



Federal Golf Club Reference Panel Meeting 1 Introductory presentation

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August 2017

MBARK

Setting the scene

- FGC is financially sound year to year but significant capital required to upgrade ageing infrastructure creating financial vulnerability.
- Water infrastructure is most critical – a new modernized system will create a more efficient, sustainable position.
- Poker machines voluntarily removed by FGC as not aligned with Club's ethos or role within community. FGC has a need to explore other income diversification options.
- Report to assist FGC with income diversification opportunities through single purpose, integrated & complementary development (Tony Adam's report) highlighted over 55's lifestyle development as strong fit.
- FGC conducted process to bring award winning industry specialist to explore the report recommendation.
- Extensive pre consultation with identified stakeholder groups

The proposal so far



- Residential interface removed and proposal footprint pulled back from boundary following resident and environmentally focussed feedback
- Integrated into core of FGC operation, improved product diversity and housing choice
- Centralised proposal footprint optimum location for bush fire and environmental considerations

How did we get here?

- Historic parcels explored for development showed opportunities and issues across FGC site
- Mbark assessed largest parcel as presenting bushfire risk
- This risk considered not to be acceptable for intended purpose
- APZ impacts could have unintended impacts of Red Hill Reserve
- Proximity (lack of) for these parcels to core development was inconsistent with principle of integrating with FGC
- NE parcel offered excellent development potential
- Other potential on residential fringe investigated – slopes offering mitigation to residential amenity and view impacts
- These locations also improved connectivity with core
- NE parcel potential impacts highlighted by Red Hill Regenerators – APZ, proximity to reserve, unintended consequences

How did we get here?

- The response to RHR concerns was to avoid NE parcel - removing or substantially mitigating environmental impacts to Reserve
- Potential footprint being concentrated to core and expanded to include current FGC practice area
- Major compression away from fringe of FGC lease and Reserve boundary
- Lack of slope progressing along residential interface presented potential view impacts needing further analysis
- Significant changes made to avoid or mitigate Reserve impacts at this stage
- Extensive consideration given to community benefits the proposal could generate, especially securing tenure over environmental area
- Unused land in NW has potential to rehabilitate into Reserve extension for environmental and community benefit – positive step

How did we get here?

- Restriction of residential interface where slopes and proximity don't provide opportunity to mitigate amenity and view impacts
- FGC practice facilities relocated to secure the future tenure of NE parcel with golf use rather than being seen for future development
- Both NW and NE parcel have ability to ensure no future development (the financial model proposed will also see FGC receive ongoing financial contributions from proposal)
- Residential interface removed (no direct building) and proposal footprint pulled back from boundary following resident and environmentally focussed feedback
- Integrated into core of FGC operation, improved product diversity and housing choice
- Centralised proposal footprint optimum location for bush fire and environmental considerations

Key considerations, opportunities and targets

- Environmental
- Amenity
- Access
- Bushfire
- Sustainability
- Built form



Environmental

- Seek to avoid or substantially mitigate direct impacts to Reserve
- Adapt design and operating protocols to consider potential impacts – APZ's, no cats, proximity to reserve boundaries, controlled landscaping palette
- Village rules and long term ownership able to ensure continuance of these items established at proposal stage
- Opportunity for material Reserve expansion



- Reserve expansion represents a material environmental and community benefit
- Not to be considered an 'offset' as other impacts being avoided or substantially mitigated

Amenity

- Maintain public accesses and walking trails
- Enhance accessibility to FGC site in NW area with Reserve integration and preservation / formalisation of access trails
- Secure the open green space of golf course and surrounds for continued enjoyment by public (unlikely to remain at current levels if FGC no longer occupies the space)
- Landscape buffers to mitigate view changes at residential interface – view assessments offered with limited take up



- Improve trail network and ensure public access and amenity maintained at same or improved levels
- Do everything possible to give community comfort that this is 'one time only'

