



**PLANNING AND LAND MANAGEMENT
ACT Government**

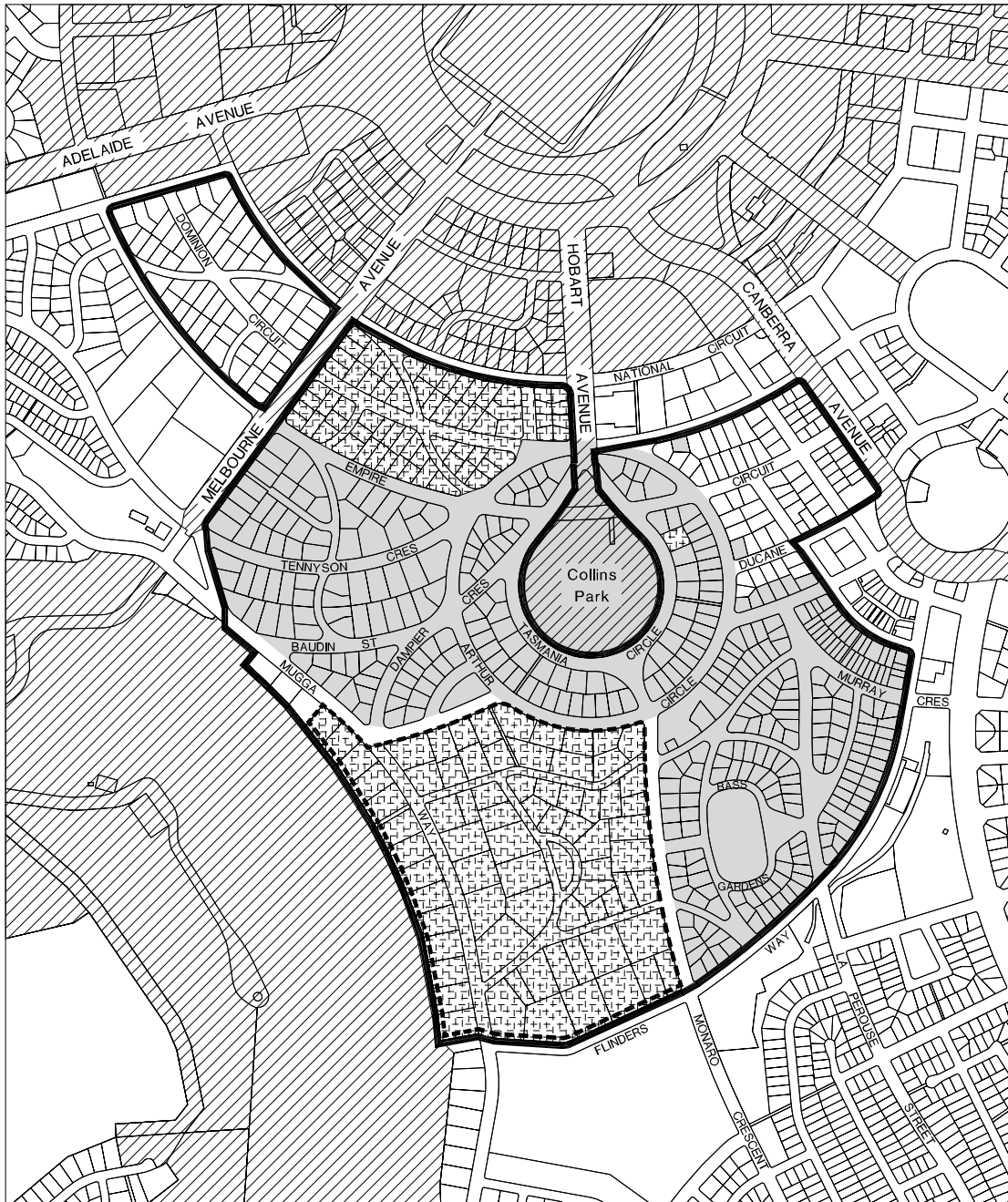
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



**GUIDELINES
FOR
RESIDENTIAL DEVELOPMENT**

**FORREST / RED HILL / DEAKIN /
GRIFFITH HISTORIC AREAS**

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-  Area Subject to Guidelines
-  Areas gazetted in the interim Heritage Places Register
-  Designated Areas (National Capital Plan)
-  Areas being considered for listing in the interim Heritage Places Register
-  Old Red Hill area

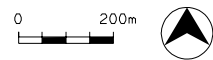


Figure 1
HISTORIC AREAS
 Forrester/Red Hill/Deakin/Griffith

1.0 INTRODUCTION

The ACT Planning Authority (ACTPA) has prepared guidelines for the historic areas of Forrest, Red Hill, Deakin and Griffith, shown on Figure 1.

