



Title of Proposal - Federal Golf Club Retirement Village Project

Section 1 - Summary of your proposed action

Provide a summary of your proposed action, including any consultations undertaken.

1.1 Project Industry Type

Residential Development

1.2 Provide a detailed description of the proposed action, including all proposed activities.

Main retirement village development as well as all ancillary works including:

- road improvements involving provision of 4 passing bays along Gowrie Drive, upgrade of an existing access trail to link Gowrie Drive and Brereton Street for emergency access and upgrade and existing perimeter access track along the northern boundary of the site for fire-fighting purposes.
- future anticipated improvements/amendments to the Federal Golf Club to accommodate the village development, such as the provision of new waterbodies and other water management infrastructure, a new maintenance facility, fairway realignments, and
- upgrading of site services which include installation of a new electricity and telecomm and water main connections from existing infrastructure located in Brereton Street, a separate new water main connection from existing infrastructure located in Gowrie Drive; and a new sewer line from the proposed village area to tie-into an existing Icon Water sewer main within the Federal Golf Club lease area.

1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.

Area	Point	Latitude	Longitude
Gowrie Dr Passing Bay 1	1	-35.325984195233	149.11185883202
Gowrie Dr Passing Bay 2	1	-35.325992948626	149.11182664551
Gowrie Dr Passing Bay 3	1	-35.32594918165	149.11188028969
Gowrie Dr Passing Bay 4	1	-35.326203029783	149.11220215477



Area	Point	Latitude	Longitude
Gowrie Dr Passing Bay 5 1		-35.326238043256	149.11213778175
Gowrie Dr Passing Bay 6 1		-35.325984195233	149.11185883202
Gowrie Dr Passing Bay 1 2		-35.327008335828	149.11289952911
Gowrie Dr Passing Bay 2 2		-35.327008335828	149.11291025795
Gowrie Dr Passing Bay 3 2		-35.326982075975	149.11294244446
Gowrie Dr Passing Bay 4 2		-35.327253427379	149.11315702118
Gowrie Dr Passing Bay 5 2		-35.32727093389	149.11311410583
Gowrie Dr Passing Bay 6 2		-35.327008335828	149.11289952911
Gowrie Dr Passing Bay 1 3		-35.328242539305	149.11394022621
Gowrie Dr Passing Bay 2 3		-35.328225033005	149.11394022621
Gowrie Dr Passing Bay 3 3		-35.328190020392	149.11395095505
Gowrie Dr Passing Bay 4 3		-35.328470120868	149.11416553177
Gowrie Dr Passing Bay 5 3		-35.328487627115	149.11413334526
Gowrie Dr Passing Bay 6 3		-35.328242539305	149.11394022621
Gowrie Dr Passing Bay 1 4		-35.329721808007	149.11491655029
Gowrie Dr Passing Bay 2 4		-35.329713055018	149.11491655029
Gowrie Dr Passing Bay 3 4		-35.329686796043	149.1149487368
Gowrie Dr Passing Bay 4 4		-35.330063173864	149.11502383865
Gowrie Dr Passing Bay 5 4		-35.330063173864	149.11498092331
Gowrie Dr Passing Bay 6 4		-35.329721808007	149.11491655029
Relocated Maintenance Facility	1	-35.327139634966	149.11213778175



Area	Point	Latitude	Longitude
Relocated Maintenance Facility	2	-35.326894543069	149.11264203705
Relocated Maintenance Facility	3	-35.32755103755	149.11309264816
Relocated Maintenance Facility	4	-35.327796127457	149.11254547752
Relocated Maintenance Facility	5	-35.327148388234	149.11212705292
Relocated Maintenance Facility	6	-35.327139634966	149.11213778175
Relocated Practice Fairway	1	-35.327979944399	149.1125669352
Relocated Practice Fairway	2	-35.327769867859	149.11300681747
Relocated Practice Fairway	3	-35.32938044071	149.11442302383
Relocated Practice Fairway	4	-35.330562090599	149.11492727913
Relocated Practice Fairway	5	-35.330640866644	149.11485217728
Relocated Practice Fairway	6	-35.330658372421	149.11470197357
Relocated Practice Fairway	7	-35.330623360863	149.11457322754
Relocated Practice Fairway	8	-35.330124444506	149.11430500664
Relocated Practice Fairway	9	-35.329739313984	149.11383293785
Relocated Practice Fairway	10	-35.328006203928	149.11249183334
Relocated Practice Fairway	11	-35.327979944399	149.11252401985
Relocated Practice Fairway	12	-35.327979944399	149.11252401985
Relocated Practice Fairway	13	-35.327962438041	149.11260985054
Relocated Practice Fairway	14	-35.327979944399	149.1125669352
Stray Ball Safety Net 1	1	-35.327656076173	149.11300681747
Stray Ball Safety Net 1	2	-35.327743608254	149.11327503838
Stray Ball Safety Net 1	3	-35.327769867859	149.11327503838
Stray Ball Safety Net 1	4	-35.327664829385	149.11294244446
Stray Ball Safety Net 1	5	-35.327656076173	149.1129853598
Stray Ball Safety Net 1	6	-35.327656076173	149.11300681747



Area	Point	Latitude	Longitude
Stray Ball Safety Net 2	1	-35.327988697576	149.11328576721
Stray Ball Safety Net 2	2	-35.328111241959	149.11362908997
Stray Ball Safety Net 2	3	-35.328119995122	149.11360763229
Stray Ball Safety Net 2	4	-35.327997450752	149.1132535807
Stray Ball Safety Net 2	5	-35.327988697576	149.11326430954
Stray Ball Safety Net 2	6	-35.327988697576	149.11328576721
Stray Ball Safety Net 3	1	-35.328321317611	149.11356471695
Stray Ball Safety Net 3	2	-35.328452614616	149.1139080397
Stray Ball Safety Net 3	3	-35.328478873992	149.11389731087
Stray Ball Safety Net 3	4	-35.328330070751	149.11353253044
Stray Ball Safety Net 3	5	-35.328321317611	149.11355398811
Stray Ball Safety Net 3	6	-35.328321317611	149.11356471695
Stray Ball Safety Net 4	1	-35.328680195587	149.11384366669
Stray Ball Safety Net 4	2	-35.328872763601	149.11425136246
Stray Ball Safety Net 4	3	-35.32889902284	149.11422990478
Stray Ball Safety Net 4	4	-35.328715207987	149.11386512436
Stray Ball Safety Net 4	5	-35.328697701789	149.11385439552
Stray Ball Safety Net 4	6	-35.328680195587	149.11384366669
Gowrie Dr Safety Improvement Works	1	-35.330203220977	149.11507748283
Gowrie Dr Safety Improvement Works	2	-35.330763407006	149.11518477119
Gowrie Dr Safety Improvement Works	3	-35.330859688588	149.11518477119
Gowrie Dr Safety Improvement Works	4	-35.330973475765	149.11514185585
Gowrie Dr Safety Improvement Works	5	-35.331096015623	149.115066754
Gowrie Dr Safety Improvement Works	6	-35.331209802467	149.11490582146
Gowrie Dr Safety Improvement Works	7	-35.331253566596	149.11478780426
Gowrie Dr Safety Improvement Works	8	-35.331332341967	149.11415480293
Gowrie Dr Safety Improvement Works	9	-35.331288577881	149.1141440741
Gowrie Dr Safety Improvement Works	10	-35.331218555295	149.11477707542
Gowrie Dr Safety Improvement Works	11	-35.331087262782	149.11503456749
Gowrie Dr Safety Improvement Works	12	-35.330850935722	149.11516331352



Area	Point	Latitude	Longitude
Gowrie Dr Safety Improvement Works	13	-35.33019446804	149.11503456749
Gowrie Dr Safety Improvement Works	14	-35.33019446804	149.11507748283
Gowrie Dr Safety Improvement Works	15	-35.330203220977	149.11507748283
Brereton St Emergency 1 Access Road		-35.331166038316	149.11508821167
Brereton St Emergency 2 Access Road		-35.331743723213	149.11461614288
Brereton St Emergency 3 Access Road		-35.331988800408	149.11416553177
Brereton St Emergency 4 Access Road		-35.331953789425	149.11413334526
Brereton St Emergency 5 Access Road		-35.331691206575	149.11462687172
Brereton St Emergency 6 Access Road		-35.331148532648	149.11505602516
Brereton St Emergency 7 Access Road		-35.331157285482	149.11508821167
Brereton St Emergency 8 Access Road		-35.331166038316	149.11508821167
Fairway realignment	1	-35.328645183172	149.11239527382
Fairway realignment	2	-35.328881516681	149.11249183334
Fairway realignment	3	-35.329091590332	149.11251329102
Fairway realignment	4	-35.329275404328	149.11255620636
Fairway realignment	5	-35.330229479784	149.1134896151
Fairway realignment	6	-35.330334514926	149.11370419182
Fairway realignment	7	-35.330509573193	149.11387585319
Fairway realignment	8	-35.3305533377	149.11396168388
Fairway realignment	9	-35.33078966563	149.1140260569
Fairway realignment	10	-35.330807171376	149.11388658203
Fairway realignment	11	-35.330658372421	149.11341451324
Fairway realignment	12	-35.329537995026	149.11240600265
Fairway realignment	13	-35.329336675567	149.11227725662
Fairway realignment	14	-35.328820245097	149.11216996826
Fairway realignment	15	-35.328575158296	149.11214851059
Fairway realignment	16	-35.328487627115	149.11219142593
Fairway realignment	17	-35.328461367742	149.11228798546
Fairway realignment	18	-35.328470120868	149.11234162964
Fairway realignment	19	-35.328636430066	149.11241673149
Fairway realignment	20	-35.328645183172	149.11239527382
Fairway realignment	1	-35.328776479651	149.11092542328



Area	Point	Latitude	Longitude
Fairway realignment	2	-35.32861892385	149.1110219828
Fairway realignment	3	-35.328548898951	149.1112580172
Fairway realignment	4	-35.328645183172	149.11138676323
Fairway realignment	5	-35.32885257437	149.11144040741
Fairway realignment	6	-35.328986553575	149.11148332275
Fairway realignment	7	-35.32915286171	149.11154769577
Fairway realignment	8	-35.32926665129	149.11154769577
Fairway realignment	9	-35.329695549036	149.11175154366
Fairway realignment	10	-35.32988811463	149.11193393387
Fairway realignment	11	-35.330028162047	149.11209486641
Fairway realignment	12	-35.330141950395	149.11205195106
Fairway realignment	13	-35.330220726849	149.11193393387
Fairway realignment	14	-35.330238232718	149.11180518784
Fairway realignment	15	-35.330168209222	149.11170862831
Fairway realignment	16	-35.330001903175	149.11154769577
Fairway realignment	17	-35.329739313984	149.11139749207
Fairway realignment	18	-35.329529242017	149.1112580172
Fairway realignment	19	-35.329415452807	149.1112580172
Fairway realignment	20	-35.329144108659	149.11116145767
Fairway realignment	21	-35.328793985832	149.11106489815
Fairway realignment	22	-35.328741467278	149.11095760979
Fairway realignment	23	-35.328776479651	149.11092542328
Retirement Village and new Clubhouse	1	-35.331437375676	149.11324285187
Retirement Village and new Clubhouse	2	-35.331428622872	149.1132535807
Retirement Village and new Clubhouse	3	-35.331743723213	149.11192320503
Retirement Village and new Clubhouse	4	-35.331936283928	149.11063574471
Retirement Village and new Clubhouse	5	-35.331218555295	149.11047481216
Retirement Village and new Clubhouse	6	-35.330492067383	149.10984181084
Retirement Village and new Clubhouse	7	-35.330141950395	149.10867236771
Retirement Village and new Clubhouse	8	-35.3302907503	149.10869382538
Retirement Village and new Clubhouse	9	-35.33035202077	149.10862945236
Retirement Village and new Clubhouse	10	-35.330404538278	149.10855435051
Retirement Village and new Clubhouse	11	-35.33036952661	149.10846851982
Retirement Village and new Clubhouse	12	-35.33011569156	149.10824321426



