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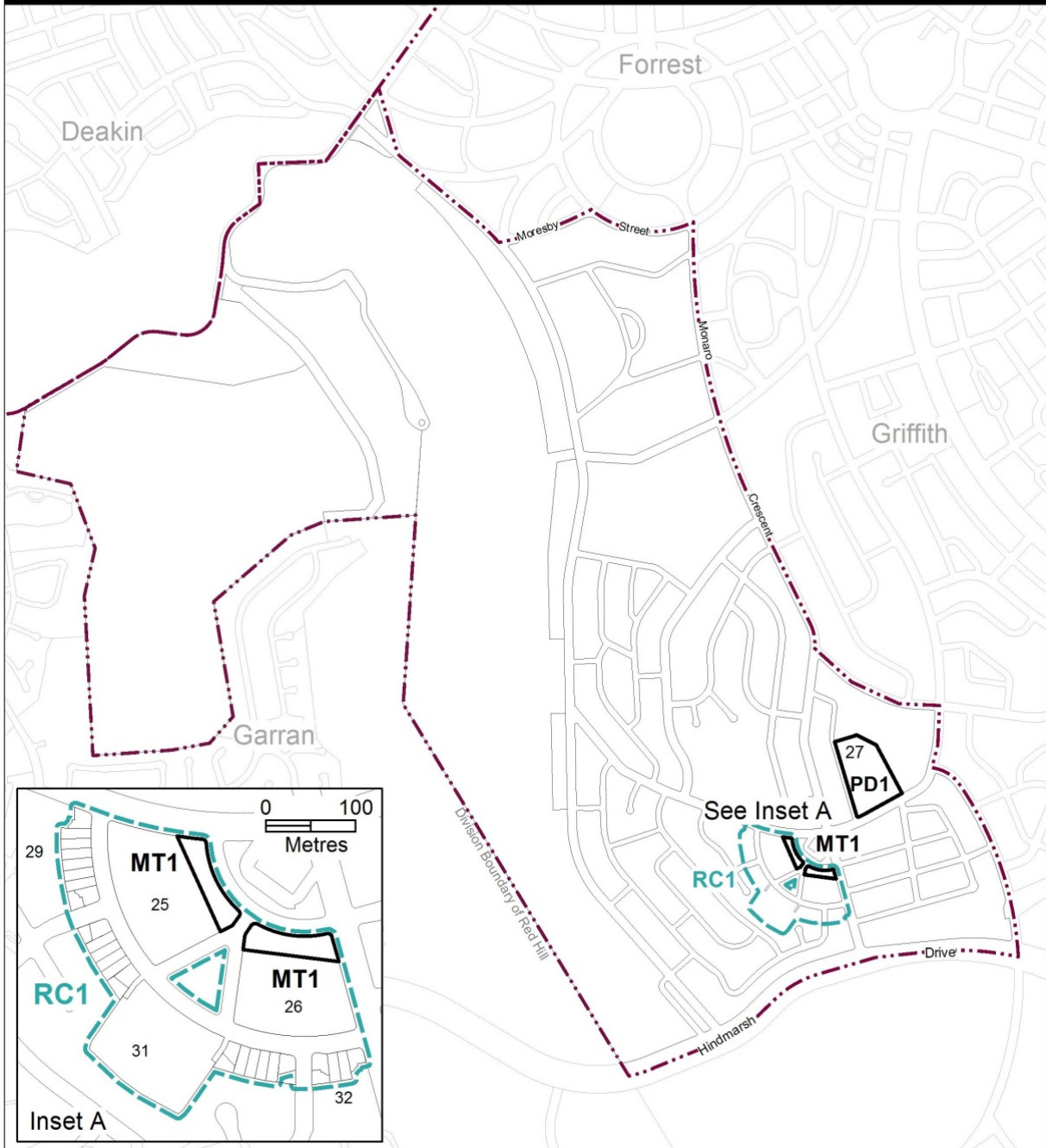
Government

Environment and
Sustainable Development

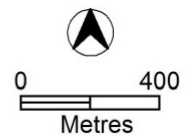
Red Hill Precinct Map and Code

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Red Hill Precinct Map



- PDn** Additional prohibited development applies see Table 1
- RCn** Additional rules and criteria apply see Red Hill Precinct Code
- MTn** Additional merit track development applies see Table 2



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown 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 development proposal is set out in the relevant zone 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 merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	RZ5 high density residential	<i>Business agency office</i>

Red Hill Precinct Code

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RC1 – Cygnet Crescent precinct

This part applies to blocks and parcels within 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>Where permitted, <i>business agency</i> and <i>office</i> development must comply with all of the following:</p> <p>a) be located a maximum of 30 metres from boundary frontage with Discovery Street</p> <p>b) be located at ground floor level</p> <p>c) have vehicular access from Discovery Street</p>	<p>C1</p> <p>Buildings afford the opportunity to accommodate non-residential uses at ground floor level.</p>

