



# DRAFT INTEGRATED PLAN FOR RED HILL NATURE RESERVE AND SURROUNDS

NOVEMBER 2019

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We wish to acknowledge the traditional custodians of the land we are meeting on, the Ngunnawal people. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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# EXECUTIVE SUMMARY

The ACT Government has prepared an Integrated Plan for the Red Hill Nature Reserve and surrounds, primarily in response to the resolution of the Legislative Assembly of 25 October 2017 (**Appendix A**). The resolution calls upon the ACT Government to complete the Integrated Plan before proceeding to prepare and determine any separate proposed draft Territory Plan variations adjoining the Red Hill Nature Reserve.

In order to deliver an informed and meaningful Integrated Plan for implementation, a rigorous, comprehensive and collaborative planning process has been conducted. The draft Integrated Plan has been prepared consistent with the overarching planning principle of the ACT Planning Framework including the Planning Strategy 2018 and Transport for Canberra 2012 - 2031.

Significantly, the integrated planning process has involved engagement with stakeholder groups, development proponents, the National Capital Authority and the relevant ACT Government agencies to determine the scope and extent of the study area and the key considerations for the Plan. The stakeholders have provided feedback on options and alternatives for resolving issues identified during the integrated planning process as well as on the input to this Draft Integrated Plan.

The Integrated Plan area (**Map 2**), which is focused on the Red Hill Nature Reserve, includes a number of established suburbs including Deakin, Hughes and Garran. Development trends have generally been low in these areas and this is reflected in low population densities and an ageing population base.

The key values, opportunities and constraints identified during the planning process included ecological values, recreation opportunities, bushfire potential, contaminated land, transport networks and access. Considerable amounts of information have been made available from stakeholders to undertake this research. As part of planning process a gap analysis identified the need for additional transport and access investigations. An independent study was commissioned and the results considered in the preparation of this draft version of the Integrated Plan ([Appendix D](#)).

In parallel with the integrated planning process, the ACT Government has also conducted a review of the Canberra Nature Park Reserves Management Plan. The revised draft Canberra Nature Park Reserves Management Plan is currently undergoing public consultation until December 2019. The final management plan will form the basis for the protection and management of ecological values within the Red Hill Nature Reserve. Additional site-specific ecological field investigations were conducted on land surrounding the Red Hill Nature Reserve by ACT Government ecologists as inputs to the integrated planning process.

The analysis of the information provided and the research findings has resulted in this draft version of the Integrated Plan, which recommends a range of measures including:

- Protection of ecological values within and surrounding the Red Hill Nature Reserve as well as formalising existing links and corridors to other areas of high ecological value.
- Capping of the old Deakin tip.
- Rezoning of Deakin Section 66 from the Territory Plan Transport TSZ2 Services Zone to part Commercial CZ2 Business Zone and part PRZ1 Urban Open Space Zone to reflect existing uses on the site.
- Retention of an 18-hole Golf Course and/or other outdoor recreation uses at the northern portion of the Federal Golf Course with limited development and uses in this area under the PRZ2 Restricted Access Recreation Zone of the Territory Plan.
- Identification of the southern portion of the Federal Golf Course as suitable for a low impact use such as a residential retirement.
- Road and intersection works to support existing traffic generation and future growth in area.



# 1. INTRODUCTION

## 1.1 SCOPE

The Legislative Assembly resolved on 25 October 2017 to prepare an Integrated Plan for the Red Hill Nature Reserve and surrounding residential areas (**Appendix A**). The resolution calls upon the ACT Government to:

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

The scope of the integrated planning process has necessarily been influenced by the resolution of the Legislative Assembly. However, the planning process has also been informed by the ACT planning framework. It is consistent with best planning practice and has been a rigorous and collaborative exercise. A series of scoping workshops were conducted with key stakeholder groups. This resulted in a draft ‘table of contents’ (**Appendix B**) which served as the scoping guidance document for the integrated plan and process.

## 1.2 STUDY AREA

The resolution applies to the area identified in **Map 1**. It impacts on two development proposals adjoining the Red Hill Nature Reserve at Deakin Section 66 (off Kent Street) and at the Federal Golf Club.

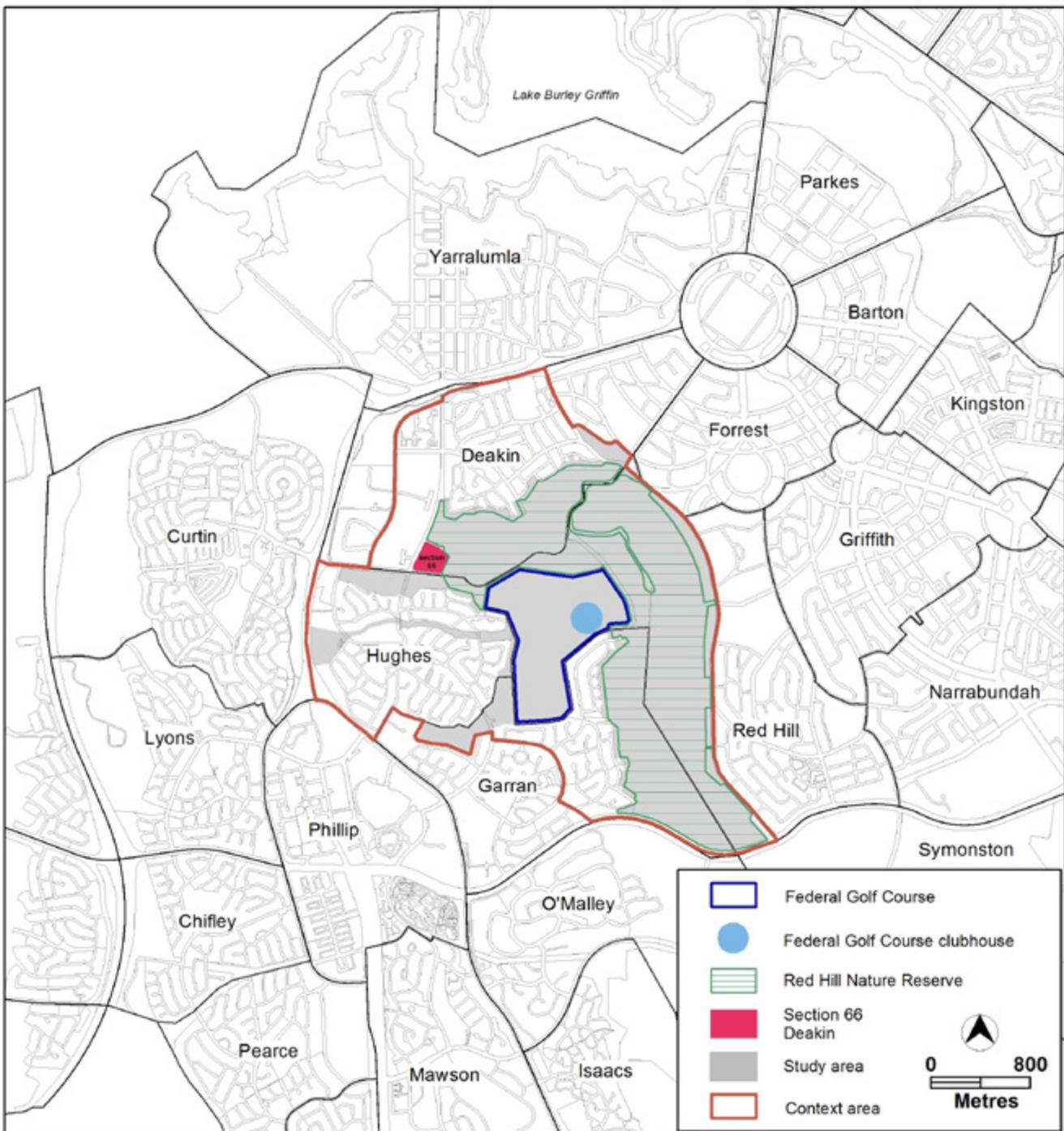
The study area for the Draft Integrated Plan was stipulated in the resolution of the Legislative Assembly as including the Red Hill Nature Reserve and the blocks ‘adjoining’ the reserve. Through consultation with the stakeholder groups the study area was expanded to include the surrounding open space network (**Map 2**).

Additionally, a broader context area was identified for consideration in the integrated planning process. The context area includes large parts of the residential suburbs of Deakin, Hughes and Garran as well as the Deakin office park. These areas have a logical nexus with the golf course and the Red Hill Nature Reserve in terms of residential amenity and as a recreation resource. The context area also provides scope for a meaningful analysis of traffic issues as required in the resolution of the Legislative Assembly.

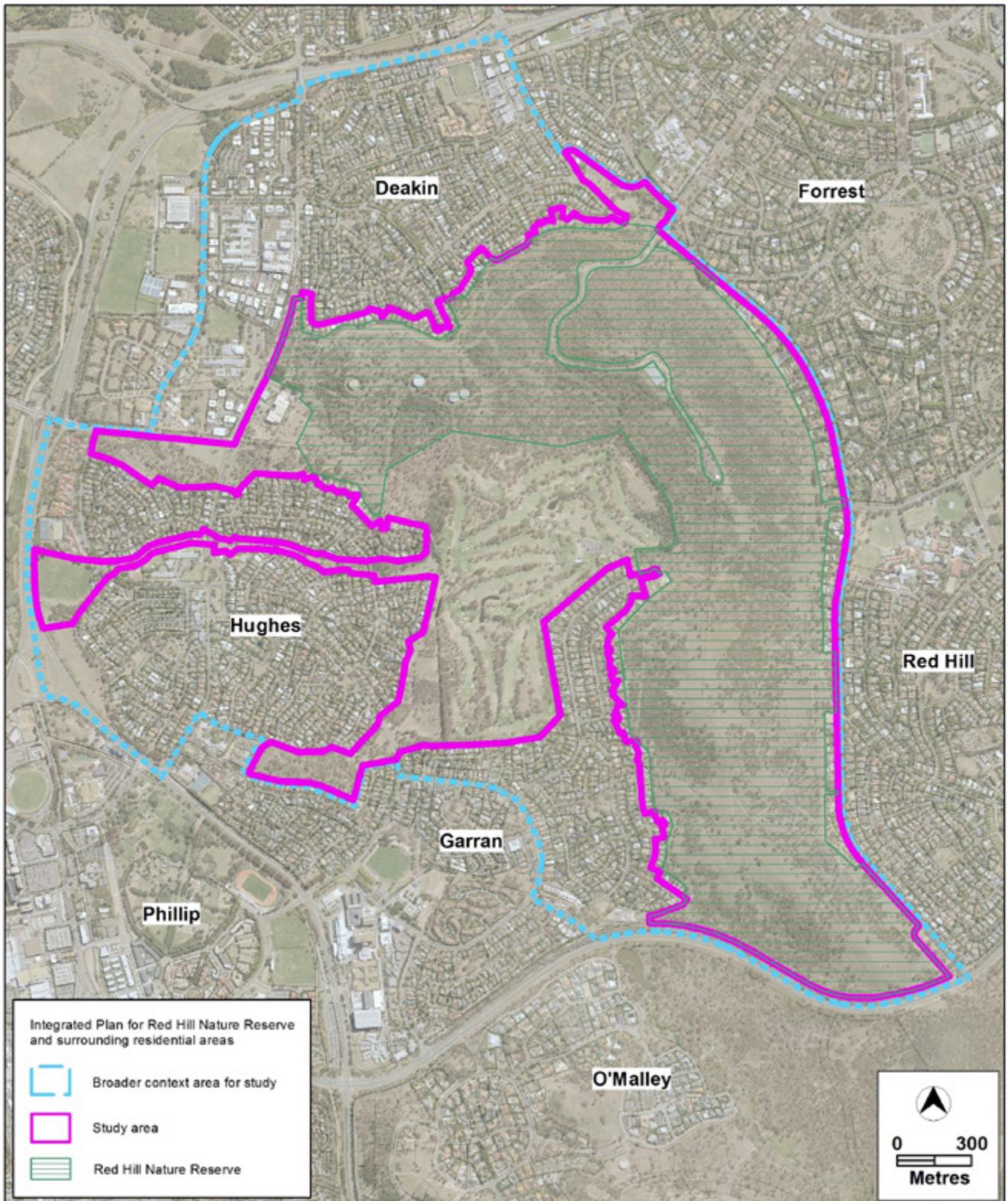
The context area does **not include** the areas below for the following reasons:

- The residential areas of Red Hill and Forrest, which are focused on communities of interest to the east and away from the Red Hill Nature Reserve.
- The Canberra Hospital precinct and surrounding parts of Garran, which are focused towards the west and into the Woden Valley area.
- O'Malley is separated from the study area by Hindmarsh Drive which presents a logical boundary to the south.
- Yarralumla is separated from the study area by Adelaide Avenue which presents a logical boundary to the north.
- The Embassy, Mint and sports areas in Deakin are physically removed from the study area. These areas are also more likely to be included in future planning investigations relating to the light rail corridor along Adelaide Avenue.

Map 1: Locality Map - Red Hill Nature Reserve and Surrounds



Map 2: Study area and context area



# 1.3 METHODOLOGY – A COLLABORATIVE APPROACH

A key element of the Legislative Assembly resolution is to prepare an integrated plan that *'limits development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support'*.

The preparation of this Draft Integrated Plan has involved extensive stakeholder engagement, information sharing, collaboration with the National Capital Authority, the relevant ACT Government agencies and stakeholder groups including:

- Proponents of development at Deakin Section 66 (off Kent Street) and at the Federal Golf Course that were impacted by the resolution of the Legislative Assembly
- The Inner South Canberra Community Council and the Woden Valley Community Council
- The residents' groups and associations for Red Hill, Forrest, Deakin, Hughes, and Garran
- Environmental organisations including the ACT Conservation Council, the Red Hill Regenerators, Friends of Grasslands and the Hughes Woodland Group.

Engagement with these groups has occurred throughout the integrated planning and engagement process as outlined below and illustrated at ([Figure 1 - Integrated planning and engagement process](#)).

## PROJECT SCOPING

The integrated planning process commenced in November 2017 in response to the resolution of the Legislative Assembly. The planning process and study boundaries were scoped through a series of workshops and meetings with the stakeholder groups, the ACT Government agencies and the National Capital Authority.

In early 2018, a collaborative approach was taken to collect and share information relating to the Red Hill Nature Reserve and surrounding areas including the following:

- The various residents' groups provided useful insights into the local area including traffic issues, residential amenity and natural assets and values.
- A range of environmental organisations provided data from research conducted over many years involvement in the nature reserve and surrounds.
- The proponents of development proposals at Deakin Section 66 (off Kent Street) and at the Federal Golf Course provided studies and investigations they had commissioned in support of their respective proposals.
- The National Capital Authority and relevant ACT Government agencies provided resources and information relevant to the area.

## RESEARCH AND ANALYSIS

Research and analysis was conducted throughout 2018. A gap analysis revealed the need for an independent traffic analysis which was commissioned by the Environment, Planning and Sustainable Development Directorate (EPSDD). A number of site visits were conducted, including one with local stakeholder groups. The ACT Conservator of Flora and Fauna provided results of field observations from site investigations, particularly in relation to Deakin Section 66 (off Kent Street). Extensive consultation was undertaken with ACT Government agencies relevant to their requirements for land use, land management and future development in the area. Analysis of data and planning considerations was undertaken internally within EPSDD in consideration of all of the above.

## DRAFT FINDINGS AND OPTIONS

In early 2019, the results and findings of the analysis were discussed and considered through a series of workshops and meetings with the stakeholder groups, the National Capital Authority and the various ACT Government agencies. Following initial findings, further analysis was required particularly in relation to the future development of land within the Federal Golf Course to further consider options. A range of opportunities and challenges were identified and options considered to inform a preferred future direction for the integrated plan.

## ADDITIONAL RESEARCH & ANALYSIS

Additional traffic analysis was commissioned through the middle of 2019 to examine access and focused on access to the golf course via Hughes and any associated impacts. The ACT Conservator of Flora and Fauna also provided results of field observations from site investigations, particularly in relation to the Federal Golf Course.

## FINALISING THE DRAFT INTEGRATED PLAN

The main elements of the draft Integrated Plan were the subject of consultation in July and August 2019 with the relevant stakeholder groups, the National Capital Authority and key ACT Government agencies. A summary of the key spatial and policy intent directions that represented the preferred option and approach was circulated to stakeholders. The preferred approach for the draft plan summary was informed by the comments received through earlier phases.

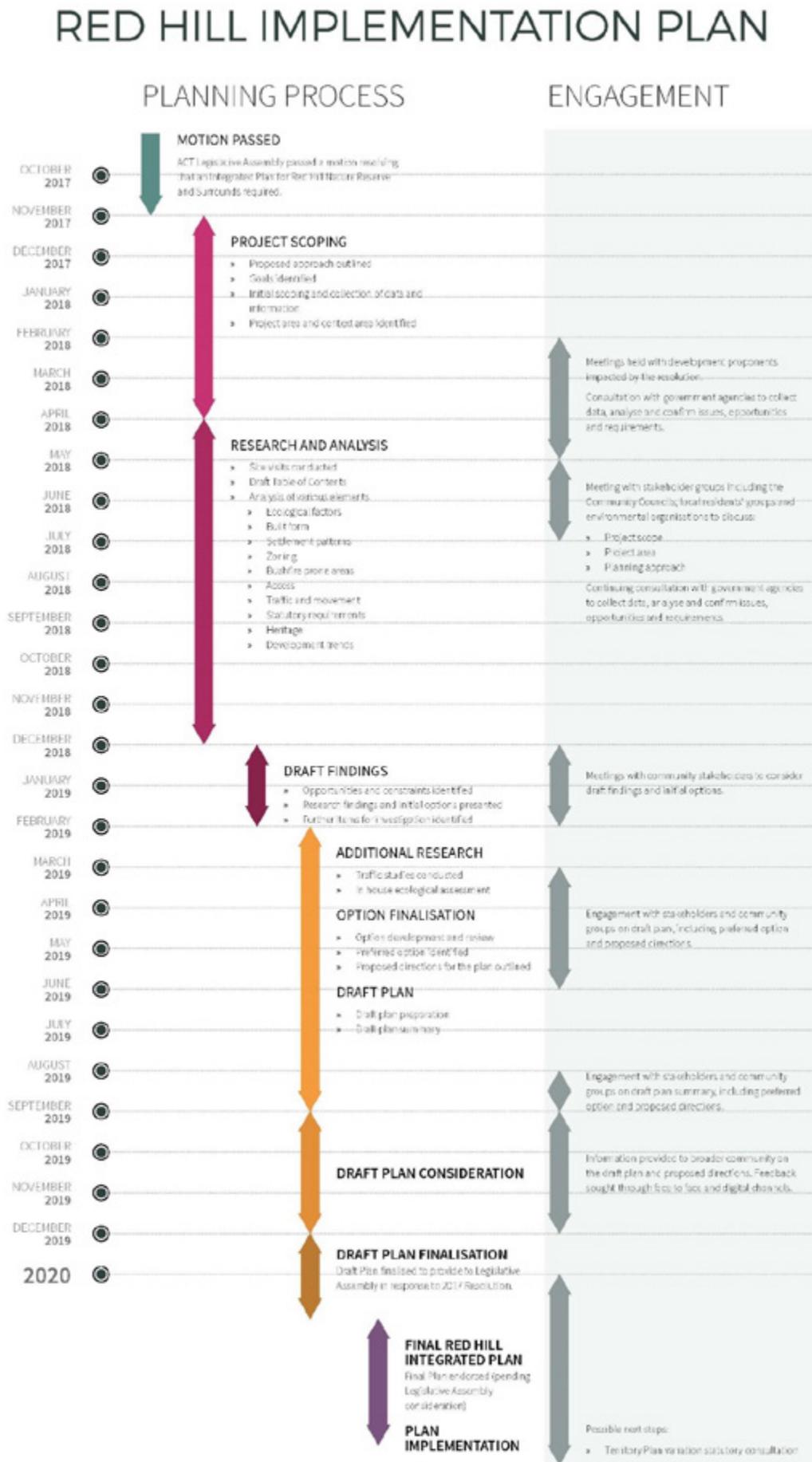
## DRAFT PLAN

The planning process is at this stage now where the draft plan (this document) is being provided for consideration. This draft plan has been prepared for the information of the Canberra community. Following further feedback and consideration a final plan will be prepared. Once finalised it will be submitted to the Legislative Assembly consistent with the resolution.

## PLAN IMPLEMENTATION

Upon endorsement of the final plan the recommendations of the final plan will be implemented through a range of measures. Implementation will also be subject to the statutory requirements of the relevant legislation, particularly the *Planning and Development Act 2007*.

Figure 1: Integrated planning and engagement process



# 2. PLANNING FRAMEWORK AND CONTEXT

## 2.1 STRATEGIC PLANNING

The strategic direction for planning and development is set through a range of elements and documents. These provide the overarching principles to consider and guide planning, and have been applied to frame the analysis and setting the directions for the draft plan.

### STATEMENT OF PLANNING INTENT

The Minister for Planning and Land Management, Mick Gentleman MLA adopted a Statement of Planning Intent in 2015. There are a number of key elements of the statement of planning intent that are directly relevant to the integrated planning process for this plan for the Red Hill Nature Reserve and Surrounds. These are outlined in **Table 1**.

**Table 1:** Statement of Planning Intent

STATEMENT OF PLANNING INTENT	INTEGRATED PLANNING PROCESS CONSIDERATION
Locate infill development and affordable housing close to public transport routes and adjacent to parks, open space and other areas of high amenity.	This is a key consideration in identifying locations and options for future development within the plan area.
Ensure the quality of public spaces and streets is a primary consideration in urban renewal projects.	The potential impacts of future development should be minimised, existing public spaces retained and the amenity of existing areas protected.
Planning should encourage greater take-up of public transport and active travel.	Locations with ready access to public transport and preferably walking distance to local centres and services are encouraged.
Engage with community, industry, business and research sectors early and ensure public engagement is meaningful, transparent, effective and ongoing.	The integrated planning process has involved considerable stakeholder involvement and engagement as identified in <b>Figure 1</b> . Additionally, the review of the Canberra Nature Park Management Plan has also involved stakeholder groups and public consultation processes.

## ACT PLANNING STRATEGY 2018

The ACT Planning Strategy 2018 outlines a series of directions to create a sustainable and liveable city which is compact, efficient, diverse and accessible. Key elements of the ACT Planning Strategy relevant to the integrated planning process are outlined in **Table 2**.

**Table 2:** ACT Planning Strategy

ACT PLANNING STRATEGY	INTEGRATED PLANNING PROCESS CONSIDERATIONS
Delivering new housing within the existing urban footprint.	The ACT Government is mindful to promote development of new housing and typologies across all areas of Canberra to increase housing choices and to respond to the needs of the ageing population.
Recognise and protect existing industrial, commercial and service trade areas as important elements of the diverse economy.	The plan context area includes the Deakin office park and the offices at Deakin Section 66 (off Kent Street). A key consideration has been the Deakin office park as an important employment node.
Protect biodiversity and enhance habitat to improve landscape resilience.	The protection and ongoing management of the Red Hill Nature Reserve is a primary consideration for the draft plan as well as considering ecological values in surrounding areas.
Deliver recreation open (green) space, and public spaces that support social interaction, physical and mental health and engagement in public life.	The Red Hill Nature Reserve, the surrounding open space network and the Federal Golf Course all provide considerable opportunities for active and passive recreation that should be protected.
Enhance accessibility by better integrating transport and land use.	This is a key consideration for the location of any future residential development within the area.

## TRANSPORT FOR CANBERRA 2012 – 2031

Transport for Canberra 2012-2031 was prepared in conjunction with the previous 2012 ACT Planning Strategy as part of a shift to more integrated approach to sustainable transport systems and a more sustainable Canberra overall. The draft Integrated Transport Strategy – Moving Canberra 2019-2045 is under preparation and has been considered in alignment with the 2018 ACT Planning Strategy. Key transport considerations for the integrated planning process for the Red Hill Nature Reserve and surrounds include:

- Promote safe and efficient use of the road network through transport analysis for the integrated planning area.
- Maximise access to the public transport system in the location of future development.
- Encourage cycling and walking by locating future development in proximity local centres and the public cycle and walking path networks.
- Access to and through the plan area has been a key consideration.

## CLIMATE CHANGE STRATEGY 2019 - 2025

The Government is committed to achieving net zero emissions by 2045. The Climate Strategy 2019 - 2045 provides a range of actions to achieve this, including reducing emissions from transport and gas. A key consideration for the integrated planning process is to locate future development with access to public transport, local centres and other services. This will assist in providing alternative forms of transport and reduce reliance on private vehicles. In addition, the associated Living Infrastructure Plan also proposes a focus on the natural environment and its role in reducing emissions and supporting more sustainable development.

