
From: Baines, Greg
Sent: Monday, 9 December 2019 9:23 AM
To: Sayers, Caroline
Subject: RE: RED HILL INTEGRATED PLAN RE: A Request [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Caroline,

I completely agree that there should be more analysis prior to making a final decision. However I would say that regardless of what additional values future studies may find, those that we identified will remain and must be discussed in the planning and evaluation phase.

Regards
Greg

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Friday, 6 December 2019 9:59 AM
To: Baines, Greg <Greg.Baines@act.gov.au>
Subject: RE: RED HILL INTEGRATED PLAN RE: A Request [SEC=UNCLASSIFIED]

Hi Greg,

Thanks. I am just cautious of your notes being used either in support of or objection to the Red Hill Plan. We have always maintained that more detailed analysis is required in this area to build upon your observations.

Thanks
Caroline

From: Baines, Greg
Sent: Thursday, 5 December 2019 2:41 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>
Cc: Walker, IanS <IanS.Walker@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: RE: RED HILL INTEGRATED PLAN RE: A Request [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Caroline,

I only inspected the southern end of the golf course. I produced this map showing the location of mature trees (as defined in the KTP), hollow bearing mature trees, Superb Parrot sightings, Gang Gang Cockatoo sightings and areas where the ground cover is dominated by native species.

Regards

Greg

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Sent: Thursday, 5 December 2019 9:48 AM

To: Brady, Erin <Erin.Brady@act.gov.au>

Cc: Walker, IanS <IanS.Walker@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: RED HILL INTEGRATED PLAN RE: A Request [SEC=UNCLASSIFIED]

Importance: High

Hi Erin,

I am not aware of any such GIS layer being produced. I have the field report from Greg Baines (EPSDD ecologist) site inspection, but I note his comments that it was not a comprehensive site investigation.

If the Federal Golf Course has done this work then they haven't provided it to us.

I will check with the Conservator's section to see what, if any, information we can provide to the Red Hill Regenerators.

Thanks

Caroline

From: Brady, Erin

Sent: Thursday, 5 December 2019 8:07 AM

To: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: FW: A Request

UNCLASSIFIED

Caroline

Are we able to provide that information?

Erin

Dr Erin Brady | Deputy Director-General

Land Strategy & Environment

Ph: +61 2 6205 4522 | Email: Erin.Brady@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

16 Challis St, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Ross and Sue Kingsland <rossandsue@gmail.com>

Sent: Thursday, 5 December 2019 6:34 AM

To: Brady, Erin <Erin.Brady@act.gov.au>

Subject: A Request

Dear Erin

Thanks for your presentation last night at the WVCC, together with Caroline. As mentioned, we greatly appreciate the effort that has gone into preparing the Draft Integrated Plan for Red Hill.

As part of the environmental assessment of the southern end of the Federal Golf Club lease, I understand that a "hollow tree GIS layer", an electronic map of all remnant hollow-bearing trees, was produced.

Would it be possible to be sent a copy of this to assist us monitor wildlife use of the area and to make informed comments on the precise location of the proposed housing development? The Club and the developers are keen to have our input if and when the development moves to the next stage.

Regards

Ross Kingsland

President

Red Hill Regenerators

From: [REDACTED]
Sent: Sunday, 5 January 2020 2:31 PM
To: Brady, Erin; Sayers, Caroline
Cc: Terrplan
Subject: Draft Red Hill Integrated Plan
Attachments: GRA critique 2.docx

Hello Erin and Caroline

The Garran Residents' Association (GRA) has submitted a very misleading response to the draft Red Hill Integrated Plan. The response caused a number of upset Garran residents to raise their concerns with us.

We considered that the best way to deal with this upset and concern was to provide a detailed critique of the GRA response, which can be considered by EPSDD in the context of examining inputs on the draft Integrated Plan made during the public comment period. This critique is attached.

It is important that the distortions and errors in the GRA response not be allowed to result in changes to the draft Integrated Plan or delay its implementation. The draft Integrated Plan is a well-constructed, comprehensive and professionally prepared planning document that meets the Terms of Reference contained in the Legislative Assembly Resolution. It should be strongly supported.

Kind Regards

[REDACTED]
Members of the GRA and Co-Convenors of GAHRAG

Critique of the Garran Residents' Association (GRA) response to the draft Integrated Plan

Below is the GRA response. Comments on the response are in *blue italics*.

This document has been prepared as a result of being contacted by a number of Garran residents who were very concerned and upset that the GRA response contained many factual errors and rather than supporting the Integrated Plan gave the impression that the majority Garran residents are opposed to the Plan's outcomes. This critique has been prepared in conjunction with a number of these concerned Garran residents in order to put forward their views on the matters dealt with in the GRA response.

The submission from the GRA to EPSDD can only be seen as representing the views of the authors. It does not represent the views of all GRA members and it certainly does not represent the views of the many Garran residents who hold views opposite to those presented in the response. GRA members were not advised that a submission was being prepared and were not provided with an opportunity to input into the process or comment on a draft of the submission. The submission was only provided to GRA members on 1 January 2020 – the day after the public comment period closed on the draft Integrated Plan.

This critique has been prepared by [REDACTED] who are both members of the GRA and also Co-Convenors of the Garran and Hughes Residents' Action Group.

Garran Residents' Association response to Draft Integrated Plan for Red Hill Nature Reserve and surrounds (RHIP)

December 2019

Summary

The Garran Residents' Association supports the concept of an integrated plan for Red Hill and surrounds, however we have significant concerns about the recommended approach (Option 4) for the following reasons:

1. Option 4 would destroy green space rather than protect it

There is a fundamental contradiction at the heart of Option 4.

The GRA has been advised on a number of occasions that the statement below is incorrect but persist with the deceit as it suits their narrative. The draft Integrated Plan was not initiated by the petition. The draft Plan was initiated by a Legislative Assembly resolution which the petition supported. The focus of the resolution is on the completion of an integrated plan for the Red Hill Nature Reserve and surrounding residential areas.

The draft RHIP was initiated in response to a petition (signed by 3100 people) that promised to: -
retain existing green space in Hughes, Deakin and Garran

- genuinely protect the Red Hill Nature Reserve and the Federal Golf Course (FGC) lease area, together with the adjacent open space blocks of land and Section 66 Deakin (Kent Street).

In fact, Option 4 does the exact opposite, building a road through Open Space and proposing a 125unit housing development in the heart of the FGC, in an area full of hollow bearing remnant trees that act as habitat to numerous native species.

Even if the basis for this claim was correct, Option 4 when implemented will only result in a small area of previously highly modified open space being affected. This will certainly be the case if great care is taken with the construction of the access driveway and the retirement village (of up to 125 units) to ensure that any environmental impacts are minimised. The important point to make is that while a small area of highly modified open space will be affected, when the Integrated Plan is implemented, it will provide certain protection into the future for the large open space area covered by the Integrated Plan.

2. Option 4 does not have majority community support

On 25 October 2017 the Legislative Assembly passed a [Resolution](#) put forward by Ms Nicole Lawder MLA, calling for the development of a Red Hill Integrated Plan. The Plan was, amongst environmental, transport and amenity concerns, to “limit development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support.”

i) Garran residents have strongly opposed development on the FGC for the last 21 years.

The results of a survey conducted by GRA in Oct / Nov 2019, the 2017 petition, the Garran Neighbourhood plan and eight previous campaigns opposing development all indicate that the majority of the Garran community do not support residential development on FGC.

This statement is far too general and distorts the actual situation. Once again the emphasis is on the petition, not the Legislative Assembly resolution. It must be said that neither the petition or the resolution place on outright prohibition on development in the area. In fact the resolution identifies the assessment of development as a key component of the work required to be undertaken in preparing the Integrated Plan. In relation to development on the golf course there is a range of views within the Garran community. In the past many Garran residents supported the need for a development on the golf course if it was necessary for the survival of the golf club. This is the case now. It should also be remembered that golf club members are also residents and those in Garran as well as other suburbs wish to see the golf club survive. In relation to specific developments proposals, once again there have been a range of views expressed. Where there has been opposition to particular proposals it has been not been driven by the general Garran community but by parts of the community concerned about potential impacts on the environment and residential amenity which would result from a poorly sited proposal. A critique of the survey referred to above by the GRA is provided later in this document.

- ii) ***The concerns of Garran residents were not represented in the stakeholder engagement process as part of the development of the draft RHIP.*** Most Garran residents were totally unaware that any stakeholder engagement was even going on until the draft RHIP was made public in September 2019. The ACT Govt had not alerted Garran residents to this process (eg via a letterbox drop) until after the RHIP had been drafted. Consultation on the development of the draft RHIP was behind closed doors and by invitation only. The Hughes Residents' Association (who were involved in consultation) raised significant concerns about the proposed plan, but so far their concerns have been ignored.
- A large amount of effort was put into advising residents about this issue by interest groups, individual residents, the government and the golf club. Residents were well represented during the process by a broad range of community and conservation organisations, with many of the representatives being highly knowledgeable about the issue due to their many years of involvement with protection of the area. All of the issues of concern for Garran residents were raised in detail during the course of development of the Integrated Plan. It is totally wrong to state that the concerns of Hughes (and Garran) residents were ignored. As can be seen from the draft Integrated Plan the outcomes of the Plan respond to residents' concerns by placing high importance on issues such as protecting ecological values, protecting the amenity of residents, providing buffer zones/wildlife corridors and making adjustments to traffic flows.***

3. Option 4 puts native birds, animals and habitat at risk

The [ACT Planning Strategy of 2018](#) promises to protect biodiversity and enhance habitat to improve landscape resilience. But the Southern part of the FGC, where development is proposed, has not yet been adequately mapped - according to the draft RHIP itself, further assessment would be required (P31). Bird surveys were not undertaken despite the presence of two significant species – gang gang cockatoos and superb parrots. The Golf Course is also a major winter roost of both Sulphur Crested Cockatoos (400 birds) and Little Corellas (600 birds) - see Cullaway R. (2018) Census of Sulphurcrested Cockatoos and Little Corellas in Canberra during winter 2018. *Canberra Bird Notes* 43(3) 141144. The FGC is a known Superb Parrot roost. Two of six confirmed Gang-gang nesting sites in the ACT last season were on the FGC lease (forthcoming Canberra Bird Notes article by Chris Davey, Canberra Ornithologists Group). ***This is a very general comment. Are the nest sites in the southern part of the golf course.***

Despite this, the area has already been earmarked for development by the plan.

This section fails to mention that a senior government ecologist undertook a detailed site inspection of the area between 13 and 17 May 2019. In addition GAHRAG commissioned a survey of the birds in the area undertaken in late November/early December 2019 to complement the work of the senior government ecologist. A report of this survey has been provided to EPSDD. Prior to any development proceeding, further comprehensive survey work will be undertaken to ensure that the proposed siting, size and design of a retirement village, together with the access driveway and any associated adjustments to the golf course layout will minimise any impacts on the ecology of the area.



Caption: Superb parrot feeding fledglings at Hughes on 31/12/2019. Dr Michael Mulvaney, ACT Senior Government Ecologist, commented on the Canberra Nature Map that the FGC may be a nursery site for superb parrots. *Where on the golf course was this photograph taken?*

The Garran Residents' Association would welcome the opportunity to work collaboratively with EPSDD on an 'Option 5' for the Red Hill Integrated Plan that will have majority community support [this is pure speculation and is trying to give the impression that the current draft Integrated Plan does not have majority community support – which it does] and have outlined our recommendations in the submission below.

GRA recommendation – Development of a new Option (Option 5)

This “new” option does not provide any possibility for residential development on the golf course, including a retirement village. It totally ignores clause 2 of the Legislative Assembly resolution which provides for Territory Plan variations for residential developments on the golf course to proceed “after the completion of the Integrated Plan...”

In common with the Hughes Residents' Association, Garran Residents' Association **recommends** that the Draft Integrated Plan be amended to include **Option 5** as the ACT Government's preferred option, which would:

- Protect ecological values and green space within and surrounding the Red Hill Nature Reserve and formalise links to corridors to other areas of high ecological value;
- Retain existing zoning for the Federal Golf Course lease *[this will allow the golf club to pursue development opportunities for commercial activities such as hotels, motels, guest houses, child care centres, indoor and outdoor recreational centres. There is a compelling argument that a retirement village is a much preferred planning outcome.]* while further work is undertaken with local residents and the Red Hill Regeneration Group on securing a viable future for the Golf Course *[Through what means? You cannot simply make such a suggestion without including some real*

viable suggestions. Many possible alternative approaches to securing the golf clubs financial viability have been explored in recent years. The golf club has always been willing to elaborate on this work and answer any questions. The only viable solution which has been found is the development of a retirement village. This approach totally ignores the current dire financial situation of the golf club. The club does not have years in which to secure its future. This hollow suggestion will surely result in the failure of the golf club. If no viable alternative is found it must be assumed that the golf club is free to pursue the full range of commercial activities referred to above on the southern part of the golf course. It must be noted that the GRA do not directly support the Integrated Plan outcome – retention of an 18- hole golf course.] while protecting endangered woodland, habitat and green space [How is the woodland to be protected? Is it proposed that while the existing zoning for the golf course be retained, at the same time the golf club is prohibited from pursuing those rights? A nonsense] Careful consideration of the Legislative Assembly resolution indicates that such an approach does not accord with the provisions of the resolution and so could not be included in the Integrated Plan;

- Include in this further work a process for incorporating into Red Hill Nature Reserve 12.5 hectares of high quality endangered box-gum woodland which is currently part of the Golf Course lease. *[Once again this is a nonsense. Without having any idea about the possible outcomes of the approach referred to in the dash point above, let alone whether or not it will be successful, it is proposed that the golf club relinquish 12.5 hectares of land. What if the success of an alternative approach relies on this 12.5 hectares of land being available to the golf club?];*
- Restrict *[road?]* access to the Federal Golf Course lease to existing arrangements, with safety improvements to Gowrie Drive only *[Forever and regardless of what initiatives are to be pursued?];*
- Restrict development at Section 66 Deakin (Kent Street) to commercial offices within the existing developed footprint, with the remaining parts of Section 66 and Block 13 Section 78 (covered by the same lease) incorporated into Red Hill Nature Reserve as above, in recognition of its status as endangered Yellow-Box Red Gum woodland and inclusion of hollow-bearing nesting trees listed on the ACT Provisional Tree Register;
- Maintain the existing open space network ensuring its protection for the future, by incorporating into Red Hill Nature Reserve all or most of Hughes Block 3 Section 57, Deakin Block 7 and 8, Section 66 and Block 13 Section 78, Garran Block 74 Section 10 and Block 54 Section 8; (Options 1, 2 & 3)
- Proceed as soon as possible with traffic and transport upgrades and road safety improvements as outlined on page 45 of the Draft Plan, excluding road access from the Golf Course to Kitchener Street;

- Retain Residential RZ1 low density residential areas adjoining Red Hill Nature Reserve; and
- Cap the Old Deakin Tip and minimise damage to mature trees.

About Garran Residents' Association (GRA)

Garran residents have a long history of *[supporting the retention of the golf club]* opposing development on FGC. The current GRA was established in September 2019 *[The GRA was established 3.5 years after the current development on the golf course was proposed. The GRA was established by a group of Garran residents who totally ignored what was happening during those years until a development was proposed for the southern part of the golf course under the Integrated Plan]*. GRA is a multi-issue residents' association. As well as consultation about draft RHIP, we have already engaged in significant consultation about the proposed SPIRE development and expect that there will be many other issues of relevance to the group.

The GRA have letterbox dropped more than 1,000 households in the suburb to let them know of the Association's existence and to invite them to join the mailing list or the Facebook group. There are now more than 200 residents on the GRA Facebook group and over 150 Garran residents on the mailing list. *This is an attempt by the GRA to give the impression that they represent the Garran community. This is a gross distortion. The Bureau of Statistics report from 2016 states that there were 3,497 people residing in Garran of which 2,625 were over the age of 19. A very large number of residents have not joined the Facebook page in order to not give the GRA credibility.*

The role of GRA is to keep Garran residents informed about issues affecting the community and ensure that their views are represented. GRA representatives are engaged with Woden Valley Community Council *[but not formally elected to do so at a GRA meeting]*.

Obviously, there are diverse views within the Garran community about different aspects of the draft RHIP, however we are confident that this submission represents the majority of Garran residents based on a 2019 survey of Garran residents, the community petition, previous research with Garran residents conducted by ACT Govt and historical opposition towards development on Red Hill and surrounds *[these claims have all been dealt with]*.

Attitudes of Garran residents

Garran residents place a high value on the green space in and around the suburb, both for its recreational and biodiversity value. Garran residents have been opposing residential development on surrounding green space since the late 1990s. There have been eight previous attempts to develop parts of the Federal Golf Course, all of which have been opposed by large numbers of people in the Garran community *[This claim has been dealt with]*. The following initiatives demonstrate the attitudes of Garran residents:

a) Petition calling on the ACT Govt to retain existing green space in Hughes, Deakin and Garran

In 2017, more than 3100 people signed a petition calling on the ACT Government to retain existing green space in Hughes, Deakin and Garran and ensure that the Integrated Plan protects the Red Hill

Nature Reserve and the Federal Golf Course lease area, with adjacent open space blocks of land. This was the largest petition tabled in 2017.

This petition was tabled at the Legislative Assembly, sponsored by Ms Caroline Le Couteur MLA on 30 November 2017. The petition called on the ACT Government to:

- *Protect the iconic Red Hill natural environment;*
- *Retain existing green space in Hughes, Deakin, and Garran; and*
- *Ensure that the integrated plan for Red Hill, which has been called for by the Assembly, genuinely protects the Red Hill Nature Reserve and the Federal Golf Course lease area, together with the adjacent open space blocks of land and Section 66 Deakin (Kent Street).*

b) Attitudes to residential development on FGC amongst current Garran residents

The results of the survey conducted by the GRA are not valid. Conduct of the survey was not approved with a motion passed at a GRA meeting. The survey did not provide adequate background information to enable people to fully understand the issues on which they were being asked to give an opinion. The little background information which was provided contained selective quotes. The survey did not provide an adequate suite of questions, or options within each question, to reflect the full range of views held by people. The survey did not provide any information about the implications of the various options that people were to choose from. For example, if you ask someone if they support housing development on the golf course, as the survey did, most people will say no. However, if it is explained to the same people that the “housing” is needed for the golf club to survive most people will then say they support “housing” development if it means that the golf course can be retained.

The survey did not provide sufficient information about how the results of the survey were to be used other than to say the results would be used “to gauge the position of the Garran residents on these issues. The survey certainly did not indicate that there would be no discussion of the survey results and that the results would determine the approach now being pursued by the GRA.

Given the large number of people that were canvassed about joining the GRA and the large population of Garran, the number of people that completed the survey is very small. Given the flawed nature of the survey it is a nonsense to argue that because just over 70 people opposed housing development on the golf course, and without any discussion of the implications of that position, that the GRA is now to be guided by such a position in its future dealings on these matters. The same can be said of the other survey outcomes.

It must also be said that a large number of people did not participate in the survey because of its flawed and loaded nature. An additional problem was that the only way people could participate in the survey was to join the GRA mailing list and then the survey was sent to them. This was another reason why many people chose not to participate in the survey.

In October / November 2019, the GRA conducted an online survey to gauge the views of residents.

Objectives

The survey was designed to provide an indication of the attitudes of Garran residents to housing development in FGC and specifically to see if attitudes to development have changed since the petition in 2017.

Methodology

- Approximately 1000 houses in Garran were letterbox dropped and invited to join the Garran Residents Association (via the Facebook Group or the mailing list).
- The survey was announced on the Facebook group and Garran residents were invited to email garranresidentsassociation@gmail.com if they wanted to participate. An invitation to participate in the survey was then sent to their email address. All Garran residents who'd registered for the mailing list were automatically sent the survey.
- The survey was open for 19 days (26/10/2019 - 12/11/2019)
- The questionnaire was deliberately kept short (only 6 questions) to encourage more people to fill it out.
- The margin of error for this sample is 9.5%.

Sample

A total of 103 Garran residents participated in the survey *[an incredibly poor participation rate from which the following misleading percentages have been extracted]*.

Results

The survey results yielded a set of results that is in keeping with historical opposition to housing development on the Federal Golf Course by Garran residents.

Q. What is your position on housing development on site of the Federal Golf Club?

- Oppose 73%
- Undecided 16%
- Support 11%

The comments section provided insights into the undecided vote with some responses raising concerns about the Golf Club's ability to survive and concerns about what would happen if they did not.

Q. What is your position on building a road from Kitchener Street through the Hughes-Garran green space to enable housing development on the Federal Golf Club?

- Oppose 79%
- Support 12%
- Undecided 9%

Q. What is your position on the Garran Resident's Association working with Federal Golf Club, the Government and other stakeholders to identify alternative options to housing development to ensure the Club remains viable?

- Support 85%
- Undecided 10%

- Oppose 5%

The results indicate that a clear majority of respondents oppose housing development on the Federal Golf Course. They reinforce the petition calling on the ACT Government to retain existing green space in Hughes, Deakin and Garran and to ensure the Integrated Plan protects the Red Hill Nature Reserve and the Federal Golf Course lease area, with adjacent open space blocks of land and previous historic opposition to residential development of the FGC.

c) The Garran Neighbourhood Plan

This research is out of date and in relation to the Red Hill environment has been overtaken by work undertaken on the development of the draft Red Hill Integrated Plan.