Area	Point	Latitude	Longitude
new Clubhouse Retirement Village and	13	-35.329520489006	149.10897277512
new Clubhouse Retirement Village and	14	-35.329100343389	149.11083959259
new Clubhouse Retirement Village and	15	-35.330264491513	149.11135457672
new Clubhouse Retirement Village and	16	-35.331104768463	149.11321066536
new Clubhouse Retirement Village and	17	-35.331437375676	149.11324285187
Water retention pond	4 1	-35.330185715101	149.11138676323
Water retention pond	4 2	-35.330168209222	149.11137603439
Water retention pond	4 3	-35.329931879474	149.11122583069
Water retention pond	4 4	-35.329879361659	149.11124728836
Water retention pond	4 5	-35.329835596786	149.11137603439
Water retention pond	4 6	-35.329853102738	149.11145113625
Water retention pond	4 7	-35.330141950395	149.11161206879
Water retention pond	4 8	-35.330211973914	149.11157988228
Water retention pond	4 9	-35.330185715101	149.11138676323
Water retention pond	3 1	-35.329564254049	149.11109708466
Water retention pond	3 2	-35.329546748035	149.11105416931
Water retention pond	3 3	-35.329327922536	149.1109897963
Water retention pond	3 4	-35.329301663436	149.11104344048
Water retention pond	3 5	-35.329275404328	149.11116145767
Water retention pond	3 6	-35.329284157365	149.11119364418
Water retention pond	3 7	-35.329520489006	149.11121510185
Water retention pond	3 8	-35.329564254049	149.11109708466
Fire trail	1	-35.327069608785	149.11205195106
Fire trail	2	-35.327060855509	149.11205195106
Fire trail	3	-35.327087115336	149.11208413757
Fire trail	4	-35.327279687145	149.11147259392
Fire trail	5	-35.327314700151	149.1109897963
Fire trail	6	-35.327472258494	149.10975598015
Fire trail	7	-35.327454752027	149.1089084021
Fire trail	8	-35.327743608254	149.10826467194
Fire trail	9	-35.327708595433	149.10823248543
Fire trail	10	-35.327428492319	149.10889767326
Fire trail	11	-35.327445998792	149.10974525131
Fire trail	12	-35.327288440398	149.11097906746
Fire trail	13	-35.327253427379	149.11144040741
Fire trail	14	-35.327192154561	149.11166571297
Fire trail	15	-35.327069608785	149.11205195106



Area	Point	Latitude	Longitude
new water main	1	-35.327078362061	149.11242746033
new water main	2	-35.329450464888	149.1136398188
new water main	3	-35.329616772069	149.11366127647
new water main	4	-35.330500820288	149.11294244446
new water main	5	-35.331008487172	149.11303900398
new water main	6	-35.331008487172	149.11301754631
new water main	7	-35.330439549931	149.11288880028
new water main	8	-35.330413291193	149.11295317329
new water main	9	-35.329599266066	149.11362908997
new water main	10	-35.329450464888	149.11360763229
new water main	11	-35.327122128426	149.11241673149
new water main	12	-35.327078362061	149.11242746033
new HV and water main	1	-35.332067575062	149.11336086906
new HV and water main	2	-35.331323589152	149.11326430954
new HV and water main	3	-35.331323589152	149.11329649605
new HV and water main	4	-35.332058822327	149.11338232674
new HV and water main	5	-35.332058822327	149.11335014023
new HV and water main	6	-35.332067575062	149.11336086906
fairway realignment	1	-35.331017240022	149.1102173201
fairway realignment	2	-35.331201049639	149.11044262566
fairway realignment	3	-35.331306083518	149.11020659126
fairway realignment	4	-35.330982228618	149.11002420105
fairway realignment	5	-35.330964722911	149.11017440475
fairway realignment	6	-35.331017240022	149.1102173201
fairway realignment	1	-35.33205006959	149.11049626984
fairway realignment	2	-35.332111338726	149.11070011772
fairway realignment	3	-35.332286393144	149.11064647354
fairway realignment	4	-35.332391425613	149.11046408333
fairway realignment	5	-35.332496457946	149.11026023544
fairway realignment	6	-35.332286393144	149.11013148941
fairway realignment	7	-35.332207618703	149.11013148941
fairway realignment	8	-35.33205006959	149.11047481216
fairway realignment	9	-35.33205006959	149.11049626984
fairway realignment	1	-35.332846564735	149.10861872353
fairway realignment	2	-35.332872822683	149.10862945236



Area	Point	Latitude	Longitude
fairway realignment	3	-35.332986607026	149.10862945236
fairway realignment	4	-35.333039122823	149.10869382538
fairway realignment	5	-35.333161659549	149.1086401812
fairway realignment	6	-35.33324043306	149.10817884125
fairway realignment	7	-35.33317916478	149.10812519707
fairway realignment	8	-35.333117896454	149.10806082405
fairway realignment	9	-35.332995359661	149.10818957008
fairway realignment	10	-35.332846564735	149.10861872353
fairway realignment	1	-35.333135401695	149.10728834785
fairway realignment	2	-35.333144154314	149.10728834785
fairway realignment	3	-35.333222927842	149.10728834785
fairway realignment	4	-35.333222927842	149.10717033066
fairway realignment	5	-35.33317916478	149.10712741531
fairway realignment	6	-35.333144154314	149.10712741531
fairway realignment	7	-35.333135401695	149.10728834785
fairway realignment	1	-35.333257938275	149.10659097351
fairway realignment	2	-35.333249185668	149.10660170235
fairway realignment	3	-35.333161659549	149.106558787
fairway realignment	4	-35.333117896454	149.10702012695
fairway realignment	5	-35.33324043306	149.1070630423
fairway realignment	6	-35.333257938275	149.10659097351
water retention pond 2	1	-35.329319169504	149.10608671822
water retention pond 2	2	-35.329389193735	149.10632275261
water retention pond 2	3	-35.329529242017	149.10689138092
water retention pond 2	4	-35.329686796043	149.1069450251
water retention pond 2	5	-35.329896867601	149.10683773674
water retention pond 2	6	-35.330141950395	149.10652660049
water retention pond 2	7	-35.33035202077	149.10611890472
water retention pond 2	8	-35.330448302842	149.10582922615
water retention pond 2	9	-35.330036915003	149.10581849731
water retention pond 2	10	-35.32988811463	149.105904328
water retention pond 2	11	-35.329643031067	149.10597942986
water retention pond 2	12	-35.32938044071	149.1058721415
water retention pond 2	13	-35.329275404328	149.1060223452
water retention pond 2	14	-35.329301663436	149.10610817589
water retention pond 2	15	-35.329319169504	149.10608671822
water retention pond 1	1	-35.333826855677	149.10680555023
water retention pond 1	2	-35.333861865848	149.10709522881
water retention pond 1	3	-35.33395814374	149.10723470367
water retention pond 1	4	-35.333993153854	149.10739563622
water retention pond 1	5	-35.334150699179	149.10741709389
water retention pond 1	6	-35.334264481723	149.10734199204



Area	Point	Latitude	Longitude
water retention pond	1 7	-35.334352006648	149.10710595764
water retention pond	1 8	-35.33429073921	149.10671971954
water retention pond	1 9	-35.334019411429	149.10644076981
water retention pond	1 10	-35.333818103132	149.10662316002
water retention pond	1 11	-35.333818103132	149.10668753304
water retention pond	1 12	-35.333826855677	149.10680555023
fairway realignment	1	-35.329284157365	149.10842560448
fairway realignment	2	-35.329292910401	149.1084041468
fairway realignment	3	-35.329467970923	149.10829685844
fairway realignment	4	-35.329730560996	149.10782478966
fairway realignment	5	-35.329835596786	149.10769604363
fairway realignment	6	-35.329966891332	149.10762094177
fairway realignment	7	-35.330133197451	149.10730980553
fairway realignment	8	-35.33015945628	149.10710595764
fairway realignment	9	-35.330255738582	149.10689138092
fairway realignment	10	-35.330264491513	149.10676263489
fairway realignment	11	-35.329993150216	149.10715960182
fairway realignment	12	-35.329537995026	149.10802863754
fairway realignment	13	-35.329354181627	149.10822175659
fairway realignment	14	-35.329284157365	149.10842560448
fairway realignment	1	-35.328513886479	149.10987399734
fairway realignment	2	-35.328373836439	149.11008857407
fairway realignment	3	-35.328408848972	149.11020659126
fairway realignment	4	-35.328470120868	149.11020659126
fairway realignment	5	-35.328557652067	149.11002420105
fairway realignment	6	-35.32859266452	149.10997055687
fairway realignment	7	-35.328531392717	149.10989545502
fairway realignment	8	-35.328513886479	149.10987399734
fairway realignment	1	-35.328706454889	149.10935901321
fairway realignment	2	-35.328583911409	149.10953067459
fairway realignment	3	-35.328557652067	149.10960577644
fairway realignment	4	-35.32861892385	149.10963796295
fairway realignment	5	-35.328671442485	149.10958431877
fairway realignment	6	-35.328750220372	149.10940192856
fairway realignment	7	-35.328680195587	149.10935901321
fairway realignment	8	-35.328706454889	149.10935901321
fairway realignment	1	-35.328881516681	149.10898350395
fairway realignment	2	-35.328767726559	149.10916589417
fairway realignment	3	-35.328872763601	149.10918735184
fairway realignment	4	-35.32900405971	149.10899423279
fairway realignment	5	-35.328907775917	149.10892985977
fairway realignment	6	-35.328872763601	149.1090264193



Area	Point	Latitude	Longitude
fairway realignment	7	-35.328881516681	149.10898350395
fairway realignment	1	-35.330605855078	149.10930536903
fairway realignment	2	-35.330605855078	149.10928391136
fairway realignment	3	-35.330658372421	149.1092946402
fairway realignment	4	-35.330632113754	149.10897277512
fairway realignment	5	-35.330658372421	149.10892985977
fairway realignment	6	-35.330658372421	149.10868309654
fairway realignment	7	-35.330597102184	149.10856507935
fairway realignment	8	-35.330614607971	149.10846851982
fairway realignment	9	-35.330719642612	149.10801790871
fairway realignment	10	-35.330675878195	149.10800717987
fairway realignment	11	-35.3305533377	149.10847924866
fairway realignment	12	-35.3305358319	149.10877965607
fairway realignment	13	-35.330605855078	149.10930536903
fairway realignment	1	-35.331034745717	149.10796426453
fairway realignment	2	-35.330964722911	149.10818957008
fairway realignment	3	-35.330894700044	149.10846851982
fairway realignment	4	-35.330903452906	149.10869382538
fairway realignment	5	-35.330964722911	149.10912297882
fairway realignment	6	-35.331008487172	149.10932682671
fairway realignment	7	-35.331052251409	149.10949848808
fairway realignment	8	-35.331113521302	149.10940192856
fairway realignment	9	-35.330982228618	149.10895131744
fairway realignment	10	-35.330973475765	149.10854362167
fairway realignment	11	-35.331034745717	149.1084041468
fairway realignment	12	-35.331087262782	149.10805009521
fairway realignment	13	-35.331043498564	149.10785697617
fairway realignment	14	-35.331034745717	149.10796426453
sewer main	1	-35.330492067383	149.10960577644
sewer main	2	-35.330492067383	149.10959504761
sewer main	3	-35.330518326096	149.10957358994
sewer main	4	-35.330334514926	149.10909079231
sewer main	5	-35.330439549931	149.10856507935
sewer main	6	-35.331069757098	149.108522164
sewer main	7	-35.331218555295	149.10734199204
sewer main	8	-35.331612431554	149.10676263489
sewer main	9	-35.33156866762	149.10673044838
sewer main	10	-35.33119229681	149.1073312632
sewer main	11	-35.331052251409	149.10846851982
sewer main	12	-35.330422044107	149.10853289284
sewer main	13	-35.330308256153	149.10908006348
sewer main	14	-35.330492067383	149.10960577644



1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).

The proposed development is a retirement and over 55's community village and ancillary uses at the Federal Golf Club, Red Hill, ACT. The site is approx. 4km SE of Capital Hill, ACT.

1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?