## 2.2 GUIDING PRINCIPLES

The Red Hill Nature Reserve and its surrounds exemplify the ACT Planning Strategy's vision of a "city in the landscape". However, the Planning Strategy also seeks to be "responsive to the future and resilient to change." Accordingly, a more holistic approach has been undertaken to facilitate the area to contribute to a city that is "compact and efficient, diverse, sustainable and resilient, liveable and accessible" in the long term. The following guiding principles for the plan and the planning process were set early in the process and based on the overarching strategic planning framework and input from the stakeholder groups:

1. Collaboration and engagement with stakeholder groups throughout the integrated planning process.
2. Protection and management of the ecological values of the Red Hill Nature Reserve and surrounding areas.
3. Identification of actions necessary to remediate contaminated land within the Red Hill Nature Reserve and surrounding areas.
4. Retention of the landscape and heritage values of the Red Hill Nature Reserve and the residential amenity of surrounding areas.
5. Protection of existing recreation opportunities of the Red Hill Nature Reserve, the surrounding urban open space network and at the Federal Golf Course site.
6. Consideration of appropriate development opportunities considering ready access to urban facilities including public transport, services and local centres and which responds to the needs of the ageing population.
7. Identification of future development in locations and of a scale that potential impacts on ecological values, heritage, residential amenity and the road network can be minimised and managed through detailed design.
8. Identification of strategies to support and improve the transport network in the area in response to existing and future traffic generation.

# 3. THE EXISTING SITUATION

## 3.1 LAND USE AND PLANNING

### NATIONAL CAPITAL PLAN

The Red Hill Nature Reserve is located in a Designated Area under the National Capital Plan (NCP). The reserve is included in the Hills, Ridges and Buffer areas identified in the General Policy – Metropolitan Canberra and the National Capital – Open Space System within the NCP (**Map 3**). This means that development within the Red Hill Nature Reserve is subject to works approvals by the National Capital Authority. This includes any works proposed by the ACT Government in the implementation of the Canberra Nature Park Reserve Management Plan. The NCP refers to connecting spaces as part of the system and these have been considered in this plan and the relationship with Red Hill Reserve.

### TERRITORY PLAN AND LAND USE

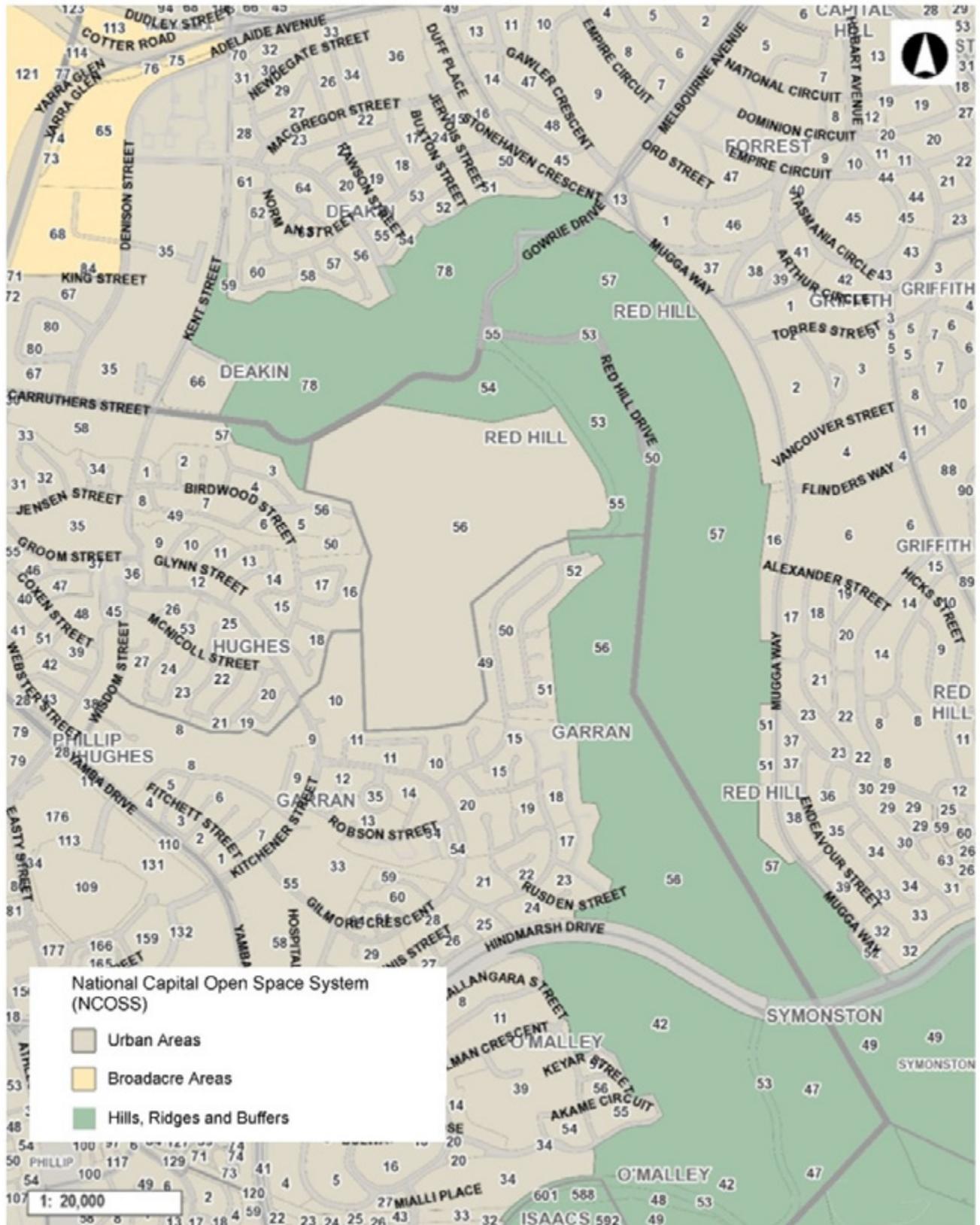
The Territory Plan (**Map 4**) applies to the land surrounding the Red Hill Nature Reserve. It includes the suburbs of Deakin, Hughes and Garran, each of which has a local centre. The majority of development within these suburbs is predominately low density single dwellings within Residential RZ1 Suburban Zoned land. This includes much of the land adjoining the Red Hill Nature Reserve. There are smaller areas of more medium density residential zoned land concentrated around the local centres at Deakin, Hughes and Garran but these areas are further distance from the Red Hill Nature Reserve.

Parts of the PRZ1 Urban Open Space network and the Federal Golf Course also adjoin the Red Hill Nature Reserve. The PRZ1 Urban Open Space Zone objectives provide for the recreational and leisure needs of the community. This network also protects flora and fauna habitat and corridors as well as landscape features and values. However, these areas also accommodate a range of infrastructure for drainage and stormwater, roads and pedestrian and cycling paths.

The Federal Golf Course is included in the PRZ2 Restricted Access Recreation Zone. The Golf Course includes a club house with access via Gowrie Drive through the Red Hill Nature Reserve. There is also a driving range and associated infrastructure and facilities.

The RPZ2 Restricted Access Recreation Zone objectives promote a range of active recreation uses that are of a commercial nature (**Table 3**). The PRZ2 Restricted Access Recreation Zone objectives also acknowledge that these uses may create impacts relating to noise, night lighting, traffic, and parking.

Map 3: Snap shot of the National Capital Plan land use policies



**Table 3:** Merit assessable development in the PRZ2 Restricted Access Recreation Zone

*MINIMUM ASSESSMENT TRACK MERIT*

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

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

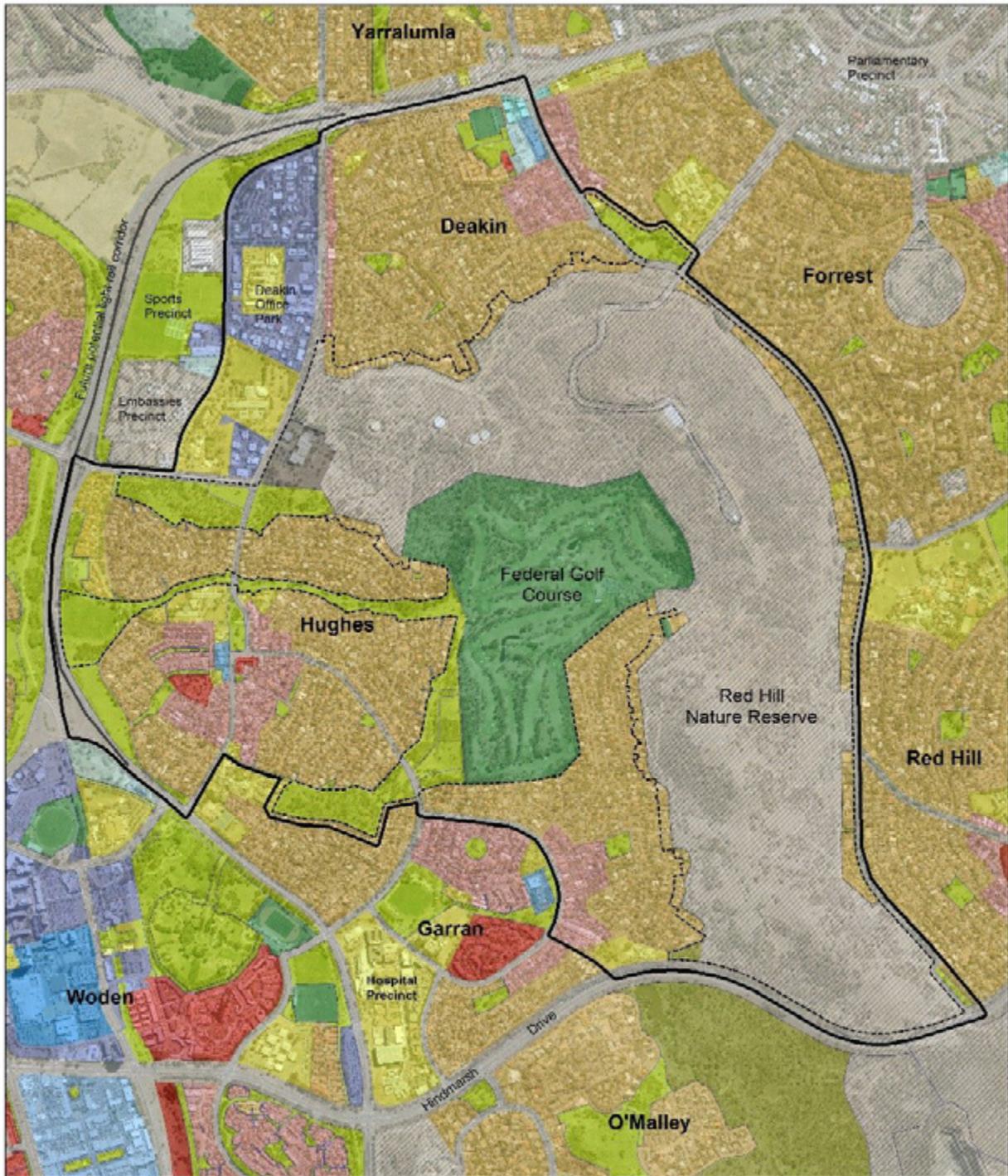
The Deakin office park is centred along Kent Street (**Map 5**) and it includes a range of non-retail commercial uses, mostly offices and a range of medical facilities in the Commercial CZ2 Business Zone. The medical facilities are well located in proximity to the John James and Equinox hospitals.

The built form within the Deakin office park is regulated by the requirements of the Deakin Precinct Map and Code of the Territory Plan. Building heights are predominantly two storeys with three and four storey elements on specific sites. The precinct code also includes limitations on uses permitted within the Deakin office park by prohibiting a range of retail commercial and entertainment uses as well as residential uses. It further limits a range of shops and food outlets to a level to meet the convenience needs of the workforce in the area.

Deakin Section 66 (off Kent Street) (**Map 5**) including Block 13 Section 78, adjoins the Red Hill Nature Reserve. This site is partly developed with the Deakin offices (Block 6) and the Telstra exchange (Block 2). The balance of the site (Blocks 7 and 8 Section 66 and Block 13 Section 78) to the rear of the offices, adjoining the Red Hill Nature Reserve is undeveloped. The site is included in the Transport TSZ2 Service Zones of the Territory Plan. It is located opposite the Deakin office park and community uses including Alfred Deakin High School.

**Table 4** identifies the range of uses that are currently permissible within the Transport TSZ2 Services Zone. The objectives for the TSZ2 Services Zone promote transport and municipal service uses. In this regard, the current zoning does not reflect the existing offices on the site. The existing development of the land for offices is prohibited under the Transport TSZ2 Services Zones. These offices are more consistent with uses in the Commercial CZ2 Business Zoning of the surrounding Deakin office park.

Map 4: Territory Plan



**Territory Plan Zones and Overlays**

(Refer to the Territory Plan at ACT Legislation Register [www.legislation.act.gov.au/n/2008-27/current/default.asp](http://www.legislation.act.gov.au/n/2008-27/current/default.asp))

**Designated Areas:**

See National Capital Plan

**Residential:**

- R21 - Suburban
- R22 - Suburban Core
- R23 - Urban Residential
- R24 - Medium Density Residential
- R25 - High Density Residential

**Commercial:**

- C21 - Core
- C22 - Business
- C23 - Services
- C24 - Local Centre
- C25 - Mixed Use
- C26 - Leisure and Accommodation

**Industrial:**

- I21 - General Industrial
- I22 - Mixed Use Industrial

**Community Facility:**

- CF2 - Community Facility

**Parks and Recreation:**

- PR21 - Urban Open Space
- PR22 - Restricted Access Recreation

**Transport and Services:**

- TS21 - Transport
- TS22 - Services

**NonUrban:**

- NU21 - Broadacre
- NU22 - Rural
- NU23 - Hills, Ridges and Buffer
- NU24 - River Corridor
- NU25 - Mountains and Bushland

S

Special Requirements apply under National Capital Plan

FUA

Future Urban Area

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Special Requirements apply flanking Main Avenues and Approach Routes (see National Capital Plan)

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Intertown Public Transport Route

Public Land, arrow point inwards and encompass the type of public land reserve listed below (see also Chapter 10 of the Planning and Development Act 2007)

- PL - a public land reserve
- PL - a public land reserve
- PL - a special purpose reserve
- PL - a public land reserve

NOTE: District and Suburb Precinct Maps and Codes are not shown on this map. Refer to the Territory Plan on the ACT Legislation Register [www.legislation.act.gov.au/n/2008-27/current/default.asp](http://www.legislation.act.gov.au/n/2008-27/current/default.asp) section 10 Precinct Maps and Codes.



- Context area
- Study area

**TERRITORY PLAN MAP  
Zones and Overlays**

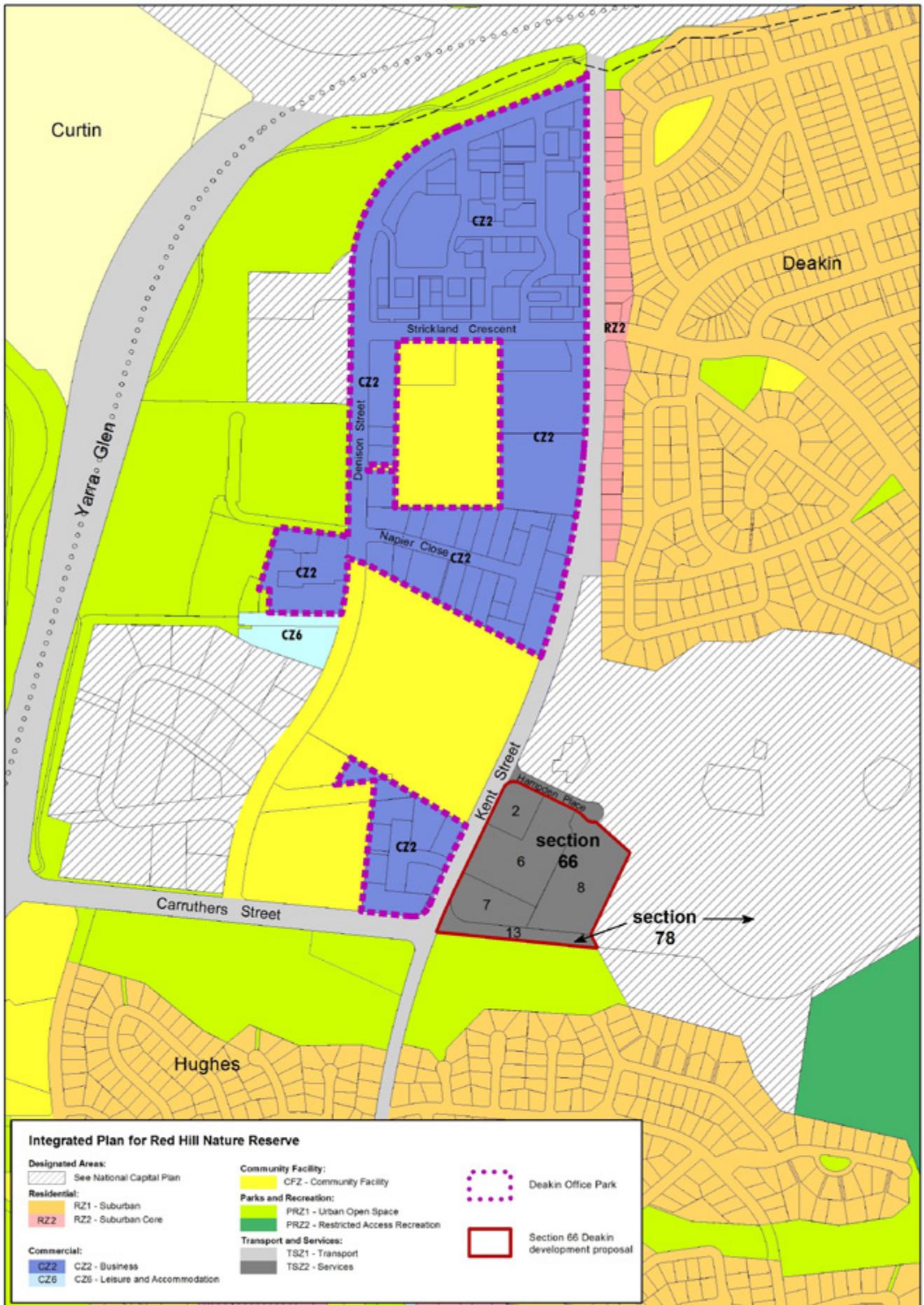
**Table 4:** Merit assessable development in the Transport TSZ2 Services Zones

MINIMUM ASSESSMENT TRACK MERIT

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

DEVELOPMENT	
ancillary use	minor road
car park	minor use
cemetery	municipal depot
communications facility	public transport facility
consolidation	railway use
demolition	recyclable materials collection
development in a location and of a type identified in a precinct map as additional merit track development	recycling facility
emergency services facility	sign
freight transport facility	store
hazardous waste facility	subdivision
incineration facility	temporary use
land fill site	transport depot
major road	varying a lease (where not prohibited, code track or impact track assessable)
MAJOR UTILITY INSTALLATION	waste transfer station

Map 5: Deakin office park and Deakin Section 66



## 3.2 RED HILL NATURE RESERVE – DRAFT MANAGEMENT PLAN

The Red Hill Nature Reserve is part of the Canberra Nature Park network of reserves with connectivity to and from Red Hill to the south via Mt Mugga Mugga. A draft reserve management plan for Canberra Nature Park has been prepared by the ACT Government. This management plan includes the Red Hill Nature Reserve and has been released for public comment between September and December 2019. The plan will guide management over the next 10 years. The draft plan includes:

- A vision for Canberra Nature Park.
- Statutory requirements.
- Key values for all Canberra Nature Park reserves.
- Management zones.
- Goals, objectives, policies and actions to guide management.
- Permitted and prohibited activities and limitations on activities in some zones.
- A priority for implementation of actions.
- Summary profiles for each of the 37 existing reserves in Canberra Nature Park. These profiles will provide additional, more detailed information and offer the community an opportunity to provide information and comments specific to individual reserves.

In addition to the public consultation about the draft reserve management plan, ACT Parks and Conservation Service has consulted with the key stakeholders listed in **Table 5** and other groups in preparing the Canberra Nature Park Draft Reserve Management Plan. Consultation also included workshops with all ParkCare groups and with recreation user groups on the preliminary draft plan.

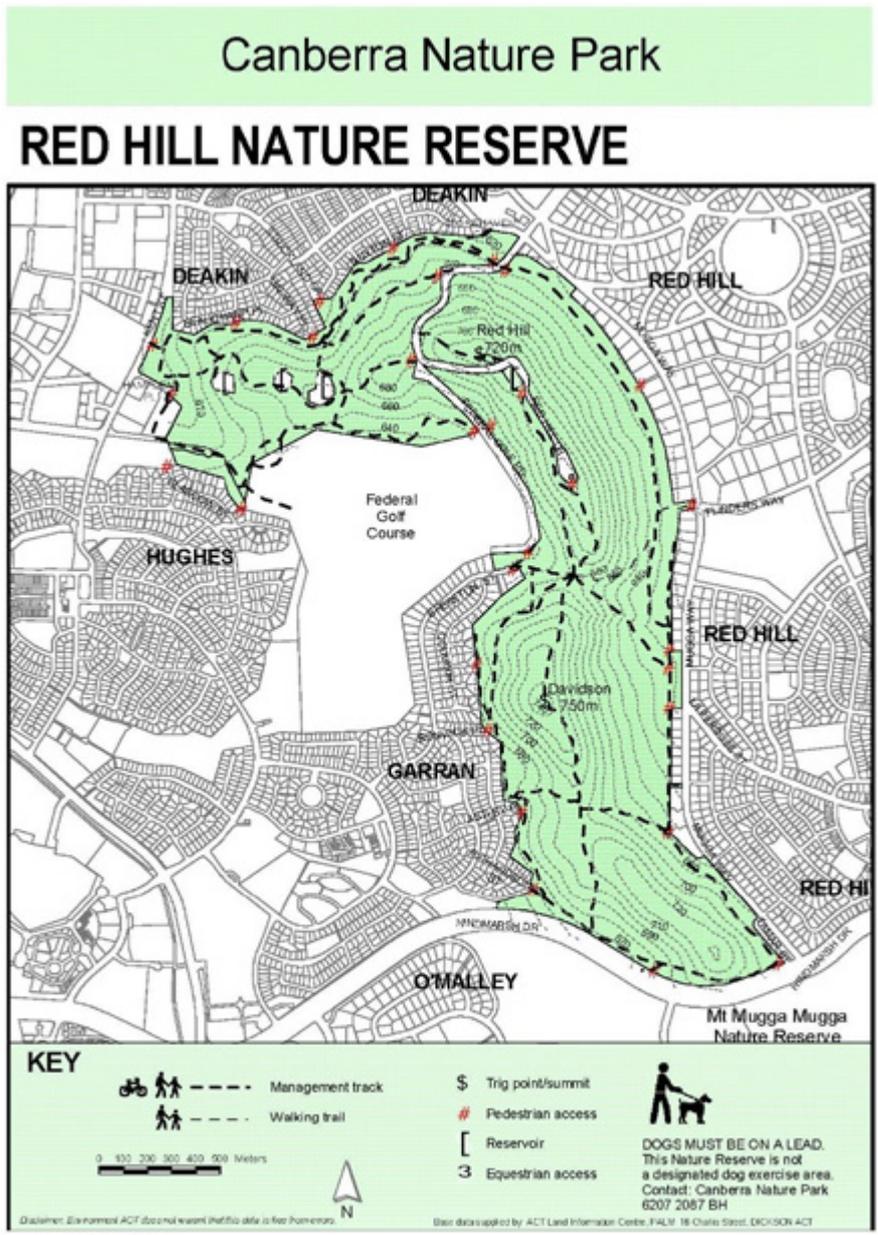
**Table 5:** Key stakeholders consulted in the preparation of the Canberra Nature Park Draft Reserve Management Plan

ORGANISATION NAME	ORGANISATION NAME
ACT Aboriginal and Torres Strait Islander Elected Body (ATSIEB)	Friends of Grasslands
ACT Commissioner for the Environment and Sustainability	Land Development Agency
ACT Scientific Committee	National Parks Association of the ACT
ACT Emergency Services Agency	National Capital Authority
ACT Heritage Council and Heritage Unit	Natural Resource Management Advisory Committee (NRMAC)
ACTPCS Murrumbung Rangers	Planning and Land Authority
ACT ParkCare Groups (workshops)	Representative Aboriginal Organisations
ACT Recreation Users Group (workshop)	Scientific Committee
ACT Equestrian Association	Traditional Custodians (Field Trip)
Canberra Ornithologists Group	United Ngunnawal Elders Council
Conservator of Flora and Fauna	Woodlands and Wetlands Trust (Mulligans Flat sub-committee)
Conservation Council of the South-East Region and Canberra (Biodiversity Working Group)	Woodlands Working Group
Dual Sport Motor Riders Association	

The Canberra Nature Park Reserve Management Plan has recently been released for public comments and will provide the primary mechanism for protection and management of ecological values within this reserve. Development within the Red Hill Nature Reserve is subject to the requirements of the National Capital Plan and works approvals issued by the National Capital Authority.

