- The proposed alternative access / egress road is locked to residents which under the BMS is not permitted. The road surface of the alternative egress/access is not a sealed surface for ACTF&R pumpers or ACT Ambulances in the event of accessing the site for structural property protection or medical evacuation during a bushfire.

Further Information

Further information regarding this advice or any ACTF&R development applications, territory plan variations or bushfire principles can be obtained by emailing actf&rrisk&planning@act.gov.au

Mark Brown AFSM
Chief Officer,
ACT Fire & Rescue
14 May 2018

From: Terrplan
Sent: Wednesday, 16 May 2018 2:02 PM
To: Sayers, Caroline
Subject: FW: Integrated Plan for Red Hill Nature Reserve and Surrounds [DLM=Sensitive]

From: [redacted]@nca.gov.au]
Sent: Wednesday, 16 May 2018 11:46 AM
To: Terrplan <Terrplan@act.gov.au>
Cc: [redacted]@nca.gov.au>
Subject: RE: Integrated Plan for Red Hill Nature Reserve and Surrounds [DLM=Sensitive]

&DLM Only Sensitive

Dear Terrplan

Thank you for inviting the National Capital Authority (NCA) to make comment on the proposed Integrated Plan for Red Hill Nature Reserve and Surrounds.

The study area includes a substantial portion of land that is identified under the National Capital Plan (the Plan) as being within Designated Areas. The Designated Area within the study area largely corresponds to the boundaries of the existing Red Hill Nature Reserve. The land use for the Designated Area within the study area is Hills, Ridges and Buffer Spaces and the area forms part of the Inner Hills. The NCA has detailed planning responsibility for this area, including setting planning policy and approving works.

Hills, Ridges and Buffer Spaces have a critical role in contributing to the landscape and environmental character of Canberra, and provide a unified background and landscape setting for the National Capital. The Inner Hills in particular provide the backdrop for the central areas of Canberra and are integral to the Griffins' composition. Although the extent to which development can occur within Hills, Ridges and Buffer Spaces is limited, these areas do provide a multi-functional role in tourism, recreation and the provision of urban services. The Integrated Plan will need to carefully consider the role of the Hills, Ridges and Buffer Spaces and consultation with the NCA will be critical if the Integrated Plan at any point contemplates varying the boundaries of the Inner Hills in this location.

The Federal Golf Club site (including the area proposed for residential development) and Section 66 Deakin are both within Urban Areas under the Plan. The proposed use of these sites for residential uses is not inconsistent with the Plan. Both sites are outside Designated Areas and therefore detailed planning responsibility lies with the ACT Government.

Any questions regarding this advice can be directed to me via this email address or on the number below.

Kind regards

[redacted] | Director Strategic Planning
National Capital Authority

☎ [redacted]

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | www.nca.gov.au | Twitter: @NCA_Media

---

From: Terrplan [mailto:Terrplan@act.gov.au]
Sent: Thursday, 26 April 2018 9:33 AM
To: Blume, Kristin <Kristin.Blume@act.gov.au>; Nockels, Alexander <Alexander.Nockels@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; Strachan, Shaun <Shaun.Strachan@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; Andrew Smith <andrew.smith@nca.gov.au>; [redacted] @nca.gov.au>; Townsend, Catherine <Catherine.Townsend@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Lewis, Paul <Paul.Lewis@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Keirnan, Catherine <Catherine.Keirnan@act.gov.au>; cityrenewal <cityrenewal@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; network.connectionadvice@actewagl.com.au; [redacted] @iconwater.com.au>; [redacted] @jemena.com.au>
Cc: Beresford, Cameron <Cameron.Beresford@act.gov.au>; Jones, David <David.Jones@act.gov.au>; Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Billing, Dale <Dale.Billing@act.gov.au>; Bygrave, Stephen <Stephen.Bygrave@act.gov.au>; [redacted] @iconwater.com.au' [redacted]
Subject: Integrated Plan for Red Hill Nature Reserve and Surrounds [DLM=Sensitive]

Greetings agencies,

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 is a unique situation and a sensitive matter.

This resolution currently impacts on two proposed Territory Plan variations:

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

The proponents of these two proposals have agreed to share all the documents and investigations they have prepared. These will be used to inform the integrated planning process.

With this in mind, you are requested to:

1. Review the documents for the two proposals and provide comments
2. Provide any additional comments for consideration in the preparation of the integrated planning study. This should include any current studies or investigations that are underway within the study area.

The documents are located on **objective connect**. You will sent a separate invitation to access the documents directly from objective connect.

Comments can be provided to the Territory Plan section at Terrplan@act.gov.au by **COB Friday 18 May 2018** please.

Should you have any queries or wish to meet to discuss your comments, please contact Caroline Sayers on 62071719.

Thanks
Caroline 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

From: Terrplan
Sent: Monday, 18 June 2018 9:22 AM
To: Sayers, Caroline
Subject: FW: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]

From: WorksApproval [mailto:WorksApproval@nca.gov.au]
Sent: Friday, 15 June 2018 3:13 PM
To: Terrplan <Terrplan@act.gov.au>
Subject: RE: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]

&DLM Only Sensitive

Dear Caroline,

Thank you for your invitation to make comment on the requested additional information for the Integrated Plan for Red Hill and Surrounds. The NCA has not further comments to make, the comments made on 16 May 2018 still stand.

Kind regards

[redacted] | Planning Officer
National Capital Authority

Part time Hours: 9.30pm – 4pm, Monday to Friday.

Please note that the NCA has a new web address and email
☎ [redacted] | 🗎 [redacted]
National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | www.nca.gov.au | Twitter: @NCA_Media | Facebook: www.facebook.com/NCA.gov

LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.

Please consider our environmental footprint before printing this e-mail

---

From: Terrplan [mailto:Terrplan@act.gov.au]
Sent: Monday, 4 June 2018 1:40 PM
To: Gordon, Tom <Tom.Gordon@act.gov.au>; Cousins, Meagan <Meagan.Cousins@act.gov.au>; Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Walter, Stephan <Stephan.Walter@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Jones, David <David.Jones@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; [redacted] @nca.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Billing, Dale <Dale.Billing@act.gov.au>; Heckenberg, Mark <Mark.Heckenberg@act.gov.au>; Strachan, Shaun <Shaun.Strachan@act.gov.au>; Nockels, Alexander <Alexander.Nockels@act.gov.au>; OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Andrew Smith <andrew.smith@nca.gov.au>; [redacted] @iconwater.com.au>; Beresford, Cameron <Cameron.Beresford@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Peters, Clint <Clint.Peters@act.gov.au>; Conners, Rohen <Rohen.Conners@act.gov.au>; Dillon, Amelia <Amelia.Dillon@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Townsend, Catherine <Catherine.Townsend@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Keirnan, Catherine <Catherine.Keirnan@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>; McKeown, Helen <Helen.McKeown@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Simon Dolejsi <simon.dolejsi@act.gov.au>; Peters, Mel <Mel.Peters@act.gov.au>; Frino, Franco <Franco.Frino@act.gov.au>; Moroney, Anne <Anne.Moroney@act.gov.au>; Karuppiah, Naga <Nagappan.Karuppiah@act.gov.au>; Mexon, Brian <Brian.Mexon@act.gov.au>; Bootes, Trish <Trish.Bootes@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Gould, Kristy <Kristy.Gould@act.gov.au>; Craemer, Raoul <Raoul.Craemer@act.gov.au>; Pedersen, Andrew <Andrew.Pedersen@act.gov.au>; network.connectionadvice@actewagl.com.au; [redacted] @iconwater.com.au>; [redacted] @jemena.com.au>
Cc: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Heritage <Heritage@act.gov.au>; MACC <MACC@act.gov.au>; EPAPlanningLiaison <EPAPlanningLiaison@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; WorksApproval <WorksApproval@nca.gov.au>
Subject: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]
Importance: High

Greetings Government Agencies,

Some of you have requested additional information in relation to the Federal Golf Course proposal including:

- The consequential works required on the balance of the golf course site as a result of the development proposal by MBark
- The nature and extent of proposed upgrades to Gowrie Drive through the designated area of the National Capital Plan and the Canberra Nature Park

The proponent has uploaded the relevant information into two new folders on objective connect, under the main Integrated Plan folder. These are titled 'Response to RFI' and are dated 11 May 2018 and 1 June 2018 respectively. The documents include:

- Utilities and infrastructure on the balance of the golf course site
- Bushfire planning
- Gowrie Drive upgrades.

If these documents are of interest to your agency could you please review them and finalise your fresh or revised comments by **COB Friday 15 June 2018**.

If you are having trouble accessing Objective Connect please let me know and a new invitation can be sent out.

Many thanks
Caroline Sayers

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

From: Mexon, Brian on behalf of ACTF&R Risk & Planning
Sent: Tuesday, 19 June 2018 8:16 AM
To: Sayers, Caroline
Subject: RE: Red Hill [SEC=UNCLASSIFIED]

Thanks Caroline

I will await the final traffic analysis and get back to you once I have review that.

Regards

Brian Mexon
ACT Fire & Rescue | Risk and Planning Section
9 Amberley Avenue Majura ACT 2601
Ph: 62078472
email : actf&rrisk&planning@act.gov.au

From: Sayers, Caroline
Sent: Monday, 18 June 2018 11:02 AM
To: ACTF&R Risk & Planning <ACTF-RRisk-Planning@act.gov.au>
Cc: Mexon, Brian <Brian.Mexon@act.gov.au>
Subject: RE: Red Hill [SEC=UNCLASSIFIED]

Hi Brian,

You are a special case so don't worry about the deadlines. I will be asking for your final comments after our traffic analysis is completed and that is not likely to happen until the end of next week.

You have already given us an indication that the proposed access arrangements for the Federal proposal are problematic. There are other agencies with concerns as follows:

- Roads ACT will comment after our traffic analysis is completed. They are likely to require that the access arrangements to be constructed to their standards.

- If this occurs then the Environment agencies are likely to have serious questions about the potential impacts and offsets associated with the ACT Roads requirements for upgrades to Gowrie Drive through the Canberra Nature Park, which is also designated land under the National Capital Plan.
- Ultimately the National Capital Authority would need to approve any upgrades to Gowrie Drive. If and when the proposal gets that far we will consult with the NCA further.

In the meantime, here are the proposed Gowrie Drive upgrade documents you were after. I hope this helps.

Thanks
Caroline

From: Mexon, Brian **On Behalf Of** ACTF&R Risk & Planning
Sent: Thursday, 14 June 2018 4:14 PM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Subject: Red Hill [SEC=UNCLASSIFIED]

Good afternoon Caroline,

I noted that you want comments on red hill by COB tomorrow. I have not been able to find the Gowrie drive upgrades plans on the objective connect site.

Are you able to send them to me or direct me to their location.

I believe we have already commented on the development however I want to check to see if there is any further changes.

Regards

Brian Mexon
ACT Fire & Rescue | Risk and Planning Section
9 Amberley Avenue Majura ACT 2601
Ph: 62078472
email : actf&rrisk&planning@act.gov.au

From: McKeown, Helen
Sent: Tuesday, 3 July 2018 8:41 AM
To: Terrplan
Cc: Sayers, Caroline
Subject: Integrated Plan for Red Hill [DLM=Sensitive]
Attachments: 20180703094437209.pdf

I refer to your request for ecological comments regarding a proposed integrated plan for development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to Red Hill Nature Reserve prior to progressing any Territory Plan Variations for the area.

Federal Golf Club – proposed residential

The largest impacts of the current proposal are the loss of 5.62ha of native vegetation and 19 hollow bearing trees. The loss of 0.37ha of listed woodland is not significant at the Territory scale but may still require Commonwealth assessment.

There is at least 140ha of native vegetation within a 1km radius of the golf club. The clearing of 5.62ha would represent a loss of approximately 4%. This vegetation is of low to medium value local connectivity value based on canopy connectivity. Regional corridors have been identified on the site but they are generally low value and may require some restoration. In this context the loss of the native vegetation is not seen as significant particularly as it will not isolate any remnant vegetation, even if it does reduce some local linkage values. To maintain connectivity in the longer term it would be beneficial for the club to plant more native trees and shrubs within its “rough” areas and windbreaks.

The loss of hollow bearing trees is concerning given the recording of nesting Gang-Gang Cockatoos within the Red Hill Nature Reserve approximately 100 metres from the gold club fairways. Gang-Gang are listed as vulnerable in NSW and are obligate hollow nesters. The proponents provided the Conservator with a map and details of all hollow bearing trees on the golf course. 24% of the hollow bearing trees are to be removed, these trees contain 31% of all of the hollows recorded on site (an area of approximately 75 ha). This loss of hollows is potentially significant but will be at least partially offset by the salvage and relocation commitment made by the proponent.

Trees with a diameter at breast height of 1 metre or greater provide considerable ecological benefits, especially in buffer areas adjacent to reserves as is the case with the golf club. The proposal will remove 8 trees with a diameter of 1 metre or more, this represents a loss of 27% of all such trees within the golf course and a loss of 31% of indigenous trees with a diameter of 1 metre or more within the golf course. It is not possible to quantify the impact of these losses on the fauna of the local area other than to say that such impacts will be negative. Other threatened or declining bird species recorded from or

adjacent to the development area that may be negatively affected by the loss of these large trees includes Speckled Warbler, Little Eagle, Scarlet Robin and Superb Parrot. The loss of these trees represents a degradation of the habitat values on the site rather than a complete loss of habitat.

The proponents submitted material that described the required upgrading of Gowrie Drive to support the development as being the installation of passing bays only, thereby protecting the larger remnant trees close to the road. My understanding is that these works would mean the access to the development would be substandard, particularly for a vulnerable community, and that other agencies may require further works to the road. These works would require further consideration from an ecological perspective and the full extent of works required needs to be understood before it can be determined if the impacts of the proposal are significant.

Deakin Section 66

A site inspection by a Senior Government Ecologist was undertaken on 21 June 2018 in response to a proposal for a storage facility on the site. The site inspection determined that there are matters of national environmental significance on this site.

A total of approximately 0.9 hectares of Yellow Box – Blakey's Red Gum woodland meeting the requirements for listing as part of the endangered ecological community under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is present on the blocks in question. The distribution of the woodland on the site is shown on the map at Attachment A. The woodland was assessed as meeting the EPBC minimum condition threshold for the following reasons:

- Yellow Box and Blakely's Red Gum are one of the most common indigenous (this excludes various planted species) overstorey species;
- The patch has a predominantly native understorey (*Bothriochloa macra*, *Austrostipa scabra* and *Rytidosperma* spp. were dominant at the time of inspection);
- The patch is greater than 0.1 hectares (the patch on the block is 0.9ha and is contiguous with almost 200ha of this woodland community); and
- There are more than 12 non-grass native understorey species, including one important species, in the most diverse 0.1ha of the patch. This floristic information was provided by an experienced local ecologist who recorded the species in two 20x20 plots (Plot numbers 1 and 2 shown on Attachment A) during an inspection of the site on the 14th of December 2017. The ecologist provided spatial data for the plots and a species list as well as a photo of one of the sites taken during the December inspection. The Government's ecologist's inspection was made in winter when conditions are not optimal for a floristic survey, however he was still able to identify the presence of a number of
- species from the provided lists and I am extremely confident that the species lists accurately represents the native diversity at the site.

It should be noted that the woodland on Blocks 7 and 8 are contiguous with woodland to the south and west of the blocks within Red Hill Nature Reserve. Mapping of Red Hill Nature Reserve indicate that 197 hectares of Yellow Box – Blakely's Red Gum is present in this reserve as shown on the map at Attachment B. This woodland remnant is one of the largest of this critically endangered community in Australia.

In addition to the endangered woodlands the local area is known habitat for the Little Eagle. This species is listed under the *Nature Conservation Act 2014* as a vulnerable species. Little Eagles have been observed roosting within 400m of Blocks 7 and 8 (Canberra Nature Map Record from 2018), and have been

observed by members of the local community flying over the blocks. It is likely the blocks provide foraging habitat for this species as displayed by the extensive number of records in the also shown on Attachment B. (Note that this map does not include the Canberra Nature Map record referred to above).

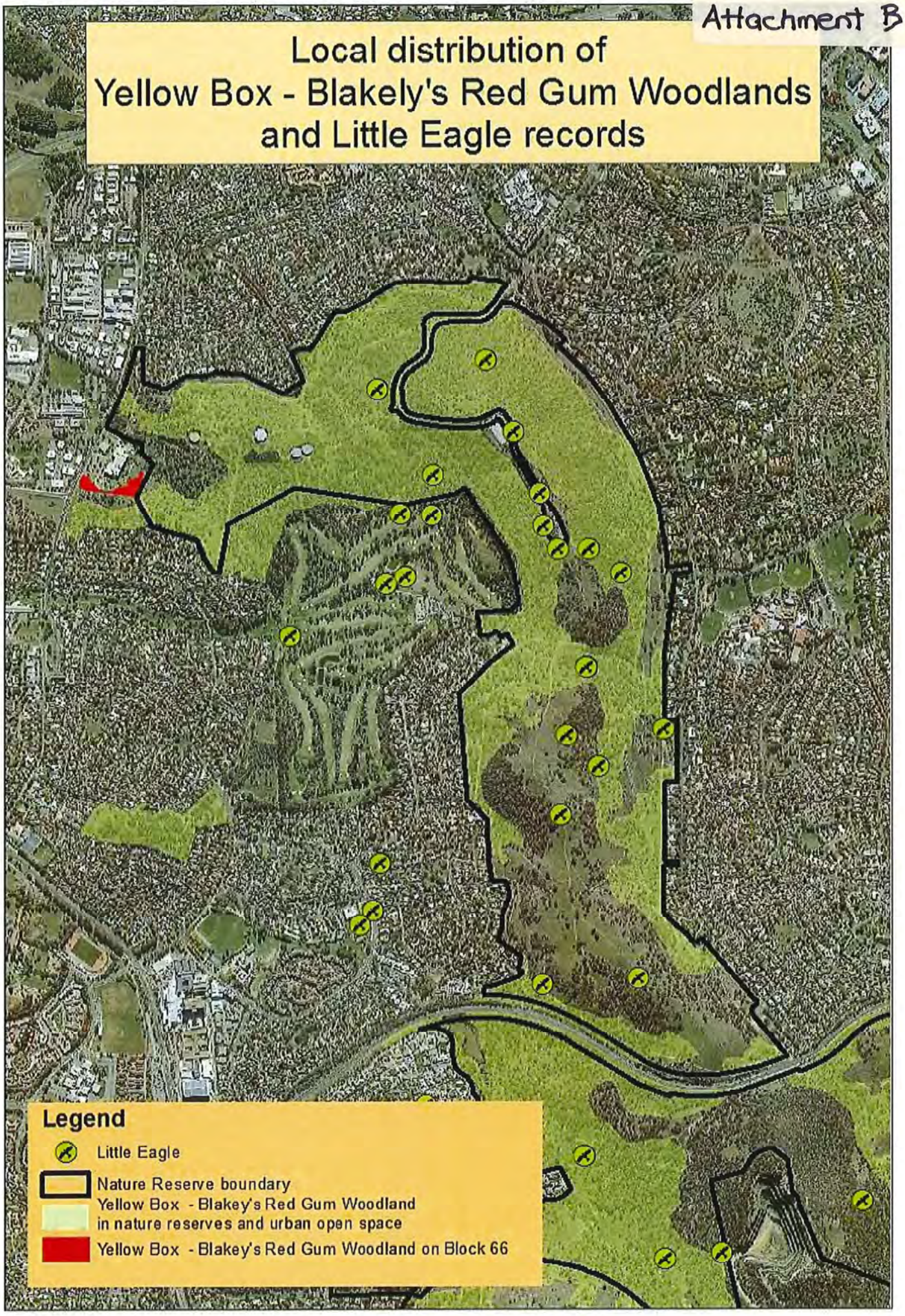
Given the quality of the woodland in question, its connectivity with the larger woodland remnant in Red Hill, and the potential impacts posed by building on this block, the Conservator recommended that the lease variation request be referred to the Commonwealth for assessment under the EPBC Act and that the proposal meets the requirements for Impact Track assessment under the *ACT Planning and Development Act 2007.*

Helen McKeown | Conservator Liaison
Phone 02 6207 2247 |
Environment | Environment and Planning | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Attachment A

Attachment B

Local distribution of Yellow Box - Blakely's Red Gum Woodlands and Little Eagle records



From: Brady, Erin
Sent: Tuesday, 3 July 2018 10:23 AM
To: Sayers, Caroline; Flanery, Fleur; Kaucz, Alix
Cc: Edgar, Olivia; Kelly, Shauna; Ives, Kieran
Subject: RE: Integrated Plan for Red Hill [DLM=Sensitive]

Caroline
Can you please check what you asked Helen to look at – it should have been more along the lines of below:

Request for ecological / environmental input ~~comments~~ regarding ~~a proposed~~ the integrated plan for ~~development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to~~ Red Hill Nature Reserve and surrounding residential areas (per an Assembly Resolution) ~~prior to progressing any Territory Plan Variations for the area~~.

We really need them to be clear that we are preparing a Plan and they are giving input for that plan that will then identify where, how, if development can happen.

I'm not sure if they have given you further information – but we need them to understand that they need to provide advice to us illustrating areas of concern, value, threat etc and whether they could/ couldn't be developed and if they could what sort of mitigation is required.
Their advice considering the proposals is helpful in terms of understanding the capacity and potential impacts – but they need to give us the advice to indicate information for a plan showing areas of sensitivity that is not just based on the proposals.

Can you request that they provide marked up mapping (not with proposals) and input that notes where areas of sensitivity, protection etc – according to relevant classifications – that will help us then have an environmental overlay for the plan that indicates where development / changes could/couldn't occur.

I will speak with Ian as well regarding how this matter and changing advice has been handled and how they propose that is dealt with.

Thank you
Erin

From: Sayers, Caroline
Sent: Tuesday, 3 July 2018 10:08 AM
To: Flanery, Fleur <Fleur.Flanery@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>

Cc: Edgar, Olivia <Olivia.Edgar@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>
Subject: FW: Integrated Plan for Red Hill [DLM=Sensitive]

Hi Fleur, Erin and Alix,

I have had a quick read.

