



17th November 2017

Dear XXXXX,

I am writing about the Federal Golf Club's desire to host an integrated over 55's village as part of the Club on land currently occupied by the Club.

The recent motion that was passed in the Assembly relating to the Red Hill Open Space and Red Hill Nature Reserve precinct is something we would like to acknowledge and offer our assistance in resolving the necessary details and work to be done to ensure the MLA's and the community are comfortable in how things move forward.

Along with our specialist partner Mbark, who own and operate the award winning 'The Arbour, Berry' and Wivenhoe Villages in NSW, we have been evolving our plans to deliver an active and connected community that will provide housing choice and an ability for seniors to remain close to friends, services, family and networks in their community.

The need for the Club to pursue income diversification strategies and to replace aged infrastructure, specifically pertaining to water use and targeting water self-sufficiency, remains vital to the Club's future and sustainability.

The over 55's active and connected village will achieve the Club's needs in both the short and long term sustained by a new ongoing revenue stream, and also appeals to the Club and its Members due to its compatibility with the community and healthy lifestyle ethos that underpins the Club and its activities.

The integration of a village into the Club in a geographical and social sense is helped by the highly compatible low impact and low intensity nature of the village activities and the significant shortage of age appropriate housing choice in the area. The clear alignment that exists with the current ACT housing strategy is something we had strongly considered to ensure we were delivering what the community needs or will need in the future.

The Club has been a significant stakeholder in the Red Hill area since 1949 and through the work we are performing we have increased awareness of the things we can do to lessen and mitigate impacts our activities may have on what is a fantastic community asset. Our proposal will address those improvements and additionally, we are committed to transferring approximately 12 Ha of land that is currently part of the Club's lease into an expansion of the Red Hill Reserve.

The consultations that we have been undertaking over the last 2 years have had a very strong environmental focus due to our belief in the importance of the Red Hill Nature

Reserve. We are thankful to Dr Michael Mulvaney and the Red Hill Regenerators for the considerable time they have spent with us. What this time has achieved is a proposal that we believe has incredibly strong environmental characteristics and minimal impacts. We believe the proposed environmental plan to protect Red Hill Reserve will recognise this following evaluation.

To assist with the evaluation of impacts, we have a substantial amount of information derived from our consultations and work over the past years and would welcome the opportunity to contribute to any work the Government intends to undertake reviewing the requirements of the motion.

We would like to bring certainty to what it is that we are proposing so that any impacts can be accurately determined and evaluated, enabling the ACT Government and the community to have confidence that any proposals moving forward have provided clear details about what they will be and what they will deliver, including the commitments and undertakings being made as part of the proposals.

Having recently participated in, and more importantly listened to, a Community Panel convened as part of the ACT Government's consultation process, we are nearly in a position to provide the ACT Government with this certainty about what is intended at Federal. There is however one more very important step that we plan to take as part of our proposal's development and that is speaking to the broader community and listening to what they have to say.

Following this further feedback from the community, we will be in a position to make any additional modifications to our proposal, if required, and provide the necessary details for a complete and clear evaluation of the proposal and any direct or cumulative impacts it may contribute to.

We will be speaking with the community and seeking their feedback on December 6 and 7, providing morning, lunch time and late afternoon options to capture as many people's views as we can. Please be assured that we remain very genuine in our consultation and the proposal has changed substantially from our early thinking as a result of it.

Our specialist village operating partner, Mbark, has shared the Club's desire to be responsive to consultation feedback. They have subordinated commercial outcomes in favour of responses to feedback received. As with any proposal however, not everyone can be turned into a supporter but this is not through lack of trying. Whilst it would be nice to be able to deliver social infrastructure like that being proposed with unanimous support, Mbark holds its mission (which is to ensure people are not subjected to rapid health decline arising from dislocation from their communities) as something that requires equivalent advocacy and standing in the debate.

All too often we see this under represented demographic pushed away from their networks in search of under supplied, age-appropriate accommodation and services.

At Federal, we have a real opportunity to change that and create a village that sets an example in prioritising the needs of our local ageing community members and equally

importantly, in the process that has been followed and how consultation has shaped an improved outcome for the community.

We would be delighted to provide you with any further information you may require. Please visit our website www.activeandconnected.com.au if you have the opportunity or contact me on 0419 168 314 to discuss any details of the proposal or to arrange a direct briefing.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bob Correll', with a small flourish at the end.

Bob Correll
Vice President
Chair of Over 55s Development Committee
Federal Golf Club