

General Development Questions

1. Where and how big is the proposed village? (Updated answer - 6 Jul 2023)

The village is proposed within the southern part of the Federal Golf Course and will largely occupy two existing golf holes (6 and 7) and the area in-between, comprising an area of approximately 5.8 ha. The existing perimeter golf holes in this area of the course (2,3,4,5) will remain as part of the championship course layout. The village will be limited to a maximum of 125 dwellings.

2. Why have you sited the apartments where you have sited them? (New question added - 6 Jul 2023)

The siting of the proposed apartment buildings has considered the natural elevations present on the course and the adjacent properties interfacing with the golf course.

The natural levels where the apartments are proposed are the most accommodating to reduce the overall height plane as they taper down and form part of a natural gully.

3. Why can't you develop elsewhere on the site? (Updated answer - 6 Jul 2023)

We originally proposed the retirement village in the area of the golf course where the existing Clubhouse is located. This was because we considered this location the most disturbed area of the golf course lease area. This location was not supported due to higher biodiversity values be present in this proximity to the nature reserve. Access issues were also considered problematic.

The Red Hill Integrated Plan investigated the potential of a retirement village within the golf course lease area and recommended that the proposed location in the south of the lease area was the most appropriate location for what was considered an undersupplied form of accommodation in the area. It specifically recommended a central location to ensure the Hughes woodland area outside the Club lease area was supported by corridor opportunities within the golf course site. This ruled out the village site being located on the western boundary.

It also went further and also recommended the removal of a number of uses that were previously permitted, such as hotels and motels, to ensure that these more intensive forms

of development would not be permitted elsewhere in the lease area. Plan Variation 384 approved in May 2023 implemented these recommendations and provides the legislative basis for the retirement village to proceed.

4. Will you be guaranteeing there will be no further development?

The Club has no intention to undertake any further development within its lease area that does not directly relate to its purpose as a golf club. The Club does not believe that there is any scope for further development and has gone to lengths to ensure that any notion of future development of the site has been removed.

What is more important than a guarantee by the Club is the fact that planning controls have been applied to the site that would prevent any further development of the land by the Club, other than on golf related activities.

Specifically, these controls include the classification of the northern land not part of the golf course as Nature Reserve (along with a process to transfer custodianship from the Club to the ACT Government), the removal of a number of permitted uses within the lease area and a prohibition of further subdivision after the retirement village site is created.

5. Will cars be able to get from Kitchener Street to Gowrie Drive?

No. There will be no traffic connection that allows through traffic to pass through the Federal Golf Course.

6. What will be the impact from the entry road to the retirement village?

The entry driveway has been located in an area that minimises any open space impacts, following ecological surveys. It maintains a minimum distance of 50m from the rear boundary of neighbouring residences. It does not allow through traffic. Traffic studies have assessed that the retirement village produces less vehicle movements than a residential area.

7. How will the development ensure they are safe from golf balls? (New question added - 6 Jul 2023)

The distance between the existing and new golf holes and the habitable areas of the retirement village is at all times outside the industry recommended safety setbacks proposed by leading golf architect, Neil Crafter. These are generally set at 65 metres from the centre line of the fairway, with tapering at both the tee and green. There are a range of other measures (including landscaping) and site-specific characteristics (the village sits on the left-hand side of all adjoining golf holes) that add further safety buffers, but these have not been relied upon and no encroachment on the safety setbacks has been proposed.

8. Is the Club being gifted the land for the driveway?

No. The land is not proposed to transfer from ACT Government ownership although the Club will be required to pay the full cost of creating the access to the retirement village.

9. Will the proposed retirement village and road require the destruction of critically endangered Yellow Box-Blakely's Red Gum Woodland?

No. There is no impact on this protected ecological community. This was assessed by the Commonwealth Government as part of the EPBC Act referral already made. The proposal was determined to be not a controlled action and as a result no further assessment under the EPBC Act is required.

10. What costs are payable by the Club to the ACT Government?

The costs payable by the Club to the ACT government are the same as for any leaseholder in the ACT, undertaking a similar project. The Club will initially pay a charge to remove the concessional status on the part of its lease area where the retirement village is proposed. This will represent the current market value of this part of the lease.

The more significant charge, however, is the Lease Variation Charge that is required if the new use of retirement village gets Development Approval on the land. There will also be meaningful development charges and levies payable to the Government required by existing

legislation. The Club is not entitled to, and does not expect, treatment that is different to any other ACT leaseholder.

