



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Freedom of Information Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI Reference: CMTEDDFOI 2020-075

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	Waived
6. Processing time (in working days)	35
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

**From:** [REDACTED]  
**To:** [CMTEDD FOI](#)  
**Subject:** Freedom of Information request  
**Date:** Wednesday, 8 April 2020 12:15:31 PM

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Please find online enquiry details below. Please ensure this enquiry is responded to within fourteen working days.

### Your details

**All fields are optional, however an email address OR full postal address must be provided for us to process your request. An email address and telephone contact number will assist us to contact you quickly if we need to discuss your request.**

Title:  
First Name:  
Last Name:  
Business/Organisation  
Address:  
Suburb:  
Postcode:  
State/Territory:  
Phone/mobile:  
Email address:

A large grey rectangular area redacting the contact details provided in the form.

### Request for information

**(Please provide as much detail as possible, for example subject matter and relevant dates, and also provide details of documents that you are not interested in.)**

Under the Freedom of Information Act 2016 I want to access the following document/s (\*required field):

Documents under the ACT Government's sport and recreation policy and planning function relating to golfing infrastructure, golf clubs and golf courses, including: \* Policy and/or infrastructure planning documents that address golf \* Assessments or advice on the capacity of the ACT's golf courses to meet current and future demand for golfing, including whether there is excess capacity of golf courses and the financial viability of the sector \* Advice provided to the Planning Directorate and its predecessors on proposals to rezone golf courses for other purposes. The period of the request is for documents covering the last 10 years.

I do not want to access the following documents in relation to my request::

Thank you.  
Freedom of Information Coordinator



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI2020-075



## **FREEDOM OF INFORMATION REQUEST - DECISION**

I refer to your request submitted under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 8 April 2020, in which you sought access to information about the ACT Government's sport and recreation policy and planning function relating to golfing infrastructure, golf clubs and golf courses.

Specifically you are seeking: *"Documents under the ACT Government's sport and recreation policy and planning function relating to golfing infrastructure, golf clubs and golf courses, including: Policy and/or infrastructure planning documents that address golf assessments or advice on the capacity of the ACT's golf courses to meet current and future demand for golfing, including whether there is excess capacity of golf courses and the financial viability of the sector. Advice provided to the Planning Directorate and its predecessors on proposals to rezone golf courses for other purposes. The period of the request is for documents covering the last 10 years"*.

### **Authority**

I am an Information Officer appointed by the Director-General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

### **Timeframes**

In accordance with section 40 of the Act, CMTEDD was required to provide a decision on your access application by 11 May 2020. However, due to third party consultation, this timeframe has been extended by 15 working days pursuant to section 38(5) of the Act. The due date for this request is therefore 2 June 2020.

### **Decision on access**

Searches were completed for relevant documents resulting in 28 documents being identified that fall within the scope of your request.

I have decided to grant full access to 16 documents, partial access to 11 documents and exempt one cabinet document in its entirety. The information redacted in the documents

I consider to be information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

I have included as **Attachment A** to this decision the schedule of relevant documents. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as **Attachment B** to this letter.

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below.

### **Statement of Reasons**

In reaching my access decisions, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request; and
- the *Human Rights Act 2004*.

### **Exemption claimed**

My reasons for deciding not to grant full access to the identified documents and components of these documents are as follows:

#### Contrary to the public interest information under schedule 1 of the Act

In processing this request, CMTEED found one document which was identified as being within the scope of your request and that contains information that was prepared for or would disclose the deliberations of Cabinet. This information is considered to be contrary to the public interest under section 1.6 of Schedule 1 of the Act and therefore has been withheld from release. The primary purpose of the 'cabinet exemption' is to maintain the confidentiality of the cabinet process and to uphold the principle of collective ministerial responsibility. This was discussed in *The Commonwealth v Northern Land Council* [1993] HCA 24; (1993) 176 CLR 604 (21 April 1993). Paragraph 6 of the decision, states that:

... it has never been doubted that it is in the public interest that the deliberations of Cabinet should remain confidential in order that the members of Cabinet may exchange differing views and at the same time maintain the principle of collective responsibility for any decision which may be made.

In reviewing the documents, I consider they contain information which has been developed as part of the Cabinet consideration process (s 1.6(1)(a)) or is directly related to the deliberation and considerations of Cabinet (s 1.6(1)(d)). I am satisfied that release of this information would disclose information which has not been 'officially disclosed'. In making this decision, I note the decision of Deputy President Forgie in *Re Toomer and Department of Agriculture, Fisheries and Forestry and Ors* [2003] AATA 1301 who stated:

....deliberations are its thinking processes, be they directed to gathering information, analysing information or discussing strategies. They remain its deliberations whether or not a decision is reached. [Cabinet's] decisions are its

conclusions as to the courses of action that it adopts be they conclusions as to its final strategy on a matter or its conclusions as to the manner in which a matter is to proceed.

Accordingly, I have decided to withhold this information from release under the Act.

Information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act

#### Public Interest

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interests lies. As part of this process I must consider factors favouring disclosure and non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when ‘used in a statute, the term [public interest] derives its content from “the subject matter and the scope and purpose” of the enactment in which it appears’. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the ‘public interest’.

#### Factors favouring disclosure (Schedule 2 section 2.1)

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factor in favour of disclosure is relevant to determine if release of the information contained within these documents is within the ‘public interest’.

- (a) *disclosure of the information could reasonably be expected to do any of the following:*
  - (ii) *contribute to positive and informed debate on important issues or matters of public interest.*

Having considered the factors identified as relevant in this matter, I consider that release of the information within the scope of the request may contribute to positive and informed debate on a matter of public interest which is the ACT Government’s sport and recreation activities and planning relating to golfing infrastructure, golf clubs and golf courses within the ACT and enhance the government’s accountability. I am satisfied that this factor favouring disclosure carries significant weight. However, this weight is to be balanced with the weight of factors favouring non-disclosure.

#### Factors favouring nondisclosure in the public interest:

- (a) *disclosure of the information could reasonably be expected to do any of the following:*
  - (ii) *prejudice the protection of an individual’s right to privacy or and other right under the Human Rights Act 2004; and*

When considering the documents and factors in favour of non-disclosure, I have considered the personal information contained in the documents, including names and contact information. I am satisfied that the names and contact information of ACT Government employees should be released as these individuals were acting in their official capacity and the personal information being released is done so in relation to these individuals exercising their delegations in a work-related capacity.

However, I consider it unreasonable to release the names, email addresses, mobile phone numbers and signatures of non-ACT Government employees that is contained within the documents as this information is not publicly available. I believe the release of this information may prejudice the protection of these individuals' right to privacy or any other right under the *Human Rights Act 2004*. I am satisfied that this factor favouring non-disclosure should be afforded significant weight as it relates to the individuals' privacy.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

### **Charges**

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* processing charges are applicable for this request because the total number folio's to be released to you exceeds the charging threshold of 50 pages. However, the charges have been waived in accordance with section 107 (2)(e) of the Act.

### **Online publishing– Disclosure Log**

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and the documents released to you in response to your access application will be published in the CMTEDD disclosure log 3 days after the date of my decision. Your personal contact details will not be published. You may view the CMTEDD disclosure log at:

<https://www.cmtedd.act.gov.au/functions/foi/disclosure-log>.

### **Ombudsman Review**

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in CMTEDD disclosure log, or a longer period allowed by the Ombudsman.

We recommend using this form [Applying for an Ombudsman Review](#) to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman  
GPO Box 442  
CANBERRA ACT 2601  
Via email: [actfoi@ombudsman.gov.au](mailto:actfoi@ombudsman.gov.au)

**ACT Civil and Administrative Tribunal (ACAT) Review**

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore St  
GPO Box 370  
Canberra City ACT 2601  
Telephone: (02) 6207 1740  
<http://www.acat.act.gov.au/>

Should you have any queries in relation to your request please contact me by telephone on 6207 7754 or email [CMTEDDFOI@act.gov.au](mailto:CMTEDDFOI@act.gov.au).

Yours sincerely,



Philip Dachs  
Information Officer  
Information Access Team  
Chief Minister, Treasury and Economic Development Directorate

2 June 2020



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
Documents under the ACT Government's sport and recreation policy and planning function relating to golfing infrastructure, golf clubs and golf courses	CMTEDDFOI2020-075

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-2	Red Hill Integrated Plan - comments requested please (Out of scope information removed)	4 Apr 2018	Full release	N/A	Yes
2	3-7	Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah (Out of scope information removed)	4 Jun 2018	Partial release	Sch 2 s2.2 (a)(ii)	Yes
3	8-12	Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision	30 Aug 2018	Full release	N/A	Yes
4	13-14	PR22 and CZ6 Zone Review - spreadsheet highlighting "Sporting" uses (Out of scope information removed)	14 Feb 2019	Full release	N/A	Yes
5	15-16	PR22 and CZ6 - review (Out of scope information removed)	26 Mar 2019	Full release	N/A	Yes
6	17-30	Integrated Plan for Red Hill and Surrounds - draft options for public consultation (A18838388) Out of scope information removed	4 Apr 2019	Full release	N/A	Yes
7	31-33	PR22 and CZ6 - review (Out of scope information removed)	12 Apr 2019	Full release	N/A	Yes
8	34-36	PR22 and CZ6 - Sport and Recreation meeting (Out of scope information removed)	12 Apr 2019	Full release	N/A	Yes
9	37	26 March Meeting Notes PR22 and CZ6 Zone review	15 Apr 2019	Full release	N/A	Yes
10	38-43	PR22 and CZ6 - review (Out of scope information removed)	15 Apr 2019	Full release	N/A	Yes
11	44-156	Request for Comments - Scoping for possible Territory Plan Variation to Block 23 Section 100 Narrabundah (Capitol Golf Course site) (Out of scope information removed)	27 Sep 2019	Partial release	Sch 2 s2.2 (a)(ii)	Yes
12	157-160	Golf Course Allocation Data (Out of scope information removed)	29 Jan 2010	Full release	N/A	Yes
13	161-166	FW_urgent action sought re Federal Golf Club	9 Jan 2013	Partial release	Sch 2 s2.2 (a)(ii)	Yes

