

draft RED HILL WORKSHOP OUTCOMES SUMMARY

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AUGUST 2016

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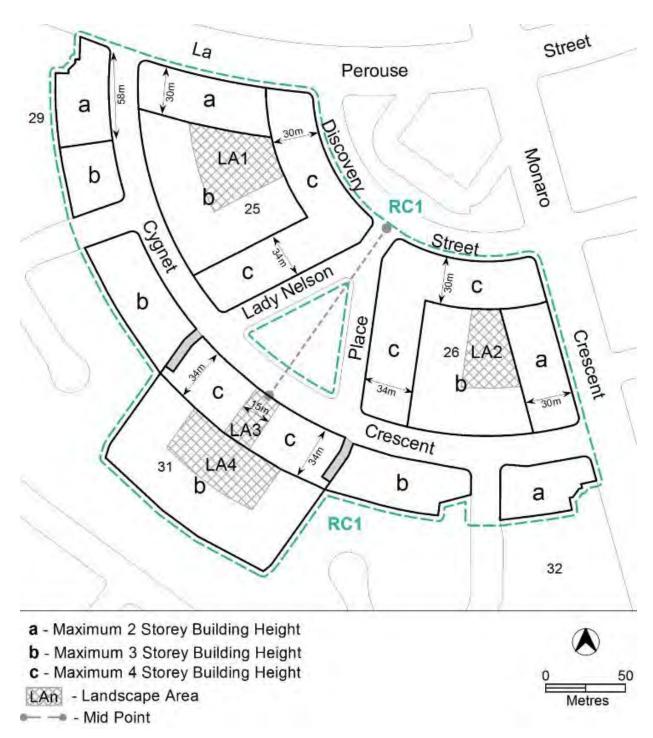
1. INTRODUCTION

Introduction	This Workshop Outcomes Summary (the Summary) provides a record of the Red Hill Precinct Estate Development Plan Workshop series, hosted by the Office of the Coordinator General Urban Renewal (OCGUR) in June/July 2016. The Workshop was jointly facilitated by OCGUR and Roberts Day and provided Red Hill residents and stakeholders the opportunity to identity the values, identity and elements that make Red Hill unique, and contribute to the character, design and use of the public realm. The Summary is a document of the themes that came out of the community workshops; it provides an overview of the values, ideas and concerns of the Red Hill community and uses the workshop findings to establish a set of key recommendations that have informed the design and development of the Estate Development Plan (EDP).
Background & Purpose	 The Red Hill Precinct, located in Red Hill, ACT, is a public housing precinct that is being developed as a Government residential housing estate. The Precinct is scheduled for release in 2016-17. In February 2016, a Territory Variation Plan (TPV) for the site was completed, rezoning the site for medium density RZ5 development. In April 2016, a variation to the TPV reduced the height limit for the site from six to four storeys in response to community concerns. As part of the development process, a stakeholder and community consultation was undertaken through a series of workshops, led by RobertsDay. The objective of the Workshops were to: Facilitate open, genuine and transparent two-way communication between the ACT Government and community members to achieve balanced planning outcomes Involve community members in the development of the EDP by identifying values and elements that make Red Hill unique, and contributing to the character, design and use of public realm



Planning Context

It is important to note that the nature of these workshops was not to make amendments to the existing TPV, as this is outside the scope of this process.



Territory Plan Variation: Building Heights and Landscape Areas (Source: Plan Variation No 334, 2016).

