

# Planning and Development (Technical Amendment—Red Hill) Plan Variation 2018 (No 1)

Notifiable Instrument NI2018—22

Technical Amendment No 2017-25

made under the

Planning and Development Act 2007, section 89 (Making technical amendments) and section 96 (Effect of approval of estate development plan)

---

## 1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment—Red Hill) Plan Variation 2018 (No 1)*.

## 2 Technical amendment

I am satisfied under section 89 (1) (a) of the *Planning and Development Act 2007* (the *Act*) that the Cygnet Crescent Precinct (Red Hill) plan variation is a technical amendment to the Territory Plan.

## 3 Commencement

This instrument commences on the day after its notification day.

## 4 Meaning of *Cygnet Crescent Precinct (Red Hill) plan variation*

For this instrument:

***Cygnet Crescent Precinct (Red Hill) plan variation*** means the technical amendment to the Territory Plan, variation 2017-25, in the schedule.

*Note* Consultation was required in relation to the Cygnet Crescent Precinct (Red Hill) plan variation under section 90 of the Act.

Fleur Flanery  
Delegate of the planning and land authority  
18/1/2018



Planning & Development Act 2007

# **Technical Amendment to the Territory Plan Variation 2017-25**

Cygnets Crescent Precinct (Red Hill) -  
Introduction of Estates Development Plan  
provisions and clarifications

January 2018

# Contents

<b>1.</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	Purpose.....	1
1.2	Public consultation .....	1
1.3	Amendments after consultation .....	2
1.4	National Capital Authority.....	2
1.5	Process .....	2
1.6	Types of technical amendments under the Act .....	3
<b>2.</b>	<b>EXPLANATION .....</b>	<b>4</b>
2.1	Red Hill Precinct Map and Code .....	4
2.1.1	Red Hill Precinct Map .....	4
2.1.2	Commercial Uses.....	7
2.1.3	Ground floor commercial uses .....	8
2.1.4	Site Access .....	9
2.1.5	Height.....	11
2.1.6	Landscape areas .....	15
2.1.7	Estate Development Plan – Amendments (non OPX areas).....	20
2.1.8	Estate Development Plan – Amendments (OPX areas).....	21
<b>3.</b>	<b>TECHNICAL AMENDMENT .....</b>	<b>22</b>
3.1	Red Hill Precinct Map and Code .....	22

# 1. INTRODUCTION

## 1.1 Purpose

This technical amendment amends the Red Hill Precinct Map and Code to:

- implement the controls of the recently approved Estates Development Plan (EDP); and
- amend existing provisions of the Red Hill Precinct Map and Code to reflect the more detailed information provided by the approved EDP.

## 1.2 Public consultation

Under section 87 of the *Planning and Development Act 2007* (the Act) this type of technical amendment is subject to limited public consultation under section 90 of the Act.

TA2017-25 was released for limited public consultation on 20 November 2017 and concluded on 18 December 2017.

Eight public submissions were received during the consultation period. Five of the eight submissions received were identical with a sixth including the same wording but adding further comments. The key issues raised were as follows:

- excessive and inappropriate height limits
- desired character should be redefined as rules/criteria
- commercial premises permitted in inappropriate locations
- attics should be prohibited
- rooftop plant and equipment installations should be prohibited
- increased traffic generation concerns and road design (i.e. laneways should be designated as one-way only)
- concerns about exposed basement treatment and design
- setbacks – where mandatory setbacks are required, concerns that criteria will not be met and wording (i.e. front boundary setbacks) where they refer to rear lanes
- built form and other design controls are too limiting and do not ensure consistency with the desired character
- 900mm finished floor level limits above natural ground level are too generous
- R19 only referring to laneway frontages where identified blocks are located on streets as well as laneways
- prohibition of vehicular parking in landscape areas
- querying the need for noise affected blocks on Cygnet Crescent
- RZ5 zoning is not suitable
- public transport and public footpath upgrades need to be undertaken

Further information on submissions received and responses are contained in the Report on Consultation.

Comments received from the public and the National Capital Authority have been considered in the preparation of the final version of TA2017-25.

### **1.3 Amendments after consultation**

The following changes made to the public consultation version of TA2017-25 as a result of limited consultation were as follows:

- proposed R19 will be amended to include blocks on Cygnet Crescent in addition to blocks on laneways
- a new rule and criterion (R10/C10) relating to alternate front setbacks for certain blocks will be incorporated into TA2017-25 to address a misreading of the EDP. Some erroneously identified noise affected blocks will be removed from the relevant figures and blocks specified in R10 will be shown on an amended Figure 3
- the reference to 'Taylor Precinct Map' on page 7 of the proposed precinct code will be substituted for 'Red Hill Precinct Map'

The following changes made to the public consultation version of TA2017-25 not as a result of limited consultation were as follows:

- the word 'of' in a) of proposed R15 will be corrected to 'or'
- proposed C21 (Visual Corridors) will be amended to ensure these areas are provided and landscaped consistent with the EDP

Further information on changes made to TA2017-25 are contained in the Report on Consultation.

### **1.4 National Capital Authority**

The National Capital Authority were advised of TA2017-25 on 17 November 2017. NCA comments are included at Appendix A (section 3) of the Report on Consultation.

### **1.5 Process**

This technical amendment has been prepared in accordance with section 87 of the *Planning and Development Act 2007* (the Act).

## 1.6 Types of technical amendments under the Act

The following categories of technical amendments are provided under section 87 of the Act:

- (1) Each of the following territory plan variations is a **technical amendment** for which no consultation is needed before it is made under section 89:
  - (a) a variation (an **error variation**) that –
    - (i) would not adversely affect anyone’s rights if approved; and
    - (ii) has as its only object the correction of a formal error in the plan;
  - (b) a variation to change the boundary of a zone or overlay under section 90A (Rezoning – boundary changes);
  - (c) a variation, other than one to which subsection (2) (d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);
  - (d) a variation required to bring the territory plan into line with the national capital plan;
  - (e) a variation to omit something that is obsolete or redundant in the territory plan.
- (2) Each of the following territory plan variations is a **technical amendment** for which only limited public consultation is needed under section 90:
  - (a) a variation (a **code variation**) that –
    - (i) would only change a code; and
    - (ii) is consistent with the policy purpose and policy framework of the code; and
    - (iii) is not an error variation;
  - (b) a variation to change the boundary of a zone under section 90B (Rezoning – development encroaching on adjoining territory land);
  - (c) a variation in relation to a future urban area under section 90C (Technical amendments – future urban areas);
  - (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94 (3) (g);
  - (e) a variation to clarify the language in the territory plan if it does not change the substance of the plan;
  - (f) a variation to relocate a provision within the territory plan if the substance of the provision is not changed.