1. The Conservator's comments on Federal don't mention the hand back of 10ha to the nature reserve (or the potential offset value it presents). The main concern is about the extent of works required to upgrade Gowrie Drive. The proponent is recommending minimal upgrades, however ESA has made comments about the adequacy of access during a bushfire emergency. These issues will need to be resolved in consultation with the NCA (works approvals), Roads ACT and ESA.
2. The Conservator's comments on Deakin section 66 are best illustrated on the attached air photo. The area identified in the air photo is sufficient to warrant referral to the Commonwealth under EPBC. At worst the redevelopment potential on the site could be limited to the existing disturbed areas (and existing buildings). The EPBC referral may result in a wider development area. It certainly wouldn't be lesser.

Thanks
Caroline

From: McKeown, Helen
Sent: Tuesday, 3 July 2018 8:41 AM
To: Terrplan <Terrplan@act.gov.au>
Cc: Sayers, Caroline <Caroline.Sayers@act.gov.au>
Subject: Integrated Plan for Red Hill [DLM=Sensitive]

I refer to your request for ecological comments regarding a proposed integrated plan for development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to Red Hill Nature Reserve prior to progressing any Territory Plan Variations for the area.

Federal Golf Club – proposed residential
The largest impacts of the current proposal are the loss of 5.62ha of native vegetation and 19 hollow bearing trees. The loss of 0.37ha of listed woodland is not significant at the Territory scale but may still require Commonwealth assessment.

There is at least 140ha of native vegetation within a 1km radius of the golf club. The clearing of 5.62ha would represent a loss of approximately 4%. This vegetation is of low to medium value local connectivity value based on canopy connectivity. Regional corridors have been identified on the site but they are generally low value and may require some restoration. In this context the loss of the native vegetation is not seen as significant particularly as it will not isolate any remnant vegetation, even if it does reduce some local linkage values. To maintain connectivity in the longer term it would be beneficial for the club to plant more native trees and shrubs within its "rough" areas and windbreaks.

The loss of hollow bearing trees is concerning given the recording of nesting Gang-Gang Cockatoos within the Red Hill Nature Reserve approximately 100 metres from the gold club fairways. Gang-Gang are listed as vulnerable in NSW and are obligate hollow nesters. The proponents provided the Conservator with a map and details of all hollow bearing trees on the golf course. 24% of the hollow bearing trees are to be removed, these trees contain 31% of all of the hollows recorded on site (an area of approximately 75 ha). This loss of hollows is potentially significant but will be at least partially offset by the salvage and relocation commitment made by the proponent.

Trees with a diameter at breast height of 1 metre or greater provide considerable ecological benefits, especially in buffer areas adjacent to reserves as is the case with the golf club. The proposal will remove 8 trees with a diameter of 1 metre or more, this represents a loss of 27% of all such trees within the golf course and a loss of 31% of indigenous trees with a diameter of 1 metre or more within the golf course. It is not possible to quantify the impact of these losses on the fauna of the local area other than to say that such impacts will be negative. Other threatened or declining bird species recorded from or adjacent to the development area that may be negatively affected by the loss of these large trees includes Speckled Warbler, Little Eagle, Scarlet Robin and Superb Parrot. The loss of these trees represents a degradation of the habitat values on the site rather than a complete loss of habitat.

The proponents submitted material that described the required upgrading of Gowrie Drive to support the development as being the installation of passing bays only, thereby protecting the larger remnant trees close to the road. My understanding is that these works would mean the access to the development would be substandard, particularly for a vulnerable community, and that other agencies may require further works to the road. These works would require further consideration from an ecological perspective and the full extent of works required needs to be understood before it can be determined if the impacts of the proposal are significant.

Deakin Section 66

A site inspection by a Senior Government Ecologist was undertaken on 21 June 2018 in response to a proposal for a storage facility on the site. The site inspection determined that there are matters of national environmental significance on this site.

A total of approximately 0.9 hectares of Yellow Box – Blakey's Red Gum woodland meeting the requirements for listing as part of the endangered ecological community under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is present on the blocks in question. The distribution of the woodland on the site is shown on the map at Attachment A. The woodland was assessed as meeting the EPBC minimum condition threshold for the following reasons:

- Yellow Box and Blakely's Red Gum are one of the most common indigenous (this excludes various planted species) overstorey species;
- The patch has a predominantly native understorey (*Bothriochloa macra*, *Austrostipa scabra* and *Rytidosperma* spp. were dominant at the time of inspection);
- The patch is greater than 0.1 hectares (the patch on the block is 0.9ha and is contiguous with almost 200ha of this woodland community); and
- There are more than 12 non-grass native understorey species, including one important species, in the most diverse 0.1ha of the patch. This floristic information was provided by an experienced local ecologist who recorded the species in two 20x20 plots (Plot numbers 1 and 2 shown on Attachment A) during an inspection of the site on the 14th of December 2017. The ecologist provided spatial data for the plots and a species list as well as a photo

of one of the sites taken during the December inspection. The Government's ecologist's inspection was made in winter when conditions are not optimal for a floristic survey, however he was still able to identify the presence of a number of

- species from the provided lists and I am extremely confident that the species lists accurately represents the native diversity at the site.

It should be noted that the woodland on Blocks 7 and 8 are contiguous with woodland to the south and west of the blocks within Red Hill Nature Reserve. Mapping of Red Hill Nature Reserve indicate that 197 hectares of Yellow Box – Blakely's Red Gum is present in this reserve as shown on the map at Attachment B. This woodland remnant is one of the largest of this critically endangered community in Australia.

In addition to the endangered woodlands the local area is known habitat for the Little Eagle. This species is listed under the *Nature Conservation Act 2014* as a vulnerable species. Little Eagles have been observed roosting within 400m of Blocks 7 and 8 (Canberra Nature Map Record from 2018), and have been observed by members of the local community flying over the blocks. It is likely the blocks provide foraging habitat for this species as displayed by the extensive number of records in the also shown on Attachment B. (Note that this map does not include the Canberra Nature Map record referred to above).

Given the quality of the woodland in question, its connectivity with the larger woodland remnant in Red Hill, and the potential impacts posed by building on this block, the Conservator recommended that the lease variation request be referred to the Commonwealth for assessment under the EPBC Act and that the proposal meets the requirements for Impact Track assessment under the *ACT Planning and Development Act 2007.*

Helen McKeown | Conservator Liaison
Phone 02 6207 2247 |
Environment | Environment and Planning | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Walter, Stephan
Sent: Monday, 16 July 2018 11:08 AM
To: Sayers, Caroline
Cc: Paynter, Patrick; Lashkari, Mohammadali
Subject: RE: Draft traffic analysis for the Red Hill Integrated Plan [DLM=Sensitive]

Great record of our discussion, I concur with the summary.
Stephan

From: Sayers, Caroline
Sent: Friday, 13 July 2018 11:56 AM
To: Paynter, Patrick <Patrick.Paynter@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Walter, Stephan <Stephan.Walter@act.gov.au>
Subject: Draft traffic analysis for the Red Hill Integrated Plan [DLM=Sensitive]
Importance: High

Gentleman,

To confirm our discussion yesterday and for my project records:

- The final traffic analysis will be made public through the integrated planning process, albeit as a background document
- EPSDD will provide consolidated comments back to SMEC once TCCS has reviewed the draft.
- Currently the document focuses strongly on the scenarios, but will need to be revised to have more a project focus if it is to be useful for public release.
- Kent Street findings:
    - The difference between the CSTM model and the survey results need to be explained in the final report. The final report can recommend improvements to the model.
    - We need to determine if TCCS accepts the results in the report, particularly as it appears that Kent Street is already operating close to capacity. TCCS currently has no plans to upgrade Kent Street in the capital works budget.
    - Key technical questions need to be answered:
        - Can the Kent Street -Carruthers St and Kent St -Strictland Cres be signalised or not?
        - Will traffic calming along Kent Street have the desired effect of moving traffic onto Yamba Drive?
        - Would these works accommodate the level of development proposed at Deakin Section 66?
- Gowrie Drive findings:

- What levels of works would TCCS require to upgrade Gowrie Drive to a standard capable of accommodating the proposed development at the Federal Golf Course and suitable for emergency vehicles (in consultation with ESA)
- Key issues with the Gowrie Drive access include:
  - Likely costs of works to upgrade the road to TCCS and ESA standards
  - Ability to provide secondary emergency access to the golf course from Brereton Street to the satisfaction of ESA without opening up a public road thoroughfare (in consultation with ESA)
  - Environmental issues related to road upgrades and secondary access
  - National Capital Authority works approval for road upgrades and secondary access.

- Stephan and Ali will talk to TSSC
- Caroline will talk to ESA
- Consolidated comments will be send back to SMEC
- Discussions will commence with TCCS, the proponents, NCA and Conservator of Flora and Fauna about any required road upgrades.

Many 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

From: [redacted]@nca.gov.au>
Sent: Tuesday, 17 July 2018 3:16 PM
To: Terrplan
Cc: [redacted]
Subject: RE: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]
Attachments: 23-16082-C192-RC.PDF

&DLM Only Sensitive

Hi Caroline

After speaking with you over the phone, the NCA is aware that there are further upgrades to Gowrie Drive being considered internally. The NCA would like to reserve our final comments until we have reviewed the final traffic requirements and drawings for Gowrie Drive.

Kind regards

[redacted]

[redacted] | Planning Officer
National Capital Authority

Part time Hours: 9.30pm – 4pm, Monday to Friday.

Please note that the NCA has a new web address and email
☎ [redacted] | [redacted]
National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | www.nca.gov.au | Twitter: @NCA_Media | Facebook: www.facebook.com/NCA.gov
LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.

Love Lake Burley Griffin

From: WorksApproval
Sent: Friday, 15 June 2018 3:13 PM
To: 'Terrplan' <Terrplan@act.gov.au>
Subject: RE: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]

&DLM Only Sensitive

Dear Caroline,

Thank you for your invitation to make comment on the requested additional information for the Integrated Plan for Red Hill and Surrounds. The NCA has not further comments to make, the comments made on 16 May 2018 still stand.

Kind regards

| Planning Officer
National Capital Authority

Part time Hours: 9.30pm – 4pm, Monday to Friday.

Please note that the NCA has a new web address and email
☎ | 🗎
National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | www.nca.gov.au | Twitter: @NCA_Media | Facebook: www.facebook.com/NCA.gov
LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.

Love Lake Burley Griffin

From: Terrplan [mailto:Terrplan@act.gov.au]
Sent: Monday, 4 June 2018 1:40 PM
To: Gordon, Tom <Tom.Gordon@act.gov.au>; Cousins, Meagan <Meagan.Cousins@act.gov.au>; Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Walter, Stephan <Stephan.Walter@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Jones, David <David.Jones@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Rebecca Sorensen <rebecca.sorensen@nca.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Billing, Dale <Dale.Billing@act.gov.au>; Heckenberg, Mark <Mark.Heckenberg@act.gov.au>; Strachan, Shaun <Shaun.Strachan@act.gov.au>; Nockels, Alexander <Alexander.Nockels@act.gov.au>; OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Andrew Smith <andrew.smith@nca.gov.au>; [redacted] @iconwater.com.au>; Beresford, Cameron <Cameron.Beresford@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Peters, Clint <Clint.Peters@act.gov.au>; Conners, Rohen <Rohen.Conners@act.gov.au>; Dillon, Amelia <Amelia.Dillon@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Townsend, Catherine <Catherine.Townsend@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Keirnan, Catherine <Catherine.Keirnan@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>; McKeown, Helen <Helen.McKeown@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Simon Dolejsi <simon.dolejsi@act.gov.au>; Peters, Mel <Mel.Peters@act.gov.au>; Frino, Franco <Franco.Frino@act.gov.au>; Moroney, Anne <Anne.Moroney@act.gov.au>; Karuppiah, Naga <Nagappan.Karuppiah@act.gov.au>; Mexon, Brian <Brian.Mexon@act.gov.au>; Bootes, Trish <Trish.Bootes@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Gould, Kristy <Kristy.Gould@act.gov.au>; Craemer, Raoul <Raoul.Craemer@act.gov.au>; Pedersen, Andrew <Andrew.Pedersen@act.gov.au>; network.connectionadvice@actewagl.com.au; [redacted] @iconwater.com.au>; [redacted] @jemena.com.au>
Cc: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Heritage <Heritage@act.gov.au>; MACC <MACC@act.gov.au>; EPAPlanningLiaison <EPAPlanningLiaison@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; WorksApproval <WorksApproval@nca.gov.au>
Subject: Integrated Plan for Red Hill and Surrounds - further information provided in relation to the Federal Golf Club proposal [DLM=Sensitive]
Importance: High

Greetings Government Agencies,

Some of you have requested additional information in relation to the Federal Golf Course proposal including:

- The consequential works required on the balance of the golf course site as a result of the development proposal by MBark
- The nature and extent of proposed upgrades to Gowrie Drive through the designated area of the National Capital Plan and the Canberra Nature Park

The proponent has uploaded the relevant information into two new folders on objective connect, under the main Integrated Plan folder. These are titled 'Response to RFI' and are dated 11 May 2018 and 1 June 2018 respectively. The documents include:

- Utilities and infrastructure on the balance of the golf course site

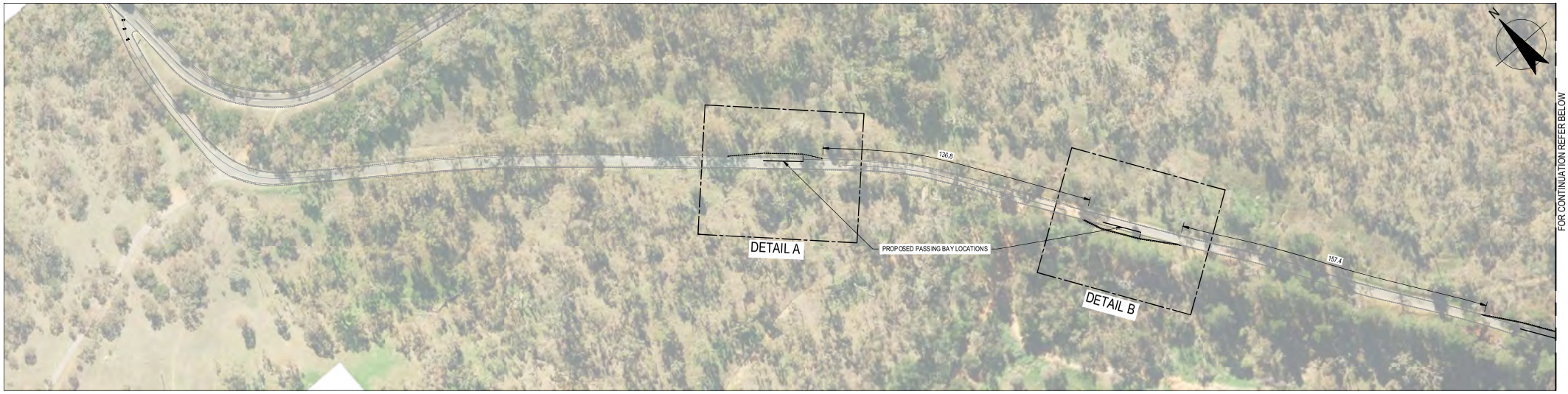
- Bushfire planning
- Gowrie Drive upgrades.

If these documents are of interest to your agency could you please review them and finalise your fresh or revised comments by **COB Friday 15 June 2018**.

If you are having trouble accessing Objective Connect please let me know and a new invitation can be sent out.

Many thanks
Caroline Sayers

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



PLAN 1:1000

PLAN 1:1000

DETAIL A
SCALE 1:500

DETAIL C
SCALE 1:500

DETAIL B
SCALE 1:500

DETAIL D
SCALE 1:500

PRELIMINARY

No	Revision	Drawn	Job Manager	Project Director	Date
C	REVISED PATH	RM	JW*	DW*	09.05.18
B	DETAILS REVISED	RM	JW*	DW*	08.05.18
A	INITIAL ISSUE	AA	JW*	DW*	16.02.18

Note: * indicates signatures on original issue of drawing or last revision of drawing

0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE

0 5 10 15 20 25m
SCALE 1:500 AT ORIGINAL SIZE

GHD
Level 7, 16 Marcus Clarke Street
Canberra ACT 2601 Australia
GPO Box 1877 Canberra ACT 2601
T 61 2 6113 3200 F 61 2 6113 3299
E cbrmail@ghd.com W www.ghd.com

DO NOT SCALE

Drawn K. WIN
Designer S. PATTESON
Drafting Check
Design Check
Approved (Project Director)
Date
Scale AS SHOWN
This Drawing must not be used for Construction unless signed as Approved

Client **MBARK**
Project **FEDERAL GOLF COURSE**
Title **GOWRIE DRIVE WORKS PLAN**
Original Size **A1**
Drawing No: **23-16082-C192**
Rev: **C**

Plot Date: 9 May 2018 - 2:16 PM Plotted by: Rhodalyn Martinez Cad File No: N:\AUCanberra\Projects\23\16082\CADD\Drawings\23-16082-C192.dwg

Red Hill Integrated Plan

Bushfire access arrangements

Federal Golf Club – future development area

Meeting 24 July 2018

AGENDA and OUTCOMES

1. Traffic analysis does not support through access between Gowrie Drive and Brereton Street as it would attract rat-running and would result to excessive additional traffic through Brereton Street, Gilmore Crescent and Kitchener Street.
2. Traffic analysis recommends existing access to the golf club via Gowrie Drive is the most efficient and has the least impact on surrounding road network.
3. The locked gate proposal for Brereton Street is not permitted under the Bushfire Management Standards.
    - Is there any alternative that is permitted? Yes
    - What would it involve? – A fully constructed road with an unlocked gate possibly with a 'No Through Road' sign. This would need works approval from the NCA as the road and gate would be located within the designated area. It would also require sign off from the Conservator of Flora and Fauna and Roads ACT.
4. Gowrie Drive upgrades need to meet ESA standards amongst other things including meeting Roads ACT, National Capital Authority and ACT and potentially Commonwealth environmental requirements.
    - What level of upgrade to Gowrie Drive would satisfy ESA requirements? Gowrie Drive is a block and section, it is not a declared road reserve. Notwithstanding this meets the definition of a road within the Territory Plan.

Territory Plan section can subsequently confirm the road administered by TCCS Roads ACT. It is not leased by the golf club. This being the case:

- The BMS requirements apply to this road. This includes 7 metre wide kerb-to-kerb construction etc.
- The intersection with Red Hill Drive would also need upgrading to an acceptable standard.

5. Any other considerations?

- The Territory Plan section can now confirm that the model of development proposed for the site meets the definition of a retirement village under the Territory Plan. This is based on information provided by proponent to date.
- Retirement villages are defined as Special Fire Protection Developments (SFPD) under the Strategic Bushfire Management Plan.
- While the location of the retirement village is not within the bushfire prone area, its access and egress is. This is why the emergency access is so important.
- ESA requests to review the proposal again once Roads ACT and other relevant agencies have commented on the likely extent of road upgrades for Gowrie Drive.
- Inclusion of road improvements could be explored as part of offsite works development, subject to Roads ACT's comments.

From: Dekiefte, Rene
Sent: Wednesday, 25 July 2018 10:20 AM
To: Sayers, Caroline
Subject: RE: History of the Gowrie Road access into the Federal Golf Course [SEC=UNCLASSIFIED]

Caroline,

Block 1 Section 55 Red Hill is unleased Territory Land and not owned by the Federal Golf Club.
Would need an Authorised Plan (planning approval - NCA?) to formally open as a road.

Regards

Rene de Kiefte | ACTMAP Data and Address Manager
Phone 02 6207 1607 | Email rene.dekiefte@act.gov.au
Office of the Surveyor General | Environment, Planning and Sustainable Development | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au/

From: Sayers, Caroline
Sent: Tuesday, 24 July 2018 1:15 PM
To: Dekiefte, Rene <Rene.Dekiefte@act.gov.au>
Subject: History of the Gowrie Road access into the Federal Golf Course [SEC=UNCLASSIFIED]

Hi Rene,

I've been given your name by TCCS – Roads ACT for some information on the history of the Gowrie Road access into the Federal Golf Club.

We note that it is not a gazetted road as such, but is located within a block and section. We are trying to determine whether it is a public road administered by roads ACT or a private entry road administered by the Federal Golf Club.

TCCS Roads ACT seems think it is a public road. TCCS has recently resurfaced it. However, they couldn't advise why it's not a gazetted road.

Many 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

From: Sayers, Caroline
Sent: Friday, 27 July 2018 11:03 AM
To: Mexon, Brian; Maloney, Richard; Lashkari, Mohammadali; Balberona, Justinieta; Foot, David
Subject: Draft meetings notes - ESA Red Hill Integrated Plan 24 July 2018 [DLM=Sensitive]
Attachments: Document1 (002) (002).docx

Hi all,

Apologies for the delay in getting this circulated.

I have confirmed the two questions I had to answer and have included them in the draft meeting notes:

- The proposed over 55's model by MBark meets the definition of a retirement village as defined in the Territory Plan – based on information the proponent has provided to date.
- Gowrie Drive is not a gazetted road but it is a public road administered by TCCS. It is not leased by the Golf Club.

Please amend the draft notes as you see fit and return to me.

Many thanks
Caroline

Red Hill Integrated Plan

Bushfire access arrangements

Federal Golf Club – future development area

Meeting 24 July 2018

AGENDA and OUTCOMES

1. Traffic analysis does not support through access between Gowrie Drive and Brereton Street
2. Traffic analysis recommends existing access to the golf club via Gowrie Drive is the most efficient and has the least impact on surrounding road network.
3. The locked gate proposal for Brereton Street is not permitted under the Bushfire Management Standards.
    - Is there any alternative that is permitted? Yes
    - What would it involve? – A fully constructed road with an unlocked gate. This would need works approval from the NCA as the road and gate would be located within the designated area. It would also require sign off from the Conservator of Flora and Fauna and Roads ACT.
4. Gowrie Drive upgrades need to meet ESA standards amongst other things including meeting Roads ACT, National Capital Authority and ACT and potentially Commonwealth environmental requirements.
    - What level of upgrade to Gowrie Drive would satisfy ESA requirements? Gowrie Drive is a block and section it is not a declared road reserve. Notwithstanding this is meets the definition of a road within the Territory Plan. Territory Plan section can subsequently confirm the road administered by TCCS Roads ACT. It is not leased by the golf club. This being the case:

- The BMS requirements apply to this road. This includes 7 metre wide construction etc.
- The intersection with Red Hill Drive would also need upgrading to an acceptable standard.

