

6 March 2018

Commitments update – Federal Golf Club Retirement Community

As part of the active and ongoing community engagement process being undertaken by the Federal Golf Club (FGC) and Mbark on the proposal for a Retirement Community at FGC, a range of commitments were made and published at <https://www.activeandconnected.com.au/>. The table below provides an update on these commitments.

Commitment	Update
1. Future development restricted	
1.1 Commitment in writing FGC's acceptance of no future development of the site beyond this proposal.	<p>CONFIRMED</p> <p>Should the proposed community be approved, FGC has committed to publish a public undertaking (via a formal letter executed by the appropriate representative and endorsed by the FGC Board) that no further non-golf related development of the Golf Club land will be pursued in the future.</p>
1.2 Only the area required for the village development will be deconcessionalised and a Territory Plan Amendment sought.	<p>CONFIRMED</p> <p>Only the areas required for village creation will be subject to subdivision and Territory Plan Variation. The exact boundaries will be confirmed in the application however are substantially similar to those previously distributed. The current estimate for the village and clubhouse area is approximately 6.5 Ha (Village approx. 5.3 Ha).</p> <p>The Territory Plan amendment sought will not change the zoning of the village area. It will simply add the village as a permitted use to the proposal area (and not the golf course area).</p>
1.3 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>CONFIRMED</p> <p>The location and scope of the practice facility relocation adjacent to 14th fairway will serve to restrict any future development in this area.</p> <p>The 10.4 Ha site to the north is proposed to incorporate in the Red Hill Nature Reserve.</p> <p>Mbark and FGC do not believe there is any further part of the FGC lease area that could facilitate feasible development however, if there are concerns over specific parcels that remain with the community we are committed to ensuring their future use is transparently addressed.</p>
1.4 Commitment to adjustment of FGC boundary area resulting in significant additions to the Red Hill Reserve area.	<p>CONFIRMED</p> <p>The future application will include the granting of approximately 10.4 Ha of FGC land to the Red Hill Reserve.</p>

Commitment	Update
2. Water	
2.1 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>CONFIRMED</p> <p>A provision of the commercial agreement between FGC and Mbark gives binding effect to this commitment. The new irrigation and water storage works are included as works required in advance of Stage 1 of village construction.</p>
2.2 Commitment to integrate the village stormwater into the FGC storage and needs.	<p>CONFIRMED</p> <p>The application will confirm the designs for how stormwater runoff will be captured for reuse. It has been estimated that the village would capture 15ML of water annually that could be used by FGC.</p>
2.3 Commitment to maintain (or improve) pre-development hydrology conditions post development.	<p>CONFIRMED</p> <p>Under water sensitive urban design principles, the application will deliver at a minimum pre-development hydrology conditions. This is a requirement that must be complied with and the design work undertaken to date has demonstrated compliance.</p>
2.4 Commitment to required on course storage capacity of 40ML and target zero potable water usage.	<p>CONFIRMED</p> <p>60ML has been identified as potentially available and designs are underway to deliver at least 40ML across up to 3 locations. A minimum of 40ML is required as part of the initial Stage 1 works per the agreement between FGC and Mbark.</p>
3. Environmental	
3.1 Commitment to the boundary adjustment that extends the Red Hill Reserve as outlined above resulting in material environmental and community benefits.	<p>CONFIRMED</p> <p>See confirmation under 1.4 above.</p>
3.2 Commitment to maintain the current proposed development footprint which avoids bushfire management / fire mitigation works near the Red Hill Reserve boundary.	<p>CONFIRMED</p> <p>The application will not require any bushfire management within the Red Hill Reserve boundary, including the area to be granted under 1.4 above. This has been confirmed by a formal bushfire assessment to be submitted with the application.</p>

3.3 Commitment to mitigate and manage impacts of infrastructure design and construction methodology consulting RHR (and other relevant Community Groups).

CONFIRMED AND ONGOING COMMITMENT

Several consultation sessions with local environment group representatives (including RHR) and other groups have been held while the proposal is being progressed. We reconfirm our commitment to ongoing consultation as the application progresses (even post approval should that eventuate).

The infrastructure design on areas near to the Nature Reserve has been achieved with a strategy of low impact modifications which we believe provide a neutral environmental outcome. This has been supported by the conclusions of the environmental survey and assessment carried out for the proposal.

