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**From:** Scott Elias <fgc@fgc.com.au>  
**Sent:** Wednesday, 1 November 2017 8:00 AM  
**To:** Terrplan  
**Cc:** Tania Parkes; 'Bob Correll'; Robert Smyth; [REDACTED]@mbark.com.au; [REDACTED]@mbark.com.au  
**Subject:** RE: Federal Golf Club Community Panel - final meeting notes and draft panel report [SEC=UNCLASSIFIED]  
**Attachments:** Draft community report - feedback - Federal - MBark.pdf

Good Morning Caroline & Kirra,

Please find attached feedback from MBark and Federal on the draft community panel report.

Please contact me if you require anything further.

***Scott Elias***

General Manager  
Federal Golf Club Canberra

T | 02 6281 1888

E | [fgc@fgc.com.au](mailto:fgc@fgc.com.au)

W | [www.fgc.com.au](http://www.fgc.com.au)

PO Box 3039 Manuka ACT 2603 | Gowrie Drive, Red Hill ACT 2603



Please consider our environment before printing this email.

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**From:** Terrplan [mailto:Terrplan@act.gov.au]  
**Sent:** Tuesday, 31 October 2017 11:21 AM  
**Subject:** Federal Golf Club Community Panel - final meeting notes and draft panel report [SEC=UNCLASSIFIED]

Dear panel members and associates,

A number of panel members have requested extensions of time in relation to the draft panel report. Some have indicated a desire to await the outcomes of the recent motion in the Legislative Assembly about a broader investigation of planning and development in the Red Hill area.

The panel report and associated meeting notes are intended to provide a record of the panel discussions and deliberations regardless of the proceedings of the Legislative Assembly. The issues you have raised during the panel processes are applicable to the Federal Golf Club site and to the surroundings area. Accordingly, any comments you can provide at this stage are encouraged. They are advisory in nature and are not binding upon you or the organisations you represent.

We also ask that you finalise your comments in relation to the notes from meeting number 3 as a priority please. Once finalised these notes will also be placed on the EPSDD website.

The notes from meeting 2 of the community panel are now on the ACT Government website at:

[http://www.planning.act.gov.au/topics/your\\_say/panels/federal-golf-club-community-panel](http://www.planning.act.gov.au/topics/your_say/panels/federal-golf-club-community-panel)

Thanks  
Caroline Sayers and Kirra Cox

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# Federal Golf Club

Draft community panel feedback report

October 2017

~~Prepared for the Federal Golf Club and Mbark.~~

*Delete.*

## 1. Executive summary

In August 2017 the ACT Government invited key stakeholders and community groups with an interest in the Federal Golf Club to provide feedback on residential development options within the Golf Club grounds and in particular as proposed by developer Mbark.

The Federal Golf Club Community Panel was formed and met three times between August and October 2017. This document describes the feedback from the community panel and is designed to inform the proponent's next step for the development proposal.

The majority of community panel members indicated they value the Red Hill Nature Park and surrounds including the Federal Golf Club and grounds for their open space and environmental significance as well as their role as a recreation facility. Strong opposition has been expressed to any development that compromises these values.

A minority of panel members expressed concern about any continuation of golf use on the site and indicated they would prefer the club be allowed to fail and that the land be subsequently resumed <sup>into the</sup> Red Hill Nature Reserve. *It was also noted that extensive residential development could arise if Federal Golf Club was no longer in operation.*

Concerns were also raised about the financial impetus for the proposal and the potential precedence for further development in the future. Demonstration of water security is a central consideration for the viability of the Golf Club into the future.

The panel did consider the development opportunities on the site and identified a range of potential impacts to be minimised and managed by the proponent. These include potential impacts on: the nature park, the surrounding residential neighbourhood particularly in relation to views and the surrounding road network.

This feedback will also inform the ACT Government and National Capital Authority consideration of the proposal, in addition to the statutory public notification and consultation processes associated with the development.

## 2. Introduction

Community engagement about the potential development at the Federal Golf Club was undertaken to gather early feedback from the community on future possibilities for the site. The ACT Government facilitated the community panel process on this basis. The Government also noted it is important for Canberrans to have access to a wide range of housing choices in established areas. This is particularly important for older Canberrans who would like to access appropriate housing and remain within their existing community.

### 2.1 Community panel approach

The community panel was established and facilitated by the ACT Government. The purpose of the panel was to draw on a variety of expertise and views to discuss the future of the Federal Golf Club and explore the future development potential of the site. At its first meeting the community panel agreed to the 'terms of reference' which are available on the Environment, Planning and Sustainable Development Directorate (EPSDD) website via the following link:

[http://www.planning.act.gov.au/topics/your\\_say/panels/federal-golf-club-community-panel](http://www.planning.act.gov.au/topics/your_say/panels/federal-golf-club-community-panel)

### 2.2 Community participation

The following groups were invited to participate on the community panel. Most participated and attended the panel meetings, other communicated via email if they could not attend:

- ACT Government – EPSDD Mr Gary Rake and Mr Brett Phillips co-chaired the meetings
- ACT Government Architect
- National Capital Authority
- Federal Golf Club - lessee
- Mbark – proponent / retirement living operator
- Conservation Council of the ACT
- Friends of the Grasslands
- Red Hill Regenerators
- Cultural Heritage representative
- Inner South Canberra Community Council and Red Hill Residents Association
- Garran and Hughes Residents Action Group
- Deakin Residents Association
- Hughes Residents Association
- Council on the Ageing
- Canberra Business Chamber

The community panel met three times between August and October. The agreed meeting notes and relevant documents are available on the EPSDD website via the following link:

[http://www.planning.act.gov.au/topics/your\\_say/panels/federal-golf-club-community-panel](http://www.planning.act.gov.au/topics/your_say/panels/federal-golf-club-community-panel)

### 3. Community panel feedback

#### 3.1 The proposal

retirement living

The community panel reviewed the proposal for residential development within the golf club grounds by Mbark developers. The proposal as at August 2017 is available on the EPSDD website via the following link:

<http://www.planning.act.gov.au/topics/your-voice/panels/federal-golf-club-community-panel>

In summary, the Mbark <sup>proposal</sup> development includes the following:

- <sup>Senior housing</sup> development focused around the existing golf club house and infrastructure – to minimise edge effects on the nature reserve and existing residential areas
- retirement living for approximately 125 dwellings – mostly single storey but will include up to three storey elements
- between 10 to 12 hectares of bushland to be incorporated into the adjoining nature reserve
- access through Gowrie Drive, which will need to be upgraded
- emergency access via a locked gate to Brereton Street.
- Mbark also proposed the development to be a high standard in terms of sustainability including water and electricity technology.

Improvement of existing

• Mbark made a number of written commitments regarding the proposal which are included in the notes from Meeting #3

#### 3.2 Community panel feedback

The majority of community panel members indicated they value the Red Hill Nature Park and surrounds including the Federal Golf Club and grounds for their open space and environmental significance as well as their role as a recreation facility. Strong opposition has been expressed to any development that compromises these values.

A minority of panel members expressed concern about any continuation of golf use on the site and indicated they would prefer the club be allowed to fail and that the land be subsequently resumed <sup>into the</sup> Red Hill Nature Reserve. <sup>it was also noted that extensive residential development could arise on the lease area if Federal Golf Club was no longer in operation.</sup>

#### Development considerations

The community panel considered the development opportunities on the site and identified a range of potential impacts to be minimised and managed by the proponent. These matters are to be taken into consideration by the proponent in finalising the proposal. They will be addressed in full at the time of formal application to the ACT Government and the National Capital Authority through the statutory development processes. These processes include opportunities for further public comment and feedback.

The potential impacts of development on the nature park and conservation values within the golf course site were key considerations. There was support for the transfer of 10 to 12 hectares of land from the golf club (as part of the development approval process) to be incorporated into the adjoining nature reserve to protect it in the longer term.

environmental and community benefit arising from the

Discussions focused around the need to ensure all bushfire mitigation and other works to be conducted within the golf course lease. It was acknowledged that could be achieved for all works except the upgrades required to Gowrie Drive. However works on this Drive would be contained entirely within the road reserve.

and be carefully managed under a Construction and Environmental Management Plan.

Key considerations for surrounding residents included the need to protect views from the development and to minimise traffic impacts in the surrounding road networks.

objective of protecting.

Some panel members prepared a written summation of their position and presented it at the final meeting. Those positions have been attached to this report in full and should be read as being part of the final panel report.

Feedback reflecting the views of those groups for inclusion into

#### *Financial considerations*

Concerns were also raised about the financial impetus for the proposal and the potential precedence for further development in the future. Demonstration of water security is a central consideration for the viability of the Golf Club into the future.

The ACT Government undertook to engage a consultant to undertake an economic analysis of the finances of the club through a review of the audited books. This analysis is currently underway and will be publicly released by the ACT government as part of any future proposal for the deconcessionalisation of the lease.

#### *Broader Planning Policy*

A number of comments were made in relation to the need for a review of the broader planning policy context for the Red Hill area prior to the consideration of development at this location. Reference was made to the master planning processes currently underway for a number of commercial centres.

In relation to the current master planning processes for commercial centres, EPSDD advised that this program was established to respond to improving the economic and social drivers for the centres through redesign and stimulating redevelopment.

An alternative process is being used for residential redevelopments and infill projects through a range of projects relating to housing choices which have been guided by the ACT Planning Strategy (2012). The Planning Strategy promotes residential urban renewal and infill that will increase housing choice in established suburbs to meet the needs of ageing residents to remain within their community. This Strategy is to be reviewed this year and it is through this process insight into suburban area renewal is best considered.

Notwithstanding this, all development proposals are assessed on their planning merits in accordance with the *Planning and Development Act 2007*. The community panel recommendations, together with the statutory Territory Plan variation processes, provide

ample opportunity for the full range of stakeholder interests, development options and potential impacts, including cumulative impacts, to be considered in relation to the Federal Golf Club site and surrounding areas.

*raise questions, aspirations and concerns relating to a proposal that is important*

The community panel process has been established to ~~assess options~~ for the on-going viability of the Club which also benefits the community. In this respect, community panel members are requested to raise matters for further consideration in any future development proposal for the site. In conventional DA processes, stakeholders generally only have the opportunity to comment once a proposal is well advanced. In this instance, the community panel has been established to collect input at a very early stage of the proposal, not just in response to it.

#### 4. Summary and next steps

This report provides information that will allow the Federal Golf Club and the proponent Mbank to finalise their plans for the future development of the site. It will be important to ensure the open space and environmental values of the area are maintained along with the recreation function of the golf club.

A range of specific questions/issues raised by the panel, and the process for formally responding to them, are at Attachment A.

Report of the Federal Golf Club Community Panel  
October 2017

Attachment A

Question/Issue	Response	Process & Indicative timing
<b>Sustainability of the Golf Club</b>		
Is a golf course sustainable on this site in the longer term?	EPSCDD advise that a full review of golf course needs in the ACT is beyond the scope of this panel.	No further action
What are the future options for the ongoing use of the site if the golf course were to close?	As above	No further action
Would the entire site be rehabilitation and included into the Red Hill Nature Reserve?	As above	No further action
<b>Environmental</b>		
Planning should occur to provide the means to protect the remaining Red Hill open space and its values prior to consideration of development at the golf course	This would be considered as part of an EIS <i>on the required statutory processes for the assessment of environmental impacts</i>	<del>EIS</del> - Early 2018
Will government accept the transfer of additional land into Red Hill Nature Reserve as part of this development?	Both the National Capital Authority and the Conservator of Flora and Fauna have indicated support for this to occur. Parks and Conservation have indicated they will accept management responsibility for ongoing management.	The National Capital Plan amendment and Territory Plan variation could be conducted concurrently in relation to the land to be incorporated into the nature reserve. The lease over this portion of land could be surrendered prior to or as part of any application for a lease variation to allow residential development on the land.
Who will cover the costs for the rehabilitation and ongoing management of the land to be transferred into the Nature Reserve?	This would be managed by Parks and <del>Conservation</del> <i>Conservation</i>	2018
How will the Yellow Box Red Gum grassy woodland on the site and surrounding the site be protected from development as proposed. This includes road upgrades, bushfire works, plant and animal invasion and the like?	EPSCDD and EIS requirements will need to be met for all elements of any development proposal	Early 2018
How will the potential impacts on the reserve be assessed, minimised and managed?	Potential impacts of the development will be assessed through <del>EPSCDD</del> <i>the required statutory processes</i>	Early 2018
How will the following existing impacts on the reserve be managed: - the dumping of gravel and building spoil; - the dumping and burning of cut trees and other vegetation; - the installation and maintenance of telecommunication infrastructure; - the creation, widening and maintenance of fire trails, - gas pipeline construction; - planting of exotic and non-Indigenous	The reserve has a management plan in place to manage existing impacts from surrounding development and the like.	2018

Report of the Federal Golf Club Community Panel  
October 2017

Question/Issue	Response	Process & Indicative timing
<ul style="list-style-type: none"> <li>- native species;</li> <li>- installation and maintenance of power lines and cables;</li> <li>- the removal of vegetation for flood prevention purposes;</li> <li>- construction of water supply infrastructure; and</li> <li>- the removal of vegetation for fire suppression purposes.</li> </ul>		
<p>What mechanisms can be put in place to:</p> <ul style="list-style-type: none"> <li>- ensure that there are no detrimental impacts on the critically endangered woodland and its components</li> <li>- Provide the means to protect mature trees and hollow bearing trees.</li> <li>- Identify the steps to be taken to facilitate important areas of woodland outside the Red Hill Nature Reserve being incorporated into the Reserve.</li> <li>- establish criteria and management guidelines to govern decision making in relation to all activities and proposed developments to be undertaken in the area. The development of these criteria and guidelines should take into account the existing requirements governing the management of the Nature Reserve and the golf course lease requirements.</li> </ul>	Development controls and management and operational plans developed by PCS	Through DA assessment and conditions - 2018
<b>Heritage</b>		
What are the potential impacts of the proposal on the nomination of Red Hill on the National Heritage List?		Assessed via EIS and DA - 2018
What indigenous heritage exists in the area?	Formal ACT Heritage Council advice	Consultation with traditional owners and Representative Aboriginal Organisations under the Heritage Act. <i>Statutory EIS and DA process - 2018</i>
What are the heritage landscape values?	Formal ACT Heritage Council advice	<i>Statutory EIS and DA process - 2018</i>
<b>Financial</b>		
Does the club need this development to survive and will this be sufficient to provide financial sustainability without the need for further developments in the future?	Economic analysis commissioned by EPSDD. To be publicly released (and included as an attachment to any application for deconcessionalisation)	To be completed and public released PRIOR to <i>approval</i> submission of a deconcessionalisation application or DA. <i>Submission</i>
Provide the panel with access to the 'request for quote' for the financial analysis?	Via record of meeting	With Record of Meeting #3
When will be the financial analysis be completed?	As soon as possible. Completed before DA or deconcessionalisation	As soon as possible.

Report of the Federal Golf Club Community Panel  
October 2017

Question/Issue	Response	Process & Indicative timing
Can the deconcessionalisation of the lease be justified when it will result in a windfall gain for a few hundred golfers?	Will be considered in the formal deconcessionalisation process	Early 2018
<b>Traffic</b>		
What changes will be needed to Gowrie Drive?	Full traffic analysis will need to be undertaken as part of the DA.	DA – early 2018
What will the impacts be on adjacent parts of the road network including congestion and safety?	EPSDD have committed to consider cumulative impact assessment for other known major redevelopment proposals in the area	DA – early 2018
Have other road access options, including Brereton Street, been considered?	MBARK and FGC have indicated that Brereton St access was not considered a viable option due to the concerns expressed by GAHRAG	No further action
<b>Site Planning considerations</b>		
How will the impacts on the recreation values of the site be managed during construction and after the development is complete?	This would be considered as part of the <u>EIS</u> and DA	DA – early 2018
How will the impacts on the amenity of surrounding residents be managed during construction and after the development is complete?	This would be considered as part of the <u>EIS</u> and DA	DA – early 2018
How will the social impacts of the proposal on the existing residents be managed	This would be considered as part of the <u>EIS</u> and DA	DA – early 2018
Demonstrate that the extraction of ground water is less than the discharge rate.	This would be considered as part of the <u>EIS</u> and DA	<u>EIS</u> – early 2018
<b>Broader Policy and Planning</b>		
What opportunities are there for a broader overarching planning and management framework to be put in place for the Red Hill areas including a master plan or other suitable mechanisms?	EPSDD advise that the 2012 Planning Strategy already places a high priority on urban infill to support growth in Canberra's population. This is likely to be reinforced in the 2017-18 review.	No further action
Does the proposal fit the planning strategy urban infill framework?		<u>EIS</u> and DA - 2018
What opportunities are there to assess the cumulative impacts of development on this site and in surrounding area including the development proposal at Deakin?	EPSDD have committed to consider cumulative impact assessment for other known major redevelopment proposals in the area	DA – early 2018
What precedence with this development set for future development on this site and on other sites across Canberra?	The DA process is based on individual assessment of proposals. It does not give weight to precedents.	No further action
<b>Development Processes</b>		
Provide an indicative staging plan for the development of the site based on the best	To be provided as part of the DA	DA – early 2018

*EIS correct terminology here?  
I don't think so.*

Report of the Federal Golf Club Community Panel  
October 2017

Question/Issue	Response	Process & Indicative timing
estimate of the current market		
What changes are needed to the lease?	To be considered with the DA and deconcessionalisation	DA – early 2018

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**From:** Sayers, Caroline  
**Sent:** Friday, 10 November 2017 11:42 AM  
**To:** Kaucz, Alix  
**Subject:** Draft notes for Minister's quarterly meeting with the Conservation Council [SEC=UNCLASSIFIED]

Hi Alix,

As discussed with Fleur, draft input to the brief below in relation to the integrated plan for the Canberra Nature Park at red Hill and surrounding areas:

#### Talking Points

- A resolution was made in the Legislative Assembly on 25 October 2017 to prepare integrated plan for the Canberra Nature Park at Red Hill and surrounding areas. The resolution calls for this plan to be completed prior to the consideration of any Territory Plan variations adjoining the nature park in this area. This impacts on a proposal at Deakin Section 66 (Kent Street) for which EPSDD issued a scope for a planning report in 2016. It also impacts on the proposal for part of Federal Golf Club.
- The ACT Government is currently considering options to implement this resolution. Minister Gentleman is expected to table a detailed response in the last week of sittings for the Legislative Assembly for 2017.