The following plan for Red Hill Nature Reserve (**Map 6**) provides an indication of public access to the reserve to a range of tracks that are maintained for management purposes, access to the reservoirs and for cyclists, walkers, joggers and dogs on leads.

Map 6: Canberra Nature Park – Red Hill Nature Reserve



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[https://www.environment.act.gov.au/\\_data/assets/pdf\\_file/0010/390592/cnpmapredhill.pdf](https://www.environment.act.gov.au/_data/assets/pdf_file/0010/390592/cnpmapredhill.pdf)

## 3.3 DEVELOPMENT AND BUILT FORM

Recent residential development and redevelopment activity in the area is relatively low as identified in **Table 6**.

**Table 6:** Snap shot of completed (approved) development proposals 2013 to 2018

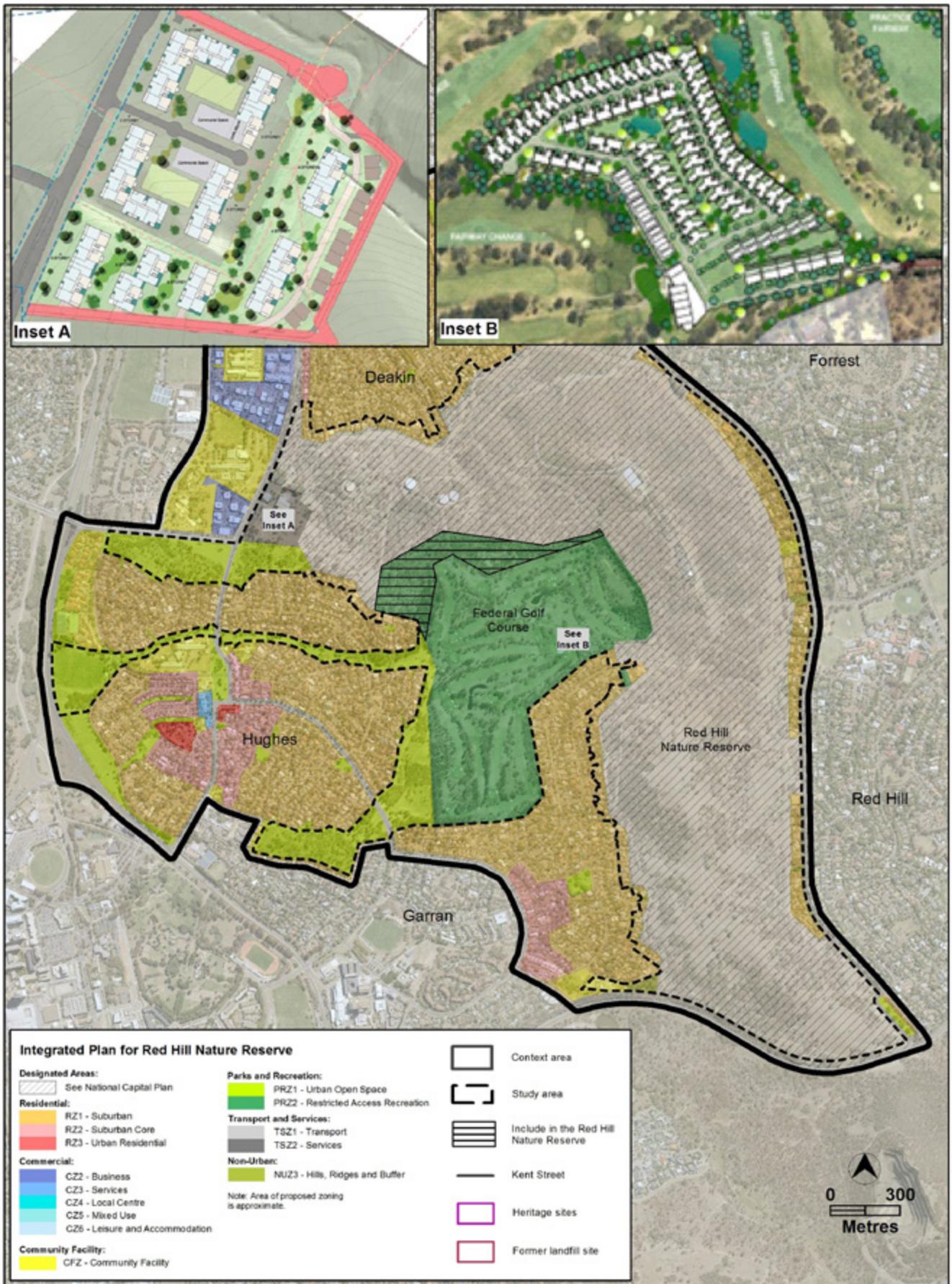
YEAR	DEVELOPMENT	DWELLING YIELD
2013	Dual occupancy - Residential RZ2 Suburban Core Zone	2 dwelling replaced by 4 new dwellings
2014	Dual occupancy - Residential RZ2 Suburban Core Zone	1 dwelling replaced by 2 new dwellings
2015	Supportive housing - Residential RZ1 Suburban Zone	2 dwellings replaced by 5 new support dwellings
	Supportive housing CFZ zone	6 new dwellings
	Dual occupancy - Residential RZ2 Suburban Core Zone	1 dwelling replaced by 2 new dwellings
2016	Dual occupancy - Residential RZ2 Suburban Core Zone	1 dwelling replaced by 2 new dwellings
	Dual occupancy - Residential RZ1 Suburban Zone	1 dwelling replaced by 2 new dwellings
2017	11 dual occupancy developments - Residential RZ1 Suburban Zone	11 dwellings replaced by 21 new dwellings
	3 dual occupancy developments - Residential RZ2 Suburban Core Zone	3 dwellings replaced by 6 new dwellings
	Triplex - Residential RZ2 Suburban Core Zone	1 dwelling replaced by 3 new dwellings
	Four townhouses - Residential RZ2 Suburban Core Zone	1 dwelling replaced by 4 new dwellings
2018	Dual occupancy Residential RZ2 Suburban Core Zone	1 dwelling replaced by 2 new dwellings
	5 dual occupancy developments - Residential RZ1 Suburban Zone	5 dwellings replaced by 10 new dwellings
	2 triplexes Residential RZ2 Suburban Core Zone	2 dwellings replaced by 6 dwellings
	1 secondary residence development - Residential RZ1 Suburban Zone	1 dwelling and 1 secondary residence on the same block
2019	Dual occupancy - Residential RZ1 Suburban Zone	1 dwelling replaced by 2 new dwellings

There has been generally very low levels of residential intensification and infill in the study area with the addition of a little over 20 dwellings between 2013 and 2016. In recent times (2017 and 2018), development and redevelopment potential has been increased through the Loose Fill Asbestos Insulation Program (Mr Fluffy). There are some 39 residential blocks that have been on the Loose Fill Asbestos Insulation Register which are of a size capable of increasing dwelling yield assuming they could meet the requirements of the residential codes of the Territory Plan. Of these, four are included in the Residential RZ2 Suburban Core Zone and the remaining 35 blocks are within the Residential RZ1 Suburban Zone. The predominant built form in the Residential RZ1 Suburban Zone areas is detached one to two storey houses. In the Residential RZ2 Suburban Zone areas the built form ranges from single dwellings to low rise and small scale multi-unit developments.

The ACT Government indicative land release program for 2018 to 2022 does not include any land within the study area.

The Assembly resolution impacted on two proposals for draft Territory Plan variations that had been received by EPSTD for consideration. This included a proposal at Deakin Section 66 (off Kent Street) and at the Federal Golf Club (**Map 7**).

Map 7: Development proposals adjoining the Red Hill Nature Reserve



The proposal for Deakin Section 66 (Blocks 2, 6, 7 and 8) and Block 13 Section 78 is for a Commercial CZ5 Mixed Use zoning under the Territory Plan for a range of residential, office and retail uses. The Federal Golf Course proposal is for a retirement village in the north-east portion of the golf course site with up to 125 units, retention of the 18-hole golf course and inclusion of high value forested areas into the Red Hill Nature Reserve.

The proposals for draft Territory Plan variations have been duly incorporated into the integrated planning process after the resolution of 25 October 2017. Both development proponents participated in the integrated planning process. They provided EPSDD with all relevant investigations and reports that had been prepared in support of their respective proposals.

## 3.4 DEMOGRAPHIC TRENDS

### POPULATION

A major driver of change for consideration in any planning process is the demographic trends in the area. A snapshot of the estimated resident population for 2018 (Australian Bureau of Statistic) for the suburbs of Deakin, Hughes and Garran (their full boundaries) indicates that all three suburbs are currently below their historic peak population levels as follows:

- Deakin at 2988 persons is currently 82.2% of its 1969 peak population of 3636.
- Hughes at 3012 persons is currently 71.7% of its 1971 peak population of 4200.
- Garran at 3647 persons is currently 98.6% of its 1976 peak population of 3700 – Noting that Garran’s resident population includes employees and care receivers resident within the Canberra and National Capital Private hospitals. This includes residency within private as well as non-private staff and patient accommodation (12 of 16 month period to be counted).

All suburbs have an annual population growth rate below that of the ACT (2.02% at 2018) and have been tracking below for some years. Growth rates at 2018 for the study area were:

- Deakin 0.7%
- Hughes -0.1%
- Garran 1.5%
- Deakin, Hughes and Garran combined 0.5%

Deakin and Garran have been slowly growing from the late 1990s but Hughes has actually been losing population for a few years. For these suburbs to grow beyond their historic population peaks at least one of two trends need to occur:

- dwelling occupancy rate significantly increases (i.e. larger household sizes) within existing dwelling supply; and/or
- dwelling supply increases.

### DEMOGRAPHIC PROFILE

The median age of residents within the integrated planning area including the suburbs of Deakin (45.2 years), Hughes (41.7 years) and Garran (43 years) is well above the median age for the ACT (35.1 years). Similarly, the proportion of retirees (65 to 79 years of age) within the integrated planning area (14%) is higher than for the ACT (9.7%). The seniors’ age group (80 years and older) evidence has tracked well above that of the ACT (increasing share of seniors within the Integrated Plan’s resident population) for the greater part of the period from self-government in 1989.

# 4. STUDY AREA ANALYSIS AND CONSIDERATIONS

As part of the integrated planning process the existing conditions and range of values within the area have been examined and documented. Some of these need ongoing management and some present opportunities and/or challenges for consideration for the future planning of the area and within its context. This section outlines the values with a strong focus on ecological and environmental values given the inclusion of and relationship with the Red Hill Nature Reserve. The section also includes a summary of consideration of opportunities and challenges this presents for the future.

## 4.1 ECOLOGICAL AND ENVIRONMENTAL CONDITIONS

A key consideration of the resolution of the Legislative Assembly was to ‘include a detailed environmental plan to protect Red Hill Nature Reserve from the impact of the proposed developments’. This sub-section outlines the ecological values across the key areas of land within the plan area.

### RED HILL NATURE RESERVE

Section 3.2 provides an overview of the Red Hill Nature Reserve within the context of the Canberra Nature Park Management Plan (draft). The Red Hill Nature Reserve falls within the Woden Woodlands and Grasslands part of the management plan and a range of values are outlined within the plan and also noted below based on that document, input from stakeholders and site visits.

Mapping of Red Hill Nature Reserve indicates that 197 hectares of Yellow Box – Blakely’s Red Gum is present in this reserve. This woodland remnant is part of one of the largest areas of this critically endangered community in Australia. These woodlands are listed as critically endangered on the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and endangered on the ACT Nature Conservation Act 2014. Red Hill Nature Reserve supports one of Australia’s largest remaining patches of this woodland community. In all, the reserve supports six native vegetation communities:

- Yellow Box and Apple Box tall grassy woodland (a component of the endangered community)
- Red Stringybark – Scribbly Gum – *Rytidosperma pallidum* tall grass shrub dry sclerophyll open forest
- Red Box tall grass-shrub woodland
- Mealy Bundy – Red Stringybark grass-forb mid-high open forest
- Blakely’s Red Gum – Yellow Box tall grassy woodland (a component of the endangered community)
- Apple Box – Broad-leaved Peppermint tall shrub grass open forest.

Some vegetation communities present in the nature reserve (Apple Box– Broad-leaved Peppermint, Yellow Box - Blakely's Red Gum and Mealy Bundy – Red Stringybark) are largely restricted to the ACT. They are not listed as endangered communities but they are still a high priority for conservation because they cannot be conserved by any other jurisdiction. The Red Hill Nature Reserve is also a significant strong hold for the nationally threatened *Rutidosia leptorrhynchoides* (Button Wrinklewort) and the rare *Dianella Longifolia*.

In terms of research, ACT Government ecologists have undertaken monitoring of Button Wrinklewort, woodland dieback and hazard reduction burn monitoring. Canberra Ornithologists Group has been monitoring birds in the reserve since 1998. Dieback within endangered woodlands is a major management problem for the ACT Parks and Conservation Service. Dieback reduces woodland condition and the connective value of woody vegetation.

There are also six derived communities that have arisen following the clearing of the native vegetation. Some of these communities have special conservation values because they are endangered or endemic to the ACT.

Red Hill Nature Reserve has recently been identified as perhaps the most important nature reserve in the urban area for the Gang Gang Cockatoo (which is listed as vulnerable in NSW).

The Red Hill Nature Reserve supports habitat for the endangered Perunga Grasshopper and the Pink-tailed Worm-lizard. It may also provide habitat for the Coconut Ant and Spotted-tailed Quoll as these species have been documented in the local area.

The Red Hill Nature Reserve is also important in terms of its relationship with other reserves and the role it plays as a wildlife movement corridor. **Map 8** indicates the areas of conservation value and identifies that the area of the reserve surrounding the golf course and residential area of zone 2 - conservation and landscape. The excerpt from the draft management plan is at **Appendix C**.

## URBAN OPEN SPACE NETWORK

Ecological values exist within the parts of the surrounding open space network particularly at Hughes ridge. In addition to providing recreation opportunities and contributing to the landscape setting, the open space network also provides essential links and corridors to the Red Hill Nature Reserve (**Map 9**).

## LEASEHOLD LAND

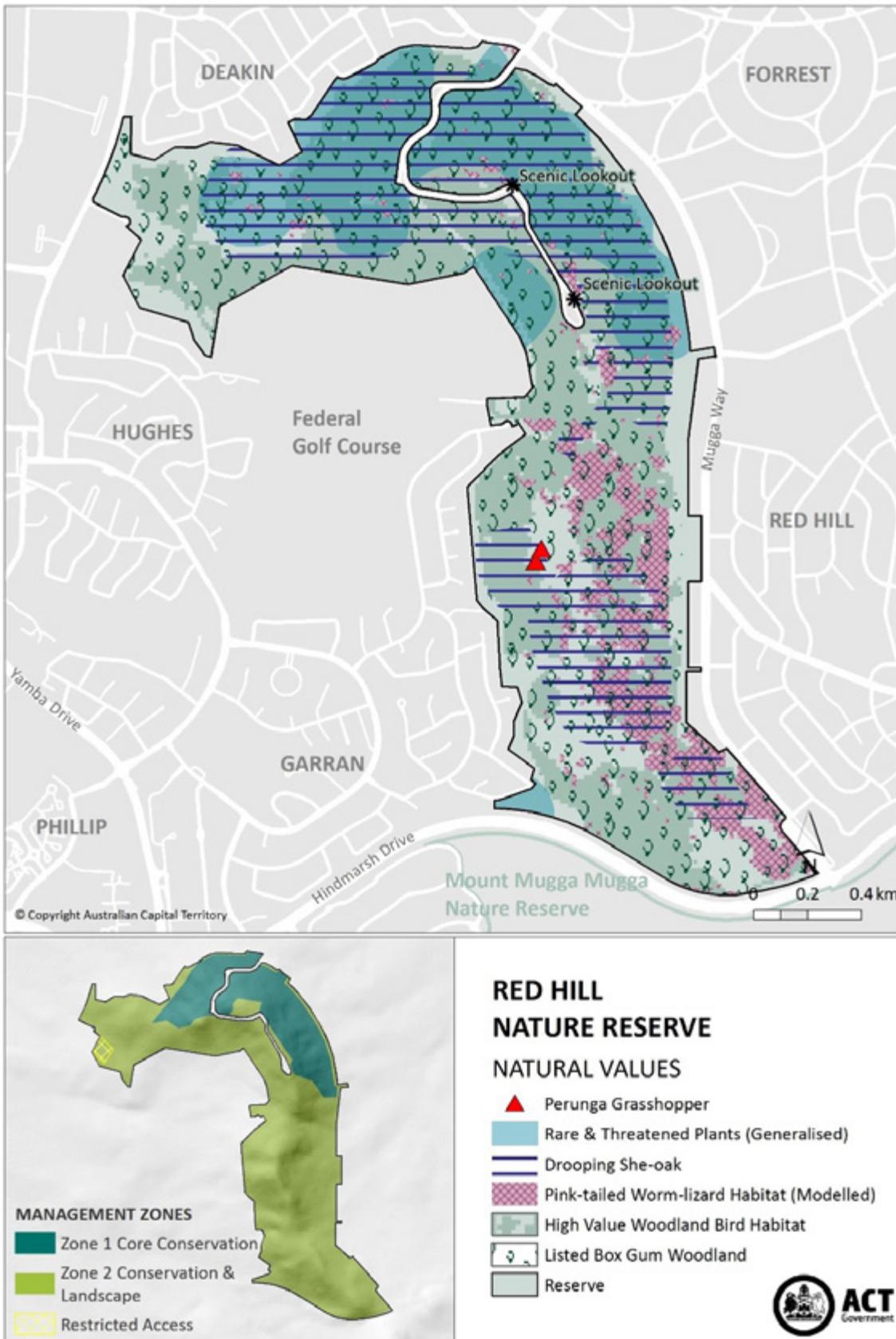
The majority of leasehold land adjoining the Red Hill Nature Reserve is low density Residential RZ1 Suburban zoned land and is highly modified from its natural state.

There are two larger parcels of leasehold land at Deakin Section 66 (off Kent Street) and the Federal Golf Course which exhibit ecological assets and values (**Map 10**), despite being considerably modified over the years. Retention of trees (particularly mature hollow bearing trees) is a priority, both for connectivity and for the valuable habitat provided for threatened or declining bird species recorded including Speckled Warbler, Little Eagle, Scarlet Robin and Superb Parrot and for local fauna.

## DEAKIN SECTION 66

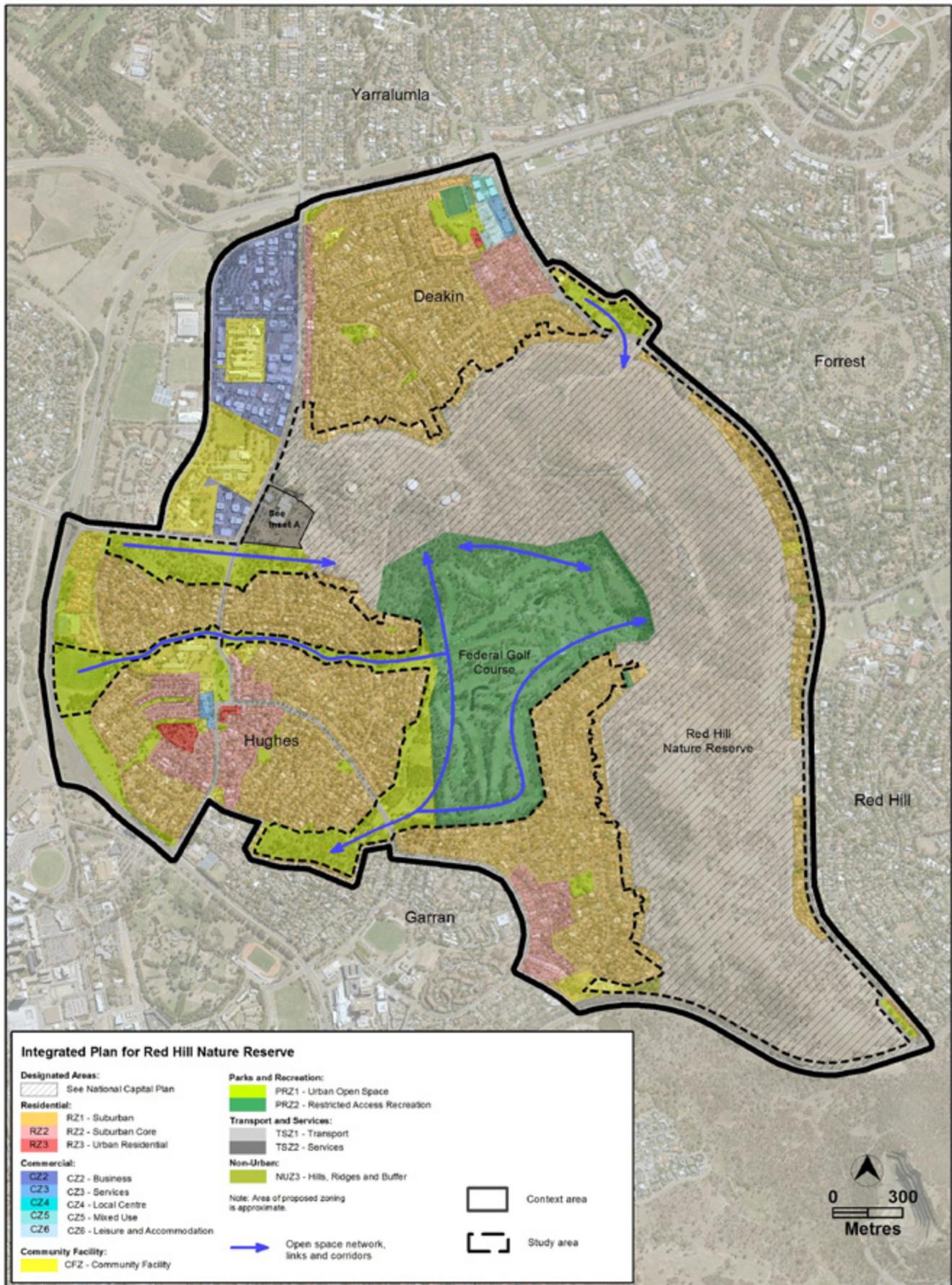
A site inspection of Deakin Section 66 (off Kent Street) was undertaken by a senior government ecologist in June 2018. It was considered that there are matters of national environmental significance on this site (**Map 10**). This includes Yellow Box – Blakey's Red Gum woodland which meets the requirements for listing as part of the endangered ecological community under the Commonwealth's Environment Protection and Biodiversity Conservation Act 1999. In addition to the endangered woodlands the local area is a known habitat for the Little Eagle which is listed as vulnerable in the ACT and NSW. It is likely the blocks provide foraging habitat for this species. This has implications for future development on the site.

Map 8: Open Space Network Connections to the Red Hill Nature Reserve



[https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.act-yoursay/files/5215/6895/3093/Draft\\_Plan\\_FINAL\\_Sept\\_2019\\_EXTRA\\_REDUCED\\_SIZE\\_FOR\\_WEB.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.act-yoursay/files/5215/6895/3093/Draft_Plan_FINAL_Sept_2019_EXTRA_REDUCED_SIZE_FOR_WEB.pdf)

Map 9: Open Space Network Connections to the Red Hill Nature Reserve Conservation values of the Red Hill Nature Reserve



# FEDERAL GOLF COURSE

The Federal Golf Course exhibits a range of ecological values, particularly towards its northern and north western boundary with the Red Hill Nature Reserve (**Map 10**). Remnant trees and other species also exist in the 'rough' areas of the course. This includes native grasses and forbs.

A site inspection of the southern portion of the Federal Golf Club was conducted by a senior government ecologist between 13 and 17 May 2019. The assessment identified approximately 115 remnant eucalypts with high values under the *ACT Nature Conservation Act 2014*. All remnant trees were either Yellow Box (*Eucalyptus melliodora*), Blakely's Red Gum (*E. blakelyi*) or Apple Box (*E. bridgesiana*). Further assessment would be required to determine if the areas have a diversity of forbs sufficient to meet the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* requirements for classification as part of the box gum woodland endangered ecological community.

Threatened and declining birds use large remnant trees on the Federal Golf Course for foraging, movement corridors, and possibly nesting. Some fifty-two of the trees had visible hollows with 128 hollows counted.