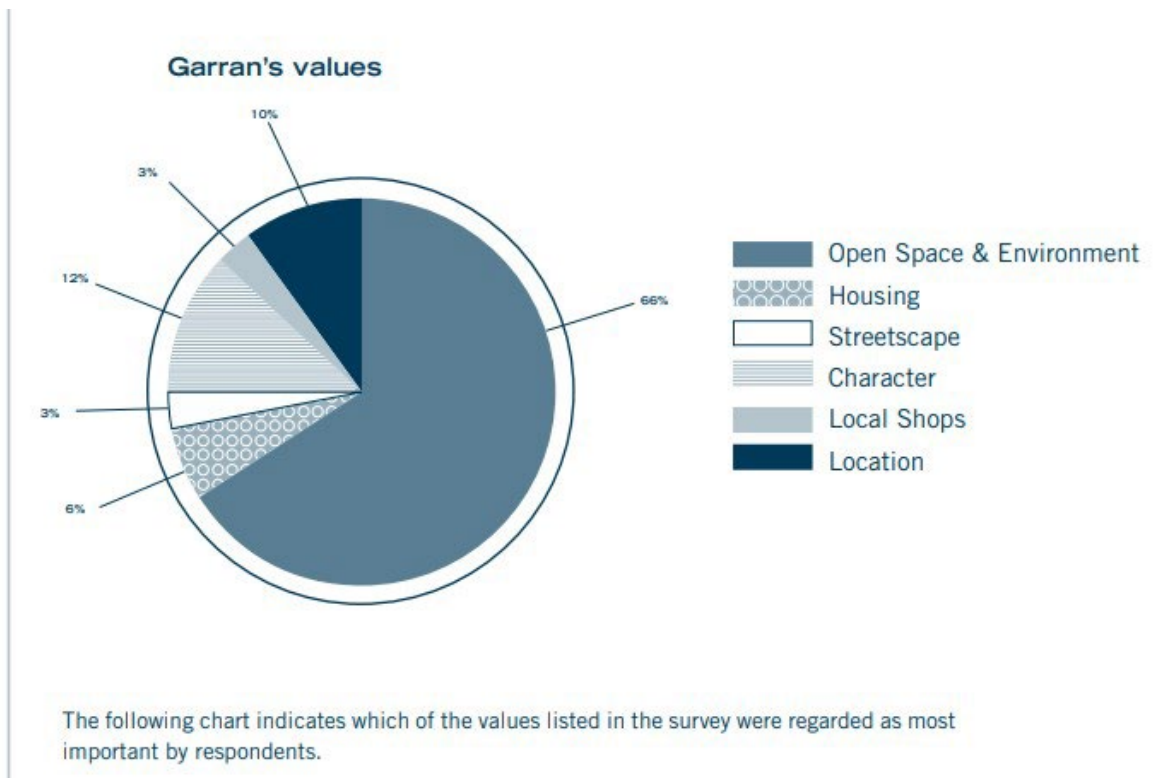
In 2004, the ACT Govt conducted extensive research with Garran residents as part of the development of the Garran Neighbourhood Plan. See:

https://www.planning.act.gov.au/_data/assets/pdf_file/0009/890568/garran-anp.pdf

Below are some extracts, highlighting the values of Garran residents:

“Garran residents who 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.”

Respondents were asked to choose a single factor that they valued most highly about living in Garran – 66% of them chose open space and environment, far outstripping any other factor. See chart below:



Garran's top twelve community values

Specific Values	Percentage
View and Vista	97
Green Space and Mature Trees	89
Visually Appealing Built Environment	89
Peace and Privacy	89
Safety	87
Close to Shops	87
Established Gardens	84
Diversity of Plants, Birds and Native animals	82
Green buffers between built forms	80
Established suburb	80
Mature Trees on Verges	80
Easy to move around	80

Here's a summary of the plan:

The Garran Neighbourhood Plan at a glance

The Neighbourhood Vision

Garran in the future will be a safe, peaceful and socially diverse neighbourhood comprised of a high quality sustainable residential area and a health care district of the highest standard serving the ACT and surrounding region. It will be a neighbourhood with a strong community spirit and a vibrant commercial heart, characterised by accessible green open spaces, bushland and recreational areas.

Key strategies for achieving the vision

Garran Local Centre:

- Reinforce Garran'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 will 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.

Please note the following key strategies which are highly relevant to the draft RHIP:

Urban Open Space:

- Redevelopment will 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.

As outlined above, we would welcome the opportunity to work collaboratively with EPSDD on an 'Option 5' for the Red Hill Integrated Plan that will have majority community support.

Convenor, Garran Residents Association
garranresidentsassociation@gmail.com

Deputy Convenor, Garran Residents Association
garranresidentsassociation@gmail.com

From: Sayers, Caroline
Sent: Tuesday, 16 June 2020 6:59 PM
To: Watts, Michaela
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

UNCLASSIFIED Sensitive

Ooops. Sorry I thought you had dealt with him before. He is MBark the developer for the proposal at the Federal Golf Club.

From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Tuesday, 16 June 2020 4:40 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

UNCLASSIFIED Sensitive

Hi Caroline - Who is David Consalvi?

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Tuesday, 16 June 2020 2:25 PM
To: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Cc: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

UNCLASSIFIED Sensitive

Hi David,

I think Michaela is your best bet for that information.

Good luck and thanks
Caroline

From: [REDACTED]@mbark.com.au>
Sent: Tuesday, 16 June 2020 12:08 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: Lei Chen <Lei.Chen@mbark.com.au>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

Hi Caroline

Out of Scope

I was hoping you would be able to request the GPS coordinates for the mapping that was completed by the conservator in the email below? It would be great if we could obtain this and any other information collected (tree size, hollows, species, etc.).

I am happy to reach out to Michaela direct too if that would be easiest.

Many thanks
David

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Monday, 19 August 2019 10:04 AM
To: [REDACTED]@mbark.com.au>
Subject: FW: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]
Importance: High

Hi David,

As discussed on Friday Please note the information below.

The information about ecological values was a rapid assessment undertaken by Government ecologists. It is not suitable for use as a technical document for advice about ecological values on site. A full ecological assessment by a qualified ecologist with experience in the ACT would be required to provide technical advice for the proponent. Ecologists from the Conservation Research Unit of ESPDD undertook a rapid assessment of the ecological values of 21 hectares of the southern end of the Federal Golf Course between the 13th and 17th of May 2019. This assessment was undertaken to support the development of an Integrated Plan for Red Hill, the assessment does not negate the need for a comprehensive assessment required to inform the planning of the site by the proponent.

Ecological values

The assessment identified approximately 115 remnant eucalypts that meet the definition of Mature Trees given in the Conservation Advice (Notifiable instrument NI2018–536) that supports the listing of the Loss of Mature Trees (including hollow bearing trees) and a lack of recruitment as a Key Threatening Process under the Nature Conservation Act (2014). Of these trees, 43 were of medium size (DBH50-80cm) and 72 were large trees (DBH >80cm), included in this count were 35 trees with a DBH>100cm. All remnant trees were either Yellow Box (*Eucalyptus melliodora*), Blakely's Red Gum (*E. blakelyi*) or Apple Box (*E. bridgesiana*).

Fifty-two of these Mature Trees had visible hollows, this is likely to be an underestimate of the actual number of Mature Trees bearing hollows. At least 128 hollows were counted in the Mature Trees, this total is also likely to be an underestimate.

Native grasses and forbs dominated the groundcover of nearly all of the “rough areas” of the golf course. It is estimated that approximately 12 hectares of the study area would meet the definition of native vegetation under the Nature Conservation Act (2014). These areas were dominated by a variety of native grasses such as Wallaby Grass (*Rytidosperma* spp.), Speargrass (*Austrostipa bigeniculata* and *A. scabra*), Weeping grass (*Microlaena stipoides*) and Couch (*Cynodon dactylon*). Native forbs were also sparsely distributed in these areas. Further assessment would be required to determine if the areas have a diversity of forbs sufficient to meet the EPBC requirements for classification as part of the box gum woodland endangered ecological community.

Bird surveys were not undertaken as part of this assessment however two significant species were observed; Superb Parrot and Gang-gang Cockatoo.

Thirteen Superb Parrots (listed as vulnerable in the ACT and nationally) were observed using the “rough” areas along the western border of the golf course. The birds were feeding in areas of native and exotic grass and roosting in a variety of remnant and planted trees. Birds were also observed moving from the golf course to the adjacent urban open space west of the course. Superb Parrots have also recently been recorded on the northern portion of the golf course (Canberra Nature Map records).

Three Gang-gang Cockatoos (listed as vulnerable in NSW) were observed in the same general area as the Superb Parrots. The Gang-gangs were roosting in remnant eucalypts on the golf course and moving between the golf course and the urban open space. Gang-gang Cockatoo's were recorded in 2014 undertaking breeding behaviour within 200 metres of the assessment area and Red Hill Nature reserve is an important breeding area for Gang-gang Cockatoo's, with over 40 breeding records recorded within 2km of the assessment area.

Bird surveys will be required to determine the presence and abundance of birds in the location and the potential for impact on protected species.

Early planning considerations

There are two main statutory documents that apply to the conservation of the ecological values outlined above. These are the; of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) and the Draft Superb Parrot Action Plan. Additional statutory requirements may be required subject to the outcomes of complete ecological assessments.

One of the key objective of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) is to restrict as far as possible, the loss of Mature Trees over 50cm DBH and hollow bearing trees.

Notifiable instrument NI2018–536 (Loss of Mature Native Trees) also states that;

- the loss of mature trees, especially scattered Blakely's Red Gum, is a key threatening process to the persistence of Super Parrot.

- Mature Trees such as those found in the assessment area are valued as stepping stones encouraging fauna movement and provide landscape and aesthetic values as well as socio-economic benefits.
- the largest trees, with a DBH of 80cm or more are particularly valuable for birds, 29% of ACT bird species are recorded exclusively in trees of this size.
- that the loss of Mature Trees on foothills and plains is a particular concern in the ACT.
- that hollows take at least 125 years to form in local eucalypt species and large hollows suitable for nesting of birds such as Gang-gang Cockatoo take at least 200 years to form.

Considering the ecological values of the assessment area the following recommendations are made to mitigate against the loss of Mature Trees:

- All mature trees should be retained. If this cannot be achieved priority should be given to the retention of the 72 remnant trees in the large size class but smaller trees should also be retained to ensure that this key habitat is maintained into the future.
- Approximately 14 hectares of the assessment area is classified as lower slopes and this area supports the majority of Mature Trees. Red Hill Nature Reserve does not contain any lower slope areas, so the presence of this landscape, containing large numbers of Mature Trees well connected to the reserve is likely to be important in the reserves overall ecological function. Priority should be given to the retention of Mature Trees in this landscape position along with improving their connectivity to the Nature Reserve.
- The Mature Trees in the assessment area contain at least 128 hollows. It is likely that the assessment area provides important habitat for Gang-gang Cockatoos and retention of trees with large hollows as well as those likely to form large hollows in the future is critical to maintaining the local population of Gang-gang Cockatoos. All trees with hollows of 10 cm diameter or larger should be retained.
- Superb Parrots use the assessment area and removal of Mature Trees is Key Threatening Process for these birds. It is likely that development of this area will require referral to the Commonwealth Government under the EPBC Act.

The Draft Superb Parrot Action Plan seeks to protect this species known breeding habitat and movement corridors. The Draft Action Plan also states that the ACT Government will explore options to protect potential future Superb Parrot breeding habitat or movement corridors on Territory Land. Due to the presence of Superb Parrots on golf course and highly suitable habitat (Scattered Blakely's Red Gum, grassy understorey, wide variety of food resources and lots of hollows) it is reasonable that the area be considered possible future breeding habitat. More research is required to determine where the Superb Parrots that use the golf course breed, and what corridors they use to move to and from the site.

The Draft Action Plan aims to manage woodland habitat to ensure the persistence of Superb Parrot breeding and foraging resources. Future studies by the proponent would need to give consideration as to how Superb Parrot habitat could be maintained and improved on the area.

It is important to note that full ecological assessment of the project site is required to determine the extent, quality and abundance of ecological values that exist.

Thanks again for the opportunity to provide these early comments based on the rapid field assessment of the southern end of the Federal Golf Course.

Regards
Michaela

Michaela Watts

Conservator Liaison | Conservator of Flora and Fauna

Phone: +61 2 6207 1831 | Email: michaela.watts@act.gov.au

Environment Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1 North, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Baines, Greg
Sent: Tuesday, 16 June 2020 3:30 PM
To: Watts, Michaela
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]
Attachments: Southern Federal Golf Club Mature Trees.xlsx; Threatened Birds FGC.xlsx

UNCLASSIFIED Sensitive

Hey there Mich!

How was the planning day? Out of Scope

Here are the co-ordinates for the trees we mapped and the locations of Superb Parrot and Gang Gang observations.

Let me know if you need anything else.

Cheers
Greg

From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Tuesday, 16 June 2020 3:17 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Subject: FW: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

UNCLASSIFIED Sensitive

Hey – remember the time you did that walk over of the Red hill Golf Course?
Do you have the GPS co-ords that could be sent to David?
Hope you're well 😊
Mic

From: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Sent: Tuesday, 16 June 2020 3:15 PM

To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

Thanks Caroline.

Thanks for your help Michaela. If you have any questions please don't hesitate to call me on [REDACTED].

Kind regards
David

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Tuesday, 16 June 2020 2:25 PM
To: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Cc: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

UNCLASSIFIED Sensitive

Hi David,

I think Michaela is your best bet for that information.

Good luck and thanks
Caroline

From: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Sent: Tuesday, 16 June 2020 12:08 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Subject: RE: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]

Hi Caroline

Out of Scope [REDACTED]

I was hoping you would be able to request the GPS coordinates for the mapping that was completed by the conservator in the email below? It would be great if we could obtain this and any other information collected (tree size, hollows, species, etc.).

I am happy to reach out to Michaela direct too if that would be easiest.

Many thanks
David

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Monday, 19 August 2019 10:04 AM
To: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Subject: FW: 20190531 Conservators assessment of the southern end of the Golf Course (A20559955) [DLM=Sensitive]
Importance: High

Hi David,

As discussed on Friday Please note the information below.

The information about ecological values was a rapid assessment undertaken by Government ecologists. It is not suitable for use as a technical document for advice about ecological values on site. A full ecological assessment by a qualified ecologist with experience in the ACT would be required to provide technical advice for the proponent. Ecologists from the Conservation Research Unit of ESPDD undertook a rapid assessment of the ecological values of 21 hectares of the southern end of the Federal Golf Course between the 13th and 17th of May 2019. This assessment was undertaken to support the development of an Integrated Plan for Red Hill, the assessment does not negate the need for a comprehensive assessment required to inform the planning of the site by the proponent.

Ecological values

The assessment identified approximately 115 remnant eucalypts that meet the definition of Mature Trees given in the Conservation Advice (Notifiable instrument NI2018–536) that supports the listing of the Loss of Mature Trees (including hollow bearing trees) and a lack of recruitment as a Key Threatening Process under the Nature Conservation Act (2014). Of these trees, 43 were of medium size (DBH50-80cm) and 72 were large trees (DBH >80cm), included in this count were 35 trees with a DBH>100cm. All remnant trees were either Yellow Box (*Eucalyptus melliodora*), Blakely's Red Gum (*E. blakelyi*) or Apple Box (*E. bridgesiana*).

Fifty-two of these Mature Trees had visible hollows, this is likely to be an underestimate of the actual number of Mature Trees bearing hollows. At least 128 hollows were counted in the Mature Trees, this total is also likely to be an underestimate.

Native grasses and forbs dominated the groundcover of nearly all of the "rough areas" of the golf course. It is estimated that approximately 12 hectares of the study area would meet the definition of native vegetation under the [Nature Conservation Act \(2014\)](#). These areas were dominated by a variety of native grasses such as Wallaby Grass (*Rytidosperma* spp.), Speargrass (*Austrostipa bigeniculata* and *A. scabra*), Weeping grass (*Microlaena stipoides*) and Couch (*Cynodon dactylon*). Native forbs were also

sparsely distributed in these areas. Further assessment would be required to determine if the areas have a diversity of forbs sufficient to meet the EPBC requirements for classification as part of the box gum woodland endangered ecological community.

Bird surveys were not undertaken as part of this assessment however two significant species were observed; Superb Parrot and Gang-gang Cockatoo.

Thirteen Superb Parrots (listed as vulnerable in the ACT and nationally) were observed using the “rough” areas along the western border of the golf course. The birds were feeding in areas of native and exotic grass and roosting in a variety of remnant and planted trees. Birds were also observed moving from the golf course to the adjacent urban open space west of the course. Superb Parrots have also recently been recorded on the northern portion of the golf course (Canberra Nature Map records).

Three Gang-gang Cockatoos (listed as vulnerable in NSW) were observed in the same general area as the Superb Parrots. The Gang-gangs were roosting in remnant eucalypts on the golf course and moving between the golf course and the urban open space. Gang-gang Cockatoo’s were recorded in 2014 undertaking breeding behaviour within 200 metres of the assessment area and Red Hill Nature reserve is an important breeding area for Gang-gang Cockatoo’s, with over 40 breeding records recorded within 2km of the assessment area.

Bird surveys will be required to determine the presence and abundance of birds in the location and the potential for impact on protected species.

Early planning considerations

There are two main statutory documents that apply to the conservation of the ecological values outlined above. These are the; of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) and the Draft Superb Parrot Action Plan. Additional statutory requirements may be required subject to the outcomes of complete ecological assessments.

One of the key objective of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) is to restrict as far as possible, the loss of Mature Trees over 50cm DBH and hollow bearing trees.

Notifiable instrument NI2018–536 (Loss of Mature Native Trees) also states that;

- the loss of mature trees, especially scattered Blakely’s Red Gum, is a key threatening process to the persistence of Super Parrot.
- Mature Trees such as those found in the assessment area are valued as stepping stones encouraging fauna movement and provide landscape and aesthetic values as well as socio-economic benefits.
- the largest trees, with a DBH of 80cm or more are particularly valuable for birds, 29% of ACT bird species are recorded exclusively in trees of this size.
- that the loss of Mature Trees on foothills and plains is a particular concern in the ACT.
- that hollows take at least 125 years to form in local eucalypt species and large hollows suitable for nesting of birds such as Gang-gang Cockatoo take at least 200 years to form.

Considering the ecological values of the assessment area the following recommendations are made to mitigate against the loss of Mature Trees:

- All mature trees should be retained. If this cannot be achieved priority should be given to the retention of the 72 remnant trees in the large size class but smaller trees should also be retained to ensure that this key habitat is maintained into the future.

- Approximately 14 hectares of the assessment area is classified as lower slopes and this area supports the majority of Mature Trees. Red Hill Nature Reserve does not contain any lower slope areas, so the presence of this landscape, containing large numbers of Mature Trees well connected to the reserve is likely to be important in the reserves overall ecological function. Priority should be given to the retention of Mature Trees in this landscape position along with improving their connectivity to the Nature Reserve.
- The Mature Trees in the assessment area contain at least 128 hollows. It is likely that the assessment area provides important habitat for Gang-gang Cockatoos and retention of trees with large hollows as well as those likely to form large hollows in the future is critical to maintaining the local population of Gang-gang Cockatoos. All trees with hollows of 10 cm diameter or larger should be retained.
- Superb Parrots use the assessment area and removal of Mature Trees is Key Threatening Process for these birds. It is likely that development of this area will require referral to the Commonwealth Government under the EPBC Act.

The Draft Superb Parrot Action Plan seeks to protect this species known breeding habitat and movement corridors. The Draft Action Plan also states that the ACT Government will explore options to protect potential future Superb Parrot breeding habitat or movement corridors on Territory Land. Due to the presence of Superb Parrots on golf course and highly suitable habitat (Scattered Blakely's Red Gum, grassy understorey, wide variety of food resources and lots of hollows) it is reasonable that the area be considered possible future breeding habitat. More research is required to determine where the Superb Parrots that use the golf course breed, and what corridors they use to move to and from the site.

The Draft Action Plan aims to manage woodland habitat to ensure the persistence of Superb Parrot breeding and foraging resources. Future studies by the proponent would need to give consideration as to how Superb Parrot habitat could be maintained and improved on the area.

It is important to note that full ecological assessment of the project site is required to determine the extent, quality and abundance of ecological values that exist.

Thanks again for the opportunity to provide these early comments based on the rapid field assessment of the southern end of the Federal Golf Course.