#### Background for the Minister information

- A full briefing on this response will be forwarded to Minister Gentleman shortly. In the meantime, it is important to note that the Plan of Management for the Canberra Nature Park including Red Hill is currently being reviewed. Additionally, many of the issues identified in the resolution would routinely be canvassed as part of any Territory Plan variation and development application processes. On this basis, one option currently under consideration will be for the ACT Government will draw on these processes. A smaller separate body of work may be required to fill any gaps and to ensure the coordination of these studies into an integrated plan for the area.
- In the meantime, the Conservation Council and five other groups on the Federal Golf Community Panel are withdrawing their participation on the panel, as of 8 November 2017. The six groups have advised they will have no further input into the finalisation of the community panel report and will instead prepare their own separate panel report. This is despite their agreement to the terms of reference for participation on the community panel.
- As part of the deliberations of the community panel, several of these groups have indicated their preference to increase the area of Canberra Nature Park at Red Hill to include all areas of high ecological value on land surrounding the nature park. Parts of the Federal Golf Club site are of high ecological value. In this regard, the proponents have identified an area of 10 to 12ha on the current Golf Course land that would be handed back to the ACT Government as part of the future development of the site.

- This is apparently insufficient to satisfy the six group's demands. Some of these groups have questioned the suitability of the site for a Golf Club and have suggested that the entire Federal Golf Course site could be rehabilitated and included into the Nature Park. This is unlikely to occur. The Golf Club is not urban open space. The land is zoned for PRZ2 Restricted Access Recreation under the Territory Plan and is identified as urban land under the National Capital Plan. In the first instance, it would be usual practice for the Government to consider replacing the Golf Club with a range of other recreational uses under the current zoning.
- Furthermore, both the Woden Valley and Inner South Canberra Community Councils, through the community panel deliberations, have suggested options be considered for opening the site up to the existing road network through Garran, including Brereton Street. Certainly the reliance on access via Gowrie Drive has limitations. This is because Gowrie Drive traverses the Canberra Nature Park and would require significant upgrades if the site is developed. In this regard, strong consideration could also be given to suitable alternative urban zonings for the Golf Club site, should these alternative access points prove to be viable. This is particularly important because of the site's location within an established urban area, its proximity to employment in the parliamentary precinct, and improved road access to the full range of urban and commercial services at Garran, Hughes, Deakin and at the Woden Town Centre. It would also reduce pressure on the Canberra Nature Park at Gowrie Drive.
- It is likely the six groups would strongly oppose this option.

I think this covers it.

Thanks  
Caroline

**Caroline Sayers** | Territory Plan Section

**Phone 02 6207 1719**

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

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** Flanery, Fleur  
**Sent:** Monday, 20 November 2017 9:54 AM  
**To:** Kaucz, Alix; Sayers, Caroline  
**Subject:** FW: Federal Golf Club over 55s village proposal - project update and community consultation [SEC=UNCLASSIFIED]  
**Attachments:** 171116\_ActiveAndConnected\_Postcard\_v01\_04.pdf; MLA letter Minister Gentleman - final.pdf

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**From:** Ponton, Ben  
**Sent:** Monday, 20 November 2017 9:44 AM  
**To:** Brady, Erin  
**Cc:** Flanery, Fleur; Magee, Alexandra; Ives, Kieran  
**Subject:** FW: Federal Golf Club over 55s village proposal - project update and community consultation [SEC=UNCLASSIFIED]

...fyi.

Cheers,

B

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Ben Ponton | Director-General

**Phone 6207 8359**

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

Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** Tania Parkes [<mailto:taniaparkes@taniaparkes.com.au>]  
**Sent:** Monday, 20 November 2017 9:37 AM  
**To:** GENTLEMAN <[GENTLEMAN@act.gov.au](mailto:GENTLEMAN@act.gov.au)>  
**Subject:** Federal Golf Club over 55s village proposal - project update and community consultation

Dear Minister Gentleman

Attached is a letter from Bob Correll, Vice President of the Federal Golf Club providing a project update in the context of the recent Assembly motion on the Red Hill Nature Reserve precinct and informing you of broader community consultation to be undertaken in early December.

Attached also is a postcard invitation to attend 3 drop-in sessions on 6 and 7 December at the Hughes Community Centre that will commence distribution today to 8,000 residential and commercial premises within a 1.5km radius of the golf club. There will also be print and social media notices.

More information is available at the project website [www.activeandconnected.com.au](http://www.activeandconnected.com.au).

Regards

Tania



**Tania Parkes PhD**  
(IAP2 Practitioner)

**Tania Parkes Consulting**

m 0419 491 166

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

a 51 denny street latham 2615

w [www.taniaparkes.com.au](http://www.taniaparkes.com.au)

abn 41 900 925 819



I acknowledge the traditional custodians of the ACT and their continuing connection to land and community. I pay my respect to them and their culture, and to the elders both past and present.

While every effort has been made to ensure the accuracy of this email and any attachments, the uncertain nature of social policy data, forecasting and analysis means that Tania Parkes Consulting is unable to make any warranties in relation to the information contained herein. Tania Parkes Consulting, its employees and agents disclaim liability for any loss or damage which may arise as a consequence of any person relying on the information contained in this document. This e-mail message (along with any attachments) is intended only for the named addressee and may contain information that is confidential or privileged. If you are not the intended recipient you are hereby notified that any dissemination, copying or use of any of the information is prohibited. If you have received this e-mail message in error, please notify us immediately by return e-mail and delete all copies of the original message and attachments.

ACTIVE & CONNECTED

FEDERAL GOLF CLUB  
- RETIREMENT COMMUNITY -

## Over 55's Active and Connected Living.

Federal Golf Club and Mbark invite you to view a proposal for Over 55s homes at the Federal Golf Club.

After 2 years of key stakeholder engagement we're inviting you to tell us what you think of the proposal and its future development.





**Three drop-in sessions will be held with knowledgeable staff to answer your questions and discuss your views.**

Come to the Hughes Community Centre,  
2 Wisdom Street, Hughes

**Wednesday 6/12/17**

Session 1  
10.00am-12 noon

Session 2  
5.30pm-8.00pm

**Thursday 7/12/17**

Session 3  
1.00pm-3.00pm

Take a look at the website [www.activeandconnected.com.au](http://www.activeandconnected.com.au) and contact Tania Parkes at [federal@taniaparkes.com.au](mailto:federal@taniaparkes.com.au) or on **1800 172 173** (free call, mobile charges may apply) if you need any information.



17<sup>th</sup> November 2017

Dear Minister Gentleman,

I am writing about the Federal Golf Club's desire to host an integrated over 55's village as part of the Club on land currently occupied by the Club.

The recent motion that was passed in the Assembly relating to the Red Hill Open Space and Red Hill Nature Reserve precinct is something we would like to acknowledge and offer our assistance in resolving the necessary details and work to be done to ensure the MLA's and the community are comfortable in how things move forward.

Along with our specialist partner Mbark, who own and operate the award winning 'The Arbour, Berry' and Wivenhoe Villages in NSW, we have been evolving our plans to deliver an active and connected community that will provide housing choice and an ability for seniors to remain close to friends, services, family and networks in their community.

The need for the Club to pursue income diversification strategies and to replace aged infrastructure, specifically pertaining to water use and targeting water self-sufficiency, remains vital to the Club's future and sustainability.

The over 55's active and connected village will achieve the Club's needs in both the short and long term sustained by a new ongoing revenue stream, and also appeals to the Club and its Members due to its compatibility with the community and healthy lifestyle ethos that underpins the Club and its activities.

The integration of a village into the Club in a geographical and social sense is helped by the highly compatible low impact and low intensity nature of the village activities and the significant shortage of age appropriate housing choice in the area. The clear alignment that exists with the current ACT housing strategy is something we had strongly considered to ensure we were delivering what the community needs or will need in the future.

The Club has been a significant stakeholder in the Red Hill area since 1949 and through the work we are performing we have increased awareness of the things we can do to lessen and mitigate impacts our activities may have on what is a fantastic community asset. Our proposal will address those improvements and additionally, we are committed to transferring approximately 12 Ha of land that is currently part of the Club's lease into an expansion of the Red Hill Reserve.

The consultations that we have been undertaking over the last 2 years have had a very strong environmental focus due to our belief in the importance of the Red Hill Nature

Reserve. We are thankful to Dr Michael Mulvaney and the Red Hill Regenerators for the considerable time they have spent with us. What this time has achieved is a proposal that we believe has incredibly strong environmental characteristics and minimal impacts. We believe the proposed environmental plan to protect Red Hill Reserve will recognise this following evaluation.

To assist with the evaluation of impacts, we have a substantial amount of information derived from our consultations and work over the past years and would welcome the opportunity to contribute to any work the Government intends to undertake reviewing the requirements of the motion.

We would like to bring certainty to what it is that we are proposing so that any impacts can be accurately determined and evaluated, enabling the ACT Government and the community to have confidence that any proposals moving forward have provided clear details about what they will be and what they will deliver, including the commitments and undertakings being made as part of the proposals.

Having recently participated in, and more importantly listened to, a Community Panel convened as part of the ACT Government's consultation process, we are nearly in a position to provide the ACT Government with this certainty about what is intended at Federal. There is however one more very important step that we plan to take as part of our proposal's development and that is speaking to the broader community and listening to what they have to say.

Following this further feedback from the community, we will be in a position to make any additional modifications to our proposal, if required, and provide the necessary details for a complete and clear evaluation of the proposal and any direct or cumulative impacts it may contribute to.

We will be speaking with the community and seeking their feedback on December 6 and 7, providing morning, lunch time and late afternoon options to capture as many people's views as we can. Please be assured that we remain very genuine in our consultation and the proposal has changed substantially from our early thinking as a result of it.

Our specialist village operating partner, Mbark, has shared the Club's desire to be responsive to consultation feedback. They have subordinated commercial outcomes in favour of responses to feedback received. As with any proposal however, not everyone can be turned into a supporter but this is not through lack of trying. Whilst it would be nice to be able to deliver social infrastructure like that being proposed with unanimous support, Mbark holds its mission (which is to ensure people are not subjected to rapid health decline arising from dislocation from their communities) as something that requires equivalent advocacy and standing in the debate.

All too often we see this under represented demographic pushed away from their networks in search of under supplied, age-appropriate accommodation and services.

At Federal, we have a real opportunity to change that and create a village that sets an example in prioritising the needs of our local ageing community members and equally

importantly, in the process that has been followed and how consultation has shaped an improved outcome for the community.

We would be delighted to provide you with any further information you may require. Please visit our website [www.activeandconnected.com.au](http://www.activeandconnected.com.au) if you have the opportunity or contact me on [REDACTED] to discuss any details of the proposal or to arrange a direct briefing.

Yours sincerely



Bob Correll  
Vice President  
Chair of Over 55s Development Committee  
Federal Golf Club

---

**From:** [REDACTED]  
**Sent:** Tuesday, 21 November 2017 10:34 AM  
**To:** Terrplan  
**Subject:** FGC Community Panel Report  
**Attachments:** Scan-24.jpg; Report 1.docx

Hello Caroline and Kirra

Further to my email below please find attached the Community Panel Report prepared by the six Panel members referred to below. The Report has been delivered to all Members of the Legislative Assembly under cover of the attached letter (suitably addressed).

Kind regards

[REDACTED]  
GAHRAG

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Hello Caroline and Kirra

The six FGC Community Panel members referred to in the following text have decided to prepare their own Community Panel report.

Could you please include the following text in any Panel report prepared by EPSDD.

‘The Conservation Council ACT Region, Deakin Residents’ Association, Friends of Grasslands, Garran and Hughes Residents’ Action Group, Hughes Residents’ Association and the Red Hill Regenerators have decided to prepare their own joint Panel report. As such none of the content of this report can be read as being endorsed by this group of Panel members.’

Kind regards

GAHRAG

## Federal Golf Club Community Panel

In August 2017 the ACT Government established the Federal Golf Club Community Panel to hold open and inclusive discussions about how the Federal Golf Club site should evolve and develop into the future.

The panel met three times between August and October 2017. Six Panel members are presenting their own Panel report to Members of the Legislative Assembly.

This group of conservation and residents' organisations calls on the ACT Government to prepare and implement an overarching planning and management framework for the Red Hill open space area. In particular the group urges the Government to implement the motion passed by the Legislative Assembly on 25 October 2017. This motion calls on the Government to not proceed with separate Territory Plan variations for development proposals on Red Hill until an Integrated Plan has been developed.



Executive Director

Conservation Council ACT Region

20/11/17



Co Convener

Garrao and Hughes Residents' Action Group

20 November 2017



President

Deakin Residents' Association



Convener

Hughes Residents' Association



President

Friends of Grasslands

20.11.2017



President

Red Hill Regenerators

20.11.17

**FEDERAL GOLF CLUB  
COMMUNITY PANEL**

**REPORT FROM SIX CONSERVATION AND  
RESIDENTS' GROUPS**

**PREPARED FOR MEMBERS OF THE  
LEGISLATIVE ASSEMBLY**

**NOVEMBER 2017**

## **Executive summary**

Six Panel members of the Federal Golf Club Community Panel are presenting their own Panel report to Members of the Legislative Assembly.

The six Panel members are the:

- **Conservation Council ACT Region**
- **Deakin Residents' Association**
- **Friends of Grasslands;**
- **Garran and Hughes Residents' Action Group**
- **Hughes Residents' Association**
- **Red Hill Regenerators**

The key recommendation made by this group is that:

**the ACT Government suspend all development activity in the Red Hill open space area until an overarching planning and management framework for the area has been prepared and implemented.**

On 25 October 2017 the Legislative Assembly passed a motion which calls on the ACT Government to not proceed with separate Territory Plan Variations for residential development proposals on Red Hill until an integrated Plan for Red Hill has been prepared.

**This group calls on the ACT Government to implement the Legislative Assembly motion in a manner which ensures genuine and lasting protection for Red Hill and in so doing takes into account the key issues set out in this Report.**

This report has been produced as a result of shortcomings in the conduct of the Federal Golf Club Community Panel as outlined in Part B below. These shortcomings resulted in the Panel not satisfactorily dealing with community issues. The six Panel members have prepared their own Panel report to Members of the Legislative Assembly to make it clear that the Panel process did not produce a community consensus and that the proposed Federal Golf Club development does not have social licence to proceed.

All six of this group of Panel members strongly support the thrust of this report and the recommended actions, with a limited number of differing views being held about certain aspects of the Panel's operations.

## **Part A**

### **The Development Proposal**

The MBark development proposal involves the construction and operation of a retirement village of approximately 125 dwellings on the Federal Golf Club (FGC) lease area. The proposed development involves the construction of a new clubhouse and the relocation of carparks and maintenance buildings, together with necessary adjustments to the layout of the golf course. The proposed development will occupy an area of approximately 5.5 hectares, with some buildings being up to three storeys high. The development will take place in

stages over a period of at least 4 years. Access to the proposed development will be through Gowrie Drive which will need to be upgraded.

Since 1995 seven development proposals (excluding the current proposal) have been put forward for various parts of the FGC lease area as outlined below.

- 1995 proposal to construct 140 houses.
- 1999 proposal to build 59 residential dwellings.
- 2000 proposed unit and townhouse development.
- 2007 residential development proposed for the Hughes woodland area and land above the 14<sup>th</sup> fairway.
- 2009 residential development of land above the 14<sup>th</sup> fairway.
- 2011 proposed embassy development.
- 2013 proposed unit development.

None of these development proposals proceeded because they either failed to gain the necessary Government approvals or were withdrawn for various reasons including public opposition.

## **The Findings**

1. The area of open space on Red Hill referred to in this section includes the Red Hill Nature Reserve, the FGC lease area and a number of large urban open space blocks of land in Garran, Hughes and Deakin, together with parts of section 66 in Deakin, which abut the golf course and the Nature Reserve. This area is highly sensitive and significant.

2. The area contains a nationally significant remnant of the critically endangered Yellow Box Red Gum grassy woodland. The woodland comprises over 200 native plant species, a number of which are threatened and rare, as are a number of animal species which are supported by the woodland. The woodland and its components are found both within and outside the Nature Reserve.

3. Apart from the nationally significant woodland, Red Hill is also of likely national significance as demonstrated by a large area being included in a nomination for inclusion on the National Heritage List. Red Hill is a critical part of a multifunctional urban open space system which is of historical, visual, cultural and ecological significance.

4. The open space area is surrounded by housing and major roads on all sides. While providing an important amenity to residents and other people, the surrounding suburbs and roads contribute to the detrimental impacts on the area.

5. Notwithstanding the iconic character of the Red Hill area, it has and continues to be adversely impacted by a wide range of ad hoc damaging activities. These activities include:

- the dumping of gravel and building spoil;
- the dumping and burning of cut trees and other vegetation;
- the installation and maintenance of telecommunication infrastructure;
- the creation, widening and maintenance of fire trails and informal bike and walking trails;

- gas pipeline construction;
- planting of exotic and non-indigenous native species;
- installation and maintenance of power lines and cables;
- the removal of vegetation for flood prevention purposes;
- construction of water supply infrastructure; and
- the removal of vegetation for fire suppression purposes.

This large number of piecemeal activities over many years has resulted in significant damage being done to the area.

6. The size and proposed location of the retirement village will add to the impacts detailed above. The construction and operation of the proposed FGC development will have a detrimental impact on the critically endangered woodland in the adjacent Nature Reserve and on the golf course lease area,

Of particular concern is the proposal to upgrade the Gowrie Drive access road which will have immediate and ongoing adverse impacts on the adjacent woodland. The proposed development will have a detrimental impact on recreational activities in the area and will significantly impact on the amenity of nearby residents. The development will increase traffic flows and result in further congestion on roads in nearby suburbs.

The development proposal involves the conversion of the leased golf course land worth many millions of dollars to private gain for the benefit of a few hundred golf club members.

The proposed location for the development is entirely inappropriate for a retirement village as it is on the edge of a bushfire zone and is not supported by infrastructure such as public transport, bike/walking paths, community and medical services, and shops.

7. Now and into the future other development proposals are certain to be put forward. Development proposals will be encouraged by the ACT Government's policy of "infill" and its projection of a population of 120,000 people living and working in the Woden corridor by 2040.

Any proposed developments, if allowed to proceed, will significantly affect the environment and amenity of the Red Hill area. A prime example is the major development proposal announced in August 2017 by the Hindmarsh Group. This proposed development involves the construction of up to 550 residential units at a site on Kent Street in Deakin. This site contains critically endangered woodland, with two sides of the site abutting onto woodland in the Nature Reserve.

