

# 6. PRESENTING THE BLUEPRINT

## 6.1 Workshop 3

### Workshop overview

Workshop 3 was held on 21 July 2016 at Red Hill Primary School. It was a 2 hour session, running from 6.30pm - 8.30pm.

The objectives of the workshop were to:

- Present the Red Hill Concept Plan to participants
- Provide information on the concept plan
- Obtain feedback on the reporting for Workshop 2

The workshop was a presentation of the concept plan, after which participants were free to ask questions regarding the design.

### Attendees

18 participants attended Workshop 3. There was representation from local community groups and schools.

Name	Organisation
Alex Rodgers	Red Hill Action Group
Carl Were	Resident
Chris Bozic	Resident
Jeanette Rodgers	Red Hill Action Group
Louise Owens	Red Hill Primary School
Lucy Marshall	Resident
Michael Shiel	Pedal Power
Michell West	Resident
Mike Gawan-Taylor	Resident
Stuart Rodgers	Red Hill Action Group
Yaa Owusu	Resident
Zorica McCarthy	Red Hill Action Group
David Templemon	Red Hill Residents Group
Wendy Shelton	Resident
Anne Forrest	Resident
Steve Maleganeas	Resident
M Constable	Resident
Albert Carlton	Resident

## Concept Plan

The following concept plan was presented to participants. The plan is a combination of the Shared Amenity and Hillside options presented in the Design Options Testing stage.



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## 6.1 Workshop 3: Community Questions

### Q&A Session

As in Workshop 1 and 2, the community had the opportunity to ask questions about the design. The facilitation team documented all questions that required further investigation and/or specialist input. These questions and formal answers are documented over the following pages.

Question	Response
Is the number of dwelling (250-280) locked in?	No, the range provided is an indication of the likely outcome but it remains subject to refinement during detailed subdivision design. The Estate Development Plan will identify maximum dwelling yields for all multi-unit sites. This dwelling yield will be used to test the servicing of the estate.  Should a future owner of a multi-unit site seek to increase the permissible number of dwellings they would have to lodge a development application to vary their lease, pay lease variation charges and demonstrate that the services can cope with the additional demand (including traffic).
What will be the impact of Draft Variation 346 which proposes to reduce solar envelopes?	The provisions included in the approved version of Variation 346 will apply to the site.
Are the lots around LA3 stepping down?	Yes
Is it proposed that cars can move between Cygnet Crescent and Beagle Street?	No
Where will visitor parking be located?	The estate will provide some visitor parking on the streets, using either the existing car parking or new areas. If this does not provide sufficient visitor parking then additional parking may be required to be provided on the multi-unit sites. Unless 'no parking' is signposted, parking is permissible on residential streets.
Will service vehicles be able to use the proposed laneways?	Yes
Will the compact lots around LA3 impact views?	Yes, depending upon the viewer's location. Compared to the current situation, the compact lots around LA3 will have minimal impact on views.
How do parking requirements work?	The Territory Plan includes a Parking and Vehicular Access General Code which sets out requirements for short and long stay parking associated with different uses. The Single Dwelling Housing Development Code and the Multi Unit Housing Development Code also include parking requirements.
Is visitor parking likely to creep onto Monaro Crescent?	It is currently permissible to park on Monaro Crescent. This situation is unlikely to change. The occurrence of parking on Monaro Crescent may increase.
Are visitor parking spaces only counted once?	No, in order to achieve efficiency in the provision of parking visitor parking spaces may be shared by different uses, especially if those uses typically generate a demand for parking at different times of the day.