Bird surveys were not undertaken as part of this assessment however two significant species were observed - Superb Parrot and Gang-gang Cockatoo. Superb Parrots (listed as vulnerable in the ACT and nationally) were observed using the "rough" areas along the western border of the golf course. Superb Parrots have also recently been recorded on the northern portion of the golf course (Canberra Nature Map records). Loss of mature trees has been identified as a key threatening process for this species.

Gang-gang Cockatoos (listed as vulnerable in NSW) were observed in the same general area as the Superb Parrots. Gang-gang Cockatoo's have been recorded in 2014 undertaking breeding behaviour close to this area. Bird surveys will be required to determine the presence and abundance of birds in the location and the potential for impact on protected species.

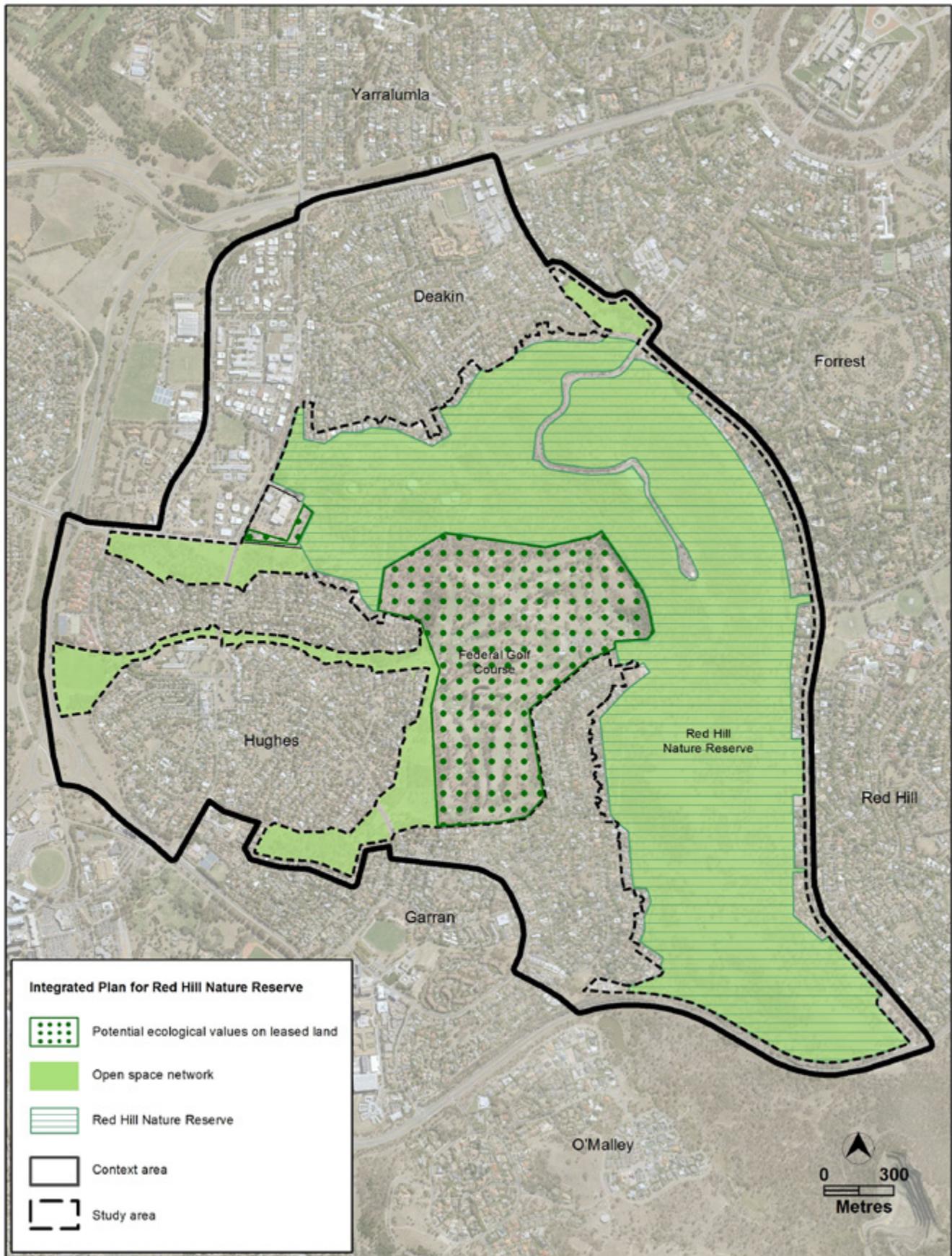
There are two main statutory documents that apply to the conservation of the ecological values outlined above. These are the Notifiable Instrument NI2018-536 (Loss of Mature Native Trees) and the Draft Superb Parrot Action Plan. Additional statutory requirements may be required subject to the outcomes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

Additionally, the current access to the Federal Golf Course is via Gowrie Drive which traverses the Red Hill Nature Reserve. This has implications for future development at the golf course, particularly if access along Gowrie Drive is to be upgraded.

## Key considerations for the Draft Integrated Plan:

- Implementation of the Canberra Nature Park Reserve Management Plan.
- Managing the existing urban space network and retention of links and corridors to the nature reserve.
- Retention of the existing low density residential development adjoining the nature reserve.
- Minimise loss of and potential impacts on ecological values identified on Deakin Section 66 (off Kent Street) and at the Federal Golf Course through ecological assessment of including vegetation assessment, tree and bird surveys.
- Buffers as a transition between any future development and the Red Hill Nature Reserve.
- Minimise and address impacts of any upgrades to Gowrie Drive through the Red Hill Nature Reserve.

Map 10: Ecological values of the Red Hill Nature Reserve and surrounds change to reflect



## 4.2 RECREATION

### OUTDOOR RECREATION FACILITIES

There is an extensive range of public recreation opportunities within the study and context area.

Both the Woden Valley and Inner South districts have adequate outdoor sport and recreation infrastructure including District Playing Fields, neighbourhood ovals and tennis courts. With a population of around 61,000 across both regions, there is approximately 1 ha of sportsgrounds per 1,000 population. This ratio is higher than all other regions in the ACT.

### RED HILL NATURE RESERVE

While its primary function is for the conservation of ecological values, the Red Hill Nature Reserve provides a range of recreation opportunities and a landscape setting and is highly visible across much of Inner South Canberra and beyond. It also attracts tourists to the Red Hill Nature Reserve lookout and café. **Map 6** identifies the primary public access points to the reserve for use by walkers, cyclists and dogs on leads.

The Canberra Nature Park Reserve Management Plan has recently been reviewed and updated. It provides the primary mechanism for management of recreation opportunities within this reserve. However, development within the Red Hill Nature Reserve is subject to the requirements of the National Capital Plan and works approvals for all development is issued by the National Capital Authority.

### OPEN SPACE NETWORK

The open space network is included in the PRZ1 Urban Open Space Zone of the Territory Plan and is managed to provide for walking, cycling and passive recreation. It also contributes to the landscape setting. There are no plans to alter arrangements for the urban open space network in this area.

### FEDERAL GOLF COURSE

The Federal Golf Course is included in the PRZ2 Restricted Access Recreation Zone of the Territory Plan. It is a large site and currently accommodates an 18-hole golf course and associated facilities. The club has indicated a need to significantly upgrade and improve the on-site water storage and distribution works in order to drought proof the golf course in the longer term. Current water supplies are limited during drought period and augmentation of the supply is costly.

Existing PRZ2 Restricted Access Recreation Zone uses provide a valuable resource in meeting population growth, demand and community recreation preferences. It is preferable for the Federal Golf Club to provide an 18-hole course if it is to remain in operation. 9-hole courses are less viable in the longer term. In the longer term future and should the golf course cease to operate, it is important to protect land in this location primarily for outdoor recreation pursuits. This will retain a valuable open space and recreation resource. It will also contribute the retention of links, corridors and buffers to the Red Hill Nature Reserve adjoining the north boundary of the golf course.

#### Key considerations for the Draft Integrated Plan:

- Implementation of the Canberra Nature Park Reserve Management Plan.
- Continued management of the existing urban space network.
- Protection of the recreation opportunities of an 18-hole golf course and/or potential for other future outdoor recreation uses at the Federal Golf Course.
- Limitations for future commercial uses on the site.

## 4.3 HERITAGE AND LANDSCAPE

The Draft Integrated Plan context area

There are seven heritage places registered on the ACT Heritage Register within the study area (**Map 11**).

1. Deakin Anticline
2. Deakin – 44 Beauchamp Street
3. Red Hill Historic Plantings – Red Hill Nature Reserve
4. (part of) Red Hill Housing Precinct and Calthorpes House
5. Hughes - De Quetteville Residence
6. Garran - 13 Furphy Place
7. Garran - 1 Astley Place

Additionally, there is one heritage place nominated to the ACT Heritage Register within the study area (**Map 11**) at Deakin – 44 Beauchamp Street.

No Aboriginal places or objects have been recorded within the study area, however, the ACT Heritage Council (the Council) considers that Aboriginal heritage sites are likely to occur within the Red Hill Nature Reserve and also within any areas that have not been subject to prior development and ground surface disturbance.

Any development within the study area that may diminish the heritage significance of registered and nominated places, or damage Aboriginal places and objects, will require heritage assessment in accordance with *Heritage Act 2004* obligations and Council policy.

### RED HILL NATURE RESERVE

In terms of management of and future development within the Red Hill Nature Reserve, the *Heritage Act 2004* requires conservation and appropriate management of the ‘Red Hill Historic Plantings’, as set out in the ACT Heritage Register entry for the place.

Aboriginal places and objects are likely to occur within the reserve, and prior to any development, heritage assessment will be required. *Heritage Act 2004* approvals would be required for any development that may damage Aboriginal heritage sites, and where it is demonstrated to the Council’s satisfaction that there is no other reasonably practicable ways of undertaking those works. Should Aboriginal places of high conservation value occur, conservation is likely to be required.

### DEAKIN SECTION 66

A review of the ACT Heritage Register identifies that no registered, nominated or recorded heritage places occur within the Section 66 Deakin development area.

A cultural heritage assessment of the locality was undertaken in July 2017, in consultation with Representative Aboriginal Organisations (RAOs). This cultural heritage assessment did not locate any heritage places or objects within the study area, and concluded that heritage places were unlikely to occur due to prior disturbance and the general landform context (mid hillslope). On this basis, no heritage constraints to development were identified.

In this context, the ACT Heritage Council considers that future development at Section 66 Deakin development is unlikely to result in detrimental heritage effects, and no heritage assessment or management requirements have been specifically identified.

# FEDERAL GOLF COURSE

A review of the ACT Heritage Register identifies that no registered, nominated or recorded heritage places occur within the Federal Golf Club development area.

A heritage assessment of the Federal Golf Club in 1997 identified that the development of the golf course in 1947 necessitated substantial modification works, including bulldozing, levelling and harrowing of the fairways, greens and tees in addition to the removal of 65 trees and the grubbing of 72 stumps. Further works were also undertaken to maintain and expand the course, between 1954 and 1989. The 1997 archaeological survey did not identify any heritage places, and concluded that any Aboriginal heritage sites that may have once occurred were likely disturbed or disturbed by the golf course development.

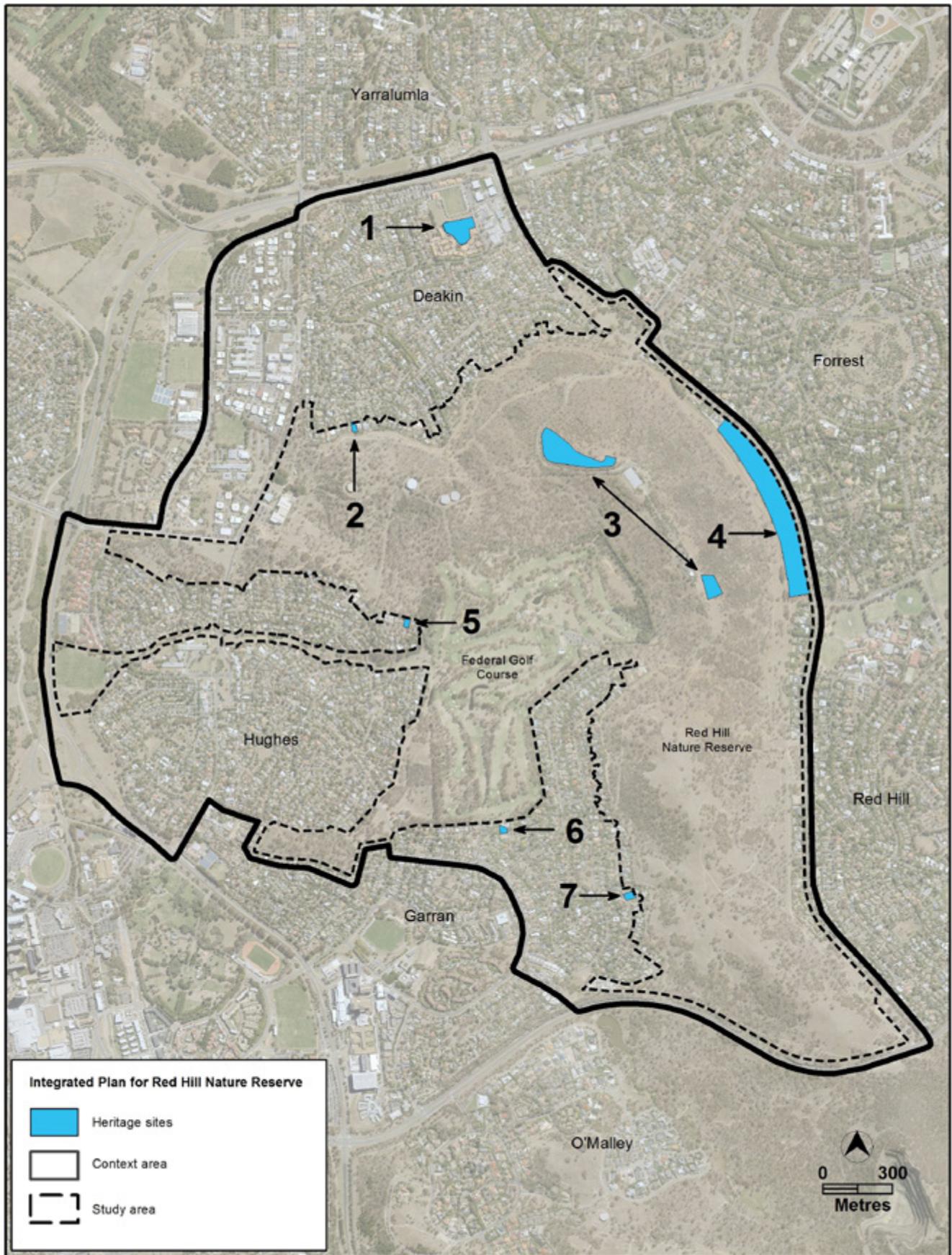
The ACT Heritage Council also understands that a representative of Little Gudenby River Tribal Council was on the ACT Government Community Panel for the Federal Golf Course development proposal, and in this role, visited the development area to inspect trees for cultural markings. No heritage places or values were identified through this process.

In this context, the ACT Heritage Council considers that the Federal Golf Club development is unlikely to result in detrimental heritage effects, and no heritage assessment or management requirements are identified.

## Key consideration for the Draft Integrated Plan:

- Restrict any development that may diminish the heritage significance of registered places.
- Note the areas where unrecorded Aboriginal places and objects may occur.
- The requirements of the Heritage Act for assessing and conserving heritage places, and managing development to be applied.

Map 11: Heritage values



# 4.4 BUSHFIRE

## BUSHFIRE PRONE AREAS

The Red Hill Nature Reserve presents bushfire potential and this extends into the low density Residential RZ1 Suburban zoned areas surrounding the reserve. It also extends into parts of the urban open space network and parts of the Federal Golf Course and all of Deakin Section 66 (off Kent Street) (**Map 12**).

The ACT Strategic Bushfire Management Plan applies to bushfire prone areas. A range of ‘assets protection zones’ are applicable for development in bushfire prone areas. In this regard, a 10 metre assets protection zone is applicable for residential development.

Further, a 40 metre assets protection zone is required for ‘special fire protection developments’. These include:

- Schools
- Hospitals
- Nursing homes, aged care facilities and retirement villages
- Childcare centres
- Motels and tourist accommodation
- Other areas as determined by the ACT Emergency Services Agency.

This limits development potential and intensification on the blocks within the bush fire prone area and includes all of Deakin Section 66 and parts of the Federal Golf Course (refer to **Map 12**).

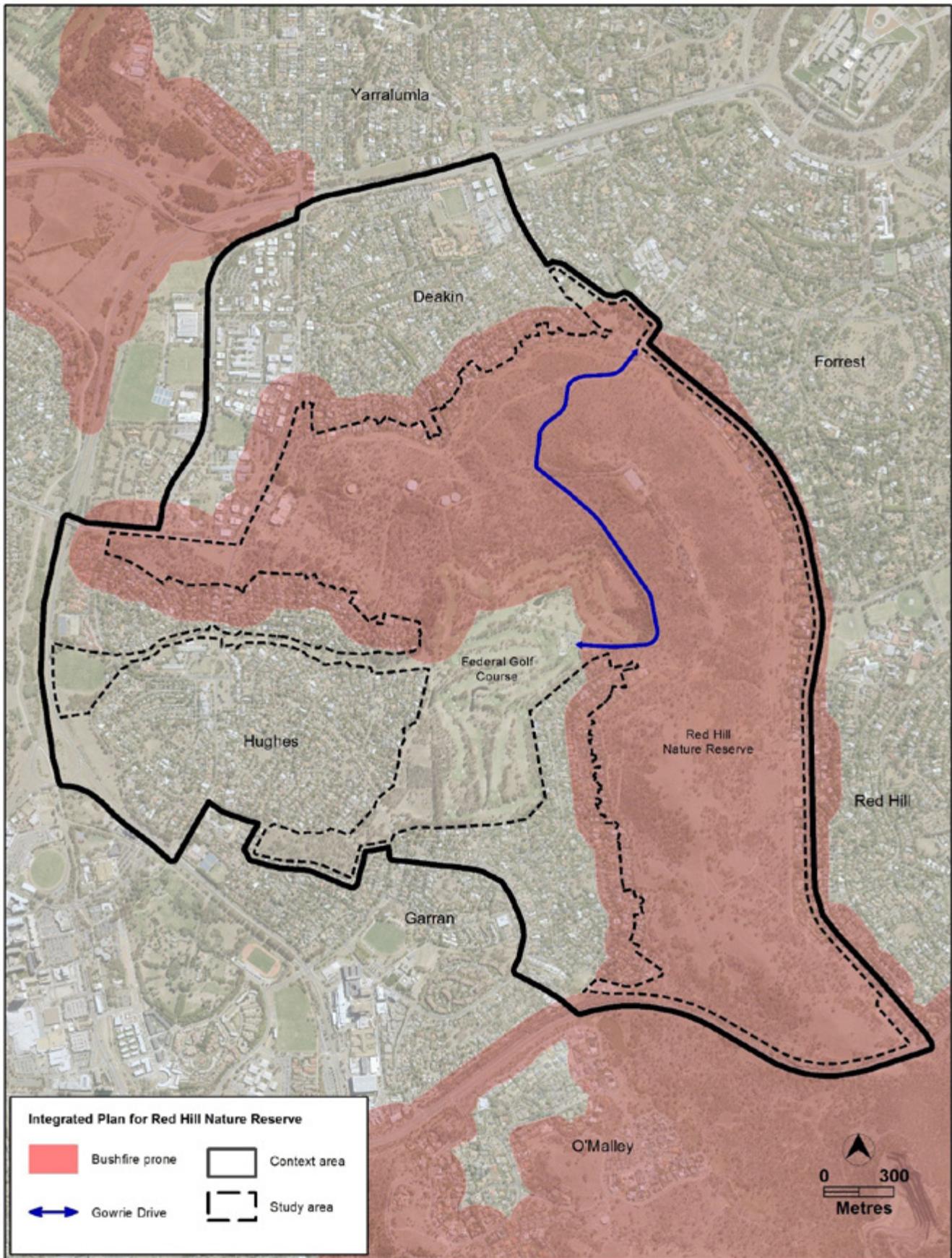
## EMERGENCY ACCESS AND EGRESS

The Bushfire Management Standards have informed the ACT Fire and Rescue Advice relating to development that relies on access through the bushfire prone areas, such as at the Federal Golf Course which has one point of access through the Red Hill Nature Reserve and the bushfire prone area along Gowrie Drive. In this circumstance, upgrades would be required to be undertaken to Gowrie Drive and an emergency secondary access provided.

### Key considerations for the Draft Integrated Plan

- Note the requirements for assets protection zones of the ACT Strategic Bushfire Management Plan particularly for residential development and for special fire protection developments within bushfire prone areas particularly at Deakin Section 66.
- Note the requirements of the Bushfire Management Standards for emergency access and egress within bushfire prone areas particularly along Gowrie Drive to the Federal Golf Course.

Map 12: Bushfire prone areas



## 4.5 CONTAMINATED LAND

A key consideration of the Legislative Assembly Resolution was to, “include a detailed investigation of the old Deakin tip site and rules out development in any areas that may be contaminated and unsafe”.

The old Deakin land fill site is located primarily within the Red Hill Nature Reserve, but also extends into a part of Deakin Section 66 (**Map 13**). The western portion of the Red Hill former landfill site is currently closed to public access due to failure of the earth cap and evidence of contaminated materials surfacing, including Asbestos Containing Material.

A Remediation Action Plan (RAP) has been finalised and signed off by a Site Auditor. The RAP recommends construction of an earth cap over the area of failure, this includes the portion of contaminated land within Deakin Section 66.

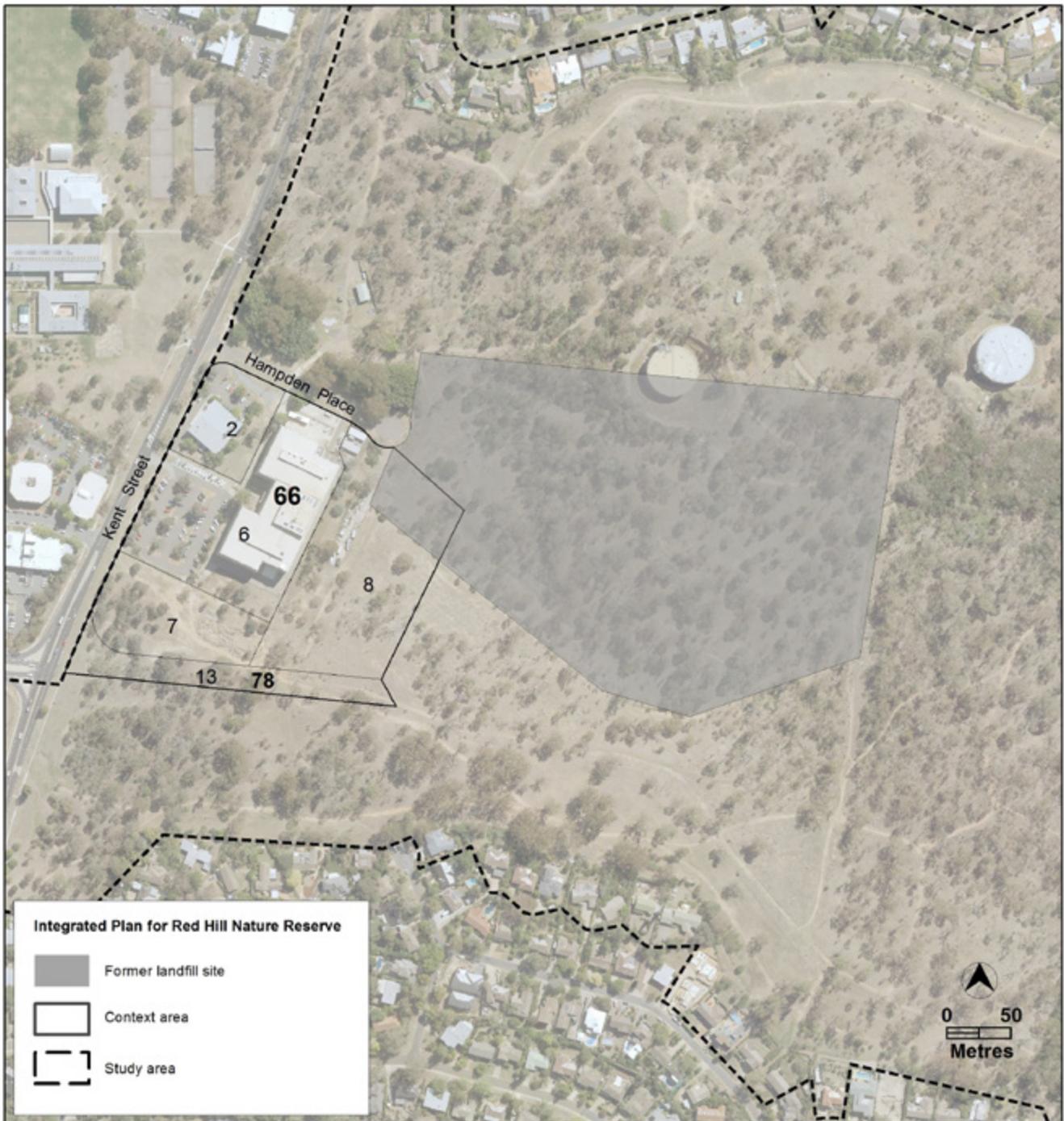
The ACT Government has engaged an engineer to undertake design of the earth cap and prepare construction documentation. Preliminary Sketch Plans (PSP) were completed in October 2019. It is proposed that the next stage is to complete construction of the earth cap. Seeding of the capping area will be with shallow rooted native grasses and tussocks.