Access & traffic

- Over 55's incremental traffic movements will be minor (supported by traffic studies)
- 3 access options
 - Gowrie Drive (preferred)
 - Brereton Street
 - Link between Gowrie & Brereton
- Current emergency egress to Brereton Street – opportunity to enhance the functionality of this egress point
- Safety is primary consideration and clear improvements can be made
- Manage design & works to ensure short term Reserve impacts are minimised with opportunity to provide improvements over current design



- Maintain Gowrie Drive access only with upgraded emergency egress at current location (i.e no changes for access arrangements)
- Modify Gowrie design for speed management and intersection with Red Hill Dr. for improved safety

Bushfire

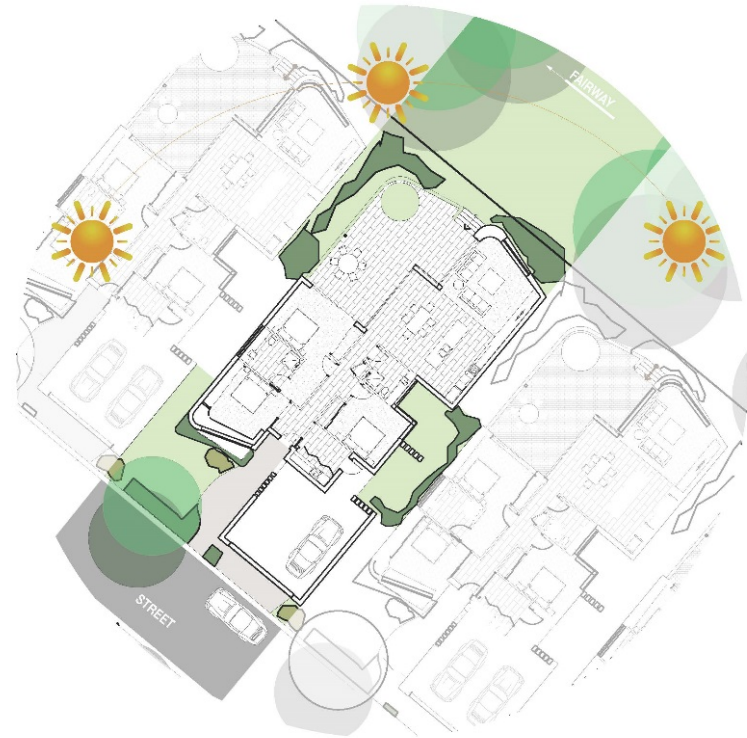
- Avoid completely any parcels likely to present bush fire risks to residents
- Seek to locate proposal on site in a manner that presents lowest potential bushfire risk
- Target - Ensure no bush fire management off site (avoid APZ requirements in Reserve land) to avoid environmental impacts from bushfire management
- Look for opportunities to improve existing egress arrangements



- The proposal is located on the part of the site presenting the lowest bushfire risk
- The proposal in its current form requires no APZ management off site or near the Reserve or its boundary

Sustainability

- Off grid capability – private embedded network, solar and battery storage to supply village and Club
- Electric car share model proposed
- Village storm water harvesting to contribute efficiency to golf course water usage and storage as well as recycled use within village
- Passive solar design emphasis for all built form
- Responsible materials palette



- World class energy outcomes targeted
- Efficient water usage to exceed benchmark requirements

Built form

- Apartment, town home and free standing houses allow housing choice and a more affordable entry point in to the village
- Consolidation of built form into central part of FGC site adjacent to existing built form minimises the visual changes arising (i.e from Red Hill Lookout)
- Design to sit 'comfortably' in bush setting
- Clubhouse will remain highest built part of the site



- A design focus to nestle into bush setting and restrict the location of built form to an integrated core location
- A variety of product types to enhance housing choice and affordability is essential

Thank you
and discussion





Federal Golf Club Community Panel Meeting 2 CPM1 Homework response

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15 August 2017

Recap and tonight's discussion

- Mbark is an owner and operator of over 55's villages – these villages need to be created but the role of the creator is not a typical developer role. We become contributing members of the community along with the villages we create and their residents.
- Visitors welcome – The Arbour, Berry and Wivenhoe Village, Camden
- In responding to questions raised at CP1, we hope to stimulate conversation that can arrive at agreed **principles**, **approaches** or desired **outcomes** that will shape any subsequent stages of the proposal.