14	167-168	RE_Belconnen Football Club Golf Club Irrigation Meeting	28 Aug 2013	Partial release	Sch 2 s2.2 (a)(ii)	Yes
15	169-170	RE_Stormwater Options - Belconnen Golf Club	06 Sep 2013	Partial release	Sch 2 s2.2 (a)(ii)	Yes
16	REMOVED FROM DOCUMENT BINDER	FW_REFERRAL-SPORT & RECREATION-201324434-1_163 NICHOLLS-01(EMAIL 1 OF 2) <a href="#">ALREADY RELEASED BY EPSDD – SEE EPSDD FOI 18/10023</a>	12 Dec 2013	Full release	<a href="#">ALREADY RELEASED BY EPSDD – SEE EPSDD FOI 18/10023</a>	Yes
17	REMOVED FROM DOCUMENT BINDER	FW_REFERRAL-SPORT & RECREATION-201324434-1_163 NICHOLLS-01(EMAIL 2 OF 2) <a href="#">ALREADY RELEASED BY EPSDD – SEE EPSDD FOI 18/10023</a>	12 Dec 2013	Full release	<a href="#">ALREADY RELEASED BY EPSDD – SEE EPSDD FOI 18/10023</a>	Yes
18	171-173	RE_14_076 - Providing Support for ACT Golf Clubs	16 Apr 2014	Exempt	Schedule 1 1.6 Cabinet Information	No
19	174-176	Re_Urgent_Response to Media Question - WAC - Golf Courses - Due before 4_30 pm_	14 Jul 2014	Partial release	Sch 2 s2.2 (a)(ii)	Yes
20	177	Holt Section 99 - Block 16 (Belconnen Golf Course)	23 Apr 2015	Full release	N/A	Yes
21	178	RE_Magpies Golf club land ownership	5 Nov 2015	Full release	N/A	Yes
22	179-185	RE_Golf Club Grants	8 Apr 2016	Partial release	Sch 2 s2.2 (a)(ii)	Yes
23	186-187	CMTEDD2018_3011- Letter to CM - Community Impact of Golf in ACT _SEC_UNCLASSIFIED_ (Analysis referred to in letter not provided with original letter)	12 Jun 2016	Partial release	Sch 2 s2.2 (a)(ii)	Yes
24	188-190	FW_Stormwater Options - Belconnen Golf Club	5 Nov 2016	Partial release	Sch 2 s2.2 (a)(ii)	Yes
25	191-193	RE_Attendance at the next Federal Golf Club Community panel meeting _SEC_UNCLASSIFIED (2)	24 Aug 2017	Full release	N/A	Yes
26	194-206	URGENT - Sport and Rec Input Request - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP _SEC_UNCLASSIFIED_	11 Sep 2018	Partial release	Sch 2 s2.2 (a)(ii)	Yes
27	207-211	RE_URGENT - Sport and Rec Input Request - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum_	12 Sep 2018	Full release	N/A	Yes
28	212-213	200401FW_Advice on golf participation	1 Apr 2020	Partial release	Sch 2 s2.2 (a)(ii)	Yes

**From:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Sent:** 04/04/2018 9:02 AM  
**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Subject:** RE: Red Hill Integrated Plan - comments requested please [SEC=UNCLASSIFIED]

Good to go – added a little extra information.

Cheers

DJ

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**From:** Dolejsi, Simon  
**Sent:** Tuesday, 3 April 2018 2:26 PM  
**To:** Jeffrey, David <David.Jeffrey@act.gov.au>  
**Subject:** RE: Red Hill Integrated Plan - comments requested please [SEC=UNCLASSIFIED]

Proposed response.

Hi Caroline,


Thanks for the opportunity to comment on the Red Hill Integrated Plan.

Noting the costs associated with maintaining sport and recreation infrastructure, particularly sportsgrounds and golf courses, Active Canberra has no objection to the proposal by Federal Golf Club to redevelop a portion of their facility. For additional background information, the ACT Government (via Active Canberra) assisted the Federal Golf Club a number of years ago to undertake a number of drought proofing initiatives – this included providing grant funding to construct a number of stormwater retention ponds (used for irrigation) and converting the fairways to a drought resistant couch grass.

Out of scope



Out of scope



Out of scope

Out of scope

Let me know if you have any further questions.

Regards,

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**From:** Sayers, Caroline

**Sent:** Tuesday, 27 March 2018 2:30 PM

**To:** Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>; Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** Red Hill Integrated Plan - comments requested please [SEC=UNCLASSIFIED]

Hi David and Simon,

Please could you provide us with some background on the sport and recreation provision within the study area and whether the proposed redevelopments at Deakin section 66 and at the Federal Golf Club would impact upon the facilities provided in the area or whether they would exceed any sport and recreation thresholds in the area.

Thanks

Caroline

**Caroline Sayers** | Territory Plan Section

**Phone 02 6207 1719**

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** "Dolejsi, Simon"

**Sent:** 04/06/2018 11:30 PM

**To:** "Terrplan" <Terrplan@act.gov.au>

**Cc:** "Jeffrey, David" <David.Jeffrey@act.gov.au>

**Subject:** FW: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi,

Thanks for the opportunity to comment on the Murrumbidgee Country Club Planning Report.


Noting the costs associated with maintaining sport and recreation infrastructure, particularly sportsgrounds and golf courses, Active Canberra has no objection to the proposal by Murrumbidgee Country Club to redevelop a portion of their facility to secure their long-term viability.

Given that the golf course is the only such facility in Tuggeranong, it is an important sport and recreation asset for the catchment area.

Out of scope



Out of scope



Let me know if you have any further questions.

Regards,

Simon

Simon Dolejsi

**Community Projects Manager - Strategic Projects and Planning | Active Canberra**

*providing sport and recreation services*

**Enterprise Canberra | Chief Minister, Treasury and Economic Development | ACT Government**

Level 2, Canberra Nara Centre, 1 Constitution Ave, Canberra City | PO Box 147 Civic Square ACT 2608 |

[www.act.gov.au](http://www.act.gov.au)

**Phone 02 6207 2077 | Fax 02 6207 2071**



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**From:** Terrplan

**Sent:** Monday, 14 May 2018 10:45 AM

**To:** Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** RE: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

The Planning Report and Attachments can be accessed at



Please enter the following case sensitive details to view:

**Username:** Out of Scope

**Password:**

Many thanks

**Territory Plan Section | General Enquiries Inbox**

Email: [terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** Dolejsi, Simon

**Sent:** Friday, 11 May 2018 3:01 PM

**To:** Terrplan <[Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)>

**Subject:** FW: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi there,

I was hoping to get access to this draft planning report so comment can be provided by Active Canberra.

Regards,

Simon

Simon Dolejsi

**Community Projects Manager - Strategic Projects and Planning | Active Canberra**

*providing sport and recreation services*

Enterprise Canberra | Chief Minister, Treasury and Economic Development | **ACT Government**

Level 2, Canberra Nara Centre, 1 Constitution Ave, Canberra City | PO Box 147 Civic Square ACT 2608 |

[www.act.gov.au](http://www.act.gov.au)

**Phone 02 6207 2077** | Fax 02 6207 2071



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**From:** Jeffrey, David

**Sent:** Thursday, 10 May 2018 5:05 PM

**To:** Lacey, Wayne <[Wayne.Lacey@act.gov.au](mailto:Wayne.Lacey@act.gov.au)>; Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** RE: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Simon,

We will need to look at this pretty urgently given we were not included on the first circulation.

Cheers

DJ

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**From:** Lacey, Wayne

**Sent:** Thursday, 10 May 2018 2:23 PM

**To:** Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>; Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** FW: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

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**From:** Terrplan

**Sent:** Thursday, 10 May 2018 2:17 PM

**To:** Lacey, Wayne <[Wayne.Lacey@act.gov.au](mailto:Wayne.Lacey@act.gov.au)>

**Cc:** Terrplan <[Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)>

**Subject:** FW: Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Wayne

The Territory Plan Section within EPSDD has circulated a draft planning report for agency comment for the rezoning proposal by the Murrumbidgee Country Club for part of their unused golf course land from PRZ2 restricted access recreation zone to residential.

The email below was sent to CMTEDD via the MACC email address, however to date comments have not been received from CMTEDD, specifically Active Canberra as this relates to redevelopment on PRZ2 restricted access recreation zoned land. TP Section wish to seek Active Canberra comments on the draft planning report. If you are

not the right person to forward this request to, please advise the Territory Plan Section on [terrplan@act.gov.au](mailto:terrplan@act.gov.au) and it will be forwarded to the most appropriate contact.

Many thanks for your help in this matter.

Regards

**Territory Plan Section | General Enquiries Inbox**

Email: [terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** Terrplan

**Sent:** Tuesday, 10 April 2018 11:23 AM

**To:** Paynter, Patrick <[Patrick.Paynter@act.gov.au](mailto:Patrick.Paynter@act.gov.au)>; EPD Strategic Planning Referrals <[EPDStrategicPlanningReferrals@act.gov.au](mailto:EPDStrategicPlanningReferrals@act.gov.au)>; Iglesias, Daniel <[Daniel.Iglesias@act.gov.au](mailto:Daniel.Iglesias@act.gov.au)>; McKeown, Helen <[Helen.McKeown@act.gov.au](mailto:Helen.McKeown@act.gov.au)>; Heritage <[Heritage@act.gov.au](mailto:Heritage@act.gov.au)>; Johnson, Lisa <[Lisa.Johnson@act.gov.au](mailto:Lisa.Johnson@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; Jamaly, Rumana <[Rumana.Jamaly@act.gov.au](mailto:Rumana.Jamaly@act.gov.au)>; Saad, Monica <[Monica.Saad@act.gov.au](mailto:Monica.Saad@act.gov.au)>; Blume, Kristin <[Kristin.Blume@act.gov.au](mailto:Kristin.Blume@act.gov.au)>; Nockels, Alexander <[Alexander.Nockels@act.gov.au](mailto:Alexander.Nockels@act.gov.au)>; MACC <[MACC@act.gov.au](mailto:MACC@act.gov.au)>; EPAPlanningLiaison <[EPAPlanningLiaison@act.gov.au](mailto:EPAPlanningLiaison@act.gov.au)>; Johns, Peter <[Peter.Johns@act.gov.au](mailto:Peter.Johns@act.gov.au)>; EDU, School Planning <[EDUSchoolPlanning@act.gov.au](mailto:EDUSchoolPlanning@act.gov.au)>; DDGCorporate <[DDGCorporate@act.gov.au](mailto:DDGCorporate@act.gov.au)>; EmergencyManagement <[EmergencyManagement@act.gov.au](mailto:EmergencyManagement@act.gov.au)>; 2.2(a)(ii) WorksApproval <[WorksApproval@natcap.gov.au](mailto:WorksApproval@natcap.gov.au)>; Joseph, Gabriel <[Gabriel.Joseph@act.gov.au](mailto:Gabriel.Joseph@act.gov.au)>; Uddin, Kamal <[Kamal.Uddin@act.gov.au](mailto:Kamal.Uddin@act.gov.au)>; [network.connectionadvice@actewagl.com.au](mailto:network.connectionadvice@actewagl.com.au); 2.2(a)(ii) 2.2(a)(ii)

