

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.

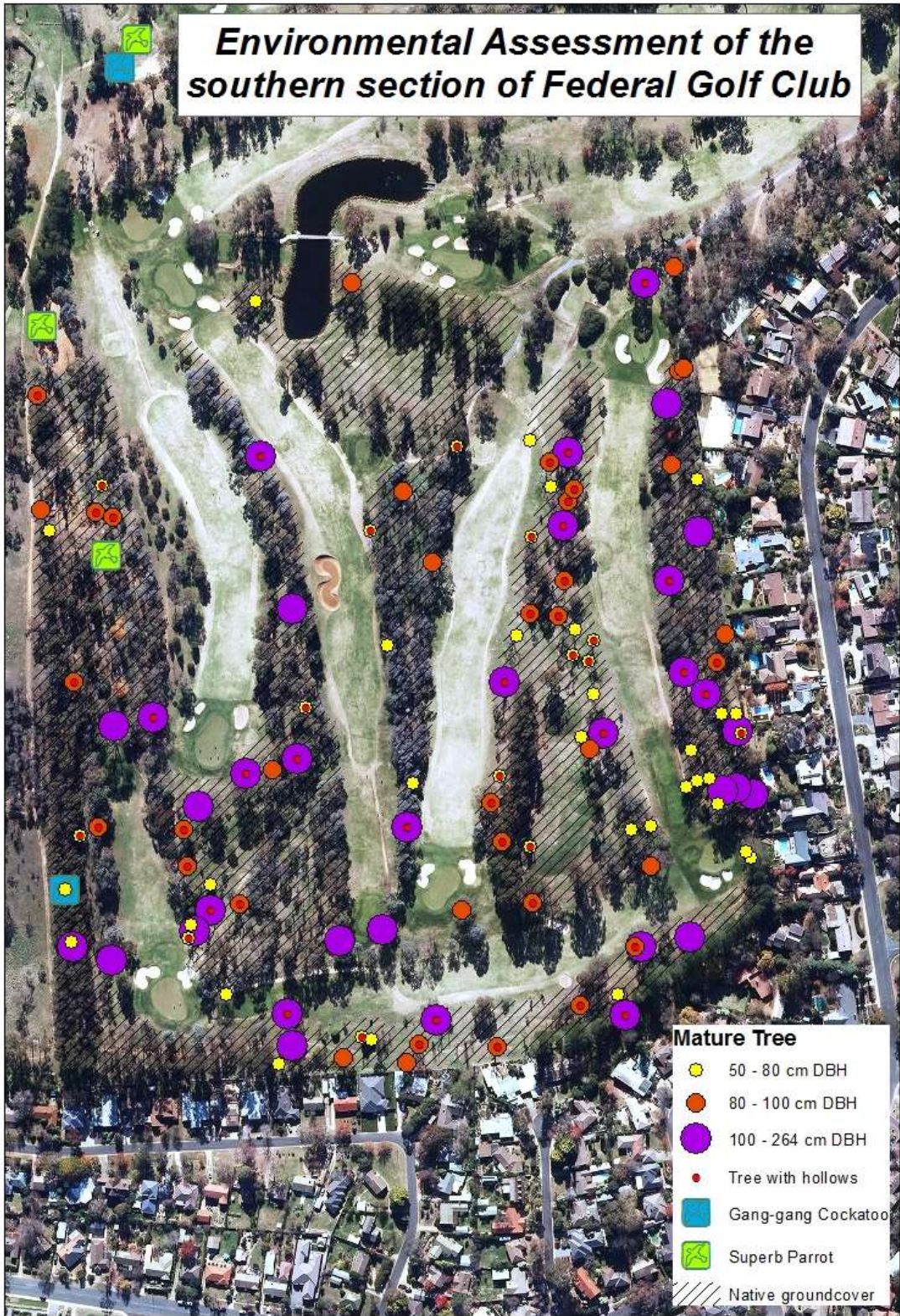
The Draft Superb Parrot Action Plan seeks to protect this species known breeding habitat and movement corridors. The assessment area is not currently regarded as breeding or movement habitat. The Draft Action Plan also states that the ACT Government will explore options to protect potential future Superb 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.

