

RED HILL Neighbourhood Plan

A sustainable future for Red Hill



ACT Planning &
Land Authority

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Prepared by the
ACT Planning and Land Authority



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What this Plan aims to achieve

The Red Hill Neighbourhood Plan guides this established garden suburb as it meets the challenges of both contemporary life and those that are predicted to arise over the next fifteen years. The Plan outlines the future character of the neighbourhood whilst protecting and enhancing the features currently valued. This Neighbourhood Plan provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and movement networks (roads, footpaths etc).

The strategies documented in this Neighbourhood Plan and illustrated in the accompanying drawings must be read in conjunction with the Territory Plan and any other relevant ACT Government standards, policies and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan. Where relevant, policies to implement strategies in this Neighbourhood Plan will be proposed for incorporation in the Territory Plan through the draft Variation process.

Similarly this Neighbourhood Plan cannot override the National Capital Plan, which is prepared and administered by the National Capital Authority under the *Australian Capital Territory (Planning and Land Management) Act 1988*. The National Capital Plan establishes a broad framework for land use and development throughout the Territory. At a more detailed level, it also controls the planning, design and development of Designated Areas. These areas are considered by the Commonwealth to be of particular importance to maintaining the special characteristics of the National Capital. Within Designated Areas responsibility for development controls rests with the National Capital Authority. Designated Areas comprise Canberra's system of Inner Hills and Ridges, the Main Avenues and Approach Routes to the city, and the Central National Area, including the Parliamentary Zones and environs, the diplomatic areas, Lake Burley Griffin and its foreshores, and the main national institutions and symbols of Commonwealth governance. All development and works proposed within the Designated Areas require approval by the National Capital Authority.

Who this Plan is for

The Plan is particularly relevant if you are:

- An existing Red Hill resident or considering being a Red Hill resident;
- A Red Hill business owner or tenant;
- An investor or investor's agent (for example an architect) interested in Red Hill;
- An ACT Planning and Land Authority officer responsible for the assessment of development applications in Red Hill and surrounding suburbs; or
- A provider and/or user of the neighbourhood's community facilities and services.

How this Plan was developed

The development of the Red Hill Neighbourhood Plan, along with that of the Forrest, Griffith and Narrabundah Neighbourhood Plans, commenced in September 2003 and has been a participatory exercise. Participation was invited from all those who live, work, learn, play and invest in the suburb. The following key events held for all four suburbs have been important steps in the production of the Neighbourhood Plans:

- A values survey letterboxed to all residents;
- A Neighbourhood Character Discovery (residents using disposable cameras to tell ACT Planning and Land Authority about what is valued);
- A major open-forum 'Planning for the Future' Workshop;
- Workshops with local community service groups and organisations, business organisations and ACT Government agencies;
- A future character survey letterboxed to all residents;
- The establishment of a Neighbourhood Reference Group (comprising members of resident/community associations, other residents and business representatives);
- A Five-day Design Workshop, including three community sessions providing opportunity for participation by neighbourhood representatives, and one session providing opportunity for participation by ACT Government stakeholders;
- An information evening, providing the community with an opportunity to comment on the draft concept sketches developed during the design workshop prior to their refinement for inclusion in the draft Neighbourhood Plan; and
- A six-week formal public comment period.

The ACT Planning and Land Authority, through its Neighbourhood Planning Team, thanks all those who participated. We particularly acknowledge the inputs of the Neighbourhood Reference Group. We also wish to thank the staff of the various ACT Government agencies that have participated in the program, including the Department of Urban Services, Department of Disability, Housing and Community Services, Department of Education and Training, Office for Children, Youth and Family Support, ACT Health, the Chief Minister's Department, and Department of Justice and Community Safety.

As this Neighbourhood Plan aims to strike a balance between the diversity of values and aspirations that exist in the neighbourhood it will inevitably not be consistent with all ideas for the future. However, in the spirit of transparency, the ACT Planning and Land Authority undertakes to inform both the Minister for Planning and the community where this Plan differs from broad public opinion.

Unless otherwise noted, participants in the Red Hill Neighbourhood Character Study took all photographs appearing in this document.

ACT Planning and Land Authority
September 2004

The Red Hill Neighbourhood Plan at a glance

The Neighbourhood Vision

Red Hill in the future will be a safe and peaceful neighbourhood that respects its wonderful “mature gardens” and streetscape character, its sense of history and heritage. It will be a neighbourhood with a strong community spirit and a vibrant commercial heart, valuing its accessible green open spaces, bushland and recreational areas.

Key Strategies for achieving the vision

Red Hill Local Centre:

- Strengthen Red Hill’s ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

Residential Areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

Urban Open Space:

- Redevelopment should not encroach on areas designated as Urban Open Space under the Territory Plan.

Community facilities:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

Movement networks:

- Provide a diversity of accessible transport options.

Note: unless otherwise stated, all statistical information contained in this section is sourced from the Australian Bureau of Statistics – Census of Population and Housing.

The Place

The suburb was first gazetted as a division name on 20 September 1928. The suburb name dates back to the early settlement and reflects the locality's geography, the dominance of Red Hill and its hard red soil. Red Hill is valued for its location, proximity to the City and Woden Town Centre and Red Hill Nature Reserve. Red Hill, the geographical feature is part of the Canberra Nature Park and Red Hill Nature Reserve and is a popular recreation area. The restaurant and kiosk at top of the Red Hill afford wonderful views of Canberra (refer to Drawing 1 – Red Hill's Context).



View from the Red Hill Kiosk

The suburb of Red Hill has a generally flat terrain to the east with a gentle undulating topography bearing to the west and increasing in height towards the Red Hill Nature Reserve. Much of Red Hill enjoys views to Mount Ainslie, Black Mountain, Lake Burley Griffin, the Captain Cook Memorial Fountain and the Red Hill Nature Reserve.

The streets in Red Hill are named after ships and explorers. For example, Fishburn Street is named after a ship that was part of the First Fleet in 1788; Reliance Street is named after the ship Reliance which was involved in the early years of Australian settlement and livestock cargo; and Investigator Street is named after Matthew Flinders' ship in which he carried out extensive surveys of the Australian coastline.