Following each item in Part 2 Explanation of this technical amendment is a statement of compliance against the specific criteria for the relevant category of technical amendment.

## **2. EXPLANATION**

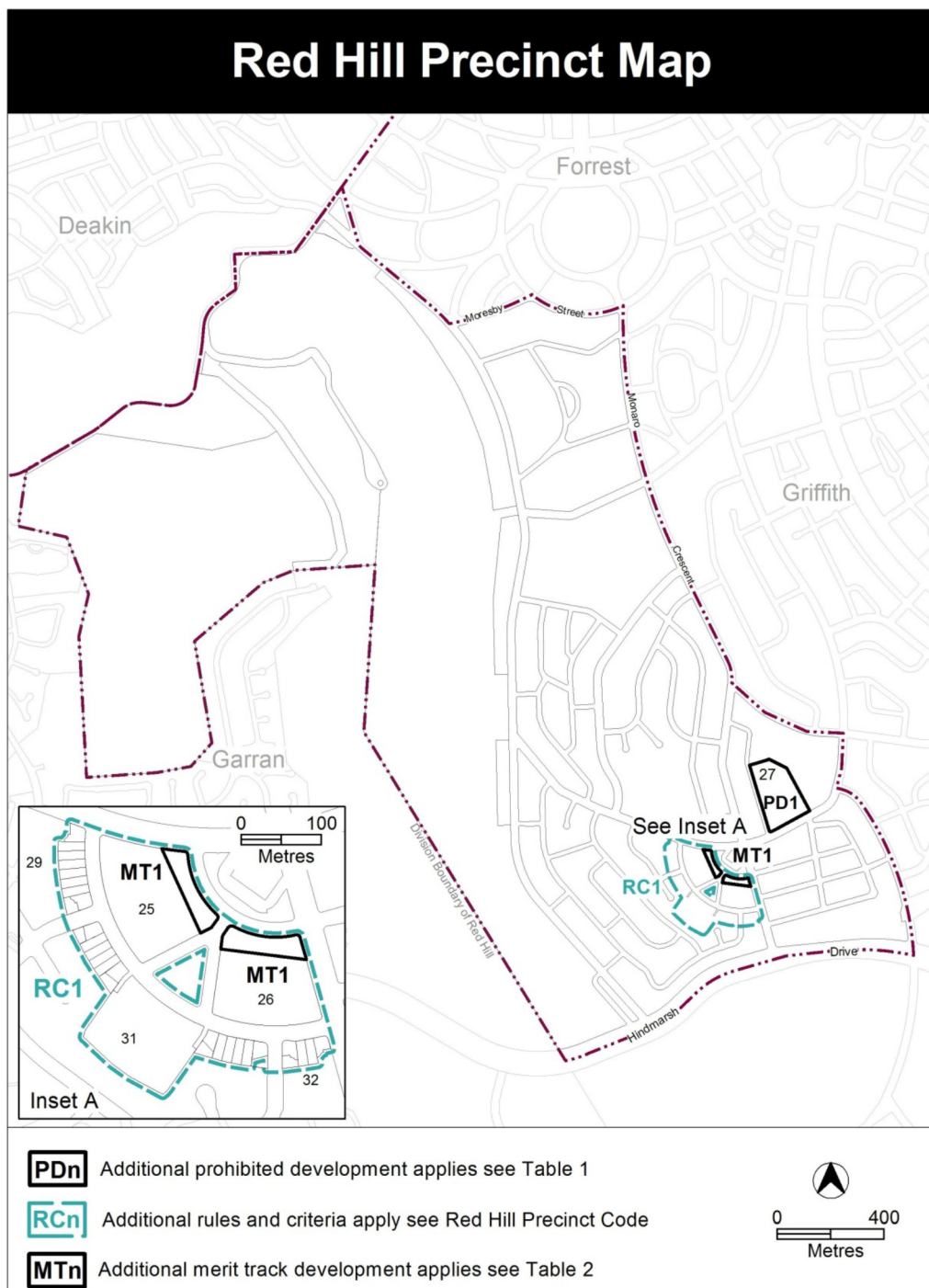
This part of the technical amendment document explains the changes to be made to the Territory Plan, the reasons for the change, and a statement of compliance against the relevant section of the Act.