Regards
Michaela

Michaela Watts

Conservator Liaison | Conservator of Flora and Fauna

Phone: +61 2 6207 1831 | Email: michaela.watts@act.gov.au

Environment Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1 North, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this

transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Tree#	Easting	Northing	Species	Hollows	number of	DBH
112	691691	6087592	euca blak	no		50
39	691492	6087686	euca blak	no		52
66	691629	6087653	euca blak	no		52
114	691706	6087597	euca brid	no		52
79	690601	6087791	euca blak	no		53
49	691482	6087424	euca mell	no		54
29	691438	6087644	dead stag	yes	1	54
34	691587	6087822	euca mell	no		55
12	691278	6087524	euca mell	no		56
13	691282	6087489	dead stag	no		56
57	691667	6087566	euca mell	no		58
107	691730	6087549	euca mell	no		58
115	691694	6087616	euca mell	no		59
62	691567	6087599	euca mell	yes	1	60
67	691626	6087675	euca blak	yes	6	60
6	691268	6087762	euca mell	no		61
16	691385	6087454	euca blak	no		61
58	691654	6087563	euca brid	no		62
72	691578	6087692	euca blak	no		62
96	691714	6087640	euca mell	no		62
48	691475	6087426	euca blak	yes	4	62
70	691615	6087679	euca blak	yes	2	62
69	691617	6087696	euca blak	no		63
59	691587	6087552	dead stag	yes	3	64
97	691724	6087640	euca mell	no		67
35	691538	6087818	dead stag	yes	2	67
37	691481	6087762	dead stag	yes	3	67
17	691360	6087491	euca blak	yes	2	69
3	691303	6087792	euca mell	yes	3	70
10	691288	6087559	euca mell	yes	2	70
89	691698	6087796	euca blak	no		71
68	691629	6087689	euca blak	yes	3	71
41	691509	6087594	euca mell	no		72
22	691375	6087527	euca blak	no		73
46	691420	6087408	euca blak	no		73
77	691588	6087758	euca mell	yes	1	75
111	691712	6087580	euca mell	no		76
113	691698	6087596	euca blak	no		76
63	691621	6087625	euca brid	no		77
99	691727	6087627	euca mell	yes	2	77
19	691362	6087500	dead stag	no		78
32	691405	6087914	euca brid	no		78
106	691734	6087545	euca brid	no		79
102	691645	6087454	euca brid	no		80
5	691262	6087776	euca mell	no		81
56	691667	6087539	euca mell	no		81
84	691683	6087937	euca mell	no		81
55	691589	6087515	euca mell	yes	1	81
92	691717	6087693	euca mell	no		82

4	691310	608771	euca mell	yes	2	82
1	691260	6087852	euca mell	yes	3	83
2	691299	6087774	euca mell	yes	4	83
53	691565	6087419	euca blak	yes	7	84
74	691606	6087705	euca blak	yes	1	84
64	691627	6087617	euca brid	no		85
88	691681	6087806	euca mell	no		85
85	691686	6087868	euca blak	no		86
86	691689	6087870	euca mell	no		86
7	691284	6087661	euca mell	yes	4	86
21	691394	6087514	dead stag	yes	1	86
80	691616	6087789	euca blak	yes	1	87
93	691711	6087674	euca blak	yes	1	87
27	691416	6087603	euca mell	no		88
51	691513	6087421	euca blak	yes	1	89
47	691463	6087412	euca brid	no		90
60	691568	6087555	euca mell	yes	3	90
78	691612	6087781	euca mell	yes	1	91
24	691357	6087563	euca mell	yes	1	92
50	691505	6087409	euca mell	no		94
75	691610	6087729	euca blak	yes	1	94
100	691620	6087447	euca blak	yes	1	94
38	691522	6087741	euca mell	no		95
73	691587	6087707	dead stag	yes	1	96
81	691600	6087807	dead stag	yes	1	96
33	691469	6087226	euca mell	no		98
36	691503	6087788	dead stag	no		98
23	691359	6087539	euca mell	yes	1	98
61	691561	6087581	euca mell	yes	2	98
54	691542	6087510	euca mell	no		99
103	691657	6087486	euca brid	yes	1	99
11	691300	6087565	euca mell	yes	2	100
9	691337	6087638	euca mell	yes	9	101
83	691663	6087926	euca mell	yes	5	101
101	691650	6087440	euca mell	yes	1	101
52	691525	6087437	dead stag	yes	1	103
110	691715	6087589	euca mell	no		104
95	691704	6087653	euca mell	yes	1	104
15	691309	6087477	dead stag	no		105
109	691724	6087591	euca mell	no		107
105	691693	6087492	euca brid	no		109
8	691311	6087632	euca mell	no		110
90	691699	6087761	euca mell	no		110
25	691367	6087579	euca mell	no		112
31	691408	6087811	dead stag	yes	7	113
18	691364	6087496	euca blak	no		116
43	691461	6087490	euca brid	no		116
71	691570	6087661	dead stag	yes	1	116
26	691398	6087601	euca mell	yes	1	117
42	691489	6087497	euca mell	no		119

28	691432	6087610	euca mell	yes	1	119
91	691679	6087729	euca mell	yes	1	120
87	691678	6087846	euca mell	no		125
94	691689	6087668	euca blak	yes	1	126
20	691375	6087510	euca mell	yes	2	128
82	691612	6087814	euca mell	yes	1	131
30	691429	6087710	euca mell	no		132
45	691429	6087420	euca brid	no		132
108	691735	6087587	euca mell	no		133
98	691725	6087629	euca mell	no		139
76	691609	6087765	euca blak	yes	12	154
104	691661	6087486	euca brid	no		158
14	691283	6087486	euca brid	no		161
40	691505	6087565	euca mell	yes	2	170
65	691636	6087627	euca brid	yes	2	181
44	691426	6087441	euca brid	yes	4	264

Easting	Northing	species	numb indiv
691263	6087898	Superb Pai	10
691306	6087746	Superb Pai	3
691326	6088088	Superb Pai	2
691278	6087524	Gang Gang	1
691315	6088070	Gang Gang	2

From: Terrplan
Sent: Thursday, 20 August 2020 12:14 PM
To: [REDACTED]
Subject: Emailing: Federal Golf Club ecological values
Attachments: Federal Golf Club ecological values.pdf

OFFICIAL

Hi [REDACTED]

The Conservator's office has given me the OK to send you the field assessment undertaken for the southern end of the Federal Golf Course. The information about ecological values was a rapid assessment undertaken by Government ecologists. It is not suitable for use as a technical document for advice about ecological values on site.

Many thanks
Caroline Sayers on behalf of the
Territory Plan Section

Territory Plan Section | General Enquiries Inbox

Email: terrplan@act.gov.au

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

Federal Golf Club ecological values

Background

Ecologists from the Conservation Research Unit of ESPDD undertook a rapid assessment of the ecological values of 21 hectares of the southern end of the Federal Golf Course between the 13th and 17th of May 2019. This assessment was undertaken to support the development of an Integrated Plan for Red Hill, the assessment does not negate the need for a comprehensive assessment required by the development application process.

Ecological values

The assessment identified 115 remnant eucalypts that meet the definition of Mature Trees given in the Conservation Advice (Notifiable instrument NI2018–536) that supports the listing of the Loss of Mature Trees (including hollow bearing trees) and a lack of recruitment as a Key Threatening Process under the Nature Conservation Act (2014). Of these trees, 43 were of medium size (DBH50-80cm) and 72 were large trees (DBH >80cm), included in this count were 35 trees with a DBH>100cm. All remnant trees were either Yellow Box (*Eucalyptus melliodora*), Blakely's Red Gum (*E. blakelyi*) or Apple Box (*E. bridgesiana*).

Fifty-two of these Mature Trees had visible hollows, this is likely to be an underestimate of the actual number of Mature Trees bearing hollows. At least 128 hollows were counted in the Mature Trees, this total is also likely to be an underestimate.

Native grasses and forbs dominated the groundcover of nearly all of the “rough areas” of the golf course. It is estimated that approximately 12 hectares of the study area would meet the definition of native vegetation under the Nature Conservation Act (2014). These areas were dominated by a variety of native grasses such as Wallaby Grass (*Rytidosperma* spp.), Speargrass (*Austrostipa bigeniculata* and *A. scabra*), Weeping grass (*Microlaena stipoides*) and Couch (*Cynodon dactylon*). Native forbs were also sparsely distributed in these areas. None of the areas had a diversity of forbs sufficient to meet the EPBC requirements for classification as part of the box gum woodland endangered ecological community.

Bird surveys were not undertaken as part of this assessment however two significant species were observed; Superb Parrot and Gang-gang Cockatoo.

Thirteen Superb Parrots (listed as vulnerable in the ACT and nationally) were observed using the “rough” areas along the western border of the golf course. The birds were feeding in areas of native and exotic grass and roosting in a variety of remnant and planted trees. Birds were also observed moving from the golf course to the adjacent urban open space west of the course. Superb Parrots have also recently been recorded on the northern portion of the golf course (Canberra Nature Map records).

Three Gang-gang Cockatoos (listed as vulnerable in NSW) were observed in the same general area as the Superb Parrots. The Gang-gangs were roosting in remnant eucalypts on the golf course and moving between the golf course and the urban open space. Gang-gang Cockatoo's were recorded in 2014 undertaking breeding behaviour within 200 metres of the assessment area and Red Hill Nature reserve is an important breeding area for Gang-gang Cockatoo's, with over 40 breeding records recorded within 2km of the assessment area.

Planning considerations

There are two main statutory documents that apply to the conservation of the ecological values outlined above. These are the; of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) and the Draft Superb Parrot Action Plan.

One of the key objective of Notifiable instrument NI2018–536 (Loss of Mature Native Trees) is to restrict as far as possible, the loss of Mature Trees over 50cm DBH and hollow bearing trees.

Notifiable instrument NI2018–536 (Loss of Mature Native Trees) also states that;

- the loss of mature trees, especially scattered Blakely's Red Gum, is a key threatening process to the persistence of Super Parrot.
- Mature Trees such as those found in the assessment area are valued as stepping stones encouraging fauna movement and provide landscape and aesthetic values as well as socio-economic benefits.
- the largest trees, with a DBH of 80cm or more are particularly valuable for birds, 29% of ACT bird species are recorded exclusively in trees of this size.
- that the loss of Mature Trees on foothills and plains is a particular concern in the ACT.
- that hollows take at least 125 years to form in local eucalypt species and large hollows suitable for nesting of birds such as Gang-gang Cockatoo take at least 200 years to form.

Considering the ecological values of the assessment area the following recommendations are made to mitigate against the loss of Mature Trees;

- All mature trees should be retained. If this cannot be achieved priority should be given to the retention of the 72 remnant trees in the large size class but smaller trees should also be retained to ensure that this key habitat is maintained into the future.
- Approximately 14 hectares of the assessment area is classified as lower slopes and this area supports the majority of Mature Trees. Red Hill Nature Reserve does not contain any lower slope areas, so the presence of this landscape, containing large numbers of Mature Trees well connected to the reserve is likely to be important in the reserves overall ecological function. Priority should be given to the retention of Mature Trees in this landscape position along with improving their connectivity to the Nature Reserve.
- The Mature Trees in the assessment area contain at least 128 hollows. It is likely that the assessment area provides important habitat for Gang-gang Cockatoos and retention of trees with large hollows as well as those likely to form large hollows in the future is critical to maintaining the local population of Gang-gang Cockatoos. All trees with hollows of 10 cm diameter or larger should be retained.
- Superb Parrots use the assessment area and removal of Mature Trees is Key Threatening Process for these birds. It is likely that development of this area will require referral to the Commonwealth Government under the EPBC Act.

The Draft Superb Parrot Action Plan seeks to protect this species known breeding habitat and movement corridors. The assessment area is not currently regarded as breeding or movement habitat. The Draft Action Plan also states that the ACT Government will explore options to protect potential future Superb Parrot breeding habitat or movement corridors on Territory Land. Due to the presence of Superb Parrots on golf course and highly suitable habitat (Scattered Blakely's Red Gum, grassy understorey, wide variety of food resources and lots of hollows) it is reasonable that the area be considered possible future breeding habitat. If the lease was returned to the ACT Government the assessment areas could receive formal protection. More research is required to determine where the Superb Parrots that use the golf course breed, and what corridors they use to move to and from the site.

The Draft Action Plan aims to manage woodland habitat to ensure the persistence of Superb Parrot breeding and foraging resources. If the assessment areas was to be developed, consideration would have to be given to how some Superb Parrot habitat could be maintained and improved on the area.

Conclusion

The 21 hectares of land assessed in the southern section of the Federal Golf Club supports valuable habitat for two threatened birds, is likely to contribute to the overall fauna diversity and function of Red Hill Nature Reserve and includes 115 trees whose removal for development purposes would constitute a Key Threatening Process under the Nature Conservation Act. Additional surveys of Superb Parrot movement and overall bird diversity on the site are required before any final decision is made on the future of the assessment site.

Sch 1 1.14

From: Mulvaney, Michael
Sent: Monday, 9 November 2020 4:54 PM
To: Baines, Greg; Watts, Michaela; Larson, Eliza
Subject: RE: Red Hill Integrated Plan

UNOFFICIAL

Thanks greg

The 262 year old Yellow Box tree is also a known Gang Gang nest tree

Cheers michael

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Monday, 9 November 2020 2:47 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>; Mulvaney, Michael <Michael.Mulvaney@act.gov.au>; Larson, Eliza <Eliza.Larson@act.gov.au>
Subject: Red Hill Integrated Plan

UNOFFICIAL

Hi all,

A little while ago I surveyed the remnant tress on the southern half of the Federal Golf club to assess the potential impacts of the proposed golf club residential development.

I finally had a chance to develop estimates of age of remnant trees on the golf extrapolated from the data John Bank collected on the dendrochronology on Yellow Box trees.

Of course these are only estimates. The map shows the maximum estimated ages of trees. Depending on the way I fit the data the oldest trees is 377-522 years old. I have extrapolated the data to Blakey's Red Gum and Apple Box which probably builds in some extra error. Nonetheless it is a data driven model and gives an estimate of age.

The 522 year old Apple Box was a seedling when Charles the V was declared Holy Roman Emperor and the last wild wolves were exterminated in England.

I am tempted to ask Mary Mudford about traditional owners relationship to the oldest of these trees. Generations of Ngunnawal people would have known each of these individual trees before the coming of Europeans. Even if the trees bear no markings and the places are not culturally significant it is hard to believe that these living sentinels wouldn't be an important link between TO's and their land.

Anyway, this is something to keep in mind when this issue raises it's hed again.

Greg

From: Baines, Greg
Sent: Tuesday, 2 November 2021 8:56 PM
To: Watts, Michaela
Subject: RE: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

OFFICIAL

Sounds like a plan 😊

From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Tuesday, 2 November 2021 1:22 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Subject: Fwd: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

You, me and a birdo of your choosing are going to look at this next week, ok?

Get [Outlook for Android](#)

From: EPSDD DLO <EPSDDLO@act.gov.au>
Sent: Tuesday, November 2, 2021 1:06:26 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>; EPSDD DLO <EPSDDLO@act.gov.au>
Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>
Subject: RE: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

OFFICIAL

No urgency so next week should be fine. I'll set it up as a DLO request.

Thanks Michaela 😊

Tash

From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Tuesday, 2 November 2021 12:56 PM
To: EPSDD DLO <EPSDDDL0@act.gov.au>
Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>
Subject: Re: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

Hi Tash -

if this can wait until next week I'd be happy go out with an ecologist to look at the trees. Otherwise Greg Baines might be available- he did the rapid site assessment and knows the site.

Thanks again!
Michaela

Get [Outlook for Android](#)

From: EPSDD DLO <EPSDDDL0@act.gov.au>
Sent: Tuesday, November 2, 2021 11:28:45 AM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>
Subject: FW: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

OFFICIAL

Hi Michaela
Revisiting this one now with easing of restrictions.

Thanks

Tash

Anastasia Hartwig | Directorate Liaison Officer
Ph: 02 6207 0701 | E: epsdddlo@act.gov.au
Environment, Planning and Sustainable Development Directorate | ACT Government

From: EPSDD DLO <EPSDDDLO@act.gov.au>
Sent: Friday, 13 August 2021 12:58 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>
Subject: RE: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

OFFICIAL

Afternoon All

So just to clarify from my end. As per Ministers request. Will a site visit with an ecologist/environmental planner (once a site visit is permitted) be offered to both constituents?

Just so I can feed back to MO, perhaps I set up a DLO request for feedback (I'll set a date into the future). Does this sound reasonable?

The Minister has requested that an ecologist/environmental planner from the Directorate go out to meet the individuals at the site briefly so that they can show them the tree/s of concerns. If appropriate, the ecologist/ environmental planner could then educate the concerned individuals about the planning processes in place and yet to go through that would protect such a nesting tree if it were found.

Thanks

Tash

Anastasia Hartwig | Directorate Liaison Officer
Ph: 02 6207 0701 | E: epsdddlo@act.gov.au
Environment, Planning and Sustainable Development Directorate | ACT Government

From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Thursday, 12 August 2021 10:41 AM
To: Walker, IanS <IanS.Walker@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>

Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>; EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: Re: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

Yes, Greg is working on a response

Get [Outlook for Android](#)

From: Walker, IanS <IanS.Walker@act.gov.au>

Sent: Thursday, August 12, 2021 10:23:21 AM

To: Watts, Michaela <Michaela.Watts@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>

Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>; EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: FW: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

OFFICIAL

Mic and Stacey

Are you available/able to take this on (or one of your team)

Ian Walker

Executive Group Manager | Environment, Heritage & Water

ph: +61 2 6205 9027 m: [REDACTED] e: IanS.Walker@act.gov.au

Environment, Planning and Sustainable Development Directorate

Naas Neighbourhood, Level 2, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2602 www.environment.act.gov.au

We acknowledge and celebrate the Ngunnawal peoples whose traditional lands we work on and pay our respect to elders past and present

From: Sutton, Paula <Paula.Sutton@act.gov.au>

Sent: Thursday, 12 August 2021 9:39 AM

To: EPSDD DLO <EPSDDDLO@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>

Subject: Gang gang nesting tree at the southern end of the Federal golf course site - Minister requesting an ecologist to attend the site with community member

Hi Ian, hi Tash,

We are getting repeated claims about there being nesting trees for gang gangs on the southern end of the Federal golf course that are in an area marked for development. They have claimed that they 'have mapped the nests' and that 'information is in the public domain' (the primary names are Ian Mackay, Travis Martine) are wanting to get the Minister out to show her the nesting tree.

The Minister has requested that an ecologist/environmental planner from the Directorate go out to meet the individuals at the site briefly so that they can show them the tree/s of concerns. If appropriate, the ecologist/ environmental planner could then educate the concerned individuals about the planning processes in place and yet to go through that would protect such a nesting tree if it were found.

Does this sound reasonable to you? Please let me know if there's anything you'd like to discuss or any concerns.

Thank you.

Kind regards,
Paula

Paula Sutton | Adviser to **Rebecca Vassarotti MLA**

ACT Greens Member for Kurrajong | Minister for the Environment; Minister for Heritage; Minister for Homelessness and Housing Services; Minister for Sustainable Building and Construction
t: (02) 620 73779 | e: vassarotti@act.gov.au

Follow Rebecca on [Facebook](#) and [Twitter](#)

The Greens acknowledge Aboriginal and Torres Strait Islander peoples' relationship with the land and water and their rights and obligations as Traditional Custodians must be respected. As sovereignty was never ceded, the Greens recognise that to become a truly reconciled nation, we must act to empower, listen to, and support Aboriginal and Torres Strait Islander peoples, their families and communities.



From: [REDACTED]@mbark.com.au>
Sent: Thursday, 9 December 2021 12:31 PM
To: Sayers, Caroline
Cc: Kaucz, Alix; Adam Somerville
Subject: RE: DV384 - queries
Attachments: Members Information Booklet_Woodland Area.pdf

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Caroline

Sorry for the delay in responding, see my responses below.

1. Yes, please see the attached plan that was endorsed by the Federal Golf Club members in 2016.
2. We are completing our final surveys as we speak and anticipate we will submit the referral in January/February next year. We understand that the statutory timeframe for a response from the Department is 20 business days.
3. We estimate that the maximum land area required within the club's lease area is 6.5 Ha. This includes the area for the retirement village, the access driveway and potential ponds which will capture stormwater from the village in addition to course run-off. It does not include other water storage works that will be part of any future application, golf hole changes required to accommodate the retirement village footprint, the footprint for the renewal of the clubhouse and associated facilities, changes to the course maintenance facilities and the area required for the access road on the land containing the scouts hall.
4. The maximum height within the development will be three storeys. We propose that this would exclude those parts of the buildings that are predominately below the dated survey levels, as due to the topography of the site some exposure of basement parking may be above ground level in certain areas. Unfortunately we have not developed designs for the retirement village at all. All work to date has been on the golf course redesign and ecological surveys to avoid areas of significant value.
5. I confirm that the list of PRZ2 uses attached to your email below, with the exclusion of hotel and motel and with the addition of retirement village (maximum 125 units), matches the list of uses we will need as part of our retirement village application.

Please let me know if you need anything further.

Kind regards
David

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Friday, 26 November 2021 10:38 AM
To: [REDACTED]@mbark.com.au>
Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: DV384 - queries
Importance: High

OFFICIAL

Hi David,

It's been a long haul. I am tidying up some loose ends on DV384 before sending it out for a final round of agency consultation. Can you advise on the following:

1. Do you have a rough idea (preferably mapped) of the area of land likely to be included into the nature reserve (either voluntarily or as part of an offset, if needed)?
2. Have you progressed the EPBC referral for the retirement village, and if so what is the likely timing of that outcome?
3. What is the maximum area of land in 'ha' that you require for the retirement village and associated infrastructure and services?
4. What are the building height you are proposing? Do you any plans about where on the site the various building will be located, particularly the taller building elements.
5. Below is a screen shot of the uses that are currently permitted in the PRZ2 restricted access recreation zone. DV384 will be doing two things:
 - Prohibiting a number of uses from this list anywhere on the site including: club (other than the golf club); hotel and motel.
 - Including a new permitted use – at the southern end of the golf course being – retirement village maximum 125 units.
 - My question to you is, what is the full range of uses you are seeking within the development of the retirement village? Does this list cover all those uses?