Environmental Assessment of the southern section of Federal Golf Club



From: Sayers, Caroline
Sent: Thursday, 5 August 2021 6:31 PM
To: Watts, Michaela
Cc: Hartwig, Anastasia; Kaucz, Alix
Subject: RE: Rapid site assessment - Red Hill Integrated Plan

OFFICIAL

Hi Michaela, the final RHIP was approved by Cabinet on 9 June 2021 and is also available online. It has less detail than the draft version.

Thanks
C

Caroline Sayers | Territory Plan Section

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

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From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Thursday, 5 August 2021 3:33 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: Hartwig, Anastasia <Anastasia.Hartwig@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: RE: Rapid site assessment - Red Hill Integrated Plan

OFFICIAL

Thanks Caroline – so in short – the Draft RHIP is available online and the final RHIP will be available online once the cabinet agreement is received?

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Thursday, 5 August 2021 3:12 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Hartwig, Anastasia <Anastasia.Hartwig@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: RE: Rapid site assessment - Red Hill Integrated Plan
Importance: High

OFFICIAL

Hi Michaela,

I think the QTB must be referring to the quick site walk that was done by Greg Baines. My understanding was that Greg Baines work was basically a very short familiarisation and ground truthing exercising to inform the Conservator's position about the information and advice we had collected from a range of sources including from the various community groups and by the environmental organisations.

The complete package was included in the draft RHIP that is still on our website:

https://www.planning.act.gov.au/data/assets/pdf_file/0011/1444763/Red-Hill-Draft-Integrated-Plan.pdf

In short, we took Greg's advice and included it into the draft and final RHIP, both of which acknowledge that more detailed ecological investigations are required for the siting and careful design of the retirement village at the southern end of the Golf Course. We anticipate that the retirement village may trigger EPBC referral, but this is a matter for the proponent to determine.

Greg's advice also informed our decision to include the buffers around the boundary of the golf course to secure and improve existing links and corridors as well as value on the golf course site.

I hope this helps.

Thanks
Caroline

Caroline Sayers | Territory Plan Section

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

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From: Watts, Michaela <Michaela.Watts@act.gov.au>
Sent: Thursday, 5 August 2021 2:45 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Subject: FW: Rapid site assessment - Red Hill Integrated Plan

OFFICIAL

Hi Caroline – can you please answer this question for Tash about the RHIP?
Thanks again
Michaela

From: EPSDD DLO <EPSDDDLO@act.gov.au>
Sent: Thursday, 5 August 2021 2:11 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: RE: Rapid site assessment - Red Hill Integrated Plan

OFFICIAL

Thanks Michaela
I'll pass that on.
For my clarity, once Cabinet agreement is received I assume they will release the plan?

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, 5 August 2021 1:22 PM
To: EPSDD DLO <EPSDDDLO@act.gov.au>
Cc: Walker, IanS <IanS.Walker@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>; EPSDD Media <EPSDDMedia@act.gov.au>
Subject: RE: Rapid site assessment - Red Hill Integrated Plan

OFFICIAL

Hi Tash – sorry for the delayed response. The information from the rapid site assessment has been included in the planning work and as such is within the Integrated Plan. We don't have a separate document available for public release.

Thanks again
Michaela

From: EPSDD DLO <EPSDDDLO@act.gov.au>
Sent: Wednesday, 4 August 2021 12:14 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Walker, IanS <IanS.Walker@act.gov.au>; EPSDD Environment <EPSDDEnvironment@act.gov.au>; EPSDD Media <EPSDDMedia@act.gov.au>
Subject: Rapid site assessment - Red Hill Integrated Plan
Importance: High

OFFICIAL

Hi Michaela
See request below from MO. Is this something have available?

Thanks

Tash Hartwig
Ph: 6207 0701

From: Sutton, Paula <Paula.Sutton@act.gov.au>
Sent: Wednesday, 4 August 2021 11:12 AM
To: EPSDD DLO <EPSDDDLO@act.gov.au>
Cc: Roberts, Lachlan <Lachlan.Roberts@act.gov.au>
Subject: Red Hill Integrated Plan - Rapid Site Assessment?
Importance: High

Hi Tash,

The Red Hill Integrated Plan QTB talks about a rapid site assessment done by ecologists from EPSDD.