### **2.1 Red Hill Precinct Map and Code**

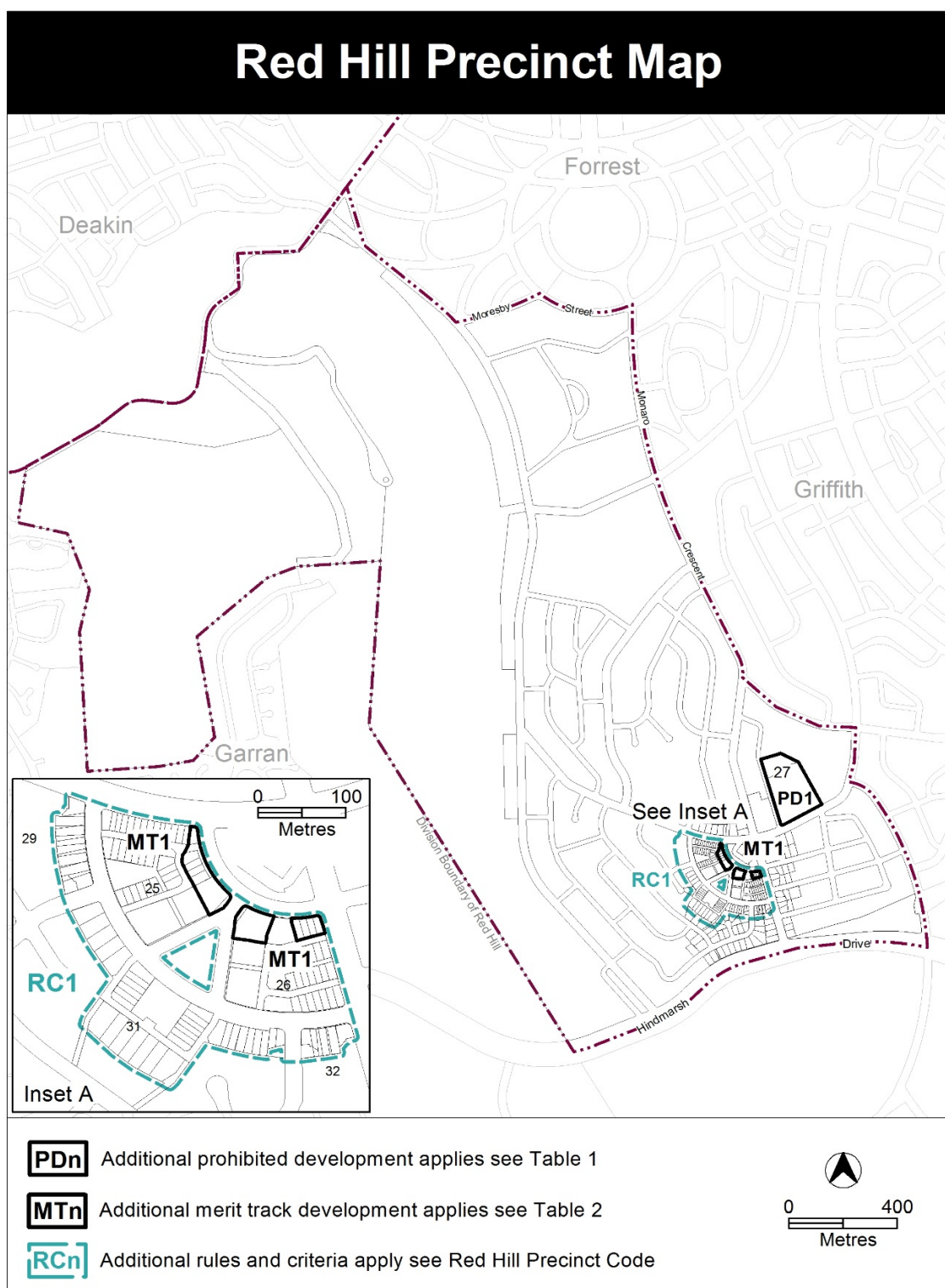
#### **2.1.1 Red Hill Precinct Map**

The Red Hill Precinct Map will be amended in a number of ways to incorporate new provisions or to further clarify existing provisions.

For further details about amendments to the Precinct Map please see the below sections regarding the amendments to rules and criteria of the Red Hill Precinct Code (RHPC).







## Compliance with the Planning and Development Act 2007

Section	Statement
s87(2)(a) a variation (a code variation) that – (i) would only change a code (ii) is consistent with the policy purpose and policy framework of the code; and (iii) is not an error variation.	Compliant.  The changes to the Precinct Map reflect the approved the policy purpose of the approved Estate Development Plan.

### 2.1.2 Commercial Uses

Existing Rule 1 (R1) of the RHPC is a duplicate of the existing Rule 2 (R2). Therefore TA2017-25 proposes to remove existing R1. Existing R2 will remain and control the location of commercial uses.

#### Existing R1

Rules	Criteria
<b>1.1 Commercial Uses</b>	
R1 Where permitted, <i>business agency</i> and <i>office</i> development must comply with all of the following: a) Be located a maximum of 30 metres from boundary frontage with Discovery Street b) be located at <i>ground floor level</i> have vehicular access from Discovery Street	C1Buildings afford the opportunity to accommodate non-residential uses at ground floor level.

#### Existing R2

Rules	Criteria
<b>1.1 Commercial Uses</b>	
R2 This rule applies to <i>business agency</i> and <i>office</i> in the MT1 area indicated on the precinct map.  Development must comply with all of the following: a) Must be located at ground floor level b) Have vehicular access off Discovery Street The MT1 area is measured as a maximum of 30 metres deep from the boundary frontage with Discovery Street.	This is a mandatory rule. There is no applicable criterion.

## Compliance with the Planning and Development Act 2007

Section	Statement
S87(1)(a) a variation (an error variation) that – (iv) would not adversely affect anyone’s rights if approved; and (v) has as its only object the correction of a formal error in the plan;	Compliant. Existing R1 is a duplicate of Existing R2 of the Red Hill Precinct Map and Code. Rights will not be affected as existing R2 will remain and control the location of commercial uses.

### 2.1.3 Ground floor commercial uses

Existing R2 of the RHPC allows for business agency and office to be within the MT1 area (i.e. 30m from Discovery Street), at ground floor level and limited vehicular access from Discovery Street.

Existing R2 came from amendments to the RHPC made by Variation 334 (V334) to the Territory Plan. Existing R2 intended to allow commercial uses along Discovery Street to augment the Red Hill Shops. As detailed planning work had not yet been undertaken, V334 restricted the location of commercial uses to within 30 metres of Discovery Street.

With the approval of the Estate Development Plan (EDP) further planning work was undertaken to define block size, layout and location. Therefore TA2017-25 proposes to redefine the MT1 area along block boundaries and remove the last paragraph of existing R2

The proposed changes will mean that the MT1 area will remain approximately the same size, better reflect its original intent and improve clarity for development assessment purposes.