**MINIMUM ASSESSMENT TRACK
MERIT**

Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.

Development	
ancillary use	major road
aquatic recreation facility	MAJOR UTILITY INSTALLATION
car park	minor road
child care centre	minor use
club	motel
communications facility	outdoor recreation facility
community activity centre	parkland
consolidation	playing field
demolition	public agency
development in a location and of a type identified in a precinct map as additional merit track development	sign
educational establishment	subdivision
guest house	temporary use
hotel	varying a lease (where not prohibited, code track or impact track assessable)
indoor recreation facility	

**MINIMUM ASSESSMENT TRACK
IMPACT**

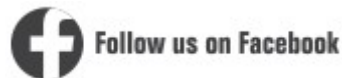
Development listed below requires a development application and is assessed in the impact track

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all

copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Conservation area



Proposed area for conservation management

Clubhouse

A clubhouse is a vital piece of infrastructure to any golf course, particularly one with the prestige of FGC. Equally, a premium over 55s lifestyle development such as the one proposed by Mbark must include commensurate lifestyle facilities for the residents to enjoy.

Members of The Board have visited The Lodge at Wivenhoe Village and The Enclave at The Arbour, Berry, the private residents facilities at each of the existing Mbark over 55s communities. These buildings are of a standard that is commensurate with the premium nature of the homes at each community, and the level of finish and inclusions would integrate well with the needs of the golfing community at FGC.

The following images capture some of the key elements of these buildings and seek to highlight the level of finish and fit out.

From: Baines, Greg
Sent: Wednesday, 15 December 2021 11:45 AM
To: Watts, Michaela
Subject: RE: FOR COMMENT: Due 7/1/22 - DV384 Red Hill Section 56 part of block 1

OFFICIAL

Hi Mic,

My suggested additions to Element 9 are in red.

I have also suggested that another table be added to the Garran Precinct Code that stipulates the environmental assessments and process required for the access road.

Let me know what you think

Element 9: Environment

Rules	Criteria
9.1 Ecological values	
R26 An ecological assessment of the site is prepared for endorsement of the Conservator of Flora and Fauna and includes all of the following: a) identification of the ecological values of the site b) assessment of the potential impacts of development on the ecological values of the site this must include an assessment of the impacts on Gang-gang Cockatoo, Superb Parrot, Mature Native Trees and wildlife connectivity and movement, light spill on bats, along with other identified values	This is a mandatory rule. There is no applicable criterion

Rules	Criteria
<p>c) An avoidance plan that identifies critical ecological values that must be protected from development impacts and maintained into the future.</p> <p>d) strategies to minimise the residual impacts of development on the ecological values of the site including:</p> <ul style="list-style-type: none"> (i) the location of the <i>retirement village</i> buildings, structures and associated infrastructure and facilities to minimise loss of ecological values on the site (ii) preparation of a landscape plan to enhance and protect existing ecological values of the site including use of locally endemic native species (iii) enhancement of the existing natural corridors and connections through the site that link the surrounding open space network to the Red Hill Nature Reserve (iv) Identification of any environmental offsets associated with development of the site. 	

RC1 – Kitchener Street Access

Element 1: Site access

Rules	Criteria
1.1 Roads	
<p>R1</p> <p>Development of a <i>road</i> intended to provide access to a <i>retirement village</i> at the Federal Golf Course must comply with all of the following:</p> <ul style="list-style-type: none"> a) a public <i>road</i> is constructed to provide access to the <i>retirement village</i> at the Federal Golf Course b) the <i>road</i> must utilise the existing intersection of Kitchener Street and the stub road that provides existing access to the block c) the <i>road</i> must be setback a minimum 50 metres from residential blocks d) development of the <i>road</i> does not diminish or inhibit recreational opportunities and maintenance of ecological values on the balance of the site. 	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p>R2</p> <p>The following is endorsed by TCCS:</p> <ul style="list-style-type: none"> a) the design and construction of the public <i>road</i> b) the design and construction of the upgrade to intersection of the <i>road</i> with Kitchener Street is upgraded consistent with TCCS standards and requirements c) any necessary upgrades to Kitchener Street necessary to accommodate the traffic generated by the <i>retirement village</i>. 	<p>This is a mandatory rule. There is no applicable criterion.</p>
1.2 Offsite works	

Rules	Criteria
<p>R3</p> <p>The following offsite works are endorsed by TCCS:</p> <p>a) restoration of and provision for recreational opportunities on the balance of the block as impacted by the <i>road</i></p> <p>b) restoration of and provision for landscaping associated with ecological values links and corridors on the site as impacted by the <i>road</i>.</p>	<p>This is a mandatory rule. There is no applicable criterion</p>

Should this include an additional element table specifying environmental investigations that are required for the road???

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Sent: Monday, 13 December 2021 9:37 AM

To: Cooney, Rosie <Rosie.Cooney@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Lynch, Jasmyn <Jasmyn.Lynch@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Gould, Kristy <Kristy.Gould@act.gov.au>; Glennon, Chris <Chris.Glennon@act.gov.au>; Jans, Edwina <Edwina.Jans@act.gov.au>; Walters, Daniel <Daniel.WALTERS@act.gov.au>

Cc: Iglesias, Daniel <Daniel.Iglesias@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>

Subject: FOR COMMENT: Due 7/1/22 - DV384 Red Hill Section 56 part of block 1

OFFICIAL

Good morning all,

Please find attached a copy of draft Territory Plan variation - DV384 – Red Hill Section 56 part of block 1 for your consideration and comment as required. Please forward to anyone within your areas as appropriate.

The primary reason for draft variation 384 is to implement Recommendation 7 of the Red Hill Integrated Plan to:

- retain sufficient land for an 18 hole golf course to effectively operate on the site;
- limit the range of uses currently permitted on the site;

- allow the development of a retirement village up to a maximum of 125 units at the southern end of the golf course with access via Kitchener Street; and to
- minimise potential impacts on the existing ecological values of the site and on the residential amenity of the surrounding low density residential areas.

The Red Hill Integrated Plan is available on the EPSDD website via the following link:

<https://www.planning.act.gov.au/planning-our-city/planning-projects/red-hill-integrated-plan>

Please note that a separation Territory Plan variation (TPV) will be prepared to incorporate land from both the Federal Golf Course and at Deakin Section 66 into the Red Hill Nature Reserve. This second TPV will require an amendment to the National Capital Plan as the entire nature reserve is currently included in designated land under the National Capital Plan. DV384 identifies the need for this second TPV in the explanatory section.

Can you please provide any comments to me by COB 7 January 2022.

Thanks!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au | www.planning.act.gov.au

This email, and any attachments, may contain confidential information. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Please consider the environment before printing this email

From: Terrplan <Terrplan@act.gov.au>

Sent: Thursday, 9 December 2021 3:19 PM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; EPD, Construction Policy <EPDConstructionPolicy@act.gov.au>; McDonald, Helen <Helen.McDonald@act.gov.au>; Jurcevic, Suzanne <Suzanne.Jurcevic@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Oshyer, Aaron <Aaron.Oshyer@act.gov.au>; ACTPLA Leasing <Leasing@act.gov.au>; ACTPLA DA Leasing <ACTPLADALEasing@act.gov.au>; EPD Impact <EPDImpact@act.gov.au>; Deedman <Deedman@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>; Baxter, Rod <Rod.Baxter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Heritage <Heritage@act.gov.au>; EPSDD_Sustainability Policy <EPSDD.SustainabilityPolicy@act.gov.au>; Cityrenewal <cityrenewal@act.gov.au>; Eiszele, Dennis <Dennis.Eiszele@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>; Yates, Brooke <Brooke.Yates@act.gov.au>; Webster, Eddy <Eddy.Webster@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Hankinson, Joel <Joel.Hankinson@act.gov.au>; CMTEDD, Economic Development <ecodev@act.gov.au>; EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; Flynn, Erin <Erin.Flynn@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; ACT Health

StrategicInfrastructure <ACTHealthStrategicInfrastructure@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; [REDACTED]@afp.gov.au; WorksApproval <WorksApproval@nca.gov.au>; TCCS DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; network.connectionadvice@evoenergy.com.au; [REDACTED]@iconwater.com.au; talktous@iconwater.com.au; environment@iconwater.com.au; [REDACTED]@jemen.com.au

Cc: Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>; Bennett, JamesP <JamesP.Bennett@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>; Walker, Karen <Karen.Walker@act.gov.au>; Myers, Rhonda <Rhonda.Myers@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>; Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Mitchell, Joanne <Joanne.Mitchell@act.gov.au>; Cousins, Meagan <Meagan.Cousins@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Dolejsi, Simon <Simon.Dolejsi@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Zhang, Kevin <Kevin.Zhang@act.gov.au>; Hart, Jason <Jason.Hart@act.gov.au>; CSD Housing ACT ESU <CSDHousingACTESU@act.gov.au>; Van Dooren, Conor <Conor.VanDooren@act.gov.au>; Chadwick, Graham <Graham.Chadwick@act.gov.au>; Landon, Daniel (Health) <Daniel.Landon@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>; Smith, Andrew <andrew.smith@nca.gov.au>; [REDACTED]@nca.gov.au; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>

Subject: Agency comments requested please - DV384 Red Hill Section 56 part of block 1

OFFICIAL

Season's greetings agency contacts,

Please find attached a copy of draft Territory Plan variation - DV384 – Red Hill Section 56 part of block 1 for your consideration and comment.

DV384 seeks to implement Recommendation 7 of the Red Hill Integrated Plan to allow a retirement village at the Federal Golf Course with access off Kitchener Street in Garran.

The Red Hill Integrated Plan is available on the EPSDD website via the following link:

<https://www.planning.act.gov.au/planning-our-city/planning-projects/red-hill-integrated-plan>

Please note that a separation Territory Plan variation (TPV) will be prepared to incorporate land from both the Federal Golf Course and at Deakin Section 66 into the Red Hill Nature Reserve. This second TPV will require an amendment to the National Capital Plan as the entire nature reserve is currently included in designated land under the National Capital Plan. DV384 identifies the need for this second TPV in the explanatory section.

All comments (including nil comments) can be lodged through the Territory Plan email: terrplan@act.gov.au

The closing date for comments is strictly **Friday 14 January 2022** please.

Kind regards
Caroline Sayers
on behalf of the Territory Plan Section

Territory Plan Section | General Enquiries Inbox

Email: terrplan@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

From: Baines, Greg
Sent: Tuesday, 21 December 2021 2:11 PM
To: ConservatorFloraFauna; Watts, Michaela
Cc: Ning, Samantha
Subject: FW: Potential to register trees on Federal Golf Club

UNOFFICIAL

Hi Mic,

When you return can we have a chat about the possibility of adding a requirement for nomination and assessment of registration of trees on the Federal Golf Course to the draft TVP?

Sam has provided a good summary of the process and advantages of nominating these trees.

Cheers
Greg

From: Ning, Samantha <Samantha.Ning@act.gov.au>
Sent: Tuesday, 21 December 2021 9:25 AM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Fleming, Chris <Chris.Fleming@act.gov.au>
Subject: RE: Potential to register trees on Federal Golf Club

UNOFFICIAL

Hi Greg,

Any nomination will need to address the criteria in the Act for consideration <https://www.legislation.act.gov.au/View/di/2018-50/current/html/2018-50.html> and we would require a tree number and associated justification for each individual tree with the nomination so that we can assess the nomination accurately (not just a generic statement that they meet the criteria for the whole group) and evidence to support the nomination. We also require consent from the lessee so that we can access the site to assess the trees. Mature native trees is not itself a criteria for registration under the current Act. It would need to fit under Natural or cultural heritage value, landscape and aesthetic value or scientific value.

(1) Natural or cultural heritage value

Object: The object of this value is to identify trees that are of particular importance to the community due to their intrinsic heritage values.

A tree may be considered to be of natural or cultural heritage value when it is:

- (a) associated with a significant public figure or important historical event; or
- (b) of high cultural heritage value to the community or cultural group, including trees associated with aboriginal heritage and culture; or
- (c) associated with a heritage nominated place and representative of that same historic period.

(2) Landscape and aesthetic value

Object: The object of this value is to identify trees that are of particular importance to the community due to their substantial contribution to the surrounding landscape.

A tree may be considered to be of landscape and aesthetic value if it is situated in a prominent location when viewed from a public place and it:

- (a) contributes significantly to the surrounding landscape based on its overall form, structure, vigour and aesthetic values; or
- (b) represents an outstanding example of the species, including age, size or habit; or
- (c) is an exceptional example of a locally native species that reached maturity prior to urban development in its immediate vicinity.

(3) Scientific value

Object: The object of this value is to identify trees that are of particular importance to the community due to values associated with their ecological, genetic or botanical significance or the scientific body of knowledge and understanding.

A tree may be considered to be of scientific value when it:

- (a) is evidence of the former range limits or extent of the species or an ecological community; or
- (b) is endangered or vulnerable species that is endemic to the Territory or local region now reduced in range or abundance; or
- (c) demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural history by virtue of its use as a research site, teaching site, or
- (d) is of botanical or genetic value and is not well represented elsewhere in the Territory; or
- (e) is a significant habitat element for a threatened native species.

Registered trees require approval for activities for minor pruning, major pruning and groundworks within the tree protection zone (canopy plus 2 meters) of the tree. Any applications for removal would first need to go through a process of cancelling the registration (a decision made by the Conservator if it is shown that the tree no longer meets criteria for registration or the tree is dead). The advantage of registering significant trees is that planning can not overrule the Conservators advice about the trees. The penalties for breaching the Act with regards to registered trees is higher than other protected trees, but we would need fairly strong evidence to prosecute and would need to know it occurred.

I hope that helps.

Sam

Samantha Ning | Assistant Director Tree Protection

P 62075878 | E Samantha.ning@act.gov.au

Urban Treescaping, City Presentation

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Thursday, 16 December 2021 11:56 AM
To: Ning, Samantha <Samantha.Ning@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: Potential to register trees on Federal Golf Club

UNOFFICIAL

Hi Sam,

You may be aware of a proposal to build an age care facility on the south-western portion of Federal Golf Course. This location has a number (115) of trees that meet the definition of Mature Native Trees (Eucalypts >51cm DBH) as described in the Loss of Mature Native Trees Key Threatening Process. The area is also known habitat for Superb Parrots and Gang-gang Cockatoos, both species that are impacted by this key threatening process.

A Draft TPV has been circulated to change the precinct maps and codes, I was wondering if I can recommend that the TPV stipulate all mature native trees on the subject area are nominated as registered trees prior to and development application being lodged for the area? Can I get your thoughts on the possibility and effectiveness of listing these trees on the register?

I have attached a map of the trees for your reference.

Cheers
Greg

From: Baines, Greg
Sent: Thursday, 10 February 2022 10:42 AM
To: Sayers, Caroline
Subject: RE: Red Hill Integrated Plan - ministerial correspondence

UNOFFICIAL

Thank you so much Caroline 😊

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Thursday, 10 February 2022 10:19 AM
To: Baines, Greg <Greg.Baines@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Taylor, Karen <Karen.Taylor@act.gov.au>
Subject: RE: Red Hill Integrated Plan - ministerial correspondence
Importance: High

UNOFFICIAL

Hi Greg,

The Red Hill Integrated Plan was endorsed by Government on 9 June 2021 and placed on the EPSDD website.

Internal information

We are now in the implementation phase. We have prepared a draft Territory Plan variation for the Federal Golf Course. DV384 has included the comments from the Conservator of Flora and Fauna (as a mandatory agency). The proposed Territory Plan provisions in DV384 have also been updated in response to the Conservator's comments. This includes a range of environmental investigations and studies for future development at the golf course.

DV384 is to be sent up the line tomorrow for sign off by the EPSDD executive and then to Minister Gentleman. If agreed it will be released for public notification early March.

External advice

In terms of responding to your Ministerial you can say that the Integrated Plan has been endorsed and is publicly available. The Implementation phase includes prepared of variations to the Territory Plan for future development at the Golf Course. This is currently being prepared in consultation with all the relevant ACT Government agencies, including the Conservator of Flora and Fauna.

You might want to touch base with Karen Taylor about what you can say about the Conservator's input into that process to date.

Thanks
Caroline

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

From: Baines, Greg <Greg.Baines@act.gov.au>

Sent: Thursday, 10 February 2022 10:02 AM

To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>

Subject: Red Hill Integrated Plan - ministerial correspondence

UNOFFICIAL

Hi Caroline,

I am responding to a ministerial about the impacts of the RHIP on Gang-gang Cockatoos and the correspondent has asked:

"Before you pass the RHIP I ask that you consider placing a buffer zone around the confirmed nesting hollows of Gang Gang Cockatoos in any development on the Federal Golf Club lease area."

I just wanted to know if the RHIP has been "passed" or does it still have to go through some form of assessment/consideration?

Regards
Greg

Greg Baines
Senior Conservation Officer
Office of the Conservator of Flora and Fauna

From: Yamin, Rashed
Sent: Thursday, 10 February 2022 12:04 PM
To: Sayers, Caroline
Cc: Rathod, Dipak; Balberona, Justinieta; Senarath, Nethmei
Subject: RE: FURTHER CLARIFCIATION PLEASE - the ACT government traffic study was endorsed by the TCCS Transport Planning section

OFFICIAL

Hi Caroline,

This will be a public road, not right of way.

Thank you

Rashed Yamin | Strategic Asset Management Planner
Development Assessment | Development Coordination Branch
Phone: 02 6207 3931 | Email: rashed.yamin@act.gov.au
Transport Canberra and City Services | ACT Government
480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.transport.act.gov.au

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Thursday, 10 February 2022 11:51 AM
To: Yamin, Rashed <Rashed.Yamin@act.gov.au>
Subject: RE: FURTHER CLARIFCIATION PLEASE - the ACT government traffic study was endorsed by the TCCS Transport Planning section

OFFICIAL

Thanks,
I have drafted the Red Hill precinct code provisions as if the access is to be a public road, but the comments below seem to indicate that it will be 'a right of way' approval for a private road.
I don't mind either way, but I just need to make sure my code provisions match the TCCS preferences.

Thanks
C

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

From: Yamin, Rashed <Rashed.Yamin@act.gov.au>

Sent: Tuesday, 8 February 2022 5:42 PM

To: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: RE: FURTHER CLARIFCIATION PLEASE - the ACT government traffic study was endorsed by the TCCS Transport Planning section

OFFICIAL

Hi Caroline,

No problem, I'll clarify with Traffic and get back to you ASAP.

Regards

Rashed

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Sent: Tuesday, 8 February 2022 5:32 PM

To: Yamin, Rashed <Rashed.Yamin@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: FURTHER CLARIFCIATION PLEASE - the ACT government traffic study was endorsed by the TCCS Transport Planning section

Importance: High

OFFICIAL

Ok great Rashed.

In terms of the traffic comments, I can advise that the traffic study that the ACT government commissioned for the Red Hill Integrated Plan was endorsed by the TCCS Transport Planning section(through Justinieta Balberona). The TCCS Transport Planning section:

- Provided input into the terms of reference for the traffic analysis; and
- Assisted in the assessment of the traffic study in relation to:
 - specifically endorsed the access off the stub road that the scout hall uses
 - provided advice that Kitchener Street would accommodate the traffic from the retirement village.
 - They also agreed to the five different road upgrade and projects associated with the Red Hill Integrated Plan in this location.

I'm just trying to make sure that we have covered off on everything before we go public with this DV. Its highly controversial and I don't want to mislead the public by not having all the facts straight. Anything you can do to assist would be really appreciated.

Thanks

Caroline

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

From: Yamin, Rashed <Rashed.Yamin@act.gov.au>

Sent: Tuesday, 8 February 2022 5:17 PM

To: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>

Subject: RE: CLARIFCIATION PLEASE - TCCS urban trees section appears to be unsupportive of DV384 Red Hill Section 56 part of block 1 as it is current written

OFFICIAL

Hi Caroline,

Thanks for the feedback, I'll discuss your response with Urban Trees and get back to you ASAP.

Regards
Rashed

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>

Sent: Tuesday, 8 February 2022 5:14 PM

To: Yamin, Rashed <Rashed.Yamin@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>

Subject: CLARIFCIATION PLEASE - TCCS urban trees section appears to be unsupportive of DV384 Red Hill Section 56 part of block 1 as it is current written

OFFICIAL

Hi Rashed,

In response to the questions that the Urban Trees Sections of TCCS have asked about DV384, I can advise the following in **RED**. If the TCCS Urban Trees Section does not consider the following information sufficient to meet their requirements, then we would ask that they urgently inform us about what more we can or should including in the draft variation to better protect urban trees.

DV384 implements part of the Red Hill Integrated Plan which was endorsed by Government in June 2021. TCCS Urban Trees did not raise any concerns at that point in time. Notwithstanding that, we now have the opportunity to address any outstanding concerns in DV384, but it has to be done as a priority please.