Is this available, as the Canberra Times are interested? Or is there a summary in the public domain that Lachlan could point them towards?

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



18 March 2021

Mr Mick Gentleman
Minister for Planning and Land Management
ACT Legislative Assembly

Red Hill Integrated Plan

We are writing to demonstrate the collective support that exists across a diverse range of community interests for the draft Red Hill Integrated Plan and, to request that you bring the Plan forward for early consideration by the ACT Legislative Assembly.

The Plan provides the means to bring certainty to the protection and management of the Red Hill environment. It is of critical importance that this opportunity is not lost. The draft Plan is a well-researched, professional document that responds comprehensively to the Legislative Assembly Resolution from which it arose. The Plan strikes the right balance between the important need to provide strong protection for biodiversity both inside and outside the Red Hill Nature Reserve, while at the same time protecting the amenity of residents and providing the means to maintain an 18-hole golf course.

We appreciate the great deal of work, rigorous analysis and the extensive community consultation that has been carried out in preparing the draft Plan. We also acknowledge the challenges that emerged in 2020 which prevented the draft Plan progressing as intended.

Time and clarity for the community are now more important than ever and we ask that you prioritise the finalisation of the draft Plan and promote its consideration by the Legislative Assembly as a matter of critical importance. If you would find it helpful, we would be very happy to meet with you to discuss progressing the finalisation, endorsement and implementation of the Red Hill Integrated Plan.

Wayne Fletcher
Co-Convenor
Garran and Hughes
Residents' Action Group

Ross Kingsland
President
Red Hill Regenerators

Richard Bialkowski
President
Federal Golf Club

Helen Oakey
Director
Conservation Council ACT Region

George Wilson
Vice President
Deakin Residents' Association



[REDACTED]

Jenny Tyrrell
Convenor
Friends of Hughes Grassy Woodland

Geoff Robertson
for President
Friends of Grasslands

[REDACTED]

Canberra Ornithologists Group

cc

Ms Rebecca Vassarotti
Minister for the Environment and Heritage

Mr Ben Ponton
Director General
Environment, Planning and Sustainable Development Directorate

Ms Emma Davidson
Assistant Minister for Families and Community Services

Mick Gentleman MLA
Manager of Government Business
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister for Corrections
Minister for Industrial Relations and Workplace Safety

Member for Brindabella

21/51424

Bob Correll
Director
Federal Golf Club

Dear Mr Correll

Re: Integrated Plan for Red Hill Nature Reserve and Surrounds

I am writing to you as a key stakeholder involved in the draft Integrated Plan for Red Hill Nature Reserve and Surrounds (draft plan) that has been undertaken since the resolution of the ACT Assembly in October 2017. I am pleased to inform you that the ACT Government has considered and agreed to a final Integrated Plan for Red Hill Nature Reserve and Surrounds (final plan).

The key recommendations of the final plan include:

1. The ongoing protection and management of the Red Hill Nature Reserve includes the implementation of the following:
 - i. The Draft Canberra Nature Park Reserve Management Plan should be finalised in response to public submissions received during public notification and implemented; and
 - ii. Options be investigated to incorporate areas of high ecological values at Deakin Section 66 and at the Federal Golf Club into the adjoining nature reserve.
2. The ongoing management and enhancement of the open space network includes implementation of the following:
 - i. The existing management regime of the open space network should be retained.
 - ii. Options are explored to improve the function of the open space network as follows:

