

Mick Gentleman MLA

Manager of Government Business
Minister for Planning and Land Management
Minister for Police and Emergency Services
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Member for Brindabella

21/51424

Ross Kingsland
President
Red Hill Regenerators
rossandsue@gmail.com

Dear Mr Kingsland

Re: Integrated Plan for Red Hill Nature Reserve and Surrounds

I am writing to you as a key stakeholder involved in the draft Integrated Plan for Red Hill Nature Reserve and Surrounds (draft plan) that has been undertaken since the resolution of the ACT Assembly in October 2017. I am pleased to inform you that the ACT Government has considered and agreed to a final Integrated Plan for Red Hill Nature Reserve and Surrounds (final plan).

The key recommendations of the final plan include:

1. The ongoing protection and management of the Red Hill Nature Reserve includes the implementation of the following:
 - i. The Draft Canberra Nature Park Reserve Management Plan should be finalised in response to public submissions received during public notification and implemented; and
 - ii. Options be investigated to incorporate areas of high ecological values at Deakin Section 66 and at the Federal Golf Club into the adjoining nature reserve.
2. The ongoing management and enhancement of the open space network includes implementation of the following:
 - i. The existing management regime of the open space network should be retained.
 - ii. Options are explored to improve the function of the open space network as follows:

- An ecological corridor between the Hughes woodland and the nature reserve should be investigated, particularly at Garran section 10 block 74 and Hughes section 16 block 31.
 - Increased active and passive recreational opportunities be considered at Garran section 10 block 74 and Hughes section 16 block 31 as appropriate.
 - A minimum 50 metre separation distance between the existing residential area and the proposed new road linking Kitchener Street to the Federal Golf Course.
3. The old Deakin tip is capped in its entirety including areas within the Red Hill Nature Reserve and within Deakin Section 66, Block 8.
 4. The following road network investigations and upgrades are recommended in the short term subject to further investigation:
 - i. Kent Street – undertake future upgrades in response to current use and future predicted growth:
 - Strickland Crescent and Carruthers intersection – upgrade investigations.
 - Birdwood and Kitchener Streets – upgrade investigations for safety and capacity.
 - ii. Red Hill and Gowrie Drive intersection upgrades investigated to clarify safety and capacity.
 - iii. Kitchener Street – investigate the implications of development at the Canberra hospital for Kitchener Street and identify any upgrades to Kitchener Street necessary to accommodate increased traffic.
 5. The existing Residential RZ1 Suburban zoned residential blocks adjoining the Red Hill Nature Reserve are retained under this Plan.
 6. The Deakin Section 66 site is rezoned as follows:
 - i. Blocks 2 and 6 are rezoned from the existing Transport TSZ2 Services Zone to the Commercial CZ2 Business Zone primarily to reflect current uses on the site and consistent with uses in the surrounding Deakin office park (residential uses not permitted);
 - ii. Block 13 Section 78 is rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of the site; and
 - iii. Blocks 7 and 8 are rezoned to the PRZ1 Urban Open Space Zone primarily to reflect ecological values of parts of the site.
 7. Provisions be made for the Federal Golf Course site to:
 - i. Limit the range of commercial and entertainment uses permitted on the golf course under the existing PRZ2 Restricted Access Recreation Zone potentially excluding: hotels and motels and further clubs.
 - ii. Retain sufficient land for an 18-hole golf course on the site as well as associated uses.
 - iii. Provide for a 125-unit retirement village at the southern portion of the site.

- iv. Provide access as follows:
 - access to the retirement village via Kitchener Street
 - retain access to the golf club via Gowrie Drive
 - no public access road between the retirement village and the golf club.
- v. Protect key ecological values on the site, particularly hollow bearing trees, the interface with the Red Hill Nature Reserve, and where continuous ecological corridors can be provided. This should be managed through careful location and design of:
 - the retirement village
 - the gold course greens and associated infrastructure; and
 - the external access road from Kitchener Street and the internal roads.
- vi. Implement a minimum 50 metre buffer around the golf course and the retirement village adjacent to existing development:
 - provide and protect ecological corridors and values; and to
 - maintain amenity of surrounding residential areas.
- vii. future development of the land should not result in a net loss of canopy coverage or should provide at least 30% canopy coverage, whichever is greater.

The final plan and the engagement report will be released and uploaded to the website at the following link in the coming days <https://www.planning.act.gov.au/planning-our-city/planning-projects/red-hill-integrated-plan>

As noted in the final plan, there are steps to implement the plan, including variations to the Territory Plan in relation to the Federal Golf Course site and land at Deakin section 66 and section 78.

Thank you for your ongoing interest, collaborative participation and patience in this planning process. I trust you are pleased to see this positive resolution of this planning work and the Assembly Resolution.

Yours sincerely


Mick Gentleman MLA
16/6/2029