Homework response item

- Discussion points from CP1 and items to be addressed
- Further relevant content to aid the discussion
- All matter raised in meeting and documented plus EPSDD meeting notes in an attempt to be comprehensive – may be some repetition or items with very limited discussion points
- In those instances we will move on to those requiring more discussion
- Includes both the Mbark and FGC homework items

Working towards - Principles, approaches or outcomes

Recap and tonight's discussion

- Mbark is an owner and operator of over 55's villages – these villages need to be created but the role of the creator is not a typical developer role. We become contributing members of the community along with the villages we create and their residents.
- In responding to questions raised at CP1, we hope to stimulate conversation that can arrive at agreed **principles, approaches** or desired **outcomes** that will shape any subsequent stages of the proposal.
- The proposal is not development application ready – it is being shaped by consultation and it will be subject to comprehensive assessment criteria should it be submitted – we appreciate the panel understanding the stage of the proposal.
- A review of the current thinking behind the potential location of a proposal is useful.

Current preferred footprint



- NW area can be secured for conservation outcomes
- NE area secured for golf course use – not part of village proposal
- Substantial buffers from reserve maintained and no bushfire treatment impacts on reserve
- Centralised and integrated with existing Club operations and built area
- Retreated heavily along residential interface
- SW area remote and disconnected (more later)

Context considerations

- How does the proposal solve the problem?
- Other options considered by FGC
- Water – facts and figures



How does this proposal solve problem?

- Short term
 - Multi million dollar investment in new irrigation system and on site storage capacity
 - Immediate reduction in potable water usage and modern, efficient distribution of water
- Long term
 - Direct financial contribution from village (diversified income stream)
 - Compounding financial benefits from reduced water costs, reduced repair costs of water system, preservation of capital through removal of the need to continually invest into water initiatives and increased member and community activity within revitalised FGC precinct

Principles, approaches or outcomes

- The proposal can rectify the immediate capital requirements which in turn have a positive follow on effect on the FGC financial position into the future
- Solving the current problem whilst at the same time removing the 'need' for FGC to revisit future options is unique to this proposal

Other options considered

- Water options exhausted – Refer Water Fact sheet for the significant efforts and exploration by FGC to solve water issues
- Adam's report options – All options were considered but many were simply not capable of dealing with the scale of the issue a hand
 - Child care facility: Easier planning pathway but uncertain demand won't justify capital investment and a small commercial tenancy such as this isn't capable of meeting the financial challenges
 - Gymnasium: All similar issues noted above
 - 'Resort' style accommodation: Could be scaled to represent a very similar built form as the village proposal (mix of free standing villas, apartments and new central facilities). Even if demand justified the capital intensive nature of such a development would not see FGC receive material capital contributions up front
- Merger (sell out to larger Club) option raised at CP1 – philosophically opposed to FGC stance on poker machines and evidence suggests golf course and golf activities would be deprioritised. Not attractive outcome for FGC and Members.

Other options considered

- Borrowing to make water investments – FGC does not have the financial capacity to do this (otherwise it would already be done)
- SW area options raised at CP1
 - Work has historically been done on looking at this area
 - Majority of the land not actually on FGC lease and would require grant from government
 - Scouts displaced, which should be avoided
 - Significant residential interface (larger than the current proposal)
 - Not integrated with the core activity centre of FGC clubhouse

Principles, approaches or outcomes

- Is the over 55's village preferable to a residential community or residential resort of the same scale? Lower intensity and lower impact?
- It is clearly superior in its ability to deal with many of the issues raised and to provide a secure platform to ensure no regression from the agreed strategies into the future