The total area of the development footprint for all elements or components of the project is approximately 13.5 ha.

1.7 Is the proposed action a street address or lot?

Lot

1.7.2 Describe the lot number and title.Block 1 Section 56, Red Hill; minor works in Block 2, Section 56 & Block 1, Section 55

1.8 Primary Jurisdiction.

Australian Capital Territory

1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?

No

1.10 Is the proposed action subject to local government planning approval?

Yes

1.10.1 Is there a local government area and council contact for the proposal?

Yes

1.10.1.0 Council contact officer details

1.10.1.1 Name of relevant council contact officer.



Helen McKeown (Conservator Liaison)

1.10.1.2 E-mail

Helen.McKeown@act.gov.au

1.10.1.3 Telephone Number

(02) 6207 2247

1.11 Provide an estimated start and estimated end date for the proposed action.

Start date 02/2020

End date 06/2021

1.12 Provide details of the context, planning framework and State and/or Local government requirements.

The vast majority of the proposed action will take place within the Federal Golf Club leased area identified as Block 1 Section 56, Red Hill. Some minor components of the proposed action will take place within the Designated Area of the National Capital Plan as described below:

- the proposed Gowrie Drive access improvement works are located to the south of the junction of Gowrie Drive and Red Hill Drive, within Block 1 Section 55, Red Hill;
- the proposed emergency access road from the end of Brereton Street to Gowrie Drive is located within Block 2 Section 56, Garran and Block 1 Section 55, Red Hill; and
- the proposed electricity and water service easements are also located within Block 2, Section 56 Garran

The primary jurisdiction of the proposed action is the ACT, and the majority of the works is subject to the legislative planning approval requirements of the ACT Planning and Development Act 2007.

1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders.

The FGC and Mbark engaged Tania Parks Consulting to undertake an ongoing process of consultation with key stakeholders, including FGC members, neighbouring property owners, representative environmental, the community, residents' and interest groups, and planning authorities.



Since 2015, there has been extensive engagement with many of these groups to introduce the proposal, determine the footprint for the development proposal, the conditions that would be acceptable to different groups and the trade-offs that could be made.

A summary of the consultation, implementation and outcomes to date are provided in the Community Summary Report, which is attached to this Application for consideration.

1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project.

An Ecological Assessment Report (EAR) has been completed for the proposed project which assesses the site values and potential impacts of the project on those values, including assessment of the potential occurrence of and impacts on listed threatened entities (i.e. species and ecological communities), at both the local (ACT) and commonwealth levels.

It is noted that the project triggers the requirement for an Environmental Impact Statement (EIS) to be completed in accordance with Schedule 4, Part 4.3 (Items 1 and 2) of the ACT Planning and Development Act 2007. In accordance with the relevant provisions of the Planning and Development Act, the requirement to complete an EIS can be waived if the ACT Conservator of Flora and Fauna issues an Environmental Significance Opinion (ESO) that the project is unlikely to result in a significant adverse environmental impact. This process is explained in more detail in Section 2.2 of the accompanying EAR.

An application was made to the ACT Conservator for an ESO on 08 June 2018. This application is still under assessment and a decision on the matter has not yet been made.

The potential impacts of the project are described in detail in Section 5 of the EAR (and summarised in the responses provided to Section 2 of this EPBC Referral application).

1.15 Is this action part of a staged development (or a component of a larger project)?

No

1.16 Is the proposed action related to other actions or proposals in the region?

No



Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

2.1 Is the proposed action likely to have ANY direct or indirect impact on the values of any World Heritage properties?

No

2.2 Is the proposed action likely to have ANY direct or indirect impact on the values of any National Heritage places?

No

2.3 Is the proposed action likely to have ANY direct or indirect impact on the ecological character of a Ramsar wetland?

No

2.4 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

Yes

2.4.1 Impact table

Species	Impact
- White Box-Yellow Box-Blakely's Red Gum	The project will require the removal of up to



Species	Impact
Grassy Woodland and Derived Native Grassland critically endangered ecological community (CEEC), Box Gum Woodland TEC	<p>0.37 ha of the Box Gum Woodland TEC. This removal is all associated with ancillary works required to service the new retirement village and provide safety for its residents. Specifically, the removal is associated primarily with the necessary road upgrades to the main access from Gowrie Drive (involving the provision of 4 small passing bays along cleared and maintained sections of the existing road verges), and the minor widening (approximately 1.5 m on either side) of the existing fire trail along the northern property boundary, adjacent to the RHNR, as well as the provision of a narrow (7.5 m wide) emergency access track from Brereton Street to Gowrie Drive. The retirement village itself, as well as the development of the fairway, green and tee realignment and new ponds (water storage devices), practice fairway and maintenance facility would not require the removal of any Box Gum Woodland TEC. A summary of the removal of the Box Gum Woodland TEC associated with each component of the development is provided in the table below.</p> <p>Development Component and Area to be impacted (ha)</p> <p>Village 0.00 Maintenance facility 0.00 Fairway/Green/Tee realignments 0.00 Practice fairway 0.00 Stray-ball Safety Fences 0.00 Fire trail 0.11 Ponds 0.00 Roads 0.13 Brereton St Emergency Access 0.09 Services 0.04 Total area Box Gum Woodland to be removed 0.37</p> <p>The removal of up to 0.37 ha of the Box Gum Woodland TEC is not considered likely to result in a significant impact to this ecological community. This conclusion is supported by an assessment of the significance of the impact against the relevant criteria included in the EPBC Significant Impact Guidelines 1.1. Matters of National Environmental Significance (DoE, 2013). Refer to Section 5.5 of the EAR for the full assessment. In summarising the findings of this assessment it is noted that there is more than about 250 ha of Box Gum Woodland TEC that occurs across the RHNR to the north and east of the site. The removal of 0.37 ha equates to a</p>



Species	Impact
	<p>reduction of less than 1% of the extent of this community across the RHNR area. Additionally, the works to be undertaken within the community are located at the outer edges of the mapped extent of the Box Gum Woodland TEC, and involve the minor widening (at only short, selected sections for passing bays) of an existing road (Gowrie Drive), as well as the construction of a short section of new emergency access road (from Brereton street) of about 7.5 m in width, and which will be closed to public use (and as such will have very little/infrequent traffic use) and the installation of underground utility service connections (within a 6 m wide construction corridor that would be rehabilitated post-construction). Given this, the works would not reduce or fragment to the community to any notable extent, and would not adversely affect any habitat critical to the survival of the community. Further, the minor scope of works proposed would not modify or destroy abiotic factors to the extent that the community's survival would be placed at risk, and the project would not affect groundwater levels, given that no groundwater extractions are proposed, and that earthworks are minimal and would be undertaken in accordance with best practice guidelines. The works would also not cause a substantial change in the species composition of the ecological community, and would not cause a decline or loss of functionally important species, or a substantial reduction in the quality or integrity of the community, or otherwise interfere with the recovery of the community.</p>
<p>- Superb Parrot <i>Polytelis swainsonii</i>, listed as Vulnerable under the EPBC</p>	<p>The proposed development will require the removal of up to 19 (or 24%) of the 78 identified hollow-bearing trees situated within the study area. A summary of the hollow-bearing tree removal required for each component of the project is provided in the table below. As can be seen in the table below the majority of the trees to be removed (12 of the 19) are located within the village footprint, whilst three hollow-bearing trees will require removal for the development of the practice fairway and three hollow-bearing</p>



Species	Impact
	<p>trees will require removal for the development of one of the ponds. Another hollow-bearing tree will also require removal for the development of the maintenance facility. Generally, only those hollow-bearing trees located within areas subject to extensive earthworks are proposed to be removed (such as the village site which will require more than 3 m of fill at the lower, northern end), where there are no practical opportunities or alternatives to enable the retention of these trees.</p> <p>Environmental Feature and Impact Type and No. of HBT to be removed Village 12 Maintenance facility 1 Fairway/Green/Tee realignments 0 Practice fairway 3 Stray-ball Safety Fences 0 Firetrail 0 Ponds 3 Roads 0 Services 0 Total # HBT removed 19</p> <p>The removal of up to 19 of the 78 surveyed existing hollow-bearing trees at the site may have the potential to impact on the Vulnerable Superb Parrot which uses suitable tree hollows as nesting habitat. A small flock (of up to 6 birds) were recorded at the site, although none were observed to be using the hollows (such as evidence of parent birds entering or exiting any hollows). Notwithstanding this, taking the precautionary principle it can be assumed that some birds may use the tree hollows from time to time. Given this, the proposed removal of some existing hollow-bearing trees has the potential to impact on breeding success of some pairs of the species, and may also result in the death or injury of individuals if undertaken in an inappropriate manner. To ensure the project does not result in death, injury or reduced breeding success of Superb Parrots, a number of mitigation strategies have been recommended in the accompanying Construction (Flora and Fauna) Management Plan (Appendix 5 of the EAR). A summary of these measures include the following general strategies: - All existing hollows are to be salvaged and relocated to suitable areas outside of the development footprint (such as in areas between fairways or at the edges of the golf course site). This includes either the</p>



Species	Impact
	<p>relocation of the entire tree, or, the relocation of the hollow-bearing section of the tree (i.e. the limb/branch/trunk section containing the hollows). Each relocated tree or section of tree would be installed in an upright position in the ground (within a concrete footing or similar), or attached to an existing suitable tree. Based on this, no hollows are expected to be lost, and the relocation strategy would retain the arboreal habitat values of these features. - Where a hollow has not been able to be successfully relocated, it is be replaced by another acceptable hollow feature, such as an artificially hollowed section of branch, or, an appropriately designed nest box structure. - Removal and relocation of hollows is only to occur outside of the breeding season of the Superb Parrot and after fledglings are likely to have left the nest (i.e. trees are to be removed/relocated between April and September). Based on the above, the project is not considered likely to result in a significant impact to the Superb Parrot. This conclusion is supported by an assessment of the significance of the impact against the relevant criteria included in the EPBC Significant Impact Guidelines 1.1. Matters of National Environmental Significance (DoE, 2013). Refer to Section 5.5 of the EAR for the full assessment.</p>

2.4.2 Do you consider this impact to be significant?

No

2.5 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed migratory species, or their habitat?

No

2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?

No



2.7 Is the proposed action to be taken on or near Commonwealth land?

No

2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?

No

2.9 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?

No

2.10 Is the proposed action a nuclear action?

No

2.11 Is the proposed action to be taken by the Commonwealth agency?

No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place Overseas?

No

2.13 Is the proposed action likely to have ANY direct or indirect impact on any part of the environment in the Commonwealth marine area?

No



Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

3.1 Describe the flora and fauna relevant to the project area.

The majority of the site, being the leased area of the FGC (Block 1, Section 56, Red Hill), is used as a golf course and accordingly is characterised as an large expanses of existing fairways and surrounds (rough), which includes generally linear rows of trees between fairways, and woodland features around the outer boundaries of the golf course.

The majority of the works for the proposed village and playing hole realignments will take place in areas that are highly modified and have been seeded with exotic grass varieties, fertilised and maintained since the 1950's. As such they no longer resemble to the original (pre-development of the golf course) native vegetation type. The fairways are predominately Couch 'Santa Ana' with rough areas containing a wider variety of exotic ground cover species including Fescue, Brome, Lolium and herbaceous weeds, mixed with occasional native grasses (such as Spear Grass, Wallaby Grass and Common Wheatgrass).

Mush of trees and shrubs in the fairway roughs have been planted and comprise a wide variety of native and non-native species. Whilst a large proportion of the existing native trees are non-local eucalypt varieties, there is a substantial number of large mature Yellow Box *Eucalyptus melliodora* and Blakely's Red gum *E. blakelyi* trees that could be considered remnants of the original vegetation community. Given the mix of locally indigenous and planted tree species as well as the modified understorey vegetation layers, these areas are not considered to form part of the EPBC-listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland critically endangered ecological community (CEEC) or the ACT NC Act-listed Yellow Box Red Gum Grassy Woodland endangered ecological community (EEC) (primarily due to the lack of native understorey species).

