Maximum <i>height of building</i> is:</p> <ul style="list-style-type: none"> a) 'Area A' – 9.5m b) 'Area B' – 12.5m c) 'Area C' – 16m 	<p>C5</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining residential blocks and their associated <i>private open space</i>.



Figure 2 - Height

Rules	Criteria
2.3 Setbacks – multi unit sites	
<p>R6</p> <p>This rule applies to <i>blocks</i> identified as having ‘mandatory setbacks’ in Figure 3.</p> <p><i>Setbacks</i> rules stated in a relevant development code are to be considered mandatory rules. Criteria related to these rules do not apply.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
2.4 Front boundary setback – large blocks fronting lanes	
<p>R7</p> <p>This rule applies to <i>blocks</i> identified as having ‘alternate laneway setbacks’ in Figure 3.</p> <p>Minimum <i>front boundary setback</i> to Walter Hood Lane is:</p> <ul style="list-style-type: none"> a) <i>lower floor level</i> – 4m b) <i>upper floor level</i> – 6m c) <i>garage</i> – 5.5m and a minimum of 1.5m behind the front <i>building line</i>, except where there is a courtyard wall in the <i>front zone</i> 	<p>C7</p> <p><i>Front boundary setbacks</i> achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) the efficient use of the <i>site</i> c) reasonable amenity for residents d) pedestrian scale at street level e) space for street trees to grow to maturity.
2.5 Front boundary setback – blocks fronting open space and pedestrian paths	
<p>R8</p> <p>This rule applies to <i>blocks</i> identified as having ‘minimum building setback to all levels’ in Figure 3.</p> <p>Minimum <i>setback</i> from the <i>front boundary</i> identified in Figure 3 is 1.5m for <i>lower floor level</i> and <i>upper floor level</i>.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
2.6 Front boundary setback - garage	
<p>R9</p> <p>This rule applies to blocks identified as having ‘alternate garage setbacks’ in Figure 3.</p> <p>Minimum <i>front boundary setback</i> of a <i>garage</i> to a rear lane is:</p> <ul style="list-style-type: none"> a) Area 1 – 2m b) Area 2 – 600mm 	<p>This is a mandatory rule. There is no applicable criterion.</p>

Rules	Criteria
2.7 Front boundary setback – identified blocks along Cygnet Crescent	
<p>R10</p> <p>This rule applies to <i>blocks</i> identified as having 'alternate front setback' as identified in Figure 3.</p> <p><i>Front boundary setback</i> to comply with Table 1</p>	<p>C10</p> <p>Front boundary setbacks achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) the efficient use of the site c) reasonable amenity for residents d) pedestrian scale at street level e) space for street trees to grow to maturity

Table 1

		exceptions	
		minimum setback to <i>secondary street frontage</i>	minimum setback to <i>rear lane</i>
all floor levels	4m	3m	nil
articulation elements* – all floor levels	3m	Not applicable	not applicable
garage	5.5m minimum of 1.5m behind the front building line except where there is a courtyard wall in the front zone		nil

*Articulation elements can include verandas, porches, awnings, shade devices, pergolas and the like (a carport is not considered an articulation element)



Figure 3 – Setbacks

Element 3: Building Design

Rules	Criteria
3.1 Built form and materials	
There is no applicable rule.	C11 The built form is consistent with the <i>desired character</i> .
3.2 Building entries	
R12 This rule applies to blocks identified as having a 'frontage to Lady Nelson Place' in Figure 4. Each <i>dwelling</i> which fronts Lady Nelson Place at ground floor level has separate direct pedestrian access to Lady Nelson Place.	This is a mandatory rule. There is no applicable criterion.
3.3 Building frontages to open space	
R13 This rule applies to each boundary of blocks identified as having a 'frontage to open space' in Figure 4. <i>Buildings</i> have at least one window or door to a habitable room which fronts public open space nominated in Figure 4.	This is a mandatory rule. There is no applicable criterion.

Rules	Criteria
3.4 Courtyard Walls	
<p>R14</p> <p>This rule applies to blocks identified as having a frontage to Lady Nelson Place in Figure 4.</p> <p>Courtyard walls must comply with all of the following:</p> <ul style="list-style-type: none"> a) be provided for each <i>dwelling</i> at ground floor level which fronts Lady Nelson Place b) fronts the boundary identified in Figure 4. c) return to the building line of the associated dwelling d) maximum height above <i>datum ground level</i> – 1.5m e) <i>have a minimum setback</i> from the <i>front boundary</i> of not less than 700mm f) trees and/or shrubs between the wall and the <i>front boundary</i>, in accordance with an approved landscape plan g) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length h) constructed of brick, block or stonework, any of which must be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel <p>Note: courtyard walls to other frontages or locations on the blocks identified under this rule should be assessed as per the development code.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>