This proposed development by the Hindmarsh Group is likely to have significant direct and indirect impacts on the woodland both on the site and in the adjacent Nature Reserve. In addition, the site is likely to be polluted by leaching and other forms of erosion from two adjacent legacy rubbish tips that contain toxic waste. The development will also exacerbate traffic flow problems on the already overcrowded and dangerous Kent Street.

8. The Red Hill area is now faced with two very large residential developments which will have a wide range of environmental and social impacts on the open space area. There is every possibility that further damaging developments and activities will be proposed in the future. If these proposals are dealt with on a case by case basis it will be planning by

development rather than development through planning. For this situation to be avoided an overarching planning framework needs to be put in place.

9. For the reasons outlined above we recommend that the ACT Government suspends all development activity in the Red Hill open space area until an overarching planning and management framework for the area has been prepared and implemented.

10. This framework should address the following issues:

- Providing the means to protect the remaining Red Hill open space and its values.
- Putting in place mechanisms to ensure that there are no detrimental impacts on the critically endangered woodland and its components.
- Providing the means to protect mature trees and hollow bearing trees.
- Identifying the steps to be taken to facilitate important areas of woodland outside the Red Hill Nature Reserve being incorporated into the Reserve.
- The establishment of criteria and management guidelines to govern decision making in relation to all activities and proposed developments to be undertaken in the area. The development of these criteria and guidelines should take into account the existing requirements governing the management of the Nature Reserve and the golf course lease requirements.
- Enabling the identification and assessment of indigenous heritage in the area.
- Providing the means to protect the heritage values of the area including the landscape values and the view field.
- Protecting community use and sense of belonging to the area.
- Criteria and mechanisms for ensuring that the amenity of adjacent residents is not eroded.
- Giving careful consideration to the existence of the high risk Bushfire Zone in the area and the potential damage that can result from the need to “scrub” areas of woodland to protect poorly located residential developments or their access roads.
- Ensuring that the extraction of ground water is less than the discharge rate.
- The means to ensure traffic flows do not result in detrimental impacts on the environment and public safety and result in additional congestion on roads in surrounding suburbs.
- Development of a plan to transition land in the FGC lease area into the Red Hill Nature Reserve, in a number of stages, in the event that the FGC is no longer financially viable.

Implementation of the planning and management framework will involve the use of a range of ACT Government processes, plans and regulatory instruments.

## **Legislative Assembly Motion**

On 25 October 2017 the Legislative Assembly passed a Liberals/Greens motion which calls on the ACT Government to:

- (a) not proceed with separate Territory Plan Variations for residential development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to Red Hill Nature Reserve; and
- (b) only proceed with a joint Territory Plan Variation for the sites after completion of an integrated plan for Red Hill Nature Reserve and surrounding residential areas that:
  - (i) includes a detailed environmental plan to protect Red Hill Nature Reserve from the impact of the proposed developments;
  - (ii) addresses the joint transport and amenity impacts of the proposed developments;
  - (iii) includes a detailed investigation of the old Deakin tip site and rules out development in any areas that may be contaminated and unsafe; and
  - (iv) limits development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support.”.

12. This motion accords with the Panel recommendation made by the majority group.

13. The majority group calls on the ACT Government to implement the Legislative Assembly motion in a manner which ensures genuine and lasting protection for Red Hill and in so doing takes into account the issues set out in paragraph 10 of the Findings above.

14. In presenting these Findings the Panel group also makes it clear that any Panel Report prepared by EPSDD, and in particular any Panel Outcomes, are not supported or endorsed by this Panel group.

## **Part B**

### **Panel establishment**

Prior to the establishment of the Panel, discussions were held with the Environment, Planning and Sustainable Development Directorate (EPSDD) about the proposed purpose and operation of a possible Panel. A key reason for the discussions was to ensure that the Panel

deliberations would enable meaningful discussion of the development proposal, and not simply be used as a vehicle to facilitate the progressing of a Development Application by the proponent.

A number of organisations agreed to participate in the Panel process as a result of the following statements made by EPSDD.

The function of a Panel of this kind is to ensure that:

- all the relevant voices are heard;
- all the right questions are asked;
- all the answers to those questions are robust and reliable; and
- problems are discussed with a view to agreeing a Panel position.

We were also advised that sufficient Panel meetings would be held to satisfy these requirements.

The Panel was chaired by EPSDD. In addition to the Panel members presenting this Report, the following Panel members were also present at Panel meetings: FGC, MBark, National Capital Authority, ACT Government Architect, Matilda House (cultural heritage) and the Inner South Canberra Community Council.

## **Panel Operation**

The following comments are provided on the Panel process.

### **All the relevant voices are heard**

The Panel was to be made up of invited stakeholders who were representative of a group, organisation or association that has an ‘interest’ in the Federal Golf Club site. As a result of the Panel membership being determined by invitation not all relevant groups were aware that the Panel was being established. An example is the Hughes Residents’ Association which did not initially receive an invitation and was only added to the Panel after contacting the EPSDD. To ensure that all relevant interests were represented on the Panel it would have been preferable to broadly advertise the intention to establish the Panel. This would have allowed all relevant parties to indicate their interest in being a Panel member.

A problem faced by Panel members in making their voices heard was that at Panel meetings FGC, MBark and EPSDD were provided with the opportunity to make set piece presentations. The opportunity to make a formal presentation, to outline issues of interest, was not offered to other Panel members.

### **All the right questions are asked**

Most members of the group considered that the presentations made by MBark were very general in nature, mainly involving known facts and did not provide the level of detail required to have a substantive discussion about the development proposal.

Information was made available at meetings, with no opportunity provided to examine the material prior to the meeting and prepare informed questions and responses. Panel members were required to ask questions and respond on the spot, or respond out of session. Questions

asked or responses made out of session resulted in the issue not being considered in the Panel meetings.

In an attempt to overcome these problems a residents' group prepared a comprehensive paper which set out the full range of concerns with the development proposal and put forward a range of alternative approaches which should be explored by the FGC. Despite ensuring that the paper was circulated in advance of the second Panel meeting the paper was not discussed, but was simply noted.

### **All the answers to those questions are robust and reliable**

In order to give proper consideration to the development proposal Panel members sought basic information on a wide range of issues including:

- the future financial viability of the FGC in relation to the proposed development;
- alternative options to achieve the long-term financial viability for the FGC;
- impacts on the environment, and in particular the woodland both inside and outside the Nature reserve;
- work to be undertaken to upgrade Gowrie Drive and the likely impacts;
- changes to traffic flow on Gowrie Drive and in surrounding suburbs;
- impacts on recreational users of the area;
- views of emergency services concerning the location of the village and access and egress from the village in the case of an emergency;
- any adjustments required to bushfire management strategies;
- management of the impacts on the amenity of surrounding residents during construction of the village and new clubhouse, and when occupied and in use;
- legal means of guaranteeing that, if the proposed development proceeded, no further housing developments could be undertaken on the FGC lease area.

Very little relevant information was provided to Panel members on most of these issues. Most of the issues were included in a table to be considered as part of the Environmental Impact Statement and Development Approvals processes.

MBark stated several times that they should not be required to undertake any work to provide the information sought by the Panel. In the view of MBark work to provide this information should only be undertaken as part of the Development Approvals process and would be totally separate from the Panel process.

### **Problems are discussed with a view to agreeing a Panel position**

The terms of reference for the Panel stated that “the community panel will hold open and inclusive discussions about how the Federal Golf Club site should evolve and develop into the future” and that the Panel will “endeavour to form a consensus view on development opportunities”. No attempt was made to have a wide ranging discussion about the future use of the FGC site. In fact the opposite was the case, with any attempt to raise broader use issues being closed down on the basis that it was beyond the scope of the Panel.

In addition while the terms of reference for the Panel allowed for a wide ranging discussion they did not preclude the option of no development on the FGC site. However the draft Panel Report states that community groups were invited to join the Panel “to provide feedback on residential development options within the Golf Club grounds and in particular as proposed

by developer MBark. No attempt was made to solve any problems or bring parties together. It became clear that the Panel process was simply being used to provide information to MBark about community concerns as a precursor to the preparation of a Development Application.

### **Number of Panel meetings**

EPSDD and MBark throughout the panel process were determined that there would only be three Panel meetings regardless of how well the panel was performing in terms of issues being uncovered and dealt with. Most members of this group of Panel members considered that more Panel meetings were required to adequately deal with the issues raised.

Despite suggestions being made that additional meetings should be held the Panel process was crudely brought to a halt after three meetings even though many issues had not been discussed and no Panel report had been produced. In addition, critical information such as the results of an independent assessment of the financial viability of the FGC in relation to the proposed development was not yet available making discussion of this issue impossible.

MBark used the fact that only three Panel meetings were being held to justify not providing required information. MBark stated that it would be pointless providing detailed information to the Panel as there would not be enough time to consider the information in the course of three meetings.

Suggestions have been made that the Panel process was not successful because it had become politicised. This group of six Panel members are not aware of any politicisation of the process and are firmly of the view that the Panel process was not successful for the reasons detailed above.



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## AGENDA

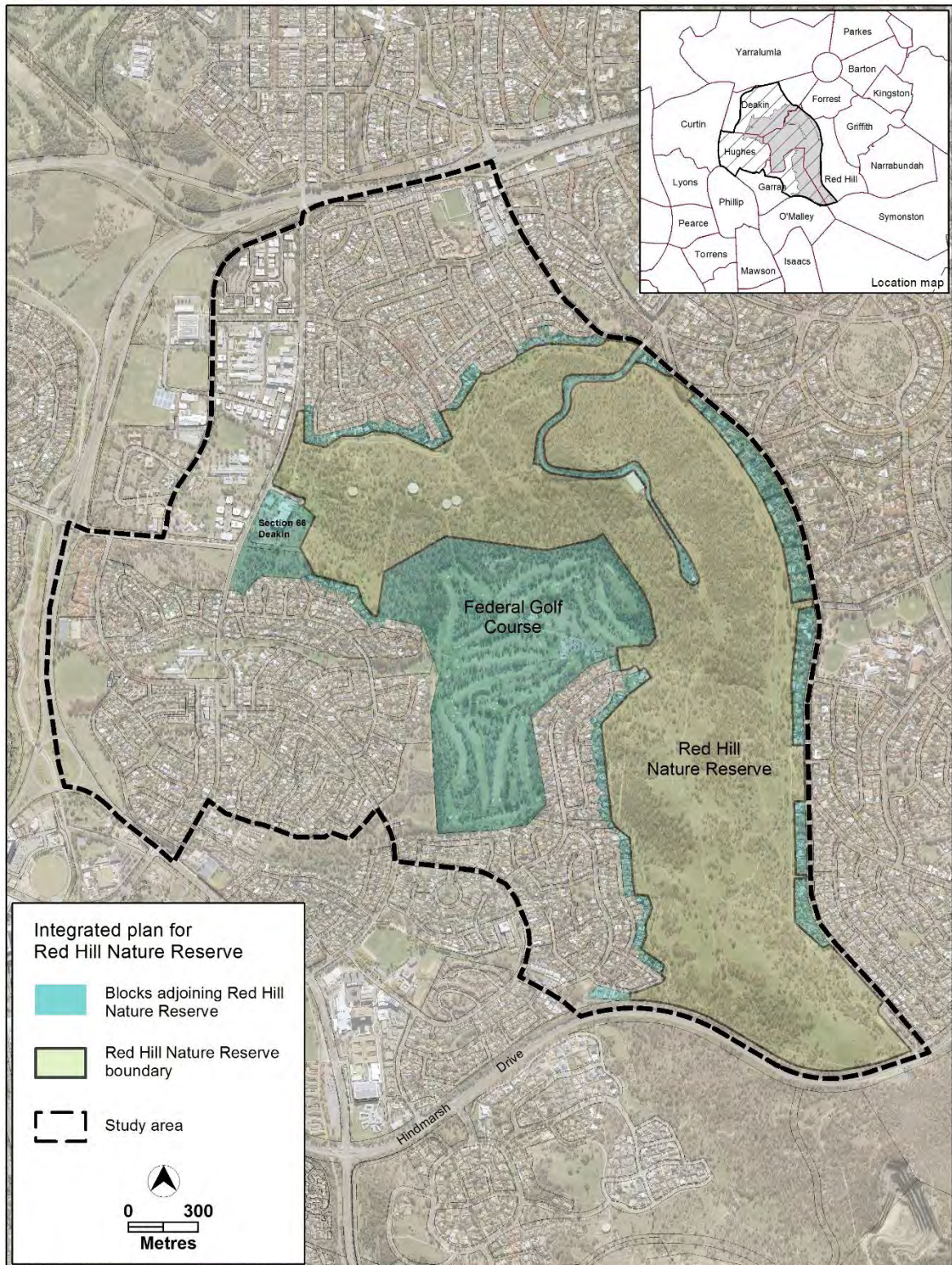
### Integrated Plan for Red Hill

#### Meeting with Hindmarsh Group and Federal Golf Club

Tuesday 30 January 2018

9.30-10.30am

1. **Purpose of the meeting – Erin Brady** - To bring the external proponents together to discuss the agreed approach to the integrated planning process
2. **Introductions** – around the table
3. **Background - Erin Brady**
  - resolution of the Legislative Assembly of 25 October 2017.
  - Petitions lodged with the Clerk of the Legislative Assembly.
4. **Proposed approach** – outline the approach agreed by the Minister and timeframes.
  - Scope of work
  - Map of area of study
5. **Current Status of Deakin section 66** – [REDACTED] Hindmarsh Group - Planning Report nearing completion. Numerous studies included.
6. **Current status of Federal Golf Club** – Adam Somerville Mbark – request for scope for planning report is currently with EPSDD. However numerous studies have been completed and others are well advanced.
7. **Information request/register**
8. **Next steps and preparation for next working session (9 Feb 2018, 2-5pm)**



**Area subject of the Integrated Plan for the Red Hill Nature Park and Surrounds**

**Draft scope for an  
integrated plan for Red Hill Nature Park and surrounds  
December 2017**

Key questions to address in the integrated plan:

- Is the area appropriate for residential development (or other types of development)?
- Can development occur and maintain the value of the nature reserve?
- Is the transport network able to accommodate increased development?

<b>Issue from resolution</b>	<b>Integrated plan scope</b>	<b>Considerations/actions</b>
Bushfire – risks & mitigation	Bushfire mapping and analysis for land within and adjoining the Red Hill Nature Reserve.	Identify the Bushfire Asset Protection Zone. Determine whether the land is suitable for residential development and recommend mitigation measures that will minimise impacts on the Nature Reserve or areas of high ecological value that are external to the Reserve.
Contaminated land – extent, potential impacts & remediation.	Environmental assessment in accordance with EPA information Sheet 7 and EPA endorsed guidelines.	Map the extent of the old Deakin dump site and identify any other contamination issues that may limit residential development on the land. Recommend any mitigation or remediation measures to protect the Reserve and to resolve any other contamination issues.
Transport – network capacity & impacts on residential amenity	Transport modelling and analysis for roads within the study area	Determine the capacity for the existing road network to accommodate the projected increased traffic from development. Recommend road upgrades and works to improve traffic flows and to minimise impacts on residential streets.
Visual impacts – impacts on vantage points & residential amenity	Viewshed analysis from key vantage points and residential areas within the study area	Identify the likely visual impacts of development in the area from key vantage points and surrounding residential areas. Recommend measures to mitigate or minimise visual impacts of development.
Red Hill Nature Reserve – ecological values, potential impacts of development & management	Map the key ecological values for land within and adjoining the Nature Reserve.	Determine whether the land is suitable for residential development and recommend measures that will minimise impacts upon ecological values of the Nature Reserve and areas of high ecological value that are external to the Reserve.
Community engagement and support	Consult with all relevant stakeholders, community groups and the general public	Document the issues identified during community consultation and recommend measures to address these concerns.

**Draft project outline for the  
integrated plan for Red Hill Nature Park and surrounds**

<b>Item</b>	<b>Actions</b>	<b>Timeframe</b>
A. Pre-consultation discussions with Federal Golf Course and Deakin Section 66	Meeting	December 2017
B. Advise the Federal Golf Club Community Panel of the integrated plan approach	Letters	December 2017
C. Scoping and technical investigations and preparation of draft integrated plan	Review the existing research and investigations for the study area and identify gaps in information required to complete the integrated plan and determine which can be completed in-house and those which require consultancy.	January – March 2018
D. Community consultation of draft report	Six week consultation period	April – May 2018
E. EPSDD finalisation of integrated plan	Desktop.	May – June 2018
F. Ministerial consideration of integrated plan and community consultation report		July 2018
G. Tabling of the integrated plan in the Legislative Assembly		August 2018

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**From:** Edgar, Olivia on behalf of Flanery, Fleur  
**Sent:** Wednesday, 31 January 2018 3:06 PM  
**To:** [redacted]@hindmarsh.com.au; [redacted]@purdon.com.au; [redacted]@purdon.com.au; fgc@fgc.com.au; [redacted]; [redacted]; taniaparks@taniaparks.com.au;  
**Cc:** Sayers, Caroline; Kaucz, Alix  
**Subject:** In Confidence - Red Hill project scope [SEC=UNCLASSIFIED]  
**Attachments:** Project scope and map of Red Hill reserve area.docx

Dear all

Thank you for attending yesterday's meeting regarding the integrated plan for Red Hill. As mentioned yesterday, I will be on leave from the 1<sup>st</sup> to the 20<sup>th</sup> of February and so Alix Kaucz and Caroline Sayers will be in contact with you about the next steps.

As agreed, please find attached the draft project scope that was provided at the meeting. We would appreciate if you could send any comments directly to Caroline at [Caroline.Sayers@act.gov.au](mailto:Caroline.Sayers@act.gov.au). Please note that this is a draft working document and is not for further circulation.