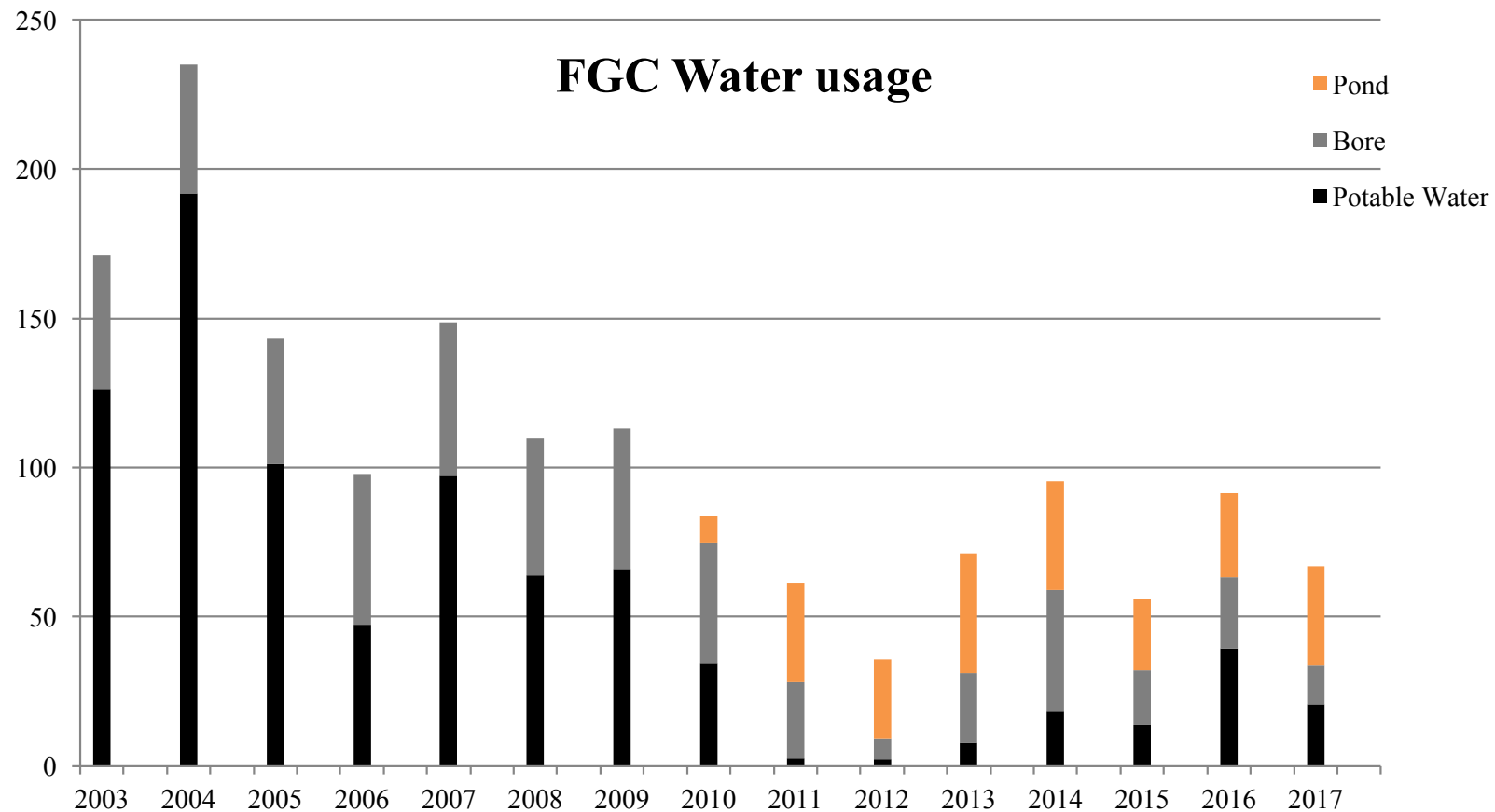
Water – facts & figures

- FGC has historically made enormous gains in water saving through concerted effort – Refer FGC water fact sheet
- Average water usage over the last 8 years of 70ML costs the club \$350,000 - \$400,000 annually
- Contribution from Village water harvesting of 15 - 20ML per annum could save FGC \$80,000 - \$110,000 per annum based on current Icon Water pricing