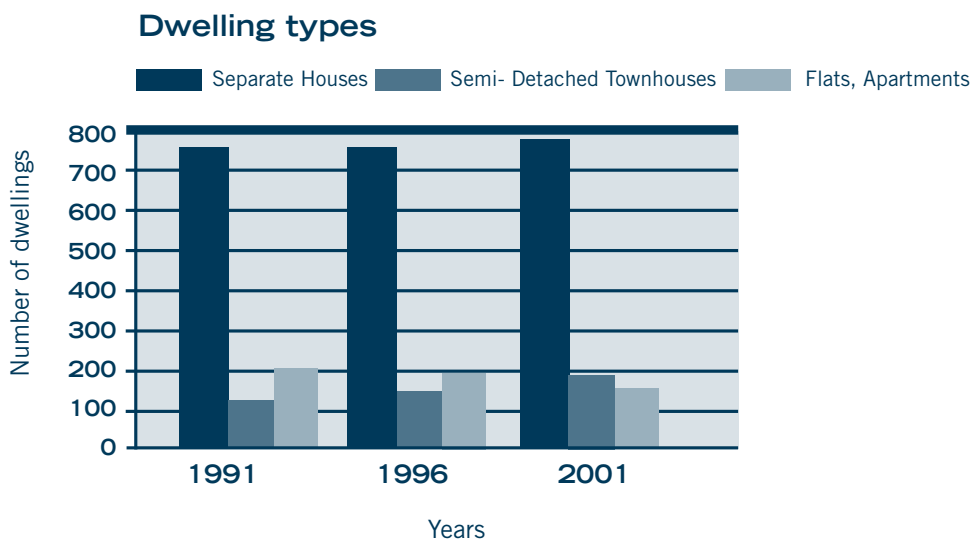
The Red Hill Local Centre, located at the corner of La Perouse Street and Monaro Crescent, has a vibrant atmosphere with a mix of retail and professional facilities. The suburb is also well serviced by several educational facilities and contains childcare and aged care facilities. Located in this suburb are a number of embassies including the Jordanese, Lebanese and Turkish embassies. The neighbourhood also enjoys parks and ovals scattered throughout the suburb, including the popular Red Hill Oval and Voyager Park adjacent to the Red Hill Primary School.

There are a wide variety of mature street tree plantings in Red Hill with a mixture of exotic and native streetscapes including a diversity of Eucalyptus (White Brittle Gum, Candle Bark, Red Box, White Peppermint, Argyle Apple, Blue Gum, Snow Gum and Apple Box). White Brittle Gum is most popular throughout the suburb with some good examples on Mugga Way. Mixed plantings of Eucalyptus (Blue Gum, Apple Box, Candle Bark) and Acacia's (Black Wattle, Ovens Wattle) exist on Hindmarsh Drive. In spring, beautiful specimens of Prunus (Cherry) are enjoyed particularly on Flinders Way and Fortitude Street. In autumn, *Ulmus Parvifolia* (Chinese elm) is enjoyed on Quiros Street and provides a colourful tree-lined streetscape. Varieties of Fraxinus (Desert ash, Claret ash), provide wonderful autumnal colour on streets such as Golden Grove, Pelstart and Borrowdale Streets. Varieties of Quercus (Pin oak, Red Oak) are located throughout the suburb including Discovery Street, Esperance Street, La Perouse Street, Monaro Crescent and Torrens Street.



Quiros Street, looking south.

The dominant residential character of Red Hill is comprised of single storey, detached family dwellings, as illustrated by the following table:

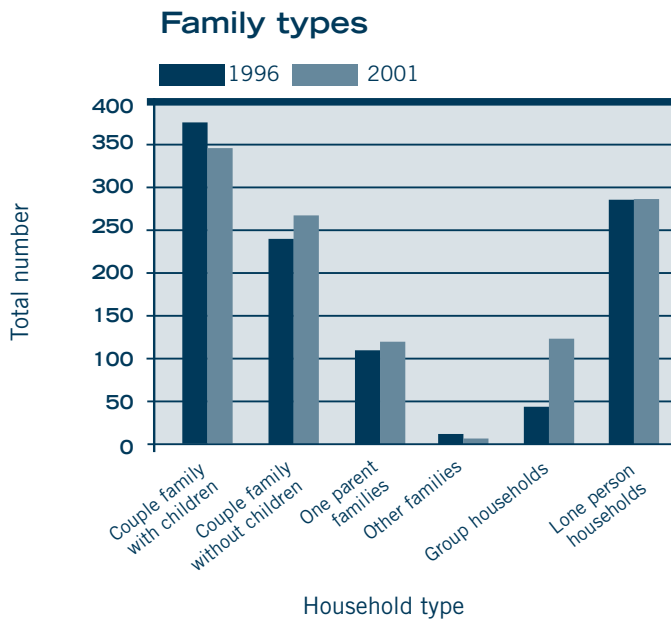


For more information refer to Drawing 1 – Red Hill's context on page 10.

The People

In 2001 Red Hill's population was 3,088 persons – in 1996 it was 3,104 (decrease of 16 persons) and in 1991 it was 3,056. The median age of the Red Hill population is 39 years, an increase of two years since 1996 when the median age was 37 years. In 2001 17.7% of Red Hill's population was aged 65 years and over, compared to 11.6% for Forrest, 11.5% for Griffith and 15.4% for Narrabundah.

The range of family types in Red Hill is illustrated by the following:



The above table is in accordance with common nationwide trends, including the decrease in the number of coupled families with children, and the increases in coupled families without children, one-parent families and one-person households. For the ACT as a whole, it is predicted that the average household size will decrease from 2.6 persons currently to 2.2 persons by 2032.

In Red Hill at present the median house price is \$625, 000 (obtained from the current market source www.allhomes.com.au) compared to the ACT's median of \$305,000 (source: *The Canberra Plan*, 2004). This represents a dramatic increase since 1999, when the median property price for Red Hill was \$385,000.