5. Any other considerations?
    - The Territory Plan section can now confirm that the model of development proposed for the site meets the definition of a retirement village under the Territory Plan. This is based on information provided by proponent to date.
    - Retirement villages are defined as Special Fire Protection Developments under the Strategic Bushfire Management Plan.
    - While the location of the retirement village is not within the bushfire prone area, its access and egress is. This is why the emergency access is so important.
    - ESA requests to review the proposal again once Roads ACT and other relevant agencies have commented on the likely extent of road upgrades for Gowrie Drive.

From: [redacted]
Sent: Friday, 27 July 2018 10:13 PM
To: Brady, Erin
Cc: Flanery, Fleur; Kaucz, Alix; Sayers, Caroline; [redacted]
Subject: Red Hill Integrated Plan
Attachments: Impacts on residents.docx; FGC development plan - Brereton Street.jpg; FGC - Report re 85 Brereton Street.docx; Sale Brereton Nicky Report.docx; Brereton Sale - Buyer Email + Text Message - Names Deleted -July 2018.pdf

Dr Erin Brady
Deputy Director-General
Land Strategy and Environment
EPSDD

Hello Erin

At the commencement of the process to develop the Red Hill Integrated Plan GAHRAG presented a document on the Proposed Approach to Development of the Integrated Plan. One of the issues raised in that document was the need to avoid detrimental impacts on residents adjacent to potential developments and the need to ensure that the amenity of residents is not eroded.

Attached is an input from GAHRAG to the development of the Integrated Plan which provides detailed information about the impact on residents in relation to the current Federal Golf Club development proposal. It is important that this information is fully taken into account in the development of the Integrated Plan.

We would be happy to discuss the matters raised in the paper with you and would welcome a site visit.

Kind Regards

[redacted]
Co-Convenor GAHRAG

DEVELOPMENT OF THE INTEGRATED PLAN FOR RED HILL NATURE RESERVE AND SURROUNDS – INPUT FROM THE GARRAN AND HUGHES RESIDENTS' ACTION GROUP (GAHRAG)

Purpose

1. The purpose of this input is to:
   a) provide further and better information on the impact of the current Federal Golf Club (FGC) development proposal on Garran residents; and
   b) emphasise the need for the Integrated Plan to provide a clear directive on the scale and siting of any future development on the Red Hill open space including the FGC site.

Background.

2. GAHRAG acknowledges that the FGC has not lodged a Development Application (DA) or other formal documentation with EPSDD at this point in time. However, the proposal has been formulated and worked on for 3 years. During 2016 the current development proposal received FGC membership endorsement. The Club's own timeline had the DA being "submitted to the ACT Government by mid-2017". Extensive pre-DA public consultation took place last year on the current development proposal which is now fixed and well understood. This public consultation involved letterboxing residents in the suburbs surrounding Red Hill and a public display of the plans for the proposed development. Without the intervention of the Legislative Assembly resolution and the Integrated Plan process there is little doubt the DA for the current proposal would have been lodged by now.

3. No community consultation on this current FGC proposal was ever undertaken with the Garran residents ***before it was formulated***. Garran residents have continuously advised FGC, from as early as February 2016, that its current development proposal was poorly sited immediately adjacent to Garran residences – ***see attachment plan***. These submissions from residents have largely fallen on deaf ears with only minor and insignificant revisions.

Impacts on Residents

4. The ***attached Plan*** shows how the proposed development including townhouses, a service road (which will be used by all vehicles entering and exiting the FGC and the proposed retirement village), car parking, and a much larger new clubhouse (which will be used for functions such as weddings and seminars) will be sited very close to a core group of residences that will be significantly impacted. The nature of this impact is twofold:

   a) <u>Lifestyle Type Impacts</u> on residences and the wider Garran community, including:
      i. loss of access to and enjoyment of a sizeable and important part of the open space environment of the golf course and its surrounds that is guaranteed by the current zoning and FGC's Crown Lease;
      ii. environmental impact on the Yellow Box Red Gum Grassy Woodland adjacent to the proposed FGC development (and close to Garran residences) including impacts on associated fauna;

iii. construction noise and pollution, in close proximity to residences, over a 3-stage development period of at least 4-5 years and possibly longer: and
iv. the potential for major increased vehicular usage of Brereton Street.

b) Loss of Value for existing Residences Resulting from the above. GAHRAG contends that:
   i. the values of adjacent properties have already been severely reduced as a result of the FGC development proposal;
   ii. the reductions in value is substantial and buyers will want large price cuts to compensate for the impact of the proposed development;
   iii. a significant number of houses in Garran have and will be rendered not financially viable to sell. This situation will continue right through the DA approvals period and the subsequent construction period mentioned above.

WE NOW HAVE CLEAR EVIDENCE OF THE SEVERE NEGATIVE IMPACT OF THE FGC PROPOSAL ON THE SALEABILITY AND VALUE OF CORE RESIDENCES IN GARRAN.

5. Attached is a report from [redacted] concerning the attempted sale of their property at [redacted], which is one of several that will be closely adjacent to the proposed FGC development. In summary:
   a) [redacted] of the FGC with the existing Clubhouse further away to the North-West. Under the proposal the 9th green will be removed and relocated and a new Clubhouse, a service road and car parking will be built very close to the residence.
   b) [redacted] ***The agent specifically mentioned the well-publicised intentions of the FGC to develop its land adjacent to the residence having an undoubted impact on the saleability.*** Copies of corroborating emails and texts from potential buyers are also attached.
   c) The documentary evidence confirms that the property was, in effect, unsaleable as buyers were looking for price reductions of [redacted] to compensate for the proposed development. This would have reduced the value of the property to levels not seen in this area for the last 10 years or longer.

The Effect on the Wider Garran Community

6. There are other residences that will be subject to a greater impact than the impact on number [redacted]. The greatest impact will be clearly on Brereton Street residences abutting the course. Many residents are concerned over the potential for much increased vehicle usage of Brereton Street with even the possibility of Brereton Street connecting through to Gowrie Drive and on to South Canberra. Other residents are greatly concerned about construction noise and enduring noise from planned commercial activities not usually associated with golf courses.

7. The potential losses vary from the very substantial to the less substantial. But the benefits of this development accruing to the FGC (reported at around $18m) will be at a cost to residents of many millions of dollars of lost value and untold stress and life impacts. Affected residents will find their properties unsaleable at anything more than fire sale prices while the current FGC proposal remains a possibility. If the current development proposal is not ruled out several years of uncertainty will result from planning and approvals processes including the development of the Integrated Plan, the DA process, the Deconcessionalisation Application and Social Impact Statement, the Variation of the Territory Plan, assessment by the Legislative Assembly Planning & Development Committee etc. ***The current development proposal will be vigorously opposed by community groups through all stages of these processes.***

8. Should this current proposal finally end up being approved, a construction period of at least 4-5 years over 3 Stages for the project (the Developer's own assessment) will undoubtedly continue to stifle saleability of impacted residences. Significant construction will be taking place very close to existing residences. The final value of the financial impact of the development on residents will not be known for a period of many years. It is difficult to recall any Canberra residents that have been asked to bear such a huge burden and suffer such enormous losses for what is an inappropriately sized and sited development that is neither solicited nor promoted by our Planning Authority or Government and does not conform with zoning and the Territory Plan.

9. While this paper does not deal with the detrimental environmental impacts of the proposed FGC development, there is no doubt that these impacts reinforce the fact that the proposed FGC development is too large and is poorly sited.

10. An additional matter which needs to be addressed in the development of the Integrated Plan is the use of the land in the FGC lease area in the event that the FGC is no longer financially viable. This is a matter of concern for residents as the FGC for many years has indicated to residents that if their development proposals are not supported, and the FGC fails, the golf course will become one large suburban area. This scare – mongering tactic needs to be addressed. One option is to transition all or parts of the lease area into the Red Hill Nature Reserve. A totally unacceptable and appalling outcome would be to make the entire area available for residential development. The Integrated Plan needs to contain clear guidance on the use of the land in the future in the event that it is no longer to be used for golf.

Conclusions and recommendations

A. <u>Consultation by FGC.</u> No community consultation on this current FGC proposal was ever undertaken with the Garran Residents ***before it was formulated***. A range of development alternatives were never discussed. It has been clear ever since the proposal was first disclosed that it was not going to be varied. The numerous representations on the core problem of proximity to Garran residences were continuously overlooked. Compromise proposals put forward were rejected without

explanation. Ample opportunity exists for alternative development proposals to be put forward at other sites within the 87ha area covered by the FGC Crown Lease.

B. Refusal by FGC to Recognise the Massive Loss of Amenity and Value Caused by its Proposal. It is abundantly clear that the FGC and its developer wanted to maximise their returns with the minimum of cost and dislocation to the club's activities. EPSDD, in developing the Integrated Plan should adopt the position that Canberra's planning system should NOT permit the sort of adverse social impacts that are flowing from the proposed FGC development for residents in the Garran area.

C. Development Size and Siting. Size is a significant contributor to both the environmental and social impacts of the FGC proposal. The number of units (minimum of 125) and the footprint of over 5.5ha is totally inappropriate for an Open Space Zone bordering a Nature Reserve. This is much larger than Manuka oval and its surrounds, and equates to the size of a number of sub-divisions. The rationale that this sort of size is required by the Developer's Business Model is irrelevant to achieving good planning outcomes.

D. Current Zoning Development Controls and Crown Lease Conditions.

i. The clear indication, from the PRZ2 Zoning controls applying to the FGC Lease is that this proposed development will not be countenanced. Residential land use is prohibited. An unsolicited development proposal should never be the basis for such a significant unplanned change, particularly for such a sensitive and important location. It has been succinctly put in the Legislative Assembly debate on the "Integrated Plan" resolution, that this amounts to ***planning by development rather than development by planning.***

ii. The PRZ2 Development Objectives (which FGC will have to meet for its proposed new Clubhouse) require the Club to ***"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".*** Under the current proposal this will clearly not be the case.

iii. The long-standing Crown Lease for FGC provides for all the Course to be available for public to access at all times. This requirement will not be met under the current proposal.

iv. The Crown Leases for all the residences in Garran contain a specific covenant by the ACT guaranteeing the "quiet enjoyment" of the leased land. The legal definition of "quiet enjoyment" is both clear and far reaching and would certainly come into play if the current FGC proposal was approved.

v. Residents have relied on all these undertakings and guarantees before purchasing their properties. None of the blight now faced was in anyway foreseeable or contemplatable and it is essential that EPSDD bears this in mind in formulating the "Integrated Plan".

E. Garran residents are in the main not opposed to appropriately sized and sensibly sited development, where impacts are kept to a minimum for all concerned. This is based on a neighbourly appreciation of FGC's well documented financial woes, but with concerns over the lack of any ***independent*** expert analysis as promised by EPSDD at the Community Panel hearings. It highlights the imprudence of the FGC in failing to undertake broad based community consultation before locking-in plans and its failing to recognise and accept the extreme impacts this proposal is having on its closest neighbours as outlined above. We would like to think their motives were no more than their dire financial situation clouding their judgement and community responsibilities.

F. How the Integrated Plan Will Help.

i. We submit there is compelling grounds for EPSDD to find that the current FGC proposal is unacceptable particularly for the extreme levels of impact that Garran residents will be subject to.

ii. If there is to be development within the Integrated Plan area, to add certainty now and into the future, it is imperative that EPSDD must identify "zones" where some limited and appropriate development might take place, including on the FGC.

iii. It remains essential that any "zones" designated as suitable for such commercial type development are proven to be consistent with, and demonstrably subordinate to, the primary ecological and social characteristics of the Red Hill Open Space Area. Proposals must be developed in association with the community and not in opposition to it. The identification of suitable development zones must be where the impact of size and siting is minimal, both environmentally and socially.

iv. With respect to the FGC lease, GAHRAG, as a most relevant community group, is well placed to assist in providing suggestion and guidance as to possible location of such "zones". We would be happy to do so at the convenience of EPSDD.

Garran and Hughes Residents' Action Group

27 July 2018


FAIRWAY CHANGE

From: Balberona, Justinieta
Sent: Monday, 30 July 2018 9:53 AM
To: Sayers, Caroline
Cc: Wyatt, Tim
Subject: RE: Draft meetings notes - ESA Red Hill Integrated Plan 24 July 2018 [DLM=Sensitive]
Attachments: Document1 (002) (002).docx

Good morning Caroline

Thank you for the minutes which captured our interesting discussion with ESA.

Please refer to the attached with minor additions for your consideration.

Noting that Transport Planning and part of RoadsACT (Design, Review and Coordination) are now co-located in the TCCS functional realignment, could we share the meeting notes with them?

Thank you.

Best regards
Justinieta

From: Sayers, Caroline
Sent: Friday, 27 July 2018 11:03 AM
To: Mexon, Brian <Brian.Mexon@act.gov.au>; Maloney, Richard <Richard.Maloney@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Balberona, Justinieta <Justinieta.Balberona@act.gov.au>; Foot, David <David.Foot@act.gov.au>
Subject: Draft meetings notes - ESA Red Hill Integrated Plan 24 July 2018 [DLM=Sensitive]

Hi all,

Apologies for the delay in getting this circulated.

I have confirmed the two questions I had to answer and have included them in the draft meeting notes:

- The proposed over 55's model by MBark meets the definition of a retirement village as defined in the Territory Plan – based on information the proponent has provided to date.
- Gowrie Drive is not a gazetted road but it is a public road administered by TCCS. It is not leased by the Golf Club.

Please amend the draft notes as you see fit and return to me.

Many thanks
Caroline

Red Hill Integrated Plan

Bushfire access arrangements

Federal Golf Club – future development area

Meeting 24 July 2018

AGENDA and OUTCOMES

1. Traffic analysis does not support through access between Gowrie Drive and Brereton Street as it would attract rat-running and would result to excessive additional traffic through Bereton Street, Gilmore Crescent and Kitchener Street.
2. Traffic analysis recommends existing access to the golf club via Gowrie Drive is the most efficient and has the least impact on surrounding road network.
3. The locked gate proposal for Brereton Street is not permitted under the Bushfire Management Standards.
    - Is there any alternative that is permitted? Yes
    - What would it involve? – A fully constructed road with an unlocked gate possibly with a 'No Through Road' sign. This would need works approval from the NCA as the road and gate would be located within the designated area. It would also require sign off from the Conservator of Flora and Fauna and Roads ACT.
4. Gowrie Drive upgrades need to meet ESA standards amongst other things including meeting Roads ACT, National Capital Authority and ACT and potentially Commonwealth environmental requirements.
    - What level of upgrade to Gowrie Drive would satisfy ESA requirements? Gowrie Drive is a block and section, it is not a declared road reserve. Notwithstanding this ~~is~~ meets the definition of a road within the Territory Plan.

Territory Plan section can subsequently confirm the road administered by TCCS Roads ACT. It is not leased by the golf club. This being the case:

- The BMS requirements apply to this road. This includes 7 metre wide kerb-to-kerb construction etc.
- The intersection with Red Hill Drive would also need upgrading to an acceptable standard.

5. Any other considerations?

- The Territory Plan section can now confirm that the model of development proposed for the site meets the definition of a retirement village under the Territory Plan. This is based on information provided by proponent to date.
- Retirement villages are defined as Special Fire Protection Developments under the Strategic Bushfire Management Plan.
- While the location of the retirement village is not within the bushfire prone area, its access and egress is. This is why the emergency access is so important.
- ESA requests to review the proposal again once Roads ACT and other relevant agencies have commented on the likely extent of road upgrades for Gowrie Drive.
- Inclusion of road improvements could be explored as part of offsite works development, subject to RoadsACT's comments.

Formatted: Font color: Auto

From: Bootes, Trish
Sent: Wednesday, 8 August 2018 5:21 PM
To: Sayers, Caroline
Subject: Red Hill Integrated Plan [SEC=UNCLASSIFIED]

Hi Caroline,

Some quick thoughts on the proposals.

Cheers

Trish

Red Hill Integrated Plan

Significant loss of tree hollows and habitat
On the FGC site there appear to be 54 trees which contain hollows. This is a large number for a relatively small area and an indication of how valuable the site is for wildlife. From COG data in the general area there may be a number of native species that utilise these hollows including: Gang Gangs, Tawny Frog-mouths, Crimson Rosellas, Eastern Rosellas, Galahs, King Parrots, Squirrel Gliders, Brush-tail possums, bats and other woodland birds that forage in the area.

There is potential for threatened species to utilise the hollows but no information has been provided on this. It would therefore be advisable to undertake surveys or adopt the precautionary principle and avoid removal of hollow-bearing trees.

The wildlife atlas should be checked for bat records from Red Hill. There is a microbat colony in a hollow on Block 66. There are no bats listed as threatened in the ACT but a number of bats listed in NSW may visit here.

The Golf Course occupies gentle slopes immediately adjacent to Red Hill NR. These slopes are generally more productive than the areas occupied by the Nature Reserve and are likely to provide refuge habitat for many species during times of drought. For this reason the Golf Course can be regarded as an important buffer zone to the nature reserve that facilitates the maintenance of high biodiversity values through challenging weather conditions.

Any removal of YBRG should require offsetting.

Gowrie Drive
No information has been provided that allows an assessment of the impacts on Red Hill from any upgrading of the access road. It appears that most of the layby/passing areas are located on the uphill side of the road and will most likely require cut slopes within the reserve. Any disturbance to the reserve is not acceptable.

Area north of the golf club
The area north of the Golf Club, that is proposed to become reserve should the development proceed, is severely degraded and requires restoration, particularly the ground cover layer. Restoration is likely to be costly and sufficient funding should be provided to PCS should the development proceed.

Reserve access and facilities
Red Hill has little in the way of visitor facilities or infrastructure (other than the carpark and café at the southern end which are not in the reserve). The developments propose to significantly increase the population of people living in the area and will therefore increase impacts on the reserve. Planning and provision of funding for improved access and upgraded infrastructure would be required to cater for increased numbers of visitors to the reserve, should any development proceed.
Urban edge impacts are also likely such as weeds, straying domestic animals, increased noise, light impacts etc.

Block 66 Deakin
I have not made a detailed assessment of the impacts from development on this block. The development proposed is clearly excessive and cannot be supported because of the impacts on the block itself and impacts on adjacent reserve areas.

General comments
It is essential that impacts of development on both block need to be considered for their cumulative impacts. Connectivity throughout the area would be severely impacted and associated impacts on wildlife with the significant loss of habitat (approx. 6 hectares).

Trish Bootes
Manager, Conservation Planning
ACT Parks and Conservation Service

Environment, Planning and Sustainable Development Directorate
☎Tel: (02) 6205 0805

From: Sayers, Caroline
Sent: Wednesday, 8 August 2018 11:48 AM
To: McKeown, Helen; Kaucz, Alix
Subject: Meeting discussions - Integrated Plan traffic analysis and access arrangements [SEC=UNCLASSIFIED]

Hi Helen and Alix,

Just to confirm our discussion this morning. Please add, amend or delete as you see fit and I will keep it as a record of our meeting.

1. The independent traffic analysis has been completed and reviewed by TCCS Roads Act and Transport Planning with minor amendments recommended.
2. To date the Territory Plan Section has met with ESA to discuss the implications of the traffic analysis. A meeting has also be scheduled with the NCA.
3. Kent Street:
    - Already requires upgrades to deal with current and growing usage regardless of any development proposals on Deakin section 66
    - If development does process on Deakin section 66 there will need to be negotiations with the proponents about the nature, extent and costs of works on Kent Street
4. Federal Golf Club:
    - Preferred access is through Gowrie Drive only because:
        - Access via Brereton St would impact on lower order residential streets than via Gowrie Drive; and
        - Joint access through Brereton Street and Gowrie Drive would create a significant rat run.
    - The likely upgrades to Federal Golf Course using Gowrie Drive are:
        - The need for secondary emergency access via fully sealed link with Brereton Street through an unlocked gate;
        - The need to upgrade Gowrie Drive to standards suitable for emergency access including 7metre fully sealed surface; and
        - The need to upgrade the intersection with Red Hill Drive.
    - The implications of the upgrades required to Gowrie Drive are:
        - Cost of the upgrades to be borne by the proponents;
        - Agreement of the NCA; and
        - Environmental impacts – more detail below
5. Environmental impacts of upgrading Gowrie Drive include the loss of high value trees/habitat along the road corridor to achieve the 7 metre sealed road and associated safety requirements. This is most likely to trigger referral to the Commonwealth under the EPBC legislation and potential offset areas identified. The Conservator ordinarily withholds support for proposals until the EPBC processes are completed.
6. Development on the Golf Course would reduce potential environmental impacts if it were located closer to and access from Hughes. This potential environmental impacts along Gowrie Drive would be negated because it would not need upgrading. Also it may be that fewer hollow bearing trees on the golf course itself would be impacted via this option.

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

From: Lashkari, Mohammadali
Sent: Monday, 13 August 2018 2:58 PM
To:
Cc: ; Sayers, Caroline; Paynter, Patrick; Walter, Stephan
Subject: RE: Red Hill Reserve Surrounds Traffic Study - Draft Report [SEC=UNCLASSIFIED]

Hi

Please see below EPSDD and TCCS comments on the Strategic Modelling Report of Red Hill Reserve Surrounds Traffic Study. Please provide your response, including necessary changes in the final report by COB 20 August 2018 would be appreciated.

EPSDD comments:

- Currently the report focuses on the detailed scenarios. It is suggested the writing style be revised to have more a project focus to be useful for public release.

  1. it is recommended that a Exec summary be included and follow the following structure

     a. Overall assessment/statement for existing conditions for:
        1. Gowrie Dr
        2. Kent St
        3. Overall local network
     b. Scenario testing results with access to Federal Golf Club from:
        1. Gowrie Dr only
        2. Brereton St
        3. Gowrie Dr & Brereton St together
     c. Scenario testing results for Section 66
     d. Scenario testing results for Section 66 and Federal Golf Club access via Gowrie Dr only

  2. Suggested Executive Summary content for your consideration to include:

     Additional traffic volume generated by the Mbark-Federal development does not significantly impact on the local road network through the current access via Gowrie Drive. Physical improvements are required to access to the Mbark-Federal development and are the major constraint rather than traffic volume. The existing Gowrie Drive and Red Hill Drive intersection is non-compliant with the Austroads guidelines and required upgrade. Improvements will be required to

Gowrie Drive to meet safety and road design requirements and future more detailed feasibility design will be required. Brereton Street access delivers a technically viable alternative to Gowrie Drive. The option of connecting Brereton Street and Gowrie Drive created an unsuitable traffic network redistribution and is not recommended.

