



FEDERAL GOLF CLUB

**Information session for the Federal Golf Club
concessional lease variation and proposed retirement
village design and siting**

28 June 2023



Acknowledgement of Country

I begin today by acknowledging the Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.





Consultation

- We are here tonight to continue our consultation with the community regarding our intentions to build a retirement community within the golf course area to provide infrastructure and support for the future of the Club and the open space.
- We are here to consult on:
 1. Removing the concessional status on the parcel of land within our lease area that is intended for the retirement village; and
 2. The design and siting of the proposed retirement village.





Why are we doing this?

- Sustainability by addressing our key vulnerability – WATER
- Maintaining the significant green space within the FGC lease area is increasingly challenging from climate change, aged infrastructure and high potable water prices

Current status	Retirement village will deliver
16ML storage capacity	50+ML storage capacity (300% increase)
30+ year old bandaged and broken distribution system	Brand new irrigation system delivering 35% improved efficiency of water usage
Limited catchment efficiency – the water that does fall tends to run off the course without being captured	Optimised catchment efficiency - Major storage created in optimised location. New Village also offering increased capture opportunity





Will FGC make a windfall gain?

- FGC does not hold its lease for free – it pays annually and always has.
- FGC pays rent based on a market value determined by the ACT government.
- Concessional lease relates to a status in 1957 when lease was issued. At that time an initial period of rent was subsidised, and the Commonwealth Government assisted with an initial 4 years of maintenance.
- Since then, rental has been paid as a % of market value determined by the government and is at a current rent of \$30K pa, paid by the Club to facilitate a publicly accessible golf course.
- The retirement village land requires a further market value payment to deconcessionalise this part of the FGC lease area and a Lease Variation charge.
- Both represent significant, market value payments and makes FGC no different to any other leaseholder in the ACT.





Is FGC a Private Club?

- FGC and the golf course are accessible by the public – you do not need to be a Member to visit the Club or play golf. The Club is a resource for the community.
- Outside of the Club and course, the lease area is accessible by the public for walking or other forms of exercise and recreation. The area is a terrific community asset that must be maintained.
- FGC does have Members and these Members provide the necessary funding to keep the Club and the greenspace maintained. The Members are limited in their ability to pay for increasing water costs and ageing infrastructure which threatens the long-term retention of the open space.





Why a Retirement Village?

- Identified in government sponsored planning report in 2013 by Tony Adams.
- All options identified in this report were explored by FGC over a number of years with the Retirement Village representing the most complementary fit that could solve the challenges faced by the Club.
- In June 2021, the Red Hill Integrated Plan (RHIP) identified this fit, also adding that there was a clear local demographic need to provide age-appropriate housing in the area.
- The RHIP did not support other alternatives and has specifically resulted in the uses of Hotel and Motel being removed as permitted uses on FGC land.
- Northern location of the FGC land was ruled out on access and biodiversity grounds, following a full proposal being prepared by FGC in this location.





Retirement Village planning process

Planning and approval steps	What happened and what does it mean?	
Red Hill Integrated Plan	Government led masterplanning exercise in the area determined that a retirement village limited to 125 residences addressed an emerging need for age-appropriate homes in the area was complementary.	✓
Environmental Protection and Biodiversity Conservation Act (EPBC)	Not a controlled action. Means a significant impact on threaten species was being avoided. No further assessment under the EPBC Act.	✓
Environmental Significance Opinion (ESO)	Determined as not likely to have a significant impact. Merit track.	✓





Retirement Village planning process

Planning and approval steps	What happened and what does it mean?	
Territory Plan Variation	Approved the use of a retirement village limited to 125 residences in the southern area of the golf course.	✓
Deconcessionalise part of lease for the retirement village	The area of land that will be used for the retirement village needs be deconcessionalised. This means that a current market value of the land is paid, and the status of the land is revised to allow the retirement village. Importantly, the status of the remaining land within the golf course is not revised to facilitate larger or future development beyond what is currently proposed.	current
Retirement Village Development Application	The detailed scheme of the proposed retirement village is being shown at the same time as the step above so that the community can see exactly what is proposed following the request to deconcessionalise the land for the retirement village.	current





Retirement village snapshot

Planning

- Guided by Red Hill Integrated Plan (RHIP)
- Nature Reserve – a 10+Ha addition
- Golf Course – 18 hole requirement
- Retirement village capacity strictly limited to 125 dwellings.
- Removal of a number of alternate uses (Hotels, Motels, other Clubs) and prohibition on further subdivision quarantines the remaining land.





Retirement village snapshot

Environmental

- Endemic replacement ratio of 10 replacement : 1 removed.
- Canopy cover controls – no net loss.
- Wildlife corridors preserved.
- Hollow bearing resources – within EPBC and ESO approval requirements and minimised through design.
- Research opportunities.





Retirement village snapshot

Amenity

- Setbacks from adjoining residential exceeded in all directions.
- All perimeter golf holes are retained.
- Access driveway prevents through traffic and multiple traffic assessments support low intensity retirement village use.





Consultation materials

Plans and sketches presented are noted below and are available on the community consultation page (www.activeandconnected.com.au/consultation) [here](#)

- Landscape masterplan
- Indicative floor plans
- Materials and finishes palette
- Elevations and setbacks
- Boundary perspectives
- Visual renders