Club Management

11. If membership is going well and your Club is still not making money, is the Club sustainable?

We assure you that the Club is operationally sound, but its sinking fund ran out a long time ago as the effects of droughts become more frequent and severe. The cost of addressing this by increasing our water storage capacity and modernising failing irrigation and course infrastructure is significant and not one that could have been saved for while at the same time paying significant water bills (2018's for example was almost \$500,000). By investing in new and improved infrastructure, The Club will remove the need to continue to spend heavily on these items which will allow it to re-establish its capital reserves.

12. How does the proposal ensure that the Club won't need help again?

The proposal is focussed on primarily delivering the Club the water sources and distribution that it needs to shield it from what has been significant increases in the cost of potable water. Removing the need for potable water to be used on the golf course, along with the expensive and regular repairs to the ageing infrastructure, the Club is immediately placed in a stronger financial position. This will allow the Club to resume the accumulation of capital reserves for its future needs.

In addition, the village will introduce new regular members to the Club and underwrites a minimum annual membership from the village residents.

13. How much water do you use?

Water usage varies depending on weather and frequency and intensity of rainfall events. In dry and hot years this can be as high as 150,000 kilolitres, with an annual average of 85,000 kilolitres between 2009 and 2020. On average a third of this is sourced from potable water, increasing to 50% in dry years.

14. Does the Club get a windfall gain?

The Club does not get a windfall gain from the approval of the retirement village. The Club is treated exactly as any leaseholder in the ACT would be. The change in use to allow a retirement village on the land requires that 75% of that change in value is paid to the ACT Government as a lease variation charge. This is in addition to other Government and legislated charges to remove the concessional status of any land to be used for the retirement village and other development charges.

15. How much money does the Club get from the proposal?

The final amount expended on new and improved infrastructure for the Club is subject to the final amount of the Lease Variation Charge which is to be levied by the Government. At this stage, these amounts are not known. Notwithstanding this, the Club will receive new water infrastructure that offers a more than threefold increase in storage capacity that will be optimally located within the catchment areas, a 30% more efficient irrigation and distribution system, updated facilities that support the maintenance of the open space and a contribution to reducing debt levels that have accumulated in years where there were high costs associated with the water demands.

Development Impacts

16. How will the development deal with the increase in traffic caused by the retirement village?

Traffic assessments are not estimating the traffic movements created by the retirement village to be at high levels that are likely to impact nearby amenity. Retirement village residents typically have the flexibility and desire to avoid travel at peak traffic times. The retirement village will be an independent living village and will have a small staff that will not be arriving and leaving at unusual times.

17. What about parking?

There will be parking provided within the village for all residences and any staff. Visitor parking will also be provided. There will be no parking allowed along the entrance driveway and the distance from Kitchener Street into the village, along with plentiful parking within the

village, will be a disincentive for any additional parking to take place in Kitchener Street. We do not envisage the village will present any additional parking requirements in the local area.

18. What about electric vehicles?

The village infrastructure has been designed to accommodate electric vehicles at each residence.

In addition, the use of electric vehicles will be encouraged through the provision of at least two electric vehicles that will be made available for use by the residents in the village. This is to encourage electric vehicle take-up by residents and/or facilitate the downsizing of residents to one car and access to the electric car share in the event they occasionally require a second vehicle.

19. How long will the construction period be and how will construction traffic be managed?

All construction activity, including traffic, will be managed in accordance with a Construction Management Plan. In terms of construction traffic, it is not expected that any site material is required to be moved offsite. This reduces construction traffic to the initial floating in of equipment and the removal of equipment when it is no longer required.

Construction will be carried out in stages and the timing of each stage will depend on the prevailing market conditions.

20. How will the village manage amenity issues like pets, noise, parking, visitors? (New question added - 6 Jul 2023)

Pets, noise, parking and the behaviour of visitors are all addressed in the village rules that will govern the retirement village, an example copy of these rules can be found [here](#).

Mbark will operate the village upon completion and will be responsible for enforcing the village rules with residents.

21. How many residents will be apart of the village? And how will you manage visitors? (New question added - 6 Jul 2023)

From experience, it is estimated that approximately 200 residents will make up the proposed retirement village. The national averages of retirees per home project approximately 150 residents for a village of this size but we are planning for 200 residents.

Residents and their guests are responsible to comply with the village rules which addresses expected behaviour. These rules are able to be enforced by the village operator, Mbark.