- An ecological corridor between the Hughes woodland and the nature reserve should be investigated, particularly at Garran section 10 block 74 and Hughes section 16 block 31.
 - Increased active and passive recreational opportunities be considered at Garran section 10 block 74 and Hughes section 16 block 31 as appropriate.
 - A minimum 50 metre separation distance between the existing residential area and the proposed new road linking Kitchener Street to the Federal Golf Course.
3. The old Deakin tip is capped in its entirety including areas within the Red Hill Nature Reserve and within Deakin Section 66, Block 8.
 4. The following road network investigations and upgrades are recommended in the short term subject to further investigation:
 - i. Kent Street – undertake future upgrades in response to current use and future predicted growth:
 - Strickland Crescent and Carruthers intersection – upgrade investigations.
 - Birdwood and Kitchener Streets – upgrade investigations for safety and capacity.
 - ii. Red Hill and Gowrie Drive intersection upgrades investigated to clarify safety and capacity.
 - iii. Kitchener Street – investigate the implications of development at the Canberra hospital for Kitchener Street and identify any upgrades to Kitchener Street necessary to accommodate increased traffic.
 5. The existing Residential RZ1 Suburban zoned residential blocks adjoining the Red Hill Nature Reserve are retained under this Plan.
 6. The Deakin Section 66 site is rezoned as follows:
 - i. Blocks 2 and 6 are rezoned from the existing Transport TSZ2 Services Zone to the Commercial CZ2 Business Zone primarily to reflect current uses on the site and consistent with uses in the surrounding Deakin office park (residential uses not permitted);
 - ii. Block 13 Section 78 is rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of the site; and
 - iii. Blocks 7 and 8 are rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of parts of the site.
 7. Provisions be made for the Federal Golf Course site to:
 - 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:
 - access to the retirement village via Kitchener Street
 - retain access to the golf club via Gowrie Drive
 - 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:
 - the retirement village
 - the gold course greens and associated infrastructure; and
 - 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:
 - provide and protect ecological corridors and values; and to
 - 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.

The final plan and the engagement report will be released and uploaded to the website at the following link in the coming days <https://www.planning.act.gov.au/planning-our-city/planning-projects/red-hill-integrated-plan>

As noted in the final plan, there are steps to implement the plan, including variations to the Territory Plan in relation to the Federal Golf Course site and land at Deakin section 66 and section 78.

Thank you for your ongoing interest, collaborative participation and patience in this planning process. I trust you are pleased to see this positive resolution of this planning work and the Assembly Resolution.

Yours sincerely


Mick Gentleman MLA
16/6/2024

New 6th green on the site of the current 7th green

Expand existing 8th tees for new 7th hole

Existing water storage pond expanded to become a feature hazard for new 6th hole

New water storage pond at higher level with cascade down to existing pond

Screen mound densely planted to screen 7th green from 6th tees

Remove trees at left & construct new fairway carry bunkers

Expand 2nd tee & raise by 1m

Relocate forward tee out of direct line of play

Lower carry for improved visibility & extend fairway closer to tee

Remove small trees along right side of hole

Realign 2nd fairway to the west to reduce dogleg angle

New fairway bunkers along left side

New tree plantings

Construct new tees back up hill behind existing to maintain hole length

Existing tees shown dashed

Vegetation to be removed shown in red

New 3rd hole shifted north to allow siting of new entry road to development

New 3rd green moved forward around 50m & set at edge of new pond

ENTRY ROAD

New screen plantings either side of entry road

New entry road offset 50m from adjacent residential boundary

New tees to extend hole to a par 5

New par 4 dogleg right 6th hole

GENERAL AREA

Existing 6th & 7th holes to be abandoned

FOR PROPOSED

New 2nd green moved slightly to the east

NEW DEVELOPMENT

Opportunity for a new water storage pond that could capture stormwater run-off from the new development and act as a hazard to play on new 3rd hole

Extend fairway for new par 5

Tees for new 6th hole set behind 5th green

New green & surrounds

New fairway bunkers along left side

Raise left half of fairway for improved ball retention & widen out at left

Extend start of fairway closer to the tees

Shorten and curve end of path for improved egress

New tree plantings along left side of hole

New larger green set lower & moved forward & to the right with single bunker at front right

Widen fairway out at right side in approach to new green

Convert existing bunker into 2 highly visible bunkers to direct play to the right