Principles, approaches or outcomes

- Step-change in water security and potable usage reductions benefits broader community
- Construct optimum 40ML additional storage to further minimise potable water demand
- Optimise WSUD to maximise additional irrigation contribution from the village proposal

Water – facts & figures



Considerations raised by Panel

- Traditional owner consultation
- Biodiversity & woodland protection
- Energy efficiency & climate change
- Community building and neighbourhood impacts
- Sustainability
- Landscaping strategy
- Traffic
- Housing mix and intended population
- Mechanisms to make this a “one off”



Traditional owners

- Site walk with TO representatives to gather a better understanding of Country and collate feedback for incorporation into any future steps for the proposal
- Acknowledgement and education opportunity with interpretational signage along walking trails
- If appropriate, work with Traditional Owners to name the village in recognition of Traditional Owners

Principles, approaches or outcomes

- TO feedback important to proposal
- TO acknowledgement and educational opportunities to be included in proposal

Biodiversity & woodland protection

- Direct impact potential has been minimised to date by a responsive approach to relocating the foot print of proposal to central core well within the boundaries of FGC lease. Species replacement program improvements
- Village structure allows for on site management of landscapes and rules that govern species planting in all locations, pet management or exclusions
- Access road improvements represent interface
- Relocation of FGC green and maintenance facilities
- Reserve expansion is a permanent woodland protection initiative

Principles, approaches or outcomes

- Minimise impacts arising from the access road and FGC green operations through specific design consultation with relevant stakeholders.
- Management plans for construction periods and post construction replacement programs and management near reserve boundaries
- Village rules to include required protocols re landscape species and cats

Energy efficiency & climate change

- In addition to water security, the following key areas will be focal points for managing energy efficiency and minimising contribution to climate change within any village precinct, but also across the broader FGC site:
 - *Residence Design*
 - *Battery Storage*
 - *Embedded Electricity Network*
 - *Building Materials*
 - *Solar Generation*
 - *Waste Management*
 - *Ground Source Heat Exchange*
 - *Electric Car Share and Car Pooling*

Principles, approaches or outcomes

- Long term ownership and responsibility creates different mindset and ability to invest in energy efficiency measures with long term benefits
- Use solar passive design principles as base and build from there
- Target exemplar outcomes for energy efficiency, building material usage and sustainability initiatives

Community building

- Helping people to stay in their local area and access (or have confidence they can access) age appropriate housing and levels of support they will need as they age should be something we are all focused on in our community
- Physical and social dislocation arising in areas where the necessary social infrastructure does not exist has obvious (and often rapid) effects on people as they age
- Clear opportunities exist for the resident population of the proposed village to make significant contributions in support of local groups like RHR and other community groups – this can't happen if they are not able to stay located in their local community

Principles, approaches or outcomes

- Social infrastructure nature of proposal (over 55's village) to be maintained despite not necessarily being highest and best use
- Development of Partnerships between village and local groups like RHR to make obvious links for future residents

Neighbourhood impacts

- The proposal represents a clear change from the current situation at FGC and this has concerned nearby neighbours in Brereton Street – views, access, amenity
- Attempts (significant) have been made to restrict the footprint of the proposal to limit the residential interface to near the existing FGC operations and currently no dwellings are proposed backing on to the existing Brereton residences
- Near and medium range views will change but can be addressed with landscaping & design – just because you can see things doesn't make them bad
- All pedestrian access arrangements proposed not to change
- Village will contribute to consistent activity levels during the day which may not be obvious when compared with existing FGC activities – minimal amenity impacts

Principles, approaches or outcomes

- Access arrangements not to negatively impact nearby streets (no vehicle access via Brereton Street)
- Work with impacted residents on view analysis and foreground landscaping approach which can be intensely landscaped if preferred by Brereton residents

Sustainability

- Primary sustainability focus is water to ensure survival of FGC itself for the local community and its visitors
- Minimise reliance on potable water through a number of infrastructure upgrades which improve storage and distribution of water around the course.
- Engineering design and innovation will also focus on integrating water usage between FGC and village proposal to minimise and tailor water use where possible
- Long term ownership means that particular focus can be given to long term sustainability strategies in a way that is commercially difficult to justify in other forms of development.
- In particular, aggregation of strategies and technologies which gives residents access that would be impractical when acting as an individual.