#### Existing R2

Rules	Criteria
<b>1.1 Commercial Uses</b>	
<b>R2</b> This rule applies to <i>business agency</i> and <i>office</i> in the MT1 area indicated on the precinct map.  Development must comply with all of the following: a) Must be located at ground floor level b) Have vehicular access off Discovery Street The MT1 area is measured as a maximum of 30 metres deep from the boundary frontage with Discovery Street.	This is a mandatory rule. There is no applicable criterion.

## Proposed R1

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

## Statement of compliance with the Planning and Development Act 2007

Section	Statement
S87(2)(a) a variation (a code variation) that – (i) would only change a code; and (ii) is consistent with the policy purpose and policy framework of the code.	Compliant. The change is consistent with the policy purpose set out in Variation 334.

### 2.1.4 Site Access

Existing C3 of the RHPC stated that vehicular access from La Perouse Street should only be permitted as a last resort.

Previously C3 was written to allow flexibility of vehicular access for potential multi unit sites as well as single dwelling blocks.

Further detail provided in the approved EDP shows that all the blocks to La Perouse Street will be single dwellings and, in most cases, gain vehicular access from a rear laneway.

The approved EDP provided greater detail of the vehicular access and block arrangement. As there is far more certainty of how the sites along La Perouse Street will be used, TA2017-25 proposes to make C3 a mandatory rule.

## Existing C3

Rules	Criteria
<b>2.1 Site Access</b>	
There is no applicable rule.	<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"> <li>a) All other vehicular access options have been discounted</li> <li>b) The proposal is endorsed by Territory and Municipal Services Directorate (TAMSD).</li> </ul> <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>

## Proposed R21

Rules	Criteria
<b>4.2 Vehicle Access</b>	
<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>

## Statement of compliance with the Planning and Development Act 2007

Section	Statement
<p>S87(2)(a) a variation (a code variation) that –</p> <ul style="list-style-type: none"> <li>(i) would only change a code; and</li> <li>(ii) is consistent with the policy purpose and policy framework of the code.</li> </ul>	<p>Compliant.</p> <p>The approved Estates Development Plan provided more detail than was previously available when preparing the Red Hill Precinct Code.</p>

### 2.1.5 Height

Existing R4 and R4A of the RHPC control number of storeys and height of buildings respectively.

Existing R4 and R4A came from amendments to the RHPC made by V334 and Technical Amendment 2016-08 (TA2016-08). As detailed planning work had not yet been undertaken, the areas for different heights set out in V334 and TA2016-08 were broadly defined by measurements from relevant streets and existing boundaries.

With the approval of the EDP further planning work was undertaken to define block size, layout and location. Therefore TA2017-25 proposes to redefine 'Area A', 'Area B' and 'Area C' of existing figure 1 of the RHPC along block boundaries as set out in the approved EDP. TA2017-25 also proposes to remove the descriptions of these areas from R4 and R4a as they will now be defined more accurately by a relevant figure.

There are a few instances where the boundaries of 'Area A', 'Area B', 'Area C' and 'Area D' mentioned in existing Figure 1 do not correlate to the number of storeys mentioned in the approved EDP. In many cases these inconsistencies fall within the setback area for the block and therefore a proposal would be unable to develop within this area. In numerous other cases the EDP has stipulated a height less than what was permitted by existing R4 and R4A.

TA2017-25 also proposes to require plant rooms to be screened from open space as well as public roads. Once again this change has been made from the further information provided on the approved EDP.

Finally TA2017-25 proposes to remove the note for the definition of basement. This definition is the same as the current definition for basement in the Territory Plan. Territory Plan definitions apply to development even if they are not mentioned by the rule and therefore its removal will have no effect on how the rule is assessed.

## Existing R4

Rules	Criteria
<b>3.1 Number of Storeys</b>	
<p>R4</p> <p>This rule applies to areas 'a', 'b' and 'c' identified in Figure 1.</p> <p>The maximum number of storeys permitted are as follows:</p> <ul style="list-style-type: none"> <li>a) in area 'a' – 2 storeys. Area 'a' is measured as: <ul style="list-style-type: none"> <li>i. for section 25 and 26 – a maximum of 30 metres deep from the boundaries fronting La Perouse Street and Monaro Crescent</li> <li>ii. for section 29 – the maximum length of the front boundary to Cygnet Crescent is 58 metres.</li> </ul> </li> <li>b) in area 'b' – 3 storeys. Area 'b' is the area remaining after excluding area 'a' and area 'c'</li> <li>c) in area 'c' – 4 storeys. Area 'c' is measured as: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> </ul> <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 datum ground level 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 rule. There is no applicable criterion.</p>

## Proposed R4

Rules	Criteria
<b>2.1 Number of Storeys</b>	
<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"> <li>a) 'Area A' – 2 storeys</li> <li>b) 'Area B' – 3 storeys</li> <li>c) 'Area C' – 4 storeys</li> </ul> <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>



## Existing R4A

Rules	Criteria
<b>3.1A Height of buildings</b>	
<p><b>R4A</b></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> <ol style="list-style-type: none"> <li>for section 25 and 26 – a maximum of 30 metres deep from the boundaries fronting La Perouse Street and Monaro Crescent</li> <li>for section 29 – the maximum length of the front boundary to Cygnet Crescent is 58 metres.</li> </ol> <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> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p><b>C4A</b></p> <p>Buildings achieve all of the following:</p> <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.</li> </ol>

## Proposed R5

Rules	Criteria
<b>2.2 Height of buildings</b>	
<p><b>R5</b></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> <ol style="list-style-type: none"> <li>'Area A' – 9.5m</li> <li>'Area B' – 12.5m</li> <li>'Area C' – 16m</li> </ol>	<p><b>C5</b></p> <p>Buildings achieve all of the following:</p> <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.</li> </ol>

## Statement of compliance with the Planning and Development Act 2007

Section	Statement
S87(2)(a) a variation (a code variation) that – (i) would only change a code; and (ii) is consistent with the policy purpose and policy framework of the code.	Compliant. The change to 'Area A', 'Area B' and 'Area C' and the change to rooftop plant rooms are consistent with the policy purpose set out in Variation 334 and TA2016-08.
S87 (2) (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94 (3) (g);	Compliant. The heights in storeys from the approved EDP are explicit for each block and have been incorporated into the Red Hill Precinct Code.