A summary of the mitigation measures that are recommended to avoid or otherwise mitigate or reduce the potential for a significant adverse environmental impact occurring as a consequence of the proposed development include:

- The removal of hollow-bearing trees (potentially up to 14 trees impacted) is to be undertaken in accordance with the measures recommended in the Construction (Flora and Fauna) Management Plan (CFFMP) that will be included with the application. This includes the careful removal of the tree during the clearing stage, and the subsequent relocation of either the whole tree or large trunk/limb sections of the tree into suitable nearby areas. The final decision on each tree's relocation treatment (in terms of whether it is the whole tree or a section of the tree as well as whether it is positioned to be standing up or attached to another tree will come to further assessment of each tree at final detailed design and will require an arborist inspection as well as discussions with an appropriate contractor to determine the viability of moving each tree intact. This will only be determined in the event the proposal is going to proceed, however an indicative process for assessing the feasibility of the tree relocation is provided in the CFFMP).

- Final detailed designs will include consideration of retaining walls and the like at the building fringe, as opposed to more extensive areas of gently sloping batters, to maximise the retention of trees located along the development fringe. Further, tree protection measures during the construction stage are to be designed to ensure that all trees located along the development fringe are suitably protected from construction impacts.

- The timing of the removal of hollow-bearing trees is to occur outside the breeding season of the Superb Parrot (i.e. is to occur between April and September).

Commitment	Update
	<p>- The tree plantings proposed should include a component comprised of local endemic species, and provided at a ratio of approximately 10:1 of the removed trees. The tree plantings should also be done to reflect natural settings (i.e. clumping of planting to form small woodland patches), and can be provide across suitable areas of the FGC site, as well as through contributions to planting within the RHNR</p> <p>- All works at the site, and particularly, in the adjacent offsite areas within the mapped Box Gum Woodland TEC is to proceed in accordance with the management measures recommended in the Construction (Flora and Fauna) Management Plan, particularly in regards to the establishment of erosion and sediment controls and weed hygiene protocols.</p> <p>- A Kangaroo population health monitoring program should be established in conjunction with the ACT Government for assessing the health of the local population over time, and providing a management framework for any actions required to actively intervene or undertake specific actions should they be required. As this is part of a broader ACT-wide issue, the responsibility for this matter to address and take action on should be a collaborative process with ACT Parks and Conservation Service.</p>
4. Bushfire	
<p>4.1 Application to contain improvements / upgrade to existing emergency egress point at the end of Brereton Street</p>	<p>CONFIRMED</p> <p>The application will propose an upgrade of the existing emergency egress point at Brereton Street as has been publically discussed. This emergency only access will be limited to emergency authorities only.</p>

5. Traffic	
5.1 Commitment to use localised content in the traffic assessment and consider the cumulative traffic impacts of other known developments in the area.	<p>CONFIRMED</p> <p>Formal traffic assessments have determined that the proposed community will not have negative peak period impacts on upstream intersections.</p> <p>Please refer results table in Annexure B.</p> <p>Mbark has also confirmed its support to the Environment, Planning and Sustainable Development Directorate to commence the preparation of the Integrated Plan for development surrounding the Red Hill Reserve which will specifically explore cumulative traffic modelling and impacts along with other known development proposals. Mbark will be supplying all traffic modelling undertaken as part of the proposal assessment to assist with the cumulative impact modelling contemplated by the Integrated Plan.</p>
6. Access (Vehicle)	
6.1 Commitment to the application containing no through road connections with Brereton Street and preserving the current vehicle access arrangements.	<p>CONFIRMED</p> <p>The application will not contain any public road connections through to Brereton Street.</p>
6.2 Commitment to include intersection and vehicle access arrangements in proposal that address the safety concerns for vehicles, pedestrians and cyclists	<p>IN PROGRESS</p> <p>Design options have been completed by the Traffic Engineer and circulated to local environmental groups for feedback. Comments received to date suggest a preference for lower impact changes centred around slight modification of existing arrangements.</p> <p>Intersection works (Gowrie & Red Hill drive) are not required as part of the application and therefore any works will only be finalised subject to discussions and agreement from environmental stakeholders.</p>
7. Access (Community)	
7.1 Commitment that there will be no restrictive changes to the current public access of the FGC lease area.	<p>CONFIRMED</p> <p>The current existing access provisions will not change as a result of the proposed development.</p>
8. Sustainability	
8.1 Commitment to minimise FGC reliance on potable water using a comprehensive and integrated water design, storage and distribution network across the site.	<p>CONFIRMED</p> <p>The proposed changes to the water network under section 2 above will aim to eliminate Federal Golf Club's use of potable water outside of extreme weather events (extended drought conditions).</p>