The Territory Plan, which came into force on 18 October 1993, encourages urban renewal and allows more than one dwelling unit per block subject to extensive public notification and third party appeal rights.

The Authority considers that because of the distinctive environmental quality of these historic sectors of South Canberra additional guidelines are needed.

The Guidelines are intended to advise the public and lessees of the parameters that the ACTPA intends to use in considering and determining Design and Siting applications for development in this area.

2.0 HISTORY AND HERITAGE

The historic areas of Forrest, Red Hill, Deakin and Griffith were included in the original Canberra plan prepared by Walter Burley Griffin in 1912. The street layout for the area north of Collins Park was constructed largely in conformity with the last Griffin plan of 1918 and was gazetted by the Federal Capital Advisory Committee in 1924.

The road layout of old Red Hill containing the very large blocks was gazetted in 1926. The road layout in the vicinity of Bass Garden was gazetted in 1927.

The Forrest Conservation Area, Red Hill Housing Precinct, Calthorpe's House, Manning Clark's house, and Sir Harold White's garden have been entered in the interim Heritage Places Register. The citations for these places must be referred to as they contain specific requirements for individual blocks of land which are not mentioned in these guidelines. The Interim Register also contains requirements in relation to streetscape (plantings, street furniture, structures and buildings) which impose responsibilities for their care and preservation on relevant authorities.

The Heritage Council of the ACT has advised that it is considering the areas shown on Figure 1 for inclusion in the Interim Heritage Places Register. The main area is part of Griffith, previously known as Blandfordia Precinct No. 5. A number of individual properties shown on the plan are also being considered for inclusion in the Interim Heritage Places Register. If these areas and individual properties are entered in the ACT Heritage Places Register they will be subject to specific requirements designed to recognise their significance and ensure their conservation. In the meantime the ACTPA will liaise closely with the Heritage Council in considering development applications for properties in areas being considered for listing.

Where necessary additional measures have been incorporated into the Guidelines to reflect the Conservation Policy and Specific Requirements of the Citation. However, it should be noted that the Interim Places Register is subject to appeal and may be subsequently altered in light of the outcome of any such appeal. Under these circumstances appropriate amendments would also be undertaken to the Guidelines.

Where there is any conflict between the guidelines and the requirements of the Citation, the Citation shall prevail.

The areas within the boundary shown on Figure 1 that are not being considered for Heritage listing are considered to have qualities and characteristics that justify design guidelines in addition to the codes for single and multi-unit developments contained in the Territory Plan.

The key characteristics of the area stem from four inter-related factors – streetscape, block size, and on-site landscape and built form.

3.0 STREETScape

The predominant streetscape elements are carriageways of widths varying from the formal and divided Hobart Avenue, spacious and geometric Arthur Circle and three Circuits to the narrow and intimate dimensions of the Crescents in Forrest.

Wide grassed verges are the second main element and the formally planted and mature street trees both native and exotic form the third element. Collectively these elements produce streetscapes of the highest quality where buildings are not the dominant element.

4.0 BLOCK SIZE AND ON-SITE LANDSCAPE

Most of the blocks in this area are substantially larger than the Canberra average and some of the blocks in Red Hill are in excess of 1 ha. Large detached houses set in spacious landscaped grounds are the norm and this has resulted in extensive on-site planting of trees. This produces a heavily landscaped backdrop to the whole area that is significantly more intense and varied than in the average Canberra suburb where block size inevitably limits the size and scale of tree planting.

Part of the original design philosophy for early Canberra was to use hedges as landscape/streetscape elements. Many such hedges remain and are often over 2m in height. These all add to the landscape character of the area.

5.0 BUILT FORM

Even though this area contains some of the largest houses in Canberra the streetscapes, block sizes and garden landscaping result in even two storey houses being relatively low key elements. Outside the proposed heritage areas house design and alterations and additions to established houses have been carried out in a wide variety of styles and materials. Many have not detracted significantly from the homogeneous design quality of the area as a whole but some have not been sympathetic to their settings. However, the vast majority of the existing houses are of masonry construction with pitched, tiled roofs and it is this basic built form which is a significant feature of the area.