The area where the proposed practice fairway is to be located in the far east of the site displays features of a former maintained golf fairway, albeit overgrown and containing a wider variety of both exotic and native herbaceous plants. Greater than 50% of the central and southern portions of this area are covered with non-native perennial and annual grasses. The northern section of this area is partially covered with unconsolidated soil which is sparsely vegetated and exhibits erosion.

The tree canopy bordering this area to the northeast and southeast, between the old fairway and Gowrie Drive, is dominated by Monterey Pine *Pinus radiata*, although there are some sporadic native eucalypts in this area, including a number of mature and semi-mature Yellow Box and Blakely's Red Gum, however the occurrence of these species would not comprise more than 10% of the overall canopy cover in this area. This area is not considered to form part



of the EPBC-listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland critically endangered ecological community (CEEC).

The far north-eastern corner of the site where the proposed maintenance fairway is to be located supports a mostly mixed and patchy groundcover vegetation layer. Unlike other parts of the golf course this area has not been maintained for many years, perhaps decades, and is now infested with a variety of exotic herb species and invasive weeds. There were however some small components where native perennial grasses did persist (and which comprised Tall Speargrass *Austrostipa bigeniculata*, Common Wheatgrass *Anthosachne scabra* and Wallaby Grass *Rytidosperma* sp.). Overall, the native forb abundance and diversity in this area was low, and while there were occasional patches of native perennial grasses, the estimated non-native cover was likely to exceed 50%. This part of the site also contained a wide range of native and exotic shrub species including a variety of wattle species, however, exotic shrubs were widespread and often dominant occasionally forming dense thickets, most notably noxious Service Tree *Sorbus domestica* and Blackberry *Rubus* sp. (Blackberry appeared to have been treated with herbicide), although other exotic and noxious shrubs were present and abundant in this area. This area is also not considered to form part of the EPBC-listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland critically endangered ecological community (CEEC).

The outer eastern, northern and south-eastern boundaries of the site lie adjacent to the RHNR. The community extends a short way into the far northern portion of the site. These areas contain mixed-age stands of regrowth and mature trees (predominantly Yellow Box, Blakey's Red Gum and some Apple Box), with some Acacia and other native shrubs including Cauliflower Bush *Cassinia longifolia* and Sifton Bush *Cassinia quinquefaria* common in the understorey layers as well as other shrubs including *Hakea* spp, and *Bursaria* spp. also present. This area also supported a mixed though predominately native ground cover of grasses and other forbs including native forbs such as Rock Ferns *Cheilanthes* sp., Blue Flax-lily *Dianella longifolia*, Rosemary Grevillea *Grevillea rosmarinifolia*, Everlasting daisies (*Chrysocephalum* spp.) and Grassland Wood-sorrel *Oxalis perennans* and native grasses including Common Wheatgrass *Elymus scaber*, Tall Speargrass *Austrostipa bigeniculata*, Rough Spear-grass *A. scabra*, and Wallaby grass *Rytidosperma* sp..

This area is mapped as supporting the EPBC-listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland critically endangered ecological community (CEEC) based on site investigation is consistent with the EPBC definition of this community. The ground layer contained more than 12 native non-grass herbaceous species (in the immediate vicinity) and at least one uncommon ground cover plant (*Dianella longifolia*). The mapped extent of the community in this area is shown in Figure 4 in the accompanying EAR.

With regard to threatened flora species included in the desktop assessment/database records, the site assessment did not record any of these species within the golf course, and there is considered little likelihood of these species being present within the golf course due to the previous development of the site and ongoing management regimes as a golf course (refer to the threatened species evaluations at Appendix 2 of the EAR).

Given the occurrence of numerous records of the endangered Button Wrinklewort (*Rutidosis*



leptorrhynchoides) in the surrounding areas, a targeted survey was conducted for this species as described previously. While the species was not recorded within any parts of the development footprint, it has been previously recorded in the local area, and therefore it is possible that this species could occur within the nearby areas of the proposed works, particularly on an infrequent basis given it may be present in the soil seed bank and could emerge in some years and not in others. As such, the presence of this species within the works footprint, although unlikely, cannot be discounted.

While there was no evidence of any local threatened ground cover species within this section of the FGC two non-local eucalypt varieties (Narrow-leaved Black Peppermint *Eucalyptus nicholii* and Camden Woollybutt *Eucalyptus macarthurii*) listed as threatened under the Commonwealth EPBC Act have been planted along the Practice Fairway and Fairways 14 and 15. As these specimens are planted, they would not satisfy the criteria for identifying and subsequently protecting as listed threatened species.

A full list of the flora species observed within the golf course survey area is provided at Appendix 3 of the accompanying EAR.

Fauna and fauna habitats

The fauna surveys conducted on site resulted in 55 species of fauna being recorded, listed in Appendix 3 of the EAR. In summary, the total number for each fauna group included:

34 bird species;

12 species of mammals (excluding microbats, although at least one species of unidentified microbat is known to occur at the site based on visual observations) of which seven species are introduced;

5 amphibian species; and,

4 reptile species.

The bird species encountered during the site survey included primarily common species that are well-adapted to urban and peri-urban environments (such as Cockatoos, Galahs, Eastern and Crimson Rosellas, Magpies, Noisy Miners and waterbirds).

The project area was found to support good foraging, nesting and roosting habitat for a variety of bird species with a large number of tree hollows observed to occur throughout the entire golf course area (refer to the Hollow-bearing tree plan, Figure 6). During the August tree survey, regular observations were made of birds displaying nesting behaviour (i.e. entering and leaving hollows), with Galahs, Cockatoos and the two Rosella species observed on most of these occasions.

Aquatic areas for birds are limited across the project area, restricted mainly to the two large dams in the central part of the golf course. A variety of waterbirds were observed using these dams, including the Pacific Black and Wood Ducks as well as Purple Swamphens and Dusky



Moorhens.

Threatened bird species listed under the EPBC Act and/or NC Act observed at the site include the Superb Parrot (*Polytelis swainsonii*, listed as Vulnerable under both the EPBC and NC Acts), which was recorded on 6 February 2018. During this time, several pairs and small groups (of up to 6 birds) of Superb Parrots were observed flying through the FGC area near to the existing clubhouse and practice fairways/greens, as well as feeding from the ground, particularly near the western end of the practice driving range. This species relies on hollows in large old eucalypts for breeding, and on a few occasions, were observed having territorial fights with Noisy Miners. It is possible/likely that the species is using (or trying to use) hollow-bearing trees at the site for nesting habitat.

The native mammals species recorded in the project area included relatively common species such as the Eastern Grey Kangaroo (*Macropus giganteus*), Brushtail Possums (*Trichosurus vulpecula*), Ringtail Possums (*Pseudocheirus peregrinus*), Short-beaked Echidna (*Tachyglossus aculeatus*), and Sugar Gliders (*Petaurus breviceps*) which were observed on exiting hollows from a large dead stag tree located between Fairways 2 and 7. The Grey-headed Flying-fox (*Pteropus poliocephalus*) was also observed flying over the site at night (although none were observed to land and feed in any trees on the site). This species is listed as Vulnerable under the EPBC Act.

A number of microbats were observed during the spotlighting surveys, including an observation during stagwatching of at least 6 microbats existing spout hollows on a dead stag tree located along the northern edge of Fairway 14. Because trapping or bat call detector surveys were not employed during this survey, it is not possible to accurately determine what species of bat these were, or, the species of microbat that were seen flying around other parts of the site during the spotlighting surveys. As such, it is possible that there is more than one species of microbat present at the site. It is noted that no species of microbats likely to occur in the ACT region are listed as threatened under the EPBC Act or under the NC Act.

In terms of habitat values for terrestrial ground-dwelling native mammals, the highly managed groundcover provides good habitat for kangaroos (and other non-native mammals such as rabbits), but is not suitable for a number of smaller native mammals which typically require relatively dense vegetation cover, as well as other habitat structures such as fallen logs and rocky habitats, all of which have been and are regularly removed from the majority of the golf course area. As such, species such as the Spotted-tailed Quoll and the Smoky Mouse are considered unlikely to occur at the site given the lack of these necessary habitat features. This assumption is supported by the lack of any evidence of these species occurring at the site through the survey program which included the use of baited traps and motion-detection cameras. In fact other than a single sighting of an Echidna at the outer north-eastern edge of the FGC lease (and outside of the main playing areas), the only native ground-dwelling mammals recorded at the site was the Eastern Grey Kangaroo. Although not specifically surveyed for population abundance/density, it is estimated that the local population of Kangaroos would be between 80 – 150 individuals.

Five species of amphibian were found during surveys within the project area. The species recorded are all considered common to the region. Habitat for amphibians is on the whole



relatively good with two large and predominantly permanent dams with moderate quality and which support some moderate fringing riparian vegetation cover. No threatened amphibians were recorded on site, and none are considered likely to occur within the project area

Four species of reptile were recorded on site during surveys, including three relatively common skink species, and the Eastern Long-necked Turtle (*Chelodina longicollis*), which is also relatively common in dams. Habitat in general for reptiles was found to be limited given the highly managed groundcover which was practically devoid of suitable structures such as rocks, important for both shelter and basking habitat, as well as fallen logs and grassy tussocks which are important for both shelter as well as foraging. Notwithstanding this, it is possible that other species such as the more common ACT snake species (i.e. Red-bellied Black Snakes, Brown Snakes and Tiger Snakes) would be present at the site from time to time (particularly Red-bellied Black Snakes which prey on frogs and small skinks which are present at the site), although none were observed during the site visits.

No listed threatened reptile species were recorded during the site surveys, and none are included in the ACTMapi Significant Species database as having been previously recorded either within or nearby to the golf course. Given the generally poor habitat values for any of the threatened reptiles of the ACT region within the majority of the golf course area, it is considered likely that any no listed threatened reptile species would occur at the site.

(refer to the Ecological Assessment Report in the Appendix)

3.2 Describe the hydrology relevant to the project area (including water flows).

The development site is located near the top of the catchment on the western side of Red Hill, draining generally towards the west through broad grassed drainage lines. The site does not include any sharply defined creeks or incised watercourses.

The surrounding golf course contains several ponds that are used to catch surface runoff water for the purpose of irrigating the golf course, as a preferable source of irrigation water than using relatively expensive potable water.

The proposed village development will incorporate rainwater storage and re-use infrastructure to reduce demands on the potable water supply system and to limit peak runoff from the development to pre-development levels. Therefore the development will have minimal impact on the flow regime in waterways downstream.

3.3 Describe the soil and vegetation characteristics relevant to the project area.

According to the Hydrogeological Landscapes of the Australian Capital Territory (Muller et al



2017), distinctive features of ACT soils, irrespective of geology are:

- inherently acid topsoils
- shallow (< 20cm, many <10cm) topsoils
- sodic subsoils in drainage lines
- hard setting bleached A2 horizons
- shallow, often stony topsoils
- organic matter deficient
- generally infertile.

The FGC site lies at the foot slopes of Red Hill, and therefore is likely to have slightly deeper soils in some places. There is no visible outcropping of rock across the site of the village development. Additionally, given the regular irrigation of the fairways and greens, soil moisture content is likely to be higher in these modified places. However, the development of the land as a golf course many decades ago, which included extensive modification of the landscape including both reshaping of landforms and substation vegetation removal and replanting, combined with the ongoing management regimes (including watering, fertilising, and reseeding fairways etc), means that there are little if any remaining natural soil and vegetation associations at the site.

3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area.

The outstanding natural features of the project area are limited primarily to the occurrence of the Box Gum Woodland ecological community in the adjacent RHNR (and extending partly into the far northern boundary of the FGC lease), as well as the occurrence of numerous large remnant hollow-bearing trees throughout the project area. The extent of occurrence and importance of these features have been described in previous sections.

There are no other natural features within or immediately adjacent to the project area that are considered to be unique in the ACT region, or otherwise rare or uncommon.