**Cc:** Kaucz, Alix <[Alix.Kaucz@act.gov.au](mailto:Alix.Kaucz@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>; Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>; Oswald, Petra <[Petra.Oswald@act.gov.au](mailto:Petra.Oswald@act.gov.au)>; OConnell, Jennifer <[Jennifer.OConnell@act.gov.au](mailto:Jennifer.OConnell@act.gov.au)>; Russell, Meaghan <[Meaghan.Russell@act.gov.au](mailto:Meaghan.Russell@act.gov.au)>; Kelly, Shauna <[Shauna.Kelly@act.gov.au](mailto:Shauna.Kelly@act.gov.au)>; Dakin, Michael <[Michael.Dakin@act.gov.au](mailto:Michael.Dakin@act.gov.au)>; Brown, Robin <[Robin.Brown@act.gov.au](mailto:Robin.Brown@act.gov.au)>; Jones, David <[David.Jones@act.gov.au](mailto:David.Jones@act.gov.au)>; Rebecca Sorensen <[Rebecca.Sorensen@act.gov.au](mailto:Rebecca.Sorensen@act.gov.au)>; 2.2(a)(ii); 2.2(a)(ii) Sayers, Caroline <[Caroline.Sayers@act.gov.au](mailto:Caroline.Sayers@act.gov.au)>

**Subject:** Planning Report - Murrumbidgee Country Club - Block 16 Section 7 Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

The Murrumbidgee Country Club in Kambah has requested EPSDD to rezone three parcels of land within its golf course estate from PRZ2 (restricted access recreation) to residential. This is so that the Club can sell the residential zoned land and utilise the revenue generated from the sale to improve the Club's financial position. This planning report has been prepared by an independent planning consultant commissioned by the Club to support the Club's request to rezone the land via a draft variation to the Territory Plan.

The Planning Report and Attachments can be accessed at

Please enter the following case sensitive details to view:

**Username:** Out of scope

**Password:**

Please review and provide feedback on the Planning Report and Attachments by COB Friday 27 April 2018 by email to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)

Many thanks

**Territory Plan Section | General Enquiries Inbox**

Email: [terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** "Crowe, Rochelle" <Rochelle.Crowe@act.gov.au>  
**Sent:** 30/08/2018 11:55 AM  
**To:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Cc:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Subject:** RE: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Thanks for the feedback David. I have incorporated all of it.

Have a great break and talk further on this when you return. I understand you will formally see this again during the cabinet process expect in mid to late October.

Talk soon  
Rochelle

---

**From:** Jeffrey, David  
**Sent:** Thursday, 30 August 2018 11:19 AM  
**To:** Crowe, Rochelle <Rochelle.Crowe@act.gov.au>  
**Cc:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>  
**Subject:** RE: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Hi Rochelle,

Out of Scope

Happy to discuss.

Cheers,

David Jeffrey  
A/g Deputy Director | Sport and Recreation  
Economic Development | Chief Ministers, Treasury and Economic Development Directorate | ACT Government  
Level 3, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608  
Phone: 02 6207 5815 | Mobile: 0417 499 634  
<http://www.sport.act.gov.au/>

---

**From:** Crowe, Rochelle  
**Sent:** Wednesday, 29 August 2018 5:06 PM  
**To:** Jeffrey, David <David.Jeffrey@act.gov.au>  
**Cc:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>  
**Subject:** FW: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Out of Scope

---

**From:** Crowe, Rochelle

**Sent:** Wednesday, 29 August 2018 3:26 PM

**To:** Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>

**Cc:** Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** RE: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Hi David

I just checked your diaries and it doesn't look like those times would work for both of you. Can we chat on the phone maybe at 2 or 3pm tomorrow? I really need some feedback this week before you go on leave.

Let me know what you think

---

**From:** Crowe, Rochelle

**Sent:** Wednesday, 29 August 2018 3:12 PM

**To:** Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>

**Cc:** Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>; Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** RE: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Hi David,

Sorry I keep missing you. Here is the latest version of the liveability section. Are you available tomorrow for a quick catch up? I could come and meet you both around 12pm or 1.30? as I am in civic for something else. Let me know if that would work.

Draft text

## Direction 4.1

### **Deliver social infrastructure that meets community needs and supports strong communities.**

Ensuring every person has good access to community facilities and opportunities for social interaction is a key feature of liveable, inclusive and resilient communities. Social infrastructure refers to the community facilities, services and networks which help people to meet their social needs and enhance community wellbeing. Effective and efficient delivery of social infrastructure requires coordination across government and partnership with not-for-profit organisations and the private sector.

Contemporary approaches seek to maximise the use of existing infrastructure and seek benefits from the co-location and clustering of social infrastructure. Planning for community facilities across sectors by for example locating schools, with sporting infrastructure and open space, creating a community hub provides this opportunity. Co-location and clustering is a significant trend in planning and managing community facility provision.

**Action 1.** Undertake social infrastructure investigation in key growth and renewal areas to meet community needs including consideration of the following guiding principles:

- Determine capacity of and optimise the existing social infrastructure
- Co-location, clustering to create activity nodes
- Inclusive and accessible - appropriate supporting infrastructure which facilitates use and participation of people from culturally and linguistically diverse backgrounds and builds social networks
- Flexible and multi-use

- Central to catchment it serves
- Support a network of facilities at a variety of scales including local, district or regional to avoid duplication and develop complimentary opportunities.
- Complimentary to adjoining uses

**Action 2.** Undertake District level assessment to inform the strategic release and development of land for community use to maximise whole of community benefit.

**Action 3.** Investigation concessional land to strategically determine the future use of land for greatest public benefit.

## Direction 4.2

### Deliver recreation, open spaces and public spaces that support social interaction, physical and mental health and engagement in public life.

Canberra is fortunate to have an extensive network of open and public spaces which provide amenity as well as places to meet, exercise and relax. Canberra's landscape setting includes the living infrastructure of Canberra's national capital open space system, the hills, ridges and buffers between urban areas, the Molonglo and Murrumbidgee River corridors, Lake Burley Griffin and extensive areas of mountains and bushland to the south of the city.

Sport and recreation activities are part of the history and social fabric of the ACT and surrounding region and include a diverse range of recreation opportunities including tennis, golf, equestrian and aquatic facilities and a range of ovals and fields to accommodate informal and formal sport and recreation. The ACT Government is committed to planning for the long-term sustainability of the diverse recreation sectors in Canberra.

**Action 1.** Investigate planning mechanisms to deliver a range of recreation opportunities and enhance the network of accessible, high quality local public spaces to meet changing community need by taking a strategic city wide approach including consideration of:

- Distribution, role and quality of open space network
- Supporting new and emerging sport and recreation sectors
- innovative and emerging contemporary models of provision
- provision and siting of indoor sport and recreation facilities
- Mix and scale of uses appropriate in response to sectors experiencing transition and external pressures for example golfing and equestrian sectors.

---

**From:** Jeffrey, David

**Sent:** Wednesday, 29 August 2018 3:01 PM

**To:** Crowe, Rochelle <[Rochelle.Crowe@act.gov.au](mailto:Rochelle.Crowe@act.gov.au)>

**Cc:** Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>; Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>

**Subject:** RE: Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision [SEC=UNCLASSIFIED]

Hi Rochelle,

Thanks for this, much appreciated. It would be great if we could have a quick meeting to discuss this in further detail. I am on leave this Friday, returning Thursday next week.

Happy to discuss.

Cheers,

**David Jeffrey**

**A/g Deputy Director | Sport and Recreation**

**Economic Development | Chief Ministers, Treasury and Economic Development Directorate | ACT Government  
Level 3, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**

**Phone: 02 6207 5815 | Mobile: 0417 499 634**

**<http://www.sport.act.gov.au/>**

---

**From:** Crowe, Rochelle

**Sent:** Monday, 27 August 2018 4:39 PM

**To:** Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>

**Cc:** Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>

**Subject:** Consultation on Draft text for comment - Planning Strategy Refresh and Sport and Rec provision  
[SEC=UNCLASSIFIED]

Hi David

As you know we are currently working on the ACT Planning Strategy Refresh which builds on the 2012 document. This is a fairly high level, short document approximately 30 pages. There are 5 themes:

- Compact and Efficient City
- Diverse Canberra
- Sustainable and Resilient Territory
- Liveable Canberra
- Accessible Canberra.

In response to the discussions we have been having this year and more recently the DG correspondence linking the Refresh, Territory Plan Review and the provision of indoor recreation facilities I have drafted a Strategic Direction and Action in relation to ensuring adequate sport and recreation facilities in the ACT. We would like to include some text in the liveable Canberra section which discusses sport and recreation provision and how planning can facilitate its adequate provision. The following text is the strategic direction and then the action. I would appreciate your views on whether this is adequate for us to continue working in this space and investigate some of the planning changes we might need to facilitate indoor facilities. Please let me know what you think. Happy to talk about it further or set up a meeting to discuss in person if you require.

Draft text

**Direction 4.2**

**Deliver recreation, open spaces and public spaces that support social interaction, physical and mental health and engagement in public life.**

Canberra is fortunate to have an extensive network of open and public spaces which provide amenity as well as places to meet, exercise and relax. Canberra's landscape setting includes the living infrastructure of Canberra's national capital open space system, the hills, ridges and buffers between urban areas, the Molonglo and Murrumbidgee River corridors, Lake Burley Griffin and extensive areas of mountains and bushland to the south of the city.

Sport and recreation activities are part of the history and social fabric of the ACT and surrounding region and include a diverse range of recreation opportunities including tennis, golf, equestrian and aquatic facilities and a range of ovals and fields to accommodate informal and formal sport and recreation. The ACT Government is committed to planning for the long-term sustainability of the diverse recreation sectors in Canberra.

Action 1. Deliver a range of recreation opportunities and enhance the network of accessible, high quality local open spaces to meet changing community need. This may include consideration of:

- planning mechanisms to facilitate the provision indoor and outdoor facilities in key locations responsive to community need and emerging contemporary models of provision
- Equestrian and horse agistment arrangements
- Supporting new and emerging sport and recreation sectors
- Mix and scale of uses on appropriate sites to support a continuing sport and recreation sector
- Distribution, role and quality of open space network

Kind Regards

Rochelle

---

Rochelle Crowe | Senior Policy Officer

☎ 02 6205 2864 | ✉ [rochelle.crowe@act.gov.au](mailto:rochelle.crowe@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

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**From:** "Hicks, Katherine" <Katherine.Hicks@act.gov.au>

**Sent:** 14/02/2019 11:52 PM

**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>

**Cc:** "Sullivan, AmandaC" <AmandaC.Sullivan@act.gov.au>

**Subject:** PRZ2 and CZ6 Zone Review - spreadsheet highlighting "Sporting" uses [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

**Attachments:** P01907 CZ6\_PRZ2\_Blocks - sport related uses.xlsx

Hi Simon

Please find attached a copy of the spreadsheet I have been compiling to capture the existing uses on PRZ2 and CZ6 zones.