Kent Street is currently accommodating more traffic than recommended for a major collector without additional development. It is recommended that improvements be considered on Kent Street particularly if new development on Section 66 is proposed that reduces through traffic volume, improved site and site access and intersection safety. New development may be able to be accommodated if improvements deliver; traffic diversion to other more suitable routes, reduced volumes and improve intersection performance and safety at Kent Street.

Reviewing of these two proposed developments traffic analysis results indicates that these two developments have different impacts on the road network and for the further detailed traffic assessment in the future each development can be assessed independently. However, negative consequences of using Brereton Street access to Mbark-Federal Golf Club development and Section 66 Deakin development together has not been explored. These consequences are worthy of analysis.

3. Inclusion of a table of viable options into the Summary at Conclusion, generally along the lines of:

   a. Mbark/Federal

      1. No development
      2. Access from Gowrie Dr/Red Hill Dr
      3. Access from Brereton St.

   b. Deakin Section 66

      1. Full development (where a suite of improvements will be required along Kent St).
      2. Partial development (to address ecological issues and reduce traffic impacts).

      Please list these options, a description, opportunities (include advantages and the constructive suggestions) and challenges (of which there are many from the SMEC report plus TCCS and EPSDD comments). Preferably, a summary table of these traffic options to be included on a one page at most.

4. Additional recommendations for consideration:

   a. Scenario 6: Mbark-Federal Golf Club Development with access from Brereton Street and Section 66 Deakin Development, together.
   b. Scenario 7: 66 Deakin Partial Development.
   c. Separate cost estimates required for road/intersection upgrades in result of each development.

- Add a brief description of Scenarios in the tables 5 and 6. Tables 5 and 6 should include an additional row with 'Brereton St condition'. Scenario 1 would be 'closed to Gowrie St', Scenario 2 'Closed to Gowrie St and only access for development' and Scenario 3 'Open to Gowrie St and development'.

- Figures 20 and 24 indicate that traffic flow differences are too low for Scenarios 4 and 5. An explanation as to how an additional 250 plus residential units would only increase trips in the AM peak on Kent St by 15 to 23 vehicles and in some locations a decrease in 31 vehicles is required. Is there any model instability issues that need to be explored?

- From a purely technical standpoint, it would appear that the use of Brereton St as the access to Mbark-Federal development may be a viable option from a road capacity and safety perspective and is worthy of further investigation.

- Issues with the Gowrie Drive access which need to be addressed in the final report:
    - The golf course development should be referred to as the 'Mbark-Federal Golf Club development' rather than the 'Mbark <u>and</u> Federal Golf Club development' as it could be construed that there are two developments.
    - Environmental issues related to road upgrades and secondary access.

- Issues with the Kent Street which need to be addressed in the final report:
    - The inconsistency/difference between the CSTM model and the traffic survey count results identifying differences in traffic volume and capacity assumptions need to be explained in the final report. Should the final report recommend improvements to the model's capacity assumptions?
    - Can the Kent Street - Carruthers St and Kent St - Strictland Cres be signalised? Are there any physical constraints that preclude such improvements based on the desktop analysis?
    - More information on the potential for the traffic calming along Kent Street and the likely potential to divert the traffic and secure bus reliability is required. (Percentage of volume based on experience on other projects of such traffic calming options based on professional opinions and experience only).
    - Will traffic calming along Kent Street have the desired effect of moving traffic onto Carruthers St/Yamba Dr and Adelaide Ave? If yes, how the diverted traffic affects Carruthers St/Yamba Dr and Adelaide Ave.
    - Opinion on the potential of these works (improvements) to accommodate the level of development proposed at Deakin Section 66.
    - The report states that the land use assumptions include the Yarralumla Brickworks. However, as we discussed the data that was provided by TCCS did not include the Brickworks. Please revise this.

TCCS comments:

- The existing Red Hill Drive and Gowrie Drive intersection poses some safety concerns. AECOM's study (Red Hill Drive / Gowrie Drive intersection Analysis of Option Report) concludes this intersection is non-compliant with Austroads guidelines. There are poor sightlines and deep trench culverts in the vicinity. TCCS recommends to upgrade the intersection to improve road user safety. In light of this, the proposal to upgrade this in the SMEC report is supported.
- The report recommends improvements to Kent Street intersections with Carruthers Street and Strickland Crescent; however, from a transport planning perspective, TCCS would like the report to include link characteristics of the surrounding network, i.e. capacity, speed, and number of lanes etc., to carry out proper network assessments.
- Further augmentation works on Kent Street are not currently considered by TCCS. Future review will depend on many factors i.e. the need and available funding.

- TCCS support the notion of Brereton Street as a potential connection to Red Hill Section 56 for emergency services, with appropriate proper control treatments to facilitate this restricted access to the development. Please find attached the draft response from ESA in relation to this during the meeting that was held between EPSDD that was provided to us for reference.
- It is critical that we are clear that at present the proposed development on Red Hill Section 56 is inaccessible via public transport/will not meet the service demand requirements of an all day, 7-day public transport network as is currently proposed. It may be appropriate that, if an aged care facility or retirement village, the developer consider access to a community bus or similar for the area as part of the development process.
- Kent Street forms part of the bus network now and into the future. Any traffic calming on Kent Street needs to consider bus movements and calming measures that are bus friendly.
- The bus stop adjacent to development on Deakin Section 66 should be considered as part of the design. The stop will be a useful location for the development.
- Please ensure that proper consideration is given to cyclists and pedestrian crossing/access to connect to the bus stops.

Kind regards,

Ali

Mohammadali Lashkari | Engineer

☎ (02) 6205 4586 Mohammadali.Lashkari@act.gov.au

Infrastructure Planning | Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
Level 3, Dame Pattie Menzies House, 16 Challis Street Dickson 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [redacted]@smec.com]
Sent: Friday, 6 July 2018 3:43 PM
To: Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>
Cc: [redacted]@smec.com>
Subject: Red Hill Reserve Surrounds Traffic Study - Draft Report

Hi Ali,

You can download the Draft Report for the Red Hill Surrounds Traffic Study from this link: Sch 2.2(a)(xi) [redacted]

You can also download from the same link Appendix B, which are the Excel files containing the survey data supplied by Matrix.

Regards,

Local People, Global Experience
SMEC (Member of the Surbana Jurong Group)

www.smec.com | Linkedin

From: McKeown, Helen
Sent: Thursday, 18 October 2018 11:47 AM
To: EPD Impact
Cc: English, Terri-Ann
Subject: comment on Referral - (EPBC 2018/8277) – Federal Golf Club Retirement Village Project, Red Hill, ACT [SEC=UNCLASSIFIED]

Federal Golf Club – proposed retirement residential development
The largest impacts of the proposal are the loss of 5.62ha of native vegetation and 19 hollow bearing trees. The loss of 0.37ha of listed woodland is not significant at the Territory scale but may still require Commonwealth assessment.

There is at least 140ha of native vegetation within a 1km radius of the golf club. The clearing of 5.62ha would represent a loss of approximately 4%. This vegetation is of low to medium value local connectivity value based on canopy connectivity. Regional corridors have been identified on the site but they are generally low value and may require some restoration. In this context the loss of the native vegetation is not seen as significant particularly as it will not isolate any remnant vegetation, even if it does reduce some local linkage values. To maintain connectivity in the longer term it would be beneficial for the club to plant more native trees and shrubs within its "rough" areas and windbreaks.

The loss of hollow bearing trees is concerning given the recording of nesting Gang-Gang Cockatoos within the Red Hill Nature Reserve approximately 100 metres from the golf club fairways. Gang-Gang are listed as vulnerable in NSW and are obligate hollow nesters. The proponents provided the Conservator with a map and details of all hollow bearing trees on the golf course. 24% of the hollow bearing trees are to be removed, these trees contain 31% of all of the hollows recorded on site (an area of approximately 75 ha). This loss of hollows is potentially significant but will be at least partially offset by the salvage and relocation commitment made by the proponent.

Trees with a diameter at breast height of 1 metre or greater provide considerable ecological benefits, especially in buffer areas adjacent to reserves as is the case with the golf club. The proposal will remove 8 trees with a diameter of 1 metre or more, this represents a loss of 27% of all such trees within the golf course and a loss of 31% of indigenous trees with a diameter of 1 metre or more within the golf course. It is not possible to quantify the impact of these losses on the fauna of the local area other than to say that such impacts will be negative. Other threatened or declining bird species recorded from or adjacent to the development area that may be negatively affected by the loss of these large trees includes Speckled Warbler, Little Eagle, Scarlet Robin and Superb Parrot. The loss of these trees represents a degradation of the habitat values on the site rather than a complete loss of habitat.

The submission shows that minor areas of native vegetation will be impacted along Gowrie Drive for the installation of passing bays only, thereby protecting the larger remnant trees close to the road. My understanding is that these works would mean the access to the development would be substandard,

particularly for a vulnerable community, and that other agencies such as the Emergency Services Authority will require further works to the road to bring it up to standard. These works are likely to include widening of the road for its whole length and would require further consideration from an ecological perspective. The full extent of works needs to be understood before it can be determined if the cumulative impacts of the proposal are significant.

Regards

Helen McKeown | Conservator Liaison
Phone 02 6207 2247 |
Environment | Environment and Planning | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: McRae, Poppy
Sent: Tuesday, 30 October 2018 5:49 PM
To: Brady, Erin; Cusack, Kathy
Cc: English, Terri-Ann; Kaucz, Alix; Sayers, Caroline; Phillips, Brett; Bennett, JamesP
Subject: ACT Government comments - EPBC Referral for the Federal Golf Club Retirement Village Project, Red Hill ACT. [SEC=UNCLASSIFIED]
Attachments: Signed EPSDD Comments EPBC Referral 2018 8277 Federal Golf Club Retireme....pdf

Hi Erin and Kathy,

Thank you for meeting with us this afternoon to discuss the EPBC Referral for the Federal Golf Club Retirement Village Project, Red Hill ACT.

Please find attached a copy of the updated advice which has been provided to the Commonwealth.

If you have any further questions about EPBC referrals process or bi-lateral assessments please don't hesitate to contact Terri Ann or myself.

Kind Regards,

Poppy

_____
Poppy McRae | Assessment Officer
Phone 02 620 70730 | Poppy.McRae@act.gov.au
Impact Assessment | Environment, Planning and Sustainable Development | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.environment.act.gov.au

ACT
Government
Environment, Planning and
Sustainable Development

Mr Mike Smith
Director
Southern NSW Assessments Section
Assessments & Waste Branch
Department of the Environment and Energy
GPO Box 787
CANBERRA ACT 2601

Dear Mr Smith

Federal Golf Club Retirement Village Project, Red Hill ACT (EPBC 2018/8277)

Thank you for the opportunity to comment on the referral by MBark FGC Retirement Pty Ltd to build a retirement village and undertake ancillary works in Red Hill ACT under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Environment, Planning and Sustainable Development Directorate (EPSDD) has sought comments from relevant entities about the proposed action. The comments received are provided below.

The Conservator of Flora and Fauna advised the proposal will result in the loss of 5.62 ha of native vegetation and 24 per cent (19) of the hollow bearing trees at the site and may negatively impact the Superb Parrot. The proposal also involves the loss of 0.37 ha of listed woodland which may require Commonwealth assessment.

The ACT Heritage Council advised the proposed development is unlikely to damage Aboriginal places or diminish the heritage significance of places subject to *Heritage Act 2004* provisions, and no heritage assessment or management requirements are identified.

The Environment Protection Authority (EPA) did not provide comments in relation to Matters of National Environmental Significance. However, the EPA noted there is potential site contamination and this would need to be assessed in any future development application.

Please note that on 25 October 2017, the ACT Legislative Assembly passed a motion that the ACT Government not proceed with any Territory Plan Variations (TPV) for sites adjacent to the Red Hill Nature Reserve until an Integrated Plan for the Red Hill Nature Reserve and surrounds has been completed. The proposed development at the Federal Golf Club requires a TPV and falls into the area that requires the Integrated Plan. Therefore, the proposal cannot proceed for assessment by the ACT Government until the Integrated Plan is completed.

The ACT Government is working to finalise the Integrated Plan, in consultation with the proponent and other parties wishing to develop in the surrounding area, in order to understand the cumulative impacts of all development in this area.

The proposed action occurs on Territory land, and therefore would be subject to assessment under the *Planning and Development Act 2007*. If a controlled action decision is made in relation to the proposal, the bilateral assessment agreement is available for this proposal.

Please do not hesitate to contact Terri English on (02) 6207 1780 or Terri-Ann.English@act.gov.au if you require further information.

EPSDD looks forward to receiving a copy of the signed referral decision once the decision is made.

Thank you for seeking our comments on this referral.

Yours sincerely

Brett Phillips
Executive Director
Planning Delivery
30 October 2018

From: Sayers, Caroline
Sent: Friday, 23 November 2018 9:16 AM
To: Brady, Erin; Cusack, Kathy
Cc: Kelly, Shauna; Croke, Isabella; Kaucz, Alix
Subject: RE: Meeting on 5 December 2018 [SEC=UNCLASSIFIED]

Hi Erin,

This looks good and also clarifies the outcomes of the Minister's meeting for me.

I take it that we are going to discuss all four options with the stakeholders and community groups.

We need to acknowledge some sensitivity around the traffic analysis on the part of TCCS. They have asked that this study not be released publicly in full. Rather they would prefer a summary prepared.

I have added some additional comments below in red just for our own information.

Thanks
Caroline

-----Original Message-----
From: Brady, Erin
Sent: Thursday, 22 November 2018 4:24 PM
To: Cusack, Kathy <Kathy.Cusack@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: Kelly, Shauna <Shauna.Kelly@act.gov.au>
Subject: FW: Meeting on 5 December 2018 [SEC=UNCLASSIFIED]

Kathy, Caroline

Off the top of my head what do you think of this for an agenda?

1. Introduction & general update - EPSDD, MBARK/Federal Golf Club
2. Studies and analysis - EPSDD

- environment – both within the reserve (highest values are located along Gowrie Drive) and adjoining the reserve (on the Federal Golf Club land).
- bushfire risks – Gowrie Drive access is located within the high risk area.
– transport and infrastructure – primary access along Gowrie Drive and secondary access via Brereton Street are constrained.
- statutory/regulatory context – NCA – works approvals for any road upgrades, ESA – requirements for access and egress for retirement villages (sensitive land uses)

3. Opportunities and Constraints – the site presents an excellent opportunity; the access is the primary constraint.
4. Options and considerations – four options
5. Next Steps – open for discussion with MBark.

-----Original Message-----
From: [redacted]@mbark.com.au]
Sent: Thursday, 22 November 2018 4:14 PM
To: Brady, Erin <Erin.Brady@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>
Subject: Meeting on 5 December 2018

Dear Erin, Kathy and Caroline,

Thanks for the invitation from Erin to meet with you and discuss the integrated plan progress and findings.

I am writing to understand whether there may be other days of availability for this meeting. Can you please advise any other days and times that suit you. This will hopefully allow us to ensure we can attend with the right people from our side.

I'd also like to get an understand of an agenda or what we will cover at the meeting so I can make sure we have the right representation. Any guidance you can give in this regard will be appreciated.

Thanks

Adam Somerville
Managing Director
Mobile: [redacted]
Email: [redacted]@mbark.com.au

From: [redacted]@mbark.com.au>
Sent: Tuesday, 11 December 2018 12:29 PM
To: Cusack, Kathy; Brady, Erin; Sayers, Caroline
Cc: David Consalvi; Bob Correll; Robert Smyth; James Robinson; Tania Parkes; Scott Elias; Lei Chen
Subject: Meeting follow up

Dear Erin, Kathy, Caroline and Alix,

Thank you for your time last week. We appreciate the work that has gone into the plan development to this point.

There was a bit to digest (which we are still doing) and we hope to come back to you on some items over the next week.

We were pleased that most of our technical assessments relating to our proposal were confirmed by the independent work you had carried out. The exception to this was the emergency egress approach. It concerned me that we had received contrary feedback to each other, but I think the greater concern was the use of the words 'show stopper' relating to this matter.

We certainly understand the critical importance of keeping people safe within any urban environment and in the case of the Federal Golf Club area, there are many alternatives and options to ensure this.

In relation to this, I'd like to reiterate what we discussed at the meeting. The solution that was included in our proposal was only one option of many that remain available to us. It was a solution put forward as the most 'light touch' environmentally following extensive consultation with the Red Hill Regenerators (trying to minimise any impacts on the nearby Reserve) and also followed consultation with ESA.

To the extent that the ESA view was not fully developed in the first instance (as they were not engaged beyond commenting on the concept plans and were not assessing a formal proposal), we do have many other iterations of acceptable solutions for emergency egress. We intend to submit these to you for your consideration and to demonstrate that the residential accommodation of an aged population can be done safely and with the agreement of ESA. We also believe that the combinations can assist in ensuring the environmental touch is also light.

We are currently documenting these options in a clear format and intend to consult further with the ESA and yourselves to ensure everyone is comfortable. I think it might be more effective at this point in time for ESA to form a view that out of the options palette available, they are comfortable that a compliant and safe egress strategy can be delivered for the intended residential population. This will also include the fact that we have on site management, access to each residential premises, an acute understanding of the vulnerable members of the community and an ability to make direct contact with each resident in the event of an emergency. These represent significant advantages for emergency egress that do not exist outside of village communities and work well to support the physically compliant egress routes.

Hopefully you are happy to work with us on this matter. I am 100% confident that a robust and compliant solution is capable of being delivered for this proposal (or we would not have put it forward) that is sensitive to the local environmental considerations.

It is our intention to make this very clear and hopefully facilitate ESA giving you comfort that a solution can be delivered through a variety of avenues that would allow EPSDD to be confident adding this use to the proposed area at Federal.

If there are any other matters that arise like this in your further work, I'd appreciate an early heads up if possible. We have supplied a lot of information to you but certainly not everything we know. This egress situation is an example where we perhaps could have been more helpful at an earlier stage. We would like to assist wherever we can.

Thank you again for all you guys are doing on this plan and we will be in touch with further thoughts over the next week.

Regards

Adam

Adam Somerville

Managing Director
Mbark

M:
E: @mbark.com.au

WIVENHOE VILLAGE
AT KIRKHAM RISE

INNOVATION & EXCELLENCE AWARDS
RLB Rider Levett Bucknall
2018 WINNER

From: [redacted]@mbark.com.au>
Sent: Friday, 14 December 2018 2:25 PM
To: Brady, Erin; Cusack, Kathy; Sayers, Caroline
Cc: Bob Correll; David Consalvi; Tania Parkes; Robert Smyth; James Robinson
Subject: Federal Golf Club - Access / Egress Options
Attachments: FED_Access Egress Options Plan_181210.pdf

Dear Erin, Kathy and Caroline,

Please see attached our options for bushfire egress from the Federal Golf Club site.

There are 4 egress points that have been evaluated in our studies and each offers multiple options for how they can be activated. The combination of options, categorically provides a basis to make this site safe for the intended use of our proposal. We have combined them onto a single graphic for the best visual representation.

I wanted to reiterate that the option we ultimately proposed in our concept plans was the one that we considered to be an appropriate and most environmentally sensible approach, closely aligned to, but an improvement upon, the status quo. This option had been the subject of consultation with ESA and the Red Hill Regenerators and no issues had been raised with the approach.

For the purposes of the Integrated Plan however, a more expansive set of all of the potential options should be understood and considered. We have supplied the attached to ESA and we are arranging a meeting with them to specifically confirm that the suite of options available is more than sufficient to ensure safety and compliance for the intended population created by our proposal.

I will advise when the meeting with ESA is going ahead.

I know that the timing this close to the holiday break is not ideal but it is very important that everyone is clear that there are no technical impediments to adding the retirement village use to the nominated portion of the Golf Club lease area.

I'll be in touch early next week. If you have any comments, questions or concerns in the interim please call me.

Regards

Adam

Adam Somerville

Managing Director
MBARK

M:
E: @mbark.com.au

To Red Hill Dr.

Gowrie Dr.

Brereton St.

Birdwood St.

Kitchener St.