The overall landscape function of the site, including mainly the large remnant trees, contributes positively to the overall bush capital setting of the ACT, and specifically the local area of Red Hill and surrounding suburbs. Notwithstanding this, the site of the proposed works is not regarded as being an important location in demonstrating any specific principal natural landscapes that would be considered unique in their class. The FGC is similar to many other golf courses in the ACT with tree-lined fairways with a mix of mature, remnant trees and other native and non-native plantings along fairway edges. The proposed development represents only about 5% of this area (or, about 5 ha of the 85 ha lease), a large part of which is already taken up by the



carpark and clubhouse area. In addition, the proposed development includes substantial landscaping plantings (including a commitment to replace lost native and locally indigenous trees) at a ratio of 10:1. Given this, the proposed development is not considered likely to result in a substantial diminishing of the existing landscape character of the location.

Further, whilst Red Hill is considered a distinctive landscape feature in the ACT, there are other similar landforms (i.e. Black Mountain, Mount Ainslie, Mount Majura and many others), and further, the proposed works would not impact on the landscape features of RHNR or on any ecosystem functions or process within the nature reserve.

3.5 Describe the status of native vegetation relevant to the project area.

The status of the vegetation within the FGC lease part of the project area is characterised as a highly modified woodland area, with some remnant mature trees, as well as many planted native and non-native specimens. The mid and understorey vegetation layers are also highly modified, with almost all shrubs within the area of the development footprint having been previously removed (and continually suppressed) to reduce potential obstacles and provide playable roughs for the golf course. The groundcover vegetation is dominated by introduced grass species, and is regularly managed (mown) to also allow the majority of the area to be playable for users of the golf course.

Consequently, practically all of the vegetation within the FGC lease is not considered to form part of any recognisable native ecological community (i.e. does not meet the criteria to be mapped as the Box Gum Woodland or Natural Temperate Grassland TEC), and therefore does not have any special/protected status. Individually however, the remnant hollow-bearing trees do have some (indirect) protected status as the removal of hollow-bearing trees has been recently nominated as a threatening process under the ACT Nature Conservation Act 2014.

The vegetation immediately surrounding the FGC to the north, east and south-east is located within the RHNR, and is generally in good condition, supporting a mixed age canopy of native trees, as well as a relatively undisturbed understorey strata. As previously stated, this vegetation meets the criteria for mapping as the Box Gum Woodland TEC, and therefore, is protected under both the ACT Nature Conservation Act and the EPBC Act.

3.6 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The site of the retirement village development has slopes around 4 to 6% (2 to 3.5 degrees), presenting mild slopes and requiring only limited earthworks. The golf course surrounding the village development is on land of similar slope, rising up to a maximum of approximately 15% (8 degrees) in small areas surrounding the eastern and northern edges of the existing golf course.

3.7 Describe the current condition of the environment relevant to the project area.



The majority of the project area is within the FGC lease. The environment in this area is highly modified through extensive clearing, landform reshaping, and tree planting, as part of the development and ongoing operation of the area as a golf course. Specifically, the vegetation is highly modified, as previously described, although it does support some natural elements, including treed areas between and surrounding fairways, which includes predominantly native species (although many are planted non-local varieties), some of which are large mature specimens and which were observed to support hollows. The understorey layers however are highly modified, comprising of virtually no shrubby mid-canopy vegetation, and regularly mown sown grasses of non-native origins. Consequently, the site provides very little structural diversity with minimal habitat complexity. Specifically, the site is devoid of any rocky habitats (all removed during the original land shaping for the golf course), and there are no fallen logs/branches that might provide some habitat or shelter for ground-dwelling terrestrial fauna (i.e. amphibians, mammals and reptiles), as any fallen timber is immediately collected and removed to maintain the playability of fairways and roughs.

Further, there is no natural aquatic habitat, with no natural streams present in the project area. The existing aquatic habitats are comprised of artificial ponds, that provide some habitat for common fauna, but ultimately lack any connectivity to any other natural aquatic habitats, and with the artificial nature of the embankments, these features consequently provide little suitable habitat for any threatened or uncommon aquatic fauna types.

Notwithstanding the above, the condition of the environment is otherwise regarded as being moderate in that there is no obvious signs of environmental contamination, or degradation such as through excessive erosion, and being a golf course, retains some natural features as described, including minimal hard-standing such as what occurs in adjacent residential areas (which can lead to increased stormwater run-off, including potential transport of pollutants into natural streams) .

Given the above, the area does provide some environmental values as habitat for common flora and fauna species that are well-adapted to urban and peri-urban environments.

3.8 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the project area.

As per the Indicative Scope for a Planning Report [dated 7 February 2018], which was provided by the Act Government Environment, Planning and Sustainable Development Directorate in relation to the proposed Territory Plan variation, the ACT Heritage Council advised the following:

- A review of the ACT Heritage Register (The Register) has not identified any recorded or registered heritage places or objects on this Block [being Block 2 Section 56 Red Hill].
- The proposed area of residential re-development shown on the power point presentation submitted for consideration is well within the existing area already developed a golf course. As such, the proposed development is unlikely to diminish the heritage significance of any place or object.



The areas outside of Block 2 Section 56 Red Hill, which will be subject to access and services improvement works, are not identified as containing any recorded or registered heritage places.

3.9 Describe any Indigenous heritage values relevant to the project area.

The ACT Heritage Council, as part of the Indicative Scope for a Planning Report [dated 7 February 2018] for the proposed Territory Plan variation, did not identify the site [being Block 2 Section 56 Red Hill] as containing potential Indigenous heritage values. As such, an Aboriginal Due Diligence was not specifically requested to be undertaken.

3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area.

The vast majority of the action areas are contained within the existing Federal Golf Club (FGC) lease, over Block 1, Section 56, Red Hill. This land is subject to a private lease to the FGC.

The associated Gowrie Drive access improvement works are located to the south of the junction of Gowrie Drive and Red Hill Drive, within Block 1, Section 55, Red Hill, and the proposed emergency access road from the end of Brereton Street to Gowrie Drive is located within Block 2, Section 56, Garran, and Block 1, Section 55, Red Hill. The proposed electricity service easement is also located within Block 2, Section 56, Garran. Both of these blocks are situated within a Designated Area of the National Capital Plan, and are also subject to a Pc: Nature Reserve overlay of the ACT Territory Plan. This land is unleased public land.

3.11 Describe any existing or any proposed uses relevant to the project area.

Existing use: Golf course and ancillary uses

Proposed use: adding Retirement Village to the current Golf course and ancillary uses



Section 4 - Measures to avoid or reduce impacts

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action.

The potential impacts on the environment (and specifically on any matters of NES) are associated primarily with the removal of a small area of the Box Gum Woodland TEC, as well as the removal of hollow-bearing trees which could potentially support breeding habitat for the Vulnerable Superb Parrot. Described below are the measures that have been or will be taken to avoid and/or reduce the potential impacts of the proposed action on these matters.

Box Gum Woodland TEC

As stated, the project will require the removal of up to 0.37 ha of the Box Gum Woodland TEC in the local area. The areas and actions associated with this removal include the necessary road upgrades to the main site access from Gowrie Drive to provide four small passing bays, and the minor widening (approximately 1.5 m on either side) of the existing fire trail along the northern property boundary, adjacent to the RHNR, as well as the provision of a narrow (7.5 m wide) emergency access track from Brereton Street to Gowrie Drive.

The measures taken to reduce this impact include:

- For the passing bays, these have been designed and sited at existing cleared sections of the road verge so as to minimise the requirement to remove any vegetation, and specifically, to avoid the removal of any hollow-bearing trees. Although this particular component of the project has been assessed as requiring the removal of up to 0.13 ha of the Box Gum Woodland TEC, in reality, the works will involve almost no vegetation removal as the bays are located primarily along a gravel verge.
- For the northern fire trail, this work has been sited to make use of the existing fire trail to minimise the extent of removal of vegetation within the Box Gum Woodland TEC, as opposed to creating an entirely new fire trail which would have required a much more substantial amount of vegetation removal.
- For the emergency access from Brereton Street, this has been designed to follow an existing concrete pathway for approximately half its length so as to reduce the overall extent of



vegetation removal required for this important safety infrastructure component. Additionally, the path alignment has been chosen to avoid the removal of any hollow-bearing trees in the area.

- For the utility service connections, the original design included two separate construction alignments and easements for water and electricity service connections. The project design was then revised to locate both of these services into a single construction easement (with a 2m clearance area between each service conduit). The alignment was chosen along the very outer edge of the RHNR, immediately adjacent to the existing boundary with the adjacent residence of Block 30, Section 49, Garran, so as to reduce potential impacts within the RHNR, including avoidance of any potential fragmentation, and locating the works in an area that is already subject to some edge effects from the residential zones of Brereton Street, Garran.

In addition to the above design features, the works will also seek to minimise any potential impacts to the RHNR and Box Gum Woodland community by undertaking the works in accordance with relevant (standard) construction management measures including the implementation of erosion and sediment controls, weed management, and post-construction rehabilitation, as described in the accompanying EAR (and detailed further in the Construction Flora and Fauna Management Plan at Appendix 5 of the EAR).

Hollow-bearing trees

As stated, the project will require the removal of up to 19 (of 78) identified hollow-bearing trees within the project area.

The measures taken to reduce the severity of the impact associated with this action include:

- Commitment to provide additional detailed measures for trees located at or near the edge of the development footprint, including use of retaining walls where relevant to reduce the horizontal extent of the any earthworks (e.g. fill batters), to enable the retention of these trees.

- Commitment to undertaking a salvage and relocation program for all hollow-bearing trees to be removed. This includes a strategy to either relocate the entire hollow-bearing tree to a suitable nearby area in a standing upright position (i.e. concreted into the ground – refer to sample photos of this process at Appendix 5 of the accompanying EAR), or where not possible or feasible, for the hollow-bearing section of the tree (limb or trunk) to be cut-out from the tree and attached to another existing nearby tree. Additional habitat supplementation measures, including preliminary strategies for when the relocation of the hollow is not successful (such as through accidental damage during the removal and relocation process) will be implemented as required. This may include the provision of nest boxes, glider poles, and trunk cases that mimic exfoliating bark that some microbat species use for shelter. The overall aim of these measures are to ensure that there is no net loss of hollow resources at the site as a consequence of the proposed development.

- Commitment to undertaking removal of hollow-bearing trees outside of the breeding period of the Superb Parrot to avoid any impacts to breeding behaviour/success.



4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.

As described above, the matters protected by the EPBC Act that may be affected by the proposed action include the Box Gum Woodland TEC, and the Superb Parrot. The proposed environmental outcomes to be achieved for these matters are discussed separately below.

Box Gum Woodland TEC

The environmental outcome sought for the Box Gum Woodland TEC in the local area is broadly stated as being no significant impact to the TEC as per the significant impact guidelines. Specifically, the outcomes for the community are as follows:

- No significant or otherwise notable reduction in the extent or condition of the TEC as mapped,
- No fragmentation of the TEC
- No adverse impacts to any habitat critical to the survival of an ecological community
- No modification or destruction of any abiotic (non-living) factors (such as water, nutrients, or soil) necessary for the TEC's survival
- No substantial change in the species composition of the occurrence of the TEC, including no declines or losses of functionally important species
- No substantial reduction in the quality or integrity of the occurrence of the TEC, including, no introduction or increase in any invasive species that may be harmful to the TEC and no regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the TEC which could kill or inhibit the growth of species in the TEC
- No interference with the recovery of the TEC

The proposed action in its current form is expected to achieve these outcomes, and no further mitigation measures are deemed necessary.

Superb Parrot

The environmental outcome sought for the Superb Parrot is to deliver the project without any impact to the Superb Parrot, including impacts to local populations or impacts to individuals. Specifically, the outcomes for the species are as follows:

- Maintenance of (potential) nesting habitat (i.e. hollow-bearing trees) for the species within the site by salvaging and relocating tree hollow resources, and replacing these resources with suitable alternatives wherever a hollow is lost through accidental damage (or some other unforeseen event)
- Avoiding activities that could interference with breeding behaviour/success including avoiding



removal of any mature hollow-bearing trees during the breeding period of the species.

As the proposed action is located within an existing golf course that has been in operation for almost 70 years, and is surrounded by existing residential suburbs (including some of the oldest suburbs in Canberra), the proposed future uses of the site (i.e. golf course and residential dwellings) is the same as the existing land uses in the local area, and therefore is not expected to result in any impacts to the species, which should already be adapted to these uses in this area.