Any proposed future uses of contaminated land must be reviewed and endorsed by the ACT Environment Protection Authority (EPA), prior to the land being used for other purposes. The extent of works and level of remediation required is dependent on the site conditions, the nature of contamination and the proposed future use of the site. Some uses require higher levels of remediation than others. In this regard, the site would not be considered suitable for any particular future urban use until the findings of the audit into its suitability for its proposed and permitted uses from a contamination perspective have been reviewed and endorsed by the EPA. Information on contamination assessment and management in the ACT can be found in the EPA, December 2017, *Contaminated Sites Environment Protection Policy*.

### Key considerations for the Draft Integrated Plan:

- The entire Old Deakin tip should be capped and remediated.
- Note the requirements of the Environment Protection Authority in relation to future development of contaminated land.

Map 13: the approximate location of the old Deakin tip



## 4.6 TRANSPORT

A key consideration the Legislative Assembly Resolution was to, 'address the joint transport and amenity impacts of the proposed developments'.

### TRAFFIC ANALYSIS

The existing road network and hierarchy is identified in **Map 14**. A traffic analysis was commissioned in 2018 to evaluate the likely road network impacts of residential development at Deakin Section 66 and a retirement village (max 125 units) at the Federal Golf Course (with primary access via Gowrie Drive, Brereton Street and a combination of both). A subsequent analysis was undertaken in 2019 to evaluate the likely road network impact of the proposed developments with access to the retirement village at the Federal Golf Course via Birdwood Street and Kitchener Street ([Appendix D](#)).

The Canberra Strategic Transport Model (CSTM) was utilised to test the seven (7) scenarios listed below. This was undertaken through two revisions:

Base case 2011 - Land use and transport network assumptions for 2031 without the proposed developments using the previous CSTM calibrated to 2011 conditions.

Base case 2016 - Current land use and transport network assumptions for 2031 using the CSTM calibrated to 2016 conditions. This scenario also assumes no developments in the Section 66 Deakin and Federal Golf Club sites.

Scenarios tested included:

- Scenario 1 – base case plus the proposed development at the Federal Golf Course only (not including Deakin Section 66 development as proposed) with access via Gowrie Drive only.
- Scenario 2 – base case plus the proposed development at the Federal Golf Course only (not Deakin Section 66) with access via Brereton Street only.
- Scenario 3 – base case plus the proposed development at the Federal Golf Course only (not Deakin Section 66) with access via Gowrie Drive and Brereton Street.
- Scenario 4 – base case plus the proposed development at Deakin Section 66 only.
- Scenario 5 – base case plus development with the preferred access option selected from scenarios 1-3 (access from Gowrie Drive only was selected).
- Scenario 6 base case plus development proposals at Deakin Section 66 and at the Federal Golf Course with access via a new road to the retirement village on the southern portion of the Federal Golf Course connecting to Birdwood Street. Retention of access to the Golf club and course being retained via Gowrie Drive.
- Scenario 7 – base case plus development proposals at Deakin Section 66 and at the Federal Golf Course with access via a new road to the retirement village located around the existing clubhouse connecting to Kitchener Street via a relatively long access road along the eastern boundary of the golf course. Existing access to the Federal Golf Club via Gowrie Drive is assumed removed.

The traffic analysis found that there would be a small amount of additional traffic generated by the proposed developments at Deakin Section 66 and at the Federal Golf Course, but that they would increase traffic volumes in the future for any of the scenarios tested, particularly Kent Street.

Regardless of the development proposals, Kent Street will be close to nominal capacity in 2031. The additional traffic generated by Section 66 Deakin pushes it to capacity earlier and results in noticeable traffic diversions as existing Kent Street traffic is displaced by the new development traffic. Some form of traffic calming and upgrades to intersections along Kent Street will likely be required in the future, including Birdwood, Carruthers and Strickland Crescent intersections (**Map 14**). Such upgrades would be subject to funding and delivery through Transport Canberra and City Services (TCCS).

In terms of access to a retirement village at the Federal Golf Clubhouse site a range of options were tested. This includes Gowrie Drive only, Brereton Street only, Gowrie Drive and Brereton Street combined, Birdwood Street and Kitchener Street. If a retirement village were to be developed, as proposed in the vicinity of the existing Federal Golf Club house, then the best access would be via Brereton Street. While development in the vicinity of the existing club house can also be readily accommodated via access to either Birdwood Street or Kitchener Street, the intersection of Birdwood and Kent Street is likely to perform worse than the intersection of Kitchener and Kent Street.

The transport study did not specifically test the option for a retirement village to be located at the southern end of the golf course, because it is identical to scenario 7 with access via Kitchener Street. However, the traffic analysis identified the significant advantages for access to a future retirement village in the southern portion of the Golf Course through Kitchener Street because it is significantly shorter. Although the additional traffic generated by the development will still affect existing streets, the impact of the additional traffic is limited to Kitchener Street (a collector road) rather than a lower order access street such as Brereton or Birdwood Streets.

The design and construction of a road from the proposed retirement village development to Kitchener Street would be subject to Transport Canberra and City Services (TCCS) consideration. Further site specific and investigations of the surrounding environmental and geotechnical constraints and opportunities would also need to be considered as part of any future expansion at the detailed design stage as part of a future development application.

Crash test results included extremely small samples sizes, but did indicate that the intersection of Gowrie Drive with Red Hill Drive has the highest crash records. This is followed by the intersection of Carruthers Street and Kent Street. Interventions should be considered in these locations. The intersection of Kitchener Street and Kent Street had a high proportion of crashes at night which may indicate a need for better lighting in this location. This is based on current conditions.

## PUBLIC TRANSPORT AND ACTIVE TRAVEL

Proximity to public transport indicated that a bus stop adjacent to Deakin Section 66 provides access to Civic and Woden. The Federal Golf Course has no access to public transport. The area surrounding the golf course generally has reasonable access but the northern part of Brereton Street does not have any access. Locating a retirement village development to the southern portion of the site will improve access to public transport located on Kitchener Street.

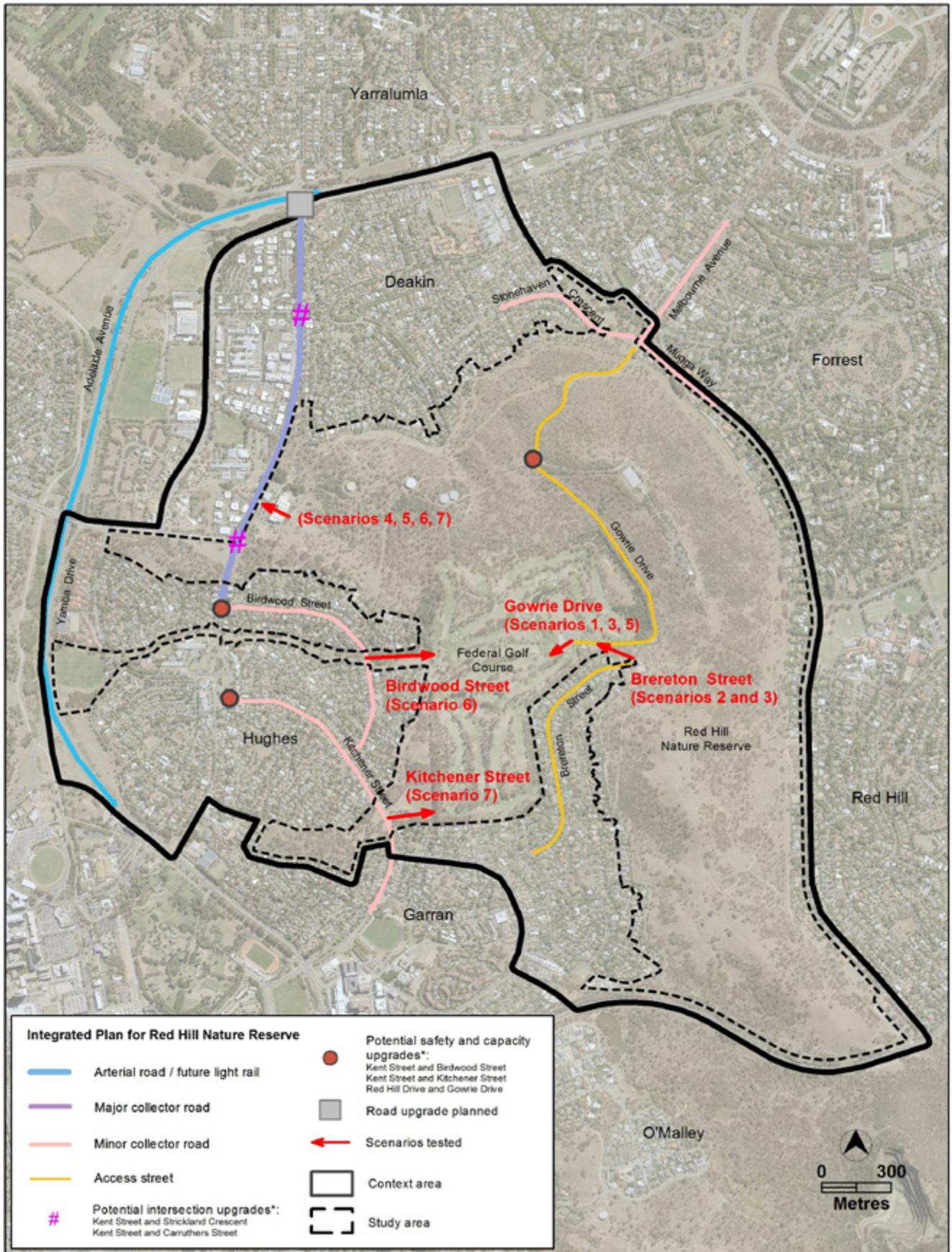
Sound pedestrian and cycling facilities would need to be considered for design and construction from the proposed developments, subject to any future business cases being successful for these upgrades. Such investments would also have to integrate with the established pedestrian and cycling network.

Deakin Section 66 is removed from existing residential areas (**Map 15**). It has good access to public transport on Kent Street and the Hughes shops are approximately 850 metres walk from the site. However, the hilly topography places the site some 20 metres above both the Hughes shops and the Deakin shops (1.9 kilometres away). The site is also 40 metres higher than the future light rail corridor on Adelaide Avenue (800 metres).

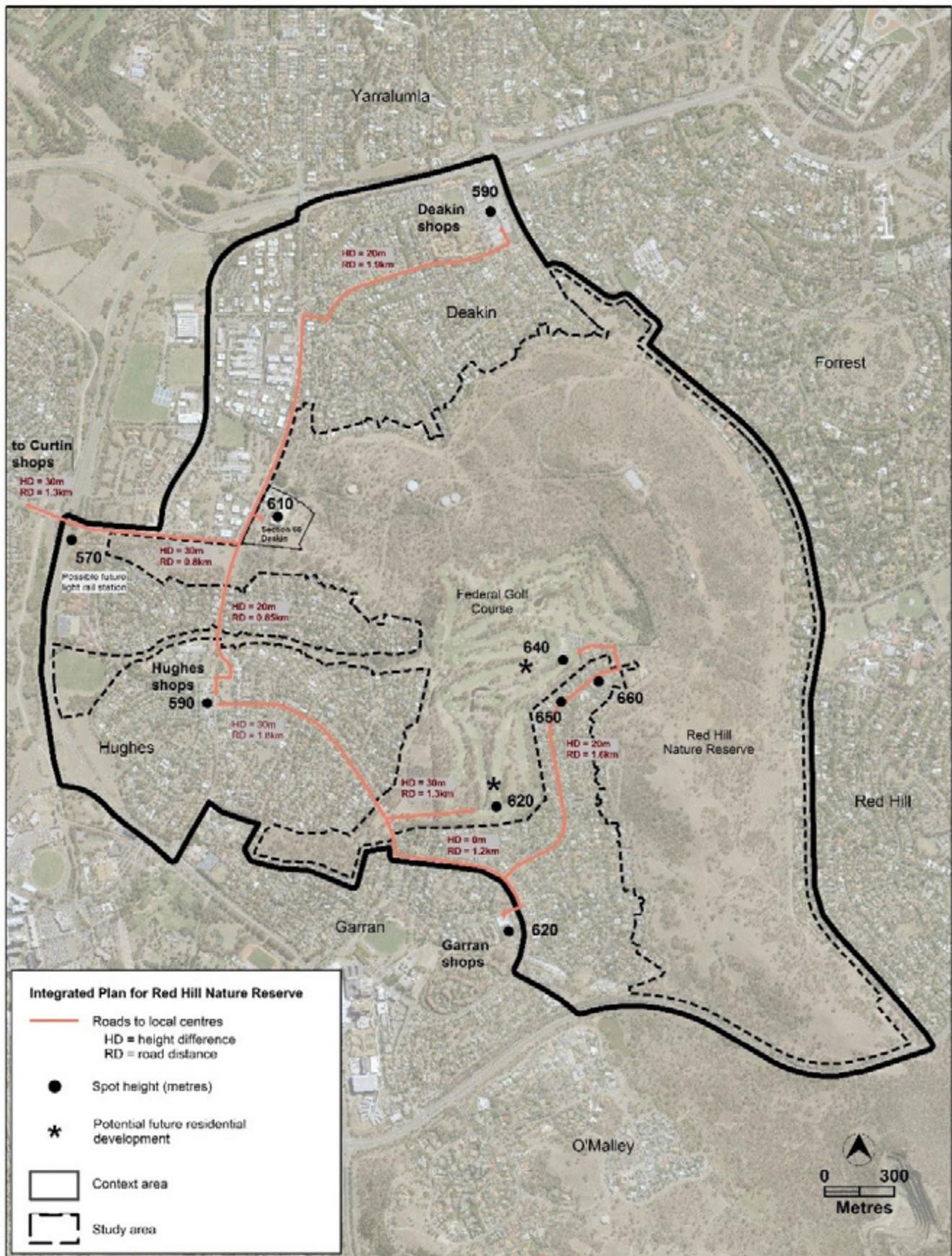
In order to better reflect this current and long-term future use of part of this site, office uses at Deakin Section 66 are recommended to be consolidated into the Deakin office park area and zoned for Commercial CZ2 Business purposes.

The Federal Golf Club northern portion is limited in terms of access to services as the existing golf clubhouse involves a 60 metre height change and is some 1.6 kilometres from the Garran shops (**Map 15**). However, the southern portion of the golf course is level with the Garran shops which are some 1.2 kilometres away (**Map 15**). This southern portion of the golf course has feasible and short access to Kitchener Street which also has an existing bus service.

Map 14: Road network



Map 15: Road connections and access



#### Key considerations for the Draft Integrated Plan:

- Consider providing access to the southern portion of the Federal Golf Course site from Kitchener Street.
- Investigate road upgrades and improvements at three intersections on Kent Street including the Birdwood, Carruthers and Strickland Crescent intersections.
- Investigate safety upgrades and improvements at the intersection of Kent Street and Kitchener Street and at the intersection of Gowrie Drive and Red Hill Drive.
- Consider access to public transport in planning the location of future residential and retirement development.
- The above considerations would be subject to future TCCS consideration.
- Access to services, public transport and to local centres should be optimised when considering the location of future residential and retirement development.

# 5. OPPORTUNITIES, CHALLENGES AND CONSIDERATIONS FOR THE PLAN

## 5.1 OPPORTUNITIES AND CHALLENGES - ENVIRONMENT

In bringing all the relevant information together, the opportunities and constraints to protect the ecological values of the Red Hill Nature Reserve and surrounding areas illustrated on **Map 16**.

### RED HILL NATURE RESERVE

The core ecological values of the study area are focused on the Red Hill Nature Reserve. The Reserve falls under the jurisdiction of the National Capital Authority. The National Capital Authority has been consulted throughout the integrated planning process and expressed a strong desire to retain the existing values of the Red Hill Nature Reserve.

The Red Hill Nature Reserve is subject of a management plan administered and implemented by the ACT Government. The recent review of the management plan, including public engagement and consultation provides the primary means for protecting the ecological values of the nature reserve in the longer term.

There are two key challenges to protection of ecological values within the Red Hill Nature Reserve as identified in **Map 16**:

- Land contaminated by the old Deakin tip; and
- Gowrie Drive which traverses the Nature Reserve to provide access to the Federal Golf Course.

The ACT Government has secured funding to initiate the capping of the old Deakin tip. This is essential to protecting the ecological values in the Red Hill Nature Reserve in the long term.

Gowrie Drive is a winding, single lane road which provides access to the Federal Golf Course. In order to protect the ecological values adjoining this road, any future expansion or upgrades of this road should be limited to maintenance and safety works. Traffic generation from future development at the Federal Golf Course should remain within the existing capacity of this road.

## URBAN OPEN SPACE NETWORK

The urban open space contains ecological values. It also provides a series of green links and corridors between areas of high ecological value and the nature reserves. **Map 16** identifies the opportunities to formalise these links and corridors in the long term.

## EXISTING RESIDENTIAL AREAS

The existing residential areas adjoining the Red Hill Nature Reserve present a strong edge to the nature reserve in the long term (**Map 16**). There is no apparent capacity to introduce buffers between these existing residential areas and the nature reserve. In order to minimise impacts on the ecological values of the nature reserve along this edge, the existing scale and density of development is proposed to be retained consistent with Residential RZ1 Suburban Zone provisions of the Territory Plan.

## DEAKIN SECTION 66

The existing development at Deakin Section 66 includes the Deakin offices (Block 6) and Telstra exchange (Block 2) which front Kent Street. To the rear the land is vacant (**Map 16**). This land contains ecological values and it also serves as an informal buffer between the Red Hill Nature Reserve and the Deakin offices. Notwithstanding the ecological values on the site, this vacant land is compromised by contamination from the old Deakin tip and illegal dumping over the years. The vacant land adjoining the nature reserve presents a unique opportunity to formalise an open space buffer between the reserve and future development and redevelopment of the Deakin offices (Block 6) and Telstra exchange (Block 2) along Kent Street. This will result in the protection of the ecological values on this site. It will also provide an opportunity for a coordinated approach to the remediation of the contaminated land associated with the old Deakin tip.

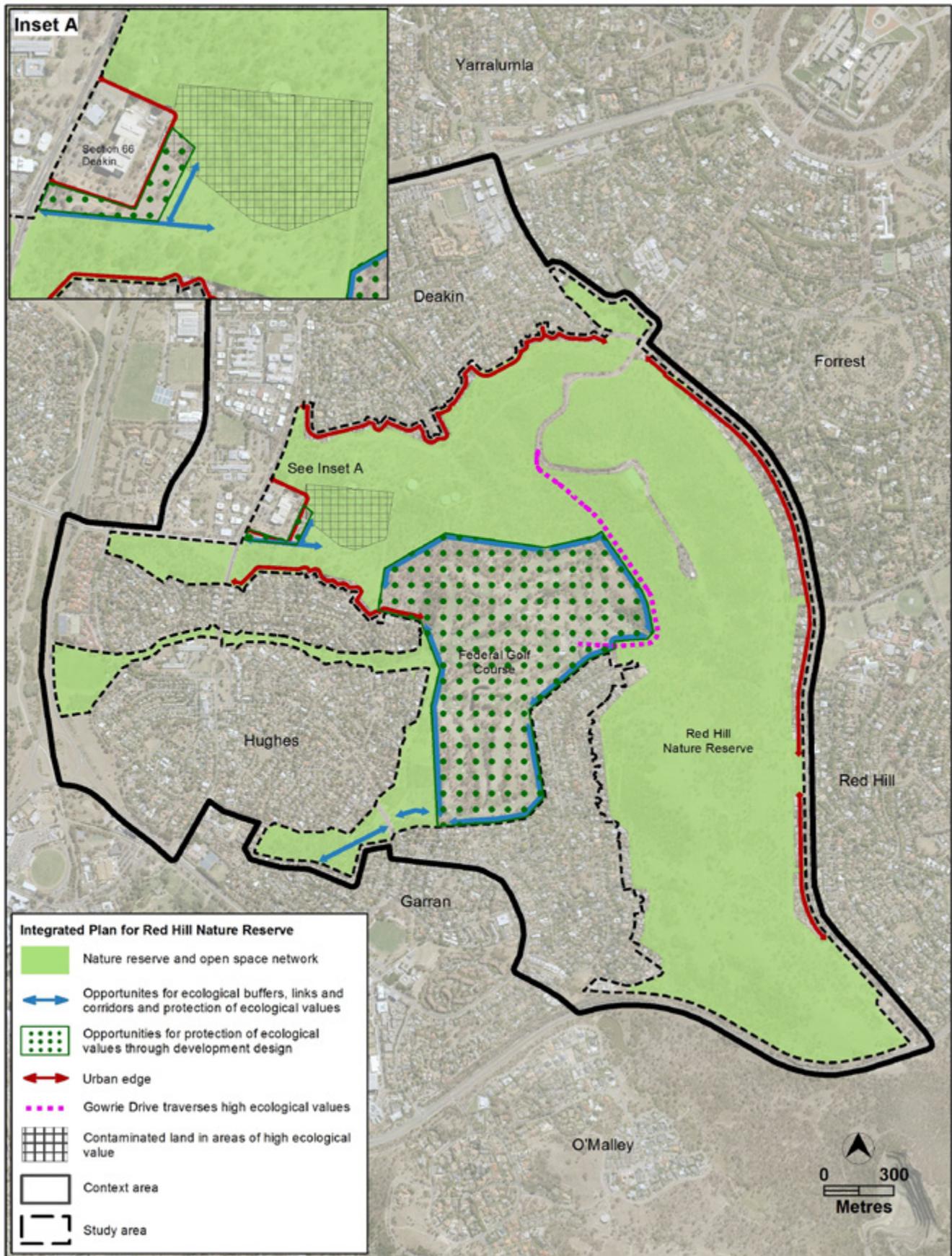
## FEDERAL GOLF COURSE

The Federal Golf Course shares an extensive boundary with the Red Hill Nature Reserve (**Map 16**). It also provides links and corridors between the surrounding urban open space and the nature reserve. Parts of the Golf Course contain high ecological values, particularly adjoining the nature reserve, along its boundaries and 'rough' areas. There is an opportunity to formalise the existing links and corridors on the Golf Course and buffers to the nature reserve as identified on **Map 16**.

In addition to the ecological values on the site, the Federal Golf Course provides an expansive green space with landscape and recreation values that should be protected in the longer term. Given the limitations on access via Gowrie Drive through the nature reserve, the existing golf club and any future recreation uses should be focused in the northern part of the site. Future development in the southern portion of the golf course should provide alternative access to ensure Gowrie Drive does not require upgrading.

There are ecological values in the southern portion of the golf club, outside the areas identified on **Map 16** for inclusion in buffers. Given the substantial amount of modification to the landscape to create the golf greens, these values are limited to the 'rough' areas of the golf course and small stands of individual trees which are less modified than the greens and fairways. The design of future development in this southern portion of the golf course will be subject to the existing requirements of the Territory Plan and the tree protection legislation.

Map 16: Ecological Values - opportunities and constraints



## 5.2 OPPORTUNITIES AND CHALLENGES - FUTURE DEVELOPMENT

In bringing all the relevant information and findings together, there are three key areas that have been considered for future development (**Map 17**):

1. Deakin Section 66 (off Kent Street) including Block 13 Section 78 Deakin
2. Federal Golf Course – South
3. Federal Golf Club – North

Additionally it is anticipated that development will continue to occur throughout the Draft Integrated Plan area consistent with the existing requirements of the National Capital Plan and the Territory Plan.

### RED HILL NATURE RESERVE

The Red Hill Nature Reserve is managed for a range of ecological, heritage, landscape and recreation purposes. There is an existing café within the reserve and some urban infrastructure such as reservoirs and the like. Beyond the existing facilities, there is limited scope for urban development in the reserve. Any development in the reserve would be subject to works approval by the National Capital Authority. The National Capital Authority has been consulted throughout the integrated planning process and expressed a strong desire to retain the existing values of the Red Hill Nature Reserve.