RED HILL NATURE RESERVE

PASSING BAY

MAINTENANCE FACILITY

SAFETY NETS ALLOW WILDLIFE TO PASS

PROPOSED EASEMENTS REFER TO SURVEYORS DOCUMENTATION

PASSING BAY

PRACTICE FAIRWAY

BLOCK D

POND 2

WIDENED 17th FAIRWAY

LOT 1 SECTION 56 RED HILL WODEN VALLEY

BLOCK C

EXISTING CLUBHOUSE DEMOLISHED

PROPOSED EASEMENTS REFER TO SURVEYORS DOCUMENTATION

BLOCK B

REALIGNED 15th FAIRWAY

Proposed Retirement Village Footprint

BLOCK A

POND 1

POND 1B

PROPOSED EASEMENTS REFER TO SURVEYORS DOCUMENTATION

BRERETON ST

Access / Egress Point A - Gowrie Drive

- **Option A1** - 4 new passing bays along Gowrie Drive and widening of carriage way around the final corner approaching the Club to 7m width (as currently proposed - refer to Appendix A)
- **Option A2** - widening the carriage way along the entire length of Gowrie Drive to 7.5m

Access / Egress Point D - Birdwood St

- **Option D1** - new 7.5m wide access road comprising of 3.5m paved road with 2m grass shoulder on both sides, generally following the alignment of an existing trail
- **Option D2** - a navigable identified route, generally following the alignment of an existing trail

Access / Egress Point B - Brereton St

- **Option B1** - widening existing fire trail to 7.5m comprising of 3.5m paved road with 2m grass shoulder on both sides, controlled access with 7.5m rangers gate (as currently proposed - refer to Appendix A)
- **Option B2** - widening existing fire trail to 7.5m comprising of 3.5m paved road with 2m grass shoulder on both sides, unrestricted access with unlocked gate

Access / Egress Point C - Kitchener St

(2 route options shown)

- **Option C1.1 and 1.2** - new 7.5m entry boulevard style paved road, generally following the alignment of an existing trail
- **Option C2.1 and 2.2** - new 7.5m wide access road comprising of 3.5m paved road with 2m grass shoulder on both sides, generally following the alignment of an existing trail
- **Option C3.1 and 3.2** - a navigable identified route, generally following the alignment of an existing trail

1 SITE PLAN 1:2200

2 LOCATION PLAN 1:2000

3 EXISTING CLUBHOUSE 1:2000

NOTE:
-ALL DWELLINGS ADAPTABLE

-SEE DRAWING 01:02 FOR SURVEY INFORMATION

FEDERAL GOLF COURSE
VILLAGE SITE
CLUBHOUSE SITE
EXISTING CLUBHOUSE
RED HILL EXTENSION

YIELD	
62	HOUSES
24	TOWNHOUSES
9	1 BED APARTMENT
12	2 BED APARTMENT
12	3 BED APARTMENT
6	PENTHOUSE APARTMENT
125	TOTAL YEILD

Saturday Studio | Federal | MBARK

ACTIVE AND CONNECTED / RETIREMENT COMMUNITY FOR OVER 55'S

SATURDAYSTUDIO.COM.AU

31/5/18 C COURSE INCLUSIONS 15045 - MBARK DA01:01 31/5/18 DA SITE PLAN 1:2200@A1

From: [redacted]@mbark.com.au>
Sent: Tuesday, 18 December 2018 11:44 AM
To: Brady, Erin; Cusack, Kathy; Savers, Caroline; Kaucz, Alix
Cc: David Consalvi; [redacted] taniaparkes@taniaparkes.com.au; [redacted]; James Robinson; Lei Chen
Subject: ESA meeting

Dear Erin, Kathy, Caroline and Alix,

Following my email from Friday, I confirm that a meeting has been arranged this with ESA for Friday morning at 8.30am.

It is a meeting that we are happy for EPSDD to attend although we acknowledge the challenges this may present at this time of year.

Whether or not you are able to attend, I'd like to give ESA a very specific brief or purpose for the meeting, which I'd like to agree with you in advance of Friday.

I would like to advise ESA that they are not assessing a single option but rather are being requested to form a view on whether a safe and compliant emergency egress solution for the intended population of the proposal can, in their opinion, be delivered from the options available to the Club (as outlined in the attachment provided Friday).

Will this be sufficient to allow a retirement village use to the Integrated Plan without technical hurdles? If so, what form of response will be required from ESA?

Happy to discuss or receive your thoughts before Friday. It's important we are on the same page with what we are asking of ESA at this time.

Regards

Adam

Adam Somerville
Managing Director
Mobile: [redacted]
Email: [redacted]@mbark.com.au

From: McFarlane, Trina
Sent: Friday, 21 December 2018 11:10 AM
To: Cusack, Kathy; Kaucz, Alix
Cc: Brady, Erin; Sayers, Caroline
Subject: Federal Golf Club - Meeting on ESA bushfire access/egress options [SEC=UNCLASSIFIED]
Attachments: FED_Access Egress Options Plan_181210.pdf

Hi all

I attended the meeting today at Federal Golf Club this morning.

Five bushfire access/egress options were presented (attached) by the proponent.

In summary, the options presented would satisfy the requirements of ESA and could be resolved at DA stage. Please see further notes below for file.

Regards
Trina

Meeting Notes – Federal Golf Club

Purpose: To discuss bushfire access/egress options and requirements of ESA for proposed redevelopment of part of the site for an independent retirement village.
Time/Date: 8:30-9:30am, Friday 21 December 2018
Venue: Federal Golf Club, Boardroom
Attendees: Jeff Dau and Greg Potts (ESA), Mick George (Ecological), David Consalvi (Mbark), Trina McFarlane (EPSDD)
Apologies: Scott Elias (Federal Golf Club), Alix Kaucz and Caroline Sayers (EPSDD)

Discussion:
•ESA noted a lot of aged care and independent retirement villages are proposed in bushfire prone areas. The Strategic Bushfire Management Plan is expected to be finished in mid-2019. BALO because of vegetation type.
•Ecological confirmed grades of all access/egress options are achievable.
•ESA confirmed the need for one 7.5m wide paved road for primary access/egress. Providing secondary access/egress is good and there is more flexibility the requirements for secondary access/egress.
•ESA noted that if the primary access/egress road was:

- Brereton St, it would need to be paved and controlled with a locked gate or another method for emergency vehicles and to prevent rat-running through residential suburbs. It is the shortest option.
- Kitchener St (either option), it provides the benefit of an edge road to existing surrounding residential suburbs.

•ESA provided in-principle support to the options for access/egress arrangements. They can be further investigated to inform the DA.

Actions:
•ESA Greg Potts to drive the routes as presented in the options to confirm if they can be easily maintained. EPSDD is welcome to attend.

-----Original Message-----
From: Cusack, Kathy
Sent: Thursday, 20 December 2018 9:00 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: Brady, Erin <Erin.Brady@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: FW: ESA meeting [SEC=UNCLASSIFIED]

Alix, as discussed with Erin yesterday, could you brief Trina for attendance at this meeting tomorrow?

Many thanks, Kathy

Kathy Cusack
Executive Director
Phone: 02 6205 0204 | Email: kathy.cusack@act.gov.au Planning, Land and Building 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

-----Original Message-----
From: [redacted] @mbark.com.au]
Sent: Tuesday, 18 December 2018 11:44 AM
To: Brady, Erin <Erin.Brady@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: [redacted] @mbark.com.au>; [redacted] ; taniaparkes@taniaparkes.com.au; [redacted] ; [redacted] @mbark.com.au>; [redacted] @mbark.com.au>
Subject: ESA meeting

Dear Erin, Kathy, Caroline and Alix,

Following my email from Friday, I confirm that a meeting has been arranged this with ESA for Friday morning at 8.30am.

It is a meeting that we are happy for EPSDD to attend although we acknowledge the challenges this may present at this time of year.

Whether or not you are able to attend, I'd like to give ESA a very specific brief or purpose for the meeting, which I'd like to agree with you in advance of Friday.

I would like to advise ESA that they are not assessing a single option but rather are being requested to form a view on whether a safe and compliant emergency egress solution for the intended population of the proposal can, in their opinion, be delivered from the options available to the Club (as outlined in the attachment provided Friday).

Will this be sufficient to allow a retirement village use to the Integrated Plan without technical hurdles? If so, what form of response will be required from ESA?

Happy to discuss or receive your thoughts before Friday. It's important we are on the same page with what we are asking of ESA at this time.

Regards

Adam

Adam Somerville
Managing Director
Mobile: [redacted]
Email: [redacted]@mbark.com.au

From: Brady, Erin
Sent: Wednesday, 9 January 2019 12:31 PM
To: Cusack, Kathy; Kelly, Shauna
Cc: Sayers, Caroline; Croke, Isabella
Subject: RE: Draft meeting notes for the Red Hill Integrated Plan - community meeting of 11 December 2018 [SEC=UNCLASSIFIED]

Yes okay to go

From: Cusack, Kathy
Sent: Tuesday, 8 January 2019 4:52 PM
To: Kelly, Shauna <Shauna.Kelly@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>
Cc: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Croke, Isabella <Isabella.Croke@act.gov.au>
Subject: RE: Draft meeting notes for the Red Hill Integrated Plan - community meeting of 11 December 2018 [SEC=UNCLASSIFIED]

Thanks Shauna,

These notes are cleared,

Best regards, Kathy

Kathy Cusack
Executive Director
Phone: 02 6205 0204 **|** Email: kathy.cusack@act.gov.au
Planning, Land and Building 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

---

From: Kelly, Shauna
Sent: Tuesday, 8 January 2019 2:37 PM
To: Brady, Erin <Erin.Brady@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>

Cc: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Croke, Isabella <Isabella.Croke@act.gov.au>
Subject: FW: Draft meeting notes for the Red Hill Integrated Plan - community meeting of 11 December 2018 [SEC=UNCLASSIFIED]
Importance: High

Hi Erin/Kathy

Can you please clear the meeting notes below from the last meeting with Red Hill? Out of Scope

Caroline has been approached by the community groups to set up the next meeting on Friday 18 January, and I could send these minutes out with the invite. I've put a hold in both your diaries for the 18th January for this meeting. Any problems with this let me know.

Many thanks
Shauna

Shauna Kelly | Executive Assistant to Dr Erin Brady – Deputy Director-General, Land Strategy & Environment
Phone 02 6207 1266 | 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

From: Sayers, Caroline
Sent: Tuesday, 8 January 2019 9:17 AM
To: Croke, Isabella <Isabella.Croke@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>
Subject: FW: Draft meeting notes for the Red Hill Integrated Plan - community meeting of 11 December 2018 [SEC=UNCLASSIFIED]
Importance: High

Hi again,

I drafted these after the meeting on 11 December and sent through to Alix. Not sure whether they have progressed up the line or not. The residents groups are very keen to have these notes, so can we please follow up whether they have been sent to Kathy and or Erin for sign off?

Many thanks
Caroline

From: Sayers, Caroline
Sent: Tuesday, 11 December 2018 2:53 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: Croke, Isabella <Isabella.Croke@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>

Subject: Draft meeting notes for the Red Hill Integrated Plan - community meeting of 11 December 2018 [SEC=UNCLASSIFIED]
Importance: High

Hi Alix,

As discussed at the community meeting this morning we agreed to send out some draft meeting notes. Erin has sent me her notes and I have incorporated them below. Please review and update as necessary and pass onto Kathy then Erin. I am assuming that Shauna would send them out to all people who were invited.

Thanks C

Draft Meeting Notes - Red Hill Integrated Plan – community meeting of 11 December 2018

- Attendees – Dr Erin Brady – EPSDD; Kathy Cusack – EPSDD; Alix Kaucz – EPSDD; Caroline Sayers – EPSDD; [redacted] – RHR; [redacted] – Cons Council; [redacted] – Deakin Residents Association; [redacted] – Hughes Residents Association; [redacted] – GAHRAG; [redacted] – GAHRAG; [redacted] – RHRG – apology; [redacted] – FOG – absent.
- Intent of the meeting is to update the stakeholders on the analysis and options that have been undertaken to date.
- Planning Processes –
    - Consultation across all sectors of the ACT Government and the National Capital Authority as well as the key stakeholders including proponents of Deakin section 66 and at the Federal Golf Club.
    - Independent traffic analysis has been undertaken.
    - Next step to take feedback from these meetings and update options and analysis and come back to stakeholders in early February 2019. EPSDD will work toward a draft Integrated Plan possibly for April 2019.
- Study area including:
    - The core study area - all blocks adjacent to the Red Hill Nature Reserve and the surrounding open space network.
    - The broader context area - residential areas of Hughes, Garran and Deakin; Deakin office park. Areas excluded are the Garran hospital precinct; and the Commonwealth land and playing fields adjacent to Adelaide Avenue at Deakin
- Ecological values:
    - Mapped within the Red Hill Nature Reserve
    - Review of the Plan of Management for the Canberra Nature Park including the Red Hill Nature Reserve
    - Funding the capping of the old Deakin tip
    - Values, links and corridors on surrounding open space network and leased lands.
- Opportunities and constraints to urban development in the core study area:
    - Traffic analysis –
        - Kent Street is likely to require upgrades in the near future with implications for development within the Deakin office park and at Deakin section 66;
        - Gowrie Drive traverses the nature reserve and is problematic in terms of emergency access egress for development at the Federal Golf Club
        - Brereton Street is a low order residential street and is not recommended as alternative access for the Federal Golf Club
        - A thoroughfare linking Brereton Street with Gowrie Drive would create a significant rat run.

- Bushfire risk – is problematic for leases adjoining the Red Hill Nature Reserve including; Deakin section 66; parts of the Federal Golf Club and its sole access along Gowrie Drive; residential low density areas adjoining the nature reserve.
- The established low density settlement pattern of areas surrounding the nature reserve and potential for increased edge affects limit development potential in the area.

- Options:
  - Option 1 – do nothing –
    - The Federal Golf Club could explore uses permitted under the current PRZ2 restricted access recreation zoning including a range of recreation uses; hotels; motels and clubs up to 15% of the site
    - Deakin office park and community facilities allow a range of uses for which there are current development applications in train.
    - Deakin section 66 could be developed for a uses permitted under the current TSZ2 services zoning including storage facility, waste transfer stations and the like.
  - Option 2 – development as proposed by developers –
    - Retirement village at Federal Golf Course provided the constraints relating to emergency access, traffic and ecological values are addressed
    - Significant mixed use residential development at Deakin section 66 provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
    - Deakin office park as per option 1
  - Option 3 – expanded Deakin office park
    - The Federal Golf Club could explore uses permitted under the current PRZ2 restricted access recreation zoning as for option 1
    - Include Deakin section 66 into the Deakin office park area with limitations on residential development on the site provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
    - Deakin office park as per option 1
  - Option 4 - expanded Deakin office park and alternatives for the Federal Golf Club
    - The Federal Golf Club could explore development at another location on the site with alternative access of Kitchener Street.
    - Include Deakin section 66 into the Deakin office park area with limitations on residential development on the site provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
    - Deakin office park as per option 1
- Discussion/comments from the group:
  - The Prime consideration /objective relates to the preservation of the Red Hill Nature Reserve and any impacts on it.
  - The broader context has been considered (and largely related to if certain options might be pursued).
  - Weeds and management of weeds in the Red Hill Nature Reserve is a fundamental consideration for the protection of the values of the reserve.
  - Ecological values – have been mapped within the area of the Red Hill Nature Reserve as well as the identification of key values, links and corridors outside the reserve.
  - Traffic analysis – discussion was broad ranging and included: time counts; modelling; the recent upgrades (speed bump) in place
  - Deakin Section 66 – is essentially two parts being the current footprint of development and vacant land
  - Federal Golf Club site –
    - Gowrie Drive widening might have impacts on the wildlife and environment
    - Suggestion for handing part of the site back to the reserve with the balance being utilised for recreation and/or education

- The scale of development was discussed including – height, number of units (scale) and location (siting). GAHRAG will forward some considerations of this.
- Management of site retained if developed under the retirement village MBark model
- preference is for Gowrie Drive as is or closed.

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

From: Terrplan
Sent: Thursday, 10 January 2019 12:03 PM
To: Sayers, Caroline
Subject: FW: Integrated Plan for Red Hill Nature Reserve and surrounds - draft meeting notes [SEC=UNCLASSIFIED]

From:
Sent: Thursday, 10 January 2019 11:57 AM
To: Terrplan <Terrplan@act.gov.au>
Cc:
Subject: RE: Integrated Plan for Red Hill Nature Reserve and surrounds - draft meeting notes [SEC=UNCLASSIFIED]

Hi Caroline
Out of Scope
The Draft Notes of the 11 December Meeting look fine to me with one exception – **Option 2** - first dot point - should add "impact on existing neighbouring residences" to the list of constraints.
Looking forward to talking to you on the 17th January
Best regards

From: Terrplan [mailto:Terrplan@act.gov.au]
Sent: Thursday, 10 January 2019 9:53 AM
To:
Subject: Integrated Plan for Red Hill Nature Reserve and surrounds - draft meeting notes [SEC=UNCLASSIFIED]

Greetings one and all,

Apologies for the delay in getting the draft meeting notes out.

As below. Many thanks

Caroline

Draft notes for meeting of 11 December 2018

- Attendees – Dr Erin Brady – EPSDD; Kathy Cusack – EPSDD; Alix Kaucz – EPSDD; Caroline Sayers – EPSDD; [redacted] – RHR; [redacted] – Cons Council; [redacted] – Deakin Residents Association; [redacted] – Hughes Residents Association; [redacted] – GAHRAG; [redacted] – GAHRAG; [redacted] – RHRG – apology; [redacted] – FOG – absent.
- Intent of the meeting is to update the stakeholders on the analysis and options that have been undertaken to date.
- Planning Processes –
    - Consultation across all sectors of the ACT Government and the National Capital Authority as well as the key stakeholders including proponents of Deakin section 66 and at the Federal Golf Club.
    - Independent traffic analysis has been undertaken.
    - Next step to take feedback from these meetings and update options and analysis and come back to stakeholders in early February 2019. EPSDD will work toward a draft Integrated Plan possibly for April 2019.
- Study area including:
    - The core study area - all blocks adjacent to the Red Hill Nature Reserve and the surrounding open space network.
    - The broader context area - residential areas of Hughes, Garran and Deakin; Deakin office park. Areas excluded are the Garran hospital precinct; and the Commonwealth land and playing fields adjacent to Adelaide Avenue at Deakin
- Ecological values:
    - Mapped within the Red Hill Nature Reserve
    - Review of the Plan of Management for the Canberra Nature Park including the Red Hill Nature Reserve
    - Funding the capping of the old Deakin tip
    - Values, links and corridors on surrounding open space network and leased lands.
- Opportunities and constraints to urban development in the core study area:
    - Traffic analysis –
        - Kent Street is likely to require upgrades in the near future with implications for development within the Deakin office park and at Deakin section 66;
        - Gowrie Drive traverses the nature reserve and is problematic in terms of emergency access egress for development at the Federal Golf Club
        - Brereton Street is a low order residential street and is not recommended as alternative access for the Federal Golf Club
        - A thoroughfare linking Brereton Street with Gowrie Drive would create a significant rat run.
    - Bushfire risk – is problematic for leases adjoining the Red Hill Nature Reserve including; Deakin section 66; parts of the Federal Golf Club and its sole access along Gowrie Drive; residential low density areas adjoining the nature reserve.
    - The established low density settlement pattern of areas surrounding the nature reserve and potential for increased edge affects limit development potential in the area.
- Options:
    - Option 1 – do nothing –
        - The Federal Golf Club could explore uses permitted under the current PRZ2 restricted access recreation zoning including a range of recreation uses; hotels; motels and clubs up to 15% of the site

        - Deakin office park and community facilities allow a range of uses for which there are current development applications in train.
        - Deakin section 66 could be developed for a uses permitted under the current TSZ2 services zoning including storage facility, waste transfer stations and the like.
    - Option 2 – development as proposed by developers –
        - Retirement village at Federal Golf Course provided the constraints relating to emergency access, traffic and ecological values are addressed
        - Significant mixed use residential development at Deakin section 66 provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
        - Deakin office park as per option 1
    - Option 3 – expanded Deakin office park
        - The Federal Golf Club could explore uses permitted under the current PRZ2 restricted access recreation zoning as for option 1
        - Include Deakin section 66 into the Deakin office park area with limitations on residential development on the site provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
        - Deakin office park as per option 1
    - Option 4 - expanded Deakin office park and alternatives for the Federal Golf Club
        - The Federal Golf Club could explore development at another location on the site with alternative access of Kitchener Street.
        - Include Deakin section 66 into the Deakin office park area with limitations on residential development on the site provided the constraints relating to bushfire, traffic, ecological values and the old Deakin tip are addressed.
        - Deakin office park as per option 1
- Discussion/comments from the group:
    - The Prime consideration /objective relates to the preservation of the Red Hill Nature Reserve and any impacts on it.
    - The broader context has been considered (and largely related to if certain options might be pursued).
    - Weeds and management of weeds in the Red Hill Nature Reserve is a fundamental consideration for the protection of the values of the reserve.
    - Ecological values – have been mapped within the area of the Red Hill Nature Reserve as well as the identification of key values, links and corridors outside the reserve.
    - Traffic analysis – discussion was broad ranging and included: time counts; modelling; the recent upgrades (speed bump) in place
    - Deakin Section 66 – is essentially two parts being the current footprint of development and vacant land
    - Federal Golf Club site –
        - Gowrie Drive widening might have impacts on the wildlife and environment
        - Suggestion for handing part of the site back to the reserve with the balance being utilised for recreation and/or education
        - The scale of development was discussed including – height, number of units (scale) and location (siting). GAHRAG will forward some considerations of this.
        - Management of site retained if developed under the retirement village MBark model
        - preference is for Gowrie Drive as is or closed.

From: [redacted]
Sent: Thursday, 17 January 2019 10:30 PM
To: Sayers, Caroline
Subject: Red Hill Integrated Plan
Attachments: EPSDD meeting 17 January 2019.docx

Hello Caroline

As discussed at the meeting today I have attached for your information a copy of the speaking notes which I used at the meeting.

As you know Erin has a copy of the images I showed. To project the images properly a PDF reader/viewer program needs to be used. 'View' needs to set on single image to get each complete image on the screen.

Kind Regards
[redacted]

Meeting with EPSDD 17 January 2019

- There are three matters we would like to deal with:
  - Development on the Federal Golf Club;
  - The options you have identified in the Integrated Plan process;
  - The investigation of concessional leases.

- I would first like to take you through a series of six images which display our basic thinking about possible development on the Federal golf course in a situation where the golf club continues to operate as a golf club
  .
- At this stage I am not being specific about any particular type of development.

- **The first image** shows – the FGC – the Nature Reserve – the Gowrie Drive access road which is in the Nature reserve– Garran (Brereton St), Hughes (Kitchener Street).

  The FGC lease covers 87hectares. A fairly standard area for a golf course is around 40 hectares.

- **The second image** shows in white potential areas for development on the golf course:
  - these areas were chosen primarily due to the fact that they had the least impact on the golf course layout;
  - this yellow area is the area proposed for the retirement village development.

- **The next few images** demonstrate the problems with a number of the possible development sites, including the area proposed for the retirement village.

- **This image** shows in brown hatching the most significant patches of the critically endangered Yellow Box Red Gum Woodland on the golf course lease area.

  - The 12.5 hectare patch in the NW corner is recognised by everyone, including the ACT Government, as an area of high quality woodland. It is as good as any area in the Nature Reserve.
  - One thing that must come out of the development of the Integrated Plan and the Investigation of Concessional leases is the incorporation of this area into the Nature Reserve.
  - For too long this area has been used as a bribe by the FGC/MBark to gain the support of conservation organisations for their proposed development.
  - The fact is that this area is not for the FGC to give or not give, it is purely a decision for the Government.