Kind regards

Fleur

**Fleur Flanery**

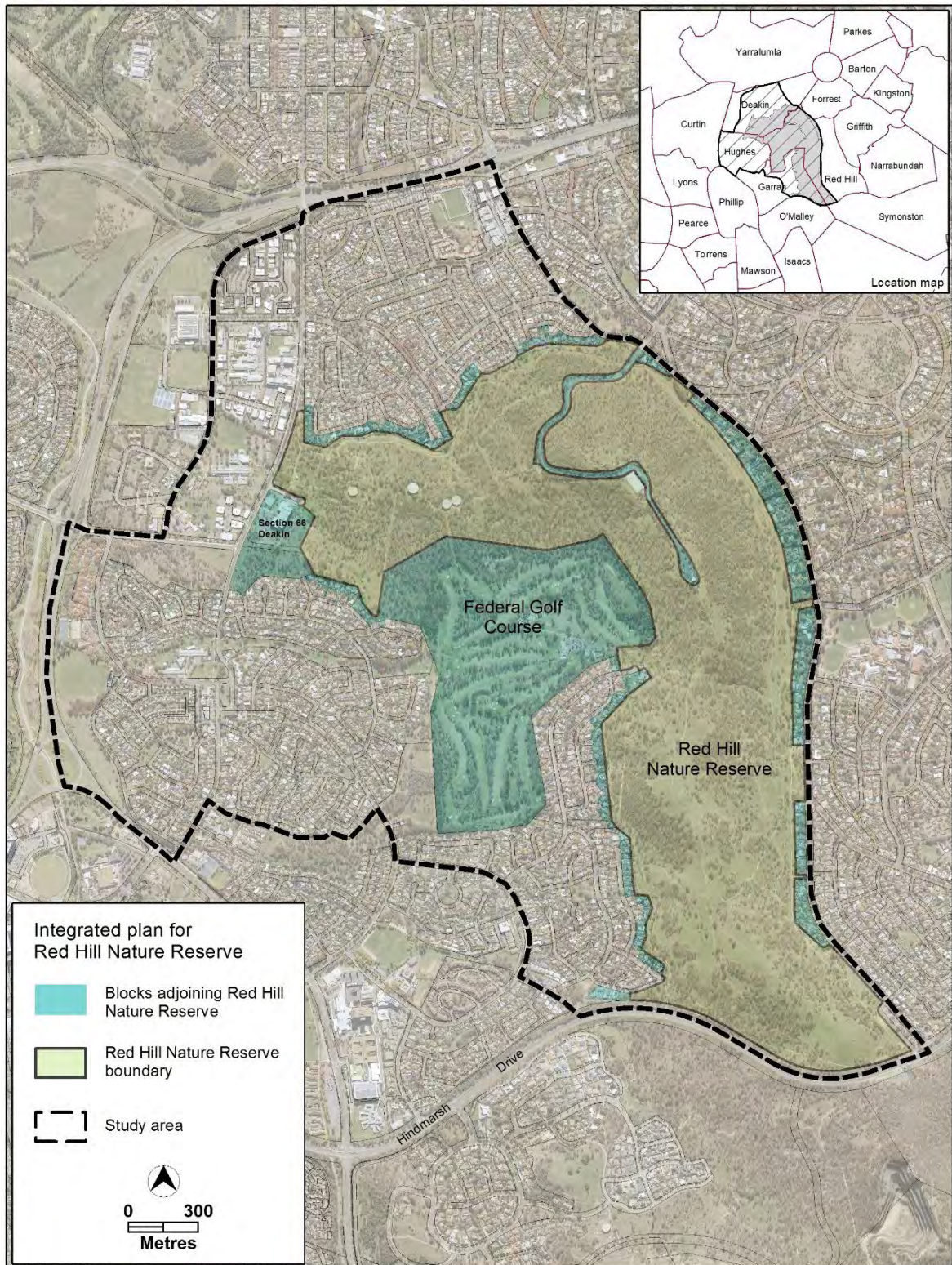
(A/g) Executive Director

Phone: 02 6207 5486 | Email: [fleur.flanery@act.gov.au](mailto:fleur.flanery@act.gov.au)

**Planning Policy | Environment Planning Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)





**Area subject of the Integrated Plan for the Red Hill Nature Park and Surrounds**

**Draft scope for an  
integrated plan for Red Hill Nature Park and surrounds  
December 2017**

Key questions to address in the integrated plan:

- Is the area appropriate for residential development (or other types of development)?
- Can development occur and maintain the value of the nature reserve?
- Is the transport network able to accommodate increased development?

<b>Issue from resolution</b>	<b>Integrated plan scope</b>	<b>Considerations/actions</b>
Bushfire – risks & mitigation	Bushfire mapping and analysis for land within and adjoining the Red Hill Nature Reserve.	Identify the Bushfire Asset Protection Zone. Determine whether the land is suitable for residential development and recommend mitigation measures that will minimise impacts on the Nature Reserve or areas of high ecological value that are external to the Reserve.
Contaminated land – extent, potential impacts & remediation.	Environmental assessment in accordance with EPA information Sheet 7 and EPA endorsed guidelines.	Map the extent of the old Deakin dump site and identify any other contamination issues that may limit residential development on the land. Recommend any mitigation or remediation measures to protect the Reserve and to resolve any other contamination issues.
Transport – network capacity & impacts on residential amenity	Transport modelling and analysis for roads within the study area	Determine the capacity for the existing road network to accommodate the projected increased traffic from development. Recommend road upgrades and works to improve traffic flows and to minimise impacts on residential streets.
Visual impacts – impacts on vantage points & residential amenity	Viewshed analysis from key vantage points and residential areas within the study area	Identify the likely visual impacts of development in the area from key vantage points and surrounding residential areas. Recommend measures to mitigate or minimise visual impacts of development.
Red Hill Nature Reserve – ecological values, potential impacts of development & management	Map the key ecological values for land within and adjoining the Nature Reserve.	Determine whether the land is suitable for residential development and recommend measures that will minimise impacts upon ecological values of the Nature Reserve and areas of high ecological value that are external to the Reserve.
Community engagement and support	Consult with all relevant stakeholders, community groups and the general public	Document the issues identified during community consultation and recommend measures to address these concerns.

**Draft project outline for the  
integrated plan for Red Hill Nature Park and surrounds**

<b>Item</b>	<b>Actions</b>	<b>Timeframe</b>
A. Pre-consultation discussions with Federal Golf Course and Deakin Section 66	Meeting	December 2017
B. Advise the Federal Golf Club Community Panel of the integrated plan approach	Letters	December 2017
C. Scoping and technical investigations and preparation of draft integrated plan	Review the existing research and investigations for the study area and identify gaps in information required to complete the integrated plan and determine which can be completed in-house and those which require consultancy.	January – March 2018
D. Community consultation of draft report	Six week consultation period	April – May 2018
E. EPSDD finalisation of integrated plan	Desktop.	May – June 2018
F. Ministerial consideration of integrated plan and community consultation report		July 2018
G. Tabling of the integrated plan in the Legislative Assembly		August 2018



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## **Integrated Plan for Red Hill Nature Park and Surrounds**

**Workshop Friday 9 February 2018**

**EPSDD Boardroom level 3 DPMH South building**

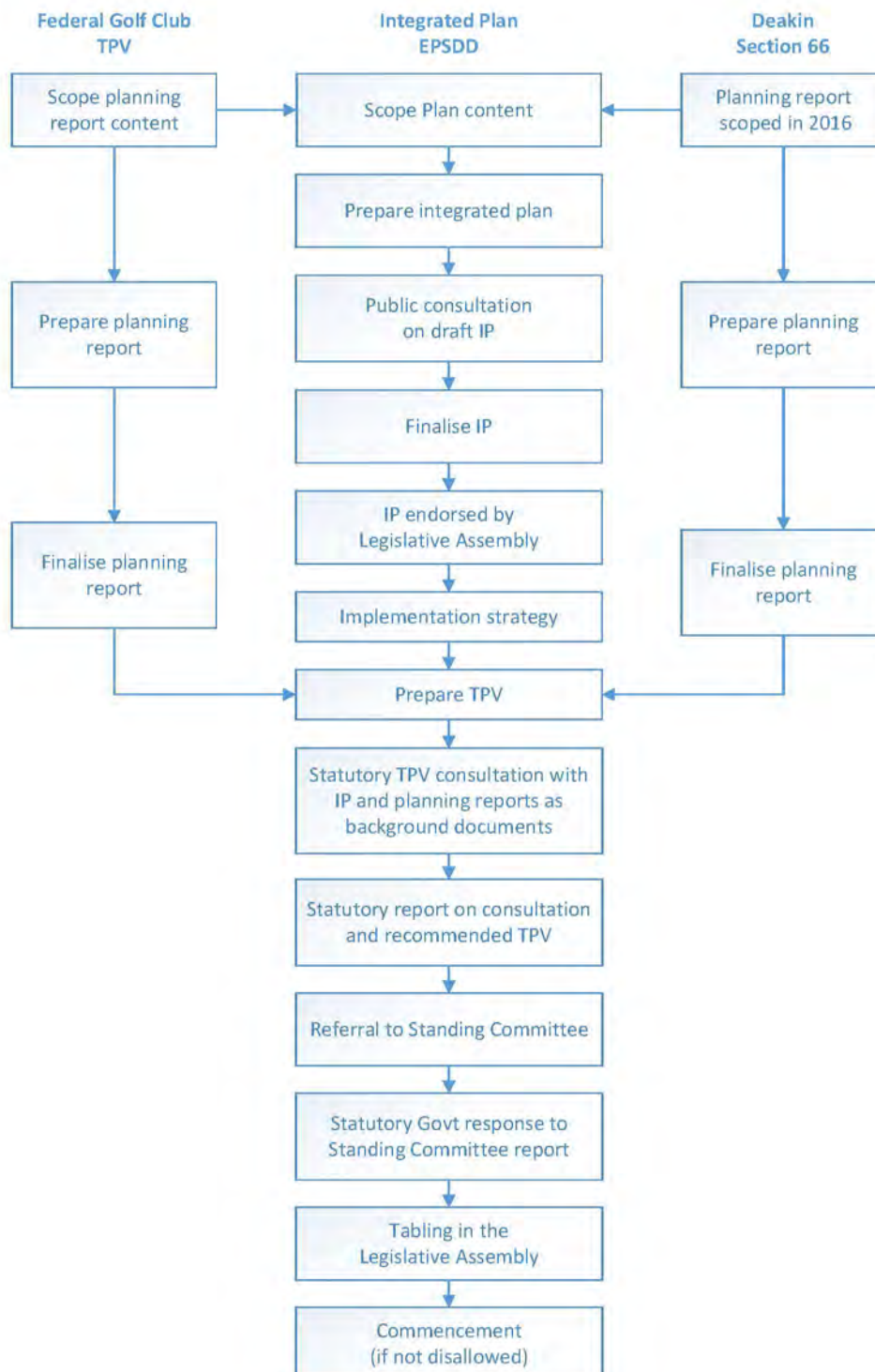
**2pm – 5pm**

- 1. Introduction to the workshop and participants – Erin Brady**
- 2. Processes for Integrated Plan and Territory Plan variations – Alix Kaucz – refer Attachment A**
- 3. Feedback on Legal Advice – Alix Kaucz**
- 4. Proposed study area - Workshop – refer attachment B.**
- 5. Proposed content of the Integrated Plan – Workshop – refer attachment C.**

Light refreshments will be provided.



## Processes for Integrated Plan and associated Territory Plan Variations

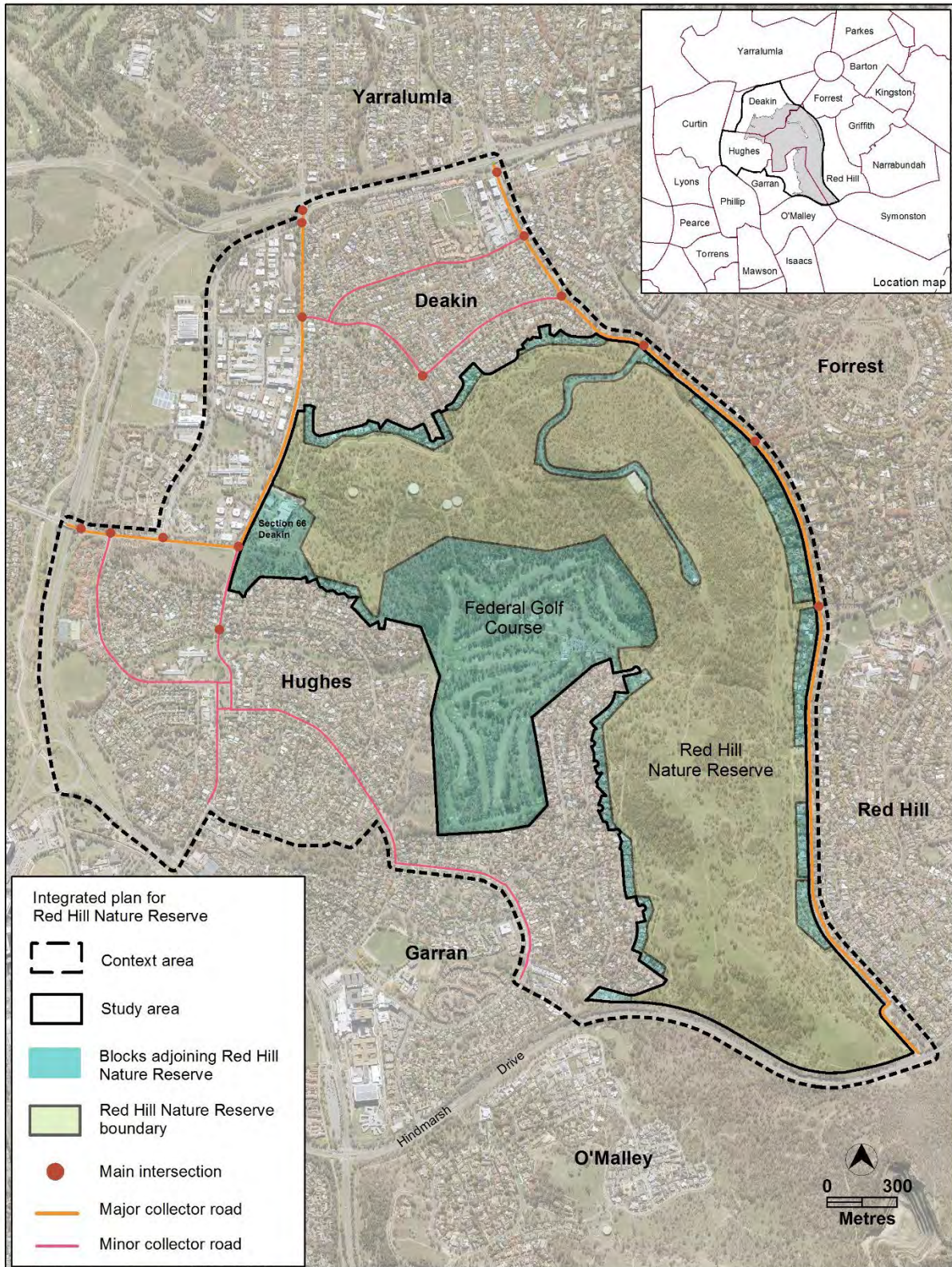




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Attachment B





## Integrated Plan for Red Hill Nature Park and surrounds

Item	Details	EPSDD	FGC	H'marsh
<b>Executive summary</b>	Including summary of the integrated plan	√	X	X
<b>Study &amp; Plan area</b>				
	Map of area Inclusions such as roads, open space network, zones, etc.	√	X	X
<b>Current Planning context</b>				
	Planning Strategy & National Capital Plan Territory Plan precinct codes, zones & codes - Spatial planning context - Regulatory planning context	√	X	X
<b>Environment</b>				
Ecological values	Red Hill reserve – current on- site	√	X	X
	Links and corridors to the open space network	√	X	X
Bushfire	Bushfire management & mitigation	√	√	√
Contamination	Old Deakin tip – management & remediation	√	X	√
	Management of edge effects from development	√	√	√
Environment Opps/Const	Red Hill reserve – off site opportunities/constraints - Deakin S66, FGC & EPBC	X	√	√
<b>Transport &amp; Movement</b>				
	Major transport modes and routes – vehicle, PT, pedestrian, cycle	√	X	X
	Opportunities and constraints	√	√	√
<b>Land Use and Built Form</b>				
	Current land use and zoning	√	X	X
	Current built form and development types of residential, other uses	√	√	√
	Opportunities and Constraints	√	√	√
<b>Open space &amp; rec</b>				
	Current open space network & recreation facilities	√	√	√
	Opportunities and constraints	√	√	√
<b>Infrastructure</b>				
	Current infrastructure and services	√	√	√
	Upgrades and requirements			
<b>Summary of opps &amp; constraints</b>	This is a summary of all of the layers combined & identification of any fixes	√	X	X
<b>Community engagement</b>				
	Consultation on specific developments	X	√	√
	Consultation on the Integrated Plan	√	X	X
<b>Integrated Plan</b>				
	Spatial structure plan	√	X	X
	Plan objectives & directions (around the same headings as noted above)	√	X	X
	Proposed changes (and what this will mean eg, regulatory)	√	X	X

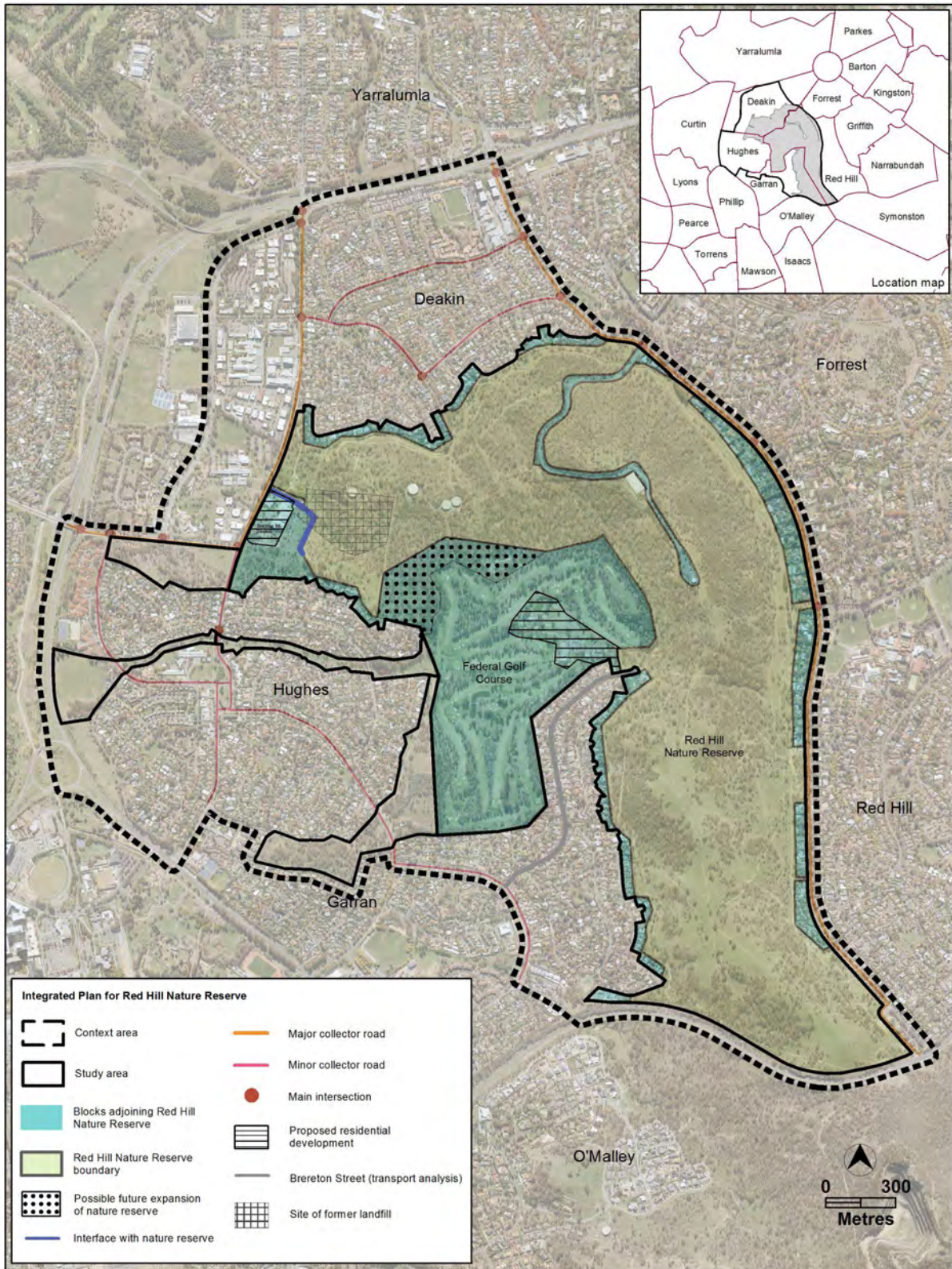


**ACT**  
Government

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**Environment, Planning and  
Sustainable Development**

# Red Hill Integrated Plan – Revised study area





**ACT**  
Government

Environment, Planning and  
Sustainable Development

## Draft Outcomes

### Integrated Plan for Red Hill Nature Reserve and Surrounds

Workshop 9 February 2018

#### 1. Attendance

Dr Erin Brady – EPSDD DDG Land Strategy & Environment	█ – Purdon Planning
Alix Kaucz – EPSDD Territory Plan	█ – Purdon Planning
Caroline Sayers - EPSDD Territory Plan	Bob Correll - FGC
Helena Seagrott – EPSDD Strategic planning	Scott Elias – FGC
Ros Ransome – EPSDD P&Cons Projects Unit	Adam Somerville - Mbark
Trish Bootes – EPSDD P&Cons - Cons Planning	David Consalvi - Mbark
█ – Hindmarsh Development	Tania Parkes – Tania Parkes Consulting
█ – Canberra Town Planning	

#### 2. Part A – Workshop

##### 2.1 Group discussion outcomes

###### *Process*

- The Federal Golf Club and Deakin section 66 proposals will be included in the recommendations of the integrated plan. There will be one Territory Plan variation for all policy changes arising from the integrated plan.