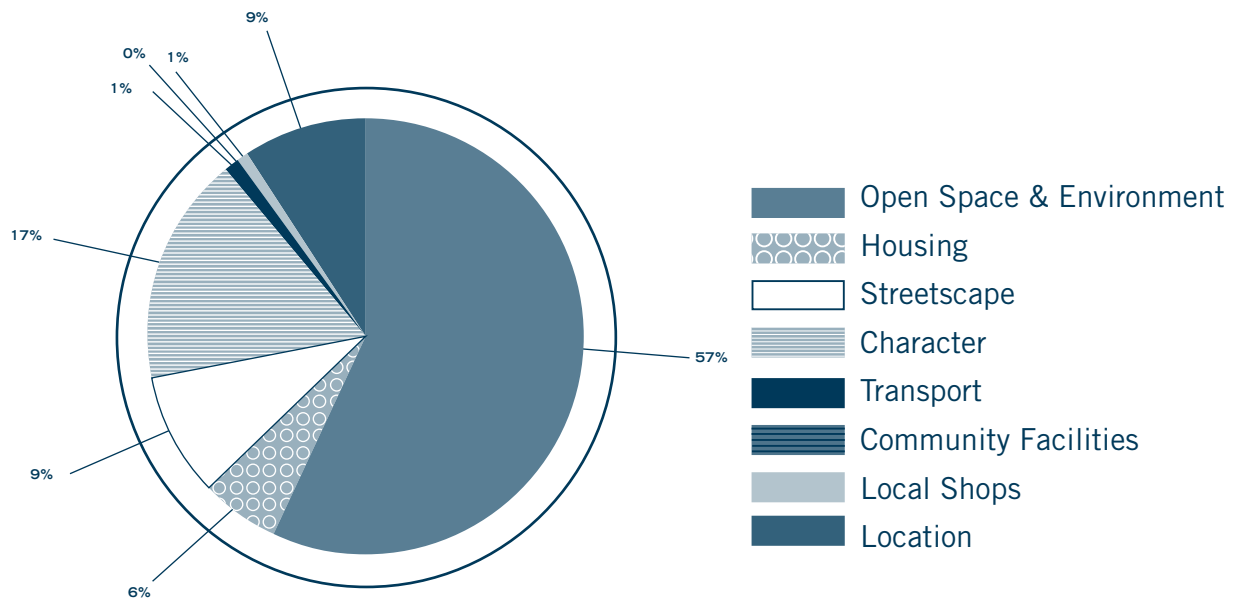
Values of the Red Hill Community

Attendees of the 'Planning for the Future' workshop valued the attractiveness of the established suburb including its trees, vista, gardens, and streetscape. Also valued is its central location and spaciousness of area, blocks etc.

Red Hill residents that responded to the Values Survey, valued, above all else, its Open Space and Environment, in terms of the amount of open space and the diversity of plants, birds and native animals. Also highly valued is the suburb's character, in particular the peace and privacy, safety and community feeling; location, specifically its centrality to other parts of Canberra; and streetscape in terms of established gardens, mature trees on verges and nature strips and views and vistas.

Respondents to the Values Survey were asked to choose one value out of eight that they considered the most important. The eight values listed were: Open space and Environment; Housing; Streetscape; Character; Transport; Community Facilities; Local Shops; and Location. The following chart indicates the values listed in the survey respondents regarded as most important:

Red Hill's values



Key

Open Space (Parks, ovals, bushland for recreation)

Housing (Low density, large blocks, single detached dwelling, limited high density)

Streetscape (Street trees, vegetation, gardens, wide streets)

Character (Well planned, peaceful, safe community feeling)

Transport (Access to transport, including public transport)

Community Facilities (Access to schools, churches, medical etc.)

Local Shops (Proximity to and variety of)

Location (Central location to other parts of Canberra and investment potential, employment, friends and family, services & facilities)

Physical Amenity (Physical characteristics of neighbourhood)

Environment (Reserves, trees, vegetation, wildlife, flora & fauna)

Transport (Access to transport, including public transport)

Schools (Access to and quality of)

The following table illustrates the specific values of the neighbourhood. The values survey requested respondents provide information in terms of “which aspects of your neighbourhood do you value most?” There were thirty-eight specific values listed, ranging from: good investment, single blocks of land, access to buses, churches, bike paths, play equipment and a variety of others. Of these thirty-eight options, the following table shows the ten considered the most important.

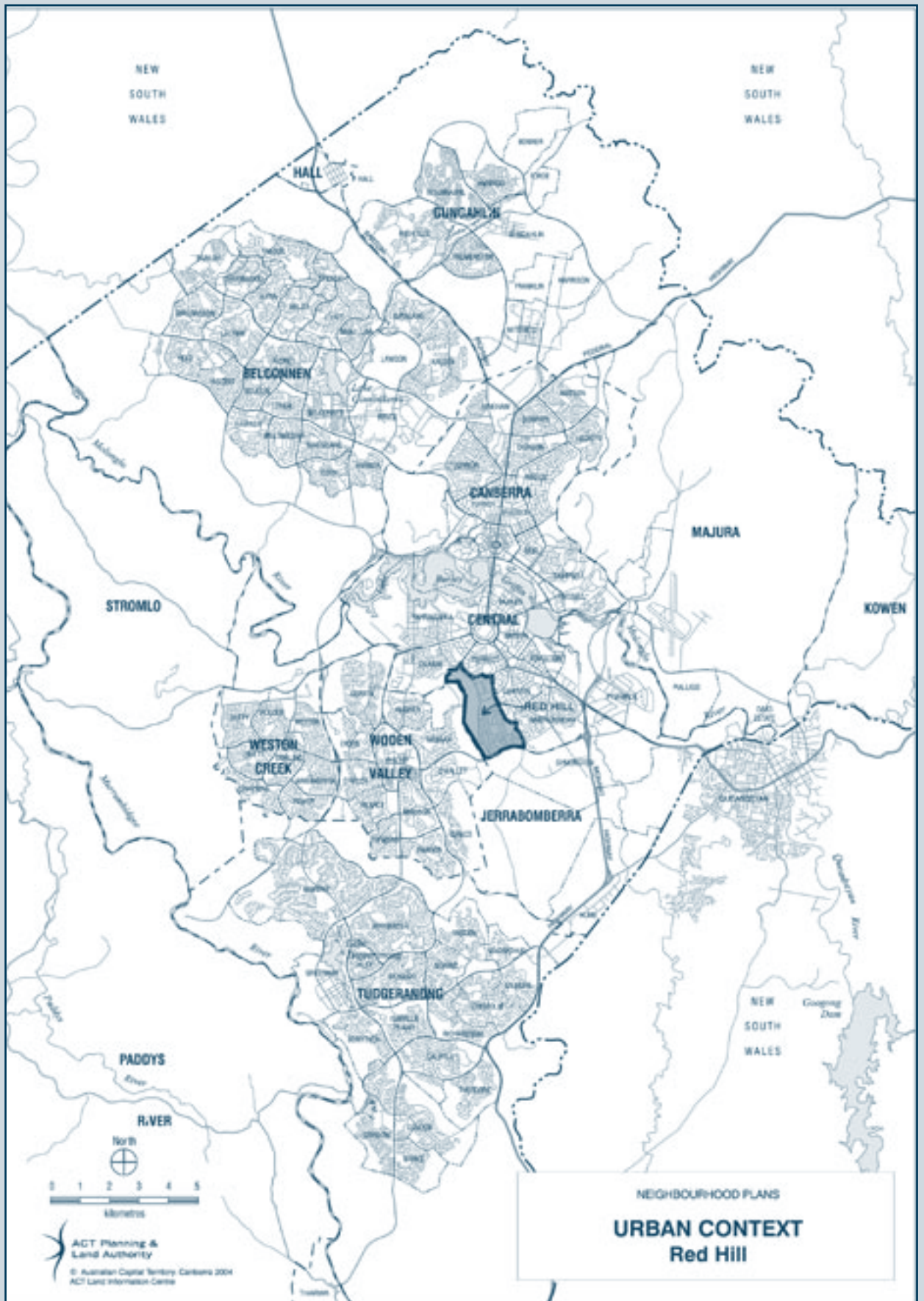
Red Hill’s top ten community values

Specific Value	Percentage of respondents
Peace and Privacy	90
Established Gardens	89
Visually Appealing Built Environment	89
A lot of Green Spaces and Mature Trees	89
Mature Trees on Verges	88
Low Crime Rate, ‘Feels Safe’	85
Central to Other Parts of Canberra	84
Being an Older and More Established Suburb	84
Green Open Spaces that Separate Built Areas	82
Easy to Move Around, Excellent Roads, Good Network	81

What are Red Hill’s favourite places?