- The other area of woodland, which is found behind the Brereton Street residences, meets the Commonwealth definition of the critically endangered woodland, and is an important component of the woodland found in the reserve.

- **This next image** shows in green hatching a 200 metre buffer zone which is required to protect the ecology of both the nature reserve and the 12.5 hectares of woodland on the golf course which must be incorporated into the reserve.

- **This image** then includes in purple marking a 100 metre buffer to protect the amenity of residents potentially adjacent to any proposed development. This 100 metre buffer is based on current distances of residences from constructions on the course and disturbances emanating from the golf club and considering the impact of disturbance from similar proposed developments in other areas.

- **The last image** in this series of images shows in red the all important bushfire zone.

- If we now look at the four possible areas for development, we see that:

  - for very sensible reasons two of the areas must be totally ruled out for development;

  - the area proposed for development by the Federal Golf Club/MBark must be reduced in size;

  - the area in the south is the least affected by bushfire, conservation and residential amenity concerns. Out of the four areas it has the largest impact on the golf course by proposing that two fairways be developed. This can be overcome by building new holes in the yellow area and on the disused fairway and some reordering of the golf holes. The golf club of course will say that this is not possible and not acceptable. It is an issue which can be reasonably dealt with by a golf course architect.

- The area in the south has the advantage of being adjacent to the open space area between Garran and Hughes which could be potentially undergo some development and could also be used for access to the course, allowing Gowrie Drive to be closed.

- The unmarked yellow area could be used for developments allowed for under the existing lease/zoning. It is a total nonsense to propose that a retirement village of any size should be built there. It is totally isolated from any public transport or amenities

of any sort. It is on the edge of a bushfire zone and is in close proximity to important conservation areas.

- **The final image** shows an area that is potentially available for development if the golf club is no longer operating. In our view it would be best if Gowrie drive was closed for vehicle use and this northern area included in the nature reserve or retained as open green space. The area shown for inclusion in the reserve/kept as open space is a minimum area and consideration should be given to retaining a larger area thereby pushing any development further away from the bushfire zone.

- Development in the southern area would need to retain as many as possible of the mature trees and associated habitat. Sensitive development should then be undertaken primarily on the existing golf fairways. Once again, the southern area is adjacent to the open space area between Garran and Hughes which could be used for some development and providing access from Kitchener Street.

- Under both scenarios – club operating or not, the most sensible area for development is in the southern part of the course. A development in this area while the club is operating fits in with a longer term scenario covering the circumstance in which the club ceases to operate. If the current proposed FGC development was allowed to occur the opportunity to implement a rational planning approach in the future would be cruelled.

- Quite frankly the golf club is in the wrong place and no matter what is done the golf club will continue to struggle, and in the process use huge amounts of our valuable potable water.

The second matter we wish to discuss are the options put forward at the meeting on 11 December

- In relation to the "do nothing" option (1) we agree that the FGC should be restricted to exploring uses that accord with its current lease/zoning, but do not agree with the notion that Section 66 be developed under the current TSZ2 zoning. From every perspective and particularly from a planning perspective the proposals put forward by Hindmarsh are appalling.

- In relation to option (2) for the reasons already outlined it would be totally unacceptable for the current proposed developments to proceed. This would be a total planning disaster.

- We favour option 3 which is for the Deakin Office Park to expand to include Section 66, with the FGC restricted to exploring uses that accord with its current lease/zoning.

  - Our support for this option is conditional on the understanding that:
    -we are dealing with the development of the whole site (not just the Hindmarsh land) and
    -on the proviso that the site is used for office/commercial activities and
    -that those parts of the back and southern areas of the site which are important from a conservation perspective are protected.

  If this approach is taken it may be possible to negotiate an acceptable outcome.

- In relation to option 4
  - expansion of the Deakin Office Park may be acceptable on the basis I have outlined.
  - There is clearly merit in development of the FGC at the southern end with access from Kitchener Street.
  - However, in our view at this time, particularly in light of the investigation into concessional leases the Integrated Plan should not opt for an outcome that involves residential or other development which is outside the provisions of the current lease/zoning. In our view this would prejudice or limit the outcomes which may result from the concessional lease investigation. This same line of argument also applies to option (2).

From: Terrplan
Sent: Tuesday, 22 January 2019 9:19 AM
To: Sayers, Caroline
Subject: FW: Red Hill Integrated Plan [SEC=UNCLASSIFIED]
Attachments: Brereton woodland Report - Word Doct.docx

From:
Sent: Monday, 21 January 2019 6:25 PM
To: Terrplan <Terrplan@act.gov.au>
Subject: Red Hill Integrated Plan

To – Caroline Sayers
Territory Plan Section

Hi Caroline
Great to talk to you last week. Many thanks.
I have attached for your information the Report on the "Brereton Woodlands" by Dr Michael Mulvaney as we discussed. This area of native yellow box grassy woodland on the Federal Golf Course (adjacent to Brereton Street residents) is not nearly the size of the other important woodland on the NW corner of the Club's lease but as you will see, Dr Mulvaney believes it to be significant and documents his case well as always.
Please let me know if I can be of further help.
Very best wishes

Co Convenor
GAHRAG (Garran and Hughes Residents Action Group)

A Report on:

An Environmental Study of

Brereton Woodland

An area contained within the Federal Golf Course and adjacent to Brereton Street, Garran.

Presented on Behalf of:

The Red Hill Regenerators Group

And

The garran and Hughes Residents Action Group

Summary

The Brereton St woodland has important environmental value, both in its own right and as an integral part of the wider Red Hill woodland. In its own right the woodland area:

- Contains 1.125 ha of critically endangered box –gum woodland;
- In a regional perspective the woodland has a moderate floristic value;
- Contains nine plant species that are considered by the Commonwealth as important species of the vegetation type, and 11 species which a NSW Department of Environment woodland and grassland rating system considers of high regional significance;
- It supports three plant species considered uncommon in the ACT.
- It contains 126 native trees;
- Yellow box comprise 70% of the trees. Scientific study has enabled the age of yellow box in the Canberra area to be estimated from the diameter of their tree trunks. The lease area contains four yellow box trees estimated to be 94 – 140 years old, eight between 140 – 187 years old, twelve between 187 – 257 years old and one older than 257 years;
- It contains a suspected nesting trees of the gang gang cockatoo, listed as threatened in NSW. Very few nesting trees of this species are known with the ACT.
- It is recorded habitat for eight species of woodland birds considered to be declining or threatened in the ACT or wider NSW

Red Hill's 375 ha woodland is of national significance due to its very large size, plant diversity and number of rare and threatened species its support. The Brereton woodland area is an important and integral component of the wider woodland as it:

- Contains 41 large hollow bearing trees, which are a limited resource on Red Hill. These large hollow bearing trees are important for maintaining local bird, possum and bat populations;
- It is breeding and/or foraging habitat of several of the rare and threatened animal species found on Red Hill and adds to the local viability of these species. Threatened or rare species recorded in the lease area include the speckled warbler, double-barred finch, white-winged triller, gang gang and southern whiteface; and
- Is part of a wooded connection to Hughes Woodland, another significant woodland remnant near Red Hill.

1. Purpose of paper

This paper documents the conservation values of Brereton Woodlands. This woodland is a contiguous and integral part of a 375 hectare woodland remnant found on Red Hill. Most of Red Hill is part of Canberra Nature Park and is managed for its conservation values. Currently the Federal Golf Club proposes development within the Brereton street woodlands. This paper documents the inappropriateness of such development in relation to the conservation values present within the lease area

2. Significance of Red Hill's endangered woodland

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.

2.1 Large size

Red Hill supports one of the largest remaining remnants of the endangered yellow box – Blakley'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, most woodland plant and animal species are able to disperse across this highway.

2.2 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 southeastern 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.

2.3 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 wrinkelwort (*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. The Hill is a major habitat for several of these species. 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. Several ACT and/or NSW threatened birds as well as several regionally uncommon birds breed on the Hill.

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.

3. Significance of Brereton St woodland

Brereton woodland within the golf club lease is an integral component of the nationally significant Red Hill woodland and contributes to the overall viability and functioning of Red Hill's wildlife. Over 46 native plant species occur within the proposed development area. This area also contains several hollow bearing trees a limited resource on Red Hill and provides a significant component of the tree hollow habitat on the Hill.

The woodland stretches for about 375 m with a width varying from 20 – 40 meters. It is part of a link between Red Hill and Hughes Woodland. The remnant supports 1.125 ha of critically endangered woodland.

3.1 Extent of critically endangered woodland within lease area

To classify as Box-Gum Woodland under the Environmental Protection Biodiversity Conservation Act 1999 (EPBC), at least 50% of the perennial vegetation in the ground layer (that below 1m) must be made up of native species, and the canopy must be or was once dominated by one of the characteristic canopy species (i.e. they can be treeless, but must have or once had an overstorey dominated by yellow box, Blakely's red gum and/or white box).

The understorey of 1.125 ha area is dominated by perennial native grass species, mainly weeping grass (*Microlaena stipoides)* and also corkscrew grass (*Austrostipa spp*.), wallaby grass (A*ustrodanthonia* spp.). The width of the woodland understorey is reduced in places, to a minimum width of 20m by garden plantings, spread of garden plants and by weed invasion by exotic species such as Chilean needle grass and fescue.

In Brereton woodland there have been 126 native (locally indigenous – non planted) trees identified of which 88 are yellow box (70% of all trees) and 37 are red gums (29% of all trees).

Woodland, of less than 2ha, with a native understorey and yellow box and or red gum as dominant species is considered by the Commonwealth to be part of the listed critically endangered ecological community if **:**

> *The vegetation patch must be greater than 0.1 ha, with a diverse ground layer made up of 12 or more native non-grass species, including a pre-defined 'important' species.* The EPBC listing nominates what an important species is, and includes many species that area generally absent under prolonged grazing. The Brereton ST Woodland contains 33 non grass species in the understorey, including eleven important species.

3.2 Significant plant species

The Statutory Flora and Fauna Scientific Committee has prepared for the ACT Government a list of 308 plant species that are considered to be significant within the ACT. Their significance is due to their rarity, their highly restricted distribution, or because they are of biogeographic importance (e.g. endemic to the ACT or at distribution limit). Three of these species occur with the Brereton St Woodland, including:

A scattered population of between 50 – 100 plants of yellow burr daisy (*Calotis lappulacea*) ;

Two patches of about 20 plants of tick bush (*Indigofera adesmiifolia*); and

Two locations of the pale flax lily *(Dianella longifolia)* The

locations of these plants are shown below or can be viewed on-line at

http://canberranaturemap.org/Community/LocationMap/1018

Figure 1 – locations of rare daisy (yellow), tick bush (red) and Lily (light purple)

Sch 1 1.14

3.3 Relative floristic richness of site

Since the 1990s, floristic data (plant species lists and cover abundance) has been collected in a standard way from grassy ecosystem sites across southern NSW and the ACT. Grassy

ecosystem sites include Natural Temperate Grassland and lowland woodlands. Information has been collected from over 1000 sites in the region and relative floristic value calculated according to a set methodology for each site. This data set and methodology enables the relative floristic value of the woodland within the proposed development area to be compared with sites across the wider region. The methodology is described in detail by Rehwinkel (2007) at http://www.gbwcmn.net.au/sites/default/files/GrasslandAssessmentMethod_0.pdf

In summary, floristic value is determined by the number and cover abundance of significant species present. The methodology requires that within polygons or vegetation patches of similar condition and type, 20 x 20m quadrats are located. Quadrats are placed in locations that are in the best condition in terms of native species cover and richness. A small polygon or vegetation patch will usually only require one quadrat, but multiple quadrats may be required in larger areas. Within each 20 x 20m quadrat, all plant species are recorded and their cover abundance assessed according to the Braun– Blanquet scale:

R < 5% cover and solitary (<4 individuals)

F < 5% cover and few (4-15 individuals)

O < 5% cover and numerous/scattered (>15 individuals)
2 5% - 25% cover
3 26% - 50% cover
4 51% - 75% cover
5 >75% cover

The floristic value of the quadrat is determined by the number, type and cover abundance of significant species in each quadrat. Rehwinkel (2007) applied a significance score to the 650 plant species that occur within the grassy ecosystems of the region. Each species was placed into one of the following three groups:

1. Common or increaser species (c), which do not add much to the value of a site, and are not included in the analysis of floristic value;
2. “Indicator species, level 1”, which indicate that the site has value; and
3. “Indicator species, level 2”, which are the highly significant species; these are the rarest of the grassy ecosystems species and have the highest significance scores.

Floristic value is determined by adding the total number of indicator species found within a quadrat, except for indicator level 1 species that have 4 or less plants occurring within a quadrat (r plants). There is also an additional score according to the total number of indicator species (both level 1 and 2) that occur within a quadrat at cover abundance greater than 5% or with more than 4 occurrences.

Across the ACT and North-western sub-region covering part of the Murrumbidgee and Lachlan River catchments (includes Boorowa, Crookwell, Yass, Gunning, Gundaroo and Queanbeyan Local Government Areas), floristic scores range from 0 to about 60. In terms of relative floristic value the scores reflect the following.:

< 5 little floristic value and dominated by exotic species and/or common native species
5 – 9 low floristic value
10 – 14 moderate floristic value with a few significant species
15 – 19 moderate to high floristic value
20 – 24 high floristic value many significant species present
25- 35 very high floristic value

35+ exceptional floristic value, site of very high diversity with numerous significant species present.

A 20x20m plot was surveyed on 22 May 2016 within the development area (near the burr daisy location shown in Figure 1) and a score of 13 was obtained. Thus in the context of Box Gum woodland across South-eastern NSW and the ACT, the woodland at Brereton St is considered to be of moderate floristic value.

3.4 Large number of trees and significant tree habitat

3.4.1Tree size and age

As indicated in Appendix 2, Brereton woodland contains at least 126 local, non-planted trees above 15cm in circumference. There are also an additional 21 large exotic planted trees, and a copse of planted Blakley's Red Gum trees,of about 8-10m height. Development of the area would result in a significant native tree loss. Some of the trees are likely to be over 200 years old and many of the trees are older than 100 years. The site contains 41 mature trees, of an age and size that contain or are expected to contain hollows that are utilised for breeding and shelter by many of Red Hill's native bird, possum and bat species. Figure 2 illustrates the distribution of trees of the various size classes, while Figure 3 illustrates the distribution of the different tree species. It is evident that the proposal area supports a high tree density.

Figure 2 Size of native and planted trees within Brereton St Woodland

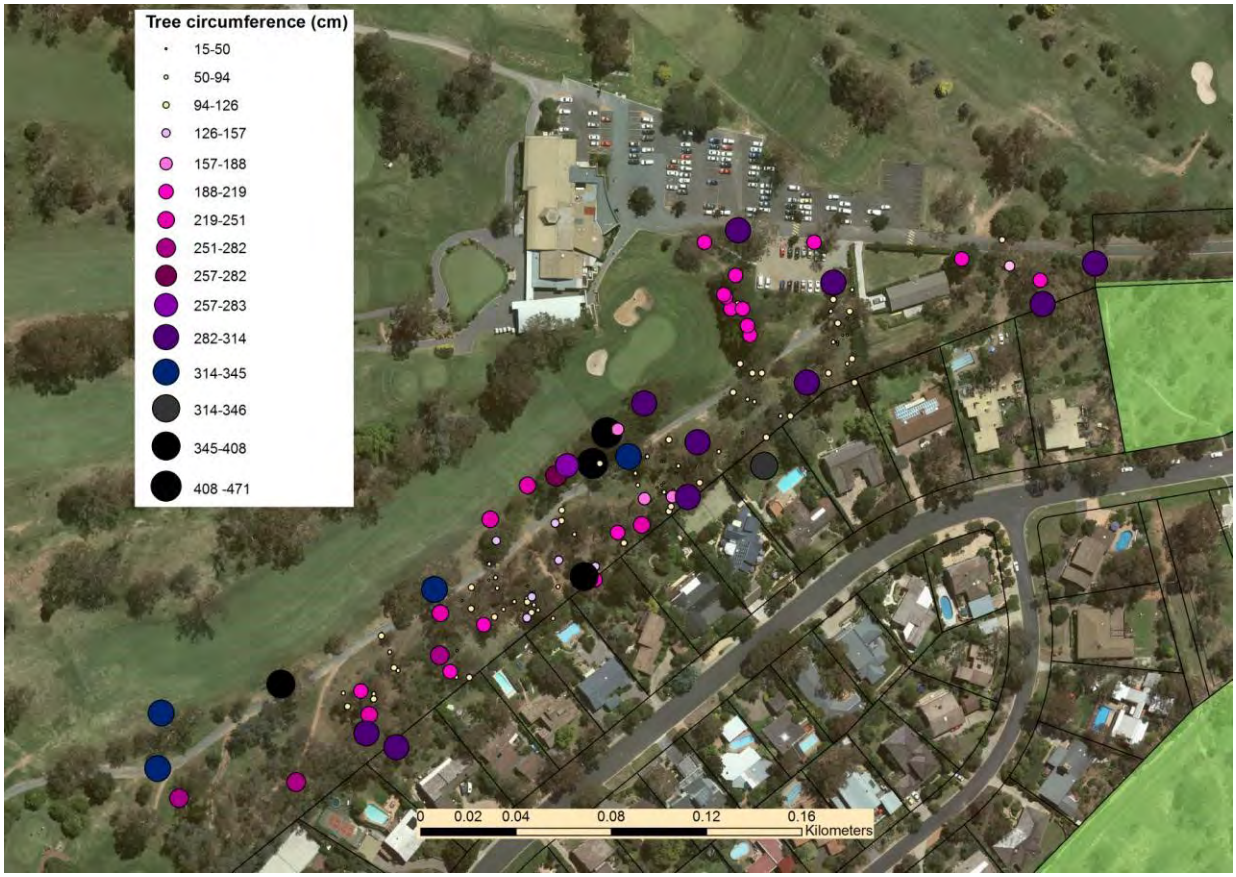
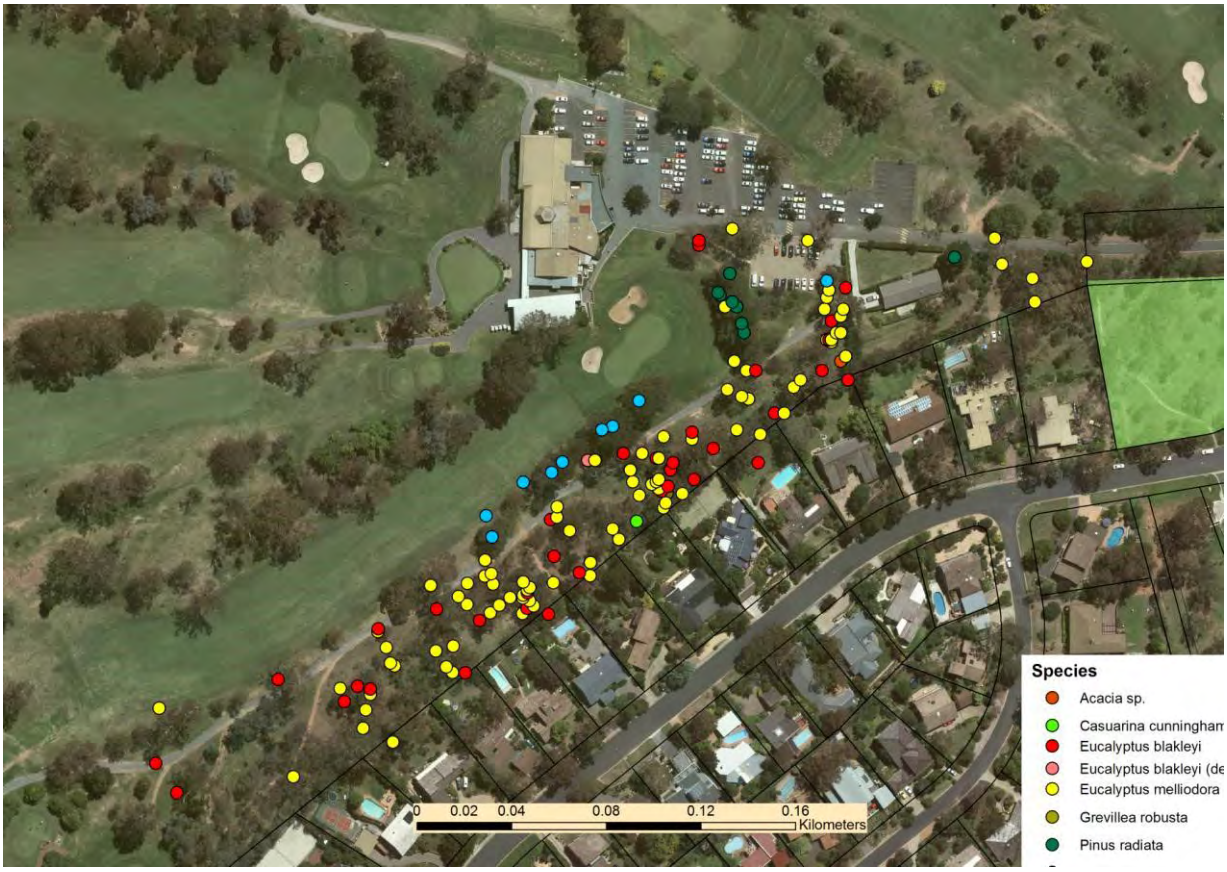


Figure 3. Distribution of Tree Species within Brereton St Woodland



Banks 1997 undertook a growth ring of analysis of yellow box trees in the Canberra region. The study produced a spreadsheet for predicting the age of a yellow box tree from the Diameter at Breast Height (DBH) size. On average, yellow box takes about 95 years to reach a circumference of 125cm, which is the size recognised as a mature tree in the Commonwealth box gum policy statement. The age classes of yellow box found on the lease area are shown in Appendix 2 and mapped in Figure 4.