As mentioned to you, I have filtered the spreadsheet to highlight the "Sporting" uses – ovals, various sporting clubs, land uses that appear sporting etc. If you think I may have missed out on any items, please feel free to take off the filter on the "Existing Land Use" column to see the whole data set.

And as discussed with you, it would be useful to have an idea of what Sport and Rec thinks the requirement for sporting venues in the various districts of ACT are likely to be over the next 5 to 10 years.

Thanks

**Katherine Hicks**

**Senior Project Officer | Planning Policy Division | Territory Plan**

**Phone: 02 6205 4868**

**Environment, Planning and Sustainable Development Directorate | ACT Government**

3 Floor North, Dame Patti Menzies House, 16 Challis Street Dickson

GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



**From:** "Hicks, Katherine" <Katherine.Hicks@act.gov.au>  
**Sent:** 26/03/2019 3:44 AM  
**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Cc:** "Sullivan, AmandaC" <AmandaC.Sullivan@act.gov.au>  
**Subject:** PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

Thank you very much for coming to meet with Amanda and I this morning. It really helped to get a better understanding of Sport and Rec's (Active Canberra) position on rezoning matters. I'll draft up some notes to make sure we are on the same page.

Out of Scope

Do you have any industry knowledge about whether we could expect to receive a request for rezoning from any of these organisations in the near future?

Block	Section	Division	Business	Zone	Comment
Out of Scope					
22	88	Nicholls	Gold Creek Golf Course	PRZ2/CZ6	The club has been consulting with community but no official request yet
2	84	Nicholls	Gungahlin Lakes	PRZ2	

Out of scope

Out of scope					
34	34	Narrabundah	Pete's Golf World and Abode Motel, Canberra International Golf Centre	PRZ2	
23	100	Narrabundah	Capital Public Golf course	PRZ2	Applied for rezoning scope
Out of scope					

Regards

**Katherine Hicks**

**Senior Project Officer | Planning Policy Division | Territory Plan**

**Phone: 02 6205 4868**

**Environment, Planning and Sustainable Development Directorate | ACT Government**

Level 3 North, Dame Patti Menzies House, 16 Challis Street Dickson

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**From:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Sent:** 04/04/2019 1:25 PM  
**To:** "Terrplan" <Terrplan@act.gov.au>; "Sayers, Caroline" <Caroline.Sayers@act.gov.au>  
**Cc:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>; "Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>  
**Subject:** FW: Integrated Plan for Red Hill and Surrounds - draft options for public consultation (A18838388)  
[DLM=Sensitive]  
**Attachments:** Attachment A 20190211 Integrated Plan for Red Hill and Surrounds - opti....pptx

Attention – Territory Plan Section

Thank you for the opportunity to comment on the draft options for the Integrated Plan for Red Hill Nature Reserve and Surrounds.

Noting the costs associated with maintaining sport and recreation infrastructure, particularly sportsgrounds and golf courses, CMTEDD – Sport and Recreation supports exploring options which may allow Federal Golf Club to redevelop a portion of its facility to secure their long-term viability. This support would be contingent on the club retaining a 18 hole golf course with associated amenities on the site. Compared to any privately owned golf course, any profits derived from redeveloping a portion of the golf course land would be retained by the club for the benefit of its members and the public that utilise the facility.

Of those proposed, option 4 (investigation of options for low density retirement style development on the lower part of the golf course) represents the best opportunity for the Federal Golf Club to generate significant revenue to support their operations into the future, including having sufficient funds to upgrade and replacing ageing infrastructure at the golf course.

Option 3 would be less appealing for the Federal Golf Club. Retaining a PRZ2 zoning over the entire site would limit commercial opportunities for the club to a motel/hotel/guesthouse. It is likely that this would generate less revenue for the club when compared to development of retirement style residential accommodation as suggested in option 4.

In principle, CMTEDD Sport and Recreation doesn't object to alternate access options to the golf club being explored (i.e. Kitchener Street) – noting CMTEDD – Sport and Recreation is not the land custodian for any of the land.

Feel free to contact me should you have any questions regarding these comments.

Regards,

**David Jeffrey**  
**A/g Deputy Director | Sport and Recreation**  
**Economic Development | Chief Ministers, Treasury and Economic Development Directorate | ACT Government**  
**Level 3, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**  
**Phone: 02 6207 5815 | Mobile: 0417 499 634**  
**<http://www.sport.act.gov.au/>**

---

**From:** Terrplan  
**Sent:** Friday, 22 March 2019 2:15 PM  
**To:** Jeffrey, David <David.Jeffrey@act.gov.au>  
**Subject:** Integrated Plan for Red Hill and Surrounds - draft options for public consultation (A18838388)  
[DLM=Sensitive]

Hi David,

Please find attached a power point presentation summary of the analysis and draft options of the Integrated Plan for Red Hill Nature Reserve and Surrounds.

We are most interested to obtain your comments in relation to the 4 proposed options. A key consideration is the potential loss of part of the Golf Course site for a retirement village. We are also keen to obtain your views in relation to the option for access to the Golf Course site via public open space to Kitchener Street in Hughes (under option 4).

Please provide all comments (including 'no comments') to the Territory Plan Section: [terrplan@act.gov.au](mailto:terrplan@act.gov.au) by **COB Wednesday 3 April 2019**.

The Territory Plan section is happy to meet with you should you wish to discuss the Integrated Planning process in detail.

Thanks

Caroline Sayers on behalf of the  
Territory Plan Section

ACT GOVERNMENT

# Integrated Plan for Red Hill Nature Reserve and Surrounds Options for public consultation

March 2019



# Background –Integrated Plan for Red Hill Nature Reserve and surrounds

## Background

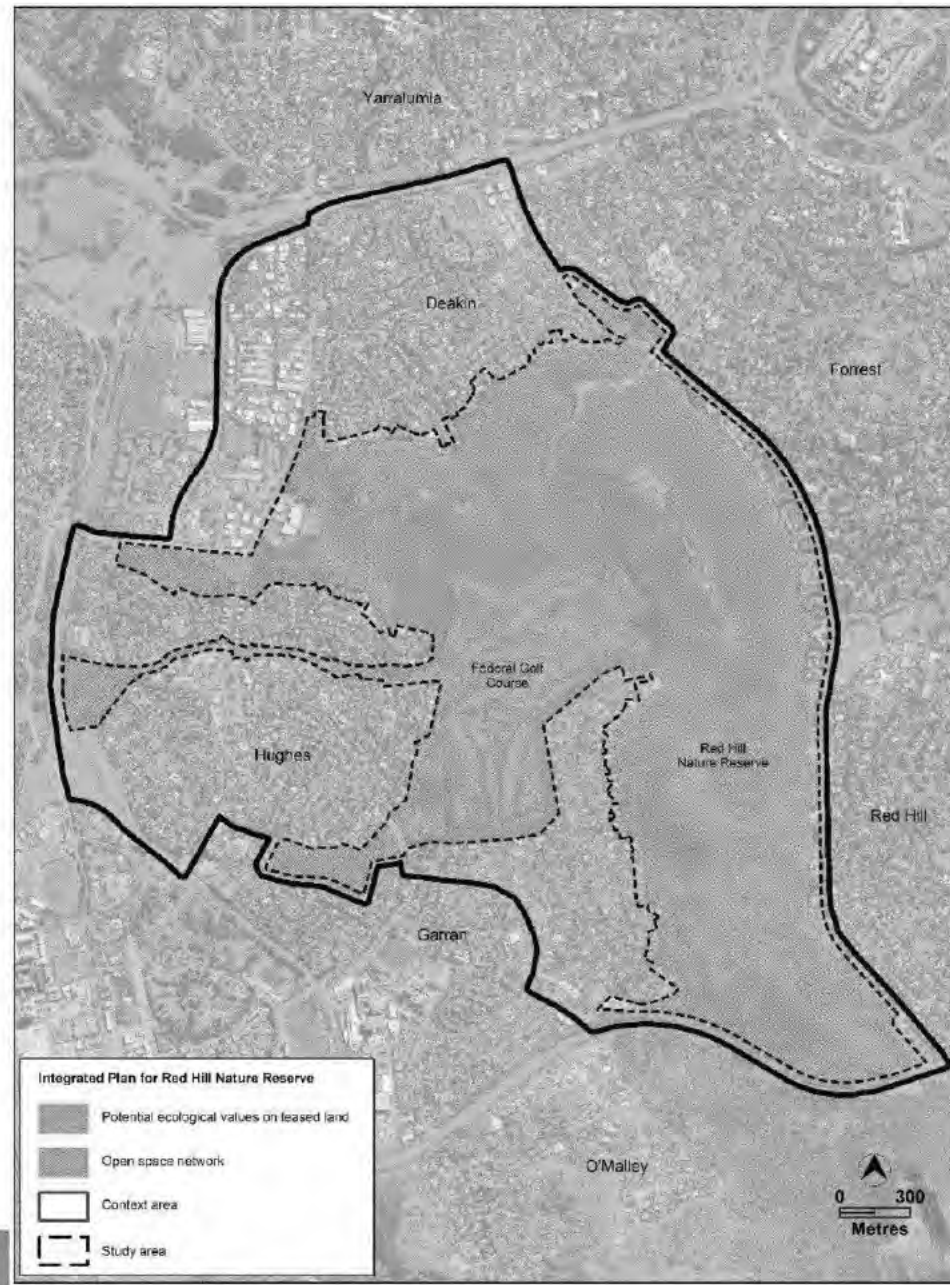
- **The Legislative Assembly resolved on 25 October 2017 to prepare an Integrated Plan for the Red Hill Nature Reserve and surrounding residential areas. In this regard, all Territory Plan Variations for land adjoining the nature reserve are to be delayed until the completion of the Integrated Plan**
- **Also in October 2017, two petitions with a total of some 3000 signatures were lodged with the Clerk of the Legislative Assembly in relation to protecting the Red Hill Nature Reserve.**
- **The resolution impacts on two proposed Territory Plan variations adjoining the Red Hill Nature Reserve at Deakin section 66 and at the Federal Golf Club.**
- **The integrated planning process takes a holistic approach to the future of the area, including the two proposed Territory Plan variations.**