- **Red Hill Nature Reserve** (especially for walking and enjoying the views)
- **Manuka and Manuka shops** (variety of shops, restaurants, cafes and facilities).
- **Parks and playgrounds** (on corner Golden Grove and Quiros, corner of Fishburn St and Penrhyn St, and corner of Monaro Cres and La Perouse St, Beagle Street Park, Penrhyn Park, parklands along Hindmarsh Drive, Griffith Park, parks around Manuka and parklands surrounding the lake).
- **Telopea Park** (including playground and BBQ area).

Drawing 1 – Red Hill’s context



The Canberra Plan

The Plan for Canberra in the 21st century will guide the city's growth and development for this generation, and beyond. It provides a clear direction that will ensure Canberra retains the character that has been central to our first 90 years. As a framework for action by community and governments, *The Canberra Plan* has several major components. These include *The Canberra Social Plan*, *The Economic White Paper* and *The Canberra Spatial Plan*. *The Canberra Plan* envisages the following – a city:

- Confident in its role as national capital.
- With a high-quality built environment that celebrates Canberra's planning legacy and national role.
- Uplifting and inspiring, with liveable neighbourhoods and an extraordinary range of public spaces that attract us to meet, relax and celebrate.
- Respecting our magnificent natural environment and cultural heritage.
- The model of sustainable urban development in the 21st century.

The Canberra Spatial Plan

The Canberra Spatial Plan's Strategic Direction responds to changes that will occur within the community of Canberra over the next 30 years and beyond. Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra. In order to ensure that we can sustainably provide for this community of the future, *The Canberra Spatial Plan* puts in place a framework to accommodate a range of population growth scenarios, up to half a million for the Canberra-Queanbeyan metropolitan area. The key initiatives that are critical to achieve the Strategic Direction include:

- Higher density residential development within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas. People will enjoy a choice of housing.
- Future residential settlement will continue to take place in Gungahlin, and subject to detailed suitability and feasibility investigations followed by necessary policy amendments, will also commence in the Molonglo Valley in the short to medium term. If the city continues to grow in population beyond the capacity of these areas, further settlement will be accommodated on the Kowen Plateau.
- Civic and the central area will form a strong dynamic heart to the Territory and surrounding NSW – a centre of culture, business, ideas and creativity; retaining and attracting jobs, people and important events.

- Civic and existing centres will be the focus of employment growth, with existing corridors of employment being reinforced by clustering at nodes along transport corridors (additional district activity nodes will be located in the Molonglo Valley and the Kowen Plateau when these areas are developed).
- Future industrial, broadacre and transport related employment growth will be accommodated within existing industrial areas and the corridor comprising Majura and Symonston valleys including the airport and Hume.
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- Major transport connections, including public transport, will link the town centres to Civic, and link future urban settlement in the Molonglo Valley and the Kowen Plateau to major employment corridors; Majura Highway will be upgraded to form part of a critical regional transport link and together with Gungahlin Drive will form the major outer by-passes of Civic, keeping through traffic away from the heart of the city.
- A Bushfire Abatement Zone will be declared and managed to protect the city from the possible impacts of major bushfire events.
- The non-urban areas that form the rural setting of the city (outside of nature conservation areas) will be primarily used for sustainable agriculture (including forestry west of the Murrumbidgee River). Historical rural settlements form part of the rural setting.
- The water catchments for the existing dams supplying water to Canberra and the catchment of possible future potable water supply dams for the ACT and its region will be protected from any development that would adversely affect the quality of that water. The sub-catchments of the ACT watercourses will be managed to protect water quality.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes).
- Significant assets that provide opportunities for future economic growth of the Territory will be protected. These include the Mount Stromlo Observatory and Canberra International Airport. An Aircraft Noise Protection Corridor is identified for the Majura-Symonston Valleys. The Territory will not locate any residential development within these valleys where residents would be unacceptably impacted by airport noise. A low light zone is established around Mount Stromlo Observatory to enable the continued operation of this facility as the Molonglo Valley is developed.
- Development in the region is the responsibility of the NSW Government and surrounding local government. *The Canberra Spatial Plan* introduces strategic policies to input to the sustainable development of the ACT and region particularly with regard to water, biodiversity conservation, urban form and employment location, transport and service delivery.

Elements of the Strategic Direction to realise *The Canberra Spatial Plan* that are particularly relevant to Red Hill are as follows:

- Higher density residential development within the existing urban area providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas.
- Nature reserves and other land that provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and roads connecting them to the Central National Area (described as National Capital Vista Routes).

Implications for Red Hill

The Canberra Spatial Plan's Strategic Direction requires Red Hill to provide a diverse range of housing choice at strategic locations, including:

- In Red Hill's Residential Core Area associated with the Red Hill Local Centre.

D Red Hill in the future

This section provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and movement networks (roads, footpaths etc). A statement of existing character is provided for each of these neighbourhood elements, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing 2 – Red Hill in the Future.

The future character of each element is driven by a **neighbourhood vision**:

- *Red Hill in the future will be a safe and peaceful neighbourhood that respects its wonderful “mature gardens” and streetscape character, its sense of history and heritage. It will be a neighbourhood with a strong community spirit and a vibrant commercial heart, valuing its accessible green open spaces, bushland and recreational areas.*

Red Hill Local Centre

Existing Character

The Commercial land-use aims to provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of the local population. This land-use allows for businesses, offices, community facilities as well as residential.