Rules	Criteria
<p>R2</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> <ul style="list-style-type: none"> a) must be located at ground floor level b) have vehicular access off Discovery Street <p>The MT1 area is measured as a maximum of 30 metres deep from the boundary frontage with Discovery Street.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>

Element 2: Access

Rules	Criteria
2.1 Site Access	
<p>There is no applicable rule.</p>	<p>C3</p> <p>Additional vehicular <i>site</i> access may be provided from La Perouse Street where all of the following apply:</p> <ul style="list-style-type: none"> a) all other vehicular access options have been discounted b) the proposal is endorsed by Territory and Municipal Services Directorate (TAMSD). <p>If TAMSD endorsement is not provided the application will be referred to TAMSD.</p> <p>Note: Regardless of which road additional vehicular <i>site</i> access is provided from, the application will be referred to TAMSD.</p>

Element 3: Height

Rules	Criteria
3.1 Number of storeys	
<p>R4</p> <p>This rule applies to areas 'a', 'b' and 'c' identified in Figure 1.</p> <p>The maximum number of <i>storeys</i> permitted are as follows:</p> <p>a) in area 'a' – 2 storeys. Area 'a' is measured as:</p> <ul style="list-style-type: none"> i. for section 25 and 26 – a maximum of 30 metres deep from the boundaries fronting La Perouse Street and Monaro Crescent ii. for section 29 – the maximum length of the front boundary to Cygnet Crescent is 58 metres. <p>b) in area 'b' – 3 <i>storeys</i>. Area 'b' is the area remaining after excluding area 'a' and area 'c'</p> <p>c) in area 'c' – 4 <i>storeys</i>. Area 'c' is measured as:</p> <ul style="list-style-type: none"> i. for section 25 and 26 – a maximum of 30 metres deep from the boundary frontages with Discovery Street and a maximum of 34 metres deep from the boundary frontage with Lady Nelson Place. ii. for section 31 – the area between the two terminating roads identified in figure 1 and a maximum of 34 metres deep from the boundary fronting Cygnet Crescent. <p>Rooftop plant rooms that are setback from the floor immediately below and screened from a public road are not included in the number of storeys.</p> <p>Note: Basement means a space within a <i>building</i> where the floor level of the space is predominately below <i>datum ground level</i> and where the <i>finished floor level</i> of the level immediately above the space is less than 1.0 metre above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement, there is no applicable criterion.</p>

Rules	Criteria
3.1A Height of buildings	
<p>R4A</p> <p>This rule applies to areas 'a', 'b' and 'c' identified in Figure 1.</p> <p>Maximum <i>height of building</i> is:</p> <p>a) In area 'a' – 9.5m. Area 'a' is measured as:</p> <ul style="list-style-type: none"> i. for section 25 and 26 – a maximum of 30 metres deep from the boundaries fronting La Perouse Street and Monaro Crescent ii. for section 29 – the maximum length of the front boundary to Cygnet Crescent is 58 metres. <p>b) In area 'b' – 12.5m. Area 'b' is the area remaining after excluding area 'a' and area 'c'</p> <p>c) In area 'c' – 16m. Area 'c' is measured as:</p> <ul style="list-style-type: none"> i. for section 25 and 26 – a maximum of 30 metres deep from the boundary frontages with Discovery Street and a maximum of 34 metres deep from the boundary frontage with Lady Nelson Place. ii. for section 31 – the area between the two terminating roads identified in figure 1 and a maximum of 34 metres deep from the boundary fronting Cygnet Crescent. 	<p>C4A</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 dwellings on adjoining residential blocks and their associated private open space
3.2 Built Form	
<p>There is no applicable rule.</p>	<p>C5</p> <p>Built form is consistent with the <i>desired character</i>.</p>

Element 4: Landscaping

Rules	Criteria
4.1 Landscape area	
<p>R6</p> <p>This rule applies to landscape areas 'LA1', 'LA2', 'LA3' and 'LA4' identified in Figure 1.</p> <p>Landscape areas comply with all of the following:</p> <p>a) development is restricted to:</p> <ul style="list-style-type: none"> i) Landscaping, including deep root planting ii) Public art iii) Unenclosed shade structures iv) Street furniture v) Awnings vi) Signage vii) Bicycle parking viii) Vehicular access and parking (excluding 'LA3') <p>b) are not to be included in the calculation of site open space and principal private open space for adjoining development.</p> <p>This rule does not override the provisions for landscape design contained within a development code.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C7</p> <p>Landscape areas are provided in a shape and location generally in accordance with Figure 1 and have a minimum area of:</p> <ul style="list-style-type: none"> a) LA1 – 1300m² b) LA2 – 1000m² c) LA4 – 1500m²