###### *Scope*

- Timeframes - The integrated plan will be a maximum 5 year plan. It is likely to be superseded by the ingoing review of housing choices, light rail planning, and the review of the Canberra Planning Strategy.
- Inclusions –
  - Narrow the scope to reserve and immediate surrounds – with a broader context area – refer map.
  - Also include a written description of the area and justification of what is included and what is not and why.
  - Consider infrastructure within the reserve
  - Define what constitutes open space & consider any adjacent open space & any established links and corridors.
  - Include collector roads in the area & key intersections. Existing issues relate to rat running rather than capacity issues.
  - Consider longer term traffic opportunities/constraints if light rail runs along Adelaide Ave.

- Exclusions –
  - Roads adjacent to the Nature Reserve are excluded. They form a logical boundary to the reserve and serve to sever any links or corridors.
  - Do not include consideration of development /redevelopment in the broader area such as Deakin commercial and office precincts, the hospital and the like.

## 2.2 Group 1 - Deakin section 66 discussion outcomes for inclusion in the integrated plan

- **Existing zoning and use rights** - consider the range of uses that can occur under the existing TZ2 Transport Services zone and weigh up potential opportunities/ constraints presented by residential development (500 dwellings) on the site as an alternative.
- **Ecological values** –
  - consider buffers to the nature reserve and potential issues associated with invasive species, domestic pets and the like.
  - Bushfire asset protection zones & ESA requirements at the interface with the nature reserve.
- **Deakin land fill** – consider EPSDD Parks and Conservation investigations and EPA advice.
- **Transport** – Traffic analysis has been undertaken for 4 intersections including 2 identified by EPSDD in the context area.
- **Residential amenity** – consider scale and height of commercial development & visual impacts.
- **Recreation** – consider the potential increase in use of the Reserve & any necessary management and interpretation infrastructure.
- **Infrastructure** – Consider current infrastructure & culvert around perimeter, drainage and stormwater flow around the site.

## 2.3 Group 2 - Federal Golf Club discussion outcomes for inclusion in the integrated plan

- **Existing zoning and use rights** - consider the range of uses that can occur under the existing PRZ2 Restricted Access Recreation zone and weigh up potential opportunities/ constraints presented by residential development (125 dwellings) as an alternative.
- **Ecological values** –
  - consider draft reserve management plan 2017 which sets out the values of the Reserve including connectivity; natural values; cultural values; recreation; park care; and management.
  - Consult the draft woodlands strategy and action plans applying in the area for assessment of the highly values locations in need of protection and/or management.
  - Note: Location within Golf Course selected to minimise impacts on surrounding residential areas and the adjoining Nature Reserve including bushfire management. Considered two proposals presented by the community but discounted them: one for environmental impacts; the other for potential impacts on adjoining residential areas.
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- Mbark requests an interim scope for a planning report in support of the future Territory Plan variation. I.e. remove 'draft' water mark.
- Consider option to do separate TPVs concurrently – with agreement of the Legislative Assembly.

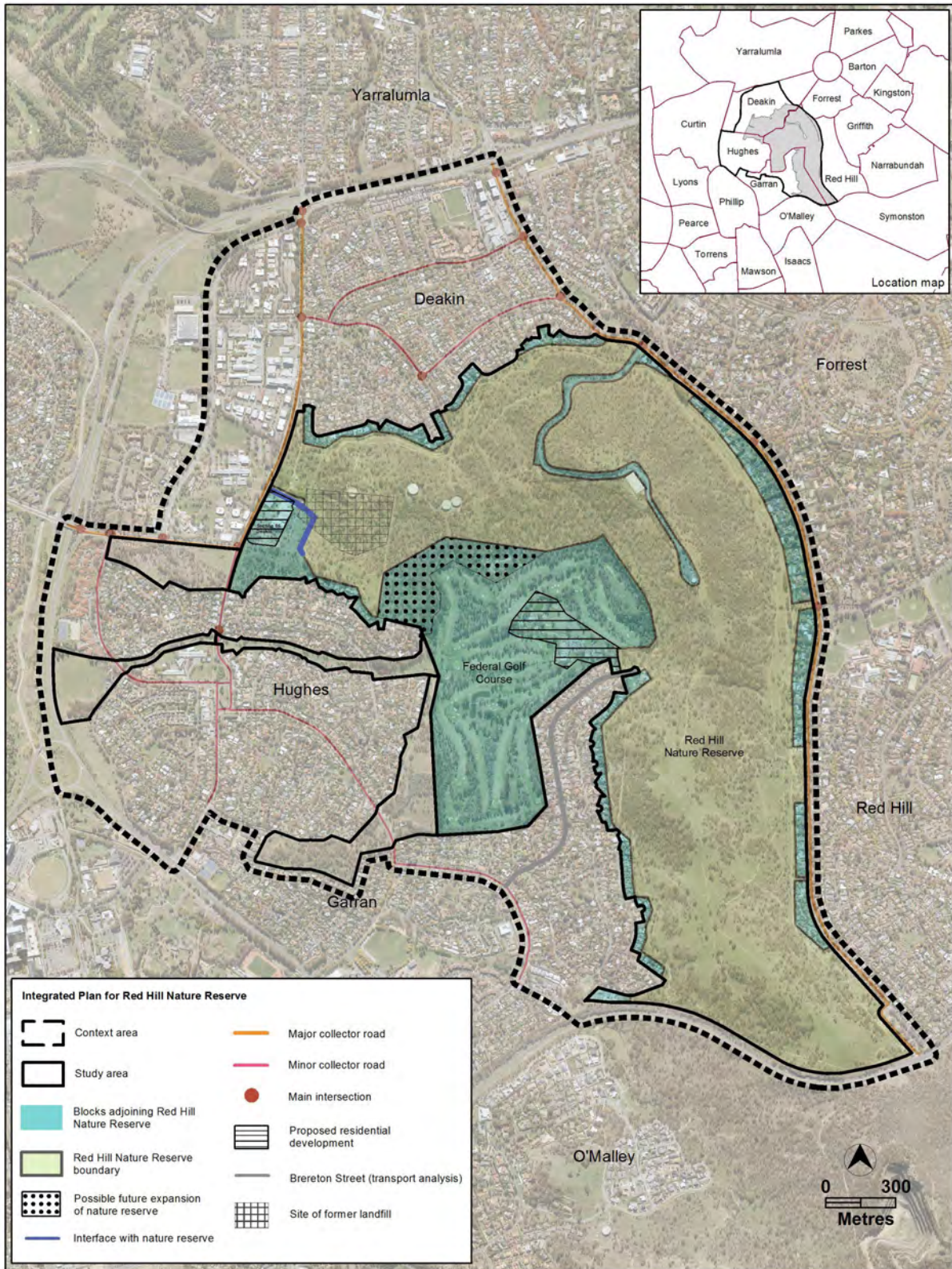
### 3. Part B - Documents available for review

Item	Broader study area	Nature park	Deakin S66	FGC
<b>Study &amp; plan area</b>	Map of study area- EPSDD		Maps of study area – Hindmarsh studies for Deakin section 66	
	Map – air photos			
<b>Planning context</b>	ACT Planning Strategy 2012		Draft planning report	
	Statement of Planning Intent			
	National Capital Plan			
<b>Environment Ecology</b>		Plan of Management for the Canberra Nature Park at Red Hill	Preliminary Flora and Fauna Assessment - Geoff Butler & Associates & Vertego Environmental Consultants	Tree Assessment Survey and Plan
	Ecological precincts map & overview	Red Hill nature values map	Ecological Value Assessment (version 1) - WSP	Ecological Report
		Vegetation of Canberra nature park	Ecological Value Assessment (version 2) - WSP	Ecology Assessment
		Woodlands strategy	Light Spill Report - WSP	
		Action plans	Draft planning report	
<b>Environment - Bushfire</b>			Bushfire Risk Assessment - BlackAsh Bushfire Consulting	Bushfire Risk Management
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			Draft planning report	
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			Traffic Impact Assessment (version 1) - OPUS	Traffic Impact and Parking Assessment
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<b>Item</b>	<b>Broader study area</b>	<b>Nature park</b>	<b>Deakin S66</b>	<b>FGC</b>
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# Red Hill Integrated Plan – Revised study area





**ACT**  
Government

Environment, Planning and  
Sustainable Development

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[REDACTED] – Canberra Town Planning	

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**Subject:** FW: Development of an Integrated Plan for Red Hill  
**Attachments:** An integrated plan for the Red Hill Nature Reserve and surrounds - Mr Fl....pdf

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**From:** [REDACTED]  
**Sent:** Tuesday, 6 March 2018 9:12 PM  
**To:** 'Ben.Ponton@act.gov.au' <Ben.Ponton@act.gov.au>  
**Cc:** [REDACTED]

**Subject:** Development of an Integrated Plan for Red Hill

Ben Ponton  
Director General  
Environment, Planning and Sustainable Development Directorate

Thank you for your communication of 31 January 2018 (attached) concerning the development of an Integrated Plan for the Red Hill Nature Reserve and surrounds. I also refer to Minister Gentleman's letter of 2 February 2018 to the Clerk of the ACT Legislative Assembly which also deals with this matter. It is welcome news that in response to the Legislative Assembly resolution and the associated Petition that the Government has decided to prepare an Integrated Plan for Red Hill.

At the first meeting of the Federal Golf Club Community Panel it was suggested that an overarching approach was required for the protection of the Red Hill area. The preparation and implementation of an overarching planning and management framework was considered to be the best means to ensure genuine and lasting protection for the Red Hill area. To facilitate the development of an overarching framework, such as an Integrated Plan, the Community Panel Report prepared by six conservation and residents' organisations (and provided to all MLAs) at paragraph 10 of the Findings set out a set of issues which should be guiding principles for an Integrated Plan. Paragraph 10 states:

*"This framework should address the following issues:*

- *Providing the means to protect the remaining Red Hill open space and its values.*
- *Putting in place mechanisms to ensure that there are no detrimental impacts on the critically endangered woodland and its components.*

- *Providing the means to protect mature trees and hollow bearing trees.*
- *Identifying the steps to be taken to facilitate important areas of woodland outside the Red Hill Nature Reserve being incorporated into the Reserve.*
- *The establishment of criteria and management guidelines to govern decision making in relation to all activities and proposed developments to be undertaken in the area. The development of these criteria and guidelines should take into account the existing requirements governing the management of the Nature Reserve and the golf course lease requirements.*
- *Enabling the identification and assessment of indigenous heritage in the area.*
- *Providing the means to protect the heritage values of the area including the landscape values and the view field.*
- *Protecting community use and sense of belonging to the area.*
- *Criteria and mechanisms for ensuring that the amenity of adjacent residents is not eroded.*
- *Giving careful consideration to the existence of the high risk Bushfire Zone in the area and the potential damage that can result from the need to “scrub” areas of woodland to protect poorly located residential developments or their access roads.*
- *Ensuring that the extraction of ground water is less than the discharge rate.*
- *The means to ensure traffic flows do not result in detrimental impacts on the environment and public safety and result in additional congestion on roads in surrounding suburbs.*
- *Development of a plan to transition land in the FGC lease area into the Red Hill Nature Reserve, in a number of stages, in the event that the FGC is no longer financially viable.*

*Implementation of the planning and management framework will involve the use of a range of ACT Government processes, plans and regulatory instruments.”*

Given the high level of public interest in protecting the Red Hill open space, coupled with the fact that the preparation of an Integrated Plan of this nature involves a new process, it is vital that relevant community organisations be directly involved in developing the Integrated Plan. In keeping with your desire to engage with relevant community interests, I suggest it would be highly beneficial that an early meeting be held involving relevant EPSDD officers and representatives of the six community organisations that prepared the Community Panel Report. The aim of the meeting would be to explore and develop a detailed scope for the matters which the Integrated Plan would cover and how it could be implemented. An engagement of this nature would provide the best means of ensuring that a resultant draft Integrated Plan met community expectations, thereby smoothing the way for any broader public consultation later in the development process.

In relation to the scope of the Integrated Plan I have also included below a map of the area which needs to be covered by the Integrated Plan.

I look forward to hearing from you on this matter.

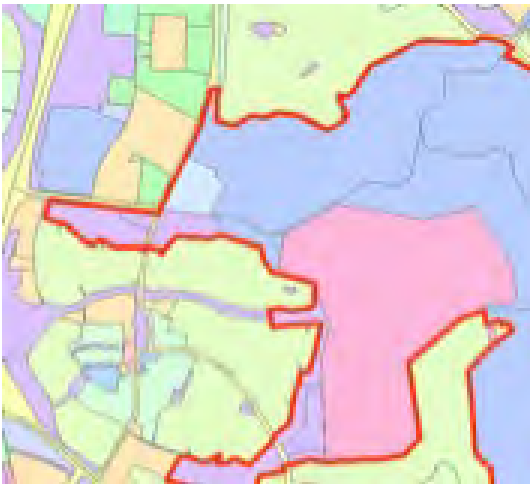
Regards



Co Convenor

Garran and Hughes Residents’ Action Group

Area to be covered by the Integrated Plan for Red Hill



- ACT 1160
- POLICY\_DES
- BROADACRE
- BUSINESS ZONE
- COMMUNITY FACILITIES
- CORE ZONE
- DESIGNATED
- GENERAL INDUSTRY
- HIGH DENSITY RESIDENTI
- HILLS, RIDGES AND BUFFE
- INDUSTRIAL MIXED USE
- LEISURE AND ACCOMMO
- LOCAL CENTRE
- MEDIUM DENSITY RESIDE
- MIXED USE
- MOUNTAINS AND BUSHL
- RESTRICTED ACCESS RECI

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**From:** Baines, Greg  
**Sent:** Wednesday, 4 April 2018 2:12 PM  
**To:** Sayers, Caroline  
**Subject:** RE: Conservation Research data on Red Hill [DLM=Sensitive]

It may be worth pulling it into your locked folder. It is not controversial but the data needs interpretation and could be used in ways we wouldn't support.

Greg Baines  
Senior Ecologist, Conservation Research  
Environment, Planning and Sustainable Development Directorate  
Building 3, 9 Sandford Street, Mitchell 2911  
Phone: (02) 6207 2116

---

**From:** Sayers, Caroline  
**Sent:** Wednesday, 4 April 2018 2:10 PM  
**To:** Baines, Greg <Greg.Baines@act.gov.au>  
**Subject:** RE: Conservation Research data on Red Hill [DLM=Sensitive]

That's brilliant.

Thanks so much.

Both proponents have access to that folder. Are you OK with them seeing it? If not I can pull it down and store it in my locked file.

Thanks  
Caroline

---

**From:** Baines, Greg  
**Sent:** Wednesday, 4 April 2018 2:01 PM  
**To:** Sayers, Caroline <[Caroline.Sayers@act.gov.au](mailto:Caroline.Sayers@act.gov.au)>  
**Subject:** Conservation Research data on Red Hill [DLM=Sensitive]

Hi Caroline,

We met with Helen a couple of weeks ago to discuss the integrated management plan for Red Hill and you asked me to provide Conservation Researches data. I have uploaded a summary document of our digital data to the objective folder. Let me know if you need anything more.

Regards

Greg Baines  
Senior Ecologist, Conservation Research  
Environment, Planning and Sustainable Development Directorate  
Building 3, 9 Sandford Street, Mitchell 2911  
Phone: (02) 6207 2116

---

**From:** Sayers, Caroline

**Sent:** Wednesday, 4 April 2018 11:56 AM

**To:** Ransome, Ros <[Ros.Ransome@act.gov.au](mailto:Ros.Ransome@act.gov.au)>; Bootes, Trish <[Trish.Bootes@act.gov.au](mailto:Trish.Bootes@act.gov.au)>; McKeown, Helen <[Helen.McKeown@act.gov.au](mailto:Helen.McKeown@act.gov.au)>; Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>; Conners, Rohen <[Rohen.Conners@act.gov.au](mailto:Rohen.Conners@act.gov.au)>; Baines, Greg <[Greg.Baines@act.gov.au](mailto:Greg.Baines@act.gov.au)>

**Subject:** Urgent Agency Circulation - Integrated Plan for Red Hill Nature Reserve and Surrounds [DLM=Sensitive]

**Importance:** High

Greetings ACT Government representatives,

Thanks for meeting with me and for undertaking to review the documents relevant to the integrated plan for Red Hill including the two proposed Territory Plan variations at Deakin section 66 and at part of the Federal Golf Club.