Red Hill Local Centre

The Red Hill Local Centre (Section 24) provides a friendly village atmosphere and offers a variety of services. The local centre is divided into three, single storey buildings. A courtyard that incorporates an outside eating area unifies two buildings that contain a supermarket, restaurant, pizzeria, butcher, pharmacy and a newsagency/post office. A third building located opposite the internal access road (Duyfken Place) includes a travel agent, beauty salon, bakery, doctor's surgery and real estate agent. The open space on the corner of La Perouse and Monaro Crescent contains a few mature trees and is currently an under utilised area. The local centre has two main frontages, La Perouse Street and Monaro Crescent and has views to the park located diagonally opposite to the shops and adjacent to Red Hill Primary School.

Vehicle access to the local centre is a two-way U-shape internal access road - Duyfken Place – and is accessible from Monaro Crescent and La Perouse Street. A number of car parks are provided on both sides of the internal road with additional parking provided on Discovery Street.

Future Character

The Red Hill Local Centre will offer a bustling commercial and community facility with a sense of place that will make it distinct from the surrounding local centres. Better visual and physical linkages with the surrounding residential areas, including the public housing area, will have been created – reinforcing and enhancing the public open space linkages will have gone some way in achieving this. It will provide a range of shops, possibly including a supermarket, professional office suites, cafes/restaurants, community facilities as well as a range of public places and spaces.

Of particular importance to the Centre will be a public place functioning as a central focus for the community. The Centre's buildings could be renovated or developed to include shop-top housing on the upper floor (redevelopment will be a maximum of two storeys). Connections to the shops for people with limited mobility will have been improved. Adequate parking will be provided.

Strategies for the future of Red Hill's Local Centre

Key strategy:

- Strengthen Red Hill's Local Centre to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

General strategies:

- Any future public or private redevelopment of the local centre to investigate the following: improving the extent of active shop frontages, possibly by relocating the supermarket to the western corner of the site as a long-term option; increasing solar access into the public spaces; enhancing the visual and physical relationship between the Centre and the Red Hill public housing precinct; acknowledging the connections between existing and future residential redevelopment and the Centre; and improving the usability of the green open space, possibly by creating a raised terrace.
- Recognise the relationships between the local centres and the group centres.
- Encourage each of the local centres to provide a unique community and commercial experience for their neighbourhoods.

- Maximise public exposure and accessibility to the Local Centre to promote community and commercial viability.
- Encourage a diversity of community, commercial and residential opportunities.
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for both commercial and domestic collection vehicles.
- Local Centre redevelopment will not encroach on adjacent Urban Open Space.
- Enhance views to Black Mountain, Mount Ainslie, Red Hill, Capital Hill, Lake Burley Griffin and the Brindabella Ranges.
- Explore opportunities to maximise outdoor eating/meeting places.
- Maintain and enhance physical facilities for community-based activities; wherever possible locate community facilities close to the local centres and public transport.
- Consideration will need to be given to the ACT Government's Graffiti Management Strategy in the provision of assets such as seats, lights, walls etc.
- Reference should also be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.
- Reinforce the physical relationship between the Red Hill Local Centre and the surrounding Residential Core Areas, particularly in terms of built form, tree planting and pedestrian movement.
- Prioritise the needs of people with special mobility needs.

Principles for best-practice Urban Design

The following is provided as a guide to possible new development associated with Red Hill's local centre facilities. It is not a definitive list.

Character

Place making should respond to the existing natural and developed features of the environmental context. A place that enhances the distinctive local landscapes, sense of place and history whilst providing a quality living environment will establish a rich environmental character unique to its locality. A response context analysis will identify:

- distinctive landscapes
- natural features
- locally distinctive built form
- street patterns which respond to the context
- special spaces of natural or cultural significance
- skylines and roof scapes
- building materials
- local culture and traditions
- avoiding standard solutions.

Continuity and enclosure

The form and fabric of a place define the living environment and establish a hierarchy of both public and private spaces providing clarity of function and movement:

- streets, footpaths and open spaces overlooked by buildings
- clear distinction between public and private space
- avoiding gaps in the lines of buildings
- enclosing streets and other spaces by buildings and trees of a scale that feels comfortable and appropriate to the character of the space
- No leftover spaces unused and uncared for

Quality of the public realm

Good urban design promotes a sense of well-being and amenity by ensuring recognition of the natural context and the functional requirements of the community and responding with:

- public spaces and routes that are lively and pleasant to use
- a feeling of safety and security
- uncluttered and easily maintained streets and public places and carefully detailed with integrated public art and functional elements
- well-designed lighting and street furniture
- places suited to the needs of everyone, including those with particular mobility needs
- attractive and robust planting appropriate to the locality

Legibility

Legibility principles establish an understanding of place and way finding for residents and visitors. A discernable planning structure and complementary place making ensure that the living environment has a clear image and is easy to understand. Enhancing the legibility of a place will include the identification and incorporation into planning of such components as:

- natural landmarks and focal points
- views and view corridors
- clear and easily navigatable routes
- discernable gathering places
- gateways to particular areas
- edges and buffers
- lighting
- works of art and craft
- signage and way-markers

Diversity

Diversity of space and function provides our community with a range of experience and choice. This can be achieved through:

- place making to provide for variety of function and land use
- provision for a broad cross-section of community and cultural values
- variety of built form and development character which is sensitive to context
- opportunities for biodiversity

Residential Areas

Current Character

The dominant residential character of Red Hill is comprised of low-density, single storey detached family dwellings. Close to the Red Hill Local Centre are also a number of apartments and duplexes. There has been an increasing number of townhouse and dual occupancy developments in the neighbourhood in recent years. In general, dwellings are brick and tile in construction, some of which have been modernised through renovation or rebuilding. Setbacks (the distance between the property boundary and the front face of the residence) and distances between houses are generous and allow for well-landscaped front gardens, many with hedges. These aspects, as well as the street patterns, generous landscaped verges, vistas along the streets framed by canopies of mature trees contribute significantly to the garden suburb nature of the neighbourhood. In general, streetscapes are mature and impressive.



Housing on Charlotte Street

The Red Hill Precinct is an area of historical significance and is entered onto the ACT Heritage Places Register. The Red Hill Housing Precinct, bounded by the opposite front property boundaries of Flinders Way, Monaro Crescent, Moresby Street, Arthur Circle and the rear of properties on the west side of Mugga Way, clearly demonstrates the philosophy of Garden City planning that underpinned the early planning of Canberra by the Federal Capital Advisory Committee (FCAC) and the Department of the Interior. The Precinct represented the grandest development of a garden suburb within the ACT through its spacious and highly landscaped subdivision, intended for higher socio-economic groups. In conjunction with the other garden city precincts, it demonstrates the early Canberra philosophy of segregating different socio-economic groups between regions and suburbs of the ACT, a planning approach that has been discontinued in favour of creating a more integrated socio-economic community.