Question	Response
Are 4-storey buildings required to have a lift?	Yes
Does lift equipment count as a storey?	No. The precinct code allows for: 'Plant room set back a minimum of 3 metres from the building facade of the floor immediately below is not included in the number of storeys.'
How will the ongoing maintenance of green spaces be ensured?	Public spaces will be handed over to the ACT Government for ongoing maintenance. A formal decision to identify areas of public spaces is yet to be established. The only public space known, at this point in time, is Lady Nelson Park.
Where will resourcing for the design of the parks come from?	This project will include the design of the public green spaces.
What are the future demographic assumptions for the Precinct?	The mix of dwellings to be provided would encourage a mixed demographic. It is expected to reflect the demographic of the surrounding suburb: <ul style="list-style-type: none"> <li>• A relatively high proportion of downsizers, retirees ageing within nearby areas; and</li> <li>• A relatively low proportion of young families due to the market value of dwellings in Red Hill.</li> </ul>
Will porous hard space be considered in the design?	Yes, it will be considered as part of the Water Sensitive Urban Design requirements.
Does a developer have to provide gardens/green space when they build on a block?	Yes. Single Dwelling blocks must include private open spaces for the occupants.  Multi-unit sites must include site open space (consisting of communal open space and/or private open space).
What is the timeline of the development?	The Estate Development Plan is intended to be lodged as a development application in late 2016.  Demolition of the current public housing site (being undertaken by the Land Development Agency) is expected to commence early 2017, in coordination with the relocation of tenants by the Public Housing Renewal Taskforce.  Development of the site is envisaged to commence within the third-quarter of 2017.
Will a change of government impact outcomes?	It is not possible to answer that question.

Question	Response
Will there be opportunities for community input after this workshop?	<p>Yes.</p> <p>The Estate Development Plan will be lodged as a Development Application and will be publicly notified. However, as noted at the 21 July 2016 workshop, we will come back to the community to explain any changes made between the workshops and the final EDP prior lodging with the planning authority.</p> <p>Future development applications associated with development on the blocks will also be publicly notified.</p> <p>Furthermore, community input opportunities are available at our website within 'have your say' at: <a href="http://www.economicdevelopment.act.gov.au/">http://www.economicdevelopment.act.gov.au/</a></p>
Can block sizes, building footprints and video be made public ASAP?	Yes. This information is available on our website within 'have your say' at: <a href="http://www.economicdevelopment.act.gov.au/">http://www.economicdevelopment.act.gov.au/</a>
Can the number of accessible dwellings be increased from the TPV provision of 10%?	If it was considered necessary for the approval of the EDP, such a requirement could be included as an ongoing provision in the Red Hill Precinct Code.
Where has the 3-storey element on Cygnet Crescent come from?	The Red Hill Precinct Code provides height limits within the project area. It allows for areas of 2, 3 and 4 storeys along Cygnet Crescent.
Will proposed 3-storey be able to overlook existing residences?	<p>Development on the blocks will be subject to the relevant building envelope in the Territory Plan, this will include setbacks, building envelopes and in some cases a solar envelope. The Territory Plan also provides controls in relation to privacy of adjacent dwellings and their associated private open space.</p> <p>It is possible that future dwellings will overlook existing dwellings in the same way the existing dwellings overlook each other. The potential impacts on privacy will be mitigated by distance, landscaping and screening if necessary.</p>
Is there interest from developers about the proposal yet?	The development has not yet been market tested.
Has ground truthing been done? i.e. is there any post-occupancy studies of similar developments 5-10 years on?	No
Can a physical 3D model be made?	Yes. However, a digital fly through depiction is currently available for viewing.
Has a traffic study already been completed?	A traffic study was undertaken to support the rezoning of the land to RZ5. An updated traffic study will be undertaken to analyse the potential impacts of the current proposal.

Question	Response
How are demolition trucks entering and exiting the site? Will they be using small streets that are unsuitable?	They will use the existing road network.  They will also be subject to a Temporary Traffic Management Plan (TTM) during the demolition program. Consideration of the street network, local traffic flow and capacity will be undertaken as part of the preparation of the TTM.
Is there asbestos on site?	No friable asbestos has been identified on the site. Bonded asbestos cement sheeting in the existing buildings will be removed prior to demolition.
Will poor/broken infrastructure be fixed as part of the development	The infrastructure within the site will be repaired or replaced in order to service the proposed development.
Are there provisions for protecting existing trees?	Yes. The trees on leased land are protected under the Tree Protection Act 2005.
Will the new development be integrated with wider Red Hill?	Yes. One of the primary aspirations of this project is to open up this space to the wider residents of Red Hill.
Will services beyond site boundaries be considered as part of the development?	If they are necessary to support the development, services beyond the site may be considered for upgrade or replacement.
Will the Temporary Traffic Management plan be made public?	The TTM will be publicly notified.
How can it be ensured that good quality materials be used?	The Red Hill Precinct Code includes a criterion that requires the built form to be consistent with the desired character. The desired character as proposed to be amended with TA2016-08 includes requirements such as building facades to be of high quality finish, detailing and visually articulated and that development provides interest and activity to the public realm.  Development on the blocks will be the subject of development applications by the future land owners.