3.4.2 Tree habitat

The Red Hill Regenerators parkcare group and others have placed over 100 nesting boxes on Red Hill. Boxes have been designed for a range of hollow nesting bird species, bats and possums. All boxes are quickly occupied by wildlife, which suggests that hollows are a limiting resource on Red Hill. As was common for many areas in Canberra, early settlers virtually denuded the Hill's upper slopes, while urban development has now encroached on most of the lower slopes, hence the shortage of large hollow-bearing trees. There are about 50 hollow bearing trees within the proposed development area. They are likely to be of importance to maintaining local wildlife. Not only does the development area contain a relatively high number of hollow-bearing trees, but many of the trees have large hollows that only develop in very old trees. Bigger birds,such as Galahs, Sulphur Crested Cockatoos, Gang Gangs and Wood Ducks, which have all been recorded breeding within or in the close vicinity of the proposed development area, require hollows of at least 15cm in diameter. The King Parrot is another bird observed breeding in the development area, it requires trees with deep hollows that go metres down the tree. Trees bearing big hollows are an even rarer local resource. Other hollow breeding species observed in the development area include Crimson and Eastern Rosellas, Red-rumped Parrot, Little Corella, the Striated Pardalote, Kookaburra,

Southern Boobook and Brush-tail Possum. As part of any development assessment the importance of Brereton woodland for hollow breeding wildlife should be determined.

Eight species of woodland bird that area either listed as vulnerable nationally, in the ACT or NSW and/or that are considered to be in significant regional decline have been recorded foraging within or within 500m of the Brereton woodland. These are the Little Eagle, Superb Parrot, Gang Gang Cockatoo, Speckled Warbler, Scarlet Robin, Double-bar Finch, Southern White Face and White-winged Triller.

Figure 4. Age Estimate of Yellow Box Trees within Brereton St Woodland

Appendix 1 Plant List

Latin Name	Commom name	EPBC list	Important plant	Rehwinkle	Abundance
Acacia dealbata	Silver Wattle	Y			F
Acacia implexa	Hickory Wattle	Y			Rp/c
Acacia rubida	Red-leaf Wattle	Y			Rp/c
Acaena echinata	Sheeps Burr	Y		c	O
Acaena ovina	Sheeps Burr	Y		c	O
Aristida ramosa	Purple Wiregrass	Y		c	O
Asperula conferta	Common Woodruff	Y	Y	2	Rp/c

Austrodanthonia caespitosa	Ringed Wallaby Grass	Y		c	Op/c
Austrodanthonia eriantha	A Wallaby Grass	Y		c	O
Austrodanthonia sp.	A Wallaby Grass			c	O
Austrostipa bigeniculata	Tall Speargrass	Y		c	I
Austrostipa scabra	Corkscrew Grass	Y		c	O
Bothriochloa macra	Redleg Grass	Y		c	O
Bulbine bulbosa	Bulbine Lily	Y	Y	2	R
Calotis lappulacea	Yellow Burr-daisy	Y	Y	2	O
Carex inversa	Knob Sedge	Y		c	O
Cassinia quinquefaria	Dog Wood	Y		c	R
Cheilanthes sieberi	Rock Fern	Y		2	O
Chenopodium pumilo	Small Crumbweed	Y		c	O
Chloris truncata	Windmill Grass	Y		c	O
Chrysocephalum apiculatum	Yellow Buttons	Y	Y	1	O
Cynoglossum suaveolens	Sweet Hound’s Tongue	Y		c	R
Desmodium varians	Slender Tick Trefoil	Y	Y	2	R
Dianella longifolia	A Flax Lily	Y	Y	2	R
Dichondra repens	Kidney Weed	Y		c	O
Einandia nutans	Climbing Saltbush	Y		c	O
Elymus scaber	Wheatgrass	Y		c	O
Eucalyptus blakelyi	Blakley's Red Gum	Y		c	F
Eucalyptus melliodora	Yellow Box	Y		c	I
Euchiton sphaericus	A Cudweed	Y		c	O
Geranium solanderi	Native Geranium	Y		c	O
Glycine tabacina	Glycine Pea	Y	Y	2	O
Grevillea juniperina					O
Hardenbergia violacea	False Sarsaparilla	Y	Y	2	R
Hydocotyle laxiflora	Stinking Roger	Y		2	O
Indigofera adesmiifolia	Tick Bush	Y	Y	2	O
Lomandra filiformis ssp. filiformi	Wattle Mat-rush	Y		1	O
Lomandra multiflora	Many-flowered Mat-rush	Y		2	R
Microlaena stipoides	Weeping Grass	Y		c	F
Oxalis perennans	Grassland Wood Sorrel	Y		c	O
Panicum effusum	Hairy Panic	Y		c	O
Poa sieberiana	Poa Tussock	Y		c	O
Rumex brownii	Swamp Dock	Y		c	O
Schoneus apogon	Schoenus	Y		c	O
Senecio quadridentatus	Cotton Fireweed	Y		c	Rp/c
Themeda australis	Themeda	Y	Y	2	F
Tricoryne elatior	Yellow Rush Lily	Y	Y	2	O
Vittadinia cuneata	Fuzzy New Holland Daisy	Y		c	O
Vittadinia muelleri	Narrow-leaf New Holland Daisy	Y		c	Rp/c
Wahlenbergia communis	Tufted Bluebell	Y		c	O
Wahlenbergia stricta	Tall Bluebell	Y		c	F
Xerochrysum viscosum	Sticky Everlasting	Y		c	R

R = rare < 3 isolated plants, Rp/c = rare patches <3 isolated clumps with max of 10 plants per clump O = occasional plants (occurring from time to time but not at regular intervals, Op/c = occasional patches or clumps, generally > 5% cover. I = Intermittent regularly but well spaced Ip/c regular patches F= frequent dominant or sub-dominate species

Appendix 2 – Tree measurement data

Species	x	y	Circumfer (cm)	Age Estimate	Height > 12m	Canopy Diameter (m)
Acacia sp.	691960.0000	6088117.0000	50-94		N	8
Casuarina cunninghami	691873.5892	6088049.2095	219-251		y	20
Eucalyptus blakelyi	691884.0000	6088062.0000	15-50		N	2
Eucalyptus blakelyi	691887.0000	6088064.0000	15-50		N	3
Eucalyptus blakelyi	691888.0000	6088071.0000	15-50		N	2
Eucalyptus blakelyi	691882.0000	6088076.0000	15-50		N	3
Eucalyptus blakelyi	691897.0000	6088087.0000	15-50		N	3
Eucalyptus blakelyi	691955.0000	6088126.0000	15-50		N	3
Eucalyptus blakelyi	691900.0000	6088168.0000	188-219		y	15
Eucalyptus blakelyi	691868.0000	6088078.0000	314-345		y	26
Eucalyptus blakelyi	691925.0000	6088074.0000	314-346		y	22
Eucalyptus blakelyi	691889.0000	6088074.0000	50-94		N	5
Eucalyptus blakelyi	691906.0000	6088080.0000	50-94		N	5
Eucalyptus blakelyi	691932.0000	6088095.0000	50-94		N	8
Eucalyptus blakelyi	691962.0000	6088148.0000	50-94		N	3
Eucalyptus blakelyi	691898.0000	6088067.0000	94-126		y	20
Eucalyptus blakelyi	691963.0000	6088109.0000	94-126		Y	6
Eucalyptus blakelyi	691924.0000	6088113.0000	94-126		y	10
Eucalyptus blakelyi	691952.0000	6088113.0000	94-126		Y	12
Eucalyptus blakelyi	691956.0000	6088134.0000	94-126		N	12
Eucalyptus blakelyi	691900.0000	6088166.0000	94-126		N	12
Eucalyptus blakelyi (dead)	691853.0000	6088075.0000	408 -471		y	0
Eucalyptus blakleyi	691827.4764	6088019.1187	126-157		y	8
Eucalyptus blakleyi	691838.7156	6088034.4160	126-157		y	24
Eucalyptus blakleyi	691837.2285	6088049.9846	126-157		y	14
Eucalyptus blakleyi	691764.3999	6088003.8161	15-50		N	5
Eucalyptus blakleyi	691755.6989	6087979.5864	188-219		y	12
Eucalyptus blakleyi	691807.2180	6088007.3429	188-219		y	18
Eucalyptus blakleyi	691789.1323	6088012.1674	219-251		y	20
Eucalyptus blakleyi	691683.2008	6087863.4944	251-282		y	15
Eucalyptus blakleyi	691679.2589	6087934.6041	251-282		y	30

Eucalyptus blakleyi	691670.4287	6087946.9997	314-345		y	30
Eucalyptus blakleyi	691722.1128	6087982.5215	345-408		y	32
Eucalyptus blakleyi	691849.4819	6088027.5279	345-408		y	30
Eucalyptus blakleyi	691761.1293	6087978.3609	50-94		y	10
Eucalyptus blakleyi	691836.3774	6088010.0507	50-94		y	22
Eucalyptus blakleyi	691750.1030	6087973.0470	94-126		y	8
Eucalyptus blakleyi	691801.2912	6087985.2736	94-126		y	20
Eucalyptus blakleyi	691827.3345	6088012.4630	94-126		y	14
Eucalyptus meliodora	691809.5798	6088032.8174	50-94		y	12
Eucalyptus melliodora	691825.4692	6088010.2832	126-157	95- 117	y	20
Eucalyptus melliodora	691854.1215	6088031.8681	126-157	95-117	y	10
Eucalyptus melliodora	691796.0735	6087996.4826	15-50	<38	N	2
Eucalyptus melliodora	691798.3407	6088017.5200	15-50	< 38	N	5
Eucalyptus melliodora	691828.4327	6088021.3178	15-50	< 38	N	2
Eucalyptus melliodora	691825.7529	6088023.5945	15-50	<38	N	5
Eucalyptus melliodora	691809.4379	6088026.1618	15-50	< 38	N	5
Eucalyptus melliodora	691880.0000	6088065.0000	15-50	<38	N	2
Eucalyptus melliodora	691882.0000	6088066.0000	15-50	< 38	N	4
Eucalyptus melliodora	691883.0000	6088067.0000	15-50	< 38	N	2
Eucalyptus melliodora	691883.0000	6088076.0000	15-50	< 38	N	3
Eucalyptus melliodora	691916.0000	6088088.0000	15-50	< 38	N	4
Eucalyptus melliodora	691940.0000	6088106.0000	15-50	<38	y	3
Eucalyptus melliodora	691956.0000	6088125.0000	15-50	<38	N	3
Eucalyptus melliodora	691956.0000	6088126.0000	15-50	<38	N	2
Eucalyptus melliodora	691958.0000	6088129.0000	15-50	<38	N	3
Eucalyptus melliodora	691960.0000	6088129.0000	15-50	<38	N	3
Eucalyptus melliodora	691960.0000	6088136.0000	15-50	< 38	N	3
Eucalyptus melliodora	692028.0000	6088158.0000	157 - 188	117- 140	Y	11
Eucalyptus melliodora	691874.7347	6088060.2829	157-188	117- 140	y	18
Eucalyptus melliodora	691693.3179	6087868.8278	188-219	141- 163	y	14
Eucalyptus melliodora	691793.1574	6087987.6665	188-219	141 -163	y	18
Eucalyptus melliodora	691854.0033	6088026.3217	188-219	141- 163	y	12
Eucalyptus melliodora	691863.5191	6088046.0949	188-219	141- 163	y	24
Eucalyptus melliodora	691911.0000	6088140.0000	188-219	141- 163	y	10

Eucalyptus melliodora	692041.0000	6088152.0000	188-219	141- 163	Y	20
Eucalyptus melliodora	691946.0000	6088168.0000	188-219	141-163	y	15
Eucalyptus melliodora	691759.1222	6087969.5255	219-251	164- 187	y	26
Eucalyptus melliodora	691728.5105	6087941.3234	251-282	188- 211	y	24
Eucalyptus melliodora	691788.7541	6087994.4190	251-282	188 -211	y	26
Eucalyptus melliodora	691770.6557	6087955.9624	282-314	211- 234	y	24
Eucalyptus melliodora	691758.0477	6087961.7799	282-314	211- 234	y	34
Eucalyptus melliodora	691892.9387	6088061.0046	282-314	211- 234	y	30
Eucalyptus melliodora	691897.0000	6088084.0000	282-314	211- 234	y	25
Eucalyptus melliodora	691943.0000	6088109.0000	282-314	211- 234	y	20
Eucalyptus melliodora	692042.0000	6088142.0000	282-314	211- 234	N	25
Eucalyptus melliodora	692064.0000	6088159.0000	282-314	211- 234	Y	20
Eucalyptus melliodora	691914.0000	6088173.0000	282-314	211- 234	y	20
Eucalyptus melliodora	691671.8338	6087970.2751	314-345	235 - 257	y	33
Eucalyptus melliodora	691786.6180	6088022.2090	314-345	235 - 257	y	17
Eucalyptus melliodora	691684.9480	6087860.1278	345-408	258 - 304	Y	30
Eucalyptus melliodora	691748.4032	6087978.6321	50-94	38 -70	y	6
Eucalyptus melliodora	691795.8371	6087985.3898	50-94	38 -70	y	16
Eucalyptus melliodora	691771.3411	6087988.1314	50-94	38 -70	y	10
Eucalyptus melliodora	691767.8705	6087995.9738	50-94	38 -70	y	12
Eucalyptus melliodora	691815.5410	6088013.8241	50-94	38 -70	y	6
Eucalyptus melliodora	691830.0852	6088013.5142	50-94	38 -70	y	12
Eucalyptus melliodora	691828.3145	6088015.7715	50-94	38 -70	y	10
Eucalyptus melliodora	691820.1570	6088017.0551	50-94	38 -70	y	12
Eucalyptus melliodora	691827.5000	6088020.2279	50-94	38 -70	N	6
Eucalyptus melliodora	691813.0031	6088022.7565	50-94	38 -70	y	5
Eucalyptus melliodora	691838.4791	6088023.3233	50-94	38 -70	N	6
Eucalyptus melliodora	691812.1886	6088027.2129	50-94	38 -70	y	4
Eucalyptus melliodora	691845.3151	6088045.3731	50-94	38 -70	y	5
Eucalyptus melliodora	691883.0000	6088063.0000	50-94	38 -70	N	5
Eucalyptus melliodora	691872.0000	6088066.0000	50-94	38 -70	N	5
Eucalyptus melliodora	691871.0000	6088071.0000	50-94	38 -70	Y	6
Eucalyptus melliodora	691876.0000	6088078.0000	50-94	38 -70	Y	5
Eucalyptus melliodora	691921.0000	6088101.0000	50-94	38 -70	N	8

Eucalyptus melliodora	691918.0000	6088102.0000	50-94	38-70	N	5
Eucalyptus melliodora	691954.0000	6088126.0000	50-94	38 -70	N	5
Eucalyptus melliodora	691953.0000	6088139.0000	50-94	38 -70	N	6
Eucalyptus melliodora	691955.0000	6088147.0000	50-94	38 -70	N	6
Eucalyptus melliodora	691761.0820	6087976.1424	94-126	71 - 94	N	4
Eucalyptus melliodora	691769.5467	6087989.2794	94-126	71 - 94	y	10
Eucalyptus melliodora	691764.3763	6088002.7069	94-126	71 - 94	y	10
Eucalyptus melliodora	691811.8340	6088010.5738	94-126	71 - 94	y	12
Eucalyptus melliodora	691801.9058	6088014.1147	94-126	71-94	y	14
Eucalyptus melliodora	691825.6111	6088016.9389	94-126	71-94	y	14
Eucalyptus melliodora	691825.6347	6088018.0481	94-126	71 - 94	y	10
Eucalyptus melliodora	691802.0949	6088022.9889	94-126	71 - 94	y	10
Eucalyptus melliodora	691866.1515	6088041.5996	94-126	71 - 94	y	7
Eucalyptus melliodora	691839.9792	6088051.0357	94-126	71 - 94	y	12
Eucalyptus melliodora	691840.0738	6088055.4728	94-126	71 - 94	y	14
Eucalyptus melliodora	691885.0000	6088055.0000	94-126	71 - 94	Y	20
Eucalyptus melliodora	691886.0000	6088057.0000	94-126	71 - 94	Y	20
Eucalyptus melliodora	691856.0000	6088075.0000	94-126	71 - 94	N	5
Eucalyptus melliodora	691885.0000	6088085.0000	94-126	71 - 94	N	5
Eucalyptus melliodora	691926.0000	6088086.0000	94-126	71 - 94	Y	10
Eucalyptus melliodora	691936.0000	6088095.0000	94-126	71 - 94	N	3
Eucalyptus melliodora	691912.0000	6088105.0000	94-126	71 - 94	Y	10
Eucalyptus melliodora	691920.0000	6088113.0000	94-126	71 - 94	y	12
Eucalyptus melliodora	691915.0000	6088117.0000	94-126	71-94	y	5
Eucalyptus melliodora	691962.0000	6088119.0000	94-126	71 - 94	N	5
Eucalyptus melliodora	691961.0000	6088139.0000	94-126	71 - 94	Y	8
Eucalyptus melliodora	691954.0000	6088144.0000	94-126	71 - 94	Y	9
Eucalyptus melliodora	692025.0000	6088169.0000	94-126	71 - 94	Y	8
Grevillea robusta	691695.6321	6087892.0838	94-126		y	6
Pinus radiata	691919.0000	6088129.0000	188-219		y	13
Pinus radiata	691918.0000	6088133.0000	188-219		y	12
Pinus radiata	691916.0000	6088140.0000	188-219		y	14
Pinus radiata	691909.0000	6088145.0000	188-219		y	13
Pinus radiata	691908.0000	6088146.0000	188-219		y	13
Pinus radiata	691913.0000	6088154.0000	188-219		y	13

Pinus radiata	692008.0000	6088161.0000	188-219		y	10
Pinus radiata	691914.0000	6088142.0000	94-126		y	10
Sydney Blue Gum	691812.5196	6088042.7428	126-157		y	22
Sydney Blue Gum	691863.5323	6088089.3759	157-188		y	14
Sydney Blue Gum	691690.0836	6087887.7629	188-219		y	14
Sydney Blue Gum	691809.9817	6088051.6751	219-251		y	22
Sydney Blue Gum	691825.7423	6088065.7663	219-251		y	20
Sydney Blue Gum	691837.6541	6088069.9515	257-282		y	22
Sydney Blue Gum	691842.2938	6088074.2918	257-283		y	22
Sydney Blue Gum	691874.6770	6088100.2361	282-314		y	24
Sydney Blue Gum	691954.0000	6088151.0000	282-314		y	12
Sydney Blue Gum	691859.0000	6088088.0000	408 -471		y	25
Ulmus chinensis	691886.5756	6088061.1402	157-188		y	22

Date of survey:	Site name: Brer	Site id. Code:	Species code (enter species code in the pale blue column below)	Braun-Blanqet code (enter BB score in the pale blue column below)	The cells below will autofill with the species' full name	The cells below will autofill with the species' Significance Level Code
			gera sola	F	Geranium solanderi	c
			care inve	1	Carex inversa	c
			scho apog	1	Schoenus apogon	c
			Aust bige	2	Austrostipa bigeniculata	c
			Aust scab	2	Austrostipa scabra	c
			pani effu	1	Panicum effusum	c
			Euca blak	F	Eucalyptus blakelyi	c
			Chry apic	1	Chrysocephalum apiculatum	c
			chei sieb	1	Cheilanthes sieberi	1
			Grev sp	1	Grevillea sp.	-
			Aust spd	2	Austrodanthonia sp.	c
			Euca mell	F	Eucalyptus melliodora	c
			Micr stip	1	Microlaena stipoides	c
			loma fili	1	Lomandra filiformis	1
			Tric elat	1	Tricoryne elatior	1
			eina nuta	1	Einadia nutans	c
			both macr	1	Bothriochloa macra	c
			Calo lapp	1	Calotis lappulacea	2
			Aris ramo	1	Aristida ramosa	c
			Poa sieb	1	Poa sieberiana	c
			Aspe conf	R	Asperula conferta	1
			Wahl comm	F	Wahlenbergia communis	c
			Dian long	R	Dianella longifolia	2
			Acac impl	R	Acacia implexa	1
			Hydr laxi	R	Hydrocotyle laxiflora	1
			Loma mult	R	Lomandra multiflora	1
			acac bail	F	Acacia baileyana	e
			Hypo radi	1	Hypochaeris radicata	e
			Free sp	1	Freesia sp	e
			Plan lanc	1	Plantago lanceolata	e
			Ehrh sp	1	Ehhartia sp	e
			Hype perf	1	Hypericum perforatum	s
			Nass tric	F	Nassella trichotoma	s
			Paro bras	2	Paronychia brasiliana	e
			Lepi sp	1	Lepidium sp	e
			Pass moll	1	Passiflora mollisma	e
			Euph sp.	1	Euphorbia sp	e
			Chon junc	R	Chondrilla juncea	e
			Rubu frut	R	Rubus fruticosus	e
			Sorb dome	R	Sorbus domestica	e
			Cony sp	R	Conyza sp.	e
			Viol odor	R	Viola odorata	e
			Nass nees	R	Nassella neesiana	s

alis is present at the site in density greater than 75% cover add value of 1 in this box	
If the site is a drainage depression or flat, and *Poa labillardierei* is present at the site in density greater than 75% cover, then add the value of "1" in this box	

Site value score	13.0

Number of common species	16
Number of indicator level 1 species	7
Number of indicator level 2 species	2
Total number of native species	25
Number of exotic species	14
Number of significant weed species	3

Plot information:

Datum	
AMG Easting	
AMG Northing	

From: Sayers, Caroline
Sent: Monday, 4 February 2019 10:24 AM
To: Balberona, Justinieta; Zeta, Darwin; Lashkari, Mohammadali
Cc: Walter, Stephan; Paynter, Patrick
Subject: FW: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]
Attachments: FED_Access Egress Options Plan_181210.pdf

Importance: High

Greetings,

The proponents of the Federal Golf Club retirement village have proposed alternative access/ egress through Birdwood Street and/or Kitchener Street (refer attached).

The traffic analysis that EPSDD commissioned did not assess whether Birdwood or Kitchener Streets has capacity to accommodate the retirement village of some 125 dwelling units.

Could you please advise if there is any existing analysis of information on the capacity of these two streets that we could use to determine the potential impact of the retirement village on them?

Many thanks
Caroline

From: Paynter, Patrick
Sent: Friday, 15 February 2019 11:58 AM
To: Sayers, Caroline; Balberona, Justinieta; Zeta, Darwin; Lashkari, Mohammadali
Cc: Walter, Stephan
Subject: RE: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]

Caroline,

We do not have any analysis or results of modelling that would help to assess this completely new idea. My own thoughts are that it would be as unpopular as the Brereton Street proposal as the residents along Birdwood St will be just as vocal.