The outline of the major streets within the Red Hill Precinct appeared on Walter Burley Griffin's Official Plan of Canberra, prepared in 1918. The actual subdivision was planned in 1924 by Sir John Sulman, Chair of the FCAC, with the first blocks sold in December 1924. The subdivision of Red Hill provided larger block sizes than in any other area of Canberra. The spacious blocks have precipitated the construction of substantial homes and diplomatic missions within park-like settings, reflecting a variety of architectural styles and complemented by extensive private landscaping.

The overall landscape and streetscapes of the Red Hill Housing Precinct are significant and highly valued by the community for the distinctively high ratio of garden area to buildings and the mix of mature deciduous and evergreen trees, many of which date from the 1930s. The street layout is integrated with the topography, resulting in the gracefully curving streetscapes dominated by mature landscaping. Street tree plantings were commenced in the 1930s and show the strong influence of Thomas C G Weston, Officer in Charge of Afforestation, 1913-26. The combined effect of the existing hedges, street trees and street furniture with the mature private landscaping present a cohesive streetscape of distinctive aesthetic character.

The Precinct contains a number of buildings and elements of outstanding architectural, landscape or associative significance. Examples include: Fenner House (Section 3, Block 1); the Federal Capital Commission Residence (Section 1, Block 1); John Deane House (18 Mugga Way; Section 5, Block 6); and Brackenreg (18 Monaro Crescent; Section 3, Block 4). Red Hill is also home to Calthorpes' House (24 Mugga Way; Section 5, Block 9). This home is a 1927 heritage-listed building fully restored with original furnishings of the 1920s and was the third house to be built on Mugga Way.

Future Character

This plan proposes that the majority of Red Hill will remain predominantly low-density, single dwellings on generous blocks. However, it does propose the retention of the Residential Core Area (otherwise known as A10 according to the Territory Plan) on blocks associated with the Red Hill Local Centre. As a result, Red Hill will have two distinct residential areas:

- Suburban Area – the majority of the neighbourhood; and the
- Residential Core Area (A10 land-use policy) – associated with the Red Hill Local Centre.

There will continue to be a mix of public private housing associated with the Red Hill Local Centre. All new residential development is to be of a high quality and be sympathetic to the existing streetscape.

It is important to note that changes allowed for in the Residential Core Area will occur over time. In many cases it will be dependent on current lessees deciding to either redevelop the blocks themselves or to sell to another lessee with the intention to develop.

For more information please refer to Drawing 2 – Red Hill in the future on the inside rear cover.

Future character of the Suburban Areas

The Suburban Area of Red Hill is the residential area that will change the least over time. However, as has been the trend over the last decade or so, some of the existing dwellings in the Suburban Area will be renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents may elect to demolish their dwellings altogether and rebuild new houses that better suit their needs; some will elect to build dual occupancies. Whatever the change the low-density character, established street trees and mature garden setting will remain.

The rules applying to the Suburban Area, in accordance with the Garden City provisions of the Territory Plan, preserve the existing 'garden city' character of the majority of the Red Hill neighbourhood by restricting redevelopment. Developments prohibited in Suburban Areas are: apartments, townhouses and triple occupancy housing development on blocks originally used for single dwellings. The redevelopment of new single dwellings and dual occupancies must be in keeping with the existing suburban character. Dual occupancies are subject to significantly tighter controls on the overall size of both houses. This reduces the impact of dual occupancy development and ensures the retention of significant areas for trees and gardens. Dual occupancy dwellings at the rear of blocks are subject to additional specific height and size controls; the maximum height of buildings is two storeys (8.5 metres). In order to further limit the impact of dual occupancy development the minimum block size for such developments in Suburban Areas (as well as Residential Core Areas) is 800m². Unit titling is only allowed for supportive housing (accommodation for those requiring care provided by a Territory-approved organisation).

This Neighbourhood Plan encourages those wishing to renovate or redevelop residential buildings adjacent parks to take advantage of these highly valued neighbourhood assets - this could be achieved, for example, by ensuring liveable rooms and/or decks and/or windows overlook parks. A similar approach could be taken to improve the safety of laneways.

Future character of the Residential Core Area

The Residential Core Area is identified in the Territory Plan as Area Specific Policy A10. This policy allows opportunities for medium density housing in areas immediately around Town, Group and Local Centres and Corridors and Office Sites. The 'Residential Core Area' is located on blocks associated with the Red Hill Local Centre and over time will offer a diverse range of dwelling types, including one and two-storey dual-occupancies and town houses of no more than two storeys (8.5 metres). Despite the modest increase in density the established street trees and mature garden setting will remain.

In addition to the maximum building height of two storeys, attics and basements may also be permitted. A maximum 50% plot ratio applies to street-based layouts (dual occupancy developments where the building is to the front of blocks). The two units of a dual occupancy development cannot exceed 35% coverage of the block. Subdivision of single blocks is not permitted on blocks less than 800m².

Strategies for the future of the Residential Areas

Key strategies for all residential areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.

- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

General strategies:

- Maintain the high-quality landscape setting and abundance of mature and healthy street trees on both public and private land.
- Ensure the provision of appropriate housing for the aged, retired and disabled in central rather than peripheral locations within easy access to shops, public transport and community facilities.
- Maintain and enhance the existing street pattern by ensuring buildings relate to the street rather than detract from it.
- Identify, recognise and protect the qualities that establish the neighbourhoods' inner south suburban identity and distinctive character.
- Retain views to Black Mountain, Mount Ainslie, Red Hill, Capital Hill, Lake Burley Griffin and the Brindabella Ranges.
- Retain mix of public and private housing.
- Conserve heritage places and spaces.
- Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- Safeguard privacy and maximise and maintain light and sun access to dwellings.
- Protect, maintain and replace street trees.
- Landscape design associated with new development should include the replacement of existing trees in order to maximise tree canopy. The drip line of existing significant trees is to be respected.
- Promote residential development that facilitates a reduction in water and energy consumption.
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for domestic collection vehicles.
- Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.
- Explore adaptable housing opportunities.
- The streetscape character of streets within the Red Hill Housing Precinct is protected by the Specific Requirements contained within the Register Entry for the Precinct and is not subject to change without a variation to Appendix V of the Territory Plan.
- Streetscapes in Red Hill that are recognised by the ACT Planning and Land Authority as significant are as follows: Flinders Way, Mugga Way, Torres Street, Vancouver Street and Wickham Crescent. (Please note that the ACT Planning and Land Authority reserves the right to reconsider the above listing should circumstances change.)