# Opportunities and constraints - Ecological values of the Red Hill Nature Reserve and surrounds

Out of Scope

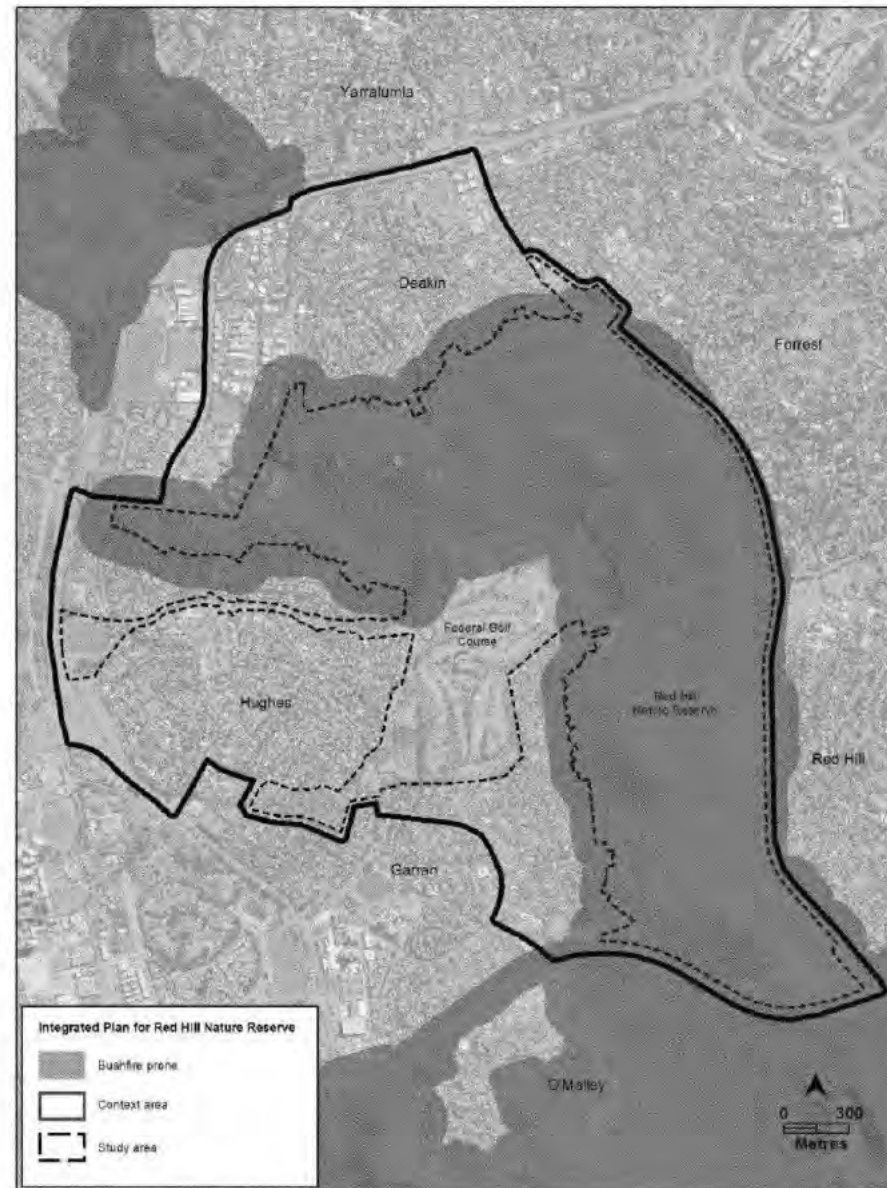
Out of Scope

**The open space network, including parts of the Federal Golf Course provide linkages to other high value areas including the Hughes Ridge**



# Opportunities and Constraints – Bushfire hazard

**The Red Hill Nature Reserve, and surrounding low density residential areas are subject to bushfire hazards. As are parts of the open space network, the Deakin office park and the Federal Golf Course.**



Out of Scope

**Constraints include:**

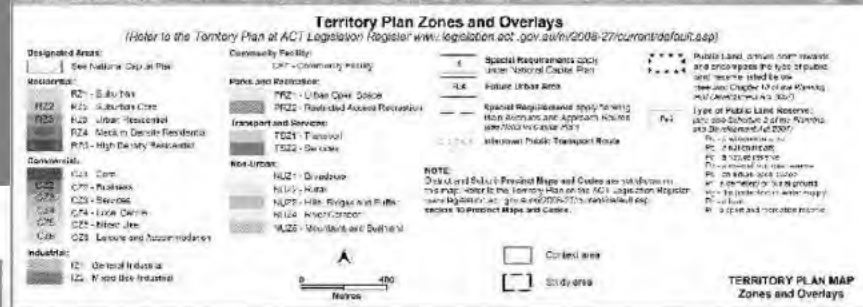
- ~ on site buffers and separation distances at Deakin Section 66
- ~ upgrading of existing roads and provision of alternative emergency access at the Federal Golf Club

# Urban Development – Potential locations

Out of Scope



Out of Scope



Out of Scope

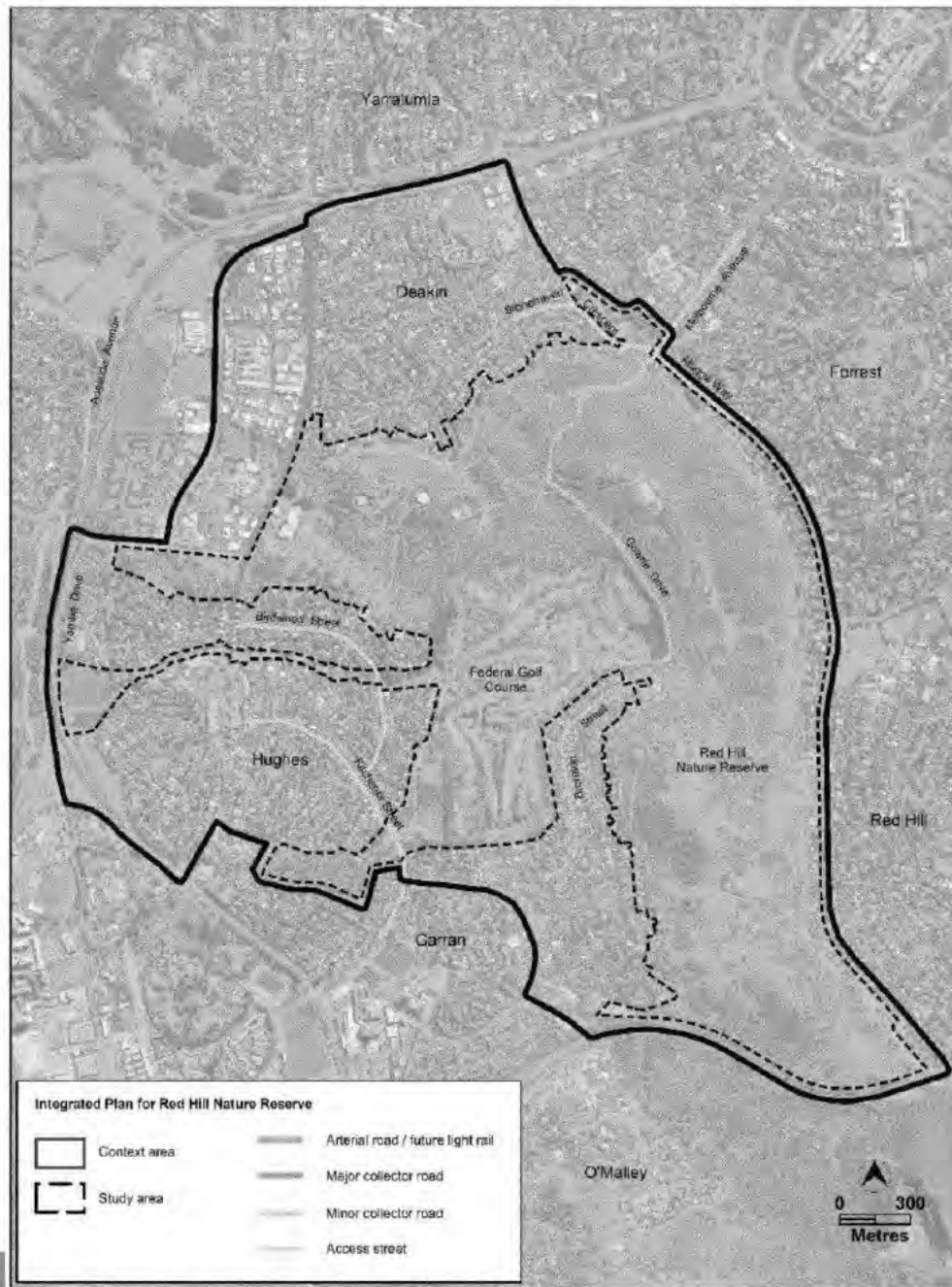
There is development potential at Deakin section 66 and at the Federal Golf Club. Both these sites adjoin the Nature Reserve, with primary access to the Golf Club through the Reserve.

# Urban Development – Traffic and Access

Out of Scope

**Birdwood Street**  
-presents difficult access to the Federal Golf Club due to slopes and open space.

**Kitchener Street**  
-offers potential access to the Federal Golf Club through public open space.



## **Gowrie Drive**

-traverses the Nature Reserve and requires upgrading for future development at the Federal Golf Club. There may be impacts on ecological values.