8.2 Commitment to meet and exceed ACT government statutory requirements for the village proposal including electronic village transport.	<p>CONFIRMED</p> <p>The application will exceed the statutory sustainability requirements. Mbark has appointed Cundall to develop a range of goals and initiatives that will be incorporated within the village that align with the internationally recognised One Planet Living principles developed by the World Wildlife Fund (refer Annexure A).</p>
8.3 Commitment to minimise carbon footprint of club and village operations by targeting an 'off grid' electricity network.	<p>IN PROGRESS</p> <p>A range of proposed initiatives are being investigated for the village in line with the commitments to sustainability in the One Planet Living principles noted above. A preliminary view of these initiatives is outlined in Annexure C.</p> <p>Mbark and FGC's desire for a self-sufficient generation and supply power strategy needs to be supported by the existing regulatory framework to enable its delivery.</p>
9. Landscape	
9.1 Commitment to consult with RHR (and other relevant community groups) through development of landscaping strategy.	<p>CONFIRMED AND ONGOING COMMITMENT</p> <p>Several consultation sessions with RHR and other groups have been held while the proposal is being progressed. We reconfirm our commitment to ongoing consultation as these plans are further developed, particularly with regard to the implementation of the village landscape strategy.</p> <p>It is likely that a detailed landscape plan (derived from the strategy), including hollow tree relocation plans and replacement planting programs, will only be advanced in detail once an approval has been received.</p>
9.2 Commitment to no net tree losses on site and species improvement in replacement program.	<p>CONFIRMED</p> <p>Detailed landscaping plans have been developed to increase the number of trees in the development area and increase species diversity.</p>
10. Village Rules	
10.1 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.	<p>CONFIRMED AND ONGOING COMMITMENT</p> <p>The village rules will prevent cats from being able to be retained as pets within the village and the required adherence with the landscape strategy of all residents. A copy of the draft village rules will be posted on the www.activeandconnected.com.au website and can also be made available on request. The statutory avenue for them to be lodged as part of the application is not clear however we will support the specific rules above as conditions of any approval and will retain them in the village rules.</p>

Annexure A – One Planet Living principles, World Wildlife Fund



	Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
	Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
	Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
	Land and nature	Protecting and restoring land for the benefit of people and wildlife
	Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
	Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
	Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
	Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.
	Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
	Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables

Annexure B – Traffic study results table

ROAD NAME	AM PEAK		PM PEAK		DAILY	
	IN	OUT	IN	OUT	IN	OUT
Access Road	8	14	14	8	125	125
Gowrie Drive	8	14	14	8	125	125
Stonehaven Crescent	2	2	2	2	19	19
Hopetoun Circuit	1	1	1	1	10	10
Strickland Crescent	1	1	1	1	9	9
Kent Street	1	1	1	1	9	9
Melbourne Avenue to Empire	6	12	12	6	101	101
Melbourne Avenue ex Empire	4	7	7	4	63	63
Empire Circuit	2	5	5	2	38	38
State Circle	4	7	7	4	63	63
Mugga Way	1	1	1	1	5	5
Flinders Way	1	1	1	1	5	5
Dalrymple Street	1	1	1	1	5	5

4 Zero Carbon Energy



Making buildings and infrastructure energy efficient and supplying all energy with renewables

- *Buildings are energy-efficient compared to a stated local or national benchmark or a recognised standard.*
- *100% of energy consumed is supplied by non-polluting renewable energy generated onsite or offsite.*

Headline Goals

- Carbon Neutral Precinct (to National Carbon Offset Standard).
- Minimal fossil fuels on site.
- Net Energy Positive – generate more energy than consumed.

Proposed Initiatives

- Passive design of buildings – 7.5 star NatHERS minimum.
- Highly effective natural ventilation.
- Ceiling fans in living rooms and bedrooms to avoid use of air conditioning.
- Passive clothes drying facilities – to minimise use of dryers
- Energy Efficiency – all lighting, equipment, fans & pumps, heating, ventilation, air conditioning, lifts and any other energy consuming services / items to be “best in class” for efficiency.
- Heat pumps and induction cooking to avoid using natural gas.
- Photovoltaic systems.
- Batteries in central facility on embedded network.
- Energy metering and display to residents to reduce peak loads and energy consumption.

Potential Initiatives

- ‘PassivHaus light’ – well sealed and insulated buildings, minimal thermal bridging and ducted whole-of-house Heat Recovery Ventilation systems.
- Peak demand management of air conditioning via energy saver mode activation through embedded network.