### OPEN SPACE NETWORK

The open space network within the study area and the broader context area is also managed for a range of ecological, landscape, drainage, transport (roads, bike and foot paths) and recreation purposes. In this regard, any future development in the southern portion of the Federal Golf Course (**Area 2 on Map 17**) would require road access through the open space network via Kitchener Street (**Map 17**). Beyond this and the existing facilities, there is limited scope for urban development in the open space network.

### EXISTING RESIDENTIAL AREAS

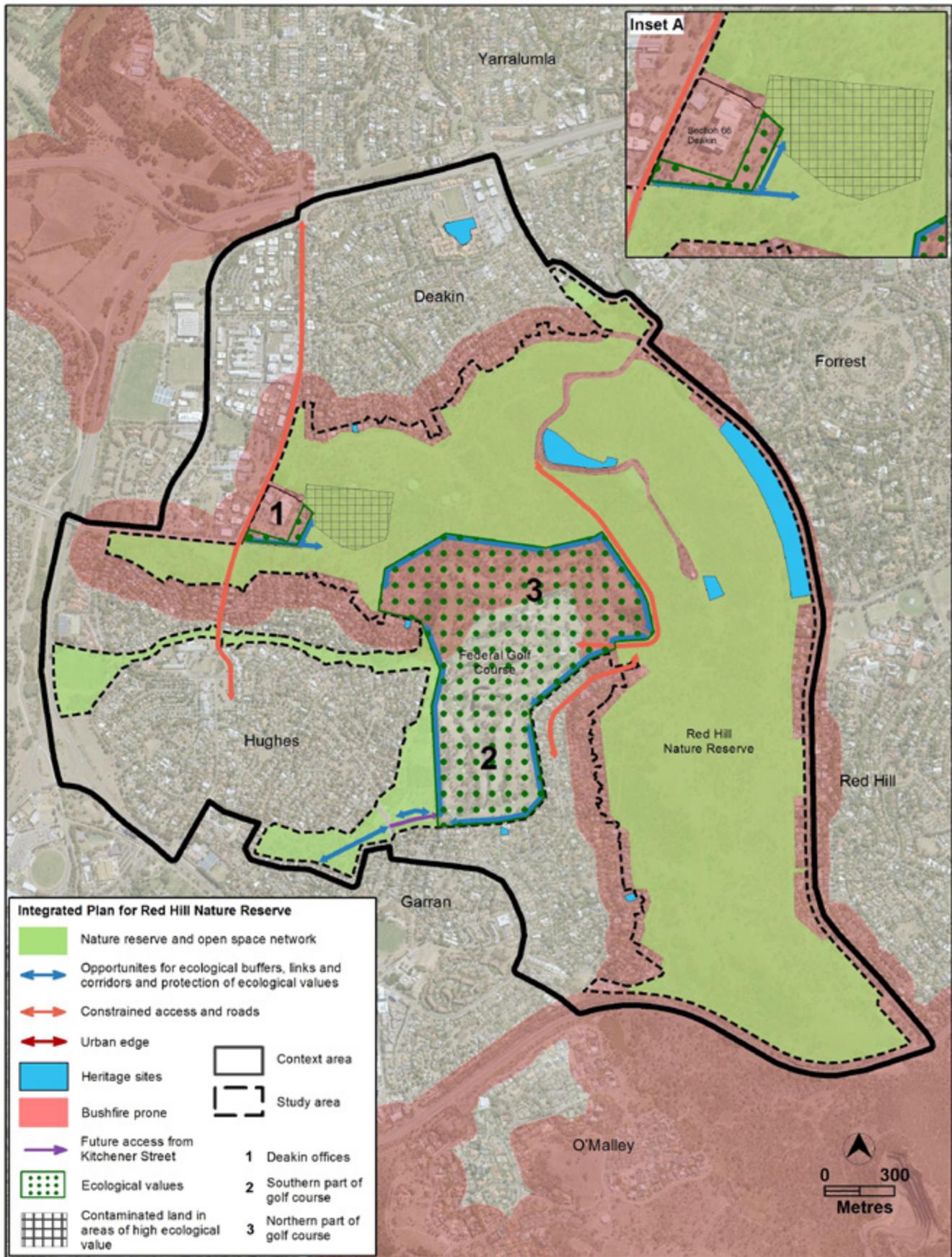
The existing low density Residential RZ1 Suburban Zone blocks adjoining Red Hill Nature Reserve are generally removed from major roads and public transport routes. These areas are also removed from local centres. These areas are likely to exhibit high reliance on private vehicles for access to local centres, services and facilities. They do not present ideal opportunities for urban intensification.

### OFFICE DEVELOPMENT (COMMERCIAL CZ2 BUSINESS ZONE) - DEAKIN SECTION 66 – AREA 1 – MAP 17

The existing office development at Deakin Section 66 is akin to the uses in the surrounding Deakin office park. The site is removed from existing residential areas. It has good access to public transport on Kent Street and the Hughes shops are approximately 850 metres walk from the site. However, the hilly topography places the site some 20 metres above both the Hughes shops and the Deakin shops (1.9 kilometres away). The site is also 40 metres higher than the future light rail corridor on Adelaide Avenue (800 metres). It is considered it relates more to the office development and is not appropriate for residential development.

In order to better reflect this current and long-term future use of part of this site, office uses at Deakin Section 66 are recommended to be consolidated into the Deakin office park area and zoned for Commercial CZ2 Business purposes.

Map 17: Future development - opportunities and constraints



# RESIDENTIAL RETIREMENT VILLAGE - FEDERAL GOLF COURSE – AREAS 2 AND 3 – MAP 6

The Federal Golf Club is a large site adjoining the Red Hill Nature Reserve and the residential suburbs of Red Hill, Forrest, Deakin, Hughes and Garran (**Map 17**). The site is of a sufficient size to protect the ecological values, maintain an 18-hole golf course and allow a low impact development on the site.

The northern portion of the site is limited in terms of access via Gowrie Drive which traverses the Red Hill Nature Reserve and bushfire prone area (**Area 3 on Map 17**). This access does not present ideal conditions for future development in terms of length of access, bushfire prone areas, and the need to protect ecological values within the Red Hill Nature Reserve. In addition, the existing golf clubhouse involves a 60 metre height change and is some 1.6 kilometres from the Garran shops.

It is preferable that the north portion of the Federal Golf Course (**Area 3 on Map 17**) be retained for recreation uses in the longer term. Development of these uses could limit the availability of the land for outdoor recreational uses in the longer term. Consideration should be given to limiting uses such as guest house, hotel, motel and the like.

The southern portion of the Federal Golf Course (**Area 3 on Map 17**) is level with the Garran shops which are some 1.2 kilometres away. This southern portion of the golf course has feasible and short access to Kitchener Street which also has an existing bus service. It is not bushfire prone.

Overall, the southern portion of the golf course presents more accessible opportunities for residential connections and access to local shops than the area near the golf clubhouse. Kitchener Street and the surrounding traffic network has capacity to accommodate traffic generated by development of a residential retirement village at the golf course.

The southern portion of the golf course has a larger interface with the residential areas of Garran and Hughes than the northern portion. However, there are buffers recommended to protect ecological values, connections and corridors along these boundaries which can also serve to buffer existing residential areas from future residential retirement development in this location.

The preferred future extent, scale and form of residential retirement development at the southern portion of the golf course is limited by the need to minimise potential impacts: on traffic, the amenity of surrounding residential areas, ecological values; and the retention and operation of the golf course on the balance of the site. In this regard, a small scale, low density retirement village with a maximum of 125 units is the preferred form of future development in this location.

## KENT STREET

The traffic analysis identified that Kent Street is currently experiencing higher traffic loads than anticipated at this point in time. Regardless of future development resulting from this planning process, consideration should be given to bringing forward intersection upgrades on this road, consistent with the traffic analysis ([Appendix D](#)).

## 5.3 CONSIDERATIONS FOR THE PLAN

The comprehensive information, research and investigations about the values, opportunities and challenges of the study area revealed a series of considerations for the integrated plan. These are identified in full in **Table 7**. Also included are responses to the various issues for incorporation into the Draft Integrated Plan.

In summary, the outcomes of the investigations reveal two key issues for the Draft Integrated Plan to address:

The need to protect ecological values of the Red Hill Nature Reserve and surrounding areas; and

To identify if and where future urban development could occur with minimal and manageable impacts on values, residential amenity and infrastructure.

**Table 7:** Values, opportunities and challenges– considerations for the integrated plan

CONSIDERATIONS	DRAFT INTEGRATED PLAN RESPONSES
Implement the Canberra Nature Park Reserve Management Plan for ecological management and recreation opportunities.	Finalise the draft Canberra Nature Park Reserve Management Plan after public consultation. The Integrated Plan to incorporate relevant directions.
Continue to manage the existing urban space network and retain links and corridors to the nature reserve and for recreation opportunities.	Formalise existing links and corridors between the open space network and the Red Hill Nature Reserve.
Retain the existing low density Residential RZ1 Suburban zoning adjoining the nature reserve.	The existing Residential RZ1 Suburban zoned areas adjoining the reserve remain within the plan.
Minimise loss of and potential impacts on ecological values at Deakin Section 66 (off Kent Street).	Limit development within these sites to maximise retention of ecological values on block 13 section 78 and blocks 7 and 8 Deakin Section 66. Include ecological assessments at the time of development application.
Minimise loss of and potential impacts on ecological values at the Federal Golf Course through ecological assessment including vegetation assessment, tree and bird surveys.	There are a range of ecological values throughout the golf course site. The northern part of the site adjoining the Red Hill Nature Reserve is less disturbed and has not been modified into green or fairways. The southern portion of the site represents a larger level of disturbance for golf course greens and fairways. Ecological values are highest in the ‘rough’ areas, and within stands of trees and corridors along the edges of the site.
Provide buffers between future development and the Red Hill Nature Reserve at Deakin Section 66.	This includes separating development at Deakin Section 66 and Red Hill Nature Reserve through the introduction of buffers on blocks 7 and 8 Deakin Section 66 and at Block 13 Section 78.
Provide buffers between future development and the Red Hill Nature Reserve at the Federal Golf Course.	Buffers along the interface with the nature reserve should be provided primarily along the north boundary of the golf course site.
Minimise the need for and impacts of any future upgrades to Gowrie Drive through the Red Hill Nature Reserve.	Future development at the Federal Golf Course should be limited to uses that would not require upgrades to Gowrie Drive, thereby limiting potential impacts of the road upgrades on the Red Hill Nature Reserve.
Protect the recreation opportunities of an 18-hole golf course and/or potential for other future outdoor recreation uses at the Federal Golf Course.	Retain an 18-hole golf course on this site with water security being a key consideration for the long term operation of the golf course.

CONSIDERATIONS	DRAFT INTEGRATED PLAN RESPONSES
Consider limiting commercial uses on the Federal Golf Course site.	Limit the currently permitted in the PRZ2 Restricted Access Recreation Zone to predominantly recreational uses.
Restrict any development that may diminish heritage registered places.	Restrict urban development within, adjoining or with a potential to diminish heritage registered places.
Note the requirements of the Heritage Act for development on any Aboriginal places which may occur within the area.	A required consideration in ongoing management and development.
Note the requirements for assets protection zones of the ACT Strategic Bushfire Management Plan particularly for residential development and for special fire protection developments within bushfire prone areas particularly at Deakin Section 66.	Do not promote residential or other special fire protection developments within bushfire prone areas including at Deakin Section 66 (off Kent Street) at Blocks 2, 6, 7 and 8 and Block 13 Section 78 Deakin. Less sensitive uses are more suitable in this location.
Note the requirements of the Bushfire Management Standards for emergency access and egress within bushfire prone areas particularly along Gowrie Drive to the Federal Golf Course.	Do not promote residential development with primary access through the bush fire prone area particularly Gowrie Drive access to the Federal Golf Course.
The entire old Deakin tip should be capped and remediated.	Include the contaminated portions of Deakin Section 66 block 8 in the proposal to cap the old Deakin tip.
Note the requirements of the Environment Protection Authority in relation to future development of contaminated land.	Requirements for contaminated land to be considered as part of future proposed zoning and development.
Access to the Federal Golf Course site for non-recreational uses should be from Kitchener Street rather than Gowrie Drive, Brereton Street or Birdwood Street.	Access via Kitchener Street is feasible and is the preferred access point for future development at the golf course.
Investigate road upgrades and improvements at three intersections on Kent Street including the Birdwood, Carruthers and Strickland Crescent intersections.	Recommendation to TCCS for future road and traffic works.
Investigate safety upgrades and improvements at the intersection of Kent Street and Kitchener Street and at the intersection of Gowrie Drive and Red Hill Drive.	Recommendation to TCCS for future road and traffic works.
Access to services, public transport and to local centres should be optimised when considering the location of future residential and retirement development.	The southern portion of the Federal Golf Course is more accessible for public transport than the northern portion.

# 6. OPTIONS

Following the data collection and analysis and a strong understanding of opportunities and challenges, a range of options were developed as a step toward identifying a preferred plan direction. These options were discussed with stakeholders and have been considered in terms of pros and cons (picking up on the values, opportunities and challenges), the overall principles, feedback and future strategic directions of the government. This section provides a summary of the options developed and the considerations of those options.

## 6.1 OPTION 1 – RETAIN THE CURRENT STATUS

This option follows the ‘business as usual’ current conditions approach (**Map 18**) and includes:

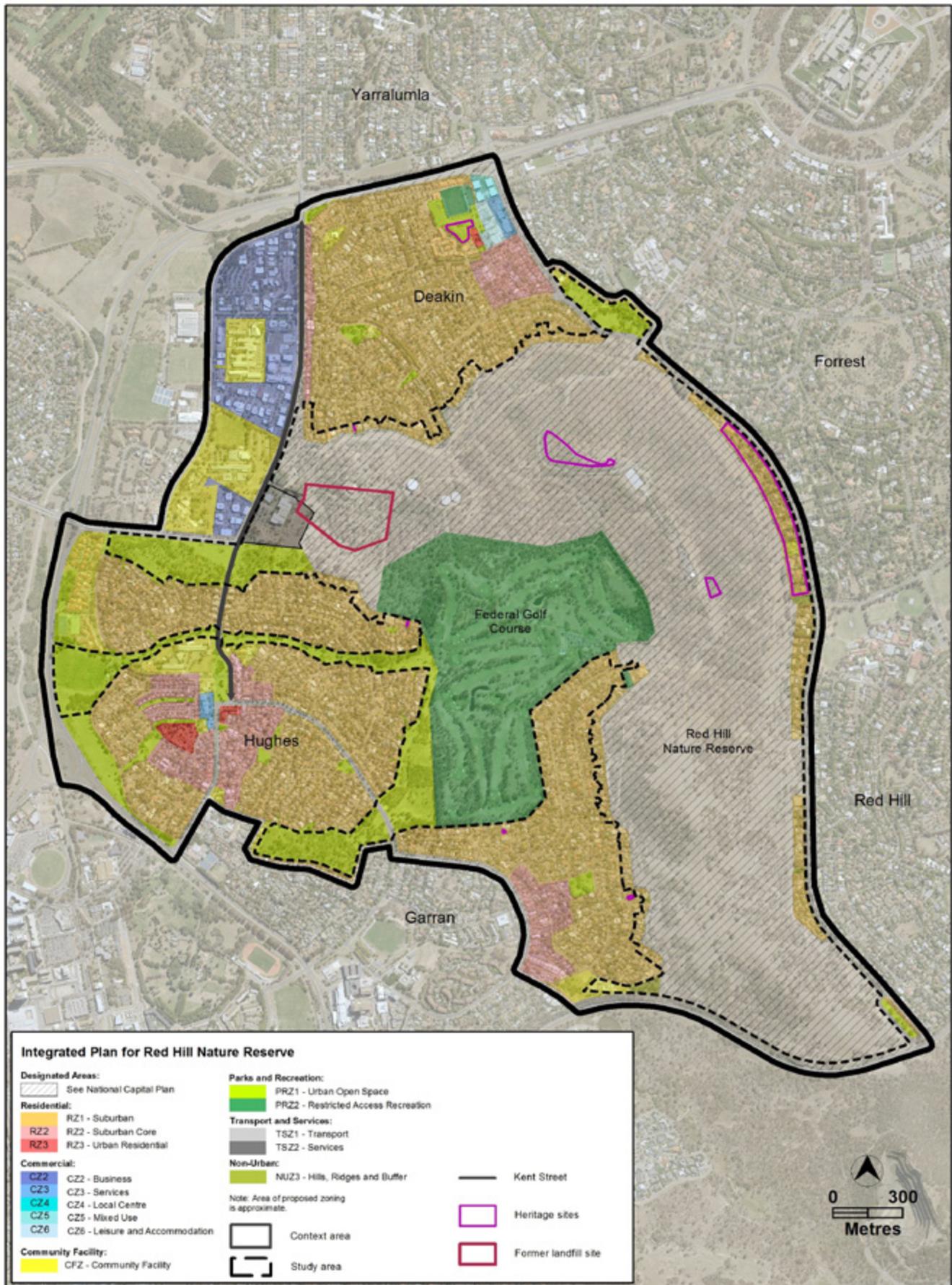
- The finalisation and introduction of the Canberra Nature Park – Reserve Management Plan for the Red Hill Nature Reserve.
- Capping of the old Deakin tip.
- Maintenance of the existing urban open space network.
- Retention of the Residential RZ1 Suburban zoned low density residential areas adjoining the Red Hill Nature Reserve.
- Future development could occur at Deakin Section 66 and at Block 13 section 78 consistent with the current Transport TSZ2 Services Zone subject to the necessary development applications.
- Future development could occur on the Federal Golf Course site consistent with the existing lease and the current PRZ2 Restricted Access Recreation Zone subject to the necessary development applications.

The opportunities and constraints relating to option 1 are identified in **Table 8**.

**Table 8:** Option 1 Opportunities and Constraints

OPPORTUNITIES	CONSTRAINTS
Implements the Management Plan for the Red Hill Nature Reserve.	
Implements the capping of the old Deakin tip.	Impacts of tip on part of Deakin Section 66 and required to consider land contamination requirements.
Retains current open space network.	
Retains low density residential uses adjoining the Red Hill Nature Reserve.	Limited opportunities for increased housing choices particularly for the ageing population.
	Kent Street traffic problems will require treatment.
<b>DEAKIN SECTION 66 DEVELOPMENT CAN OCCUR CONSISTENT WITH THE TRANSPORT TSZ2 SERVICES ZONING</b>	
	Development permitted in the Transport TSZ2 Services Zone does not reflect existing uses of part of the site as offices.
	Ecological values on the site may not be protected and potentially limits future extent development.
	Bushfire prone area limits development potential.
	Contaminated land from the old Deakin tip limits development potential.
<b>FEDERAL GOLF CLUB DEVELOPMENT AND USES CONSISTENT WITH THE PRZ2 RESTRICTED ACCESS RECREATION ZONE</b>	
Retains a large area for future recreation uses on the site provided water security can be achieved.	Does not address the long term need for and viability of large scale outdoor recreation uses such as a golf course.
	Development currently permitted in the PRZ2 Restricted Access Recreation Zone is commercial in nature including hotels, motels and clubs and may impact on surrounding residential areas in terms of traffic, lighting and noise.
	Ecological values on the site may not be protected due to future development under the PRZ2 Restricted Access Recreation Zone.
	Bushfire prone area limits development potential.

Map 18: Option 1 – Retain the current status



## 6.2 OPTION 2 – URBAN DEVELOPMENT AS PER PROPOSED TERRITORY PLAN VARIATION REQUESTS

This option involves accepting the developments as proposed per the requested Territory Plan Variations for sites within the study area (**Map 19**) includes the following:

- The finalisation and introduction of the Canberra Nature Park – Reserve Management Plan for the Red Hill Nature Reserve.
- Capping of the old Deakin tip.
- Maintenance of the existing urban open space network.
- Retention of the Residential RZ1 Suburban zoned low density residential areas adjoining the Red Hill Nature Reserve.
- Proposed CZ5 commercial mixed use residential, office & retail at Deakin Section 66 and Block 13 section 78 Deakin (**Map 19**).
- Proposed retirement village in the northern part of the site and retaining the existing 18-hole golf course and inclusion of the high value forested areas into the Red Hill Nature Reserve (**Map 19**).

The opportunities and constraints relating to option 2 are identified in **Table 9**.

**Table 9:** Option 2 Opportunities and Constraints

OPPORTUNITIES	CONSTRAINTS
Implements the Management Plan for the Red Hill Nature Reserve.	
Implements the capping of the old Deakin tip.	Impacts on part of Deakin Section 66 site.
Retains the existing open space network.	
Retains low density residential uses adjoining the Nature Reserve.	
<b>DEAKIN SECTION 66 OPPORTUNITY FOR A COMMERCIAL CZ5 MIXED USE RESIDENTIAL, OFFICES AND COMMERCIAL DEVELOPMENT.</b>	
Increased housing choice in Deakin area.	Site is removed from existing residential areas.
Reflects existing uses of offices on the site in the longer term.	
	Ecological values on the site would need to be offset.
	Bushfire prone area limits development potential.
	Contaminated land from the old Deakin tip limits development potential.
	Considerable impact on traffic particularly Kent Street.

OPPORTUNITIES

CONSTRAINTS

DEVELOPMENT FOR A RETIREMENT VILLAGE AT THE FEDERAL GOLF COURSE NORTH AND APPROXIMATELY 10HA OF LAND TO BE INCLUDED IN THE RED HILL NATURE RESERVE

Increased housing choice.

Site removed from existing residential areas, services and centres.

Protects ecological values on approximately 10 ha of the northern portion of the site.

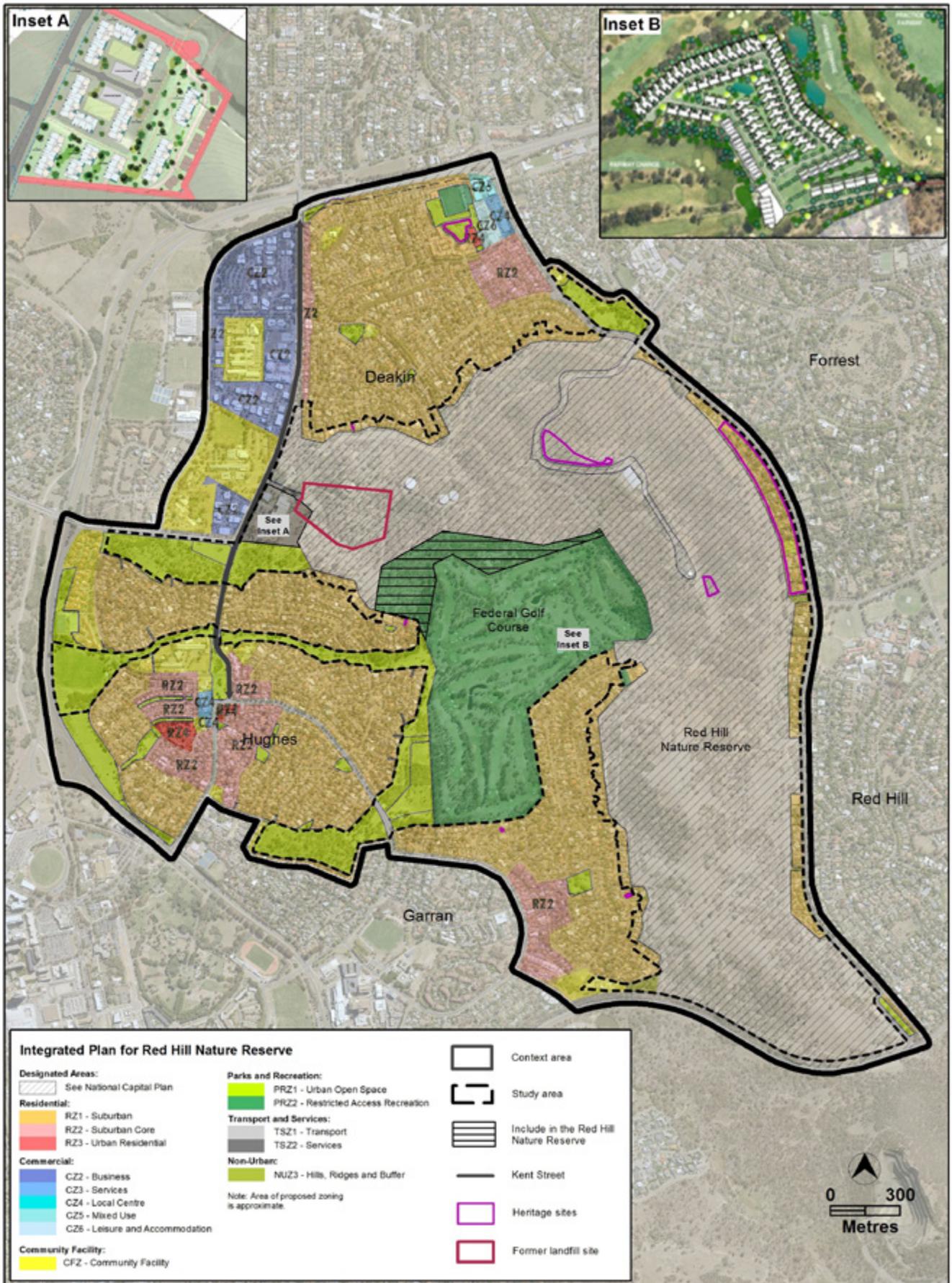
Ecological values on the balance of the site may be compromised due to the retirement village, consequential alterations to the golf course facilities and future development under the PRZ2 Restricted Access Recreation Zone.