## **Brereton Street**

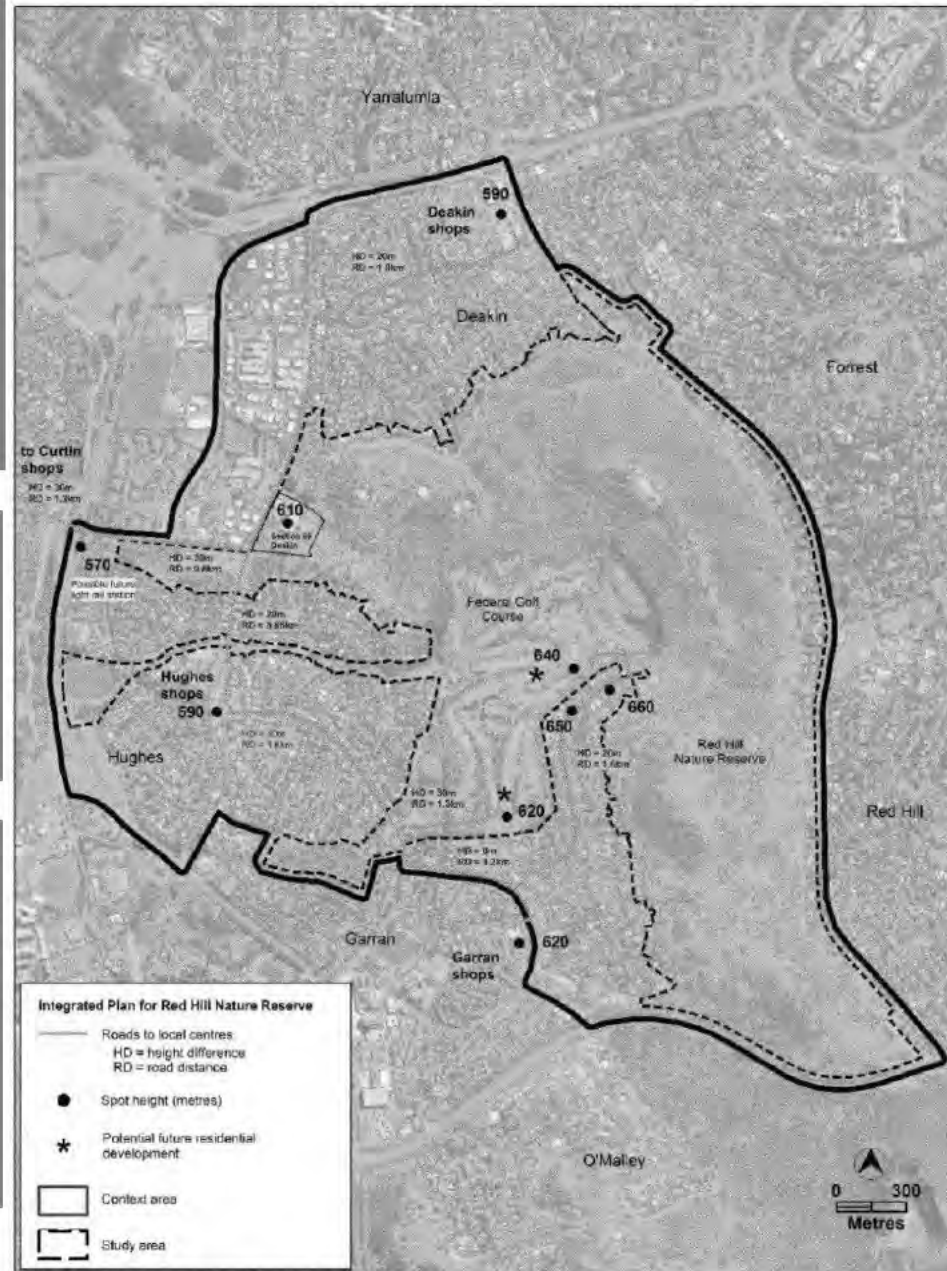
-is a residential access street only. It may be suitable as an emergency access to the Golf Club.  
- Providing primary access to the Golf Club could create a thoroughfare to Forrest and Deakin.

# Urban development – residential services

Out of Scope

Out of Scope

Out of Scope



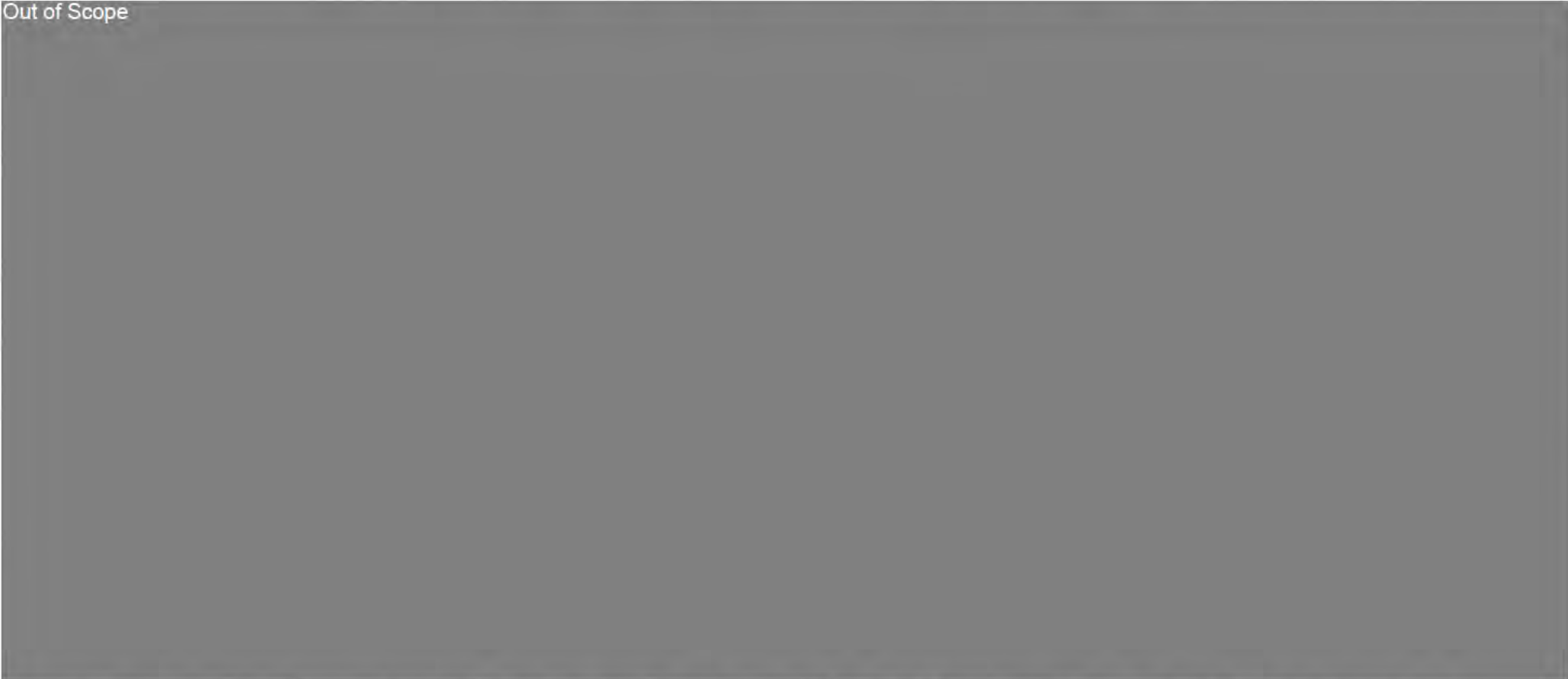
## Federal Golf Course

The site adjoins the residential suburbs of Garran and Hughes but is removed from services and local centres:

- The upper half of the course involves a 60metre height change and is some 1.6km from the Garran shops.
- The lower half of the course is at level with the Garran shops 1.2km away.
- There is no direct access to rapid transport from the Golf course sites.

# Integrated Plan for Red Hill Nature Reserve and Surrounds

Out of Scope



- **Urban development opportunities exist at Deakin Section 66 and at the Federal Golf Club, but constraints include: ecological values, bushfire prone areas, traffic and access, urban services for residential development and management of potential impacts on existing urban areas.**

# Integrated Plan - Option 1 – Retain the current status

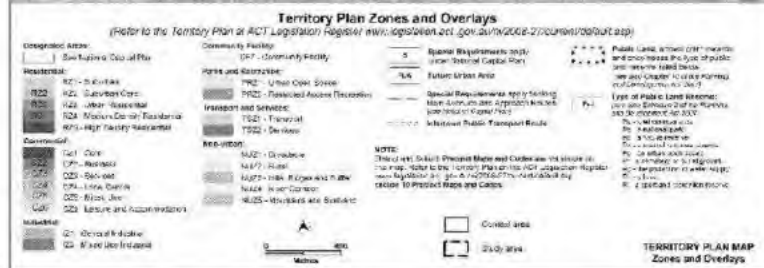
Out of Scope

Out of Scope

Out of Scope

Out of Scope

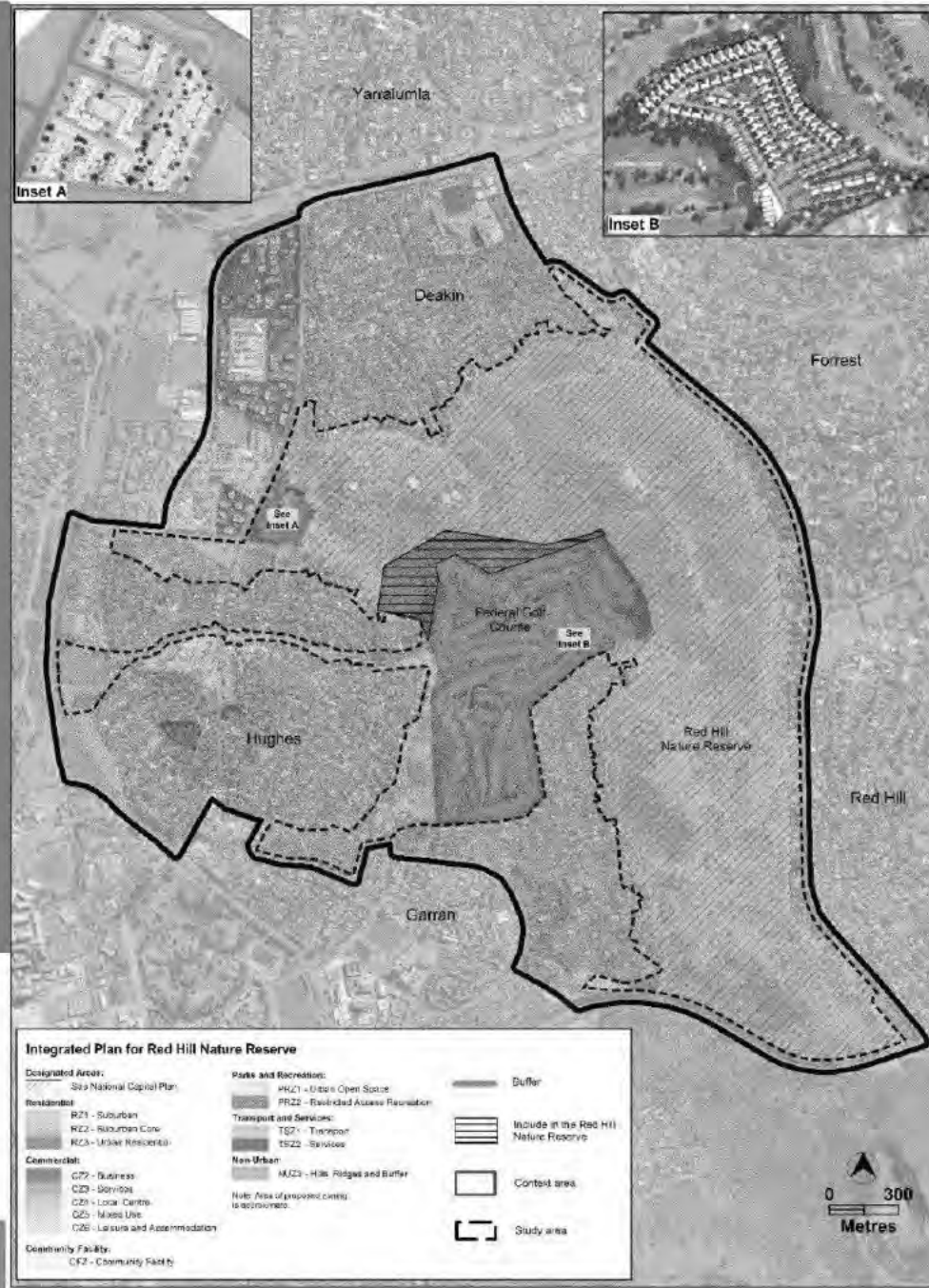
Out of Scope



**Development can occur on the Federal Golf Course site consistent with the existing lease and the current PR22 Restricted Access Recreation zoning.**