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1. INTRODUCTION Organisations Involved

Office of the Coordinator General Urban Renewal	The Office of the Coordinator General, Urban Renewal (OCGUR) is an ACT Government Agency within the Chief Minister, Treasury and Economic Development Directorate portfolio. OCGUR is responsible for overseeing the development of the Red Hill Precinct Estate Development Plan. It is dedicated to achieving new standards of innovation, excellence and value in urban design and sustainable development.
RobertsDay	RobertsDay lead the Red Hill Precinct Estate Development Plan and provide estate planning, community consultation and urban design services. The RobertsDay team is led by Stephen Moore and Angela Koepp.
	Roberts Day is a national urban design and town planning firm that works with councils, developers, designers and builders around Australia and overseas to create great places. RobertsDay provide a strong, diverse team of urban planning and design professionals that are passionate about creating great places.
Indesco	Indesco are the engineers behind the Red Hill Precinct Estate Development Plan, including civil infrastructure, traffic and transport, structural design and landscape design. The Indesco team is led by Viet Le, a Chartered Engineer with over 27 years experience.
	Indesco has been established as a leading civil engineering consultant for over twenty five years. During this time the company has worked on both private and public projects and has demonstrated extensive skills and experience in all areas of civil and infrastructure design.
Canberra Town Planning	Canberra Town Planning provide statutory planning strategic advice and is led by Kip Tanner. Canberra Town Planning provides private and government clients with various planning and consulting services, and is providing statutory planning and strategic advice for the Red Hill Precinct Estate Development Plan.
	Kip has extensive experience in EDP processes and has a background as an Environmental engineer, providing him with a unique ability to synthesise both planning and engineering issues to achieve high quality, practical outcomes.



2. METHODOLOGY

Methodology	 Three iterative workshops were held across a six week period in June and July 2016. The workshops were held in the evenings at Red Hill Primary School and were 2.5-3 hours in length. The workshops were as follows: Workshop 1: Vision + Values (22 June 2016) Establish the key values of the community and establish Red Hill's 'sense of place' to inform the direction of the EDP Workshop 2: Design Options Testing (6 July 2016) Share design options with the community and workshop the options further to inform the preferred EDP Workshop 3: Blueprint Presentation (21 July 2016) Present a preferred design option and garner final feedback
	In addition to the workshops, Drop-In Sessions were held on 7 July and 30 July, and two online surveys allowing residents to provide comment was also set up. All feedback gathered has been incorporated into this report.
Participants	 Invitations to the workshops were forwarded to the following groups: Inner South Canberra Community Council Red Hill Residents Group Red Hill Action Group Red Hill Primary School and St Bede's Primary School Red Hill Regeneration Group Pedal Power (Red Hill resident member) Canberra Grammar School and Narrabundah College (youth or design students who live in Red Hill area) Local business owners St Davids Close Retirement Village Telopea Park School Telopea French Australian Preschool



Facilitators

The workshops were jointly facilitated by OCGUR and RobertsDay, with support from Indesco and Canberra Town Planning.

Name

Karen Wilden Jamie Vildivia Cindy Cantamessa Bohdana Szydlik Shian Buultjens Bronwen Jones Angela Koepp Stephen Moore Stefanie Matosevic Kip Tanner Viet Le

Organisation

OCGUR OCGUR OCGUR OCGUR OCGUR RobertsDay RobertsDay RobertsDay Canberra Town Planning Indesco



3. EXECUTIVE SUMMARY

	The Red Hill community is passionate about their place and came into the workshops with many ideas and recommendations for the physical development and design of the Red Hill Precinct, based on their values, needs and lifestyles. During the workshops we extracted the underlying values and principles of the community which have informed the design of the EDP, rather than incorporating physical design recommendations.
Key Community Values Established in Workshop 1	1. Diversity - A place that is socially and physically diverse; attracting and retaining a mix of family types into various built forms from terraces to detached dwellings
	2. Green - Luscious landscaping and planting that is resilient, encourages local flora and fauna to flourish, provides appropriate shade and sunlight, gives a feeling of spaciousness
	3. Views - A fundamental element of Red Hill's identity; must be maintained
	4. Organic activity - Interaction and socialisation between neighbours and the wider community; having places to go, being able to easily get there (e.g. through walking), and wanting to linger
	5. High quality - Maintain the value and prestigious identity of the area through great design and materials
	In addition, residents spoke at length about proposed building heights, particularly areas where 4-storey development was permitted, and reaffirmed that allowing 4-storey built form is not appropriate on the development site.
Preferred Design	Preferred Option: Shared Amenity and Hillside Village
Option Determined in Workshop 2, Drop-In Sessions & Online Survey	 Key design principles to retain: Greenery - including softscapes and landscaped hardscapes/streets Permeability through the site, particularly for pedestrians Sensitivity to topography; working with the site rather than against it Viewsharing/stepping down of built form 'Village Centre' feel
	Key design principles to alter:

- Number and location of laneways • •
- Regimented structure and length of blocks; add more diversity and 'quirkiness'

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4. ESTABLISHING VISIONS & VALUES4.1 Summary & Recommendations

How have the workshop findings/ community values be realised in the design?

A number of key themes emerged from Workshop 1 across the areas of Place, Built Form and Landscaping. Participants were generally in agreement in terms of the values they held and what they would like to see in the new Red Hill Precinct. These have been developed into high level design principles that should be used to guide the design of three options.

Element	Common Theme	Suggested Guiding Design Principles
Place	Create an active place that encourages socialising and interactions – particularly in the park	Revitalise the park through housing frontages, seating, planting, playground and other equipment
	Maintain significant views to Red Hill ridge, Mount Mugga Mugga, Black Mountain, Mount Ainslie and Parliament House	Consider existing and future resident viewsharing when subdividing blocks and/ or establishing built form breaks/ public paths and streets
	Allow residents to age in place – opportunities to downsize	Provide a mix of housing types including smaller terraces and townhouses
	Maintain property value	Endeavor to improve the overall community amenity maintaining/ enhancing Red Hill as a place to live and visit
	Increase permeability, walkability and accessibility	Ensure footpaths, safe streets and pedestrian/bicycle linkages through the development
F V	The key concern for workshop participants was the height of future development, particularly in relation to privacy, solar access and view retention	Respect sensitive interfaces with regard to solar amenity, privacy and views
	Built form should be diverse and mix and match different styles and housing types	Include a diverse range of housing types scattered through the development
	Avoid long blank walls and strips of the same building type	Promote fine grain development and an active street frontage
Landscape and Open Space	Resilient planting and design	Mix existing native trees and add new exotic
	Maintain/enhance 'green streets'	Incorporate planting, hedging, street trees and high quality open space into the landscape design
	High quality public domain	Use high quality, robust materials

4. ESTABLISHING VISIONS & VALUES 4.2 Workshop 1

Workshop overview

Workshop 1 was held on 22 June 2016 at Red Hill Primary School. It was a 2.5 hour session, running from 6.30pm - 9.00pm. The objectives of the workshop were to:

- Gain an understanding of what participants valued about Red Hill; its sense of place, issues and ideas for improvement
- Present and discuss best practice precedents
- Listen to their ideas and visions for the future of the precinct to guide future decision-making, particularly the precincts identity, sense of place and public open spaces
- Use this information to inform the design principles that will guide the development of the EDP for the precinct

The workshop was separated into three sections that revolved around Place, Built Form and Landscaping. Each session was 20 minutes and involved participants marking up maps. A Q&A session was also held.

Name	Organisation
Michael Shiel	Pedal Power
Louise Owens	Red Hill Primary School
Melissa Bennett	Red Hill Residents Group
Ann-Mari Jordens	Red Hill Residents Group
Judith Needham	Red Hill Residents Group
John Needham	Red Hill Residents Group
Mike Iliff	Canberra Grammar School
Gary Kent	Inner South Canberra Community Council
Stuart Rodgers	Red Hill Action Group
Jeremy Kruse	Red Hill Action Group
Zorica McCarthy	Red Hill Action Group
Libby Parten	Red Hill Action Group
John Keeley	Old Narrabundah Community Council Inc
Diane Bray	Resident
Yaa Owusu	Resident
Chris Bozic	Resident
Peter Madew	Resident
Gini Hole	Resident
Mich Gawan-Tagh	Resident
Carl Were	Resident
Jeanette Rodgers	Red Hill Action Group
Alex Rodgers	Red Hill Action Group
Lucy Marshall	Resident
Tien Dao	Resident
Paul Grutt	Resident
Bernd Heubeck	Resident