### 2.1.6 Landscape areas

The controls contained within Element 4 of the RHPC were proposed by V334. These controls ensured existing landscape areas were retained in a size, shape and location generally in accordance with their existing levels within the Cygnet Street Precinct.

The recently approved EDP ensured that these landscape areas were provided for in certain size and locations consistent with the RHPC.

The approval of the EDP has created blocks for these landscaped areas which will now be transferred to Transport Canberra and City Services (TCCS) for ongoing management.

Therefore C7, R8 and R9/C9 is proposed to be removed from the RHPC as they are now redundant. R6 of the RHPC will be retained to ensure these blocks are not developed for a use other than a landscape area.

R6 is proposed to be reworded for clarity and to restrict overdevelopment of these areas for car usage.

## Proposed R23

Rules	Criteria
<b>6.1 Landscape area</b>	
<p><b>R23</b></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) development is restricted to:</p> <ul style="list-style-type: none"> <li>i) landscaping, including deep root planting</li> <li>ii) public art</li> <li>iii) unenclosed shade structures</li> <li>iv) street furniture</li> <li>v) awnings</li> <li>vi) signage</li> <li>vii) bicycle parking</li> <li>viii) vehicular access and parking (where not greater than 18% of the block area)</li> </ul> <p>b) are not to be included in the calculation of site open space and principal private open space for adjoining development.</p> <p><b>Note:</b> 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>

## Existing R6

Rules	Criteria
<b>4.1 Landscape area</b>	
<p><b>R6</b></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"> <li>i) Landscaping, including deep root planting</li> <li>ii) Public art</li> <li>iii) Unenclosed shade structures</li> <li>iv) Street furniture</li> <li>v) Awnings</li> <li>vi) Signage</li> <li>vii) Bicycle parking</li> <li>viii) Vehicular access and parking (excluding 'LA3')</li> </ul> <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>

## Existing C7

Rules	Criteria
<p>There is no applicable rule.</p>	<p><b>C7</b></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"> <li>a) LA1 – 1300m<sup>2</sup></li> <li>b) LA2 – 1000m<sup>2</sup></li> <li>c) LA4 – 1500m<sup>2</sup></li> </ul>

## Existing R8

Rules	Criteria
<p>R8</p> <p>This rule applies to LA3 identified in Figure 1.</p> <p>LA3 is provided and has the following dimensions:</p> <ul style="list-style-type: none"> <li>a) A minimum depth of 34 metres from the boundary fronting Cygnet Crescent</li> <li>b) A minimum of 15 metres wide</li> <li>c) Contiguous with LA4</li> </ul> <p>the centre point of LA3 is:</p> <ul style="list-style-type: none"> <li>a) Located equidistant between the terminating roads indicated in Figure 1; and</li> <li>b) aligned lengthways with the midpoint of the Discovery Street and Lady Nelson Place intersection as shown in Figure 1.</li> </ul>	<p>This is a mandatory rule. There is no applicable criterion.</p>

## Existing R9/C9

Rules	Criteria
<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"> <li>a) 14% of the total area for LA1</li> <li>b) 18% of the total area for LA2</li> <li>c) 10% of the total area for LA4</li> </ul> <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"> <li>a) does not dominate landscaped areas</li> <li>b) Provides substantial areas for deep root planting</li> <li>c) Presents a soft landscaped interface to the buildings and/or street</li> </ul> <p>In addition 'LA3' and 'LA4' must have unimpeded pedestrian access to one another.</p>

## Statement of compliance with the Planning and Development Act 2007

Section	Statement
<p>S87(2)(a) a variation (a code variation) that –</p> <ul style="list-style-type: none"> <li>(i) would only change a code; and</li> <li>(ii) is consistent with the policy purpose and policy framework of the code.</li> </ul>	<p>Compliant.</p> <p>The approved EDP provided the landscape areas in accordance with the requirements set out in V334. Blocks will be created for these landscaped areas and they will be transferred to Transport Canberra and City Services for ongoing management.</p> <p>Therefore existing C7, R8 and R9/C9 will be removed as they are now redundant.</p> <p>A reworded R6 will remain to ensure that these landscaped areas are developed for their intended purpose.</p>

## 2.1.7 Estate Development Plan – Amendments (non OPX areas)

It is customary, upon the approval of an EDP, for some or all of the controls denoted in the EDP to be reflected as rules and criteria in the respective precinct code. Some controls are incorporated as ongoing provisions (OPX areas) shown on a figure or map, which are ones that already have the necessary rules in the relevant development codes. Other provisions may require more detail and are incorporated with their own rules and criteria.

The below provisions come from the approved EDP but require more detail. These controls are detailed in Appendix A.

- Ground floor commercial use – R2
- Number of Dwellings – R3
- Setbacks – multi unit sites – R6
- Front boundary setback – large blocks fronting lanes – R7/C7
- Front boundary setback – blocks fronting open space and pedestrian paths – R8
- Front boundary setback – garage – R9
- Front boundary setback – identified blocks along Cygnet Crescent – R10/C10
- Building entries – R12
- Building frontages to open space R13
- Courtyard Walls – R14 and R15
- Finished floor level – R16 and R17
- Gates to open space – C18
- Letterboxes – C19
- Parking (single width garage only) – R20
- Visual corridors – C22
- Consolidation – R28

### Statement of compliance with the Planning and Development Act 2007

Section	Statement
S87 (1)(c) a variation, other than one to which subsection (2) (d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);	Compliant. For proposed: R2, R3, R6, R7/C7, R8, R9, R10/C10, R12, R14, R15, R16, R17 and R27. The proposed provisions mentioned above are incorporated as per the approved EDP.
S87 (2) (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94 (3) (g);	Compliant. For proposed: R13, C18, C19, R20 and C22. The proposed provisions mentioned above are incorporated as per the approved EDP but have more detail added for development assessment and clarity purposes.