Strategies for residential development in Residential Core Areas in addition to the above:

- Maintain landscape setting and protect street trees (note: significant trees are addressed by the *ACT Tree Protection (Interim Scheme) Act 2001*.)
- Retain verge widths and soft landscape surfaces to create open space, opportunity to improve privacy between dwellings and assist with absorption of water.
- Siting and design of buildings should address the street to maximise views to the street and pedestrian/cycle paths.
- Buildings should reinforce existing street patterns.
- The faces of buildings should be articulated and avoid continuous “walls of development” (ie long, uninterrupted and unbroken building frontages produced by redevelopments).
- Interesting, place appropriate and environmentally sensitive design and innovation should be encouraged in new developments.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

Principles for best-practice residential redevelopment

Good design...

- **...responds to and reinforces the quality and identity of the area context.** Context can be defined as the key natural, built and social features of an area. Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.
- **...appropriately arranges buildings and spaces - this is also part of the development context and will influence the quality of the residential environment.** Issues include building footprint and envelope, private open space, semi-public open space (setting for dwellings), setbacks for amenity, street appearance, access and parking, and services and facilities.
- **...aims to deliver an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.** Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.
- **...achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.** Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.
- **...delivers a density appropriate for a site and its context, in terms of floor space yields (number of residents and functions).** Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

- **...integrates landscape and buildings to achieve greater amenity, sustainability and aesthetic quality for occupants, neighbours and the adjoining public realm.** Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.
- **...ensures amenity in relation to physical, spatial and environmental qualities.** Optimising amenity requires appropriate room dimensions and proportions, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.
- **...optimises safety and security, both internal to the development and for the public realm.** Optimising safety and security is achieved by maximising internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces, lighting and clear definition between public and private spaces.
- **...responds to the social context and the aspirations of the local community in terms of lifestyles, affordability and access to social facilities.** Development should be responsive to the existing social context and the needs of the neighbourhood or provide for future desired community needs in the case of redevelopment areas.
- **...incorporates good design principles that establish the aesthetic quality of the development in the composition of building elements, textures, materials and colours, and the integration of function, structure and enclosure elements.** Development of design principles should incorporate a response to the environment and context, particularly to the desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Urban Open Space

Current Character

Red Hill Nature Reserve runs north-south along the western boundary of Red Hill. The Red Hill Nature Reserve is designated land under the National Capital Plan and is predominately characterised by native and indigenous vegetation with some areas of deciduous/exotic vegetation. Red Hill itself is a conspicuous natural feature acting as an attractive backdrop to the suburb. The ridge reaches a height of 725 metres. At the summit of Red Hill, there is a cafe and restaurant offering superb views over the suburbs of Red Hill and Forrest, and also the city, Lake Burley Griffin, Mt Ainslie, Black Mountain, Woden, Mt Taylor and the Brindabella Ranges.



Red Hill Nature Reserve

An area with a designation of Hills, Ridges and Buffers runs along Hindmarsh Drive from Monaro Crescent to Dalrymple Street and is highly valued by residents for walking and the wonderful views over Canberra.

Eight neighbourhood parks are scattered throughout Red Hill. These parks vary in size, but in general are small spaces containing dryland grass and scattered plantings of trees and may contain playground facilities. Local Neighbourhood Parks are integral to the design of a residential neighbourhood where its smaller size provides a site for safe play by children under surveillance by adults. Whilst the parks are used for informal recreation, such as children's play and dog walking, they also provide great visual amenity for the neighbourhood.

Red Hill Oval and Voyager Park, located adjacent to the Red Hill Primary School is considered a favourite by local residents and contains the Red Hill Tennis Courts nearby. Another smaller park is also located opposite the school across Astrolabe Street.

Wickham Crescent Park located to the north of Flinders Way is listed on the Heritage Places Register. Red Hill also contains a strip of Urban Open Space adjacent the Red Hill Nature Reserve and along Tamar Street.

Future Character

The Red Hill Neighbourhood Plan proposes no changes to the existing Urban Open Space network in Red Hill – parks (as per the Territory Plan) will remain parks. However, the Neighbourhood Plan recommends that in the future Urban Open Spaces will be better augmented with elements such as seating, lighting and footpaths to ensure that they continue to serve the community well. The Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Red Hill's contribution to the biodiversity of the city. This is particularly relevant due to the suburb's proximity to the Red Hill Nature Reserve. High-quality landscaping, including the careful selection of appropriate tree species, will knit together the areas of Urban Open Space and help link the various parts of Red Hill.

Strategies for the future of the Urban Open Space

Key Strategy:

- Redevelopment should not encroach on areas designated as Urban Open Space under the Territory Plan.

General Strategies:

- Maintain and enhance the quality of each of the neighbourhood's Urban Open Spaces.
- Enhance views to Black Mountain, Mount Ainslie, Red Hill, Capital Hill, Lake Burley Griffin and the Brindabella Ranges.
- Create a friendly and useable environment by providing Urban Open Spaces with appropriate assets such as seating and lighting.
- Enhance biodiversity by planting appropriate species and creating diverse habitats on appropriate Urban Open Spaces. (Consideration will need to be given to the ACT Government's Strategic Fire Management Plan.)
- Encourage wildlife into the suburb by providing suitable habitats, where appropriate.
- Use a coordinated suite of facilities and installations, such as barbecues, seats and lighting, to create cohesive open space. (Consideration will need to be given to the ACT Government's Graffiti Management Plan.)

Community Facilities

Current Character

Red Hill is well served by a number of educational facilities, including the Canberra Boys Grammar School on Monaro Crescent, St Bede's Primary School on Hicks Street, and a fair number of schools situated on Astrolabe Street and close to the local shops including Red Hill Primary School and Preschool, Possum Magic Kindergarten, French Australian Preschool, Red Hill Montessori Preschool and White House Pre School. The suburb also contains a number of welfare and community services including 8th Canberra Scout/Guide Hall on Alexander Street, Gugan Gulwan Aboriginal Youth Centre on Quiros Street, LifeCare Counselling and Family Services on Carnegie Crescent and Mt Mugga Scout/Guide Hall on Astrolabe Street. Reconnect–Centacare, Community Welfare Services and the Disabilities Services–forms part of the Community Activity Centre situated on the corner of Hicks Street and Nuyts Street.



Red Hill Primary School

Aged Persons Accommodation and Health Care are primarily located near the local shops and include Morling Lodge Residential Aged Care on Hicks Street, Community Gardens Home Flexi Care on Carnegie Crescent, St David's Close Retirement Services (Anglican Retirement Villages) on La Perouse Street and the Red Hill Hostel on Carnegie Crescent. Medical facilities include Medical Surgery on Mugga Way and Red Hill Shopping Centre Medical Surgery. Red Hill contains public facilities such as the Federal Golf Club licensed club at the Red Hill Lookout as well as the highly valued Calthorpes' House Museum. Outdoor/Sport Recreation available in Red Hill includes Canberra Grammar School Tennis Courts and School Oval, Wickham Crescent Park, Fishburn Street Park, Red Hill Tennis Courts, Red Hill Neighbourhood Oval, Roebuck Street Park and the Federal Golf Club.

