

17 December 2015

Ross Kingsland
President
Red Hill Regenerators
21 Bass Gardens
Griffith, ACT 2602

Dear Ross,

Thank you for your letter to the Federal Golf Club dated 26 October 2015 following our recent meeting where we were introduced. We appreciated your willingness to meet with us and we hope that we may engage in a constructive and open dialogue where we respectfully gain further insights into the work and plans we each have.

As we outlined at the meeting, we have achieved tremendously successful community and environmental outcomes with our other projects and we have been invited to Federal for that specific reason. In fact, we were drawn by the invitation of Federal not because we have the demonstrated expertise to achieve the low impact, community focused outcome required of any proposal, but because we believe there is no other way to produce the outstanding seniors villages we seek to create.

We apologise for the time it has taken to write to you but we have been carefully considering the views discussed at our meeting and contained in your letter. Beyond this we have been actively trying to research your submissions on historical proposals to ensure we are as well informed as possible regarding your concerns of the potential impacts that a development at Federal may have.

We are respectful of and value the work that the Regenerators undertake and would prefer to work with rather than against you and your organization as we evolve our proposal. Not burdened by the history of past proposals we are starting from a point where we believe that a proposal can be developed that has merit, minimal or no environmental impacts and ultimately delivers a positive benefit for the community. We acknowledge that it may be a challenge for you and your organization to move beyond the past proposals but we are still hopeful that you will engage with us in a way that will yield an example of what is possible.





A development of minimum viable scale that creates a long term operating business, is exclusively for age appropriate homes to support and service such an important (and often forgotten) segment of our community, and provides an improved scale, condition of and access to important surrounding environmental features is achievable.

To facilitate our proposal taking this direction, we would benefit from further input from yourself and your other members. The form of this input is best summarised as:

- Helping to establish a list of concerns as they relate to any conceptual proposal. In this regard we are hoping to be more specific and understand why a particular issue is concerning. For example, rather than a concern being that development just shouldn't happen at Federal it may be that development shouldn't happen at Federal that requires clearing for bushfire management within the Red Hill Reserve boundary;
- Attendance at one or more workshops where the above list of concerns or contentions is discussed and strategies to address them can be developed. This may include some onsite viewings so that we can better understand the content of the discussion such as the location of significant species.
- Following the workshop(s) we will be in a position where we understand what potential impacts are concerning and what needs to be achieved such that impacts are avoided or minimized.
- This can then be incorporated into the proposal to guide scale, footprints, connections, access, services and importantly what activities will support improved condition and access to nearby Reserve areas.

In your letter, you outlined the following concerns:

- the loss of endangered Box Gum woodland vegetation and impact on Red Hill Nature Park's critical core habitat;
- the necessity to change significant areas of the current reserve to protect the proposed development from bushfires;
- damage due to major road works and the building process of the development over a lengthy period; and
- the fact that, if this development was approved, it is far more likely that there will be further such developments in the future as the golf club encountered financial challenges from time to time.

In addition to these we have reviewed previous correspondence and summarise other matters of potential concern as follows.

- It will undermine community conservation efforts and gains. Presumably only to the extent there are impacts on the Reserve.
- It will lead to the intrusion and degradation of public open space. Again presumably to the extent development is undertaken near to or adjacent with the Reserve.
- Increases in traffic impacting the amenity of cyclists and pedestrians.
- It may create traffic issues if a linked access were created within the site allowing a crossover point between Gowrie Drive and Brereton Street. Although it was acknowledge that this would require substantial changes to what is only contemplated as an emergency vehicle access point.
- A negative impact on land values created by traffic issues and impacts on local open space.



- It creates a private windfall gain benefitting the Club but not the community. This is not really a planning or environmental issue but we still see merit in discussing it.
- The proposal is in an unsustainable location and would require government funded transport.
- Loss of Canberra Nature Park and open space amenity.
- Declining community respect in the planning process.
- This will not be a one off development and other developments in areas away from the Federal Golf Club were sited as examples of development that you were not happy with (East O'Malley).
- Loss of significant plant species.
- Potential extinction of significant woodland bird species if key habitat at the boundary of the golf course and the Reserve is impacted.

This represents an extensive list of items we would like to work through with you and we seek your confirmation if there are any items that we have not outlined that need to be added to the list. It is important that we start with a complete picture and dedicate the appropriate time at the workshop(s) to thoroughly understanding them and discussing potential solutions. We would be grateful for any contribution you can make to helping us shape a proposal that seeks to address the above matters.

I'd like to take this opportunity to outline some of the relevant principles that we will be guided by as we evolve our proposal. These are a reflection of what we believe.

- We believe we can improve the regeneration, conservation and long term maintenance of the significant native and remnant vegetation of the Red Hill Reserve, particularly at the interface with the Federal Golf Club lease area;
- We will aim to avoid direct impacts to the Red Hill Reserve and will not subordinate environmental considerations for commercial ones;
- We believe that conservation outcomes must be shared with a greater audience to truly reflect the community benefit they can represent. Awareness, access and education are critical components of the way we intend to enhance the community relationship with the environment; and
- We will aim to introduce a community of people interested and will to invest their time in the regeneration and conservation outcomes of their neighbourhood.

I will be in contact with you shortly to arrange a time for us to meet up and commence more detailed interactions at a time convenient to you in the New Year. I wish you and the rest of the regenerators a safe and happy holiday season.

Yours Sincerely,



James Robinson
Director

e: info@mbark.com.au w: www.mbark.com.au
PO Box R638 Royal Exchange NSW 1225