1. Is there sufficient provision in this Draft Variation to ensure that an expansion of dwellings cannot occur within this open space in the future? **There is no proposal for development on the urban open space other than the road to access section 56 block 1. DV384 places a cap on the number of dwellings on section 56 block 1. For the dwellings to increase in number there would need to be another amendment to the Territory Plan which is unlikely to be supported. This is because the Government endorsed the red Hill integrated Plan in June 2021 including the cap on dwelling numbers.**
2. Access through B10, S76 can be achieved with minimal impact to existing mature and remnant trees on that block, however the same cannot be said for the trees which surround B56 where Holes 1 to 9 are located. **The draft variation DV384 includes:**
 - **requirements (by the Conservator of Flora and Fauna) for an assessment of impacts of the proposed development on section 56 block 1.**
 - **a 50metre buffer around the edge of section 56 block 1 to:**
 - i. **protect existing trees;**
 - ii. **enhance the corridor through the site from surrounding open space to the Red Hill Reserve; and to**

- iii. provide a buffer between the future development and the surrounding residential development.
 - No net loss of tree canopy or 30% tree canopy whichever is the greater.
3. Given the size of the proposed allocation of land for the aged care development within B56, Urban Trees has concerns for the;
- retention of remnant and mature trees – **as above**
 - retention of habitat trees – **as above**
 - retention of Heritage values of this vegetated landscape. – **the Heritage Council has reviewed the draft variation (details are provided in the DV384 - including the Heritage Council advice that the landscape is highly modified by the construction of the golf course).**

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Yamin, Rashed <Rashed.Yamin@act.gov.au>

Sent: Tuesday, 8 February 2022 4:21 PM

To: Terrplan <Terrplan@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>

Subject: FW: URGENT COMMENTS PLEASE - TCCS IS A LAND CUSTODIAN FW: Agency comments requested please - DV384 Red Hill Section 56 part of block 1

OFFICIAL

Dear Territory Plan Team,

RE: Agency comments requested please - DV384 Red Hill Section 56 part of block 1

Please find combined TCCS comments below:

Land Custodian:

There are no comments.

DRAA Landscape:

Provide support and have no comments.

Traffic and Development Planning:

1. Under the new proposed draft variation 384 proposed to amend the Red hill and Garran prescient maps with the integrated plan recommendation of future retirement village at the Federal golf course (1/56 Red Hill) with access off Kitchener Street (10/74 Garran) has existing access serving local scout facility on Block 10 Section 74 Garran. **Right of way approval** required from the owner/authority of the Block 10 Section 74 Garran.
2. As mentioned in the proposal, the proposed access or right of way to Block 1 Section 56 Red Hill will not be open for the public however **Bus Stop location** and implications must be discussed with the Public Transport authority prior to the access (over Kitchener Street) option developed.
3. Kitchener street speed limit is 60 km/hr however it is still slow vehicle environment due to various kids friendly pedestrian crossing and roundabout and close to the Canberra hospital which has a access over Kitchener street as well. Adding any new access on **Kitchener street will add more traffic and slow traffic further.**
4. During the DA or EDP stage detail Traffic and parking feasibility study, stormwater management study require based on consideration of the proposed development on south side of the Federal Golf Course (1/56 Red Hill).
5. In regards to 1.1(b), it would be beneficial to provide a map of the location of the Stub Road from Kitchener Street (extract below).

Additional rules and criteria

This part applies to blocks and parcels identified in the Garran Precinct in conjunction with the relevant zone development code and related code.

RC1 – Kitchener Street Access

Element 1: Site access

Rules	Criteria
1.1 Roads	
R1 Development of a <i>road</i> intended to provide access to a <i>retirement village</i> at the Federal Golf Course must comply with <u>all</u> of the following: a) a public <i>road</i> is constructed to provide access to the <i>retirement village</i> at the Federal Golf Course	This is a mandatory criterion.

Urban Trees

Following are Urban Tree comments:

- We acknowledge the Draft Variation is in response to the Federal Golf Club request to develop some of the central lower portion of the 18 hole golf course into a maximum of 125 aged care dwellings.
- The Project requirements also indicate that there is to be a 50m vegetated buffer between the new development and surrounding homes.
- To achieve this, there is a need to change the access the site via a new entry easement through B74 S10 ,Garran off Kitchener St.

Site inventory B74 S10

- This block is an open grassy woodland has a significant number of remnant and mature eucalypts around the perimeter with a clearing of native grasses in the middle.
- There are a significant number of habitat trees with large numbers of native birds observed.
- The cleared area coincides with the only safe entry /exit point along that part of Kitchener St due to the topography and lack of visibility for approaching traffic.
- There is a Scout Hall situated on B73 S10 which is surrounded by B74, S10.
- The open grassy woodland is a popular recreation area for the local community and a safe and accessible external activity area for the Scouts.

Urban Trees note that;

- Access through B74 S10 will impact on all of the above to a greater or lesser degree.
- As much as we support the sustainability efforts of the Golf Course, the values which these blocks hold for the local community cannot be underestimated and any loss of public land in an ever dwindling supply within Woden is a loss for all of the community.
- There appears to be no alternative access point to the future retirement village site.

Overall, we generally do not support any reduction in public open space, however, with this draft variation seeking to implement Recommendation 7 of the Integrated Plan, which made a number of recommendations about future development within the area adjoining and surrounding the Red Hill Nature Reserve, namely;.

(i) Limit the range of commercial and entertainment uses permitted on the golf course under the existing PRZ2 Restricted Access Recreation Zone potentially excluding hotels and motels and further clubs.

(ii) Retain sufficient land for an 18-hole golf course on the site as well as associated uses.

(iii) Provide for a 125-unit retirement village at the southern portion of the site.

(iv) Provide access as follows:

i. access to the retirement village via Kitchener Street

ii. retain access to the golf club via Gowrie Drive

iii. no public access road between the retirement village and the golf club.

(v) Protect key ecological values on the site, particularly hollow bearing trees, the interface with the Red Hill Nature Reserve, and where continuous ecological corridors can be provided. This should be managed through careful location and design of:

- i. the retirement village*
- ii. the golf course greens and associated infrastructure; and*
- iii. the external access road from Kitchener Street and the internal roads.*

(vi) Implement a minimum 50 metre buffer around the golf course and the retirement village adjacent to existing development to:

- i. provide and protect ecological corridors and values*
- ii. maintain amenity of surrounding residential areas.*

(vii) Future development of the land should not result in a net loss of canopy coverage or should provide at least 30% canopy coverage, whichever is greater.

Urban Trees notes that all of the above may challenge the site to retain an 18 hole golf course, remnant eucalypts and ecological values, however, we will support the easement through B74 S10 and make the following recommendations;

- The access road /entry easement must be;
 - through the open parts of this block,
 - beyond the Tree protection zone of the surrounding trees, and;
 - in an alignment which still allows for the majority of the block to be safely accessed for community enjoyment.
 - Aligned at a distance which ensures that the canopies and roots zones of the remnant vegetation are not impacted by any proposed excavation/construction and construction access.

Other General Questions

1. Is there sufficient provision in this Draft Variation to ensure that an expansion of dwellings cannot occur within this open space in the future?
2. Access through B10, S76 can be achieved with minimal impact to existing mature and remnant trees on that block, however the same cannot be said for the trees which surround B56 where Holes 1 to 9 are located.
3. Given the size of the proposed allocation of land for the aged care development within B56, Urban Trees has concerns for the;
 - a. retention of remnant and mature trees
 - b. retention of habitat trees
 - c. retention of Heritage values of this vegetated landscape.

It is requested that any future amendments to the DV384 or any development proposal for the subject property to be referred to TCCS for review and advice.

Thank you

Kind Regards

Rashed Yamin | Strategic Asset Management Planner

Development Assessment | Development Coordination Branch

Phone: 02 6207 3931 | Email: rashed.yamin@act.gov.au

Transport Canberra and City Services | ACT Government

480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.transport.act.gov.au

From: Terrplan <Terrplan@act.gov.au>

Sent: Monday, 7 February 2022 7:09 PM

To: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>

Cc: TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Subject: URGENT COMMENTS PLEASE - TCCS IS A LAND CUSTODIAN FW: Agency comments requested please - DV384 Red Hill Section 56 part of block 1

Importance: High

OFFICIAL

Hi Kamal and Tim,

We have no record of TCCS comments on DV384. Can we please have them as a priority?

TCCS is the land custodian of Garran section 10 block 74 and we are required to place your comments into the draft variation for public notification.

We are assuming that you may also have comments from other area of TCCS, including Roads ACT. Can you please make it very clear which comments are from the Land Custodian and which comments are just general comments from TCCS.

Thanks

Caroline

Caroline Sayers | Territory Plan Section

Phone: 02 6207 1719 | Email: caroline.sayers@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Terrplan

Sent: Thursday, 9 December 2021 3:19 PM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; ConstructionPolicy@act.gov.au; McDonald, Helen <Helen.McDonald@act.gov.au>; Jurcevic, Suzanne <Suzanne.Jurcevic@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Oshyer, Aaron <Aaron.Oshyer@act.gov.au>; ACTPLA Leasing <Leasing@act.gov.au>; ACTPLA DA Leasing <ACTPLADALEasing@act.gov.au>; EPD Impact <EPDImpact@act.gov.au>; Deedman <Deedman@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>; Baxter, Rod <Rod.Baxter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Heritage <Heritage@act.gov.au>; EPSDD_Sustainability Policy <EPSDD.SustainabilityPolicy@act.gov.au>; Cityrenewal <cityrenewal@act.gov.au>; Eiszele, Dennis <Dennis.Eiszele@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>; Yates, Brooke <Brooke.Yates@act.gov.au>; Webster, Eddy <Eddy.Webster@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Hankinson, Joel <Joel.Hankinson@act.gov.au>; CMTEDD, Economic Development <ecodev@act.gov.au>; EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; Flynn, Erin <Erin.Flynn@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; ACT Health StrategicInfrastructure <ACTHealthStrategicInfrastructure@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; [REDACTED] <[\[REDACTED\]@afp.gov.au](mailto:[REDACTED]@afp.gov.au)>; WorksApproval <WorksApproval@nca.gov.au>; TCCS.PCCustomerPortal@act.gov.au; network.connectionadvice@evoenergy.com.au; [REDACTED] <[\[REDACTED\]@iconwater.com.au](mailto:[REDACTED]@iconwater.com.au)>; talktous@iconwater.com.au; environment@iconwater.com.au; [REDACTED] <[\[REDACTED\]@jemena.com.au](mailto:[REDACTED]@jemena.com.au)>

Cc: Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>; Bennett, JamesP <JamesP.Bennett@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>; Walker, Karen <Karen.Walker@act.gov.au>; Myers, Rhonda <Rhonda.Myers@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>; Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Mitchell, Joanne <Joanne.Mitchell@act.gov.au>; Cousins, Meagan <Meagan.Cousins@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Dolejsi, Simon <Simon.Dolejsi@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Zhang, Kevin <Kevin.Zhang@act.gov.au>; Hart, Jason <Jason.Hart@act.gov.au>; CSD Housing ACT ESU <CSDHousingACTESU@act.gov.au>; Van Dooren, Conor <Conor.VanDooren@act.gov.au>; Chadwick, Graham <Graham.Chadwick@act.gov.au>; Landon, Daniel (Health) <Daniel.Landon@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>; Smith, Andrew <andrew.smith@nca.gov.au>; [REDACTED] <[\[REDACTED\]@nca.gov.au](mailto:[REDACTED]@nca.gov.au)>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>; TCCS_PlaceCoord <TCCS.PlaceCoord@act.gov.au>

Subject: Agency comments requested please - DV384 Red Hill Section 56 part of block 1

OFFICIAL

Season's greetings agency contacts,

Please find attached a copy of draft Territory Plan variation - DV384 – Red Hill Section 56 part of block 1 for your consideration and comment.

DV384 seeks to implement Recommendation 7 of the Red Hill Integrated Plan to allow a retirement village at the Federal Golf Course with access off Kitchener Street in Garran.

The Red Hill Integrated Plan is available on the EPSDD website via the following link:

<https://www.planning.act.gov.au/planning-our-city/planning-projects/red-hill-integrated-plan>

Please note that a separation Territory Plan variation (TPV) will be prepared to incorporate land from both the Federal Golf Course and at Deakin Section 66 into the Red Hill Nature Reserve. This second TPV will require an amendment to the National Capital Plan as the entire nature reserve is currently included in designated land under the National Capital Plan. DV384 identifies the need for this second TPV in the explanatory section.

All comments (including nil comments) can be lodged through the Territory Plan email: terrplan@act.gov.au

The closing date for comments is strictly **Friday 14 January 2022** please.

Kind regards

Caroline Sayers

on behalf of the Territory Plan Section

Territory Plan Section | General Enquiries Inbox

Email: terrplan@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Follow us on Twitter



Follow us on Facebook

From: Baines, Greg
Sent: Friday, 11 March 2022 2:44 PM
To: [REDACTED]; Larson, Eliza; ConservatorFloraFauna
Subject: RE: Request for Meeting - Federal Golf Club Project

OFFICIAL

Hi [REDACTED]

Eliza Larson is the Conservator Liaison and [REDACTED] Out of Scope [REDACTED]. Can I suggest that you send a meeting request for 2pm or later next Wednesday?

Greg

From: [REDACTED]@umwelt.com.au>
Sent: Friday, 11 March 2022 2:24 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Subject: FW: Request for Meeting - Federal Golf Club Project

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Greg,

I sent the below request to the general conservator's team inbox earlier this week. Just wanted to follow up and see if you and the team had any upcoming availability to discuss the Federal Golf Club project. I originally suggested Tuesday or Wednesday next week, but this is probably too short notice now.

Kind regards,

[REDACTED]

Umwelt (Australia) Pty Limited
Phone: 1300 793 267

Mobile: [REDACTED]

www.umwelt.com.au

Inspired People | Dedicated Team | Quality Outcomes
Newcastle | Perth | Canberra | Sydney | Brisbane | Melbourne

Please Note:
This email and any files transmitted with it are confidential and are for the use of the intended recipient only. If you have received this email in error, please notify us immediately and delete all copies of this email and attachments. We maintain regular virus checks; however, before opening or using any attachments, check them for viruses and defects. Contents which do not relate to the formal business of Umwelt (Australia) Pty Limited are not endorsed by the company.

Please consider the environment before printing this email

From: [REDACTED]
Sent: Tuesday, 8 March 2022 2:18 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: Request for Meeting - Federal Golf Club Project

Hi,

Umwelt are supporting Mbark in their environmental approvals for the Federal Golf Club retirement village development. We are nearing the stage of submitting an EPBC Referral for the project, but prior to submitting this to DAWE, we would first like to organise a meeting with yourselves to discuss the project and preliminary findings of our assessment.

We were hoping to aim for a meeting next Tuesday or Wednesday, the 15th or 16th. Prior to noon either day would be ideal if you have any availability.

Attendees would include myself, Mbark, the FGC, and a representative from the Red Hill Regenerators.

Kind regards,

[REDACTED]

Umwelt (Australia) Pty Limited
Phone: 1300 793 267
Mobile: [REDACTED]

www.umwelt.com.au

Inspired People | Dedicated Team | Quality Outcomes
Newcastle | Perth | Canberra | Sydney | Brisbane | Melbourne

Please Note:

This email and any files transmitted with it are confidential and are for the use of the intended recipient only. If you have received this email in error, please notify us immediately and delete all copies of this email and attachments. We maintain regular virus checks; however, before opening or using any attachments, check them for viruses and defects. Contents which do not relate to the formal business of Umwelt (Australia) Pty Limited are not endorsed by the company.

Please consider the environment before printing this email

From: Baines, Greg
Sent: Tuesday, 15 March 2022 2:21 PM
To: ConservatorFloraFauna
Cc: EPSDD Environment
Subject: RE: URGENT ACTION: FOR UPDATING: QTBs for 22-24 March 2022 - Minister Vassarotti - Due to GS 11/3 (03. Red Hill Integrated Plan - Environmental Impacts - ENVIRONMENT)

OFFICIAL

Hi Karen,

I have reviewed the QTB Red Hill Integrated Plan. It generally seems ok to me expect for point 4 in Talking Points that states “There is consensus amongst experts that the high ecological values are concentrated in the northern section of the Federal golf course.” I am not sure of the basis of this comment, it may come from community discussion in the development of the plan? Anyway, without a complete ecological assessment of the entire golf course I don’t think there is enough evidence for such a strong statement. I would prefer it was removed.

Cheers
Greg

From: EPSDD Environment <EPSDDEnvironment@act.gov.au>
Sent: Tuesday, 15 March 2022 1:34 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Taylor, Karen <Karen.Taylor@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Larson, Eliza <Eliza.Larson@act.gov.au>
Subject: URGENT ACTION: FOR UPDATING: QTBs for 22-24 March 2022 - Minister Vassarotti - Due to GS 11/3 (03. Red Hill Integrated Plan - Environmental Impacts - ENVIRONMENT)

OFFICIAL

Hi Team

Could someone please also check 03. Red Hill Integrated Plan - Environmental Impacts – ENVIRONMENT and provide to Ian cc Enviro by cob **16/03**.

Kind regards
Bindu

Bindu Johnson (he/him) | Government Business Officer
Environment, Heritage and Water Division

ACT Government

Ph: +61 2 6205 1189 | Email: Bindu.Johnson@act.gov.au or EPSDDEnvironment@act.gov.au

From: EPSDD Environment

Sent: Tuesday, 15 March 2022 11:47 AM

To: Baines, Greg <Greg.Baines@act.gov.au>

Cc: Taylor, Karen <Karen.Taylor@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>

Subject: FW: URGENT ACTION: FOR UPDATING: QTBs for 22-24 March 2022 - Minister Vassarotti - Due to GS 11/3

Hi Greg

Just forwarding this one to you in the hope that you may be able to make a start or assist with it.

Kind regards
Bindu

Bindu Johnson (he/him) | Government Business Officer
Environment, Heritage and Water Division

ACT Government

Ph: +61 2 6205 1189 | Email: Bindu.Johnson@act.gov.au or EPSDDEnvironment@act.gov.au

From: EPSDD Environment <EPSDDEnvironment@act.gov.au>

Sent: Tuesday, 15 March 2022 11:30 AM

To: Taylor, Karen <Karen.Taylor@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Cc: Larson, Eliza <Eliza.Larson@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>

Subject: URGENT ACTION: FOR UPDATING: QTBs for 22-24 March 2022 - Minister Vassarotti - Due to GS 11/3

OFFICIAL

Hi Karen

I was just calling you about this one. I kinda stuffed up big(ish) time and didn't send out QTB tasking emails. Ian and I will review the existing QTB's but there are a few new ones.

Can you please draft one for Western edge - environmental values and conservator inputs - (NEW) – ENV asap. I'm still working out the critical date for GS and will come back to you when I have it.

Super sorry about my error!!!! 😞

Kind regards
Bindu

Bindu Johnson (he/him) | Government Business Officer
Environment, Heritage and Water Division
ACT Government
Ph: +61 2 6205 1189 | Email: Bindu.Johnson@act.gov.au or EPSDDEnvironment@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Friday, 4 March 2022 17:46

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD Support Team - Climate Change and Energy <EPSDDSupportTeam-ClimateChangeandEnergy@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD DevelopmentImplementation <EPSDDDevelopmentImplementation@act.gov.au>; O'Donnell, Michelle <Michelle.O'Donnell@act.gov.au>

Cc: Walker, IanS <IanS.Walker@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>; Sendaba, Bethel <Bethel.Sendaba@act.gov.au>; EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: FOR UPDATING: QTBs for 22-24 March 2022 - Minister Vassarotti - Due to GS 11/3

OFFICIAL

Good afternoon all

The Minister's Office has approved the revised QTB Index for the 22-24 March 2022 sitting week with some changes and requests for new QTBs (refer to tracked changes on Index).

Please advise Government Services if there are any further suggested additions or deletions to the index and Government Services will seek MO approval.

The below drafting advice is to be sent to all officers involved in the drafting process.

Drafting advice

- Please use the WoG approved template provided. A single brief should be prepared for each item listed on the QTB Index.
- QTBs should remain in track changes. This assists the Executive and the MO in clearance.
- Please ensure that clearance footers are updated.
- Briefs should be **no longer than one-two pages. No attachments** to be provided unless discussed prior with GS.
- **All content is to be factual and not sensitive.** (Any reference to “may not be suitable for public disclosure” is NOT appropriate. These briefs can be released under FOI.)
- **Ensure footer is completed with Contact officer details and clearance date.**
- Subheadings
 - **Talking points** Draft **to be read verbatim** and be directly relevant to the issue. The first three talking points are the most important. Think of the questions that might be asked and how this QTB can support a minister to respond (e.g. recent media, topical items).
 - **Key Information** is facts, figures and dates relevant to the issue.
 - **Background** is no more than a few dot points (QTB purpose is to support verbal responses to questions, not to provide detailed background).

I would be grateful if you could please review the current QTBs and provide any updates (or advice of nil updates) by **COB Friday 11 March 2022**. Due date deadlines allow sufficient time for DDG review prior to provision to MO so we would appreciate your assistance in meeting them.

Please also let me know as soon as possible if there are any errors in the allocations.

Please don't hesitate to get in touch if you have any questions.