Principles, approaches or outcomes

- Water security to ensure sustainability of FGC itself – additional storage and distribution upgrades while minimise potable use
- Meet and exceed ACT government statutory requirements for the village proposal

Landscape strategy

- Respect local character
- Seek expert local advice on relevant species
- Provide a landscape management plan that survives well past construction completion
- Foster a sense of ownership by residents through education
- Wivenhoe and Arbour volunteer examples

Principles, approaches or outcomes

- Landscape plans and species to seek endorsement of local experts prior to inclusion in proposal

Traffic

- Local context must be recognised
- Cumulative impacts to be investigated
- Movements are likely lower than residential equivalent (certainly not higher)
- Movements more likely to be off peak due to time flexibility and reduced work force participation (or different nature of participation)
- Movements may be aggregated by private village transport, electric car share or informal village networks

Principles, approaches or outcomes

- Ensure traffic analysis for any proposal is done considering local context and vehicle usage and considers cumulative impacts

Housing mix and intended population

- 125 Mixed Dwellings targeted
 - Free standing
 - Town homes
 - Apartments
- 335 Bedrooms (approximately but not more than 350)
- Resident population expected to be close to 200 ppl (not more than 250 possible)

Principles, approaches or outcomes

- Proposal commits to this target dwelling and bedroom mix +/- 5%

Mechanisms to make this “one off”

- Remove the need – the proposal achieves this through its combination of short term capital contributions and works and the long term income support to ensure future viability
- Remove land from FGC lease or use the land for golf purposes – Conservation dedication to Reserve, NE secured as golf facilities / clinic
- Planning doesn't allow - retain concessions and planning restrictions on all other areas
- Covenant in the lease - include covenants in lease or other public commitments from FGC to protect these areas into the future

Principles, approaches or outcomes

- Addressing concerns about this being the thin end of the wedge by categorically removing any ability and need for further future development that has no direct relationship to FGC and the Golf operations

EPSDD Vision elements

- Active travel
- Aesthetics
- Connectivity
- Environments for all people
- Mixed density & land use
- Parks & open space
- Safety & surveillance
- Social inclusion
- Supporting infrastructure
- Creativity
- Enabling commerce



Active travel

- Current access to FGC site is important
- Community recreational use not to be negatively impacted
- Recreational cycling use in the local area presents risks to cyclists due to current road conditions (especially the Gowrie drive intersection)
- The nature of the proposal, focussed on retired members of the community, presents a lower emphasis on active commuting to employment opportunities.

Principles, approaches or outcomes

- Recreational walking trails and access maintained at current levels or enhanced
- Explore intersection opportunity to improve safety for local cyclists

Aesthetics

- Built form design is a focal point – we design for location and present each village as unique (bottom up rather than template approach)
- Importantly, the nature of a village allows consistency of built form to be achieved. Control over aesthetics of the finished product can be guaranteed rather than hoping building controls and guidelines achieve a desired result
- Integrated landscape solution with fully funded ongoing maintenance
- Bush setting presents opportunity for natural materials palette and consistency across entire site including modernised Clubhouse

Principles, approaches or outcomes

- Architectural designs respectful of the bush setting using a natural materials and colour palette that sits comfortably within the site
- Multi storey elements to use slope appropriately and be located nearby to the Clubhouse activity core of the proposal, dissolving to single storey built form to the north and eastern areas