Retains a large recreation use the site.

Development currently permitted in the PRZ2 Restricted Access Recreation Zone is commercial in nature and may impact on surrounding residential areas in terms of traffic, lighting and noise including hotels, motels and clubs.

Bushfire prone area places requirements for significant upgrades to access via Gowrie Drive and a secondary access potentially impacting of the Red Hill Nature Reserve. It is possible, but not recommended by the traffic analysis.

Map 19: Option 2 – Development as proposed



## 6.3 OPTION 3 – EXPAND THE DEAKIN OFFICE PARK

This option focuses on development and redevelopment potential at Deakin Section 66 and Block 13 section 78 (**Map 20**) and the other elements of Option 1 apply and this includes:

- The finalisation and introduction of the Canberra Nature Park – Reserve Management Plan for the Red Hill Nature Reserve.
- Capping of the old Deakin tip.
- Maintenance of the existing urban open space network.
- Retention of the Residential RZ1 Suburban zoned low density residential areas adjoining the Red Hill Nature Reserve.
- Future development could occur at Deakin Section 66 and at Block 13 Section 78 consistent with the development in the surrounding Deakin office park under the Commercial CZ2 Business Zone and the Deakin precinct map and code requirements for the office park area.
- Future development could occur on the Federal Golf Course site consistent with the existing lease and the current PRZ2 Restricted Access Recreation Zone subject to the necessary development applications.

The opportunities and constraints relating to option 3 are identified in **Table 10**.

**Table 10:** Option 3 Opportunities and Constraints

OPPORTUNITIES	CONSTRAINTS
Implements the Management Plan for the Red Hill Nature Reserve.	
Implements the capping of the old Deakin tip.	
Protects the open space network.	
Retains low density residential uses adjoining the Nature Reserve.	Limited opportunities for increased housing choices particularly for the ageing population.
<b>DEAKIN SECTION 66 COMMERCIAL CZ2 BUSINESS ZONE.</b>	
Reflects existing uses of offices on the site and consistent with the uses and built form in the surrounding Deakin office park in the longer term.	
	Ecological values on the site may be compromised.
	Contaminated land from the old Deakin tip limits development potential.
	Bushfire prone area limits development potential.
	Impact on traffic particularly Kent Street reflects current levels.

OPPORTUNITIES

CONSTRAINTS

FEDERAL GOLF CLUB DEVELOPMENT CAN OCCUR CONSISTENT WITH THE PRZ2 RESTRICTED ACCESS RECREATION ZONE

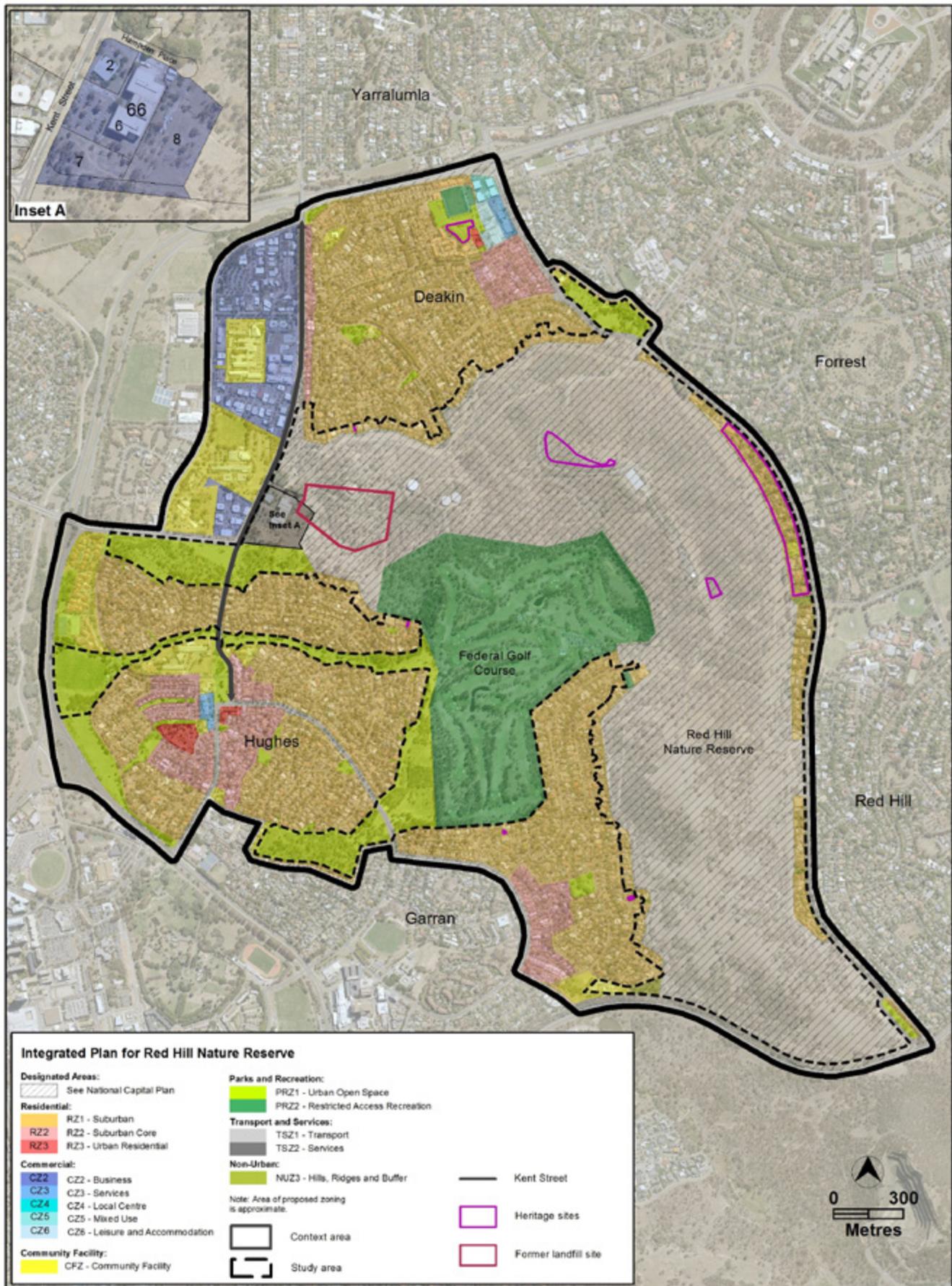
Retains a large area for future outdoor recreation uses on the site provided water security can be achieved.

Development currently permitted in the PRZ2 Restricted Access Recreation Zone is commercial in nature including hotels, motels and clubs and may impact on surrounding residential areas in terms of traffic, lighting and noise.

Ecological values on the site may be compromised due to future development under the PRZ2 Restricted Access Recreation Zone.

Bushfire prone area limits development potential.

Map 20: Option 3 – Expand the Deakin office park



## 6.4 OPTION 4 – EXPAND DEAKIN OFFICE PARK AND DEVELOPMENT AT FEDERAL GOLF CLUB SOUTH

This option focuses on development and redevelopment potential at Deakin Section 66 and Block 13 section 78 and at the southern portion of the Federal Golf Club (**Map 21**) and includes:

- The finalisation and introduction of the Canberra Nature Park – Reserve Management Plan for the Red Hill Nature Reserve.
- Capping of the old Deakin tip.
- Maintenance of the existing urban open space network with access to the Federal Golf Course development site through the open space network at Kitchener Street.
- Retention of the Residential RZ1 Suburban zoned low density residential areas adjoining the Red Hill Nature Reserve.
- Future development could occur at Deakin Section 66 and at Blocks 2 and 6 and parts of Blocks 7 and 8 Deakin Section 66 consistent with the development in the surrounding Deakin office park under the Commercial CZ2 Business Zone and the Deakin precinct map and code requirements for the office park area.
- Part of Blocks 7 and 8 Deakin Section 66 and Block 13 Section 78 to be incorporated into the urban open space network consistent with the PRZ1 Urban Open Space Zone of the Territory Plan.
- Development of a retirement village maximum 125 units at the southern portion of the Federal Golf Club with access via Kitchener Street and a buffer to the adjoining residential area of Brereton Street Garran.

The opportunities and constraints relating to option 4 are identified in **Table 11**.

**Table 11:** Option 4 Opportunities and Constraints

OPPORTUNITIES	CONSTRAINTS
Implements the Management Plan for the Red Hill Nature Reserve.	
Implements the capping of the old Deakin tip.	
Protects the majority of the open space network.	New road link through the open space network from Kitchener Street to The Federal Golf Course South.
Retains low density residential uses adjoining the Red Hill Nature Reserve.	
<b>DEAKIN SECTION 66 PARTLY COMMERCIAL CZ2 BUSINESS ZONE AND PARTLY PRZ1 URBAN OPEN SPACE ZONE</b>	
Consistent with the uses and built form in the surrounding Deakin office park in the longer term.	
Protects ecological values on the site.	
	Contaminated land from the old Deakin tip limits development potential.
	Bushfire prone area limits development potential.
	Impact on traffic particularly Kent Street reflects current levels.

OPPORTUNITIES

CONSTRAINTS

DEVELOPMENT FOR A RETIREMENT VILLAGE AT THE FEDERAL GOLF COURSE SOUTH WITH ACCESS VIA KITCHENER STREET AND A LIMIT OF COMMERCIAL USES UNDER THE PRZ2 RESTRICTED ACCESS RECREATION ZONE ON THE BALANCE OF THE SITE

Development currently permitted in the PRZ2 Restricted Access Recreation Zone is commercial in nature including hotels, motels and clubs and may impact on surrounding residential areas in terms of traffic, lighting and noise.

Increases housing choice in a location with strong access to services and centres.

Minimises impacts on the Red Hill Nature Reserve to current levels of use of Gowrie Drive - noting the use is lower impact and lower traffic generating.

Will result in some increased traffic on Kitchener Street Garran.

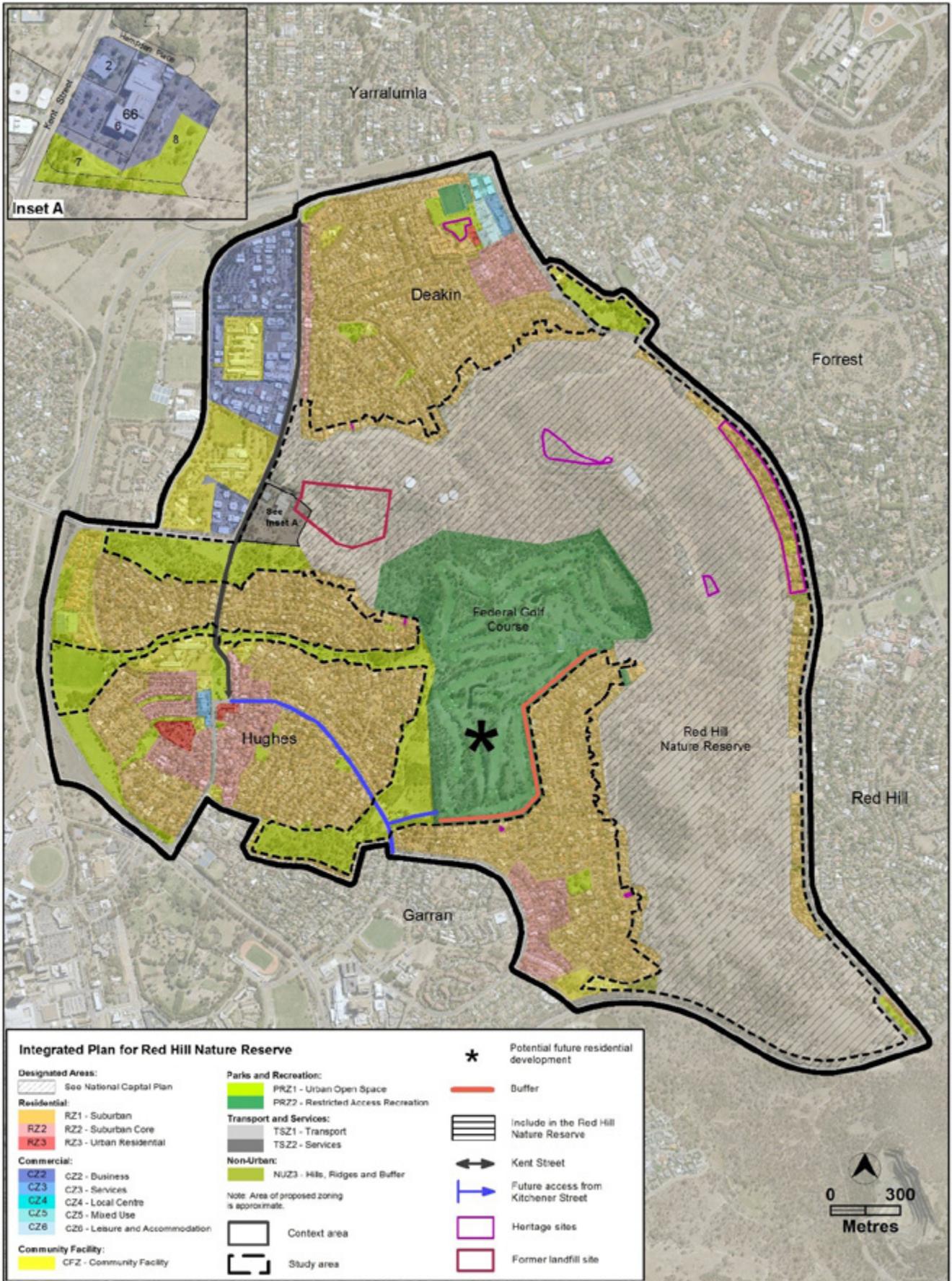
Provides buffers between the retirement village and adjoining residential areas of Garran.

Provides a formal corridor between the open space network and the Red Hill Nature Reserve through the buffer on the Federal Golf Course.

Ecological values on the golf course may be compromised through development of the retirement village and the consequential redesign of the Federal Golf Course.

Retains a large area for future recreation uses on the site with water security.

Map 21: Option 4 – Expand Deakin office park and development at Federal Golf Course South



## 6.5 PREFERRED OPTION

The four options were considered in relation to a range of principles (refer section 2.2) and considerations (refer sections 3, 4 and 5). The preferred option is based on this analysis, feedback and consideration with option 4 as the most appropriate to proceed with as the basis for the draft plan.

To recap - Option 4 involves the following:

- The finalisation and introduction of the Canberra Nature Park – Reserve Management Plan for the Red Hill Nature Reserve.
- Capping of the old Deakin tip.
- Maintenance of the existing urban open space network with access to the Federal Golf Course development site through the open space network at Kitchener Street.
- Retention of the Residential RZ1 Suburban zoned low density residential areas adjoining the Red Hill Nature Reserve.
- Future development could occur at Deakin Section 66 and at Blocks 2 and 6 and parts of Blocks 7 and 8 Deakin Section 66 consistent with the development in the surrounding Deakin office park under the Commercial CZ2 Business Zone and the Deakin precinct map and code requirements for the office park area.
- Part of Blocks 7 and 8 Deakin Section 66 and Block 13 Section 78 to be incorporated into the urban open space network consistent with the PRZ1 Urban Open Space Zone of the Territory Plan.
- Development of a retirement village maximum 125 units at the southern portion of the Federal Golf Club with access via Kitchener Street and a buffer to the adjoining residential area of Brereton Street Garran.

## LAND USE AND SETTLEMENT PATTERN

Option 4 provides a logical response to the challenges on Deakin Section 66 and it reflects the existing offices on the site and relates to the adjacent office park, in the longer term by rezoning part of the site to the Commercial CZ2 Business Zone.

This option also presents some clear opportunities to realise increased housing choice consistent with the ACT Planning Strategy, particularly for the aged in the southern part of the Federal Golf Course through the future development of a retirement village in this location. The Federal Golf Course – South has proximity to the existing residential areas of Hughes and Garran. It presents excellent access (at level) to public transport and to local shops at Garran. The site is removed from the bushfire prone area and from the Red Hill Nature Reserve. The analysis also indicates constraints around access to the northern part of the site and it is considered that the current uses permitted should be limited.

Key considerations for the Final Draft Integrated Plan:

- In relation to option 4 consider limitations on uses on the balance of the golf course site including clubs, hotels and motels.

## ECOLOGICAL VALUES

The inclusion of a number of blocks at Deakin Section 66 into the PRZ1 Urban Open Space Zone of the Territory Plan will protect essential ecological in the longer term.

At the Federal Golf Course, focusing residential development to the southern portion of the site reduces potential impacts on the Red Hill Nature Reserve, particularly in terms of relieving pressure on the need to upgrade Gowrie Drive.

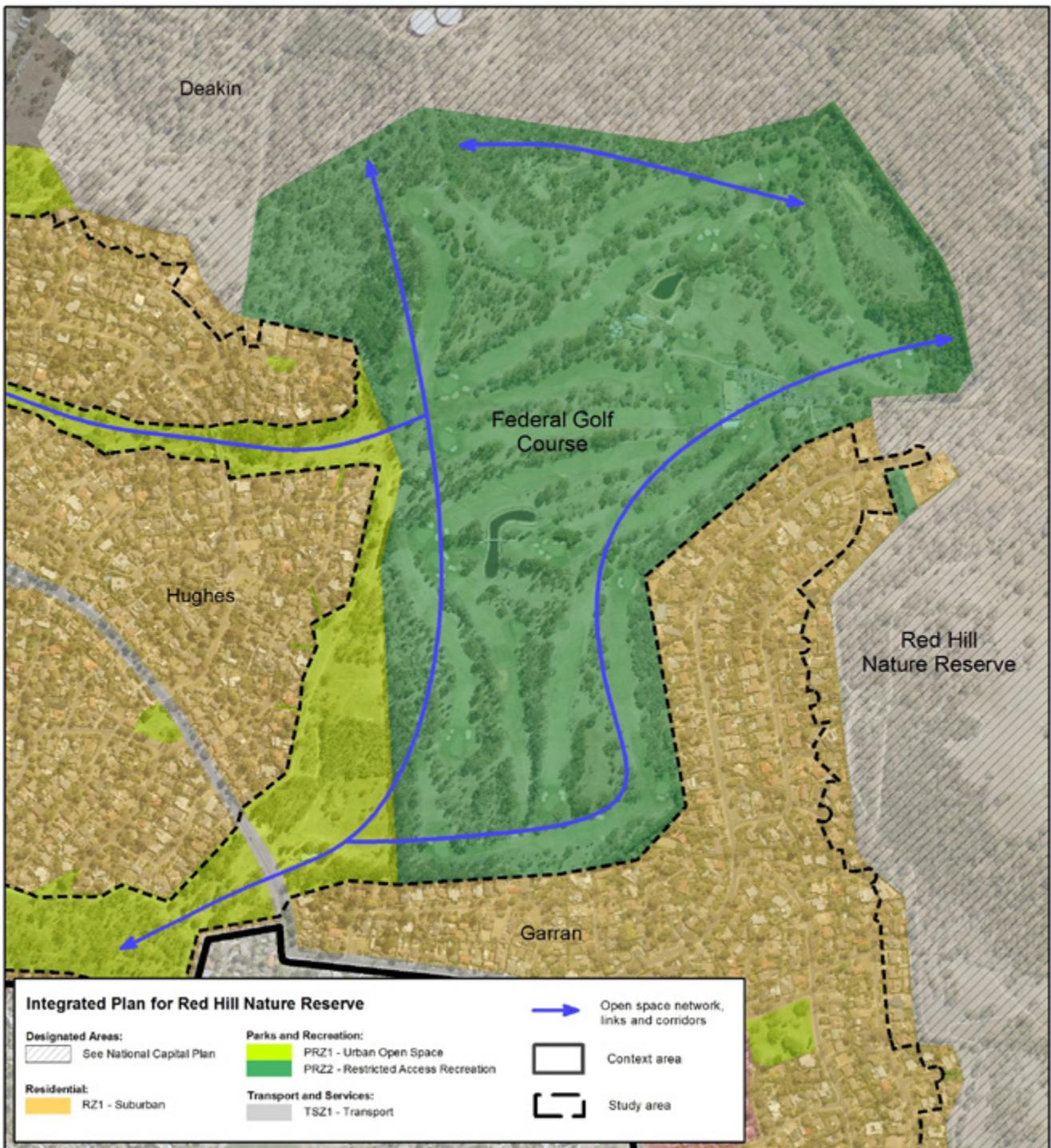
It also formalises an essential corridor between the Red Hill Nature Reserve and surrounding urban open space network along the south eastern boundary. This corridor also serves as a buffer between the existing residential area of Garran and the future retirement at the golf course.

While the golf course site presents a heavily modified environment, there remains areas that provide key links and corridors and also exhibit potential high ecological values on the balance of the golf course. This is particularly the case along the western and northern edges as identified on **Map 9**, and in the snap shot below in **Map 22**.

Key considerations for the Final Draft Integrated Plan:

- In relation to option 4 consider implementation of buffers along the western and northern boundary of the golf course to formalise essential links and corridors and to protect ecological values in the longer term.

Map 22: Snapshot of key links and corridors on the Federal Golf Course from Map



## TRAFFIC AND ACCESS

The traffic analysis revealed that there is capacity within the existing road network to accommodate increased traffic expected to be generated by development under this plan, and the growth predicted in the area generally. However, the investigations revealed that Kent Street is already operating at a higher than predicted. Regardless of development anticipated by this plan, investigations and works to upgrade Kent Street and Gowrie Drive (**Map 14**) need to be progressed and include:

investigation road upgrades and improvements at three intersections on Kent Street including the Birdwood, Carruthers and Strickland Crescent intersections; and

investigate safety upgrades and improvements at the intersection of Kent Street and Kitchener Street and at the intersection of Gowrie Drive and Red Hill Drive.

Key considerations for the Final Draft Integrated Plan:

→ In addition to option 4 consider recommending upgrades to Kent Street as identified in the traffic analysis and to the Gowrie Drive intersection with Red Hill Drive.

## RECREATION USES

Option 4 presents an opportunity to retain an 18-hole golf course at the Federal Golf Course with water security, albeit needing to be considered in terms of how the site works with development in the south. However, the PRZ2 Restricted Access Recreation Zone permits a range of commercial uses including clubs, hotels and motels which may compromise the retention of this site for large scale recreation uses in the future. These uses may also impact on the amenity of the surrounding residential areas and could place pressure on the need to upgrade Gowrie Drive which traverses high ecological areas of the Red Hill Nature Reserve.

# 7. THE DRAFT INTEGRATED PLAN FOR RED HILL NATURE RESERVE AND SURROUNDS

## 7.1 THE DRAFT PLAN SUMMARY

The Legislative Assembly identified the need for a holistic approach to planning for and development of the Red Hill Nature Reserve and surrounds. The preparation of this draft plan has been conducted collaboratively with the relevant community and stakeholder groups, and the relevant ACT and Commonwealth Government agencies. This has occurred at every stage of the planning process including: scoping the project, setting the study area boundaries, input and feedback on information sources, feedback on options, and feedback on the draft plan prior to public engagement.

Key considerations have included all of the following:

- Protection and management of the ecological values of the Red Hill Nature Reserve and surrounding areas.
- Identification of actions necessary to remediate contaminated land within the Red Hill Nature Reserve and surrounding areas.
- Retention of the landscape and heritage values of the Red Hill Nature Reserve and the residential amenity of surrounding areas.
- Protection of existing recreation opportunities of the Red Hill Nature Reserve, the surrounding urban open space network and at the Federal Golf Course site.
- Consideration of appropriate development opportunities considering ready access to urban facilities including public transport, services and local centres and which responds to the needs of the ageing population.
- Identification of future development in locations and of a scale that potential impacts on ecological values, heritage, residential amenity and the road network can be minimised and managed.
- Identification of strategies to support and improve the transport network in the area in response to existing and future traffic generation.