Red Hill Workshop Summary Report

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4. ESTABLISHING VISIONS & VALUES 4.2 Workshop 1: Place

Table 1

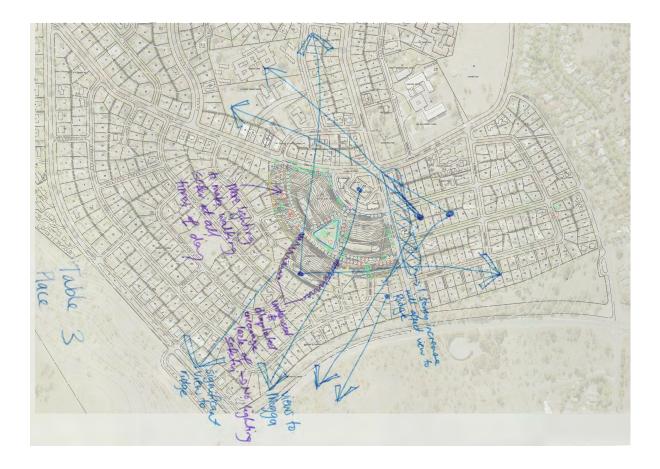
- Ensure solar access for existing and new properties
- Retain significant views to north and to Red Hill ridge
- Create a linkage through the precinct link suburb to shops through park
- Increase permeability and walkability
- Attract social diversity mix of families, ages, lifestyles
- Maintain current identity and character
- Safety remove narrow laneways, increase lighting
- Activate park encourage interaction and socialisation



Agency

Table 1 Continued.

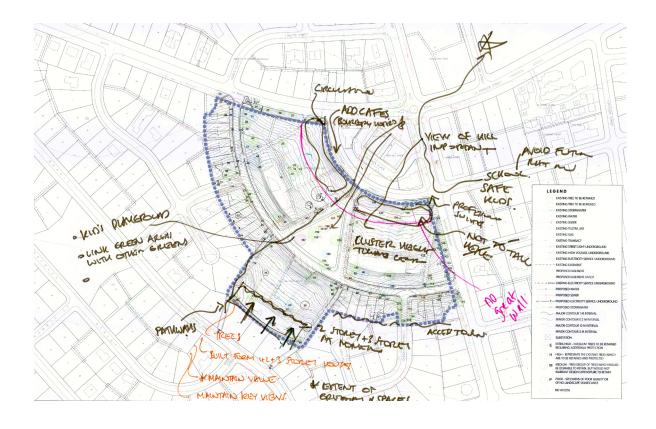
• The below plan was used to discuss place within the broader Red Hill context, in particular views. Key findings are documented on the previous page.



- Activate park to attract people and encourage them to linger
- Maintain views to Red Hill ridge
- Maintain appropriate setbacks
- Retain character as 'bush capital'
- Give people a reason to linger and move through the precinct (rather than around it)
- Sports and recreation equipment in park for all ages



- Preserve 'garden' look and feel introduce community garden into park
- Design for 'quiet enjoyment'
- Create permeability visual and physical so people can move and see through the space
- Maintain setbacks, greenways, laneways, views



- Greenbelt around site boundary community sharing areas
- Maintain laneways and playgrounds
- Increase safety
- Retain views, privacy, setbacks
- Activate park BBQs, water features, toilets, etc



4. ESTABLISHING VISIONS & VALUES 4.2 Workshop 1: Built Form

- 3-storey in south-west area/top of the hill 'stepped down' built form that works with topography rather than against it
- Restrict to 2-storeys along periphery to maintain view lines
- Strict height limits
- Retain 6m setback
- Smaller detached dwellings rather than terraces
- Diversity in housing stock no homogeneity
- No long, monolithic walls
- Would like to see café and medical centre