The proposed action in its current form is expected to achieve these outcomes, and no further mitigation measures are deemed necessary.



Section 5 – Conclusion on the likelihood of significant impacts

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

5.1.1 World Heritage Properties

No

5.1.2 National Heritage Places

No

5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)

No

5.1.4 Listed threatened species or any threatened ecological community

No

5.1.5 Listed migratory species

No

5.1.6 Commonwealth marine environment

No

5.1.7 Protection of the environment from actions involving Commonwealth land

No

5.1.8 Great Barrier Reef Marine Park

No

5.1.9 A water resource, in relation to coal/gas/mining

No



5.1.10 Protection of the environment from nuclear actions

No

5.1.11 Protection of the environment from Commonwealth actions

No

5.1.12 Commonwealth Heritage places overseas

No

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.

The project will not result in any significant impacts to any World Heritage Properties or National Heritage Places, as none are located in or near the site of the proposed action that could potentially be affected by the development. Similarly, there are no Wetlands of International Importance located in or near (within 500km of) the works that could be affected by the proposed action.

The proposed action will require the removal of 0.37 ha of a listed threatened Ecological Community (White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland). The area of removal is at the very outer edge of large intact remnant patch of this community (of more than 250 ha) within the adjacent Red Hill Nature Reserve, and the works generally are of a small scale that would not result in any indirect impacts to the larger remnant patch within the nature reserve. Consequently, the impacts of this action are not considered to be significant in accordance with the assessment of the action against the EPBC Act Significant Impact Guidelines document (as set-out in the accompanying Ecological Assessment Report (EAR), NGH 2018).

The site was observed to support a small number of the threatened Superb Parrot (*Polytelis swainsonii*), and the proposed action will involve the removal of up to 19 of the identified 78 hollow-bearing trees within the study area. The hollow-bearing trees to be removed will be salvaged and relocated to nearby areas and reinstated in an upright position so that the hollow-bearing resources of the site are not reduced. This work would take place in winter time, outside of the breeding season of the species. Refer to the Construction Flora and Fauna Management Plan included with the accompanying EAR which details this process. These measures are considered adequate to avoid a significant impact to this species, as set-out in the EAR which provides a detailed assessment of the impacts against the impact assessment criteria of the EPBC Act Significant Impact Guidelines.

The site is located west of the Great Dividing Range, and more than 100km (in a straight line) from the coastline and therefore would not result in any impacts to any Commonwealth Marine Environments, or the Great Barrier Reef Marine Park.



The proposed action does not involve any water abstraction or interference with any groundwater, and does not involve coal seam gas or coal development or any nuclear action. It also does not involve a Commonwealth Action or work overseas (that could affect a Commonwealth Heritage Place overseas). Consequently the proposed action would not result in a significant impact to any of these matters.



Section 6 – Environmental record of the person proposing to take the action

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.

corporation undertaking the action - refer to answers in section 6.3

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.

N/A

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

Yes

6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.

The proponent Mbark is a boutique private company specialising in the development and operation of high quality retirement villages. Whilst Mbark adopts strong environmental values it principles, due to the size of the company Mbark does not operate under an accredited environmental policy and framework system.

Mbark's past and future projects have been and will continue to be carried out in accordance with all relevant environmental protection Policies and Guidelines. The planning, design and construction of Mbark projects have met and exceeded industry best practice and the proponent will continue to operate in this manner.

Specifically Mbark's exemplary track record of delivering excellent outcomes in projects with high environmental sensitivity is best exemplified through the restoration of 120ha of Cumberland Plain Woodland at Cobbitty in NSW. Please refer to the specifics noted below with regard to the EPBC referral and approval for this project.



6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

Yes

6.4.1 EPBC Act No and/or Name of Proposal.

Yes, Mbark has previously referred an action under the EPBC Act. The reference for this is Wivenhoe EPBC Act Non-Controlled Action – Particular Manner (NCA-PM) (EPBC 2008/4352).



Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
ACT Government (2017) Proponent’s Guide to Environmental Significance Opinions. ACT Government Canberra.	This document is prepared by a territory government agency to provide a framework and scoping document for ensuring that environmental assessments of projects are conducted in a suitable manner, and that all relevant aspects of a proposed action are adequately assessed and described. This document therefore has a high level of reliability	No (known) uncertainties
Baker-Gabb, D. (2011). National Recovery Plan for the Superb Parrot <i>Polytelis swainsonii</i> . Department of Sustainability and Environment, Melbourne. Available from: http://www.environment.gov.au/biodiversity/threatened/recovery-plans/national-recovery-plan-superb-parrot-polytelis-swainsonii . In effect under the EPBC Act from 21-Apr-2011.	Document commissioned and published by Australian government as a National Recovery Plan. Therefore high reliability.	No (known) uncertainties
Atlas of Living Australia (ALA), 2016, Atlas of Living Australia Database, accessed December 2017, from http://spatial.ala.org.au	The ALA is Australia’s national biodiversity database. Founded on the principle of data sharing and supported from the Australian Government through the National Collaborative Research Infrastructure Strategy (NCRIS) and is hosted by CSIRO. It is a node of the Global Biodiversity	No (known) uncertainties



Reference Source	Reliability	Uncertainties
	Infrastructure Facility (GBIF). The data therefore is considered to have high reliability.	
Department of the Environment (DoE), 2013, Matters of National Environmental Significance: Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act. Commonwealth of Australia, Canberra.	This document is prepared by the commonwealth government to provide a framework for assessing the significance of biodiversity impacts of proposed actions. This document therefore has a high level of reliability	No (known) uncertainties
Department of the Environment and Energy (DoE), 2018. Species Profile and Threats Database. Accessed February 2018 from http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl	This database is prepared by the commonwealth government to provide information and additional reference sources for listed threatened entities. This document therefore has a high level of reliability	No (known) uncertainties
Department of the Environment and Heritage (DEH) (2005q). NON-CURRENT Threat Abatement Plan for Beak and Feather Disease Affecting Endangered Psittacine Species. Available from: http://www.environment.gov.au/biodiversity/threatened/publications/tadocument/p/beak-feather.html . In effect under the EPBC Act from 18-Jul-2006. Ceased to be in effect under the EPBC Act from 01-Oct-2015.	This document is prepared by the commonwealth government to provide information on a key threatening process, as well as potential management (threat abatement) measures. Although no longer in effect, the information contained in this document has a high level of reliability	No (known) uncertainties
Environment Protection Authority (2011) Environment protection guidelines for construction and land development in the ACT, ACT Government, Canberra Muller, R., Nicholson, A., Wooldridge, A., Cowood, A., Cook, W., Jenkins, B. and Grant, S. (2017)	This document is prepared by a territory government agency to provide guidance on how to undertake development in an environmentally sensitive manner, including the identification of potential areas where environmental impacts may occur and how to ensure best-practice measures are adopted/implemented to avoid/minimise these impacts.	No (known) uncertainties



Reference Source	Reliability	Uncertainties
Hydrogeological Landscapes of the Australian Capital Territory, Second edition, Office of Environment and Heritage, Wagga Wagga, NSW.	This document therefore has a high level of reliability This document is prepared by a state government agency to provide information on aspects of the existing environment within and surrounding the proposed action. This document therefore has a high level of reliability	No (known) uncertainties
Osborne, W., S. Patmore, D. Hunter & R. Pietsch (2008). Preliminary observations on a highly-restricted tableland population of Green and Golden Bell Frogs on the Upper Molonglo River, NSW. Australian Zoologist. 34(3):271-284.	This document is published in a reputable scientific journal and is prepared by a leading herpetologist from the University of Canberra (Dr Will Osborne) with support from (at that time) 2 PhD candidates, both in areas of amphibian research (and now working for the NSW state government in areas of environmental management), and supported by information collected as part of a successful honours thesis. This document therefore has a high level of reliability.	No (known) uncertainties
Rayner, L., Stojanovic, D., Heinsohn, R. and Manning, A. (2016) Breeding ecology of the superb parrot <i>Polytelis swainsonii</i> in northern Canberra - Nest Monitoring Report 2016. Technical Report prepared for Environment, Planning and Sustainable Development Directorate Australian Capital Territory Government (Fenner School of Environment and Society Australian National University)	This document was produced by the Fenner School of Environment, ANU on behalf of the ACT Government. It is considered to have a high level of reliability.	No (known) uncertainties



Section 8 – Proposed alternatives

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

8.0 Provide a description of the feasible alternative?

The proposed final siting and footprint of the retirement village and ancillary works has been determined following significant levels of community consultation. The processes followed encouraged engagement between community groups and the broader community and resulted in discussion and analysis of several siting options. The primary aim of this consultation and revision was minimisation of overall environmental impact while meeting the feasibility and functional requirements of the project.

A Social Impact Report prepared by Tania Parkes Consulting evidences and documents the extensive consultation process the proponent has undertaken in a collaborative manner over the last two years with the various government agencies, the wider community and various local interest groups including local environmental protection groups such as the Red Hill Regeneration Group.

Many of these feasible alternatives the proponent abandoned would have resulted in greater environmental impact, notwithstanding that those schemes were the more commercially attractive alternatives.

One of these feasible alternatives had a portion of the Retirement Village located in a disused part of the golf course at the NE corner of the Golf Club Lease boundary, as well as a portion located at the NW corner. The NE parcel offered excellent development potential as it sits on a higher part of the site offering more sweeping views of the golf course. Its closer proximity to Gowrie Drive also meant better access arrangements could be achieved. Notwithstanding these clear commercial benefits, such choice of site meant that clearing of critically endangered Box Gum Woodland would have been required on the other side of Gowrie Drive in order to create the required Asset Protection Zone for bushfire management. The NW parcel also offered excellent development potential. However, the proponent understood from early ecological advice sought that the vast majority of this approximately 10 hectare of land within the Golf Club Lease is the Box Gum Woodland Community with excellent ecological value. As a result, the proponent chose not to pursue this alternative at an early stage of the development. Further details of this feasible alternative that was abandoned are described in Sections 8.1-8.27 below.

8.1 Select the relevant alternatives related to your proposed action.

Locations



8.3 What is the extent and location of your proposed alternative action?

Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint NW Parcel	1	-35.327440664788	149.10950921692
Retirement Village Alternative Footprint NW Parcel	2	-35.327458171259	149.10948775925
Retirement Village Alternative Footprint NW Parcel	3	-35.327423158314	149.10950921692
Retirement Village Alternative Footprint NW Parcel	4	-35.327423158314	149.10950921692
Retirement Village Alternative Footprint NW Parcel	5	-35.327475677725	149.10948775925
Retirement Village Alternative Footprint NW Parcel	6	-35.327825806262	149.10901569046
Retirement Village Alternative Footprint NW Parcel	7	-35.328123414325	149.10843633331
Retirement Village Alternative Footprint NW Parcel	8	-35.328298477381	149.10807155289
Retirement Village Alternative Footprint NW Parcel	9	-35.328456033806	149.10777114548
Retirement Village Alternative Footprint NW Parcel	10	-35.328543565021	149.10714887299
Retirement Village Alternative Footprint NW Parcel	11	-35.328508552546	149.10665534653
Retirement Village Alternative Footprint NW Parcel	12	-35.328053388997	149.1061403624
Retirement Village Alternative Footprint	13	-35.327843312649	149.10573266663



Area	Point	Latitude	Longitude
NW Parcel Retirement Village Alternative Footprint	14	-35.327860819032	149.10558246292
NW Parcel Retirement Village Alternative Footprint	15	-35.327878325411	149.1053678862
NW Parcel Retirement Village Alternative Footprint	16	-35.327878325411	149.10500310577
NW Parcel Retirement Village Alternative Footprint	17	-35.328035882656	149.10453103699
NW Parcel Retirement Village Alternative Footprint	18	-35.3282109459	149.10420917191
NW Parcel Retirement Village Alternative Footprint	19	-35.328508552546	149.10414479889
NW Parcel Retirement Village Alternative Footprint	20	-35.328823664271	149.10416625656
NW Parcel Retirement Village Alternative Footprint	21	-35.329208799156	149.10450957932
NW Parcel Retirement Village Alternative Footprint	22	-35.329453884036	149.10448812164
NW Parcel Retirement Village Alternative Footprint	23	-35.329751486106	149.10438083328
NW Parcel Retirement Village Alternative Footprint	24	-35.330101604785	149.10412334122
NW Parcel Retirement Village Alternative Footprint	25	-35.330381698637	149.10378001846
NW Parcel Retirement Village Alternative Footprint	26	-35.329874027816	149.10174153961
NW Parcel Retirement Village Alternative Footprint	27	-35.328315983665	149.10206340469
NW Parcel Retirement Village Alternative Footprint	28	-35.32705552148	149.10500310577



Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint NW Parcel	29	-35.327440664788	149.10950921692
Retirement Village Alternative Footprint NE Parcel	1	-35.326932975497	149.11262057938
Retirement Village Alternative Footprint NE Parcel	2	-35.3282634648	149.11373637833
Retirement Village Alternative Footprint NE Parcel	3	-35.328911195088	149.11431573547
Retirement Village Alternative Footprint NE Parcel	4	-35.329593932205	149.11472343124
Retirement Village Alternative Footprint NE Parcel	5	-35.330101604785	149.11493800797
Retirement Village Alternative Footprint NE Parcel	6	-35.330661791518	149.115066754
Retirement Village Alternative Footprint NE Parcel	7	-35.331029411951	149.11487363495
Retirement Village Alternative Footprint NE Parcel	8	-35.331134446054	149.11448739685
Retirement Village Alternative Footprint NE Parcel	9	-35.331064423334	149.11418698944
Retirement Village Alternative Footprint NE Parcel	10	-35.330661791518	149.1142942778
Retirement Village Alternative Footprint NE Parcel	11	-35.330574262597	149.1142942778
Retirement Village Alternative Footprint NE Parcel	12	-35.330119110679	149.11347888626
Retirement Village Alternative Footprint NE Parcel	13	-35.329839015918	149.11304973282
Retirement Village Alternative Footprint NE Parcel	14	-35.329331341689	149.11266349472



Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint NE Parcel	15	-35.328718627166	149.11238454498
Retirement Village Alternative Footprint NE Parcel	16	-35.328053388997	149.11216996826
Retirement Village Alternative Footprint NE Parcel	17	-35.327650742183	149.1120626799
Retirement Village Alternative Footprint NE Parcel	18	-35.327283106384	149.11214851059
Retirement Village Alternative Footprint NE Parcel	19	-35.327090534583	149.11216996826
Retirement Village Alternative Footprint NE Parcel	20	-35.326897962324	149.11264203705
Retirement Village Alternative Footprint NE Parcel	21	-35.326932975497	149.11262057938
Retirement Village Alternative Footprint NE Parcel APZ	1	-35.327895831787	149.1090586058
Retirement Village Alternative Footprint NE Parcel APZ	2	-35.327878325411	149.1090586058
Retirement Village Alternative Footprint NE Parcel APZ	3	-35.327878325411	149.10897277512
Retirement Village Alternative Footprint NE Parcel APZ	4	-35.327440664788	149.10950921692
Retirement Village Alternative Footprint NE Parcel APZ	5	-35.327073028033	149.10502456345
Retirement Village Alternative Footprint NE Parcel APZ	6	-35.328315983665	149.10206340469
Retirement Village Alternative Footprint NE Parcel APZ	7	-35.329856521869	149.10176299728
Retirement Village Alternative Footprint NE Parcel APZ	8	-35.329751486106	149.10126947083



Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint NE Parcel APZ	9	-35.328035882656	149.10146258987
Retirement Village Alternative Footprint NE Parcel APZ	10	-35.327843312649	149.10189174332
Retirement Village Alternative Footprint NE Parcel APZ	11	-35.326670376336	149.10493873276
Retirement Village Alternative Footprint NE Parcel APZ	12	-35.326950482077	149.10920880951
Retirement Village Alternative Footprint NE Parcel APZ	13	-35.32705552148	149.11004565872
Retirement Village Alternative Footprint NE Parcel APZ	14	-35.327335625886	149.11026023544
Retirement Village Alternative Footprint NE Parcel APZ	15	-35.327545703554	149.11032460846
Retirement Village Alternative Footprint NE Parcel APZ	16	-35.327860819032	149.10985253967
Retirement Village Alternative Footprint NE Parcel APZ	17	-35.327895831787	149.1090586058
Retirement Village Alternative Footprint NE Parcel APZ	1	-35.327038014922	149.11216996826
Retirement Village Alternative Footprint NE Parcel APZ	2	-35.326810429328	149.11201976456
Retirement Village Alternative Footprint NE Parcel APZ	3	-35.326530323102	149.11281369843
Retirement Village Alternative Footprint NE Parcel APZ	4	-35.3282109459	149.11412261643
Retirement Village Alternative Footprint NE Parcel APZ	5	-35.328876182773	149.11461614288
Retirement Village Alternative Footprint NE Parcel APZ	6	-35.329646450206	149.11508821167



Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint NE Parcel APZ	7	-35.33013661657	149.11525987305
Retirement Village Alternative Footprint NE Parcel APZ	8	-35.33067929729	149.11538861908
Retirement Village Alternative Footprint NE Parcel APZ	9	-35.331064423334	149.11528133072
Retirement Village Alternative Footprint NE Parcel APZ	10	-35.331309502588	149.11504529633
Retirement Village Alternative Footprint NE Parcel APZ	11	-35.331414536326	149.11455176987
Retirement Village Alternative Footprint NE Parcel APZ	12	-35.331169457391	149.11446593918
Retirement Village Alternative Footprint NE Parcel APZ	13	-35.331046917644	149.11487363495
Retirement Village Alternative Footprint NE Parcel APZ	14	-35.33067929729	149.11508821167
Retirement Village Alternative Footprint NE Parcel APZ	15	-35.32962894421	149.11476634659
Retirement Village Alternative Footprint NE Parcel APZ	16	-35.32899872581	149.11440156616
Retirement Village Alternative Footprint NE Parcel APZ	17	-35.326897962324	149.11262057938
Retirement Village Alternative Footprint NE Parcel APZ	18	-35.327073028033	149.11221288361
Retirement Village Alternative Footprint NE Parcel APZ	19	-35.327038014922	149.11219142593
Retirement Village Alternative Footprint NE Parcel APZ	20	-35.327038014922	149.11216996826
Retirement Village Alternative Footprint Central Parcel	1	-35.331247959318	149.11275468983



Area	Point	Latitude	Longitude
Retirement Village Alternative Footprint Central Parcel	2	-35.331256712141	149.11270104565
Retirement Village Alternative Footprint Central Parcel	3	-35.331449274017	149.11241136707
Retirement Village Alternative Footprint Central Parcel	4	-35.331860654668	149.11148868717
Retirement Village Alternative Footprint Central Parcel	5	-35.331326734694	149.11096297421
Retirement Village Alternative Footprint Central Parcel	6	-35.331317981879	149.11088787235
Retirement Village Alternative Footprint Central Parcel	7	-35.331388004379	149.11082349934
Retirement Village Alternative Footprint Central Parcel	8	-35.331606824301	149.11070548214
Retirement Village Alternative Footprint Central Parcel	9	-35.331615577085	149.11046944775
Retirement Village Alternative Footprint Central Parcel	10	-35.330696529532	149.11043726124
Retirement Village Alternative Footprint Central Parcel	11	-35.330696529532	149.11061965145
Retirement Village Alternative Footprint Central Parcel	12	-35.330696529532	149.11073766865
Retirement Village Alternative Footprint Central Parcel	13	-35.331107914014	149.1120036713
Retirement Village Alternative Footprint Central Parcel	14	-35.330854081283	149.1122397057
Retirement Village Alternative Footprint Central Parcel	15	-35.331247959318	149.11275468983
Retention Pond	1	-35.32922603171	149.10595260777
Retention Pond	2	-35.329436104466	149.10655342259
Retention Pond	3	-35.329514881608	149.10684310116



Area	Point	Latitude	Longitude
Retention Pond	4	-35.329619917679	149.10691820301
Retention Pond	5	-35.329786224511	149.10687528767
Retention Pond	6	-35.33004881355	149.10653196491
Retention Pond	7	-35.3302151195	149.10614572682
Retention Pond	8	-35.330311401736	149.10577021755
Retention Pond	9	-35.330118837149	149.10571657337
Retention Pond	10	-35.329838742387	149.10574875988
Retention Pond	11	-35.329453610504	149.10572730221
Retention Pond	12	-35.329217278667	149.10592042126
Retention Pond	13	-35.32922603171	149.10595260777
Access Road and Fire Trail	1	-35.327028988102	149.11214314617
Access Road and Fire Trail	2	-35.327037741382	149.11218606152
Access Road and Fire Trail	3	-35.327081507769	149.11219679035
Access Road and Fire Trail	4	-35.327256573081	149.11171399273
Access Road and Fire Trail	5	-35.327431638013	149.11031924404
Access Road and Fire Trail	6	-35.32737036533	149.11029778637
Access Road and Fire Trail	7	-35.327265326336	149.1110809914
Access Road and Fire Trail	8	-35.327195300265	149.11170326389
Access Road and Fire Trail	9	-35.327028988102	149.11214314617
Brereton St Fire Trail	1	-35.332053215104	149.11410652317
Brereton St Fire Trail	2	-35.332044462367	149.11407433666
Brereton St Fire Trail	3	-35.33202695689	149.11405287899
Brereton St Fire Trail	4	-35.331738115969	149.11455713429
Brereton St Fire Trail	5	-35.331335487509	149.1148897282
Brereton St Fire Trail	6	-35.331326734694	149.11497555889
Brereton St Fire Trail	7	-35.331808138106	149.11460004963
Brereton St Fire Trail	8	-35.332053215104	149.11410652317

8.4 Provide a brief physical description of the property on which the alternative proposed action will take place and the project location (e.g. Proximity to major towns, or for off-



shore projects, shortest distance to mainland.

The proposed development is a retirement and over 55's community village and ancillary uses at the Federal Golf Club, Red Hill, ACT. The site is approx. 4km SE of Capital Hill, ACT.

8.5 What is the size of the development footprint or work area of the alternative?

approximately 23 hectares

8.6 Is the alternative proposal a street address or lot?

Lot

8.6.2 Describe the lot number associated with the alternative proposal.

The majority of the works for this alternative scheme will take place within the Federal Golf Club leased area identified as Block 1 Section 56, Red Hill.

Some other components of the proposed works will take place within the Designated Area of the National Capital Plan as described below:

- the required Asset Protection Zone (APZ) clearance works are located within Block 1 Section 55, Red Hill; Block 3 Section 53, Red Hill; Block 2 Section 54, Red Hill; and Block 6 Section 78, Deakin
- the proposed Gowrie Drive access improvement works are located to the south of the junction of Gowrie Drive and Red Hill Drive, within Block 1 Section 55, Red Hill;
- the proposed emergency access road from the end of Brereton Street to Gowrie Drive is located within Block 2 Section 56, Garran and Block 1 Section 55, Red Hill;
- and the proposed electricity and water service easements are also located within Block 2, Section 56 Garran

8.7 Is there a different local government area and council contact for the alternative?

No

8.8 Provide details of the context, planning framework and State/Local Government requirements.

The primary jurisdiction of the proposed action is the ACT, and the majority of the works is subject to the legislative planning approval requirements of the ACT Planning and Development



Act 2007.

8.9 Describe any public consultation that has been, is being or will be undertaken (including with Indigenous stakeholders).

The FGC and Mbark engaged Tania Parks Consulting to undertake an ongoing process of consultation with key stakeholders, including FGC members, neighbouring property owners, representative environmental, the community, residents' and interest groups, and planning authorities.

Since 2015, there has been extensive engagement with many of these groups to introduce the proposal, determine the footprint for the development proposal, the conditions that would be acceptable to different groups and the trade-offs that could be made.

A summary of the consultation, implementation and outcomes to date are provided in the Community Summary Report, which is attached to this Application for consideration.

8.10 Describe any environmental impact assessments that have been, is being or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project for the alternative.