Rules	Criteria
<p>R15</p> <p>This rule applies to blocks identified as having a frontage to open space in Figure 4.</p> <p>Courtyard walls must comply with all of the following:</p> <ul style="list-style-type: none"> a) be provided for each <i>block</i> which fronts open space b) fronts the boundary identified in Figure 4. c) return to the building line of the associated dwelling d) no maximum total length e) nil <i>setback</i> f) have a maximum height above <i>datum ground level</i> of: <ul style="list-style-type: none"> iii. where <i>principal private open space</i> is forward of the <i>building line</i> – 1.5m iv. where necessary to screen garbage enclosures or clothes drying areas for a maximum length of 2m – 1.8m v. all other cases – 1.2m g) constructed and finished to match or compliment the single dwelling by being constructed of brick, block or stonework, any of which must be combined with timber or metal panels that include openings not less than 25% of the surface area of the panels h) do not obstruct sight lines for vehicles on driveways and pedestrians on public paths in accordance with <i>A2890.1 – The Australian Standard for Off-Street Parking</i>. <p>Note: other development code requirements for courtyard walls such as landscaping, articulation and sightlines still apply.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>



Figure 4 - Frontages

Rules	Criteria
3.5 Finished floor levels	
<p>R16</p> <p>This rule applies to blocks identified as having 'habitable rooms fronting the public domain' in Figure 5.</p> <p>Habitable rooms at ground floor level that are fronting the boundary nominated in Figure 5 must not have a <i>finished floor level</i>:</p> <ul style="list-style-type: none"> a) lower than the directly adjacent kerb or footpath; and b) more than 900mm above the directly adjacent kerb or footpath. 	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p>R17</p> <p>This rule applies to <i>midsize blocks</i> and <i>compact blocks where vehicular access</i> is from a lane</p> <p>The <i>finished floor level</i> of the centreline of the <i>garage</i> is to be level with the adjacent kerb.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>



Figure 5 – Levels

Rules	Criteria
3.6 Gates to open space	
There is no applicable rule	<p>C18</p> <p>This criterion applies to blocks requiring a gate to open space as identified in Figure 6.</p> <p>Gates must be provided and achieve all of the following:</p> <ul style="list-style-type: none"> a) one gate per block b) in a location generally in accordance with Figure 6 c) provide pedestrian access to the block and the adjoining open space d) incorporated into a courtyard wall
3.7 Letterboxes	
There is no applicable rule	<p>C19</p> <p>This criterion applies to blocks requiring a letterbox to open space as identified in Figure 6.</p> <p>Letterboxes must be provided and achieve all of the following:</p> <ul style="list-style-type: none"> a) facing the boundary identified in Figure 6 b) incorporated into a courtyard wall <p>Note: letterboxes must still meet the requirements of Australia Post and Emergency Services.</p>

Element 4: Parking and site access

Rules	Criteria
4.1 Parking	
<p>R20</p> <p>This rule applies to <i>blocks</i> as having a 'single width garage only' as identified in Figure 6.</p> <p>The maximum total width of all garages and carports to Thermopylae Lane or Cygnet Crescent (whichever is relevant) frontage is 4m.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>

Rules	Criteria
4.2 Vehicle access	
<p>R21</p> <p>This rule applies to <i>blocks</i> which have a boundary to La Perouse Street.</p> <p>Vehicular access from La Perouse Street is not permitted.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>

Element 5: Amenity

Rules	Criteria
5.1 Visual corridors	
<p>There is no applicable rule</p>	<p>C22</p> <p>This criterion applies to ‘visual corridors’ identified in Figure 6.</p> <p>Visual corridors achieve all of the following:</p> <ol style="list-style-type: none"> <i>be</i> provided and in a location generally in accordance with Figure 6 a minimum of 5 metres wide at the narrowest point contain a formed pedestrian path(s), available for the public to use at all times for the entire length of the visual corridor predominately used as a planting area with development above datum ground level is limited to: <ol style="list-style-type: none"> landscaping, including deep root planting public art unenclosed shade structures street furniture awning signage bicycle parking

Element 6: Environment

Rules	Criteria
6.1 Landscape areas	
<p>R23</p> <p>This rule applies to landscape areas identified in Figure 6.</p> <p>Landscape areas comply with all of the following:</p> <p>a) <i>development</i> is restricted to:</p> <ul style="list-style-type: none">i. landscaping, including deep root plantingii. public artiii. unenclosed shade structuresiv. street furniturev. awningvi. signagevii. bicycle parkingviii. Vehicular access and parking (where not greater than 18% of the block area) <p>b) are not to be included in the calculation of site open space or private open space for adjoining developments.</p> <p>Note: this rule does not replace provisions for landscape design contained within a development code.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>

Element 7: Subdivision and consolidation

Rules	Criteria
7.1 Consolidation	
<p>R24</p> <p><i>Consolidation</i> is prohibited.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>



Figure 6 – Landscaping

Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Red Hill Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Cygnet Street Precinct

This part applies to blocks and parcels identified in area OP1 shown on the Red Hill Precinct Map.