An alternative may be to consider a longer (and more expensive) access road through to the Kent St and Caruthers St intersection which at least is a major collector road and can direct traffic towards the Yarra Glen arterial.

Rather than us (EPSDD and TCCS) undertaking an analysis of this new proposal, I think the proponents should fund a traffic study of options, their impacts and a proof of concept from a road geometry perspective. They would also need to look at the ecological, other environmental (noise!), heritage and other issues.

Regards

Patrick

Patrick Paynter | **Principal Engineer/Planner** | **Infrastructure Planning**
Phone: 02 6207 2434 | Email: patrick.paynter@act.gov.au
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

---

From: Sayers, Caroline
Sent: Monday, 4 February 2019 10:24 AM
To: Balberona, Justinieta <Justinieta.Balberona@act.gov.au>; Zeta, Darwin <Darwin.Zeta@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>

Subject: FW: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]
Importance: High

Greetings,

The proponents of the Federal Golf Club retirement village have proposed alternative access/ egress through Birdwood Street and/or Kitchener Street (refer attached).

The traffic analysis that EPSDD commissioned did not assess whether Birdwood or Kitchener Streets has capacity to accommodate the retirement village of some 125 dwelling units.

Could you please advise if there is any existing analysis of information on the capacity of these two streets that we could use to determine the potential impact of the retirement village on them?

Many thanks
Caroline

From: Lashkari, Mohammadali
Sent: Friday, 15 February 2019 11:19 AM
To: Sayers, Caroline
Subject: RE: Federal - Access / Egress Option Plan [SEC=UNCLASSIFIED]

Thanks Caroline ☺

Kind regards

Ali

From: Sayers, Caroline
Sent: Friday, 15 February 2019 11:18 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>
Cc: Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Cousins, Meagan <Meagan.Cousins@act.gov.au>
Subject: FW: Federal - Access / Egress Option Plan [SEC=UNCLASSIFIED]
Importance: High

Just to clarify the Infrastructure Planning team is assisting me with all information we receive from TCCS.

Many thanks
Caroline

From: Sayers, Caroline
Sent: Friday, 15 February 2019 10:55 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>
Cc: Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Croke, Isabella <Isabella.Croke@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>
Subject: FW: Federal - Access / Egress Option Plan [SEC=UNCLASSIFIED]
Importance: High

Hi Alix, Kathy and Erin,

I am waiting on advice from our infrastructure planning team and TCCS whether the alternative accesses would be feasible given current and predicted traffic movements (for Birdwood and Kitchener Streets in Hughes and Garran).

While ESA has accepted Brereton Street as an alternative, our traffic analysis indicates that it would impact on the street as it is currently a residential access street only.

In terms of what we hope to hear from TCCS, I can advise that Birdwood Street is also a residential access street and may not prove ideal. However, I am hopeful that Kitchener Street may have capacity for the additional traffic generated by the retirement complex as it is a minor collector (next level up).

Many thanks
Caroline

From: [redacted]@mbark.com.au]
Sent: Thursday, 14 February 2019 10:58 PM
To: Brady, Erin <Erin.Brady@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Sayers, Caroline <Caroline.Sayers@act.gov.au>
Cc: [redacted]@mbark.com.au>; Tania Parkes <taniaparkes@taniaparkes.com.au>; Bob Correll [redacted]; Scott Elias <fgc@fgc.com.au>
Subject: Federal - Access / Egress Option Plan

Dear Erin, Kathy, Alix and Caroline,

Happy New Year to you all.

I am writing to pick up on our discussion late last year regarding the Integrated Plan. When we met, the only technical issue raised with us as a concern was the bushfire emergency egress. At the meeting it was clear that our individual consultations with ESA had not resulted in consistent feedback.

We provided further background regarding all egress options that exist and a meeting was held with ESA. Thank you for making an EPSDD team member available to attend at a difficult time per year. The meeting made it clear that ESA do not consider the emergency egress to be an issue or necessary to have material environmental impacts to create a satisfactory egress solution.

Due to various leave schedules of the attendees, it has taken some time to have this confirmed in writing by ESA however this has now been received and I include the email below. Please advise if EPSDD requires anything further on this matter at this time.

We believed that this would resolve all technical matters regarding the Federal proposal within the Integrated Plan however Tania Parkes has advised that a meeting today with EPSDD highlighted further matters had been raised at various stakeholder meetings late last year and that further work was being undertaken in response.

We would appreciate the opportunity to be briefed on the further issues raised and the work being planned and undertaken by EPSDD. Depending on what is involved we may be in a position to provide a contribution based on the work we have already undertaken or advise EPSDD of consultation feedback that we have received.

I have availability on Wednesday next week (20th) and would really appreciate a quick update. It doesn't need to be a formal meeting and can just as easily be over a coffee if that is preferred.

I hope the email below is helpful in closing out the ESA consultation and I look forward to hopefully speaking with someone on Wednesday.

Regards

Adam

Adam Somerville
Managing Director

MBARK

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

WIVENHOE VILLAGE
AT KIRKHAM RISE

INNOVATION & EXCELLENCE AWARDS
2018 WINNER

From: Dau, Jeff <Jeff.Dau@act.gov.au> **On Behalf Of** ACTF&R Risk & Planning
Sent: Monday, 11 February 2019 7:37 AM
To: [redacted]
Cc: [redacted]@mbark.com.au>; Potts, Greg <Greg.Potts@act.gov.au>
Subject: RE: Federal - Access / Egress Option Plan [DLM=For-Official-Use-Only]

Hi [redacted]

Please except my sincere apologies for the delay in getting a reply to you.

You have ESA's in- principal support for the 4 access options discussed at the meeting prior to Christmas as long as they achieve the greater detail you have provided below in particular regarding the provision of a secondary access point.

Regards,

Station Officer Jeff Dau

Development Assessment Officer
ACT Fire & Rescue | Community Safety
9 Amberley Ave Fairbairn ACT
m. 0419826282 p. 62078472
e. actf&rrisk&planning@act.gov.au

From: [redacted]
Sent: Tuesday, 22 January 2019 3:49 PM
To: Potts, Greg <Greg.Potts@act.gov.au>; ACTF&R Risk & Planning <ACTF-RRisk-Planning@act.gov.au>
Cc: [redacted]@mbark.com.au>
Subject: RE: Federal - Access / Egress Option Plan

G'day all,

Out of Scope [redacted]

Just following up on the below email from our meeting before Christmas. Any issues please let me know. Out of Scope [redacted]

Regards,

[redacted]

Eco Logical Australia - A Tetra Tech Company
[redacted]

From: [redacted]
Sent: Monday, 7 January 2019 10:43 AM
To: Potts, Greg <Greg.Potts@act.gov.au>; 'ACTF&R Risk & Planning' <ACTF-RRisk-Planning@act.gov.au>
Cc: [redacted]@mbark.com.au>
Subject: Federal - Access / Egress Option Plan

G’day Jeff and Greg,

Out of Scope

As discussed, all of the 4 options proposed can in principle meet the requirements for emergency access for the proposed development. This is based on the following guiding principles that will need to be further refined and details provided on at later stages in the planning process:

1. Primary emergency access will meet the access standards for public roads as detailed in Table 10 of the ACT Bushfire Management Standards, being two traffic widths (carriageway 7.5 m minimum kerb to kerb). The primary access can be controlled, but emergency services need to have unrestricted access in the event of an emergency.
2. A secondary access is to be provided for the development. There is some flexibility in the requirements for the secondary access, but at a minimum it should meet the fire trail standard for tanker access as specified in Table 8 of the ACT Bushfire Management Standards (4 m width, maximum grade of 15 degrees).

Could you please confirm as per our discussion that you agree that **in principle** any of the 4 potential access arrangements proposed, if in-line with the guiding principles above, would meet ESA requirements for the site, noting the guiding principles and need for more detailed information at later stages of planning.

Thanks again for you time and agreeing to the meeting at short notice, Out of Scope

Regards,

http://www.ecoaus.com.au

From: Paynter, Patrick
Sent: Monday, 18 February 2019 2:01 PM
To: Lashkari, Mohammadali
Cc: Sayers, Caroline
Subject: RE: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]

Ali,

Can we look at the results of the previous analysis and make some qualified interpretations here. We should also look at the CSTM model results for 2031 and perhaps even 2041 for context. Kitchener St should be in this model.

We can discuss on Wednesday.

Thanks

Patrick

From: Sayers, Caroline
Sent: Monday, 18 February 2019 1:53 PM
To: Paynter, Patrick <Patrick.Paynter@act.gov.au>; Balberona, Justinieta <Justinieta.Balberona@act.gov.au>; Zeta, Darwin <Darwin.Zeta@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>
Subject: RE: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]

Ok thanks Patrick,

The Kent Caruthers St option is not feasible. There are too many ecological values in that location. It's long and it's also bushfire prone, so no better than Gowrie Drive.

The retirement complex will be some 125 dwellings maximum. We know the traffic that will be generated from it.

Is there any data or information about Kitchener Street's current operating capacity to see whether it could accommodate the additional traffic generated by the aged care facility?

The DDG is pushing us on this point.

Thanks
Caroline

From: Paynter, Patrick
Sent: Friday, 15 February 2019 11:58 AM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Balberona, Justinieta <Justinieta.Balberona@act.gov.au>; Zeta, Darwin <Darwin.Zeta@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>
Subject: RE: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]

Caroline,

We do not have any analysis or results of modelling that would help to assess this completely new idea. My own thoughts are that it would be as unpopular as the Brereton Street proposal as the residents along Birdwood St will be just as vocal.

An alternative may be to consider a longer (and more expensive) access road through to the Kent St and Caruthers St intersection which at least is a major collector road and can direct traffic towards the Yarra Glen arterial.

Rather than us (EPSDD and TCCS) undertaking an analysis of this new proposal, I think the proponents should fund a traffic study of options, their impacts and a proof of concept from a road geometry perspective. They would also need to look at the ecological, other environmental (noise!), heritage and other issues.

Regards

Patrick

Patrick Paynter | **Principal Engineer/Planner** | **Infrastructure Planning**
Phone: 02 6207 2434 | Email: patrick.paynter@act.gov.au
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

---

From: Sayers, Caroline
Sent: Monday, 4 February 2019 10:24 AM

To: Balberona, Justinieta <Justinieta.Balberona@act.gov.au>; Zeta, Darwin <Darwin.Zeta@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>
Subject: FW: Federal Golf Club - New Access / Egress Options [SEC=UNCLASSIFIED]
Importance: High

Greetings,

The proponents of the Federal Golf Club retirement village have proposed alternative access/ egress through Birdwood Street and/or Kitchener Street (refer attached).

The traffic analysis that EPSDD commissioned did not assess whether Birdwood or Kitchener Streets has capacity to accommodate the retirement village of some 125 dwelling units.

Could you please advise if there is any existing analysis of information on the capacity of these two streets that we could use to determine the potential impact of the retirement village on them?

Many thanks
Caroline

From: [redacted]@mbark.com.au>
Sent: Monday, 18 February 2019 1:29 PM
To: Brady, Erin; Cusack, Kathy; Kaucz, Alix; Sayers, Caroline
Cc: David Consalvi; Tania Parkes; Bob Correll; Scott Elias
Subject: Re: Federal - Access / Egress Option Plan

Hi everyone,

Apologies for the short notice in my email below. I would be most grateful if someone was able to meet with me and offer a short briefing / update on the Integrated Plan and the work in front of it at this time.

I remain completely flexible for Wednesday up to 2.30pm if any of the EPSDD team can spare 15-20 minutes.

Regards

Adam

Adam Somerville
Managing Director

MBARK

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

WIVENHOE VILLAGE
AT KIRKHAM RISE

INNOVATION & EXCELLENCE AWARDS
RLB Rider Levett Bucknall
2018 WINNER

From: [redacted]@mbark.com.au>
Date: Thursday, 14 February 2019 at 10:57 pm
To: "Erin.Brady@act.gov.au" <Erin.Brady@act.gov.au>, "Kathy.Cusack@act.gov.au" <Kathy.Cusack@act.gov.au>, "Kaucz, Alix" <Alix.Kaucz@act.gov.au>, "Caroline.Sayers@act.gov.au" <Caroline.Sayers@act.gov.au>
Cc: [redacted]@mbark.com.au>, Tania Parkes <taniaparkes@taniaparkes.com.au>, Bob Correll [redacted], Scott Elias <fgc@fgc.com.au>
Subject: Federal - Access / Egress Option Plan

Dear Erin, Kathy, Alix and Caroline,

Out of Scope

I am writing to pick up on our discussion late last year regarding the Integrated Plan. When we met, the only technical issue raised with us as a concern was the bushfire emergency egress. At the meeting it was clear that our individual consultations with ESA had not resulted in consistent feedback.

We provided further background regarding all egress options that exist and a meeting was held with ESA. Thank you for making an EPSDD team member available to attend at a difficult time per year. The meeting made it clear that ESA do not consider the emergency egress to be an issue or necessary to have material environmental impacts to create a satisfactory egress solution.

Due to various leave schedules of the attendees, it has taken some time to have this confirmed in writing by ESA however this has now been received and I include the email below. Please advise if EPSDD requires anything further on this matter at this time.

We believed that this would resolve all technical matters regarding the Federal proposal within the Integrated Plan however Tania Parkes has advised that a meeting today with EPSDD highlighted further matters had been raised at various stakeholder meetings late last year and that further work was being undertaken in response.

We would appreciate the opportunity to be briefed on the further issues raised and the work being planned and undertaken by EPSDD. Depending on what is involved we may be in a position to provide a contribution based on the work we have already undertaken or advise EPSDD of consultation feedback that we have received.

I have availability on Wednesday next week (20th) and would really appreciate a quick update. It doesn't need to be a formal meeting and can just as easily be over a coffee if that is preferred.

I hope the email below is helpful in closing out the ESA consultation and I look forward to hopefully speaking with someone on Wednesday.

Regards

Adam

Adam Somerville
Managing Director

MBARK

M:
E: @mbark.com.au

From: Dau, Jeff <Jeff.Dau@act.gov.au> **On Behalf Of** ACTF&R Risk & Planning
Sent: Monday, 11 February 2019 7:37 AM
To:
Cc: @mbark.com.au>; Potts, Greg <Greg.Potts@act.gov.au>
Subject: RE: Federal - Access / Egress Option Plan [DLM=For-Official-Use-Only]

Hi

Please except my sincere apologies for the delay in getting a reply to you.

You have ESA's in- principal support for the 4 access options discussed at the meeting prior to Christmas as long as they achieve the greater detail you have provided below in particular regarding the provision of a secondary access point.

Regards,

Station Officer Jeff Dau

Development Assessment Officer
ACT Fire & Rescue | Community Safety
9 Amberley Ave Fairbairn ACT
m. 0419826282 p. 62078472
e. actf&rrisk&planning@act.gov.au

From: [redacted]
Sent: Tuesday, 22 January 2019 3:49 PM
To: Potts, Greg <Greg.Potts@act.gov.au>; ACTF&R Risk & Planning <ACTF-RRisk-Planning@act.gov.au>
Cc: [redacted]@mbark.com.au>
Subject: RE: Federal - Access / Egress Option Plan

G'day all,

Out of Scope [redacted]

Just following up on the below email from our meeting before Christmas. Any issues please let me know. Out of Scope [redacted]

Regards,

[redacted]

Eco Logical Australia - A Tetra Tech Company
[redacted]

From: [redacted]
Sent: Monday, 7 January 2019 10:43 AM
To: Potts, Greg <Greg.Potts@act.gov.au>; 'ACTF&R Risk & Planning' <ACTF-RRisk-Planning@act.gov.au>
Cc: [redacted]@mbark.com.au>
Subject: Federal - Access / Egress Option Plan

G'day Jeff and Greg,

Out of Scope [redacted]

As discussed, all of the 4 options proposed can in principle meet the requirements for emergency access for the proposed development. This is based on the following guiding principles that will need to be further refined and details provided on at later stages in the planning process:

1. Primary emergency access will meet the access standards for public roads as detailed in Table 10 of the ACT Bushfire Management Standards, being two traffic widths (carriageway 7.5 m minimum kerb to kerb). The primary access can be controlled, but emergency services need to have unrestricted access in the event of an emergency.
2. A secondary access is to be provided for the development. There is some flexibility in the requirements for the secondary access, but at a minimum it should meet the fire trail standard for tanker access as specified in Table 8 of the ACT Bushfire Management Standards (4 m width, maximum grade of 15 degrees).

Could you please confirm as per our discussion that you agree that **in principle** any of the 4 potential access arrangements proposed, if in-line with the guiding principles above, would meet ESA requirements for the site, noting the guiding principles and need for more detailed information at later stages of planning.

Thanks again for you time and agreeing to the meeting at short notice, Out of Scope

Regards,

[redacted]

[redacted]

[redacted]
http://www.ecoaus.com.au

From: Sayers, Caroline
Sent: Monday, 25 February 2019 11:47 AM
To: Paynter, Patrick; Kaucz, Alix
Cc: Walter, Stephan; Lashkari, Mohammadali; Cusack, Kathy
Subject: RE: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]

Thanks so much Patrick.

I note your concerns about Kitchener Street and feel that it goes right to the heart of the entire Federal Golf Course issue – and that is access.
In doing the Integrated Plan we need to look at all potential access options for a range of future uses both within the existing PRZ2 restricted access recreation zone and the potential for a small scale retirement village as currently proposed by MBark.
I also note your verbal advice about potential ecological values near the scout hut off Kitchener Street. As discussed there are likely to be impacts arising from any or all access options. We need to determine magnitude of impacts of these options, including the impact of significantly upgrading Gowrie Drive under the current proposal.

Let's get the green light from the Executive first.

Many thanks again.
Caroline

From: Paynter, Patrick
Sent: Monday, 25 February 2019 10:55 AM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>
Subject: RE: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]

Caroline,

We would be happy to lead this additional analysis with input from TCCS. We can utilise funds we have under the Better Infrastructure Fund but it may be more than $10,000 (consultants usually don't get out of bed for that much).

I would counsel however on giving anyone false-hope on these new proposals. Kitchener is a Collector Bus Route approximately 10.2m wide while Birdwood is a local access road – loop of about 7.3m wide. I will get the current revised classifications from TCCS for context.

Regards

Patrick

Patrick Paynter | **Principal Engineer/Planner** | **Infrastructure Planning**
Phone: 02 6207 2434 | Email: patrick.paynter@act.gov.au
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

---

From: Sayers, Caroline
Sent: Monday, 25 February 2019 9:54 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Croke, Isabella <Isabella.Croke@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>
Subject: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]
Importance: High

Hi Alix and Kathy

I received a call from Justinieta of Transport Canberra last week. She will provide written advice back through the appropriate channels but wanted to provide the following verbal feedback:

- TCCS may have data (traffic surveys counts etc.) for Kitchener and Birdwood Streets but she suspects it will not be suitable for our purposes. It will have been based on a set of assumptions specific to the task at hand.
- TCCS will be recommending we commission additional counts that are consistent with the traffic analysis we have already collected.
- Her initial feelings are that both Birdwood and Kitchener Streets will have capacity to accommodate the additional traffic, but TCCS would be interested to see the implications further afield particularly for Kent Street and the like.
- Stephan Walter has suggested a figure of around $10,000 for the work (very rough estimate). He has also suggested we go for a single select with SMEC who did the previous analysis for us.

I am thinking you would probably like to discuss this further with Erin, so please let me know how you would like to proceed ahead of this advice from TCCS.

Many 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

From: Paynter, Patrick
Sent: Monday, 25 February 2019 11:20 AM
To: Sayers, Caroline
Cc: Walter, Stephan; Lashkari, Mohammadali
Subject: RE: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]

People,

Ali has just provided a TCCS plan that confirms that Kitchener is a Major Collector while Birdwood is a Minor Collector.

Regards

Patrick

From: Paynter, Patrick
Sent: Monday, 25 February 2019 10:55 AM
To: Sayers, Caroline <Caroline.Sayers@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>
Subject: RE: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]

Caroline,

We would be happy to lead this additional analysis with input from TCCS. We can utilise funds we have under the Better Infrastructure Fund but it may be more than $10,000 (consultants usually don't get out of bed for that much).

I would counsel however on giving anyone false-hope on these new proposals. Kitchener is a Collector Bus Route approximately 10.2m wide while Birdwood is a local access road – loop of about 7.3m wide. I will get the current revised classifications from TCCS for context.

Regards

Patrick

Patrick Paynter | **Principal Engineer/Planner** | **Infrastructure Planning**
Phone: 02 6207 2434 | Email: patrick.paynter@act.gov.au
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

---

From: Sayers, Caroline
Sent: Monday, 25 February 2019 9:54 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>
Cc: Walter, Stephan <Stephan.Walter@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Lashkari, Mohammadali <Mohammadali.Lashkari@act.gov.au>; Croke, Isabella <Isabella.Croke@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; Kelly, Shauna <Shauna.Kelly@act.gov.au>
Subject: Red Hill Integrated Plan - advice from TCCS [SEC=UNCLASSIFIED]
Importance: High

Hi Alix and Kathy

I received a call from Justinieta of Transport Canberra last week. She will provide written advice back through the appropriate channels but wanted to provide the following verbal feedback:

- TCCS may have data (traffic surveys counts etc.) for Kitchener and Birdwood Streets but she suspects it will not be suitable for our purposes. It will have been based on a set of assumptions specific to the task at hand.
- TCCS will be recommending we commission additional counts that are consistent with the traffic analysis we have already collected.
- Her initial feelings are that both Birdwood and Kitchener Streets will have capacity to accommodate the additional traffic, but TCCS would be interested to see the implications further afield particularly for Kent Street and the like.
- Stephan Walter has suggested a figure of around $10,000 for the work (very rough estimate). He has also suggested we go for a single select with SMEC who did the previous analysis for us.

I am thinking you would probably like to discuss this further with Erin, so please let me know how you would like to proceed ahead of this advice from TCCS.

Many thanks
Caroline

Caroline Sayers | Territory Plan Section
Phone 02 6207 1719
Planning Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**

ACT GOVERNMENT

Integrated Plan for Red Hill Nature Reserve and Surrounds
Options for public consultation

March 2019

ACT Government