Connectivity

- The local area is well connected to facilities and services appropriate to support the proposed demographic and number of proposed residents
- How services are accessed can be enhanced by village living with the village transport solutions being supported by informal community transportation support
- Technology is playing an increasing role in how some access to services are changing (shopping, banking, tele health)

Principles, approaches or outcomes

- Improve safety of existing traffic connections
- Provide village transport solution to ensure connectivity is maintained as independence declines (village bus and car share)
- Future proof technology solutions to be included in village infrastructure supported by education opportunities

Environments for all people

- Seniors get a raw deal as down sizing opportunities are pushed to urban fringes and urban renewal focusses on high / medium density residential – choice is very compromised
- Seniors seeking like minded communities where safety and security are paramount find limitations in traditional apartment living
- The proposal itself is focussed on a very specific demographic but in a broader context is providing an opportunity for those seeking age appropriate housing and safe, secure community living to not be dislocated from their existing networks, services and family.

Principles, approaches or outcomes

- A positive contribution is being made here by allowing a marquee urban renewal opportunity to focus on an under represented demographic – allowing people to stay in the area
- Proposal must remain focused on providing age appropriate housing choice for seniors in the community

Mixed density, mixed land use

- Proposal seeking to provide an appropriate density mix that facilitates housing options / choice for residents ranging from free standing homes through to low rise apartments (1-3 bedrooms)
- Dwelling variety will be supported by a social and commercial activity hub at the Clubhouse. The Club's facilities will provide opportunities for staying engaged in the work force, part time employment and volunteering
- The surrounding environment and trail network encouraging active socialisation

Principles, approaches or outcomes

- Ensure the proposal maintains housing choice reflective of mixed density and Clubhouse activity core provides numerous opportunities for engagement in diverse activities, active and healthy living and continued workforce participation if desired

Parks and open space

- The proposal represents the opportunity to secure the tenure of the FGC lease to ensure community accessible open space is preserved
- The proposal may present the opportunity to seek agreement from government that in the event FGC no longer operates lease area as a golf course, that area is maintained as open recreational space for the community

Principles, approaches or outcomes

- The proposal contributes positively to parks and open space through its role in securing the tenure of the FGC lease space into the future for the local community
- Could be enhanced by incorporating the above request into the new lease arrangement required if the proposal proceeds

Safety & surveillance

- Village communities offer a unique environment for seniors from a security and surveillance perspective – especially in regard to the informal networks that form within the resident group
- On site management and staff contribute to the increased activity on site
- Combined with FGC presence and the activities associated with an operating golf club

Principles, approaches or outcomes

- On site village management supported by FGC activity make a positive contribution to this outcome

Social inclusion

- Village environments promote more inclusive environments for their residents – feeling safe and secure are major reasons people choose a village lifestyle
- Specifically, they offer an environment that combats social isolation where seniors live in large old homes that become difficult to maintain in neighbourhoods that over the years have changed and the residents are less comfortable and familiar with their surrounds

Principles, approaches or outcomes

- A village proposal would clearly contribute positively to the social inclusion of a group of residents that are, or may become, vulnerable as they age

Supporting infrastructure

- *Appropriate, well designed and maintained infrastructure that supports active living is critical to support recreation, social interaction and active transport options. Both the public and private sector have a role to play in providing a range of facilities and infrastructure to support better health outcomes for the community¹*
- A seniors living village is able to provide a wealth of infrastructure to its residents and maintain that in a way which would be physically difficult or cost prohibitive to access when acting as an individual:
 - **Walking** – enormous opportunity exists for different levels of walking in and around FGC and Red Hill
 - **Golf** – the golf course itself is supporting infrastructure not only for members, but for the public
 - **Social interaction** – villages provide genuine opportunities for regular social interaction with friends and family, particularly at key emotional times
 - **Recreation** – Heated indoor pool, gymnasium, spaces for movement activities and classes

Principles, approaches or outcomes

- Long term viability allows the existing supporting infrastructure at FGC to continue to be available to the whole community
- Seniors living village will expand on existing supporting infrastructure offering not only to residents but all Club members