### 2.1.8 Estate Development Plan – Amendments (OPX areas)

It is customary, upon the approval of an EDP, for some or all of the controls denoted in the EDP to be reflected as rules and criteria in the respective precinct code. Some controls are incorporated as ongoing provisions (OPX areas) shown on a figure or map, which are ones that already have the necessary rules in the relevant development codes. Other provisions may require more detail and are incorporated with their own rules and criteria.

The below provisions come from the approved EDP and will be incorporated as ongoing provisions. These controls are detailed in Appendix A.

- Noise affected block – OP1
- Limited development potential block – OP1
- Surveillance blocks – OP1

#### Statement of compliance with the Planning and Development Act 2007

Section	Statement
S87 (1)(c) a variation, other than one to which subsection (2) (d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);	Compliant. The proposed provisions are proposed to be incorporated as per the approved EDP.



### **3. TECHNICAL AMENDMENT**

#### **3.1 Red Hill Precinct Map and Code**

*Substitute the Red Hill Precinct Map and Code with Appendix A*

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

**TRANSLATING AND INTERPRETING SERVICE**

**131 450**

Canberra and District - 24 hours a day, seven days a week

## **Appendix A**



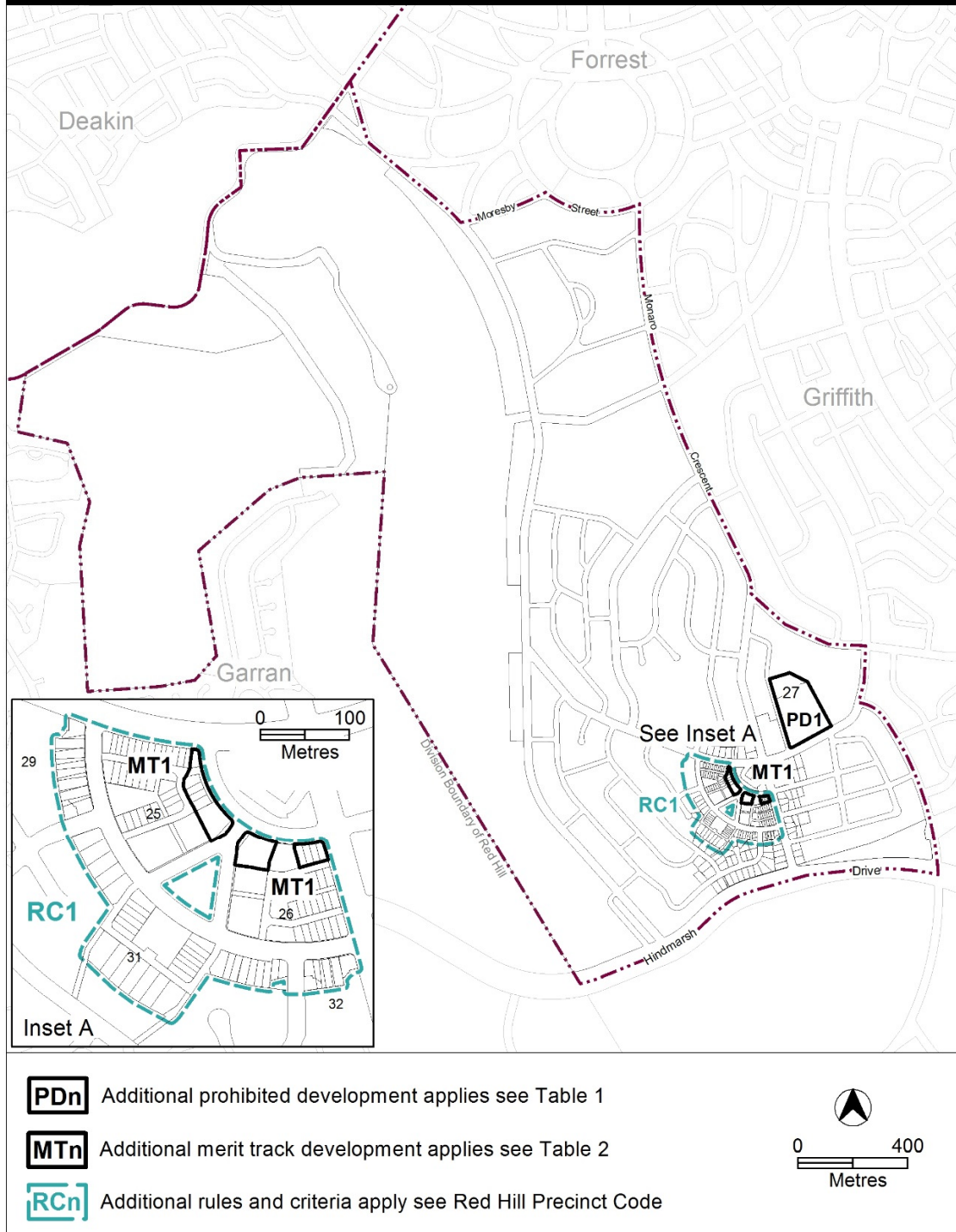
**ACT**  
Government

Environment and  
Sustainable Development

# Red Hill Precinct Map and Code

*This page is intentionally blank.*

# 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

## Contents

<b>Introduction.....</b>	<b>5</b>
<b>Additional rules and criteria .....</b>	<b>7</b>
<b>RC1 – Cygnet Crescent Precinct.....</b>	<b>7</b>
<b>Element 1: Use .....</b>	<b>7</b>
1.1 Commercial uses .....	7
1.2 Ground floor commercial use .....	8
1.3 Number of Dwellings .....	8
<b>Element 2: Building and site controls.....</b>	<b>10</b>
2.1 Number of storeys.....	10
2.2 Height of buildings.....	10
2.3 Setbacks – multi unit sites.....	12
2.4 Front boundary setback – large blocks fronting lanes .....	12
2.5 Front boundary setback – blocks fronting open space and pedestrian paths.....	12
2.6 Front boundary setback - garage .....	12
2.7 Front boundary setback – identified blocks along Cygnet Crescent .....	13
<b>Element 3: Building Design .....</b>	<b>15</b>
3.1 Built form and materials.....	15
3.2 Building entries.....	15
3.3 Building frontages to open space .....	15
3.4 Courtyard Walls.....	16
3.5 Finished floor levels .....	19
3.6 Gates to open space .....	21
3.7 Letterboxes .....	21
<b>Element 4: Parking and site access .....</b>	<b>21</b>
4.1 Parking .....	21
4.2 Vehicle access .....	22
<b>Element 5: Amenity.....</b>	<b>22</b>
5.1 Visual corridors .....	22
<b>Element 6: Environment.....</b>	<b>23</b>
6.1 Landscape areas.....	23
<b>Element 7: Subdivision and consolidation.....</b>	<b>23</b>
7.1 Consolidation .....	23
<b>Other ongoing provisions.....</b>	<b>25</b>
<b>OP1 – Cygnet Street Precinct.....</b>	<b>25</b>



