

Preliminary Consultations

Significant further amendments to the proposal are listed as below:

Concern raised in letter to Minister	Response and current status
<p>Direct and indirect impacts on the endangered woodland, important wild life, and a nature reserve from infrastructure, fire mitigation, and other works required for the development</p>	<p>The proposed location for the village within the Federal lease area has been moved and adjusted approximately 9 times from the original position contemplated as a result of specific feedback received.</p> <p>The current location sees the village concentrated around the existing golf club operations, at a significant distance from the Red Hill Reserve.</p> <p>Due to its centralise location around existing gold course infrastructure, the potential impacts on the Reserve are dramatically reduced. In particular, there is no need for any off-site fire mitigation.</p> <p>The only infrastructure being constructed near to the Reserve is a proposed upgrade t the Gowrie Drive access and a possible new (and safer) intersection between Gowrie Drive and Red Hill Drive. Both of these activities can be carried out in a manner that minimises impacts during construction and ultimately results in improvements over the current status for wildlife and the Reserve.</p>
<p>Impingement and restriction on use of land much utilised and loved by the community</p>	<p>The Federal Golf Course area is a public access area and this will continue to be the case without any additional restrictions arising from this proposal.</p>
<p>Impacts to wildlife by having new development adjacent to a core part of the reserve currently relatively remote (>200m) from existing houses</p>	<p>The proposed footprint has been fundamentally revised to address this point and now there is no proposed village development within 200m of the Reserve area.</p>



Concern raised in letter to Minister	Response and current status
<p>Alterations to current road arrangements, including possible connection to Brereton Street, creating a “rat run” from Woden to South Canberra</p>	<p>The proposal has been crystal clear from the outset that it has heard resident feedback and has never at any stage proposed an access arrangement via Brereton Street or a connection between Brereton Street and Gowrie Drive.</p> <p>Instead, an upgrade to Gowrie Drive to manage speed and improve safety, along with a possible improvement to the intersection arrangement has been a focus.</p> <p>A Brereton Street access would be very acceptable to the proposal and would remove entirely any environmental impact concerns raised in respect of the proposed road upgrades. That said, it is not what the local residents want and we have worked hard to deliver solutions, at significant cost to the project, that respect resident view and can be delivered with sensitivity to the local environment.</p> <p>A Brereton Street access would also serve to remove any contribution the proposal may make to cumulative traffic impacts in the Deakin area, which are currently being evaluated and may result in a Brereton Street access being presented as an option.</p> <p>Our position remains clear in that we will continue to respect the views of local residents on Brereton Street and maintain a preference for the upgrade and improvement of current access arrangements.</p>

Concern raised in letter to Minister

The possibility that the proposed development is just the thin end of the wedge creating the precedent for even further development in the future

Response and current status

This is covered clearly in the presentations that we provided during the Community Panel consultations.

We have proposed the following to address these concerns:

1. This proposal is only arising because of FGC's need to do something to address its water issues and aged infrastructure. They don't want to do it, they have to and it is certainly not being done for enrichment. The commercial arrangements have been structured in such a way that the proposal will contribute to the long term financial sustainability of FGC, thereby removing any future need for further development.
2. Only the village site will be deconcessionalised, not the entire Federal lease area.
3. Planning permission will be sought only for the village nominated area and no permissibility will exist on other Federal lease land.
4. Excess land within the Federal lease to be dealt with in a way that removes parcels capable of development. The largest of these is the proposed 12Ha parcel to be dedicated to the Red Hill Reserve and the other area along Gowrie Drive to be developed as the Golf Club practice facility area.
5. Federal has also gone on record regarding its willingness to accept any restrictions on the remainder of its land that would ensure the community is comfortable that no further development is possible.

As you can see, the proposal has taken every step available to it in an attempt to satisfy the community that there will be no further development by FGC following the proposal.

The greater risk to further (and likely much more significant) development exists in the situation where FGC is not able to pursue the proposal the resultant vulnerability results in FGC closing. In that instance the lease area could be resumed for other urban infill development activities.

Concern raised in letter to Minister	Response and current status
<p>Increased hazards to wildlife, cyclist and pedestrian users of Red Hill Reserve resulting from increased traffic and speed on Gowrie Drive and Red Hill Drive generated by the construction and operation of the development</p>	<p>Villages are low impact, low intensity places by their nature. The traffic generated is generally less than residential precinct and the traffic movements tend to be off peak. We do not believe that the proposal will result in any material change to the current traffic movements generated by FGC and its operations. Having said that, we have made commitments around how the traffic generated by the proposal will be assessed, including ensuring the appropriate local context is provided.</p> <p>What is proposed in terms of access and intersections represents a significant improvement in terms of speed control, sight lines and overall safety for all road users. Such improvements have for some time been acknowledged as necessary and this proposal represents the opportunity to see safety improvements actually delivered.</p>
<p>Loss or damage to historic 1917-1920 red flowering plantings by Charles Weston</p>	<p>We believe that no parts of the proposal impact these plantings. Options always exist that important features, environmental or otherwise, could be adequately managed through design and management arrangements.</p>

Concern raised in letter to Minister	Response and current status
Serious adverse impact on the amenity of existing residents abutting the golf course	<p>Villages and their residents do not adversely impact on amenity. They often represent terrific examples of social infrastructure allowing their residents to thrive and continue to make the enormous contributions to their local communities that many have made throughout their lives.</p> <p>Villages are often governed by a set of rules established by the residents and the operators with the specific aim of ensuring that amenity is maintained.</p> <p>Therefore, it is difficult to understand exactly what this concern is focussing on. Will there be some disturbances as the village is created? No doubt, but these will be limited in time and no doubt managed in a way that golf club operations are maintained so the impacts are unlikely to be significant issues for local residents. The major elements of construction nearby to the residential interface will be the golf clubhouse which will occupy a very similar footprint to the existing club house. FGC is allowed to refurbish or rebuild this element at any time regardless of the proposal. That said, the proposed new club house will represent a significantly more attractive building to be viewed by or used by local residents.</p> <p>Regarding the more direct views of residents nearby to the Club house, there is substantial tree coverage near to the boundary that adjoins most houses and that will not be modified as part of the proposal. We believe there will be a couple of homes that have their current views changed but we also do not believe that this change will be detrimental and we wish to demonstrate this to those owners. We have written to 15 homes on Brereton Street on two separate occasions (February 2016 and July 2017) and offered a specific and tailored view analysis (at our expense) so that actual view changes can be understood and landscaping or screening preferences can be discussed with each of the residents involved. To date, only 2 residents have responded to allow us access to do this. It has been difficult for us to reconcile this response rate with view impacts being tabled as a major issue however we will continue to make requests to work with any residents who believe they will be impacted.</p>