

**LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

NOTICE OF MOTION

Nicole Lawder MLA: I give notice that I shall move –

This Assembly:

(1) notes that:

- (a) The Federal Golf Club have flagged their intention to develop retirement living on a section of their existing lease.
- (b) The Federal Golf Club has attempted to re-develop the site on numerous occasions since 1998.
- (c) The Red Hill Open Space area, and the Red Hill Nature Reserve, contain the Federal Golf Club lease as well as a number of large open space blocks in Garran, Hughes and Deakin and some privately owned commercial Crown Leases in Deakin.
- (d) The Federal Golf Club lies within a bushfire prone area and the land has been assessed as being at high risk to life and property due to bushfires.
- (e) Prior to a Development Application being lodged, the ACT Government established and ran a consultation phase which consisted of three private invitation only meetings.
- (f) A number of community groups have been involved in the government-run Federal Golf Club Community Panel including:
 - (i) Conservation Council ACT Region,
 - (ii) Deakin Residents Association,
 - (iii) Friends of the Grassland ACT,
 - (iv) Garran and Hughes Residents Action Group,
 - (v) Hughes Residents Association,
 - (vi) Council on the Aging, and
 - (vii) Red Hill Regenerators.
- (g) No overall planning and direction exists for the whole of the Red Hill Open Space area. Developments are assessed on each development's individual merits and not on the benefits to the community as a whole.
- (h) While there is no overarching plan to development in the area, other development applications including at Hughes and Deakin are in the pipeline.

- (i) The Panel has been disbanded by the government after only three meetings, and a number of issues remain unresolved according to the community panel;
 - (j) Neither the Panel, nor the wider community, have seen any final report summarizing the issues and/or actions, and the community concerns raised through the panel process about the serious potential impact that will likely accompany piecemeal development at Red Hill including the current large Federal Golf Club development proposal, have been summarily dismissed by the Environment, Planning and Sustainable Development Directorate.
 - (k) While panel members lobbied for a Master Plan for the area, in his presentation of a Draft Panel Report at the meeting, the Deputy Director-General of the Environment, Planning and Sustainable Development Directorate stated that the Master Planning process “was established to respond to improving the economic and social drivers for the [commercial] centres” and was not the appropriate vehicle for the Red Hill Open Space area.
- (2) calls on the ACT Government to:
- (a) Refer the overall planning of the Red Hill Open Space area and environs to the Planning and Urban Renewal Committee, to:
 - (i) Investigate the current planning approach to the area and review how a holistic and integrated strategy for development of Red Hill Open Space area would be of benefit to community;
 - (ii) Make recommendations to any changes to the planning direction of the Red Hill Open space area;
 - (iii) Consider whether a masterplan or similar approach for the Red Hill Open Space area is appropriate;
 - (iv) Take into account all implications of development within the Red Hill Open Space area, including road access and public transport options and opportunities;
 - (v) Review the appropriateness of retaining existing green spaces in Hughes, Deakin and Garran;
 - (vi) Consider how best to protect the Red Hill Nature Reserve;
 - (vii) Consult widely with the community in a public forum to ensure that all relevant matters are considered; and
 - (viii) Report back to the assembly by June 2018.
 - (b) Suspend all development activity in the Red Hill environs until the Committee report and government response have been received and publicly available.


Nicole Lawder MLA
23 October 2017