## Figures

Figure 1 – Number of dwellings .....	9
Figure 2 - Height .....	11
Figure 3 – Setbacks .....	14
Figure 4 - Frontages .....	18
Figure 5 – Levels .....	20
Figure 6 – Landscaping .....	24

# 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

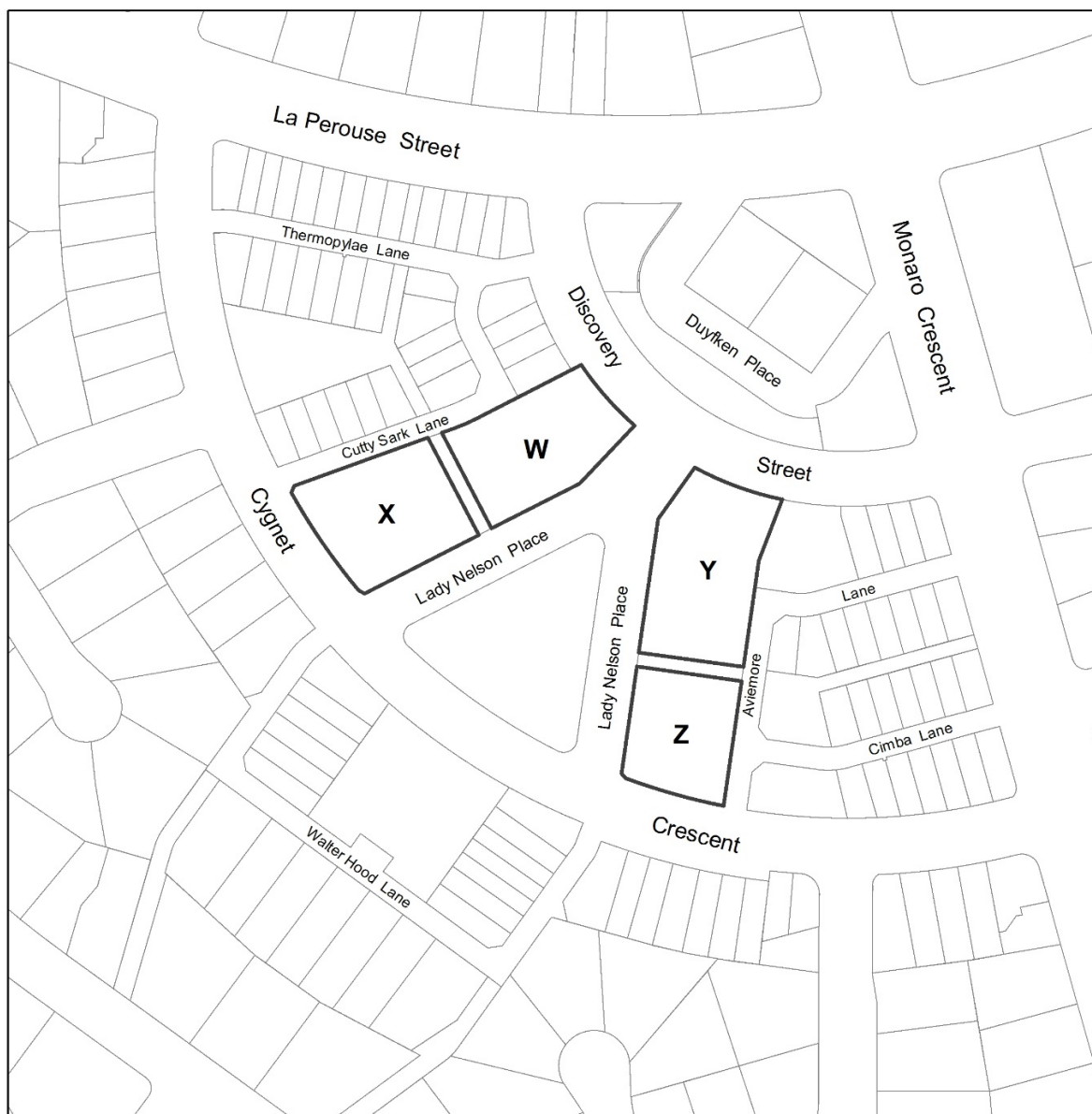
The desired character for the RC1 precinct is:

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

Rules	Criteria
<b>1.2 Ground floor commercial use</b>	
<p><b>R2</b></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><b>Note:</b> Noise attenuation provisions in part A may also apply.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>
<b>1.3 Number of Dwellings</b>	
<p><b>R3</b></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"> <li>i. minimum – 24</li> <li>ii. maximum – 36</li> </ul> <p>b) block X:</p> <ul style="list-style-type: none"> <li>i. minimum – 20</li> <li>ii. maximum - 40</li> </ul> <p>c) block Y:</p> <ul style="list-style-type: none"> <li>i. minimum – 24</li> <li>ii. maximum - 40</li> </ul> <p>d) block Z:</p> <ul style="list-style-type: none"> <li>i. minimum – 15</li> <li>ii. maximum - 28</li> </ul>	<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
<b>2.1 Number of storeys</b>	
<p><b>R4</b></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"> <li>a) 'Area A' – 2 storeys</li> <li>b) 'Area B' – 3 storeys</li> <li>c) 'Area C' – 4 storeys</li> </ul> <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>
<b>2.2 Height of buildings</b>	
<p><b>R5</b></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"> <li>a) 'Area A' – 9.5m</li> <li>b) 'Area B' – 12.5m</li> <li>c) 'Area C' – 16m</li> </ul>	<p><b>C5</b></p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable solar access to <i>dwellings</i> on adjoining residential blocks and their associated <i>private open space</i>.</li> </ul>