No detailed environmental assessment was carried out due to this alternative scheme was abandoned at the early stage of the development as it clearly would have resulted in more environmental impact to critically endangered Box Gum Woodland community in the Red Hill Nature Reserve.

8.11 Is the alternative activity part of a staged development or a component of a larger project?

No

8.12 Nominate any matters of National Environmental Significance that are likely to be impacted by this alternative proposal by ticking the relevant checkboxes.

8.13 Describe any impacts on the flora and fauna relevant to the alternative proposal.

No detailed environmental assessment was carried out due to this alternative scheme was abandoned at the early stage of the development as it clearly would have resulted in more environmental impact to critically endangered Box Gum Woodland community in the Red Hill Nature Reserve, as well as loss of up to 15 ha of Box Gum Woodland within the NW corner of the site including the APZ clearance zone.



8.14 Describe the hydrology relevant to the alternative proposal (including water flows).

The development site is located near the top of the catchment on the western side of Red Hill, draining generally towards the west through broad grassed drainage lines. The site does not include any sharply defined creeks or incised watercourses.

The surrounding golf course contains several ponds that are used to catch surface runoff water for the purpose of irrigating the golf course, as a preferable source of irrigation water than using relatively expensive potable water.

8.15 Describe the soil and vegetation characteristics relevant to the alternative proposal.

According to the *Hydrogeological Landscapes of the Australian Capital Territory* (Muller et al 2017), distinctive features of ACT soils, irrespective of geology are:

- inherently acid topsoils
- shallow (< 20cm, many <10cm) topsoils
- sodic subsoils in drainage lines
- hard setting bleached A2 horizons
- shallow, often stony topsoils
- organic matter deficient
- generally infertile.

The FGC site lies at the foot slopes of Red Hill, and therefore is likely to have slightly deeper soils in some places. There is no visible outcropping of rock across the site of the village development. Additionally, given the regular irrigation of the fairways and greens, soil moisture content is likely to be higher in these modified places. However, the development of the land as a golf course many decades ago, which included extensive modification of the landscape including both reshaping of landforms and substation vegetation removal and replanting, combined with the ongoing management regimes (including watering, fertilising, and reseeding fairways etc), means that there are little if any remaining natural soil and vegetation associations at the site.

8.16 Describe any outstanding natural features and/or unique values relevant to the alternative proposal.

The outstanding natural features of the project area are limited primarily to the occurrence of the Box Gum Woodland ecological community in the adjacent RHNR (and extending partly into the far northern boundary of the FGC lease), as well as the occurrence of numerous large remnant



hollow-bearing trees throughout the project area. The extent of occurrence and importance of these features have been described in previous sections.

8.17 Describe the remnant native vegetation relevant to the alternative proposal.

The status of the vegetation within the FGC lease part of the project area is characterised as a highly modified woodland area, with some remnant mature trees, as well as many planted native and non-native specimens. The mid and understorey vegetation layers are also highly modified, with almost all shrubs within the area of the development footprint having been previously removed (and continually suppressed) to reduce potential obstacles and provide playable roughs for the golf course. The groundcover vegetation is dominated by introduced grass species, and is regularly managed (mown) to also allow the majority of the area to be playable for users of the golf course.

Consequently, practically all of the vegetation within the FGC lease is not considered to form part of any recognisable native ecological community (i.e. does not meet the criteria to be mapped as the Box Gum Woodland or Natural Temperate Grassland TEC), and therefore does not have any special/protected status. Individually however, the remnant hollow-bearing trees do have some (indirect) protected status as the removal of hollow-bearing trees has been recently nominated as a threatening process under the *ACT Nature Conservation Act 2014*.

The vegetation immediately surrounding the FGC to the north, east and south-east is located within the RHNR, and is generally in good condition, supporting a mixed age canopy of native trees, as well as a relatively undisturbed understorey strata. As previously stated, this vegetation meets the criteria for mapping as the Box Gum Woodland TEC, and therefore, is protected under both the ACT Nature Conservation Act and the EPBC Act.

8.18 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the alternative proposal.

The golf course surrounding the village development is on land has slopes around 4 to 6% (2 to 3.5 degrees), rising up to a maximum of approximately 15% (8 degrees) in small areas surrounding the eastern and northern edges. The majority part of the retirement village site has slopes around 4 to 6% (2 to 3.5 degrees) and a small part in the eastern and northern edges that has slopes around approximately 15% (8 degrees).

8.19 Describe the current state of the environment relevant to the alternative proposal.

The majority of the project area is within the FGC lease. The environment in this area is highly modified through extensive clearing, landform reshaping, and tree planting, as part of the development and ongoing operation of the area as a golf course. Specifically, the vegetation is highly modified, as previously described, although it does support some natural elements, including treed areas between and surrounding fairways, which includes predominantly native species (although many are planted non-local varieties), some of which are large mature



specimens and which were observed to support hollows. The understorey layers however are highly modified, comprising of virtually no shrubby mid-canopy vegetation, and regularly mown sown grasses of non-native origins. Consequently, the site provides very little structural diversity with minimal habitat complexity. Specifically, the site is devoid of any rocky habitats (all removed during the original land shaping for the golf course), and there are no fallen logs/branches that might provide some habitat or shelter for ground-dwelling terrestrial fauna (i.e. amphibians, mammals and reptiles), as any fallen timber is immediately collected and removed to maintain the playability of fairways and roughs.

Further, there is no natural aquatic habitat, with no natural streams present in the project area. The existing aquatic habitats are comprised of artificial ponds, that provide some habitat for common fauna, but ultimately lack any connectivity to any other natural aquatic habitats, and with the artificial nature of the embankments, these features consequently provide little suitable habitat for any threatened or uncommon aquatic fauna types.

Notwithstanding the above, the condition of the environment is otherwise regarded as being moderate in that there is no obvious signs of environmental contamination, or degradation such as through excessive erosion, and being a golf course, retains some natural features as described, including minimal hard-standing such as what occurs in adjacent residential areas (which can lead to increased stormwater run-off, including potential transport of pollutants into natural streams) .

Given the above, the area does provide some environmental values as habitat for common flora and fauna species that are well-adapted to urban and peri-urban environments.

It is worth mentioning that the alternative scheme involves clearance of approximately 15 ha of Box Gum Woodland either as part of the village footprint or required to create an Asset Protection Zone (APZ) surrounding the village.

8.20 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the alternative proposal.

As per the Indicative Scope for a Planning Report [dated 7 February 2018], which was provided by the Act Government Environment, Planning and Sustainable Development Directorate in relation to the proposed Territory Plan variation, the ACT Heritage Council advised the following:

A review of the ACT Heritage Register (The Register) has not identified any recorded or registered heritage places or objects on this Block [being Block 2 Section 56 Red Hill].

The proposed area of residential re-development shown on the power point presentation submitted for consideration is well within the existing area already developed a golf course. As such, the proposed development is unlikely to diminish the heritage significance of any place or object.

The areas outside of Block 2 Section 56 Red Hill, which will be subject to access and services



improvement works, are not identified as containing any recorded or registered heritage places.

8.21 Describe any Indigenous heritage values relevant to the alternative proposal.

The ACT Heritage Council, as part of the Indicative Scope for a Planning Report [dated 7 February 2018] for the proposed Territory Plan variation, did not identify the site [being Block 2 Section 56 Red Hill] as containing potential Indigenous heritage values. As such, an Aboriginal Due Diligence was not specifically requested to be undertaken.

8.22 Describe any other important or unique values relevant to the alternative proposal.

All important or unique values relevant to the alternative proposal has been described in the above sections.

8.23 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the alternative proposal.

The majority of the alternative scheme areas are contained within the existing Federal Golf Club (FGC) lease, over Block 1, Section 56, Red Hill. This land is subject to a private lease to the FGC.

The remainder of the alternative scheme areas are situated within a Designated Area of the National Capital Plan, and are also subject to a Pc: Nature Reserve overlay of the ACT Territory Plan. These lands are unleased public land and are summarised below:

- The required Asset Protection Zone (APZ) clearance works are located within Block 1 Section 55, Red Hill; Block 3 Section 53, Red Hill; Block 2 Section 54, Red Hill; and Block 6 Section 78, Deakin.
- The associated Gowrie Drive access improvement works are located to the south of the junction of Gowrie Drive and Red Hill Drive, within Block 1, Section 55, Red Hill,
- The proposed emergency access road from the end of Brereton Street to Gowrie Drive is located within Block 2, Section 56, Garran, and Block 1, Section 55, Red Hill.
- The proposed electricity service easement is also located within Block 2, Section 56, Garran.

8.24 Describe the existing uses of the area relevant to the alternative proposal.

Existing use: Golf course and ancillary uses



8.25 Identify any proposed uses of the area relevant to the alternative proposal.

Proposed use: adding Retirement Village to the current Golf course and ancillary uses

8.26 What are the proposed measures for any alternative action to avoid or reduce impact?

The potential impacts on the environment (and specifically on any matters of NES) are associated primarily with the removal of 15 ha of Box Gum Woodland TEC. The proponent decided in the early stage of the development process to abandon this alternative scheme. The proponent progressed with the scheme with a much smaller development footprint located in the central part of the Golf Club Lease area away from the Box Gum Woodland community. The current proposal results in much smaller impact to the Box Gum Woodland community of less than 0.37 ha.

8.27 Do you have another alternative?

No



Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

9.2 Organisation

9.2.1 Job Title

Director

9.2.2 First Name

James

9.2.3 Last Name

Robinson

9.2.4 E-mail

james.robinson@mbark.com.au

9.2.5 Postal Address

2 Dianella Lane
Berry NSW 2535
Australia

9.2.6 ABN/ACN

ABN

98608740316 - MBARK FGC RETIREMENT PTY LTD

9.2.7 Organisation Telephone

02 4464 3270



9.2.8 Organisation E-mail

lei.chen@mbark.com.au

9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:

Small business

9.2.9.1 You must provide the Date/Income Year that you became a small business entity:

Wed, 10/14/2015

Small Business Declaration

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature: James RM Date: 12/10/18

9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations

No

9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made

Person proposing the action - Declaration

I, JAMES ROBINSON, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

Signature: James RM Date: 12/10/18

I, JAMES ROBINSON, the person proposing the action, consent to the designation of DIRECTOR as the proponent of the purposes of the action describe in this EPBC Act Referral.



Signature: *James Robinson* Date: *12/10/18*

9.3 Is the Proposed Designated Proponent an Organisation or Individual?

Organisation

9.5 Organisation

9.5.1 Job Title

Director

9.5.2 First Name

James

9.5.3 Last Name

Robinson

9.5.4 E-mail

james.robinson@mbark.com.au

9.5.5 Postal Address

2 Dianella Lane
Berry NSW 2535
Australia

9.5.6 ABN/ACN

ABN

98608740316 - MBARK FGC RETIREMENT PTY LTD

9.5.7 Organisation Telephone

02 4464 3270

9.5.8 Organisation E-mail

lei.chen@mbark.com.au

Proposed designated proponent - Declaration



I, JAMES ROBINSON, the proposed designated proponent, consent to the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.

Signature: James Robinson Date: 12/10/18

9.6 Is the Referring Party an Organisation or Individual?

Organisation

9.8 Organisation

9.8.1 Job Title

Director

9.8.2 First Name

James

9.8.3 Last Name

Robinson

9.8.4 E-mail

james.robinson@mbark.com.au

9.8.5 Postal Address

2 Dianella Lane
Berry NSW 2535
Australia

9.8.6 ABN/ACN

ABN

98608740316 - MBARK FGC RETIREMENT PTY LTD

9.8.7 Organisation Telephone

02 4464 3270

9.8.8 Organisation E-mail



lei.chen@mbark.com.au

Referring Party - Declaration

I, JAMES ROBINSON, I declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence.

Signature: James Robinson Date: 12/10/18



Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. federal_social_cultural_eco_impact_assessment-tpc-final_draft-16.02.18.pdf
2. fgc_ear_270618.pdf
3. fgc_epbc_q1.4_impact_footprint.pdf
4. map_showing_alternative_works_footprint.pdf