Community land-use makes provision for the health, educational, intellectual, religious, and cultural and welfare needs of the ACT community.

Future Character

Red Hill will continue to enjoy a range of community facilities. In particular, it will provide facilities appropriate for both an ageing population and for younger families. Accessibility for all, particularly those with special mobility needs will be made a priority.

Strategies for the future of the Community Facilities

Key Strategies:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

General Strategies:

- Allow for the increased use and development of adaptable buildings that meet current needs and can adapt for the changing needs of the future.
- Support the provision of a range of aged care facilities to meet the needs of a diverse community.
- Any redevelopment on Community Facility land should respect the landscape qualities of the area.
- Encourage a diversity of community uses on the larger areas of Community Facility land
- Retain significant trees on Community Facility land.

Movement Networks

Current Situation

Red Hill's movement networks consist of roads, footpaths, and public transport routes. In terms of roads, the neighbourhood has a street hierarchy of 'access roads' servicing the subdivisions, connecting to 'collector streets' such as La Perouse Street, Golden Grove, Flinders Way, Mugga Way, Monaro Crescent and Dalrymple Streets that in turn feed traffic into the major arterial roads such as, Hindmarsh Drive. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses.

Red Hill is well provided for by footpaths. However, many are in need of some repair due to their age and effects of tree roots. Street trees, whilst providing important visual amenity, can reduce the effectiveness of facilities such as street lighting and signage; they can also damage footpaths.



Mugga Way

The neighbourhood is serviced by public transport, with the main concentration of bus stops located on Monaro Crescent, Golden Grove and La Perouse Street connecting to Barton, Russell Offices, City and Dickson and provides convenient access to the Red Hill Local Centre, Narrabundah and the adjacent Manuka Group Centre.

Red Hill has a dedicated cycle path along Mugga Way from the corner of Moresby Street down to Flinders Way. This cycle path then continues along the south side of Flinders Way connecting to Manuka Group Centre and continues towards Kingston and Parkes. Narrow cycle paths are scattered within the suburb connecting to both Red Hill shops and Griffith shops.

Future Situation

Red Hill in the future will continue to offer a diverse range of accessible transport options, including car-based travel, public transport, cycle routes, and pedestrian footpaths. In general, neighbourhoods will be free of through traffic originating from adjacent neighbourhoods. Residential development will take advantage of Red Hill's bus routes and stops, particularly those closest to Red Hill Local Centre. Red Hill's footpaths will be well maintained, linking the suburban areas with areas of Urban Open Space and the Red Hill Local Centre as well as the surrounding neighbourhoods. People will be able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

Strategies for the future of Red Hill's Movement Networks

Key Strategy:

- Provide a diversity of accessible transport options.

General Strategies:

- Prioritise the needs of pedestrians and cyclists.
- Discourage through traffic.
- Provide appropriate pedestrian and vehicle lighting and safe routes of travel for pedestrians, cyclists and motor vehicles; provide an accessible route of travel to accommodate those with special mobility needs.
- Promote and support the use of public transport.
- Provide appropriate lighting and footpaths.
- Provide a safe and accessible route of travel for residents to facilities.
- Ensure any traffic problems are not exacerbated by the implementation of Residential Core Area.

How the Neighbourhood Plan will be implemented

The Red Hill Neighbourhood Plan recommends the implementation of the following key actions:

- **Key Action:** In due course and should funding become available, the ACT Planning and Land Authority to **review the schedule of significant streetscapes nominated** in the Development Application Process Guidelines, place revised schedule on the ACT Planning and Land Authority website and revise references in the Development Application process booklets.
- **Key Action:** The ACT Planning and Land Authority to **prepare a companion guideline document to the Good Design guideline series**, to provide direction for the developer, the community and the development assessment officers, as to what will be sympathetic and complementary design for the type of development permitted to occur within Residential Core Areas (A10).
- **Key Action:** The ACT Planning and Land Authority to **address heritage and character concerns** by:
 - Formally referring community concerns regarding public realm (block boundary to the street, including street trees, verges and footpaths) to Canberra Urban Parks and Places;
 - Formally referring community concerns about heritage aspects and qualities of Red Hill to the ACT Heritage Unit; and
 - Assessing how existing codes and guidelines address previous planning guidelines, specifically Areas of Territorial Significance.
- **Key Action:** In due course and should funding become available, Roads ACT to **undertake a Local Area Traffic Management Study for Red Hill**.
- **Key Action:** In due course and should funding become available, Roads ACT and Canberra Urban Parks and Places to **develop network plans for cycle and pedestrian paths and street lighting**. Scope of works to include investigation of the conflict between assets (e.g. lighting and pavement) and street trees and how to ensure people are able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

How Neighbourhood Plan will be reviewed

A major and comprehensive review of the Red Hill Neighbourhood Plan will be conducted seven (7) years after the Plan has been placed on ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Red Hill Neighbourhood Plan remains responsive to the changing physical, social, environmental and demographic characteristics of the neighbourhood. The review process is critical, as the development of the neighbourhood needs to remain consistent with the vision and strategies set out in this Plan and *The Canberra Spatial Plan*. Minor reviews will be conducted prior to the seven-year time frame, although this will be dependent on major changes in policy framework and will only be conducted by an agreed process.

For more information visit the ACT Planning and Land Authority.

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F Associated Reports & Projects

Summary reports are available for each of the collaborations undertaken in order to develop this Neighbourhood Plan – they are available on the ACT Planning and Land Authority website or by telephoning 6205 0087.

Documents relevant to the Red Hill Neighbourhood Plan include, but are not limited to, the following:

- The Territory Plan (updated regularly)
- The National Capital Plan
- The Canberra Plan (2004)
- The Canberra Spatial Plan (2004)
- The Sustainable Transport Plan (2004)
- The Guide to Good Design (2004)
- The Sustainability Guide (2004)
- The Forrest Neighbourhood Plan (2004)
- The Griffith Neighbourhood Plan (2004)
- The Narrabundah Neighbourhood Plan (2004)
- People, Place and Prosperity: A Policy for Sustainability in the ACT (2003)
- Safe Routes Pilot Study (2001)
- ACT Parking and Vehicular Access Guidelines (2000)
- ACT Crime Prevention and Urban Design Resource Manual (2000)
- Canberra Bicycle 2000 – A Bicycle Strategy for the ACT

Drawing 2 – Red Hill in the future