The Minister for Planning and Land Management Mick Gentleman MLA has agreed to the following approach in preparing the Integrated Plan:

- Utilise the existing investigations of the two proponents
- Utilise all know ACT Government and NCA studies within the area (including the draft Plan of Management for the Canberra Nature Park – at Red Hill)
- Undertake a gap analysis to identify further work required within the study area (to date an additional traffic analysis has been scoped)
- Fill the gaps and prepare the draft Integrated Plan for public consultation.

With this in mind we are asking three specific questions of you:

- 1. Please provide your feedback on the Deakin Section 66 proposal**
- 2. Please provide your feedback on the Federal Golf Club proposal**
- 3. Please provide any comments or additional information relevant to the broader study area for consideration in the Integrated Plan.**

Significant information has been provided to assist you in this task. It has been uploaded to Objective Connect and can be accessed via the following link.

<https://secure.objectiveconnect.com/share/750a-c7b8-c862-4596-85f6-83d7-60e0-51b8>

Please review the documents relevant to your agency's interests and provide comments to the Territory Plan Section email: [terrplan@act.gov.au](mailto:terrplan@act.gov.au) by **COB Friday 20 April 2018**.

If you have any queries please do not hesitate to contact Caroline Sayers on 62071719 or Alix Kaucz on 62050864.

Thanks

Caroline Sayers on behalf of the Territory Plan Section

**Caroline Sayers** | Territory Plan Section

**Phone 02 6207 1719**

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

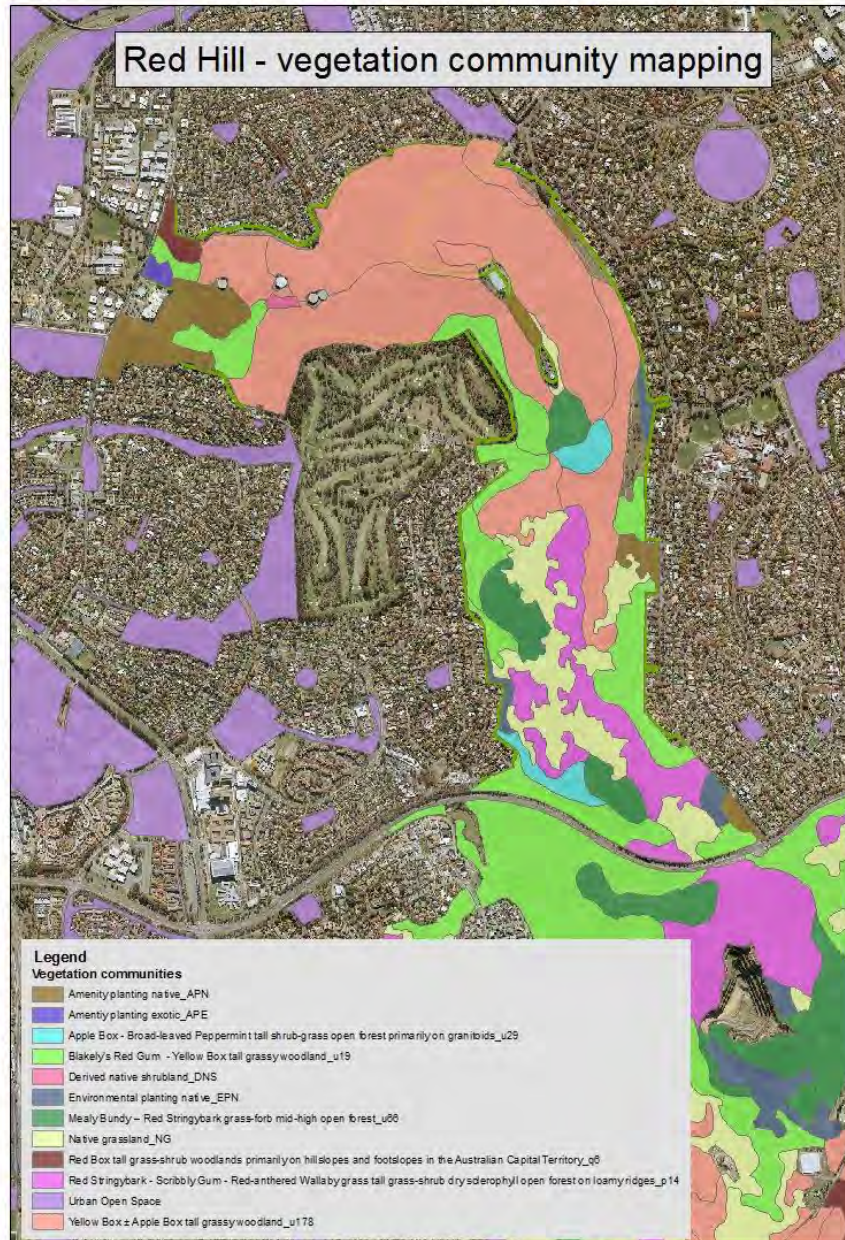
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

## Summary of Conservation Research data for Red Hill

This data summary includes the current spatial data on the ecological assets of Red Hill. It does not include any historical information that maybe found in hard copy reports or papers.

All of this data is available via the ESPDD J and P drives.

### Vegetation Communities



Red Hill supports 6 native vegetation communities (u29, u19, u66, q6, p14, u178) and 6 derived communities that have arisen following the clearing of the native vegetation. Some of these communities have special conservation values because they are endangered or endemic to the ACT.

## Endangered Woodlands



Large areas of Red Hill support endangered White Box-Yellow Box-Blakey's Red Gum Grassy woodland listed on the EPBC Act. This vegetation also meets the definition of the endangered Yellow Box-Blakely's Red Gum Grassy Woodlands listed on the NC Act. This mapping is indicative of the distribution of endangered woodlands, onsite inspection is required to be certain the vegetation is in sufficient condition to meet these definitions.

## Endemic Vegetation Communities



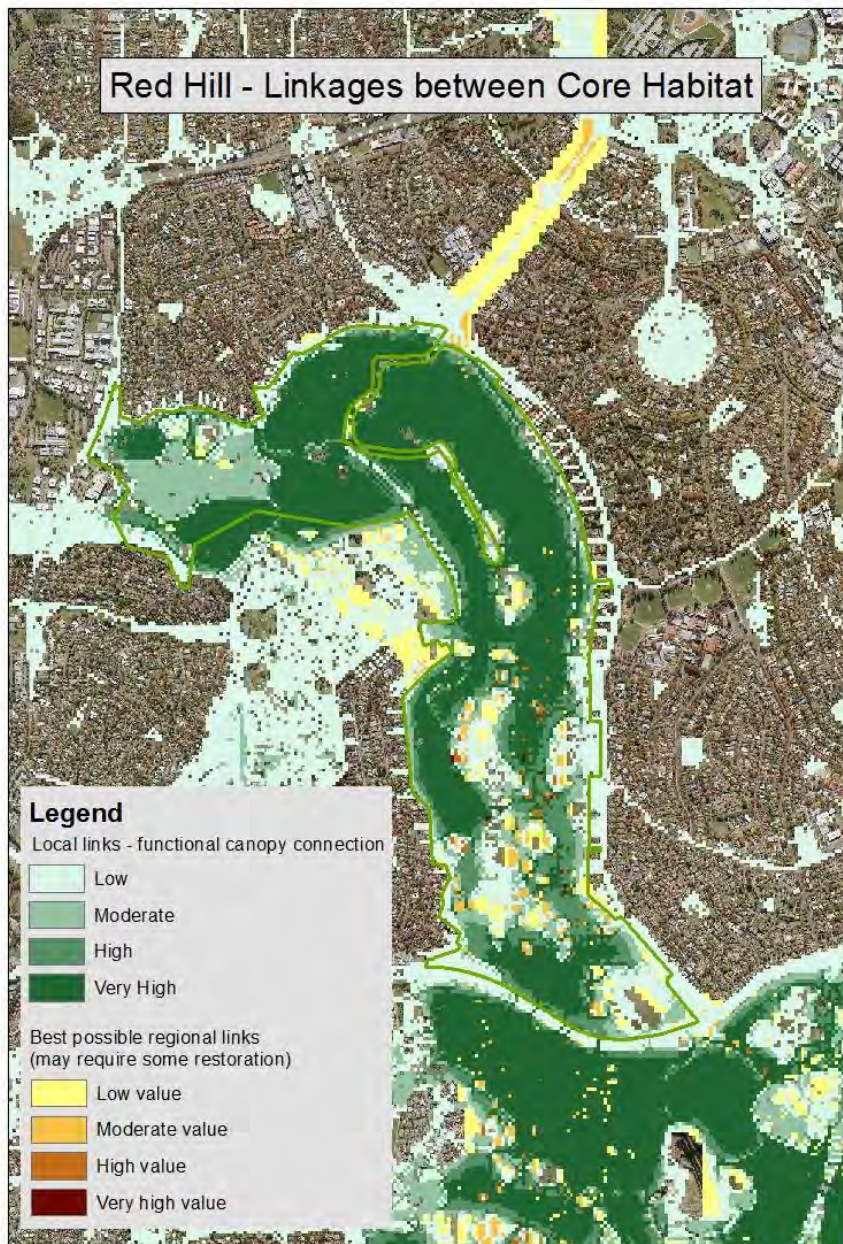
Endemic vegetation communities are largely restricted to the ACT. They are not listed as endangered communities but they are still a high priority for conservation because they cannot be conserved by any other jurisdiction.

## Fractional Vegetation Cover



Dieback within our endangered woodlands is a major management problem for ACT Parks and Conservation. Dieback reduces woodland condition and the connective value of woody vegetation.

## Core Habitat Linkages



The primary connectivity to and from Red Hill lies to the south via Mt Mugga Mugga. Other regional and local connectivity is limited and would require restoration activities.

## Threatened and Rare Plants

# Sch 1 1.14

Rare plants can be a trigger for an EIS under the P&D Act. Red Hill is also a significant strong hold for the nationally threatened *Rutidosia leptorrhynchoides* (Button Wrinkelwort).

## Threatened and Declining Birds

# Sch 1 1.14

Threatened and declining birds are one of the groups that benefit most from the proximity of the large remnant trees on the Federal Golf Course and are important users of the local connectivity corridors. It should be noted that Red Hill has recently been identified as perhaps the most important nature reserve in the urban area for Gang Gang Cockatoo (this information is not shown on the map). This species is listed as vulnerable in NSW.

## Rare Invertebrates

# Sch 1 1.14

Red Hill supports some habitat for the Perunga Grasshopper however the map may underestimate the actual habitat area as there is no accepted survey method for this species. Very recent information has shown that the Coconut Ant is present on Red Hill. This ant is associated with the Small Ant-blue Butterfly, a threatened species in Victoria. It is possible that this Butterfly is present on Red Hill as one of the largest know populations of this species was recently discovered in Callum Brae Nature Reserve.

## Threatened Reptiles

# Sch 1 1.14

The record of Pink-tailed Worm Lizard on Red Hill is quite old but suitable habitat may still exist.

## Threatened Mammal Habitat

# Sch 1 1.14

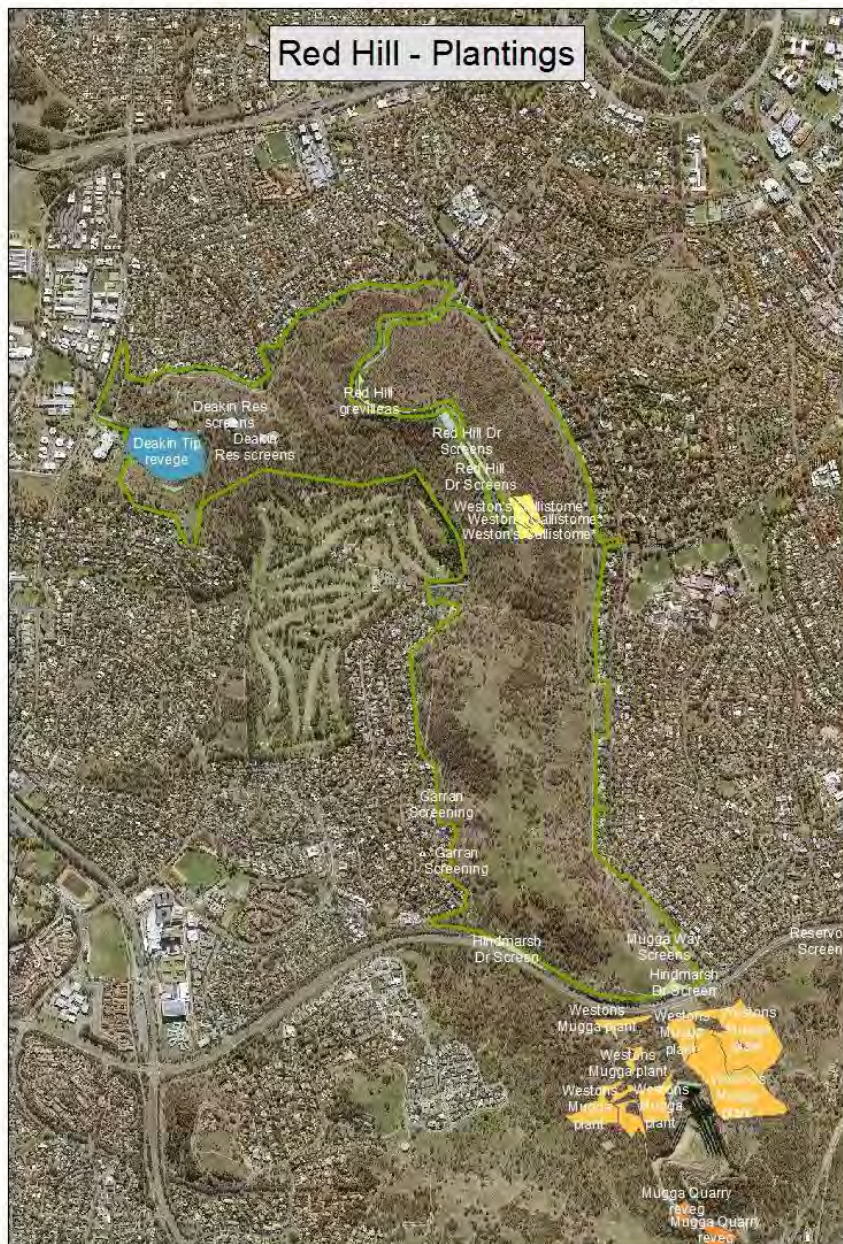
Spotted-tailed Quoll records in the area are quite old but Quolls do occasionally turn up in urban areas highlighting the importance of connectivity and refugia.

## Frogs



The Common Eastern Froglet recorded on Red Hill is a very widespread species. It's distribution is likely to be much more widespread across the reserve.

## Plantings



Weston's Callistome is possibly of some heritage significance.



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**Subject:** Red Hill Mtg  
**Location:** DPMH, Exec Board Room, L3 Sth Bld, 25People,Team Board, Data & Document Projector, PC, DVD, TV,Video, Phone  
**Start:** Mon 07/05/2018 11:30 AM  
**End:** Mon 07/05/2018 1:00 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Brady, Erin  
**Required Attendees:** Sayers, Caroline; Edgar, Olivia; Kaucz, Alix; Flanery, Fleur; [REDACTED]  
[REDACTED]  
**Optional Attendees:** Magee, Alexandra  
**Resources:** DPMH Exec BRL3SthBld

Good afternoon

Please accept this request for a meeting with Community Groups regarding the development of an Integrated Plan for the Red Hill Nature Reserve and Surrounds.

Attached is the agenda for the workshop and a map of the site.

On arrival to **16 Challis St, Dickson**, Dame Pattie Menzies House (DMPH), dial extension **71266** from the foyer phone for access.

**Parking:** Note – there is free 1 hour parking at the front of DPMH (Challis St), free 2 hour parking and pay parking to the north of Challis Street as well as pay parking on the south side of DPMH along Cape St.

Any queries can be directed to Caroline Sayers on 6207 1719.

Kind regards  
Shauna

(An invitation will also be sent via mail to Matilda House of the Little Gudenby River Tribal Council)



Red Hill



Red Hill Map.pdf

Integrated Plan -...

**Shauna Kelly** | Executive Assistant to Dr Erin Brady – Deputy Director-General, Land Strategy & Environment

**Phone 02 6207 1266** | [shauna.kelly@act.gov.au](mailto:shauna.kelly@act.gov.au)

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

Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

[EPSDD](#)

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**From:** [REDACTED]  
**Sent:** Sunday, 6 May 2018 7:12 PM  
**To:** Brady, Erin  
**Cc:** Sayers, Caroline; Edgar, Olivia; Kaucz, Alix; Flanery, Fleur; 'Larry O'Loughlin'; [REDACTED]  
[REDACTED]  
**Subject:** Workshop on the Integrated Plan for Red Hill  
**Attachments:** Integrated Plan.docx

Dr Erin Brady  
Deputy Director-General  
Land Strategy and Environment

Hello Erin

I am looking forward to attending the Workshop tomorrow.

Having given consideration to the matters referred to in the document on the Potential Content of the Integrated Plan provided by EPSDD we have produced the attached paper. The paper sets out a proposed approach for developing the Integrated Plan together with a draft outline for the Plan.

Given the strong interest that the organisations attending the Workshop have in these matters, I request that the Paper be added to the agenda for the meeting and time be allocated for discussion of the Paper.

Regards  
[REDACTED]  
Co Convenor  
Garran and Hughes Residents' action Group

## PART A

### **PROPOSED APPROACH TO DEVELOPMENT OF THE INTEGRATED PLAN FOR RED HILL NATURE RESERVE AND SURROUNDS**

#### **Parcels of land which should be the subject of the Integrated Planning study.**

An important first step in development of the Integrated Plan is establishing what parcels of land should be included in this Integrated Planning study. Clearly the study needs to cover those areas of land referred to in the Legislative Assembly resolution and the Petitions dealing with the same issue. Part B of this document sets out the parcels of land we consider need to be subject to the Integrated Plan.