Many thanks,

Angeline Kelly

Assembly Liaison Officer | Government Services

Phone: 02 6205 0868 | Email: epsdgovernmentservices@act.gov.au | angeline.kelly@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 4 (Snow Gum) 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au

From: Kandola, Shobaz
Sent: Tuesday, 10 May 2022 6:13 PM
To: EPSDD DLO; Crossman, Louise
Cc: GENTLEMAN
Subject: Fwd: Update from the Federal Golf Club-EPBC Act Referral to the Commonwealth Minister
Attachments: ACFrOgCkFmORHKzkDTCRv0-DH8Yjqe4VLpl0PVE78h_pv0jGdpnOFINFiipdrXTADGbDYmZyTXq6SWzon3rxtv7x5O8qnx0llkwLIPRCXwRxrO8x9i0z1YFf21yx8w=.pdf

Categories: 01. Christy to action

For info

From: GENTLEMAN <GENTLEMAN@act.gov.au>
Sent: Tuesday, May 10, 2022 4:41:09 PM
To: Kandola, Shobaz <Shobaz.Kandola@act.gov.au>
Subject: FW: Update from the Federal Golf Club-EPBC Act Referral to the Commonwealth Minister
fyi

Office of Mick Gentleman MLA

Member for Brindabella

Minister for Planning and Land Management

Minister for Police and Emergency Services

Minister for Corrections

Minister for Industrial Relations and Workplace Safety

Manager for Government Business

t: 620 50218 | e: gentleman@act.gov.au



Please note that from 1 January 2018 ACT Government ministerial diaries are subject to publication on the ACT Government's open access website under section 23 of the *Freedom of Information Act 2016*.

From: BARR Reception <BARR@act.gov.au>
Sent: Tuesday, 10 May 2022 2:46 PM
To: GENTLEMAN <GENTLEMAN@act.gov.au>
Subject: FW: Update from the Federal Golf Club-EPBC Act Referral to the Commonwealth Minister

For info

From: Bob Correll [REDACTED]

Sent: Thursday, 21 April 2022 3:25 PM

To: BARR Reception <BARR@act.gov.au>

Subject: Update from the Federal Golf Club-EPBC Act Referral to the Commonwealth Minister

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Chief Minister

I am writing to provide an update on progress with the Federal Golf Club's Over 55 Development proposal.

Over a number of months, extensive environmental survey work at Federal has been undertaken and documented by specialist environmental consultants working closely with local environmental experts and community groups which has now culminated in a referral to the Commonwealth Minister under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999. This represents an important milestone in implementation processes for the Government's Red Hill Integrated Plan.

A background briefing setting out the key findings from this environment work is attached for your information. The briefing has been provided to relevant Ministers and MLAs including Murrumbidgee Local Members.

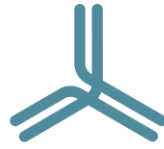
Please make contact if you would like further information on the environmental study and EPBC Act referral or progress more generally with the Club's Over 55 proposal.

Warm Regards

Bob Correll

Director

Federal Golf Club
[REDACTED]



FEDERAL GOLF CLUB
CANBERRA

COMMERCIAL IN CONFIDENCE

Emailed to
Minister Rebecca Vassarotti (MLA)

20 April 2022

Briefing note for Minister Rebecca Vassarotti (MLA)

Update on Federal Golf Club development proposal: Proposal footprint and EPBC Act referral

Overview

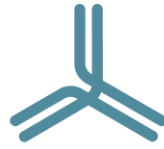
Following the publication of the Red Hill Integrated Plan (RHIP) in June 2021, Federal Golf Club (FGC) has completed comprehensive environmental assessments and consultation on its retirement village and water infrastructure project. This briefing note provides a summary of this work which has led to the finalisation of a proposed development footprint and our recent self-referral under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act).

1. Proposal footprint

- The RHIP found that the southern part of the FGC land did not contain ecology of equivalent value to the northern part of the golf course and directed that FGC pursue its retirement village proposal in this southern location.
- FGC has since embarked on a 9-month iterative process of environmental surveys, assessments, design, peer reviews and consultation.
- An updated proposal footprint has been developed that conforms with all the relevant recommendations contained in the RHIP, including preserving links between public open space areas and protecting amenity corridors around the edge of the course.
- The new proposal footprint has been located on areas of the golf course with observed lower ecological value, centred on existing cleared fairways and patches of planted trees. Refer to Annexure A for an illustration of the new footprint.

2. Impact on threatened species and ecological communities.

- Comprehensive independent surveys were completed by Umwelt Environmental Consultants targeting species and communities that may occur on the site, including Box Gum Woodland, Superb Parrot, Gang-gang Cockatoo and Golden Sun Moth.
- Additional survey data and information was provided by the Gang-gang project. This provided the proposal with detailed and current data on the Gang-gangs behaviour in the immediate area over a study period of more than 3 years.
- Peer review and further input was provided by Dr Laura Rayner (Senior Ecologist at ACT Parks & Conservation Service) regarding the Superb Parrot and Dr Michael Mulvaney (Gang-gang project co-lead) regarding the Superb Parrot and Gang-gang.
- Dr Rayner and Dr Mulvaney concluded, and Umwelt agreed, that the proposal is not likely to have a significant impact on the Superb Parrot or the Gang-gang Cockatoo.
- Surveys completed confirm there will be no impact to any other threatened species and ecological communities. Annexure B contains further assessment information.



3. Mature native trees and canopy coverage

- The FGC land contains more than 600 hollow-bearing trees and a similar number of mature remnant and planted native trees.
- Through survey assessment, consultation with environmental community groups and careful design, the proposal footprint has been iteratively rationalised to reduce the size of the impact area and avoid areas with remnant trees. Impacted areas are primarily planted Argyle Apple and Blue Gum trees.
- A maximum of 20 hollow-bearing trees will be impacted by the proposal (water, golf and retirement village components combined), all of which will be reinstated in an upright position such that the number of arboreal hollows at FGC is not reduced.
- Within the retirement village area, a maximum of 20 mature trees will be impacted by the development with only one of these in the large class size (>100cm DBH).
- Current canopy coverage is estimated to be greater than 30% and the proposal's landscaping strategy will see a net increase in this canopy cover at planting maturity. New trees will focus on priority species identified in the ACT Superb Parrot Monitoring and Research Program.

4. Community and Government agency consultation

- The updated proposal was prepared in close collaboration with engaged local community groups including the Red Hill Regenerators and the Garran and Hughes Residents Action Group.
- These groups have been part of a working group with direct input into the proposal's design and have been present at the consultation meetings with the ACT Conservator and the Department of Agriculture, Water and the Environment (DAWE).
- A presentation and Q&A session were held with the Garran Residents' Association on the course redesign and the location of the retirement village investigation area.
- FGC has consulted with the ACT Conservator on its proposed footprint and survey findings. It has also held a pre-referral meeting with DAWE to provide a briefing on the updated proposal. Feedback from both was positive, particularly in relation to the collaboration with community groups and their presence in the meetings.
- As part of the draft variation to the Territory Plan prepared by EPSDD a range of Government Agencies have also been consulted with including the Conservator, ACT Heritage Council, ACT Fire and Rescue, ACT Environment Protection Authority, Transport Canberra and City Services and National Capital Authority.

5. Conservation area contribution

- Survey work completed by the Gang-gang project, the Red Hill Regenerators and Umwelt have quantified the value of the conservation area, particularly for its mature and hollow-bearing trees and as a key nesting area for the Gang-gang Cockatoo.
- FGC has agreed an area and boundary for the conservation area with key community stakeholders and has consulted with EPSDD on the appropriate mechanism for the rezoning and transfer of the area into the Nature Reserve.



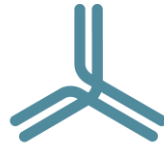
FEDERAL GOLF CLUB
CANBERRA

20 April 2022

ANNEXURE A – Proposal footprint



Legend	
	Avoidance area – Woodlands connectivity and wildlife corridor
	Retention area – Land reserved for retention of 18 hole golf course
	Investigation area for 125-unit retirement village
	Water infrastructure area
	Golf course amendments



ANNEXURE B – EPBC Act impact assessment summaries

Gang-gang Cockatoo

- FGC and the Red Hill Nature Reserve represents some of the best surveyed land for this species in the ACT due to the long-term citizen science project led by the Red Hill Regenerators and the Canberra Ornithologists Group.
- This has allowed Dr Mulvaney and Umwelt to reach a clear conclusion on the proposal's potential impacts despite the only recent listing of the species.
- Most nesting trees in the local area are located on Red Hill Nature Reserve or within the area identified to be returned to the Nature Reserve by FGC.
- Two nest trees (used in different years by the same pair) are located within the proposal area but will be retained along with surrounding mature trees.
- The vicinity of these nest trees to new development will not impact the existing and future pairs from breeding in these or nearby hollows post-construction given:
 - The retained nest trees are already close to homes, at around 90 metres, demonstrating familiarity of this pair with breeding close to urban areas.
 - The known nearby examples of breeding occurring less than 35 metres from homes within the Red Hill Nature Reserve.
 - The large number of hollow bearing trees in the immediate vicinity giving alternative breeding opportunities which will be protected long-term by FGC.
 - The pair has been observed preparing multiple hollows in a breeding season, including trees outside of the proposal footprint.

Superb Parrot

- Consultation with Dr Laura Rayner confirmed that the Superb Parrot does not use the area for breeding and is unlikely to in the future due to the nature of the surrounding urban environment (not connected to rural open landscape).
- Trackers fitted to individual birds validate survey evidence that the area is used by the Superb Parrot for foraging and roosting.
- The proposal footprint avoids areas of high use by the species as it is centred on cleared fairways and a patch of Argyle Apple trees not favoured by the species.
- The Superb Parrot shows no aversion to feeding and roosting in urban environments and is very likely to continue foraging and roosting post-development.

Other species and ecological communities

- No Box Gum Woodland will be removed under the new scheme.
- No Golden Sun Moths were found in two separate surveys over two years.

Further information and a detailed assessment can be found in FGC's referral documents here: <http://epbcnotices.environment.gov.au/referralslist/>

To: Minister for the Environment

Tracking No.: 22/50887

From: Executive Group Manager, Environment, Heritage and Water

Date of meeting: Wednesday, 18 May 2022

Subject: Update on Federal Golf Club development proposal and EPBC referral

- DDG, Environment, Water and Emissions Reduction 15/05/22
- DDG, Planning and Sustainable Development 13/05/22

Purpose of the meeting

To update you on progress of the Federal Golf Club's proposal for a retirement village in the southern area of the golf course.

Recommendations

That you **note** the possible discussion topics for your meeting with The Federal Golf Club President and Board representatives at Attachment A below.

Noted / Please Discuss

Rebecca Vassarotti MLA/...../.....

Minister's Office Feedback

Signatory Name: Ian Walker

Phone: x59027

Action Officer: Eliza Larson

Phone: x77009

OFFICIAL

Purpose of the meeting:	To update you on the progress of the proposed development at the Federal Golf Club (FGC). Background information on each discussion item is at Attachment A below.
Attendees:	<ul style="list-style-type: none"> • Emma Davidson, Assistant Minister for Seniors, Veterans, Families and Community • Richard Bialkowski (President, FGC) • Bob Carrell (Director, FGC) • Anthony Sinclair (General Manager, FGC) • Representative from Mbark (retirement community developer) <p>A familiarisation picture and short biography of attendees is below at Attachment B.</p>
Directorate representative in attendance:	Eliza Larson, Conservator Liaison.
Day / date:	Wednesday, 18 May 2022
Time:	1:30pm – 2:15pm
Venue:	Follett Room
Background:	This proposal has been ongoing for many years. A full chronology of events is available at Attachment C below.
Discussion:	Retirement community developer Mbark has recently submitted a referral under the EPBC Act. The FGC and Mbark wish to update you on their proposal, including its location and ecological impacts. The FGC have provided a briefing note which is at Attachment 1 .
	Discussion topics are below at Attachment A .
Consultation Internal:	<ul style="list-style-type: none"> • Planning and Urban Policy • Statutory Planning.
External:	The proponent has consulted with the Red Hill Regenerators and Garran and Hughes Residents Action Group. The groups attended a recent meeting in March with the Conservator Liaison, FGC and Mbark, and appeared to be supportive of the proposal.
Media implications:	Media implications are unlikely. There is community interest in the proposal, particularly from a range of community groups and noting the above groups have not been supportive of previous iterations.

Items to be discussed

1.1 Proposal footprint

The retirement village is being proposed in the southern part of the golf course.

1.2 Policy Position

The Federal Golf Club (FGC) originally pursued the development in the northern area of the golf course, but initial ecological assessments undertaken as part of the Red Hill Integrated Plan indicated that the northern area had significant ecological values. Comprehensive environmental assessments have since been completed and the current proposal is located in the southern part of the golf course which has fewer ecological values. This is the preferred option from an impact perspective.

1.3 Suggested Talking Points

- The FGC's efforts to ensure that the proposal is consistent with recommendations from the Red Hill Integrated Plan, including preserving links between public open space areas and protecting amenity corridors is commendable.

2.1 Impact on ecological values

The southern section of the FGC contains several ecological values which will be impacted by the proposed development.

2.2 Policy Position

The southern area contains small patches of Box Gum Woodland, Gang-gang Cockatoo foraging and breeding habitat, including two known nesting trees, Superb Parrot foraging habitat, and approximately 115 remnant eucalypts that meet the definition of Mature Trees. Fifty-two of these Mature Trees have visible hollows, and at least 128 hollows were counted. Both of these figures are likely to be underestimates.

Notable impacts include:

- Removal of 20 hollow bearing trees (<5% of hollow bearing trees within the entirety of the FGC)
- Disturbance to two known Gang-gang nesting trees which may impact the area of occupancy for this species if use does not continue following construction
- Removal of some Superb Parrot foraging habitat.

Mitigation measures include:

- Reinstatement of the 20 felled hollow bearing trees in an upright position
- Retention of known Gang-gang nesting trees
- Careful siting to avoid areas of high use for Superb Parrots
- Replanting at a ratio of 10:1
- Maintenance of connectivity corridors to retain linkages to Red Hill Nature Reserve.

Significant impacts to Superb Parrots and Gang-gangs are considered unlikely provided these mitigation measures are implemented.

2.3 Suggested Talking Points

- The FGC have made considerable efforts to site the development in a way that avoids significant impact to threatened ecological values.
- The commitment to re-stand felled hollow bearing trees is a significant one, however it should be noted that this does not always provide equivalent habitat values to the live trees that existed before development.
- Before and after surveillance monitoring should be put in place to:
 - ensure that baseline hollow numbers and types are confirmed before felling
 - ensure that any unsalvageable limbs supporting hollows that are unavoidably impacted during the felling process are (a) either sectioned, preserved and then reattached to resurrected trees or (b) another mechanism of hollow creation is used (engineering log hollows of similar dimensions), to ensure targets are achieved.

3.1 EPBC Referral

The FGC has recently submitted a referral to the Commonwealth under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

3.2 Policy Position

- Mbark has lodged a request for a determination by the Commonwealth Government under the EPBC legislation in relation to its development proposal for a retirement village (up to 125 units) at the southern end of the FGC with access off Kitchener Street in Garran.
- This request has been lodged by the proponent because the Red Hill integrated planning process identified ecological values at the southern end of the golf course that may trigger EPBC referrals.
- The proponent's self-assessment concluded that a significant impact on Superb Parrot and Gang-gang is not likely.
- The EPBC referral is a matter entirely between the proponent Mbark and the Commonwealth Government, however, the ACT Government will be invited to comment on the referral.
- Broadly, the determination could result in two potential outcomes:
 - **Controlled action** – if the Commonwealth Government determines that significant ecological values exist at the southern end of the golf course, then the proponent will need to negotiate an outcome acceptable to the Commonwealth. The proponent has already identified an area of land at the northern end of the golf course that could be used for an environment offset under this scenario. If agreed, by the Commonwealth as an offset then the land will be incorporated into the adjoining Red Hill Nature Reserve.
 - **Not a controlled action** – If the Commonwealth Government determines it has no interest in the development proposal, then the proposal can proceed under ACT Government planning requirements.

3.3 Suggested Talking Points

- I understand you lodged your referral in April and have withdrawn your original EPBC referral from 2018.
- The ACT Government will provide comment to the Commonwealth on the referral.

4.1 ACT Government planning requirements

A Territory Plan variation is required as the proposed retirement village is currently prohibited.

4.2 Policy Position

- The proposed retirement village is currently a prohibited development under the Territory Plan. The land is included in the PRZ2 Restricted Access Recreation Zone and residential uses (including retirement villages) are prohibited in this zone. Notwithstanding this, the zone does allow a range of other uses including clubs, guest houses, hotels and motels.
- The ACT Government has prepared a draft Territory Plan variation to allow the development of a retirement village (up to 125 units) at the southern end of the Federal Golf Course with access off Kitchener Street consistent with the recommendations of the Red Hill Integrated Plan. Upon relevant approval (Minister for Planning and Land Management) the next step is statutory public notification.
- The Red Hill Integrated Plan 2021 acknowledged the ecological values across the entire FGC including on the land at its southern end. Accordingly, the draft Territory Plan variation includes requirements for detailed environmental investigations and assessment to be undertaken as part of the future development application for the retirement village in this location.
- These requirements apply regardless of the EPBC determination.

4.3 Suggested Talking Points

- I understand that a Territory Plan variation is required as the proposed retirement village is currently prohibited.

5.1 Expansion of the Red Hill Nature Reserve

A section of the golf course is being considered for inclusion into the Red Hill Nature Reserve.

5.2 Policy Position

- In addition to the development of the retirement village, the Red Hill Integrated Plan also recommended that options be explored to increase the area of the Red Hill Nature Reserve.
- The land at the north-western end of the FGC that has been identified by the proponent as a potential EPBC environmental offset will be considered for inclusion into the Red Hill Nature Reserve, regardless of the EPBC determination.

5.3 Suggested Talking Points

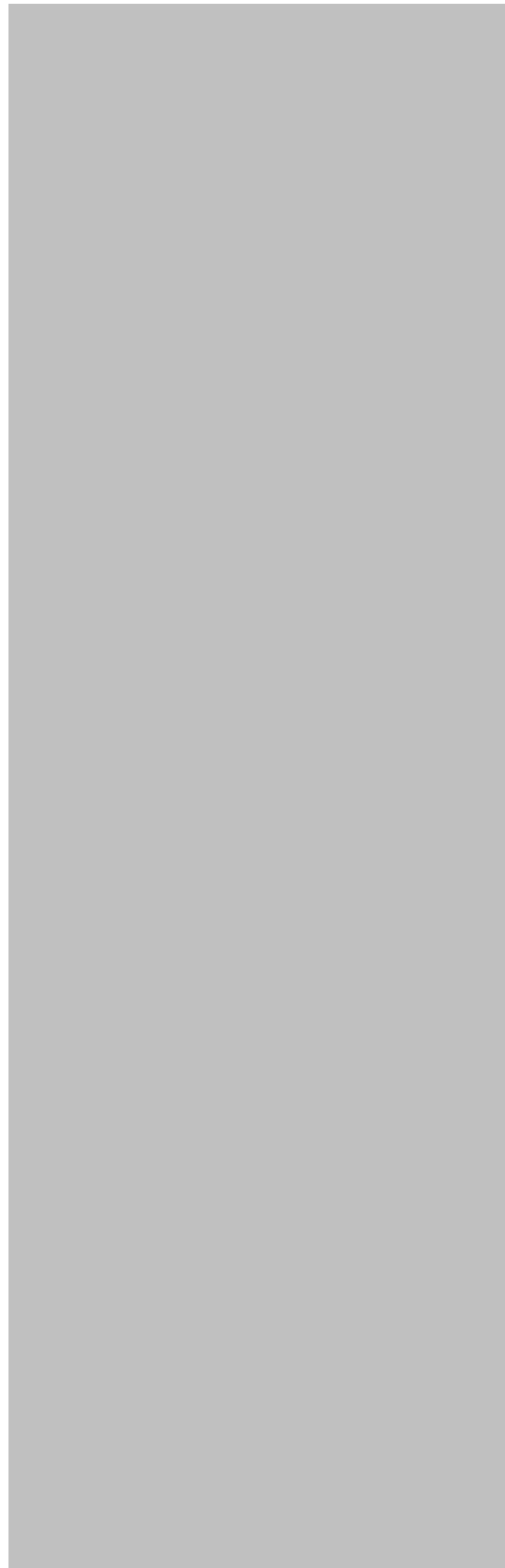
- Inclusion of this area into the Red Hill Nature Reserve will have many beneficial outcomes, particularly for Gang-gang Cockatoos.

Richard Bialkowski (President, FGC)

Richard has extensive senior executive and governance experience in the not for profit sector at ACT and national levels in a broad range of organisations spanning primary health care, health profession regulation, aged and disability care, sport and social assistance services. He also has extensive experience in advocacy and stakeholder relations at both state and national levels with government and non-government agencies.