The proposed development will supply all required parking spaces for visitors. Each of the 77 freestanding dwelling will have space for one visitor park, additional indented street parking is available at multiple locations on the road network and basement visitor parking can be provided for under the residents' facility. It is not expected that any public streets will be impacted by visitor parking, noting that all nearby streets are disconnected from the village by hundreds of metres.

Neighbour/Community Impacts

22. How will this affect neighbour's houses on Brereton and Ingamells Steets?

The proposed retirement village is required to be a minimum of 50 metres from the adjoining residential boundaries on Brereton Street, Ogilvie Place, Furphy Place, Ingamells Street and Kitchener Street. The proposal exceeds this requirement by some margin and in most cases is over 100 metres away. Importantly, the golf holes that border the golf course along these streets are also going to be retained.

23. Can I still walk/ride through the Golf Club?

Yes. The Club lease area has always been accessible by the public and will continue to be so. The purpose of the project is to ensure the Club land remains green open space that is accessible by the public for many years to come.

24. How far is the development from neighbouring properties? (New question added - 6 Jul 2023)

The development is required to be a minimum of 50 metres from neighbouring properties. The entry driveway is sited approximately 55m from adjoining homes at the southern

boundary of the golf course. The dwellings in the retirement village are a minimum of 88 metres and an average of 115 metres from the southern boundary, and a minimum of 85 metres and an average of 100 metres from the eastern boundary. These setbacks are illustrated [here](#).

Ecological

25. How can you ensure the proposed development will have no impacts on known Gang-gang breeding trees?

The short answer is that we cannot be 100% certain that there will not be temporary impacts, but we have used the best and latest science and data to ensure that possibility is minimised. The proposed approach has been independently assessed by the Commonwealth and ACT Governments who both determined that any potential impacts are unlikely to have a significant impact on any threatened species, including the Gang-gang.

Known breeding trees are not being removed by the project. The small number of the more than 600 hollow bearing trees on the Club's land that are being impacted are having their hollows restored within the Federal lease area so there will be no reduction in hollow resources from the proposal.

26. What is the total impact to trees being removed?

Through detailed design and in further consultation with the ACT Conservator, the final disturbance footprint of the proposal will be less than that approved under the Commonwealth EBPC Act assessment and ACT Government Environmental Significance Opinion application by retaining stands of more significant trees within 9,000sqm of parklands. The impact approach that has been taken with regard to trees has applied the following hierarchy.

- a) Trees with hollow resources – there are well over 600 hollow bearing trees within the Club lease area, not including those on the adjoining Red Hill Nature Reserve. The proposal will not impact more than 20 of these trees and all hollows in the impacted trees will remain on site and be part of an ongoing research project.
- b) Remnant endemic species impacted will be replaced in a ratio of 10:1.

- c) Planted locally endemic species impacted will be replaced in a ratio of 10:1
- d) Introduced species are prevalent between the fairways of the golf course and represent the major category of trees that will be removed. This is particularly the case in the area between existing holes 6 and 7 on the golf course. Their relatively lower biodiversity value is the reason the village location has been moved into this area of the golf course. The mitigation control for the removal of these trees is a requirement that there can be no net loss of canopy cover within the lease area.

27. What mitigation measures have been taken for the endangered Gang-gang and Superb Parrot?

The specific mitigation measures are:

- e) All hollow resources on impacted trees will remain within the site for potential future use.
- f) Endemic species removed will be replaced in a ratio of 10:1
- g) Canopy replacement (no loss of canopy is allowed) will utilise specific species for the birdlife that forage on the site.
- h) Conservation area land will secure the tenure of a significant parcel of land (more than 100,000 sqm) that has demonstrated popularity with the Gang-gang and many other exceptional biodiversity values.
- i) Improved understory diversity will be a feature of the site landscaping and represents an opportunity to improve on the status quo.
- j) Research projects will be undertaken into the major limiting factors of breeding being predation and the attractiveness of reinstated and carved hollows.

28. When will the Club transfer the conservation area land to the ACT Government?

This process has already commenced. The recent Plan Variation 384 has rezoned the area to be included in the Nature Reserve and added the relevant overlay for that to happen. The remaining steps are for the Club to undertake some remediation activities and work with the ACT Government to transfer custodianship of the relevant parcel of land.

29. Will the retirement village be accompanied by rules regarding cats in order to protect the wildlife after construction is completed? (Updated answer - 6 Jul 2023)

Yes, there will be rules for residents in the village to prevent the impacts of domestic animals. These rules also apply to resident's use of the village to preserve community amenity (i.e. no late night parties). For clarity, cats will not be allowed in the retirement village.