**Figure 2 - Height**



Rules	Criteria
<b>2.3 Setbacks – multi unit sites</b>	
<p><b>R6</b></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>
<b>2.4 Front boundary setback – large blocks fronting lanes</b>	
<p><b>R7</b></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"> <li>a) <i>lower floor level</i> – 4m</li> <li>b) <i>upper floor level</i> – 6m</li> <li>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></li> </ul>	<p><b>C7</b></p> <p><i>Front boundary setbacks</i> achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) the efficient use of the <i>site</i></li> <li>c) reasonable amenity for residents</li> <li>d) pedestrian scale at street level</li> <li>e) space for street trees to grow to maturity.</li> </ul>
<b>2.5 Front boundary setback – blocks fronting open space and pedestrian paths</b>	
<p><b>R8</b></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>
<b>2.6 Front boundary setback - garage</b>	
<p><b>R9</b></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"> <li>a) Area 1 – 2m</li> <li>b) Area 2 – 600mm</li> </ul>	<p>This is a mandatory rule. There is no applicable criterion.</p>

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

**Table 1**

		<b>exceptions</b>	
		<b>minimum setback to secondary street frontage</b>	<b>minimum setback to rear lane</b>
<b>all floor levels</b>	4m	3m	nil
<b>articulation elements* – all floor levels</b>	3m	Not applicable	not applicable
<b>garage</b>	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
<b>3.1 Built form and materials</b>	
There is no applicable rule.	C11 The built form is consistent with the <i>desired character</i> .
<b>3.2 Building entries</b>	
<b>R12</b> 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.
<b>3.3 Building frontages to open space</b>	
<b>R13</b> 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
<b>3.4 Courtyard Walls</b>	
<p><b>R14</b></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"> <li>a) be provided for each <i>dwelling</i> at ground floor level which fronts Lady Nelson Place</li> <li>b) fronts the boundary identified in Figure 4.</li> <li>c) return to the building line of the associated dwelling</li> <li>d) maximum height above <i>datum ground level</i> – 1.5m</li> <li>e) <i>have a minimum setback</i> from the <i>front boundary</i> of not less than 700mm</li> <li>f) trees and/or shrubs between the wall and the <i>front boundary</i>, in accordance with an approved landscape plan</li> <li>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</li> <li>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</li> </ul> <p><b>Note:</b> 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><b>R15</b></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"> <li>a) be provided for each <i>block</i> which fronts open space</li> <li>b) fronts the boundary identified in Figure 4.</li> <li>c) return to the building line of the associated dwelling</li> <li>d) no maximum total length</li> <li>e) nil <i>setback</i></li> <li>f) have a maximum height above <i>datum ground level</i> of: <ul style="list-style-type: none"> <li>iii. where <i>principal private open space</i> is forward of the <i>building line</i> – 1.5m</li> <li>iv. where necessary to screen garbage enclosures or clothes drying areas for a maximum length of 2m – 1.8m</li> <li>v. all other cases – 1.2m</li> </ul> </li> <li>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</li> <li>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>.</li> </ul> <p><b>Note:</b> 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
<b>3.5 Finished floor levels</b>	
<p><b>R16</b></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"> <li>a) lower than the directly adjacent kerb or footpath; and</li> <li>b) more than 900mm above the directly adjacent kerb or footpath.</li> </ul>	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p><b>R17</b></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
<b>3.6 Gates to open space</b>	
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"> <li>a) one gate per block</li> <li>b) in a location generally in accordance with Figure 6</li> <li>c) provide pedestrian access to the block and the adjoining open space</li> <li>d) incorporated into a courtyard wall</li> </ul>
<b>3.7 Letterboxes</b>	
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"> <li>a) facing the boundary identified in Figure 6</li> <li>b) incorporated into a courtyard wall</li> </ul> <p><b>Note:</b> letterboxes must still meet the requirements of Australia Post and Emergency Services.</p>

#### Element 4: Parking and site access

Rules	Criteria
<b>4.1 Parking</b>	
<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
<b>4.2 Vehicle access</b>	
<p><b>R21</b></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
<b>5.1 Visual corridors</b>	
<p>There is no applicable rule</p>	<p><b>C22</b></p> <p>This criterion applies to ‘visual corridors’ identified in Figure 6.</p> <p>Visual corridors achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) <i>be</i> provided and in a location generally in accordance with Figure 6</li> <li>b) a minimum of 5 metres wide at the narrowest point</li> <li>c) contain a formed pedestrian path(s), available for the public to use at all times for the entire length of the visual corridor</li> <li>d) predominately used as a planting area with development above datum ground level is limited to: <ul style="list-style-type: none"> <li>i. landscaping, including deep root planting</li> <li>ii. public art</li> <li>iii. unenclosed shade structures</li> <li>iv. street furniture</li> <li>v. awning</li> <li>vi. signage</li> <li>vii. bicycle parking</li> </ul> </li> </ul>

## Element 6: Environment

Rules	Criteria
<b>6.1 Landscape areas</b>	
<p><b>R23</b></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"><li>i. landscaping, including deep root planting</li><li>ii. public art</li><li>iii. unenclosed shade structures</li><li>iv. street furniture</li><li>v. awning</li><li>vi. signage</li><li>vii. bicycle parking</li><li>viii. Vehicular access and parking (where not greater than 18% of the block area)</li></ul> <p>b) are not to be included in the calculation of site open space or private open space for adjoining developments.</p> <p><b>Note:</b> 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
<b>7.1 Consolidation</b>	
<p><b>R24</b></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.



## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

**131 450**

Canberra and District - 24 hours a day, seven days a week