In our view the two privately leased blocks must feature highly in the Integrated Plan considerations. These are:

- Federal Golf Club site (Red Hill, Block 1, Section52) – PRZ2: Restricted Access Recreation, and
- Deakin, Blocks 7 & 8, Section 66 – TSZ2: Services

#### Section 66 Deakin - Particularly Block 8

Section 66 Deakin is a commercial type Transport and Services Zone (TSZ2). Blocks 7 and 8 Section 66 are privately-owned parcels which are part of the critically endangered woodland found in the Nature reserve. Block 8 has a sizeable frontage to the woodland in the Nature Reserve.

In our view EPSDD should proceed with utmost caution in considering any expansion of existing land use activities on Section 66 Deakin (particularly Block 8).

- If land use activities are to be entertained, assessments should be made of measures needed to ensure the protection of the woodland on Section 66 and in the neighbouring Nature Reserve including land use type, development conditions including appropriate floor areas, plot ratios and setbacks from the Nature Reserve common boundary. Buffer zones separating development from the Nature Reserve boundary should feature in considerations.
- Recognition of the existing rights bestowed under the Crown Lease is required, but any development conditions need to be strengthened to more comprehensively cover the requirements of the location of a Service Zone immediately abutting such an important Nature Reserve'

#### Federal Golf Club (FGC) site (Red Hill Block 1, Section52).

No single adjacent parcel has greater potential to impact on the Nature Reserve than the FGC lease. Its North-East, North, and North-West boundaries all border the Nature Reserve. It is a prominent site that, along with the Nature Reserve, dominates the East and North-East sectors

of Woden Valley and interacts profoundly with the suburbs of Garran and Hughes as well as the Nature Reserve.

The Crown Lease covers an area more than 85ha. The whole site is clearly visible from the Red Hill Lookout and surrounding area and presents as a complimentary land use to the Nature Reserve and a buffer zone to the Woden Valley residential area.

*Planning and Crown Lease Controls Apply to the FGC Lease.*

In undertaking work on the Integrated Plan, a key step is to look closely at the existing Territory Plan zoning controls and the existing Crown Lease to clarify what planning outcomes were intended for these parcels of land.

- The FGC site is subject to a “PRZ2 Restricted Access Recreation” zone in the Territory Plan  
Key objectives of PRZ2 Restricted Access Recreation zone that need to be considered in the Integrated Plan exercise are:

***“c) ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night; and***

***d) Design and landscaping of development is to be compatible with the surrounding landscape.”***

Residential usage is not a permissible use under this zoning and is in fact identified as a “prohibited use”.

- The Territory Plan includes a range of controls on development which are set out, for this zone, in the “Parks and Recreation Zones Development Code”. These include:

***“The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.”***

- The existing FGC Crown Lease covers an area more than 85ha. Far more than is necessary for a large 18-hole course which can adequately be housed in 40-50ha. Large areas within the course remain unused by the club. One large area at the North-West of the site has been demonstrated to be high quality critically endangered yellow box – Blakeley’s red gum grassy woodland which should be incorporated into the Nature Reserve. Whilst this area remains in the FGC lease, the Club has indicated a willingness to “conditionally” surrender it for inclusion in the Nature Reserve. Facilitating this area into the Nature Reserve should be covered by the Integrated Plan.

*Public Access to FGC Lease.*

It is specifically provided in the Crown Lease that the public is entitled to largely unrestricted access to most areas of the Course. These rights are well utilised and are an important aspect of community access to the much-appreciated local environment including the Course, its surrounds and the Nature Reserve. Removing or restricting this access by setting aside large tracts of the Lease for private development would limit this entitlement.

### **The Intended Strategy Behind the Present Land Use Controls.**

It is apparent that the current zoning is highly appropriate for land surrounding the Nature Reserve. Clearly there was a definite intention behind the limitation of development opportunity within the site. The need for protection of the Nature Reserve is dealt with in Part B of this paper but of much importance is the role that the golf course plays in providing a buffer zone that complements and protects the Nature Reserve.

We consider that there should be no reduction in the onus placed on the FGC by the current controls in relation to any new proposed FGC development. We also consider that the existing controls are obviously designed to protect the important areas covered by this Integrated Plan against large scale and inappropriate development. If any new development strategies are to be considered for the FGC site, Section 66 and other designated parcels, we are of the view that these should be consistent with the existing zoning and development controls and be restricted to small, well located and designed facilities that will not have any adverse impact on the ecological, heritage, cultural and visual values and the amenity of the area to be covered by the Integrated Plan and the surrounding areas.

### **Overarching Approach**

- a) The nature, background and history of the area to be covered by the Integrated Plan is such as to require special consideration and particular outcomes in order to secure its long-term protection.
- b) This unique location should not be subjected to the pressures of unsolicited and inappropriate piecemeal development proposals and activities originating with and progressed by corporations, development interests, government agencies, organisations and individuals.
- c) It is essential that the Integrated Plan provides a complete and comprehensive blueprint dealing with the future protection and use of the area.
- d) The Integrated Plan must provide certainty for all parts of the community that are involved with the protection and use of the area.
- e) The Integrated Plan must be clear, precise and prescriptive in terms of what can and cannot be done.
- f) The implementation of the Integrated Plan must be given regulatory force.

It is our hope that EPSDD will work closely with relevant community interest groups throughout the entire process of developing the Integrated Plan. These groups are ready to provide the necessary assistance to progress this critical task in an objective manner, in order to bring to an end, the problems faced in the past in relation to the protection and management of this important area.

## Part B

### DRAFT OUTLINE

# INTEGRATED PLAN FOR RED HILL NATURE RESERVE AND SURROUNDS

## Purpose

To provide an integrated planning and management framework to secure the long-term protection of the Red Hill Nature Reserve and surrounding lands.

## Parcels of land to be covered by the Integrated Plan

The parcels of land to be covered by the Integrated Plan are shown in the following maps. This area of land comprises:

The Red Hill Nature Reserve – Designated Land

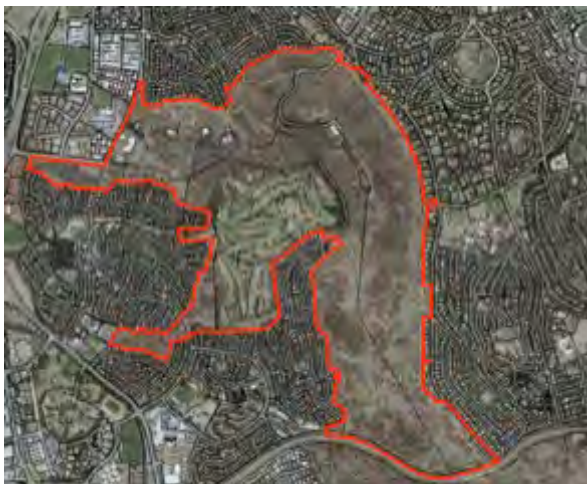
The FGC Lease Area – Red Hill, Block 1, Section52 – PRZ2: Restricted Access Recreation

PRZ1 Urban Open Space

- Hughes Block 3, Section 57
- Hughes Block 1, Section 58
- Hughes Block 1, Section 50
- Hughes Block 31, Section 16
- Garran Block 74, Section 10
- Garran Block 73, Section 10
- Garran Block 54, Section 8
- Red Hill Block 1, Section52

Garran Block 54, Section24 – NUZ3: Hills, Ridges and Buffer areas; CF: Community Facilities

Deakin Block 6, Section 66 – TSZ2: Services





- ACT LUZD
- POLICY\_DES
- BROADACRE
- BUSINESS ZONE
- COMMUNITY FACILITIES
- CORE ZONE
- DESIGNATED
- GENERAL INDUSTRY
- HIGH DENSITY RESIDENTIAL
- HILLS, RIDGES AND BUFFER AREAS
- INDUSTRIAL MIXED USE
- LEISURE AND ACCOMMODATION
- LOCAL CENTRE
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- MOUNTAINS AND BUSHLANDS
- RESTRICTED ACCESS RECREATION ZONE
- RIVER CORRIDOR
- RURAL
- SERVICES
- SERVICES ZONE
- SUBURBAN
- SUBURBAN CORE
- TRANSPORT
- URBAN OPEN SPACE
- URBAN RESIDENTIAL

## Description of the area

### Significance of the critically endangered Yellow Box – Blakely’s Red Gum Grassy Woodland and its components.

A dominant feature of the area to be covered by the Integrated Plan is the woodland which is found both within and outside of the Red Hill Nature Reserve.

The woodland on Red Hill is a component of the White Box - Yellow Box - Blakely’s Red Gum Grassy Woodlands and Derived Native Grasslands, which was listed nationally as critically endangered on 17 May 2006. Yellow Box - Red Gum Grassy Woodland has been listed as endangered in the ACT since 19 May 1997.

## Large size

Red Hill supports one of the largest remaining remnants of the endangered yellow box – Blakeley’s red gum grassy woodland in Australia. This woodland type once covered over 25,000 square kilometres, in a belt stretching from Melbourne to South Queensland. Over 95% of this vegetation belt is now cleared. Leaving this woodland highly fragmented and generally existing as isolated patches smaller than 5ha in area.

“In terms of size, connectivity, diversity and condition, the ACT remnants are exceptional, especially the presence of larger patches (over 100 ha) in good condition.” Remnants greater than 200ha are extremely rare. There are only four remnants left in Australia of 1000ha or more and all are in the ACT. There are no Yellow Box - Red Gum remnants greater than 100ha in Victoria or the Murray catchment of NSW and there are no remnants of 200ha or greater in southern NSW.

Red Hill supports a Yellow Box -Red Gum woodland of about 275ha. It is a vital component of the second largest Yellow Box -Red Gum woodland remnant in Australia that covers about 1,200ha from Red Hill to East O’Malley- Symonston-Mugga Lane and Callum Brae. Although Hindmarsh Drive is a barrier to some species, many woodland plant and animal species are able to disperse across this highway.

## High plant diversity

Because of its relatively large size and the good condition of the understorey, Red Hill supports one of the highest native plant diversities recorded in a Yellow-Box - Red Gum woodland remnant anywhere in Australia. 210 native woodland species have been recorded on Red Hill. The NSW National Parks and Wildlife Service has a database of plant species records from about 1000 grassy ecosystem (grassland + grassy woodland) sites across south-eastern NSW and the ACT. Fewer than 5% of these sites have a recorded plant diversity of over 100 species. It is relevant that remnants of particularly high quality have been targeted in the surveys.

## Large number of rare and threatened species

Given the size and diversity of its endangered woodland, it is not surprising that Red Hill supports important populations of many uncommon, rare or threatened species. It contains large populations of the nationally endangered daisy, the button wrinklewort (*Rutidosis leptorrhynchoides*), and Swainson’s silky pea (*Swainsonia sericea*), which is listed as vulnerable in NSW. Fourteen plant species considered rare in the ACT occur on Red Hill. Red Hill is a major habitat for several of these species.

Red Hill also provides vital habitat for a number of animals rarely found in built up areas. It is a key hunting ground for the Little Eagle, classed as very rare and threatened, and is the

only site in Canberra where gang gang cockatoos have so far been fully documented as successfully raising young. Gang gang cockatoos, the ACT Faunal Emblem, are classed as vulnerable in NSW, and Red Hill is a critical remaining stronghold for them. Several ACT and/or NSW threatened birds as well as several regionally uncommon birds breed on the Red Hill, and it hosts many other bird residents and visitors which are uncommon in suburban areas. Red Hill is common to four types of macropod, with recent Canberra Nature Map sightings of swamp- and red-necked wallabies and wallaroos as well as grey kangaroos, and supports populations of echidnas, gliders, microbats and many other mammals and reptiles.

The invertebrate fauna of Red Hill has yet to be systematically surveyed, but given its relatively large size, plant diversity and good condition, it is likely to be of importance for woodland invertebrate conservation. It is an important known habitat of the vulnerable grasshopper, *Perunga ochracea*. It is one of only a few sites known to have coconut ant nests, which are the only known breeding location of the Very Rare and Threatened Small ant-blue butterfly."

In summary: Red Hill:

- contains one of the largest remaining remnants of its woodland type anywhere;
- supports one of the highest diversities of woodland plants recorded in South-eastern Australia; and
- is habitat for over 30 threatened, rare or regionally uncommon plant, bird, bat, lizard or grasshopper species.

Federal Golf Course Lease Area - [Description to be included]

Urban Open Space - [Description to be included]

Deakin Block 6, Section 66 - [Description to be included]

Infrastructure and Services – [Description to be included]

## **Management Context**

National Capital Plan – [Text concerning relevance to be included]

Territory Plan - [Text concerning relevance to be included]

Land (Planning and Environment) Act 1991 - [Text concerning relevance to be included]

Nature Conservation Act 1980 - [Text concerning relevance to be included]

FGC lease - [Text concerning relevance to be included]

## **Objectives**

- a) To protect, and where appropriate restore, the historical, visual, cultural and ecological values of the Red Hill area.
- b) To ensure that there are no detrimental impacts on the critically endangered Yellow Box – Blakely’s Red Gum Grassy Woodland and its components.
- c) To protect mature trees, hollow bearing trees and nesting trees.
- d) To facilitate important areas of woodland outside the Red Hill Nature Reserve being incorporated into the Reserve.
- e) To establish criteria and management guidelines to govern decision making in relation to all activities and proposed developments to be undertaken in the area.
- f) To identify indigenous heritage in the area.
- g) To protect the heritage values of the area including the landscape values and the view field.
- h) To protect community use and sense of belonging to the area.
- i) To ensure that the amenity of adjacent residents is not eroded.
- j) To ensure Bushfire Management requirements do not result in detrimental impact on critically endangered woodland.
- k) To identify all sites contaminated by pollutants and take action to guarantee public safety.
- l) To ensure that the extraction of ground water is less than the discharge rate.
- m) To ensure traffic flows do not result in detrimental impacts on the environment and public safety and result in additional congestion on roads in surrounding suburbs.
- n) To ensure that all development proposals and activities which are likely to have an adverse effect on the environment in the area are subject to public consultation.
- o) To provide for the transitioning of land in the FGC lease area into the Red Hill Nature Reserve in the event that the FGC is no longer financially viable.

## **Management Criteria**

### Woodland Protection

- a) No activity to be undertaken which results in the clearing or fragmentation of any part of the woodland in the Nature Reserve and the integral parts of the woodland located outside the Nature Reserve.

- b) Prohibit activities likely to have an adverse impact on the woodland and its components both within and outside the Nature Reserve including:
  - i. soil cultivation, excavation, ripping, removal and compaction;
  - ii. inappropriate use of chemicals;
  - iii. run – off from construction and drainage works;
  - iv. the introduction of exotic and non-indigenous plant species or the dense planting of native plant species into the woodland and in areas adjacent to the woodland;
  - v. the removal or piling of fallen timber, leaf litter and rock;
  - vi. rigorous and inappropriate mowing and slashing particularly if it is undertaken outside of late summer and autumn;
  - vii. the extraction of groundwater at a rate greater than its discharge rate.
- c) Prevent the release of feral animals into woodland and in areas adjacent to woodland.
- d) Maintain adequate buffer zones around adjacent land uses, such as large scale-built development to ensure that there is no adverse impact on woodland and its components.
- e) Ensure that any fire management practices do not damage the structural integrity of all parts of the woodland or the floristic and faunal composition of the woodland, and the distribution, reproduction and population numbers of individual species.

#### Protecting mature, hollow-bearing and nesting trees

- a) If an activity that is likely to have an adverse effect on the environment is proposed for an area, all trees in that area which provide resources for wildlife for foraging, shelter, roosting and nesting are to be surveyed.
- b) All mature trees in that area that are important for hollow-dependent species are to be identified. These trees include hollow -bearing trees and recruitment trees. Of particular importance are trees used for breeding habitat.
- c) Every effort is to be taken to protect the trees in the area, and in particular impacts on trees that are important for hollow-dependent species are to be avoided.
- d) All trees that are identified as being used for breeding habitat for threatened species are to be retained together with a surrounding buffer zone of 50-100m radius depending on tree size, species and the nature of the proposed development.

#### Protecting heritage values

[Text to be added]

#### Facilitating the incorporation into the Nature Reserve of important areas of woodland currently outside the Reserve

[Text to be added]

#### Protecting the amenity of adjacent residents

- a) To protect the quality of amenity as currently provided by the restricted controls in force in relation to the Nature Reserve, the Restricted Access Recreation Area and the Open Space areas.
- b) To ensure that adjacent woodland components and other areas of vegetation will not be adversely affected with reference to the management criteria for Woodland Protection.
- c) To ensure that any potential loss of amenity is minimised by the use of strategies such as the timing and staging of activities, the use of design elements to minimise impacts, controls on light, noise and any other potentially polluting activities and the use of landscaping and screening using plants native to the area.
- d) If any major built developments are likely to occur maintain a buffer zone of at least 100m wide from the property boundaries of residents to the development.

#### Protecting community use of the area

[Text to be added]

#### Ensuring that there are no detrimental environmental or social impacts from traffic flows

[Text to be added]

#### Impact of pollutants

[Text to be added]

#### Public consultation

[Text to be added]

## **Implementation.**

Implementation of the Integrated Plan involves the use of a range of ACT Government processes, plans and regulatory instruments. In giving consideration to or undertaking any activity in the area of the Integrated Plan the requirements of the Integrated Plan will take precedence over all other provisions and requirements.

The Integrated Plan will be given legislative force through the use of existing regulatory instruments and new regulatory instruments where required.

## **Monitoring**

## **Reporting**

**Garran and Hughes Residents' Action Group**

**6 May 2018**

## Draft meeting notes

### Integrated Plan for Red Hill Nature Reserve and Surrounds

Workshop Monday 7 May 2018

#### Attendance

[REDACTED]	– Deakin Residents Association	Ben Ponton DG - EPSDD
[REDACTED]	– Hughes Residents Association	Dr Erin Brady DDG - EPSDD
[REDACTED]	– Hughes Residents Association	Fleur Flanery ED - EPSDD
[REDACTED]	- GAHRAG	Alix Kaucz - EPSDD
[REDACTED]	- GAHRAG	Greg Baines - EPSDD
[REDACTED]	– Red Hill Regenerators	Caroline Sayers - EPSDD
[REDACTED]	– Conservation Council	[REDACTED] - ISCCC
[REDACTED]	– Friends of Grasslands	[REDACTED] – Red Hill Regenerators

#### Apologies

Matilda House	[REDACTED] - WVCC
[REDACTED] - RHRG	

#### Introduction

Dr Erin Brady Deputy Director-General Land Strategy and Environment gave a brief introduction to the meeting, including a round table introduction of all participants.