# Integrated Plan Option 2 – Urban development as proposed

Out of Scope



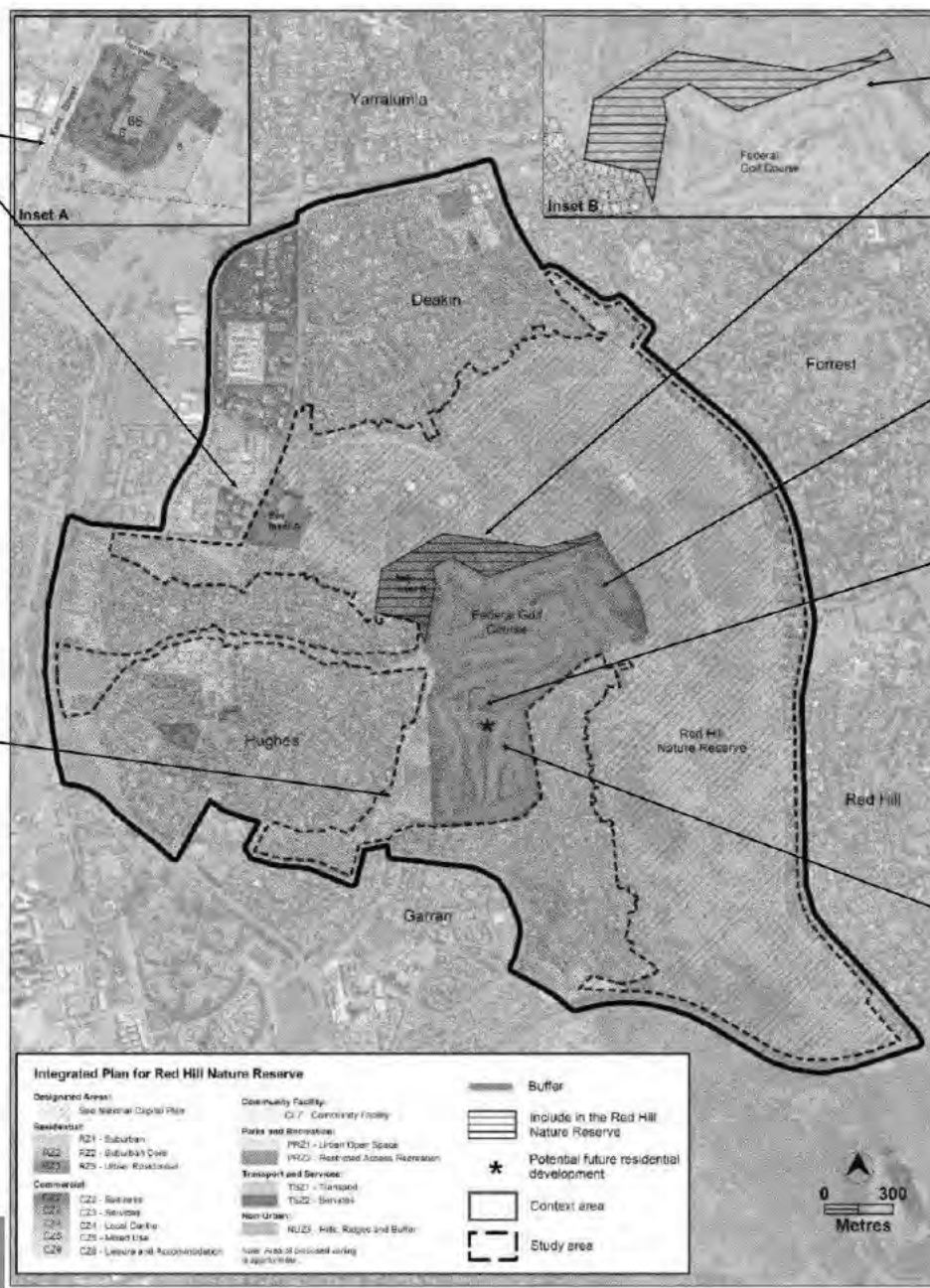
## Federal Golf Club Retirement village requiring:

- Improvement access along Gowrie Drive to ESA standards and with NCA approval
- Secondary access via an unlocked gate.
- Include high value forested areas into the Nature Reserve under an environmental offsets as per EPBC
- Provide a 50metre wide buffer to existing residences.

# Integrated Plan Option 4 – Expand Deakin office park & open space network, plus alternatives for the Golf Course

Out of Scope

Out of Scope



2.2(a)(ii)

Retain recreation uses at the golf course with access via Gowrie Drive

Investigate options for low density retirement style development on lower part of the golf course.

Out of Scope



**ACT**  
Government

Thank you

**From:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Sent:** 12/04/2019 1:41 PM  
**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Subject:** FW: PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

See below – have added a few further comments. I presume this list is not all facilities (i.e. doesn't seem to include all golf clubs)?

Cheers

DJ

---

**From:** Dolejsi, Simon  
**Sent:** Thursday, 28 March 2019 1:57 PM  
**To:** Jeffrey, David <David.Jeffrey@act.gov.au>  
**Subject:** FW: PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

My thoughts on Katherine's request below.

---

**From:** Hicks, Katherine  
**Sent:** Tuesday, 26 March 2019 2:45 PM  
**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>  
**Cc:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>  
**Subject:** PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

Thank you very much for coming to meet with Amanda and I this morning. It really helped to get a better understanding of Sport and Rec's (Active Canberra) position on rezoning matters.  
I'll draft up some notes to make sure we are on the same page.

Out of Scope

Do you have any industry knowledge about whether we could expect to receive a request for rezoning from any of these organisations in the near future?


Block	Section	Division	Business	Zone	Comment
Out of scope					
22	88	Nicholls	Gold Creek Golf Course	PRZ2/CZ6	The club has been consulting with community but no official request yet
2	84	Nicholls	Gungahlin Lakes	PRZ2	Not known.
Out of scope					

Out of scope

34	34	Narrabundah	Pete's Golf World and Abode Motel, Canberra International Golf Centre	PRZ2	Would depend on the ongoing viability of the current facilities on the site. Recognising the owner has applied to rezone the golf course across the road, would presumably be a potential consideration in the future.
23	100	Narrabundah	Capital Public Golf course	PRZ2	Applied for rezoning scope

Out of scope

Out of scope



Regards

**Katherine Hicks**

**Senior Project Officer | Planning Policy Division | Territory Plan**

**Phone: 02 6205 4868**

**Environment, Planning and Sustainable Development Directorate | ACT Government**

Level 3 North, Dame Patti Menzies House, 16 Challis Street Dickson

GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:**"Jeffrey, David" <David.Jeffrey@act.gov.au>

**Sent:**12/04/2019 11:56 AM

**To:**"Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>

**Subject:**PRZ2 and CZ6 - Sport and Recreation meeting (002) [SEC=UNCLASSIFIED]

**Attachments:**PRZ2 and CZ6 - Sport and Recreation meeting (002).docx

Have included some suggested track changes – check if this is consistent with what you discussed.

Cheers

DJ

## PRZ2 & CZ6 Project - Meeting with Sport and Recreation

Date: 26 March 2019

Attendees: Katherine Hicks, Amanda Sullivan, Simon Dolejsi

---

### Meeting Notes:

#### PRZ2

Out of Scope



#### 4. Golf clubs

- a. Sport and Recreation would generally consider supporting redevelopment proposals involving partial rezoning of a golf course where it secures the long term viability of the facility and still retains a level of amenity that meets community expectations (i.e. 18 holes and appropriate amenities).
- a. where the golf club in question will still provide an 18 hole facility in addition to partially rezoning to another zone like Residential, (e.g. Kambah and Federal, Holt), Sport and Recreation are supportive of a partial rezone of the PRZ2 land.
- b. Sport and Recreation is unlikely to support a redevelopment proposal from a golf course that results in a facility that would not meet community needs (i.e. reduction to a 9 hole course, removal of amenity) or if the proposed financial uplift from any redevelopment was to be retained by a private owner/developer. Where a residential development is pursued by an incorporated association, any financial uplift will be redirected back into the golf course for the benefit of the members and community that utilise the golf course. This would not be the same situation for a private development.


b.c. Support from Sport and Recreation for the rezoning and redevelopment of an entire golf course would be subject to ~~if~~ any proposal including ~~ed~~ some sport and recreation infrastructure (i.e. indoor sporting facility) being provided as an offset that appropriately responds to emerging community needs. However where the golf club wants to reduce to 9 hole facility and partially rezone to residential use (e.g. Narrabundah), Sport and Recreation would not be supportive as the viability of a 9 hole golf facility is not great. Sport and Recreation would consider the partial rezoning if the remainder of the site was used for another suitable recreation facility (indoors or outdoors) e.g. basketball.

Out of Scope



**CZ6/PRZ2**

Out of Scope



**From:** "Hicks, Katherine" <Katherine.Hicks@act.gov.au>

**Sent:** 15/04/2019 12:25 AM

**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>

**Subject:** RE: 26 March Meeting Notes PRZ2 and CZ6 Zone review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

UNCLASSIFIED For-Official-Use-Only

Hi Simon

Thank you for the meeting notes commentary, this is most appreciated. It helps to have a clear understanding.

I'll look into why I didn't have all the golf courses listed, possibly an oversight. I might send you another list.

Regards

Katherine

---

**From:** Dolejsi, Simon

**Sent:** Friday, 12 April 2019 12:00 PM

**To:** Hicks, Katherine <Katherine.Hicks@act.gov.au>

**Cc:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>

**Subject:** RE: 26 March Meeting Notes PRZ2 and CZ6 Zone review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Katherine,

Apologies for the delay in getting back to you on this.

I've included some commentary as tracked changes.

Happy to discuss.

Cheers.

Simon

---

**From:** Hicks, Katherine

**Sent:** Thursday, 28 March 2019 1:34 PM

**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>

**Cc:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>

**Subject:** 26 March Meeting Notes PRZ2 and CZ6 Zone review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

Please find meeting notes attached from our meeting on Tuesday. I would appreciate it if you could review and let me know if I have accurately reflected what we discussed. Happy for you to add any commentary where you think necessary.