¹ - https://www.healthyplaces.org.au/site/supporting_infrastructure.php



Federal Golf Club and Mbark
Wish to again thank the Panel

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15 August 2017

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Federal Golf Club Community Reference Panel Meeting 3

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October 12 2017

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Proposed Master Plan



Commitments and approach

Item	Commitments and approach
FGC long term financial viability	<p>We will maintain a transaction structure outlined during Community Panel meetings that supports the long term financial viability of FGC.</p> <p>This structure will be independently reviewed and an independent opinion given that the structure contributes to this outcome.</p>
View analysis	<p>Commitment to include with the application appropriate renders showing perspectives of the proposal from multiple view points. Specifically this would include Brereton Street residences and Red Hill Lookout.</p>

Commitments and approach

Item	Commitments and approach
Future development restricted	<p>Commitment in writing FGC's acceptance of no future development of the site beyond this proposal.</p> <p>Only the area required for the village development will be deconcessionalised and a Territory Plan Amendment sought.</p> <p>We will commit to the land use as proposed in the plans discussed during the Panel meetings which restrict future development on any part of the site.</p> <p>Commitment to adjustment of FGC boundary area resulting in significant additions to the Red Hill Reserve area.</p>

Commitments and approach

Item	Commitments and approach
Water	<p>Commitment to deal with the issue upfront and include the upgraded irrigation system as part of Stage 1 works within the application, requiring completion before further works can continue.</p> <p>Commitment to integrate the village stormwater into the FGC storage and needs.</p> <p>Commitment to maintain (or improve) pre development hydrology conditions post development.</p> <p>Commitment to required on course storage capacity of 40ML and target zero potable water usage.</p>

Commitments and approach

Item	Commitments and approach
Environmental	<p>Commitment to the boundary adjustment that extends the Red Hill Reserve as outlined above resulting in material environmental and community benefits.</p> <p>Commitment to maintain the current proposed development footprint which avoids bushfire management / fire mitigation works near the Red Hill Reserve boundary.</p> <p>Commitment to mitigate and manage impacts of infrastructure design and construction methodology consulting RHR (and other relevant Community Groups).</p>
Bushfire	<p>Application to contain improvements / upgrade to existing emergency egress point at the end of Brereton Street</p>
Traffic	<p>Commitment to use localised content in the traffic assessment and consider the cumulative traffic impacts of other known developments in the area.</p>

Commitments and approach

Item	Commitments and approach
Access - Vehicle	<p>Commitment to the application containing no through road connections with Brereton Street and preserving the current vehicle access arrangements.</p> <p>Commitment to include intersection and vehicle access arrangements in proposal that address the safety concerns for vehicles, pedestrians and cyclists.</p>
Access - Community	<p>Commitment that there will be no restrictive changes to the current public access of the FGC lease area.</p>
Scale and design	<p>Commitment to not more than 125 independent living homes and not more than 350 bedrooms.</p> <p>Commitment to maintain a majority of single storey homes and not more than 3 storey with this density to be contained in a centralised area as presented to the Panel.</p>

Commitments and approach

Item	Commitments and approach
Sustainability	<p>Commitment to minimise FGC reliance on potable water using a comprehensive and integrated water design, storage and distribution network across the site.</p> <p>Commitment to meet and exceed ACT government statutory requirements for the village proposal including electronic village transport.</p> <p>Commitment to minimise carbon footprint of club and village operations by targeting an ‘off grid’ electricity network.</p>
Landscape	<p>Commitment to consult with RHR (and other relevant community groups) through development of landscaping strategy.</p> <p>Commitment to no net tree losses on site and species improvement in replacement program.</p>

Commitments and approach

Item	Commitments and approach
Village rules	Commitment to lodge a copy of the proposed village rules with the application that specifically address the items where the village rules will be used as a tool in the ongoing regulation. These would include the prohibition of cats in the village and the control of landscaping areas, species and palettes for example.



Thank you
and discussion



MBARK