New path New tees moved to the right with rear tee moved back

Widen fairway out at right side & extend closer to tees

SOUTHERN SECTOR CONCEPTUAL PLAN JULY 2021



THE FEDERAL GOLF CLUB MBARK PROPOSED COURSE REDEVELOPMENT CONCEPT



From: [Sayers, Caroline](#)
To: [David Consalvi](#)
Cc: [Bob Correll](#); [Adam Somerville](#); [Anthony Sinclair](#)
Subject: RE: Federal Golf Club - Concept Plan
Date: Tuesday, 6 July 2021 12:12:00 PM
Attachments: [image002.gif](#)
[image003.gif](#)
[image004.png](#)

OFFICIAL

Hi David,

Thanks for this. I've put the finishing touches on the Integrated Plan – Implementation Plan today and have sent it up the line for approval.

Now I can turn my mind to DV384.

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

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From: David Consalvi <[REDACTED]@mbark.com.au>

Sent: Tuesday, 6 July 2021 10:10 AM

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

Cc: Bob Correll <[REDACTED]>; Adam Somerville

<[REDACTED]@mbark.com.au>; Anthony Sinclair <[REDACTED]@fgc.com.au>

Subject: Federal Golf Club - Concept Plan

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

Please find attached the current draft concept plan over the southern part of the Club's land. This has been developed to ensure the retention of the 18-hole golf course and provide an investigation area for potential development broadly in accordance with the identifier placed in the RHIP. Please note that the designs are still in sketch stage and are subject to survey.

Kind regards

DAVID CONSALVI



T: [REDACTED]
E: [REDACTED]@mbark.com.au
A: Suite 111, 350 George Street Sydney NSW 2000

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From: [David Consalvi](#)
To: [Sayers, Caroline](#)
Cc: [Adam Somerville](#); ["Bob Corell"](#); [Anthony Sinclair](#)
Subject: RE: DV384 - Information from MBark
Date: Friday, 16 July 2021 5:41:15 PM
Attachments: [image001.gif](#)
[image002.gif](#)

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Hi Caroline

Thanks for this email. I confirm that we would like the DV to progress as fast as possible and will not combine it with our DA.

Please let me know if there is anything further I can do while you wait for the agencies to respond.

Kind regards
David

From: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Sent: Friday, 16 July 2021 1:27 PM
To: David Consalvi [REDACTED]@mbark.com.au>
Subject: DV384 - Information from MBark
Importance: High

OFFICIAL

Hi David,

The most important information we need from you, is to know if you plan to do a combined development application (DA) with the draft variation DV384.

This is important because there are statutory requirements for combined DAs and DVs.

In short, the DA and the DV MUST be publicly notified on the same day.

For this to happen you will need to have your development application prepared and approved for public notification by the Statutory Planning section of the Directorate before we can publicly notify DV384.

I do not know how far you are from lodging a development application. But I do know there can be several iterations of a development application prior to it being publicly notified.

It is entirely your call, but I would suggest its preferable to get the DV384 process kicked off as soon as possible with the DA to follow. That gives you time to get the documentation you need to lodge the DA.

Happy to discuss once you've considered these options. If you choose the combined DV and DA pathway, then we can arrange a meeting with you and our Statutory Planning Team.

Thanks
Caroline

Caroline Sayers | Territory Plan Section

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

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Portfolio: Environment

Red Hill Integrated Plan – Environment Considerations

Talking points:

- The ACT Government endorsed the final Integrated Plan for Red Hill Nature Reserve and Surrounds on 9 June 2021.
- The Red Hill Integrated Plan is strongly supported by local stakeholder groups including: the ACT Conservation Council, Red Hill Regenerators, Friends of Grassland, the Hughes Woodland Group, Garran and Hughes Residents Action Group and the Deakin Residents Association.
- A key recommendation is to investigate options to incorporate woodland areas of high ecological values in the northern section at Deakin Section 66 and at the Federal Golf Club into the adjoining Nature Reserve.
- There is consensus amongst experts that the high ecological values are concentrated in the northern section of the Federal golf course.
- The Red Hill Integrated Plan provides the best way forward by protecting the key environmental values for this area by limiting the scale and location of any development to a small scale, low density retirement village on the southern section.
- It strikes the balance between the important need to provide strong protection for biodiversity both inside and outside of the Red Hill Nature Reserve, protecting the amenity of residents and allowing for some limited development activity on the southern end of the golf course.