Rules	Criteria
<p>R8</p> <p>This rule applies to LA3 identified in Figure 1. LA3 is provided and has the following dimensions:</p> <ul style="list-style-type: none"> a) A minimum depth of 34 metres from the boundary fronting Cygnet Crescent b) A minimum of 15 metres wide c) Contiguous with LA4 <p>the centre point of LA3 is:</p> <ul style="list-style-type: none"> a) Located equidistant between the terminating roads indicated in Figure 1; and b) aligned lengthways with the midpoint of the Discovery Street and Lady Nelson Place intersection as shown in Figure 1. 	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to the landscape areas 'LA1', 'LA2' and 'LA4' identified in Figure 1.</p> <p>Vehicular parking in landscaped areas is limited to:</p> <ul style="list-style-type: none"> a) 14% of the total area for LA1 b) 18% of the total area for LA2 c) 10% of the total area for LA4 <p>Note: vehicular access and parking is not permitted within 'LA3'.</p>	<p>C9</p> <p>Vehicular parking in landscaped areas must achieve all of the following:</p> <ul style="list-style-type: none"> a) does not dominate landscaped areas b) Provides substantial areas for deep root planting c) Presents a soft landscaped interface to the buildings and/or street <p>In addition 'LA3' and 'LA4' must have unimpeded pedestrian access to one another.</p>

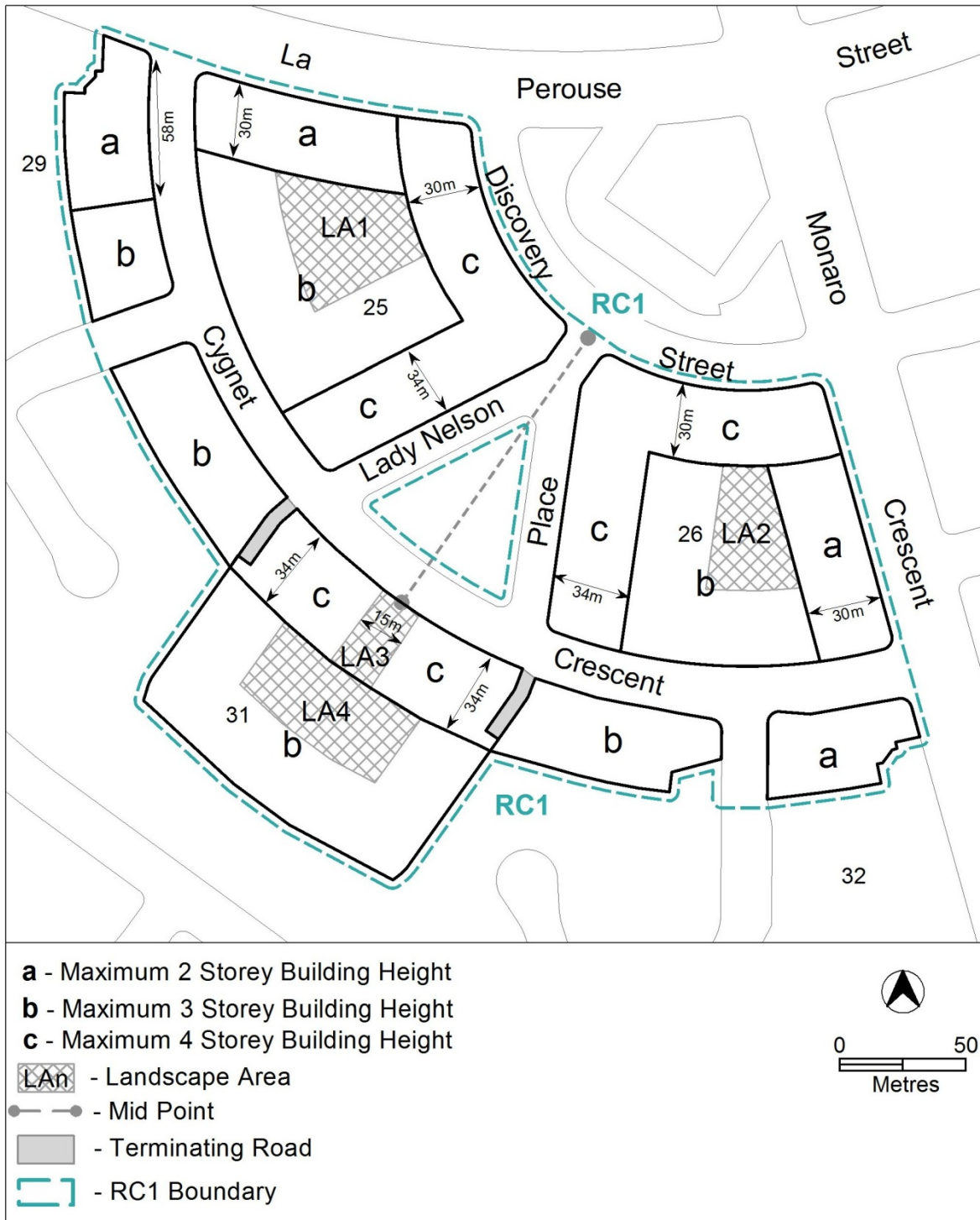


Figure 1: Building heights and landscape areas