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## 6.2 Drop-In Session

### Drop-In Session Overview

A drop-in session was held on 30 July 2016 at Manuka Shops. Feedback was gathered between 10.00am and 11.30am. It attracted approximately 30 people.

The objectives of the workshop were to:

- Present the three potential design concepts to the broader community based on the guiding principles established in Workshop 1
- Provide community members with information in the design options
- Obtain feedback on the three design options

Feedback was generally reflective of discussions at Workshop 2 and is summarised below.

### General Feedback

- Feedback was mostly positive about the sub-division and that it provided a good mix of townhouses/terraces/apartments for people looking to downsize.
- About 5-10 people asked about the cost of the blocks and when they could purchase one.
- There were a lot of comments about the impact of the development on traffic in the surrounding streets. Particularly the use of Esperance Street as a rat run to connect Dalrymple Street with Monaro Crescent. Feedback from community members was that this street is currently used by cars to cut through from Dalrymple Street to Monaro Crescent, who drive down the street at a very fast speed.
- One community member asked about the consideration of how pedestrians will cross La Perouse Street to access the bus stops on the north side of the street.
- One person would like the ACT Government to mandate developers to build 3 bedroom/family-style apartments. They would like to live in an apartment but there is a real limit of what is available for families.

## Park Design Feedback

People listed the following activities as how they would use Lady Nelson Park:

1. Drink Coffee
2. Walk my dog
3. My kids play on children's play equipment
4. Walk
5. Have a BBQ with family or friends
6. Sit under a tree

People listed the following words to describe their ideal Lady Nelson Park:

1. Leafy
2. Playgrounds
3. Trees
4. Green
5. Walking
6. Dog Walking
7. Family Oriented
8. Toilets Provided

## Other Suggestions

- Large green trees
- Carry the feeling and vision of the Red Hill nature park through to the central Lady Nelson Park
- Kids bike circuit – a lot of kids ride their bikes along the streets in the area, and a safer bike circuit would be great.
- Tai Chi platform

From the words provided, please put a sticker next to the three words that best represent your ideal for the central park (off Lady Nelson Place)

Leafy	● ● ●
Relaxation	
Green	● ●
Trees	● ● ●
Dog Walking	●
Community	
Family orientated	●
Playgrounds	● ● ●
Active	
Toilets provided	●
Sports	
BBQs	
Walking	● ●
Early mornings	
Contemplative	
Art	
Retreat	

Please put a sticker next to how you would like to use the central Lady Nelson Park?

Walk	●
Drink coffee	● ● ● ● ● ● ●
Walk my dog	● ●
My kids play on children's play equipment	● ●
Have a BBQ or picnic with family and friends	●
Relax	
Use exercise equipment	
Eat	
Sit under a tree	●
Use it as a walking path to cut through to the shops	
Other (please provide details)	<p><i>large green trees - carry Red Hill nature park through</i></p> <p><i>Kids bike circuit</i></p> <p><i>Tai Chi</i></p>

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## 6.3 Online Survey

TBC FOLLOWING SURVEY CLOSE



# CONSULTATION FEEDBACK

## Feedback

As part of the consultation process, workshop participants were asked to provide feedback on the quality of the process. The feedback was generally very positive and is outlined below.

### Transparency of process



### Quality of information provided



### Incorporation of findings into the design



### Overall impressions



## Comments

"Thank you for your efforts. I hope that the ideas that are being generated can be turned into realities. "

"Traffic out and into main outlets, e.g. Darlrymple Street."

"Fantastic. RobertsDay, Karen and all the team - thank you so much for listening and doing your best to manage our concerns and get a best win-win situation for community and government outcomes."

"Genuinely impressed by engagement. Very interesting, informative process. Good will evident on both sides. However, judgement ultimately reserved until final outcome is clear."

"Please include consultation with children for shared spaces (e.g. Red Hill Primary School)"

"Thanks for putting up with us. You have a hard job."

"Outcomes document, while nice with all the pictures, were difficult to access/download due to size. Would be good to share reporting back around tables - not just start with Table 1 each time."



RED HILL SCHOOL