Plan Variations

- Two Territory Plan variations are currently being prepared as part of the implementation:
 - One variation applies to land at Deakin sections 66 and 78 and includes land proposed to be zoned for open space and incorporated into Red Hill Reserve – consistent with recommendation 6 of the Integrated Plan; and
 - Another relates to enabling development for a retirement village at the southern part of the Federal Golf Course – consistent with recommendation 7 of the Plan.

Petition

- The Garran Resident’s Association and Hughes Residents Association have lodged a petition in the Legislative Assembly via Guilia Jones MLA against recommendation 7 of the Integrated Plan (for the retirement village at the Federal Golf Course).

Cleared as complete and accurate: 26/07/2021
Cleared for public release by: Executive Branch Manager Ext:
Contact Officer name: Michaela Watts Ext: 71831
Lead Directorate: Environment, Planning and Sustainable Development

- The Garran Residents Association and Hughes Residents Association have also published a petition flyer that states *Keep Federal for Birdies and Birds*. The flyer states “the Federal Golf Course and surrounding green spaces are home to up to 12 species of parrots and cockatoos, some listed vulnerable, as well as 2,000 other native species. It is also part of the second largest remnant of Yellow Box-Blakely’s Red Gum Woodland in Australia, with 95% already destroyed”.

Potential Environmental Impacts

- The following concerns were raised about potential impacts of development of a retirement village at the golf course during the engagement process for the draft Plan in 2019/2020:
 - the potential impacts on ecological values at the southern end of the Golf Course
 - potential impacts on amenity of low-density residential areas surrounding the Golf course; and
 - traffic impacts on Kitchener Street
- The ecological features identified by Ecologists from the Environment, Heritage and Water Division, EPSDD who have undertaken a rapid site assessment are:
 - areas of native vegetation (approximately 12 ha)
 - two significant bird species (superb parrot and gang gang cockatoo).
- Some key features of the Federal Golf Course site include mature native trees, many of which are hundreds of years old and are breeding sites for gang gang cockatoos. There are also known nesting trees across the Deakin sites, which is at the northern end of the site and are protected.
- RT1027-Group Deakin is a group registration of trees under the Tree Protection Act 2005 on account of their high habitat value. The Tree Advisory Panel and the Conservator have agreed to the registration due to their significance for habitat and the scientific importance of being part of the Yellow Box-Red Gum Grassy Woodland community. The registration can be found at:
https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register/registered_trees
- The final Red Hill Integrated Plan was amended to stipulate 50 metre wide buffers between development at the golf course and surrounding residential. The buffers are intended to:
 - Retain and enhance ecological values and corridors at the golf course and to maintain connectivity to the surrounding open space network and the Hughes woodland; and
 - Minimise potential impacts on the amenity of surrounding residential areas.

Cleared as complete and accurate: 26/07/2021
Cleared for public release by: Executive Branch Manager Ext:
Contact Officer name: Michaela Watts Ext: 71831
Lead Directorate: Environment, Planning and Sustainable Development

- A detailed site assessment and habitat assessment will be required to be undertaken by the proponent to address the requirements of environmental assessment and approvals under ACT and Commonwealth legislation.
- The removal of mature native trees is listed as a Key Threatening Process under the Nature Conservation Act and must be considered as planning progresses for the retirement village at the Federal Golf Course.
- An independent traffic analysis was conducted as part of the integrated planning process. It was endorsed by Transport Canberra and City Services and found that the surrounding road network has capacity to accommodate the traffic generated by the proposed retirement village at the golf course.

Background Information

- An internal Implementation Strategy has been prepared to map out next steps associated with the Plan recommendations. Implementation involves coordination of a number of agencies, consideration of implementation timeframes, Government resources and priorities.
- The mature native trees over the Federal Golf Course may also hold cultural significance for the traditional custodians of the land and their views and advice may have influence over the development outcomes.
- Two FOI requests have been received by EPSDD regarding the environmental assessments undertaken as part of the development of the Red Hill Integrated Plan.