

FEDERAL GOLF CLUB

**Information session for the proposal to remove the concessional status
from 6.9 hectares of the Federal Golf Course**

June 2026



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.





Introduction

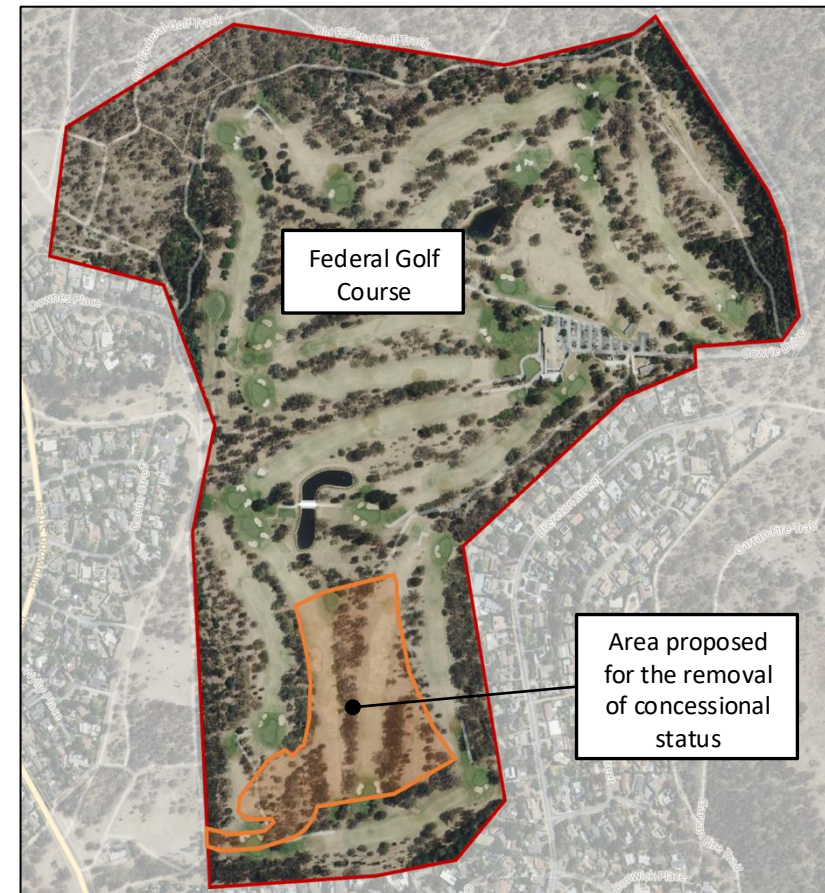
- Regina Neary, President, Federal Golf Club
- Bob Correll, Member and former Vice President, Federal Golf Club
- Adam Somerville and David Consalvi - Directors, Mbark
- Tania Parkes, Social Planner, Tania Parkes Consulting





Purpose of our further consultation

- Federal Golf Club holds a concessional lease for 85.9 hectares at Red Hill
- The Territory Plan permits the development of a retirement village at the southern end of the golf course.
- The Territory Planning Authority has approved a retirement village development on around 6.9 hectares of the Club's land.
- The approval requires that the concessional status be removed from that area, which is now proposed to be submitted.





Background - Why is this needed?

- Federal Golf Club is a 93-year-old community club.
- It is operationally sound but has significant and overdue capital replacement costs that cannot be funded from year-to-year operations.
- The retirement village development will deliver the Club the capital it needs to fix and improve its water infrastructure, upgrade other items of capital and diversify future income sources.
- This will put the club into a financially sustainable position that will see it continue operating the golf course and managing the public access green space long-term.





Background – Planning history

- Red Hill Integrated Plan (2018 – 2021)
 - The ACT Government conducted a detailed review of land adjoining the Red Hill Nature Reserve.
 - Supported the inclusion of 10 hectares of the Club's land into the Reserve.
 - Determined that the southern part of the golf course is suitable for retirement village development (a use identified by the 2012 Adams report).
- Territory Plan Amendment (2023)
 - Added retirement village use over an area of the southern part of the golf course.
 - Prevented any development within 50 metres of adjoining houses.
 - Rezoned the area to be incorporated into the Red Hill Nature Reserve.





Current development approvals

- Retirement village (appeal pending)
- Entry driveway (under ACAT review)
- Golf course works
- New water storage dam
- 2-lot subdivision, creating the village lot
- Lease variation to add the new use
- The area proposed to have the concessional status removed is identical to the area approved for retirement village use in the Lease Variation approval.





Previous consultation

- Consultation on a retirement village development at the Federal Golf Club started in 2016.
- The ACT Government consulted comprehensively on the Red Hill Integrated Plan, in person and online.
- Further consultation by the ACT Government was conducted as part of the Territory Plan Variation in 2023.
- Federal Golf Club held detailed Pre-DA consultation in 2023, including the proposal to remove the concessional status from the part of its lease that would be created as the location for the proposed retirement village.





FGC's concessional lease

- FGC was founded in 1933 and is now 93 years old.
- FGC moved to Red Hill from an area now under Lake Burley Griffin in 1949.
- FGC's current lease commenced in 1982 and is considered concessional due to the rental rate being fixed for the first 20 years of the lease term.
- Since 2002, FGC has paid fair market rent for its lease area as assessed by the ACT Government.





Effect of removing the concessional status

- The primary effect will be to deliver the Club and the community certainty that the Federal Golf Club will remain as custodian of its lease area for the long term.
- The 6.9 hectare area in the centre of the course will be developed into a retirement village, which will provide funding to repair and replace the Club's failing infrastructure and help diversify its operations (the Club removed gaming machines in 2016).
- Federal Golf Course, operating on the remaining 79 hectares, will remain an 18-hole public-access golf course on a concessional lease (but continuing to pay market rent as it does currently).
- There are no changes to the existing walking trails or the public access arrangements for the concessional area.
- Enables the 10 hectares of land designated to be included in the Red Hill Nature Reserve to be transferred into the Reserve.





Payment to remove concessional status

- FGC will pay the same charges as any other leaseholder in the ACT. It will receive no special treatment or windfall gains.
- To remove the concessional status, it must pay the Payout Amount, which reflects the full market value of the 6.9 Ha based on its current use.
- The Payout Amount is determined by ACT Government valuers and must be paid before the concessional status is removed.
- This is separate to the Lease Variation Charge (LVC). A LVC will need to be paid in addition to the Payout Amount. This will be paid after the land has its concessional status removed and will see the ACT Government capture the additional value attributable to the approved retirement village use.





Next Steps

- Please submit any feedback to community@fgc.com.au
- Following the conclusion of consultation the feedback received will be summarised in a consultation report which will be made available on the consultation website www.activeandconnected.com.au