Bob Correll (Director, FGC)

Anthony Sinclair (General Manager, FGC)



Date	Action	Comments
April 2022	<p>EPBC Referral - MBark (the proponent for the proposed retirement village at the southern end of the Federal Golf Course) verbally advised the EPSDD Territory Plan Section that they had submitted the proposal to the Commonwealth Government for a determination under the Environment Protection and Biodiversity Conservation Act. It is understood that a decision is still pending.</p>	<p>Explanation – The Red Hill integrated planning process identified potential ecological values at the southern end of the Federal Golf Course that may trigger referral to the Commonwealth under the EPBC legislation.</p> <p>It is understood that the proponent has lodged the request for a determination under the EPBC legislation in relation to the development proposal.</p> <p>It is understood that environmental offsets may be required for development at the southern end of the golf course. The proponent has identified an area of land at the northern end of the golf course as a potential offset.</p> <p>The application has not yet been referred to the ACT Government for comment.</p> <p><i>This is a matter entirely for the Commonwealth Government to determine.</i></p>
March 2022	<p>Territory Plan Variations – A Draft Territory Plan variation DV384 – Federal Golf Course in a form to progress to next steps of notification subject to decisions.</p>	<p>Details: DV384 seeks to implement several of the planning related recommendations of the Red Hill Integrated Plan.</p> <p>In particular, DV384 seeks to vary the Territory Plan to allow for a retirement village (125 units) at the southern end of the Federal Golf Course with access of Kitchener Street in Garran.</p> <p>The Integrated Plan rejected the original proposed retirement village at the northern end of the golf course with access off Gowrie Drive due to a number of factors including: bushfire constraints; potential impacts on the adjoining nature reserve; access constraints through the nature reserve; and lack of access to services and facilities for the future retirement village residents.</p>
August 2021	<p>Petitions – two petitions were lodged with the Legislative Assembly.</p>	<p>Details - The petitions called upon the Legislative Assembly to amend the Plan to:</p> <ul style="list-style-type: none"> • remove the retirement village from the Federal Golf Course and access from Kitchener Drive; and

Date	Action	Comments
		<ul style="list-style-type: none"> reject amendments to the Territory Plan that would enable housing development on the site of the Federal Golf Course.
	<p>Standing committee - Petition 24-21 was also referred by the Clerk of the Legislative Assembly to the Standing Committee for Planning, Transport and City Services because there were more than 500 signatories.</p>	<p>Consideration: The Standing Committee did not conduct an inquiry into the petition.</p>
	<p>ACT Government Response - The ACT Government considered the petitions on 18 November 2021.</p>	<p>Position: The ACT Government response to the petitions acknowledged the views that have been put forward but reflected the continued commitment to the Integrated Plan as approved 9 June 2021.</p> <p>The Government provided the response to the Clerk of the Legislative Assembly on 1 December 2021 consistent with the Standing Orders for petitions.</p>
<p>June 2021</p>	<p>Red Hill Integrated Plan – the plan was endorsed by the ACT Government in June 2021.</p>	<p>Background: The Integrated Plan and details of the planning process are publicly available on the EPSDD website: Red Hill Integrated Plan - Environment, Planning and Sustainable Development Directorate - Planning (act.gov.au)</p>
		<p>Recommendations: The key recommendations of the Plan include:</p> <ol style="list-style-type: none"> ongoing protection and management of the Red Hill Nature Reserve ongoing management and enhancement of the open space network capping the old Deakin tip in its entirety including areas within the Red Hill Nature Reserve and within Deakin Section 66, Block 8 road network investigations and upgrades for Kent, Birdwood and Kitchener Streets, the Strickland Crescent and Carruthers intersection, and the Red Hill and Gowrie Drive intersection retaining the existing Residential RZ1 Suburban zoned residential blocks adjoining the Red Hill Nature Reserve rezoning blocks at Deakin Section 66 and section 78

Date	Action	Comments
		7. making provisions for the Federal Golf Course site.
November 2019	Integrated Planning process - A <u>Draft Integrated Plan for Red Hill Nature Reserve and Surrounds (PDF 7.5 MB)</u> (draft Plan) was prepared in 2019 by the Environment, Planning and Sustainable Development Directorate (EPSDD) in response to a <u>resolution of the Legislative Assembly of 25 October 2017 (PDF 230.6 KB)</u> , which identified a number of factors to be considered.	Stakeholder involvement: The draft Plan was developed in close consultation with various stakeholder groups over a two-year period. The preparation of the draft Plan involved a range of technical studies to develop recommendations considered the most appropriate use for land in the area.
		Community engagement: In late 2019 the community was engaged through a series of drop-in sessions and a survey distributed through the YourSay Community Panel. Community members also submitted comments via email.
		Community Feedback: revealed support for the draft Plan. There was majority community support for recommendations 1–6 and there was support within the community for recommendation 7 to build a maximum 125-unit retirement village at the southern portion of the site. However, issues were raised about the impact of the development on local traffic and the ecological values of the reserve, and the loss of amenity for surrounding residential areas in Garran and Hughes. The feedback from community and ongoing involvement of key stakeholders have been considered in finalising the plan.
		Engagement Report: An engagement report was prepared and was made publicly available along with the submissions: the <u>Engagement Report (PDF 1.9 MB)</u> and <u>submissions</u> .
October 15 2018	EPBC Referral	<ul style="list-style-type: none"> On 15 October 2018, the now Department of Agriculture, Water and the Environment (DAWE) referred application 2018/8277 to EPSDD for comment.

Date	Action	Comments
		<ul style="list-style-type: none"> • Application 2018/8277 was for a proposed retirement village. • Advice was sought from Environment Protection Authority, Conservator and Heritage and on 30 October 2018 a consolidated response was provided from EPSDD to DAWE. • On 17 December 2018, DAWE determined the proposal to be a controlled action and that it would be assessed under the existing bilateral process. • On 6 June 2019, EPSDD sent a letter to the commonwealth informing them that some works may be required on designated land and the bilateral assessment agreement only applies where the proposal occurs on Territory land. In addition, EPSDD stated that the final design will be subject to the outcomes of the integrated plan. • The referral was recently withdrawn on 5 April 2022 as the proposal has changed.
February 21 2018	Environmental Significance Opinion	<ul style="list-style-type: none"> • On 21 February 2018, an application for an Environmental Significance Opinion (ESO) was submitted by Canberra Town Planning for a proposed retirement village. • On 14 March 2018, further information was requested by the Conservator of Flora and Fauna regarding the potential cumulative impacts on the site and surrounds. • On 8 June 2018, further information was submitted by the applicant and was assessed by the Conservator. • On 2 July 2018, the Conservator stated that an ESO cannot be provided until the cumulative impacts are considered through the integrated plan for Red Hill. • No further information was submitted and the ESO application has lapsed.
October 25 2017	Resolution of the Legislative Assembly	Initiation: The resolution of the Legislative Assembly of 25 October 2017 (PDF 230.6 KB) , sought to halt development proposals adjoining the Red Hill Nature Reserve until an integrated planning process has been completed for the area.

Date	Action	Comments
2017 & earlier	Development proposals - The ACT Government received requests and issued scoping documents for planning reports in support of proposed Territory Plan variations for two unrelated developments at Deakin section 66 and at the northern end of the Federal Golf Course with access of Gowrie Drive.	<p>Status: No planning reports had been submitted to the Government at the time of the Resolution of the Legislative Assembly resolution on 25 October 2022 and consequently no decisions had been made about these proposals.</p> <p>It is understood that both proponents have stated community consultations about their projects (a requirement of the scoping documents for the planning reports) and this lead to community reactions, prompting the resolution of the legislative assembly in 2017.</p>

Subject: MEETING: Federal Golf Club
Location: Follett Room

Start: Wed 18/05/2022 1:30 PM
End: Wed 18/05/2022 2:15 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Vassarotti, Rebecca
Required Attendees: Davidson, Emma
Optional Attendees: Rattenbury, Shane; Ebsworth, Imogen; Sutton, Paula; EPSDD DLO; Minister Emma Davidson, MLA

Categories: 02. For Tash - Action

Note – Meeting scheduled for half an hour – have allowed 45 mins for any over run. EB
Shane will not be attending. EB

Attending:

Emma Davidson

Rebecca Vassarotti

Bob Carrell, Federal Golf Club

General Manager, Federal Golf Club

Board Director, Federal Golf Club

Representative, Mbark

27/4 Confirmed time with Bob Correll and requested he confirm who will be attending. Meeting brief requested EB

Dear Minister Vassarotti

The Federal Golf Club President and Board representatives would welcome the opportunity to meet with you to provide an update on progress with the Club's Over 55 Development proposal. Since we last met, extensive environmental survey work has been undertaken and documented by specialist environmental consultants working closely with local environmental experts and community groups which has now culminated in a referral to the Commonwealth Minister under the Environment Protection and Biodiversity Conservation Act 1999. This represents an important milestone in implementation processes for the Government's Red Hill Integrated Plan.

A background briefing setting out a summary of the key findings from this environmental work is attached.

It would be greatly appreciated if we, together with a representative from our partners on this project, Mbark could meet with you to brief you further on progress and answer any questions you may have on this very important work.

Warm Regards

Bob Correll

REQUESTED	27/4/22
Meeting Brief	Yes please
Arrangements Brief	
Media Release	
Media Alert	
Talking Points	
Speech	
Q & A's	
Directorate rep	
Dot Points	

From: Kaucz, Alix
Sent: Wednesday, 20 July 2022 7:45 PM
To: Terrplan
Subject: FW: Referral decision - Not controlled action - Federal Golf Club Retirement Village and Water Infrastructure, ACT (EPBC 2022/09201) - Person proposing to take the action [SEC=OFFICIAL]
Attachments: 2022-09201 Decision notice.pdf; 2022-09201 Letter to FGC.pdf; Compliance, monitoring and auditing factsheet.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: FOR FILING

From: [REDACTED]@mbark.com.au>
Sent: Tuesday, 12 July 2022 2:39 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: FW: Referral decision - Not controlled action - Federal Golf Club Retirement Village and Water Infrastructure, ACT (EPBC 2022/09201) - Person proposing to take the action [SEC=OFFICIAL]

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Alix,

FYI. We have received a not a controlled action decision from the Commonwealth Government. I will call to discuss.

Regards

Adam

Adam Somerville

Managing Director

MBARK

M: [REDACTED]
E: [REDACTED]@mbark.com.au





**NOTIFICATION OF
REFERRAL DECISION – NOT CONTROLLED ACTION**

**FEDERAL GOLF CLUB RETIREMENT VILLAGE AND WATER INFRASTRUCTURE, ACT
(EPBC 2022/09201)**

This decision is made under Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed action

person proposing to take the action	Federal Golf Club ACN 008 392 069
--	--------------------------------------

proposed action	To construct a retirement village and water infrastructure on the Federal Golf Club, 6 km south-west of Canberra city, ACT [See EPBC Act referral 2022/09201].
------------------------	--

Referral decision: Not controlled action

status of proposed action	The proposed action is not a controlled action.
----------------------------------	---

Person authorised to make decision

name and position	Andrew McNee A/g First Assistant Secretary Environment Approvals Division
--------------------------	---

signature	
------------------	--

date of decision	12 July 2022
-------------------------	--------------



EPBC Ref: 2022/09201

David Consalvi
Development Manager
Federal Golf Club
Suite 111, 350 George Street
SYDNEY NSW 2000

Dear Mr Consalvi

**Decision on referral
Federal Golf Club Retirement Village and Water Infrastructure, ACT (EPBC 2022/09201)**

Thank you for submitting a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision about the proposed action to construct a retirement village and water infrastructure on the Federal Golf Club, 6 km south-west of Canberra city, ACT.

As a delegate of the Minister for the Environment, I have decided that the proposed action is not a controlled action. This means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is enclosed. This document will be published on the department's website.

Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act.

This decision does not affect any requirement for separate state or local government environment assessment and approvals of the proposed action.

The department has an active audit program for proposals that have been referred under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned. Please note that your project may be selected for audit by the department at any time and all related records and documents may be subject to scrutiny. Information about the department's compliance monitoring and auditing program is enclosed.

As part of the EPBC referrals process, Commonwealth Ministers have been informed of your proposal. The National Indigenous Australians Agency provided comments on your referral on behalf of the Minister for Indigenous Australians, and encouraged you to undertake the following:

- Seek advice from the ACT Government regarding any future acts requirements that may apply under the *Native Title Act 1993*.
- Expand your future consultation plans to include formal consultation with Traditional Owners and other Indigenous groups and stakeholders in the ACT, including the ACT Aboriginal and Torres Strait Islander Elected Body.
- Continue to collaborate with Indigenous stakeholders throughout the life of the project.
- Consider using the Dhawura Ngilan: A Vision for Aboriginal and Torres Strait Islander Heritage in Australia and the Best Practice Standards in Indigenous Cultural Heritage Management and Legislation to guide this and all future consultation.

- Consider engaging with Supply Nation to identify opportunities for Indigenous employment.

If you have any questions about the referral process or this decision, please contact the project manager, [REDACTED], by email to [REDACTED] or telephone [REDACTED] and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

Andrew McNee
A/g Head of Division
Environment Approvals Division

12 July 2022



COMPLIANCE MONITORING AND AUDITING

This fact sheet provides an overview of the compliance monitoring and auditing program in place for projects referred under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and permits granted under the *Environment Protection (Sea Dumping) Act 1981* (the Sea Dumping Act).

What is the EPBC Act?

The EPBC Act is Australia's key national environment law. Under the EPBC Act, proposals which are likely to have a significant impact on matters of national environmental significance must be referred, assessed, and a decision made by the Minister or his delegate on whether to approve the proposal.

What is the Sea Dumping Act?

The Sea Dumping Act regulates the loading and dumping of waste at sea. The Sea Dumping Act fulfils Australia's international obligations under the London Protocol to prevent marine pollution by dumping of wastes and other matter. Permits are required from the Department for all ocean disposal activities.

What is compliance monitoring and auditing for?

The Department has implemented a program to monitor and audit projects that have been referred under the EPBC Act and the Sea Dumping Act to ensure they are complying with their approval/permit conditions or particular manner requirements and the legislation.

Compliance monitoring activities, including inspections and audits, aim to ensure projects with the potential to impact on nationally protected matters are implemented as planned. Monitoring and audits help the Australian Government to understand how well conditions or requirements are being understood and applied, and contribute to improving the effectiveness of the Department's operations.

All compliance monitoring activities, and any subsequent enforcement activities, are conducted in accordance with the Department's Compliance and Enforcement Policy.

What is a monitoring inspection?

Approved projects are subject to monitoring inspections to ensure and verify compliance with the conditions or requirements of the approval or permit. Projects are selected for a monitoring inspection based on a risk-based process informed through a number of factors, including sector, location, compliance history and the potential impact on listed matters (such as threatened species and ecological communities).

What is a compliance audit?

A compliance audit is an objective assessment of a project's compliance against selected criteria. Projects are audited against conditions or requirements. A compliance audit usually takes the form of a desktop document review and may include a site inspection, if necessary. In some cases, the document review provides the Department with enough information to verify that a project is compliant.

Projects can be chosen for audit based on a random selection process or a risk-focused selection process. If your project is selected for an audit, you will be contacted by a Departmental officer who will explain the process. All audit report summaries are posted on the Department's website. The results of audits may also be publicised through the general media.

Further information

For further information on the compliance monitoring and auditing program, please visit the Department's website at www.environment.gov.au or contact:

The Director, Monitoring and Assurance Section
Department of the Environment and Energy
GPO Box 787 CANBERRA ACT 2601
Telephone: (02) 6274 1111
Email: EPBCmonitoring@environment.gov.au



From: Baines, Greg
Sent: Monday, 25 July 2022 3:48 PM
To: ConservatorFloraFauna
Subject: Meeting with Federal Golf Course

UNOFFICIAL

Hi Eliza,

Just a quick heads up on the discussions that took place at today's meeting Federal Golf Club and their reps.

- They have received notification from the Commonwealth that their project is not a controlled action.
- They plan to lodge an ESO application by late August.
- I indicated that today's meeting would suffice for a pre-submission meeting, there is no requirement for an additional meeting.
- I indicated that their ESO should focus on avoiding/mitigating impacts on Gang-gang Cockatoos, Superb Parrots, mature native trees, overall hollow abundance and connectivity and that they should include some monitoring of any mitigation measures.
- They indicated they are prepared to consider options such as re-standing trees, re-attaching hollow limbs and carving hollows to ensure that there will be no net reduction in hollow abundance across the golf course.
- They indicated that they will approach the Red Hill Regenerators to discuss how a joint citizen science project could be set up to gain knowledge on the effectiveness of these mitigation measures.

If you have any additional issues to discuss, please call [REDACTED].

Greg Baines
Senior Conservation Officer
Office of the Conservator of Flora and Fauna
[REDACTED]

From: Baines, Greg
Sent: Monday, 25 July 2022 2:57 PM
To: ConservatorFloraFauna
Subject: RE: For advice/action please lovely team: Due EGM 4pm 27/7 - 22/94732 Ministerial-Correspondence - Vassarotti - Suzanne Jedryk - Federal Golf course development habitat destruction

UNOFFICIAL

Here are some dotties for you:

- An ecological assessment was undertaken on the Federal Golf Club in 2018 to identify ecological values and potential impacts of the development.
- An additional ecological assessment was undertaken in 2021 to update information and assess the specific impacts of the development allowed by the Territory Plan Variation and Red Hill Integrated Plan.
- Further surveys were undertaken for Superb Parrot and Golden Sun Moth in 2022.
- This information was presented to the Commonwealth through a referral for assessment under the EPBC Act in early 2022.
- The Commonwealth determined that the proposal is not a controlled action and required no additional assessment under the EPBC Act.
- The proponent is now putting together an application for an Environmental Significance Opinion from the Conservator.
- The application will include information from all previous ecological surveys and identify mitigation measures for residual impacts on all protected matters.
- The ecological assessments include all known information on protected matters that occur on the site, including Gang-gang Cockatoos, and measures that can be taken to mitigate impacts on these values.
- The ESO application will be presented to the Conservator. An EIS will be required if the Conservator determines that significant negative impacts are likely to occur. If the ESO is supported by the Conservator, the proponent will be able to lodge their DA based on the existing environmental assessments.

Can you have a look and see what we have written in previous ministerials on this subject? I just want to ensure that we aren't contradicting ourselves.

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Sent: Monday, 25 July 2022 1:33 PM

To: Baines, Greg <Greg.Baines@act.gov.au>

Subject: FW: For advice/action please lovely team: Due EGM 4pm 27/7 - 22/94732 Ministerial-Correspondence - Vassarotti - Suzanne Jedryk - Federal Golf course development habitat destruction

UNOFFICIAL

Hi Greg!

Do you have capacity to take lead on this one? Happy for you to provide dot points if that's easier and then I can polish and put it into Min speak?

Thanks!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au | www.planning.act.gov.au

This email, and any attachments, may contain confidential information. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Please consider the environment before printing this email

From: EPSDD Environment <EPSDDEnvironment@act.gov.au>

Sent: Saturday, 23 July 2022 3:24 PM

To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Cc: EPSDD Environment <EPSDDEnvironment@act.gov.au>

Subject: For advice/action please lovely team: Due EGM 4pm 27/7 - 22/94732 Ministerial-Correspondence - Vassarotti - Suzanne Jedryk - Federal Golf course development habitat destruction

UNOFFICIAL

Hi Eliza/Karen/Greg

Is this one for your lovely team? If not, could you please help me find a home for it 😊

EGM due date 4pm 27/07

Kind Regards

Bindu

Bindu Johnson (he/him) | Government Business Officer
Executive Business Support | Environment, Heritage and Water Division
Ph: +61 2 6205 1189 | Email: Bindu.Johnson@act.gov.au
ACT Government
www.environment.act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Friday, 22 July 2022 9:13 AM

To: EPSDD Environment <EPSDDEnvironment@act.gov.au>

Subject: FOR ACTION: Due to GS 28/7 - 22/94732 Ministerial-Correspondence - Vassarotti - Suzanne Jedryk - Federal Golf course development habitat destruction

UNOFFICIAL

Ministerial Correspondence / Brief Request Form

22/94732 Ministerial-Correspondence - Vassarotti - Suzanne Jedryk - Federal Golf course development habitat destruction

	Due
To Minister's office	04/08/2022
Director-General	
Deputy Director-General	29/07/2022
Government Services	28/07/2022

To:

Climate Change and Energy

Planning and Urban Policy

Building Reform

Development and Implementation

Statutory Planning

Environment, Heritage and Water

Office of the Director-General

Office of the Deputy Director-General

Utilities Technical Regulator

Corporate Services & Operations

City Renewal Authority

Suburban Land Agency

Response By:

Minister

Chief Minister

Director-General

Directorate

Deputy Director-General

Action Required:**Reply to Correspondence**

Information Brief

Meeting Brief*

Caveat Brief

Arrangements Brief*

Directorate Input

Officer to attend***

For Information Only

For Appropriate Action

Phone Constituent/

Provide Report

Questions and Answers

Media Alert / Media Release**

Speech**

Speaking Notes**

Talking Points (as dot points)**

**For up to date meeting/event timing, please see the calendar confirmation email in the attached Objective File.*

*** In consultation with EPSDD Media.*

****Exec will advise you who is required to attend.*

Further Information:

Aimie Burns | Ministerial Liaison Officer – Government Services
Environment, Planning and Sustainable Development Directorate
ACT Government | PH: 6207 2156 | www.environment.act.gov.au

From: Baines, Greg
Sent: Friday, 5 August 2022 10:26 AM
To: Taylor, Stacey
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Ok, I will let them know.

From: Taylor, Stacey <Stacey.Taylor@act.gov.au>
Sent: Friday, 5 August 2022 9:41 AM
To: Rayner, Laura <Laura.Rayner@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Hey

Sorry, was on leave yesterday.

