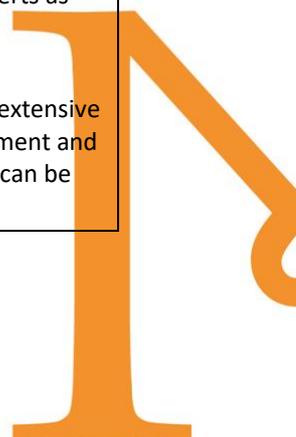


Community Panel Sessions

Following the panel sessions and the provision of further details relating to the proposal, the concerns seem to be clear or at least concentrated into a few key areas. A summary of these matters as we currently see them is below.

Area of concern	Status or approach moving forward
<p>Financial viability – will the proposal really solve FGC’s current water and future infrastructure problems and provide financial sustainability?</p>	<p>We have specifically structured the proposal and its commercial arrangements to ensure this is achieved. FGC has demanded that this proposal solve these long running issues once and for all.</p> <p>An independent financial advisor is being appointed by the Government to:</p> <ul style="list-style-type: none"> • Verify that FGC is not able to financially solve the issues it is facing through other financial mechanisms; and • To provide an opinion on the commercial arrangements and the proposal being satisfactory to expect that the issues are being dealt with and the future financial sustainability can be delivered.
<p>Environmental</p>	<p>Over the two years of consultative discussions we have undertaken with a significant environmental focus, many modifications and amendments have been made to the proposal.</p> <p>These amendments have resulted in environmental impacts being avoided or substantially mitigated.</p> <p>Our current view is that any environmental impacts are likely to be minimal and we are continuing to do everything possible to refine design and approach to take these impacts as close to zero as we can. On balance, we believe the proposal will be considered more than satisfactory (even positively) when a full environmental assessment is undertaken as part of the development application.</p> <p>We will continue to consult on the finer details of environmental matters with relevant community experts as the proposal progresses.</p> <p>Following lodgement, the proposal will be subject to extensive statutory processes relating to environmental assessment and will need to satisfy this process of its merits before it can be approved.</p>





Area of concern	Status or approach moving forward
Traffic	<p>Similar to the environmental matters, traffic generation is required to have a full expert assessment performed. We have made commitments in terms of how this assessment will be carried out.</p> <p>Our experience is that the low intensity, low impact nature of villages such as that being proposed do not materially alter traffic conditions. This is due to relatively fewer traffic movements per dwelling and the ability (and preference) of residents in the village to travel during off peak periods. Additionally, a private village bus and car share arrangement also contribute to lower movement number by aggregating trips.</p> <p>That said, the traffic assessment will be done and subject to statutory assessment that it will need to pass in order for the proposal to be approved.</p>
View / amenity impacts to nearby residents	<p>The village will barely be visible from Red Hill Lookout and we will be providing computer generated renders to show exactly what it will look like from this point.</p> <p>Nearer views such as those from nearby residences is something we continue to work through with residents interested in understanding what changes, if any, are likely from the proposal. We have written to 15 adjoining homes, on two separate occasions, with an offer to conduct a specific view study from their properties at our expense. The purpose of this is that it would allow us to sit down with each resident and ensure that preferences in terms of landscaping, screening or changes to building design, facades or treatments within the village can be incorporated. Only 2 residents at this time have accepted the offer made.</p>

Area of concern	Status or approach moving forward
<p>Strategic context – do we need more age appropriate housing and are in fill areas like FGC suitable locations for it</p>	<p>We believe it is entirely unsatisfactory for villages such as that being proposed to be pushed to urban fringes or marginal land because they simply do not stack up when compared to residential as the highest and best use.</p> <p>It is therefore important when Clubs, churches or other community groups have an ability to more efficiently organise their activities and create surplus land, that it can be used to create social infrastructure that will serve local communities now and into the future.</p> <p>This is an opportunity to do exactly that and improve the efficiency of the Club land and infrastructure to support a broader use for the community.</p> <p>Do we need more age appropriate homes? Absolutely.</p> <p>Is creating them as part of a more efficient allocation of urban infill a good approach? Yes, it is.</p> <p>The proposal has a very strong alignment with the stated strategies being implemented within the Territory.</p>
<p>Cumulative impacts of the proposal when considered in the context of other proposals or developments in the area – with a focus on environmental and traffic congestion</p>	<p>Cumulative impacts are difficult to assess without the necessary details of certain proposals.</p> <p>A motion was recently passed in the Legislative Assembly to explore the environmental and traffic cumulative impacts of a number of known proposals in the area and ensure Red Hill Reserve is appropriately protected.</p> <p>We will do all that we can to provide information and support so that this process can be undertaken.</p>