6.0 ENERGY EFFICIENCY

The need to minimise energy consumption is increasingly being recognised in Australia and overseas. Major redevelopment projects in these areas involving the provision of new residential units should provide for design and construction to high standards of energy efficiency.

7.0 THE GUIDELINES

The Guidelines have been prepared primarily to retain the key elements of the character of the area and to safeguard the residential amenity of existing lessees.

The Guidelines consist of two elements – objectives and performance measures. The objectives establish the outcomes sought by the Authority in considering Design and Siting applications and the performance measures are the standards that in normal circumstances could be taken to meet the objectives. Because the circumstances of each site and each development proposal are unique the Authority will exercise some discretion in applying the performance measures.

The public interest is safeguarded in this process by the provisions in the Territory Plan for public notification and third party appeals for all development proposals that increase the number of dwellings on the land.

The Guidelines will be used in addition to the Residential Design and Siting Codes contained in the Territory Plan.

Objective

To retain the design character and quality of existing streets and to secure the conservation of heritage values for listed areas.

Performance Measures

- Existing street plans and streetscapes are to be preserved. Where necessary inappropriate planting and/or verge treatments are to be replaced by treatments consistent with the original street plans for the area.
- Proposals shall retain and conserve street trees, verges and established hedges. Building development to be designed and sited to minimise the visual impact on the street scene.
- Front set backs shall respect the established building lines of existing properties. Set backs of 10m will apply in most of the area.
- The maximum height from natural ground level to the highest part of a roof structure shall not exceed 11.5m.
- New buildings shall be constructed of predominantly masonry materials and shall have pitched tiled roofs except where alterations and/or additions are proposed for existing flat roofed houses.

- The maximum gross floor area of buildings shall not exceed 35% of the area of their site. Gross floor area is the sum of the areas of all floors in all buildings on the site as measured from their external surfaces excluding only attic rooms and basements as defined in the Design and Siting Codes that form part of the Territory Plan.
- In areas included in an Interim Heritage Places Register or a Heritage Places Register there is no specific plot ratio control as the plot ratio will be determined by heritage criteria.

The following additional Performance Measures apply to the Red Hill Housing precinct only:

- Existing sub-division patterns are to be maintained. The amalgamation or sub-division of existing blocks for the purpose of redevelopment shall not be permitted.
- Entry and egress to blocks is to be from existing driveways only.
- The redevelopment of, or alterations and extensions to buildings must be sympathetic to the conservation of the existing landscape and streetscape character in the Precinct.
- Any redevelopment must reflect the low density character of the existing residential development by providing significant spatial separation between buildings.

Objective

To retain the established landscape character of the areas as a whole.

Performance Measure

- Design and Siting applications for all substantial redevelopment of blocks in this area and particularly those involving block amalgamations are to be accompanied by detailed and accurate tree surveys and landscape plans. Development proposals shall provide for the retention of large groups of trees and individual specimen trees that make a significant contribution to the established landscape character of the area. Landscape plans shall provide for new tree and shrub planting to compensate for the effect that agreed tree removal and any damage to trees that construction work may cause. In such cases replacement trees shall be selected from advanced growth stock.

Objective

To minimise the impact of redevelopment on existing residents.

Performance Measures

- New buildings shall be designed to minimise overlooking of the side and rear boundaries of adjacent leases.

- (NOTE: Buildings may need to be set back from rear and side boundaries greater distances than provided for in the codes included in the Territory Plan in order to meet the objectives and principles outlined in the Plan.)

In the case of multi-unit developments accessed from narrow streets that cannot safely accommodate car-parking, additional provision shall be made on site to accommodate all foreseeable visitor parking needs.

Objective

To provide for a high standard of energy efficiency.

Performance Measure

- A minimum 4 Star energy efficiency rating for all new houses and residential units.

8.0 CONSULTATION

In all cases where an increase in the number of dwellings on the land is proposed, Section 3.1 of the Policies for Residential Areas in the Territory Plan requires Design and Siting applications to be publicly notified and the decisions of the ACTPA are subject to third party appeal.

9.0 SUBMISSION REQUIREMENTS

Persons proposing redevelopment are advised to discuss their proposals with the ACTPA prior to the preparation of sketch plans. Submissions relating to major redevelopments are to be accompanied by written assessments of the following characteristics of the site, its content and the proposed development.

- History
- Architecture
- Landscape
- Traffic and Infrastructure
- Subdivision pattern