Yep, as I mentioned on the phone, I'm not super interested in being heavily involved in this initiative within the golf course but I am happy to be a contact/provide info where relevant.

I'm assuming they won't be interested in supporting a larger study..?

Cheers
Stace

From: Rayner, Laura <Laura.Rayner@act.gov.au>
Sent: Thursday, 4 August 2022 2:28 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Taylor, Stacey <Stacey.Taylor@act.gov.au>
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

It seems everyone is interested in carving hollows...

Yeah, I'm not interested in a one-off small sample application. If they are willing to support a larger, broader research project on carved hollows (i.e. we provide the design, they implement) I'd be interested to talk more.

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Thursday, 4 August 2022 1:57 PM
To: Rayner, Laura <Laura.Rayner@act.gov.au>
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Thanks Laura,

I think they were particularly interested in the idea of carving hollows in the trees that will be re-stood. Stace wasn't aware of any papers that indicate if this is a useful option or not.

G

From: Rayner, Laura <Laura.Rayner@act.gov.au>
Sent: Thursday, 4 August 2022 1:31 PM
To: Baines, Greg <Greg.Baines@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Thanks Greg

Nothing for Superbs. As David mentions, we've already had some solid conversations around this, and my recommendations are unchanged.

However, I will take a little more time to think on Gang-gangs... **Stace:** let me know if you want to have a little brainstorm together.

Cheers,
Laura

Dr Laura Rayner she / they

Senior Ecologist - ACT Parks and Conservation Service

p 6207 7614 | m [REDACTED] | e laura.rayner@act.gov.au

From: Baines, Greg <Greg.Baines@act.gov.au>

Sent: Thursday, 4 August 2022 9:32 AM

To: Taylor, Stacey <Stacey.Taylor@act.gov.au>; Rayner, Laura <Laura.Rayner@act.gov.au>

Subject: FW: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Hi Laura and Stacey,

The consultants advising on the Federal Golf Club development are asking if there are any additional mitigation measures (such as carving tree hollows) or research/monitoring projects that could be undertaken as part of their retirement village proposal. Is there anything that either of you could suggest that may assist Superbs or GG's?

Regards

Greg

From: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>

Sent: Monday, 1 August 2022 2:17 PM

To: Baines, Greg <Greg.Baines@act.gov.au>; Larson, Eliza <Eliza.Larson@act.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>; 'Bob Correll' [REDACTED] <[\[REDACTED\]@umwelt.com.au](mailto:[REDACTED]@umwelt.com.au)>

Subject: Follow up on Meeting with Federal Golf Club

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Greg

I was hoping to follow up on your offer to speak with your colleagues (I think it was Laura Rayner and Stacey Taylor) about whether there are any ecological initiatives or projects that would be particularly well suited to being included in our project at Federal Golf Club. We have previously spoken to Laura about tree species attractive to the

Superb Parrot, and we have a range of initiatives that were outlined in our referral, but I'm hoping there may be others that we could consider incorporating based on your and the department's experience in managing offsets and other areas.

Out of Scope

Thanks
David

David Consalvi

MBARK

t: [REDACTED]
e: [REDACTED] [@mbark.com.au](mailto:[REDACTED]@mbark.com.au)
a: Suite 111, 350 George Street, Sydney NSW 2000

From: Baines, Greg
Sent: Tuesday, 9 August 2022 1:35 PM
To: David Consalvi
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Hi David,

I have spoken with Laura and Stacey about the possible mitigation measures and monitoring projects. Unfortunately they are both very committed with their existing work and don't have the time to be heavily involved. If the golf club, in partnership with citizen scientists were able to commit to a long term monitoring project, both Stacey and Laura could help with project design and analysis. Michael Mulvaney works with Stacey and Laura quite a bit, so if Michael comes up with a project he can contact both of them directly to see if they want to participate.

Cheers
Greg

From: [REDACTED]@mbark.com.au>
Sent: Monday, 8 August 2022 12:14 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: [REDACTED]@umwelt.com.au>
Subject: RE: Follow up on Meeting with Federal Golf Club

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Thanks Greg, appreciate you following up. We have been speaking to Michael on this over the last few months and will include his suggestions in our ESO.

Thanks
David

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Thursday, 4 August 2022 9:28 AM
To: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Subject: RE: Follow up on Meeting with Federal Golf Club

UNOFFICIAL

Hi David,

I have asked Stacey and Laura about additional projects, I haven't had a reply yet but I will follow up with them and let you know what they say. As we discussed at the meeting, Michale Mulvaney is also an excellent person to ask about involving citizen science in the monitoring.

Regards
Greg

From: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>
Sent: Monday, 1 August 2022 2:17 PM
To: Baines, Greg <Greg.Baines@act.gov.au>; Larson, Eliza <Eliza.Larson@act.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@mbark.com.au](mailto:[REDACTED]@mbark.com.au)>; 'Bob Correll' [REDACTED] <[\[REDACTED\]@umwelt.com.au](mailto:[REDACTED]@umwelt.com.au)>
Subject: Follow up on Meeting with Federal Golf Club

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Greg

I was hoping to follow up on your offer to speak with your colleagues (I think it was Laura Rayner and Stacey Taylor) about whether there are any ecological initiatives or projects that would be particularly well suited to being included in our project at Federal Golf Club. We have previously spoken to Laura about tree species attractive to the Superb Parrot, and we have a range of initiatives that were outlined in our referral, but I'm hoping there may be others that we could consider incorporating based on your and the department's experience in managing offsets and other areas.

Out of Scope

Thanks
David

David Consalvi

MBARK

t:

e:  [@mbark.com.au](mailto:mbark.com.au)

a: Suite 111, 350 George Street, Sydney NSW 2000

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Baines, Greg
Sent: Tuesday, 23 August 2022 11:33 AM
To: ConservatorFloraFauna
Subject: FW: Request for comments (18/8) - revised Draft Variation 384 Federal Golf Course
Attachments: scan_nina bruns_2022-08-16-11-36-29.pdf

OFFICIAL

Eliza, is it too late to ask for a change to the proposed PC overlay area?

From: Bruns, Nina <Nina.Bruns@act.gov.au>
Sent: Tuesday, 16 August 2022 11:48 AM
To: Baines, Greg <Greg.Baines@act.gov.au>
Subject: RE: Request for comments (18/8) - revised Draft Variation 384 Federal Golf Course

OFFICIAL

Hi Greg

I went out today and had a walk through the proposed area. Do we have any say in how much of this area we will be handed? If we do I would suggest we do not accept the area with huge piles of green waste and soil/rock as this would be a major undertaking to deal with. I have marked a proposed boundary where I would be willing to accept all land to the left and would be rejecting the land to the right of the dotted line.

If we must take it all on I would be pushing for the pile area (hashed area on the map) be cleaned up and rehabilitated before it is handed to us or be handed over with significant funding to enable us to deal with it.

As you noted the area will also need a boundary fence with the golf course. The area with the pile of waste also has a significant weed load including many woody weeds and a large infestation of Chilean needlegrass

Nina Bruns

Acting Ranger In Charge (March to September 2022)
Canberra Nature Park South
ACT Parks and Conservation Service

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Monday, 15 August 2022 2:41 PM
To: Bruns, Nina <Nina.Bruns@act.gov.au>
Subject: FW: Request for comments (18/8) - revised Draft Variation 384 Federal Golf Course

OFFICIAL

Hi Nina,

Do you have any concerns about the proposal to incorporate the northern block of the Federal Golf Course into the nature reserve?

I presume it will require new fencing and weed control? Are there any issues that might arise with site being part of the reserve?

Cheers
Greg

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Monday, 15 August 2022 1:57 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>
Subject: FW: Request for comments (18/8) - revised Draft Variation 384 Federal Golf Course

OFFICIAL

Hi both,

As anticipated, the FGC DV has been amended to now include rezoning of the north western area to hills ridges and buffers with a NR overlay to be incorporated into Red Hill NR.

I imagine you are supportive, but please let me know by **COB 18 August** if you have any comments.

Thanks,

Eliza Larson | A/g Conservator Liaison
Phone: +61 2 6207 7009 | Email: eliza.larson@act.gov.au

From: Terrplan <Terrplan@act.gov.au>

Sent: Friday, 12 August 2022 3:49 PM

To: 'worksapproval@nca.gov.au' <worksapproval@nca.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Heritage <Heritage@act.gov.au>; EPAPlanningLiaison <EPAPlanningLiaison@act.gov.au>

Cc: Yamin, Rashed <Rashed.Yamin@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; <[REDACTED]@nca.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>

Subject: Request for comments - revised Draft Variation 384 Federal Golf Course

OFFICIAL

Dear Agencies

Draft Variation 384 is being re-circulated because there is now a proposal to rezone the north-western portion of the Federal Golf Course from PRZ2 Restricted Access Recreation zone to NUZ3 Hills, Ridges and Buffer zone and add Pc nature reserve overlay. This will incorporate the area into the Red Hill Nature Reserve.

If you wish to revise your comments as currently in the attached Draft Variation 384 (pages 12 - 17), please let the Territory Plan team know by next **Friday 19 August**. If you wish to discuss, please contact Sonya Moser.

The proposed site for inclusion in the Red Hill Nature Reserve as identified by the proponents is below.



Regards

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au
Planning and Urban Policy | Environment, Planning and Sustainable Development | **ACT Government**
480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

▣ Dump site
- - - - proposed boundary



From: Terrplan
Sent: Friday, 21 October 2022 8:47 PM
To: [REDACTED]
Subject: For information - Public consultation - DV380 Deakin Office Park and DV384 Federal Golf Course

Dear Mr Correll

We are writing to advise you that two draft variations to the Territory Plan to implement some recommendations of the [Integrated Plan for Red Hill Nature Reserve and Surrounds](#) are currently on public consultation.

DV380 – Deakin Office Park

The draft variation proposes to:

- incorporate Deakin section 66 blocks 2 and 6 into the Deakin office area under the Deakin Precinct Map and Code and rezone to Commercial CZ2 Business
- include Deakin section 66 blocks 7 and 8 and section 78 block 13 into the surrounding urban open space network by rezoning the areas to PRZ1 Urban Open Space
- add the area rezoned to PRZ1 Urban Open Space into the 'pc – nature reserve' public land overlay, allowing the land to be formally incorporated into the adjoining Red Hill Nature Reserve

Written comments on DV380 are invited from the public until **Friday 25 November 2022**.

DV384 – Federal Golf Course

The draft variation proposes to:

- rezone land of high ecological value at the north-western part of the golf course from PRZ2 Restricted Access Recreation zone to NUZ3 Hills, Ridges and Buffer zone and add a 'pc – nature reserve' public land overlay to formally incorporate the land in the adjoining Red Hill Nature Reserve
- amend the Red Hill and Garran Precinct Maps and Codes to allow a retirement village at the Federal Golf Course (Red Hill section 56 parts of block 1) with access off Kitchener Street (Garran section 10 block 74)

Written comments on DV384 are invited from the public until **Friday 2 December 2022**.

Details of how to submit comments can be found in the draft variations which are available online at: www.act.gov.au/draftvariations

Regards

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au

From: Terrplan
Sent: Friday, 21 October 2022 8:49 PM
To: [REDACTED]@mbark.com.au
Subject: For information - Public consultation - DV380 Deakin Office Park and DV384 Federal Golf Course

Dear Mr Somerville

We are writing to advise you that two draft variations to the Territory Plan to implement some recommendations of the [Integrated Plan for Red Hill Nature Reserve and Surrounds](#) are currently on public consultation.

DV380 – Deakin Office Park

The draft variation proposes to:

- incorporate Deakin section 66 blocks 2 and 6 into the Deakin office area under the Deakin Precinct Map and Code and rezone to Commercial CZ2 Business
- include Deakin section 66 blocks 7 and 8 and section 78 block 13 into the surrounding urban open space network by rezoning the areas to PRZ1 Urban Open Space
- add the area rezoned to PRZ1 Urban Open Space into the 'pc – nature reserve' public land overlay, allowing the land to be formally incorporated into the adjoining Red Hill Nature Reserve

Written comments on DV380 are invited from the public until **Friday 25 November 2022**.

DV384 – Federal Golf Course

The draft variation proposes to:

- rezone land of high ecological value at the north-western part of the golf course from PRZ2 Restricted Access Recreation zone to NUZ3 Hills, Ridges and Buffer zone and add a 'pc – nature reserve' public land overlay to formally incorporate the land in the adjoining Red Hill Nature Reserve
- amend the Red Hill and Garran Precinct Maps and Codes to allow a retirement village at the Federal Golf Course (Red Hill section 56 parts of block 1) with access off Kitchener Street (Garran section 10 block 74)

Written comments on DV384 are invited from the public until **Friday 2 December 2022**.

The draft variations are available online at: www.act.gov.au/draftvariations

Regards

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au

From: Terrplan
Sent: Friday, 21 October 2022 8:39 PM
To: [REDACTED]
Subject: For information - Public consultation - DV380 Deakin Office Park and DV384 Federal Golf Course

We are writing to advise you that two draft variations to the Territory Plan to implement some recommendations of the [Integrated Plan for Red Hill Nature Reserve and Surrounds](#) are currently on public consultation.

DV380 – Deakin Office Park

The draft variation proposes to:

- incorporate Deakin section 66 blocks 2 and 6 into the Deakin office area under the Deakin Precinct Map and Code and rezone to Commercial CZ2 Business
- include Deakin section 66 blocks 7 and 8 and section 78 block 13 into the surrounding urban open space network by rezoning the areas to PRZ1 Urban Open Space
- add the area rezoned to PRZ1 Urban Open Space into the 'pc – nature reserve' public land overlay, allowing the land to be formally incorporated into the adjoining Red Hill Nature Reserve

Written comments on DV380 are invited from the public until **Friday 25 November 2022**.

DV384 – Federal Golf Course

The draft variation proposes to:

- rezone land of high ecological value at the north-western part of the golf course from PRZ2 Restricted Access Recreation zone to NUZ3 Hills, Ridges and Buffer zone and add a 'pc – nature reserve' public land overlay to formally incorporate the land in the adjoining Red Hill Nature Reserve
- amend the Red Hill and Garran Precinct Maps and Codes to allow a retirement village at the Federal Golf Course (Red Hill section 56 parts of block 1) with access off Kitchener Street (Garran section 10 block 74)

Written comments on DV384 are invited from the public until **Friday 2 December 2022**.

Details of how to submit comments can be found in the draft variations which are available online at: www.act.gov.au/draftvariations

Regards

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au

Meeting Notes

Federal Golf Course/Nature Reserve Boundary and condition of site prior to handover

13:30 -14:15 14 December 2022

Present:

Federal Golf Course – Bob Correll

Mbark – David Consalvi

Environment Planning and Sustainable Development Directorate

Eliza Larson – Conservator Liaison

Greg Baines – Urban Reserves Manager

Alix Kaucz – Territory Plan, Senior Director

Sonya Moser – Territory Plan

Purpose of meeting: Consider nature reserve boundary and matters to be addressed prior to handover of the site

Matter raised:

Matters that need to be addressed prior to handover:

Site contains waste material green waste/soil/rock piles - removal needs consideration in consultation with Red Hill Regenerators. The Regenerators have ideas about retaining some material, i.e. wooden logs) and Parks and Conservation Service requirements (happy to be flexible and try new things).

There are weed infestations (including St Johns Wart) that require management and clean up and funds for clean up into the future.

Senior Ranger recently went on site and there may be “fire access” considerations.

Plan required for area clean up and decision about what will stay/possibly be capped and what needs to be retained. Conservation plan required. Collaborative approach required working with Red Hill Regenerators and Parks and Conservation Service.

Fencing/relevance and location (based on fauna connectivity) needs consideration but there needs to be a clear delineation between the Golf Course and nature reserve (bollards could possibly be used).

Walking paths need to be considered in terms of controlling desire lines through reserve, sign posted walks, rather than an open site.

Survey required for site boundary. Bob indicated that the actual boundary was agreed by Golf Club members under the constitution some years ago and needs to remain true to that decision. It was

agreed that this boundary was adequately represented in the Territory Plan map contained in draft variation 384 (DV384) – Proposed Territory Plan map included below.

Plan of management for the Red Hill Nature Reserve was undertaken in 2021 and is updated every few years.

Existing Environment Significant Opinion (ESO) contemplates most aspects apart from fencing and remains relevant. Existing fencing on site is random and does not necessarily follow block boundaries. If reserve overlay is applied prior to any required fencing/bollards, then an additional ESO may be required.

Hazardous materials studies required, especially for contaminants such as asbestos. If found consideration required as to removal or capping. EPA may need to be involved.

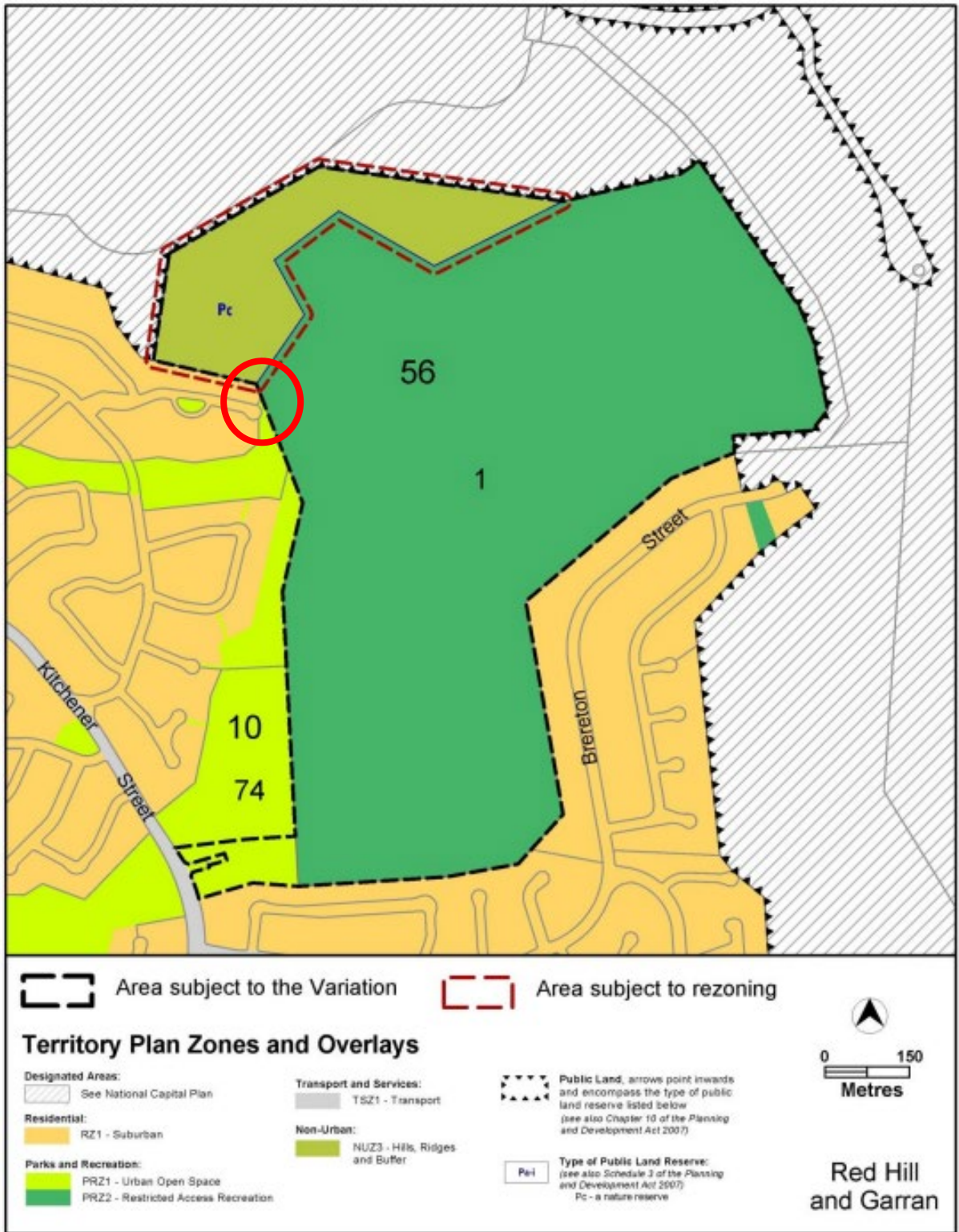
Timeframes for DV384 were explained and it was indicated that assuming no Standing Committee inquiry and if an approved variation could be tabled in the Legislative Assembly in March/ May, April/June would be the earliest time the variation could commence. If the Standing Committee decides to undertake an inquiry the timeframe for an inquiry is up to six months and would delay consideration of approval by the Minister and tabling of an approved variation in the Legislative Assembly. Commencement date of DV384 after the period of tabling is flexible. Commencement of the DV384 is the time that the land officially becomes part of the nature reserve.

Meeting outcomes:

David to provide details of previous draft plan of subdivision from 2017 or 2018, which may assist to confirm boundary of the land to be added to the nature reserve.

Golf Course/Mbark agreed to peg the site and undertake a joint site inspection with Greg Baines and Red Hill Regenerators which will assist to collaboratively develop a site clean-up and conservation Plan. Vegetation piles to be removed are to be flagged.

Timing of undertaking a hazardous materials study to be considered. Some site clean-up can be undertaken in the short-term.



Extract from the DV384



Aerial imagery showing approximate boundary of land to be put into nature reserve