Mr Ben Ponton Director-General of the Environment, Planning and Sustainable Development Directorate (EPSDD) attended the first part of the workshop and welcomed the participants. Mr Ponton stressed the importance the Directorate places on transparency in all its functions and its commitment to undertaking meaningful consultation with the community and stakeholders on planning issues across the entire ACT.

Mr Ponton invited attendees to ask questions and raise matters of interest to the community within this forum. Mr Ponton also noted that several of the community group representatives in attendance had already indicated to him that they would have liked to have been informed of the development application (DA) for a storage facility at Deakin section 66. He advised that EPSDD had no knowledge of the submission of a formal DA until it was lodged. Statutory consultation on DAs can be extended through written request to Mr Ben Ponton in his capacity as the Chief Planning Executive of the Planning and Land Authority and noting reasons why as per requirements set out in the *Planning and Development Act 2007*.

Mr Ponton further advised that there is nothing to prevent proponents submitting DAs within the study area. The resolution of the Legislative Assembly of 25 October 2017 related to Territory Plan Variations. It did not refer to DAs. All DAs are assessed by the Planning and Land Authority within EPSDD, in accordance with the current provisions of the Territory Plan applying to that land.

In addition to Mr Ponton's advice at the workshop, details of the 'DA finder app' ([Attachment A](#)) can be utilised by community groups for timely notifications of DAs across the entire ACT and in specific locations.

There was also a brief discussion at the end of the workshop proceedings about DAs lodged in anticipation of Territory Plan variations. Details are provided at [Attachment B](#).

### **Workshop**

The first part of the workshop covered the following 3 items:

#### **1. Integrated Plan – status** (update and overview from Erin Brady and Ben Ponton)

- It was noted that the EPSDD team is preparing the plan and has been engaged in data gathering and talking with stakeholders (including this group) as part of the early work and which will assist as the team moves into the next stage of analysis and options.
- EPSDD will work with the Legislative Assembly resolution of 25 October 2017 ([Attachment C](#)) to produce the integrated plan.
- The integrated plan will be lodged with the Legislative Assembly for endorsement.
- Relevant elements of the integrated plan will be given statutory force and effect through a range of measures eg, it may include recommendations for Territory Plan changes.
- No commitments can be made by EPSDD that there won't be further review and subsequent changes of planning policy in the area in the future.

#### **2. Garran and Hughes Residents Action Group (GAHRAG)– paper**

- The paper was tabled by the GAHRAG as suggestions for consideration for the Integrated Plan. EPSDD thanked the group for this work and noted that the paper ([Attachment D](#)) will be considered as part of the preparation of the integrated plan.
- Key elements of the paper include the following points:
  - Recognise the importance, nature, background and history of the Red Hill Nature Reserve and surrounding areas;
  - The existing Territory Plan zones are appropriate for the area but need tightening to protect the environmental values of the area;
  - Development should be limited in order to protect the area;
  - Development should be modest and involve low key activities; and
  - The integrated plan should provide certainty and be given regulatory force.

#### **3. Integrated Plan – study area**

Workshop participants were invited to outline their proposed study area, noting the Resolution as guidance. Discussions on identifying the study area included consideration of ecological values, open space networks, adjoining residential areas and traffic analysis as follows:

- The area of the integrated plan identified in the GAHRAG paper was proposed to be extended during the workshop to include La Trobe Park in Deakin;
- The Legislative Assembly resolution requires the integrated plan to include surrounding residential areas; and

- Traffic analysis requires a larger area in order to assess the full impacts on the nature reserve and surrounding residential streets.

The proposed study area to be used by EPSDD for the Red Hill Integrated Plan including La Trobe Park and the residential areas bordering Red Hill is provided at Attachment E. The study area identifies an immediate area for the Plan and also a broader study context area where broader matters such as traffic and connections need to be considered.

#### 4. Integrated Plan – content

This part of the workshop focussed on discussions around content and detail of considerations of the Plan. The following is a summary of the discussion.

EPSDD noted that the resolution of the Legislative Assembly requires a holistic approach to the preparation of the integrated plan and will involve best practice planning principles for social, economic, environmental considerations. The following considerations were discussed:

- Protection of the Red Hill Nature Reserve and surrounding values
  - Consideration should be given to the current inquiry into nature in the city.
  - The review of the Plan of Management for Canberra Nature Park, including the Management Plan for Red Hill Nature Reserve, is nearing completion. A draft will be released for public notification shortly. It will be considered as an important element with respect to the environment within the integrated plan.
  - Some workshop participants suggested an integrated approach to management of ecological assets within and outside the nature reserve including:
    - An agreed values statement
    - Collection of baseline data
    - A monitoring program
    - Rehabilitation of degraded areas and enforcement of leases.
    - Improvements to the standard of management within the reserve particularly in relation to weed control
    - Planning controls on adjoining residential leases.
  - Some participants also raised the option of a Trust to protect the nature reserve and ecological values in the surrounding area. It was noted that this is more in the implementation area.
- Traffic and access
  - EPSDD noted that traffic modelling is being undertaken to look at the broader area and capacity constraints. Traffic modelling has been commissioned for the majority of the collector roads and some key minor roads within the Deakin, Hughes and Garran areas.
  - It was proposed to extend the area to include Stonehaven and Strickland Crescents and Mugga Way.
  - Some of the group raised specific aspects of Federal Golf Club for consideration:
    - access and upgrades to Gowrie Drive need to be assessed including bushfire implications of a single access road

- The road to the golf club off Gowrie Drive is not a gazetted road but a separate block. Red Hill section 55 block 1.
  - Brereton St will be modelled as a secondary access. However, it is noted that GAHRAG does not support this option.
- Scale and form of development  
A range of matters were raised by the group for discussion:
  - Some participants indicated that there may be room for development within the study area subject to analysis of potential impacts on ecological values.
  - The impacts of dual occupancy development arising from redevelopment on Mr Fluffy blocks was raised as something to look at for surrounding areas.
  - EPSDD noted that the Housing Choices project is exploring options for development of a larger range of housing types in the ‘missing middle’ between single dwellings and apartments. This is likely to include consideration of dual occupancy and townhouses.
  - Workshop participants noted the need for more single storey disability housing but indicated it should not be at the expense of green spaces.
- Heritage – The workshop participants indicated there are local, historical and nature heritage values in the area that should be considered.
- Recreational values of the open space - The participants indicated that while the Federal Golf Club is included in the PRZ2 restricted access recreation zone of the Territory Plan, the lease requires public access to be maintained.

### **Outcomes of Meeting**

The following key outcomes are noted:

1. The study area is set to extend beyond the Red Hill Nature Reserve, open space and urban bushland areas to include surrounding residential areas and a broader study context area for traffic catchment for the purposes of traffic analysis and access (refer Attachment E).
2. The GAHRAG paper will be considered in the preparation of the integrated planning process including specific principles regarding the:
  - protection and better management of ecological values;
  - traffic implications and impacts;
  - residential needs of the population;
  - heritage values, and
  - recreational values of the golf course.
3. Depending on the outcomes and recommendations of the Integrated Plan, a Territory Plan variation could be proposed to implement key elements of the integrated plan. This could include zoning changes and/or changes to site specific planning controls in the precinct maps and codes for the suburbs of Deakin, Hughes, Garran and Red Hill.
4. EPSDD noted that they would continue working on the Integrated Plan and convene another working session in the second half of the year as the work progresses.

## Attachment A

### DA finder app on the EPSDD website

Workshop participants may wish to consider downloading the DA finder App on the EPSDD website:  
[http://www.planning.act.gov.au/development\\_applications/da\\_finder\\_app](http://www.planning.act.gov.au/development_applications/da_finder_app)

The DA Finder App 'V2' is free to download at App Stores including from iTunes and the Google Play Store. It can notify groups of any Development Application, Territory Plan Variation or Environment Impact Assessment application lodged in the ACT. New functionality allows users to create a search area and receive electronic updates as well as comment online.

**Development applications in anticipation of Territory Plan variations**

Proponents may lodge development applications (DAs) for prohibited development in anticipation of a Territory Plan variation that would make the development assessable development in the future. Such DAs must state the intention to be considered in association with the draft Territory Plan variation. These DAs are deemed to be refused if the Territory Plan variation does not start public consultation within 6 months of the lodgement of the DA. Section 137AA of the *Planning and Development Act 2007* refers.

**Resolution passed by the Legislative Assembly 25 October 2017**

The resolution is as follows:

The Legislative Assembly

- (1) notes that:
  - (a) the Federal Golf Club have flagged their intention to develop retirement living on a section of their existing lease;
  - (b) the Federal Golf Club has attempted to redevelop the site on numerous occasions since 1998;
  - (c) the Red Hill Open Space area, and the Red Hill Nature Reserve, contain the Federal Golf Club lease as well as a number of large open space blocks in Garran, Hughes and Deakin and some privately owned commercial Crown Leases in Deakin;
  - (d) the Federal Golf Club lies within a bushfire prone area and the land has been assessed as being at high risk to life and property due to bushfires;
  - (e) prior to a development application being lodged, the ACT Government established and ran a consultation phase which consisted of three private invitation only meetings;
  - (f) a number of community groups have been involved in the government-run Federal Golf Club Community Panel including:
    - (i) Conservation Council ACT Region;
    - (ii) Deakin Residents Association;
    - (iii) Friends of the Grassland ACT;
    - (iv) Garran and Hughes Residents Action Group;
    - (v) Hughes Residents Association;
    - (vi) Council on the Aging; and
    - (vii) Red Hill Regenerators;
  - (g) no overall planning and direction exists for the whole of the Red Hill Open Space area, developments are assessed on each development's individual merits and not on the benefits to the community as a whole;
  - (h) while there is no overarching plan to development in the area, other development applications including at Hughes and Deakin are in the pipeline;
  - (i) the Panel has been disbanded by the government after only three meetings, and a number of issues remain unresolved according to the community panel;
  - (j) neither the Panel, nor the wider community, have seen any final report summarizing the issues and/or actions, and the community concerns raised through the panel process about the serious potential impact that will likely accompany piecemeal development at Red Hill including the current large Federal Golf Club development proposal, have been

summarily dismissed by the Environment, Planning and Sustainable Development Directorate; and

- (k) while panel members lobbied for a Master Plan for the area, in his presentation of a Draft Panel Report at the meeting, the Deputy Director-General of the Environment, Planning and Sustainable Development Directorate stated that the Master Planning process “was established to respond to improving the economic and social drivers for the [commercial] centres” and was not the appropriate vehicle for the Red Hill Open Space area; and
- (2) calls on the ACT Government to:
- (a) not proceed with separate Territory Plan Variations for residential development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to Red Hill Nature Reserve; and
  - (b) only proceed with a joint Territory Plan Variation for the sites after completion of an integrated plan for Red Hill Nature Reserve and surrounding residential areas that:
    - (i) includes a detailed environmental plan to protect Red Hill Nature Reserve from the impact of the proposed developments;
    - (ii) addresses the joint transport and amenity impacts of the proposed developments;
    - (iii) includes a detailed investigation of the old Deakin tip site and rules out development in any areas that may be contaminated and unsafe; and
    - (iv) limits development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support.”

Attachment E - Study area of Integrated Plan.





**ACT Emergency Services Agency**  
Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

EPD Customer Services  
Environment, Planning and Sustainable Development Directorate  
16 Challis Street  
DICKSON ACT 2602

**DEVELOPMENT APPLICATION NO:** Integrated DA  
**ESA REFERENCE:** 2018054

**DATE RECIEVED:** 26 April 2018  
**DATE DUE:** 18 May 2018

**DESCRIPTION OF THE PROPOSAL:**

On 25 October 2017 the Legislative Assembly resolved to halt any Territory Plan variations adjoining the Red Hill Nature Reserve until an integrated plan for the area has been prepared.

<b>SITE A</b>	<b>BLOCK:</b> 2, 6, 7, 8, 13	<b>SECTION:</b> 66	<b>DIVISION:</b> Deakin	<b>ZONE:</b> TSZ2
<b>SITE B</b>	<b>BLOCK:</b> 1	<b>SECTION:</b> 56	<b>DIVISION:</b> Red Hill	<b>ZONE:</b> PRZ2

The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Fire & Rescue	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ACT Rural Fire Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT State Emergency Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RECOMMENDATION:**

That you NOTE the ESA Review of this Development Application.

Advice provided       No Advice Provided       Further information required

Comments:

Mr David Foot <sup>ASM</sup>  
Executive Director, Risk & Planning  
ACT Emergency Services Agency

Executive Director Risk and Planning.....

Date 16/5/18



# ACT FIRE & RESCUE DEVELOPMENT APPLICATION REVIEW

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

**DEVELOPMENT APPLICATION NO:** Red Hill Nature Reserve Integrated Development Application  
**DATE:** 16 May 2018

## SITE LOCATIONS

Site A	<b>BLOCK:</b> 2,6,7,8,13	<b>SECTION:</b> 66	<b>DIVISION:</b> Deakin	<b>Zone:</b> TSZ2
Site B	<b>BLOCK:</b> 1	<b>SECTION:</b> 56	<b>DIVISION:</b> Red Hill	<b>Zone:</b> PRZ2

On 25 October 2017 the Legislative Assembly resolved to halt any Territory Plan variations adjoining the Red Hill Nature Reserve until an integrated plan for the area has been prepared. This resolution currently impacts on two proposed Territory Plan variations:

- Deakin section 66
- Part of the Federal Golf Club.

This is the first time in the ACT that an integrated Territory Plan variation has been conducted.

## TERRITORY VARIATION PROPOSAL DETAILS:

Site A is currently occupied by Department of Defence, Telstra Offices and several undeveloped blocks. The area is currently zoned as TSZ2- *Services Zone* with the developer proposing to vary the territory plan to CZ5 – *Commercial mixed used zone*. The entire site is located in the Bushfire Prone Area (BPA) mapping foot print.

As per the Planning Report dated January 2018, produced by Purdon Planning Pty Ltd, on behalf of Hindmarsh Development (the developer), the developer is awaiting the outcome of this territory variation process to decide on the exact type of development they want to pursue. However, previous correspondence and indication within the current documentation suggests that the site may be used for an aged care facility, retirement village and/or commercial shops.

Site B is currently occupied by Federal Golf Course. The area is currently zones as PRZ2- *Restricted Access Recreation Zone* with the developer proposing to vary the territory plan to CZ5 – *Commercial mixed used zone*. Parts of the internal perimeter of the golf course are located within the BPA whilst the rest of the course is classified as managed lands.

As per the 'Active and Connected Retirement Community for Over 55's Territory Plan Variation and Development Application Consultation Summary report', produced by Tania Parkes Consulting , on behalf of The Federal Golf Course (the developer), the developer proposes to build a retirement village for over 55's, with associated new golf club, and social hub for seniors.

## BUSHFIRE RISK

Under the Strategic Bushfire Management Plan (SBMP) Version 3 (page 56):

*'Developments that concentrate members of the community at high risk from bushfire in declared BPA are not permissible. They may, however be approved by the ACT ESA Commissioner in limited circumstances with special conditions. Termed 'Special Fire Protection Developments', these include:*

- *Schools*
- *Hospitals*
- *Nursing homes, aged care facilities and retirement villages*
- *Childcare centres*
- *Motels and Tourist accommodation*
- *Other areas as determined by the ACT ESA.*

Both Site A and Site B have indicated that they intend to construct "special fire protection developments" as per the above SBMP extract. Site A has also indicated it will await the results of this variation proposal to make a final decision.

Both developers have provided bushfire assessments reports in support of their developments progressing.

Site A has used the NSW Planning for Bushfire Protection Bushfire 2006 (PBP 2006) document as the site assessment and mitigation methodology. Site A report provides a detailed assessment of the site which includes mitigation measures of:

- 10m Assets Protection Zone (APZ) based on the site being developed as residential. However the report does not consider the development as a SFPD which as per the PBP 2006 would require a 40m APZ;
- Construction of buildings to AS3959 – *construction of buildings in bushfire prone area*;
- Hydrant coverage to AS2419-2005;
- Gas and electric supplies installed and maintained to PBP 2006 and AS1596-2008 standards;
- Access and egress will be unimpeded within the site and there will be a perimeter fire trail located in the APZ; and
- The new buildings will have bushfire emergency evacuation procedures and vegetation maintenance plans prior to occupation.

Site B has identified that the development is SFPD. It has also identified that it has used a combination of PBP 2006 and the ACT Bushfire Management Standards (BMS) as the site assessment and mitigation methodology. Site B report provides a detailed assessment of the site and includes mitigation measures of:

- 40m APZs around the entire site. This is based on PBP and not the ACT BMS which recommends two APZs being 60m;
- A landscape maintenance plan including APZ standards to the BMS;

- Construction standards for the building to be a minimum of BAL12.5 and maximum of BAL29 as per AS3959 – *construction of buildings in bushfire prone area*;
- Hydrant coverage to AS2419-2005;
- Gas and electric supplies installed and maintained to PBP 2006 and AS1596-2008 standards;
- The buildings will have evacuation plans to AS375-2010 – *Planning for emergencies in facilities* and AS4083-1997 – *Planning for emergencies – for healthcare facilities*’; and
- Access and egress: Site B has indicated that the main entrance to the development will be via Gowrie Drive. They indicated:
  - the site will have fully sealed internal roads;
  - the developer will upgrade Gowrie Drive including installation of passing bays;
  - provide perimeter access to the development by utilising the golf course (not a road);
  - have an alternative emergency access and egress road to the village via a locked fire trail between the site and Brereton St; and
  - Include a new fire trail on the Northern boundary of the golf course to BMS standards.

#### **ACTF&R advice to Territory Plan section EPSDD**

ACTF&R has reviewed the proposed Territory Plan Variations and the proposed developments for the sites (if this Territory variation is accepted). While ACTF&R accepts changing the Territory Plan in the two locations, it is ultimately the types of developments on the sites, specifically SFPD, which ACTF&R is concerned about.

#### Site A

ACTF&R would support the Territory Plan variation from TSZ2- Services Zone to CZ5 - Commercial Mixed Used on this site.

ACTF&R would support the proposed SFPD on this site provided the APZs were increased to 40m as per the PBP 2006 SFPD APZ table. If the development is not a SFPD, then the site would be accepted as proposed.

#### Site B

ACTF&R would support the Territory Plan variation from PRZ2- *Restricted Access Recreation Zone* to CZ5 - Commercial Mixed Used at this site.

ACTF&R would not support the proposed development of the SFPD on site B in its current form.

Reasons being access and egress to the site for emergency vehicles. This includes:

- insufficient details on how Gowrie drive will be upgraded besides passing bays;
- Gowrie Drive travels through the vegetation most likely to be affected by a bushfire which could limited access and egress for residents and firefighters;