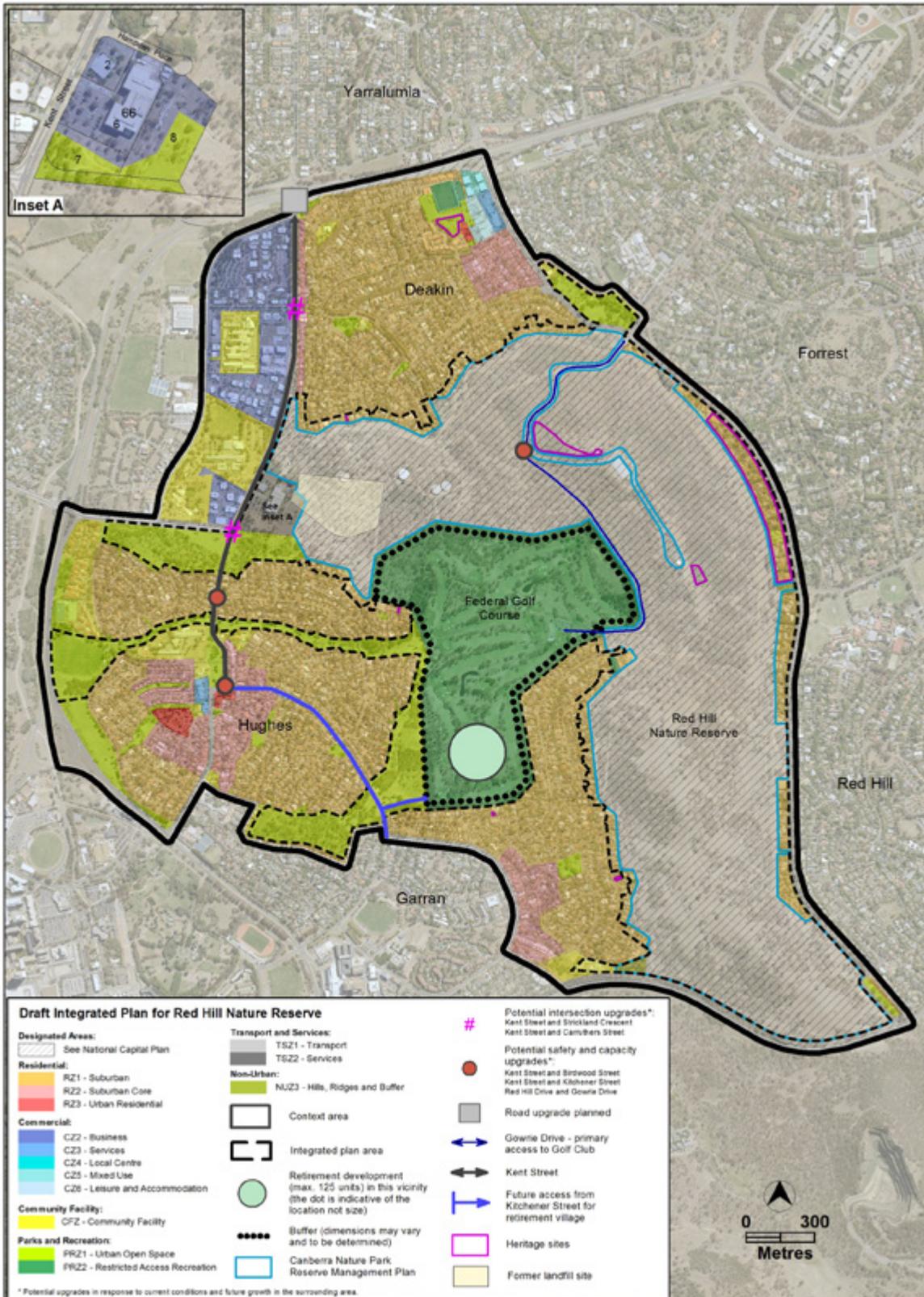
## 7.2 DIRECTIONS FOR THE PLAN

1. The Draft Canberra Nature Park Reserve Management Plan should be finalised in response to public submissions received during public notification and implemented.
2. The existing management regime for the open space network should be retained.
3. The old Deakin tip should be capped in its entirety including areas within the Red Hill Nature Reserve and within Deakin Section 66, Block 8.
4. The following road network investigations and upgrades should be considered for address in the short-term:
  - a. Kent Street – undertake future upgrades in response to current use and future predicted growth:
    - i. Strickland Crescent and Carruthers intersection – upgrade investigations.
    - ii. Birdwood and Kitchener Streets – upgrade investigations for safety and capacity.
  - b. Red Hill and Gowrie Drive intersection upgrades possibly required in terms of safety and capacity.
5. The existing Residential RZ1 Suburban zoned residential blocks adjoining the Red Hill Nature Reserve should be retained under this Plan. Any future changes to residential zonings may be more appropriately dealt with as part of a broader review of residential zones.
6. The Deakin Section 66 site is rezoned as follows:
  - a. Blocks 2 and 6 are rezoned from the existing Transport TSZ2 Services Zone to the Commercial CZ2 Business Zone primarily to reflect current uses on the site consistent with uses in the surrounding Deakin office park (residential uses not permitted); and
  - b. Block 13 Section 78 is rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of the site.
  - c. Blocks 7 and 8 are either partly or entirely rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of the site.
7. Provisions be made for the Federal Golf Course site to:
  - a. Limit the range of commercial and entertainment uses permitted on the golf course under the existing PRZ2 Restricted Access Recreation Zone potentially excluding: clubs, hotels and motels.
  - b. Retain sufficient land for an 18-hole golf course on the site as well as associated uses.
  - c. Provide for a 125 unit retirement village at the southern portion of the site.
  - d. Provide access as follows:
    - i. access to the retirement village via Kitchener Street
    - ii. retain access to the golf club via Gowrie Drive
    - iii. no public access road between the retirement village and the golf club.
  - e. Protect key ecological values on the site, particularly at the interface with the Red Hill Nature Reserve, hollow bearing trees, and where continuous ecological corridors can be provided. This can be managed through careful location and design of:
    - i. the retirement village
    - ii. the gold course greens and associated infrastructure; and
    - iii. the external access road from Kitchener Street and the internal roads.
  - f. Implement a buffer around the golf course and the retirement village to:
    - i. provide and protect ecological corridors and values; and to
    - ii. maintain amenity of surrounding residential areas.

# 7.3 THE DRAFT INTEGRATED PLAN MAP

Map 23: The Draft Integrated Plan for Red Hill Nature Reserve and Surrounds

It is acknowledged that if the draft Plan was implemented in its current form, it would impact certain parties in terms of existing land use rights. The Territory continues to work with all parties to consider the implications of the draft plan.



## 7.4 COMPLIANCE WITH THE RESOLUTION OF THE LEGISLATIVE ASSEMBLY

Preparation of this Draft Integrated Plan for Red Hill Nature Reserve and Surrounds proposes measures and recommendations consistent with the resolution of the Legislative Assembly as follows:

***2(b)(i) include a detailed environmental plan to protect Red Hill Nature Reserve from the impact of the proposed developments.***

Future development potential and urban intensification will be limited on sites adjoining the Red Hill Nature Reserve at Deakin Section 66 (off Kent Street) and at the Federal Golf Course. This will be achieved through:

- Implementation of the recently reviewed Canberra Nature Park Draft Reserve Management Plan including the Red Hill Nature Reserve.
- Including parts of Deakin Section 66 adjoining the Red Hill Nature Reserve into the open space network.
- Implementation of buffers between the Red Hill Nature Reserve and the Federal Golf Course.
- Retention of natural links and corridors through the Federal Golf Course between the surrounding open space network and the Red Hill Nature Reserve.
- Limiting Gowrie Drive access to the Federal Golf Course to the existing arrangements. Future upgrades to Gowrie Drive relate only to improving the safety of the intersection between Gowrie Drive and Red Hill Drive.
- Focusing future development of a retirement village (maximum 125 units) to the southern portion of the golf course with access via Kitchener Street.

***2(b)(ii) address the joint transport and amenity impacts of the proposed developments.***

An independent traffic analysis was commissioned by the ACT Government ([Appendix D](#)). This analysis included traffic counts to gauge the existing traffic situation. It also tested a number of development scenarios in the areas surrounding the Red Hill Nature Reserve including development at Deakin Section 66 (off Kent Street) and at the Federal Golf Course. The analysis included a number of alternative accesses to the Federal Golf Club including Gowrie Drive (existing), Brereton Street, Birdwood Street and Kitchener Street as well as a combination of these options.

The study found that the development anticipated by this plan will have a negligible impact on the road network. There is capacity in this network to accommodate future development. However, it found that Kent Street is experiencing existing traffic rates higher than predicted. For this reason a number of intersection upgrades are recommended to be brought forward in time to accommodate the existing and anticipated future traffic. Additionally, an intersection upgrade is recommended at the junction of Gowrie Drive and Red Hill Drive in response to safety concerns.

***2(b)(iii) includes a detailed investigation of the old Deakin tip site and rules out development in any areas that may be contaminated and unsafe.***

The ACT Government has secured funding to cap the old Deakin tip site. This plan also recommends that land at Deakin Section 66 (off Kent Street) be included in this program.

*2(b)(iv) limits development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support.*

The preparation of this plan has involved considerable stakeholder engagement, information sharing, collaboration and feedback from the outset with the National Capital Authority, the relevant ACT Government agencies and stakeholder groups including:

- Proponents of development at Deakin Section 66 (off Kent Street) and at the Federal Golf Course that were impacted by the resolution of the Legislative Assembly.
- The Inner South Canberra Community Council and the Woden Valley Community Council.
- The residents' groups and associations for Red Hill, Forrest, Deakin, Hughes, and Garran.
- Environmental organisations including the ACT Conservation Council, the Red Hill Regenerators, Friends of Grasslands and the Hughes Woodland Group.

Engagement has included: scoping the draft planning process, establishing the study boundaries, providing information, data and local knowledge, feedback on the results of analysis and commenting on the planning outcomes and options.

## 7.5 IMPLEMENTATION OF THE FINAL INTEGRATED PLAN

The final Integrated Plan will be submitted to the Legislative Assembly. If supported, the Plan will result in a range of implementation actions including:

- Variation to the Territory Plan map and to the Red Hill Precinct Code and Map to rezone land and to amend the Red Hill Precinct Map and Code as necessary.
- Updates, as necessary, to the Canberra Nature Park Draft Reserve Management Plan.
- Further investigations and updates to the capital works programs for recommended road upgrades.
- Proceed with the program to cap the old Deakin tip.

These implementation strategies will be subject to all the necessary statutory requirements including variations to the *Territory Plan under the Planning and Development Act 2007*. Any future development and lease variations arising from this Plan, including the retirement village at the Federal Golf Course - South, will also be subject to the relevant statutory requirements including development applications and approvals processes.

# APPENDICES

APPENDIX A: RESOLUTION OF THE  
LEGISLATIVE ASSEMBLY

APPENDIX B: DRAFT SCOPE (TABLE OF  
CONTENTS)

APPENDIX C: DRAFT CANBERRA NATURE  
PARK \_ RED HILL NATURE RESERVE  
MANAGEMENT PLAN

APPENDIX D: TRANSPORT ANALYSIS

# APPENDIX A: RESOLUTION OF THE LEGISLATIVE ASSEMBLY 25 OCTOBER 2017

The resolution is as follows:

The Legislative Assembly

1. (1) notes that:

- a. the Federal Golf Club have flagged their intention to develop retirement living on a section of their existing lease;
- b. the Federal Golf Club has attempted to redevelop the site on numerous occasions since 1998;
- c. the Red Hill Open Space area, and the Red Hill Nature Reserve, contain the Federal Golf Club lease as well as a number of large open space blocks in Garran, Hughes and Deakin and some privately owned commercial Crown Leases in Deakin;
- d. the Federal Golf Club lies within a bushfire prone area and the land has been assessed as being at high risk to life and property due to bushfires;
- e. prior to a development application being lodged, the ACT Government established and ran a consultation phase which consisted of three private invitation only meetings;
- f. a number of community groups have been involved in the government-run Federal Golf Club Community Panel including:
  - i. Conservation Council ACT Region;
  - ii. Deakin Residents Association;
  - iii. Friends of the Grassland ACT;
  - iv. Garran and Hughes Residents Action Group;
  - v. Hughes Residents Association;
  - vi. Council on the Aging; and
  - vii. Red Hill Regenerators;
- g. no overall planning and direction exists for the whole of the Red Hill Open Space area, developments are assessed on each development's individual merits and not on the benefits to the community as a whole;

- h. while there is no overarching plan to development in the area, other development applications including at Hughes and Deakin are in the pipeline;
  - i. the Panel has been disbanded by the government after only three meetings, and a number of issues remain unresolved according to the community panel;
  - j. neither the Panel, nor the wider community, have seen any final report summarizing the issues and/or actions, and the community concerns raised through the panel process about the serious potential impact that will likely accompany piecemeal development at Red Hill including the current large Federal Golf Club development proposal, have been summarily dismissed by the Environment, Planning and Sustainable Development Directorate; and
  - k. while panel members lobbied for a Master Plan for the area, in his presentation of a Draft Panel Report at the meeting, the Deputy Director-General of the Environment, Planning and Sustainable Development Directorate stated that the Master Planning process “was established to respond to improving the economic and social drivers for the [commercial] centres” and was not the appropriate vehicle for the Red Hill Open Space area; and
2. calls on the ACT Government to:
- a. not proceed with separate Territory Plan Variations for residential development proposals for Section 66, Kent Street Deakin, the Federal Golf Course and other sites immediately adjacent to Red Hill Nature Reserve; and
  - b. only proceed with a joint Territory Plan Variation for the sites after completion of an integrated plan for Red Hill Nature Reserve and surrounding residential areas that:
    - i. includes a detailed environmental plan to protect Red Hill Nature Reserve from the impact of the proposed developments;
    - ii. addresses the joint transport and amenity impacts of the proposed developments;
    - iii. includes a detailed investigation of the old Deakin tip site and rules out development in any areas that may be contaminated and unsafe; and
    - iv. limits development to proposals that have been developed in close consultation with the community and have a reasonable likelihood of majority community support.”

# APPENDIX B:

## DRAFT TABLE OF CONTENTS – SCOPE OF THE PLANNING PROCESS

ITEM	DETAILS
EXECUTIVE SUMMARY	INCLUDING SUMMARY OF THE INTEGRATED PLAN
STUDY & PLAN AREA	
	Map of area
	Inclusions such as roads, open space network, zones, etc.
CURRENT PLANNING CONTEXT	
	Planning Strategy & National Capital Plan Territory Plan precinct codes, zones & codes
	Spatial planning context
	Regulatory planning context
ENVIRONMENT	
Ecological values	Red Hill reserve – current on- site
	Links and corridors to the open space network
Bushfire	Bushfire management & mitigation
Contamination	Old Deakin tip – management & remediation
	Management of edge effects from development
Environment	Red Hill reserve – off site opportunities/constraints
TRANSPORT & MOVEMENT	
	Major transport modes and routes – vehicle, PT, pedestrian, cycle
	Opportunities and constraints

ITEM	DETAILS
<b>LAND USE AND BUILT FORM</b>	<p>Current land use and zoning</p> <p>Current built form and development types of residential, other uses</p> <p>Opportunities and Constraints</p>
<b>OPEN SPACE &amp; REC</b>	<p>Current open space network &amp; recreation facilities</p> <p>Opportunities and constraints</p>
<b>INFRASTRUCTURE</b>	<p>Current infrastructure and services</p> <p>Upgrades and requirements</p>
<b>SUMMARY OF OPPORTUNITIES &amp; CONSTRAINTS</b>	<b>THIS IS A SUMMARY OF ALL OF THE LAYERS COMBINED</b>
<b>COMMUNITY ENGAGEMENT</b>	<p>Consultation on the Integrated Plan</p>
<b>INTEGRATED PLAN</b>	<p>Spatial structure plan</p> <p>Plan objectives &amp; directions (around the same headings as noted above)</p> <p>Proposed changes</p>

# APPENDIX C: DRAFT CANBERRA NATURE PARK – RED HILL NATURE RESERVE MANAGEMENT PLAN

## RED HILL NATURE RESERVE

**ESTABLISHMENT:** Red Hill Nature Reserve (293 hectares) was established in 1993 and is a Designated Area under the National Capital Plan. The Conservator has assigned the reserve to IUCN protected area management category IV: habitat/species management area.

**CONNECTIVITY:** The reserve is part of an extensive landscape of remnant wooded vegetation that provides a wildlife movement corridor through to NSW in the east, to the Murrumbidgee River in the west, and to the southern ACT through Tuggeranong Hill and Rob Roy nature reserves.

**NATURAL VALUES:** Red Hill protects:

part of one of the largest, best-connected and most diverse areas of nationally critically endangered Yellow Box–Blakely’s Red Gum Grassy Woodland in Australia

- the fifth largest known population of the endangered Button Wrinklewort (*Rutidosia leptorrhynchoidea*) (on the ACT Heritage Register) and major ACT habitat of the rare Pale Flax Lily (*Dianella longifolia*)
- habitat of the vulnerable Pink-tailed Worm-lizard (*Apsasia parapulchella*) and Perunga Grasshopper (*Perunga ochracea*)
- a nesting site for the Gang Gang Cockatoo (*Callocephalon fimbriatum*), listed as vulnerable in NSW.

**CULTURAL VALUES:** Burley Griffin's vision of hills with colourful flowering vegetation was implemented by Charles Weston with non-endemic species planted from 1917 to 1920. Crimson Bottlebrush (*Callistemon citrinus*), Rosemary Grevillea (*Grevillea rosmarinifolia*) and Darling Pea (*Swainsona galegifolia*) remain today.

**RECREATION:** The reserve is popular for walking, running, cycling, and group events. Scenic lookouts provide views over Canberra's Parliamentary Zone to the mountains beyond. Dogs are permitted on leash.

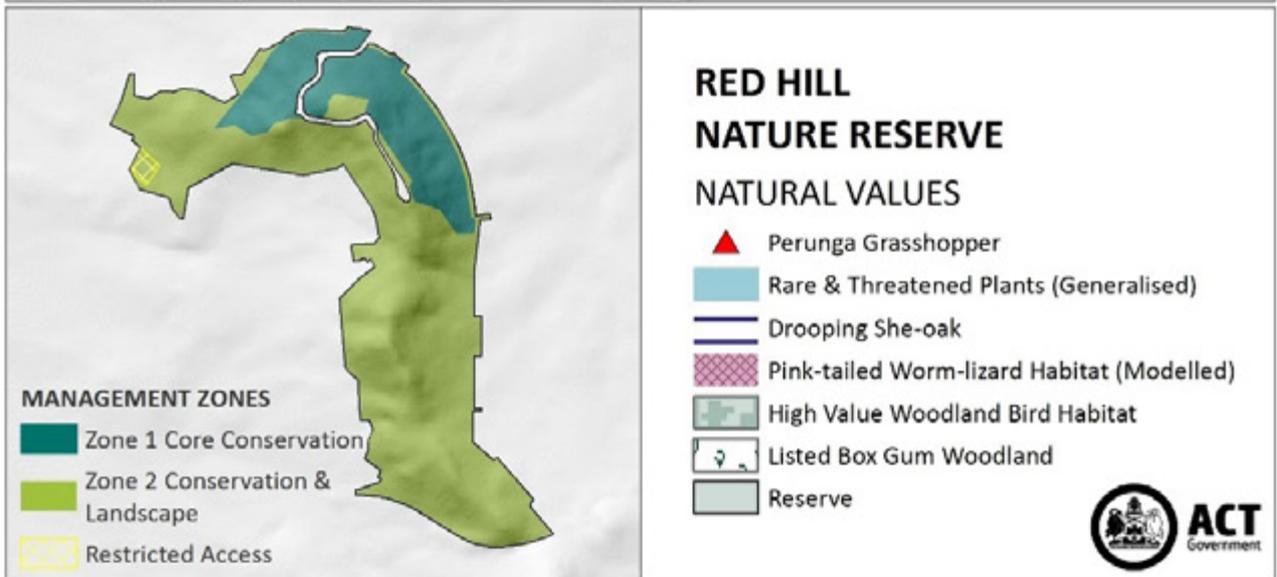
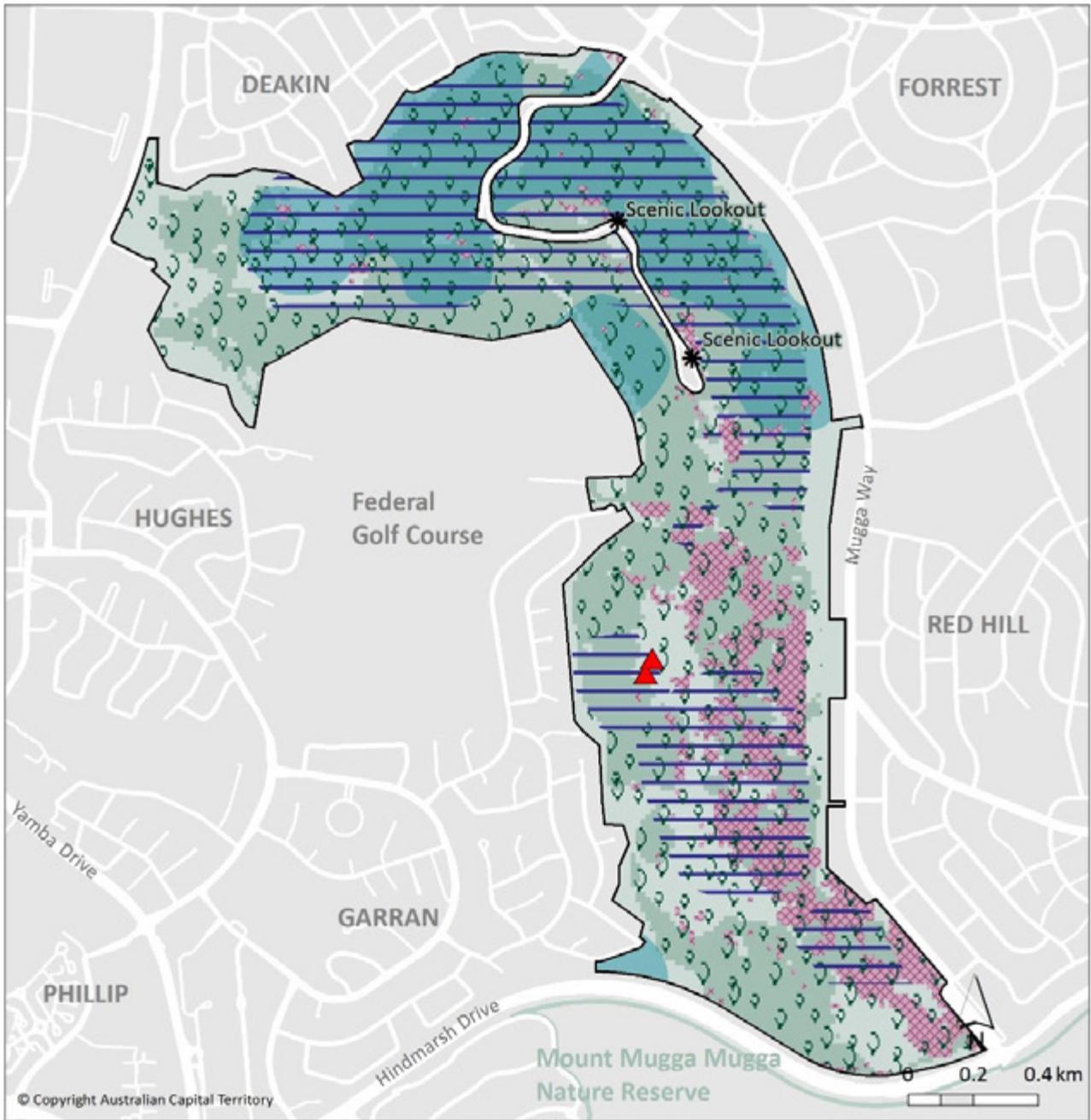
**ACCESS RESTRICTIONS:** Access to the old tip site at the western end of the reserve is discouraged.

**PARKCARE:** Red Hill Regenerators ParkCare, established in 1988, undertakes activities that include removing weeds, rationalising tracks, planting forbs and shrubs, guiding walks and mapping rabbit warrens. ParkCare has helped to significantly reduce weed cover since 1995. The Canberra Ornithologists Group has monitored birds in the reserve since 1998.

**MANAGEMENT:** Red Hill has a long history of stock grazing. Cattle were removed from the reserve in 1995. Past grazing and weed invasion from neighbouring gardens have modified the original vegetation. The long-term management aim is to conserve native plant diversity and populations of rare plants.

**KEY ACTIONS:** In addition to actions identified in Part 1 of this plan, reserve management will aim to:

- improve woodland condition and maintain connectivity to surrounding woodland areas
- improve habitat for threatened and declining woodland bird species
- maintain Pink-tailed Worm-lizard habitat
- investigate options for improving Gang Gang Cockatoo habitat and protect known breeding trees
- remediate the former tip site
- Continue to support Red Hill Regenerators ParkCare.



# APPENDIX D: TRANSPORT ANALYSIS

[Link goes here](#)



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