Regards

**Katherine Hicks**

**Senior Project Officer | Planning Policy Division | Territory Plan**

**Phone: 02 6205 4868**

**Environment, Planning and Sustainable Development Directorate | ACT Government**

Level 3 North, Dame Patti Menzies House, 16 Challis Street Dickson

GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:**"Hicks, Katherine" <Katherine.Hicks@act.gov.au>  
**Sent:**15/04/2019 3:07 AM  
**To:**"Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Cc:**"Jeffrey, David" <David.Jeffrey@act.gov.au>;"Sullivan, AmandaC" <AmandaC.Sullivan@act.gov.au>  
**Subject:**RE: PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]  
**Attachments:**Sporting Facilities PRZ2 and CZ6.xlsx

UNCLASSIFIED For-Official-Use-Only

Hi Simon

The list I had initially sent excluded those sports facilities that executive leases or unleased blocks of land ( thinking they are unlikely to be rezoned).

The Golf Clubs I excluded from the list I initially sent:

Yowani - being dealt with as part of Northbourne Ave approach route  
Federal – being dealt with as part of Red Hill integrated plan  
Fairbairn – Broadacre zoning  
Royal Canberra – Designated land  
Royal Military College Golf Club – Designated land  
Magpies Golf Club – already rezoned and built residential on part of golf course

I have attached a more comprehensive excel spreadsheet with CZ6 and PRZ2 sports facilities ( includes those with executive leases and unleased land). The Murrumbidgee Country Club Golf Club ( Kambah) is captured on the CZ6 spreadsheet as a CZ6/PRZ2 zoning.

More than happy to meet with you again to work through any anomalies.

Thank you  
Katherine

---

**From:** Dolejsi, Simon  
**Sent:** Friday, 12 April 2019 2:12 PM  
**To:** Hicks, Katherine <Katherine.Hicks@act.gov.au>  
**Cc:** Jeffrey, David <David.Jeffrey@act.gov.au>  
**Subject:** FW: PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Katherine,

We don't have any broad reports on outdoor sporting facilities unfortunately. We tend to work with each of the sports individually then work out how we can make all the pieces fit!

David and I have provided some comment against the list of facilities below. I note that this isn't an exhaustive list of facilities located on PRZ2/CZ6 land – i.e. not all golf facilities are on the list, was there a reason for this?

Happy to discuss any of our comments.

Cheers.

Simon

**From:** Hicks, Katherine

**Sent:** Tuesday, 26 March 2019 2:45 PM

**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>

**Cc:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>

**Subject:** PRZ2 and CZ6 - review [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

Thank you very much for coming to meet with Amanda and I this morning. It really helped to get a better understanding of Sport and Rec's (Active Canberra) position on rezoning matters.

I'll draft up some notes to make sure we are on the same page.

Out of Scope

Do you have any industry knowledge about whether we could expect to receive a request for rezoning from any of these organisations in the near future?

Block	Section	Division	Business	Zone	Comment
Out of scope					
22	88	Nicholls	Gold Creek Golf Course	PRZ2/CZ6	The club has been consulting with community but no official request yet
2	84	Nicholls	Gungahlin Lakes	PRZ2	Not known.
Out of scope					

Out of scope

34	34	Narrabundah	Pete's Golf World and Abode Motel, Canberra International Golf Centre	PRZ2	Would depend on the ongoing viability of the current facilities on the site. Recognising the owner has applied to rezone the golf course across the road, would presumably be a potential consideration in the future.
23	100	Narrabundah	Capital Public Golf course	PRZ2	Applied for rezoning scope

Out of scope

Regards

Katherine Hicks  
Senior Project Officer | Planning Policy Division | Territory Plan  
Phone: 02 6205 4868

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GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

Block	SECTION	DIVISION	DIVISION	DISTRICT NAME	LIFECYCLE STAGE	LEASED	Current Lease Status	SHAPE AREA	LanduseCode	Outlook Land Use Classification	Overlays and Custodial Chgs	Comments
Out of Scope												
11	86	NICHOLS	700	QUINQUIN	REGISTERED	Y	market value	30649.48	070	Gold Creek Golf Clubhouse, restaurant, Bldgshed, Tennis Courts, car parking		
16	7	CAMBERS	603	TUGERAWONG	REGISTERED	Y	residual/conditional residential lease	661.173	120 0072	Atterburyview Country Club Golf Club		2020/21 open space - study - assessment through the Strategic Planning & Commercial Development, 2006 rezoned for use as a Temporary Plot to be used for parking. The 2.2 hectare site is 2006

# Out of Scope

22	80	NICHOLS	GLINGHEIM	REGISTERED	Y	market value	85672.10965	PR22	Gold Creek Golf Course - PR22		
11	88	NICHOLS	GLINGHEIM	REGISTERED	Y	market value	93016.15420	PR22	Gold Creek Golf Course - PR21 and PR22	Pr-Urban Open Space	
3	89	NICHOLS	GLINGHEIM	REGISTERED	Y	market value	30215.40920	PR22	Gold Creek Golf Course - PR21 and PR22	Pr-Urban Open Space	
14	90	NICHOLS	GLINGHEIM	REGISTERED	Y	market value	156140.81707	PR22	Gold Creek Golf Course - PR21 and PR22	Pr-Urban Open Space	
24	89	NICHOLS	GLINGHEIM	REGISTERED	Y	market value	817251.031	PR22	Gold Creek Golf Course - PR22 and 2014 to present		
1	94	NICHOLS	GLINGHEIM	REGISTERED	Y	non transferable rental lease	3761.905002	PR22	Emerald Lakes Golf Course - PR21 and PR22	Pr-Urban	
3	84	NICHOLS	GLINGHEIM	REGISTERED	Y	transfer restriction rental	331.62.00015	PR22	Emerald Lakes Golf Course - PR22		
2	177	INGWENOWSKI	GLINGHEIM	REGISTERED	Y	non transferable rental lease	656400.15008	PR22	Emerald Lakes Golf Course - PR22		

7	17	LINDLUM	CHANDLER CENTRAL	REGISTERED	Y	market value	559840.9851	PR21 808T	Viewed Golf Course		2016: FV request received to permit residential development of 22 units within site B1461
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1	76	REDBILL	WINDEN VALLEY	REGISTERED	Y	residential lease partially	879153.5511	PR22	Proved Golf Club		2016: Note regarding purchase & conversion of 1000 sq ft. 2020: FV request received to permit residential development. 2020: Note regarding purchase & conversion of 1000 sq ft. 2020: Note regarding purchase & conversion of 1000 sq ft. 2020: Note regarding purchase & conversion of 1000 sq ft.
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34	101	NAWABJANGANI	CHANDLER CENTRAL	REGISTERED	Y	market value basic	93166.99991	PR22	Emerald Lakes Golf Course - PR22	Chandler International Golf Centre	equipped for receiving people
23	100	NAWABJANGANI	CHANDLER CENTRAL	REGISTERED	Y	market value basic	307005.110	PR22	Capital Public Golf Course		

**From:**"Jeffrey, David" <David.Jeffrey@act.gov.au>

**Sent:**27/09/2018 4:21 PM

**To:**"Terrplan" <Terrplan@act.gov.au>

**Cc:**"Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>;"Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>

**Subject:**FW: Request for Comments - Scoping for possible Territory Plan Variation to Block 23 Section 100 Narrabundah (Capitol Golf Course site) - Reminder [SEC=UNCLASSIFIED]

**Attachments:**Proponent's Request for Scoping Document - 23-100 Narrabundah.pdf, Information Sheet - Scope for a Planning Report - B23 S100 Narrabundah.docx, Planning report scoping document generic - B23 S100 Narrabundah.doc, 23-100 Narrabundah - Site Plan.pdf, 23-100 Narrabundah -TP Zones Map.pdf

Please see comments below from Sport and Recreation (CMTEDD)

- Noting that the Capital Golf Course is privately owned, the rationale for the proposed redevelopment differs from other incorporated (not for profit) golf clubs that have previously or are currently pursuing redevelopment options as a mechanism to generate funds to reinvest directly back into the upgrade and ongoing maintenance of the respective golf clubs facilities and continue to provide 18 holes (i.e. Yowani Country Club, Federal Golf Club, Murrumbidgee Country Club). The request from Liangis Investments Pty Ltd appears to be purely commercial and the financial uplift from the proposed residential development will not be returned to benefit the golf membership or the community.
- While Liangis Investments Pty Ltd is suggesting the club membership has decreased in recent years based on the information provided, it is understood that Capital Golf Course is regularly used by non-members, therefore a better historical comparison of usage would be total golf rounds per annum as opposed to purely referencing membership data. Any future planning study should detail further information regarding previous usage of the course (how reliable this data will be may be questionable).
- While there are a number of other golf courses located in central Canberra, these facilities are at a different price point in the market (i.e. Federal Golf Club, Royal Canberra Golf Club) when compared to Capital Golf Course.
- The Knight Frank Application for Scoping Document letter is suggesting that there are advantages to having a 9 hole golf course but the letter doesn't really outline if this option is supported by the golfing membership or the community that regularly utilise Capital Golf Course.
- It is recommended that review of the provision of PRZ2 (Restricted Access Recreation) zoned land in South Canberra should be undertaken as part of any Planning Report to help inform the future availability and use of PRZ2 land in the area. Importantly this should address the availability of PRZ2 zoned land (i.e. not currently being utilised/developed) and how this may impact the potential provision of facilities that could be provided in this zone in the future (i.e. outdoor sporting facilities, indoor sporting facilities);
- Recognising there is limited PRZ2 land available across the city, the proponent should provide evidence why it believes the current zoning should not be retained.

Regards,

**David Jeffrey**

**A/g Deputy Director | Sport and Recreation**

**Economic Development | Chief Ministers, Treasury and Economic Development Directorate | ACT Government**

**Level 3, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**

**Phone: 02 6207 5815 | Mobile: 0417 499 634**

**<http://www.sport.act.gov.au/>**

**From:** Terrplan

**Sent:** Monday, 24 September 2018 1:34 PM

**To:** Morris, VanessaX <VanessaX.Morris@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Heritage <Heritage@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Saad, Monica <Monica.Saad@act.gov.au>; Deedman <Deedman@act.gov.au>; Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Keirnan, Catherine <Catherine.Keirnan@act.gov.au>; EPSDLegalServices <EPSDLegalServices@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>; Nockels, Alexander <Alexander.Nockels@act.gov.au>; MACC <MACC@act.gov.au>; EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; Strachan, Shaun <Shaun.Strachan@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; '2.2(a)(ii)'; Pedersen, Andrew <Andrew.Pedersen@act.gov.au>; 'network.connectionadvice@actewagl.com.au' <network.connectionadvice@actewagl.com.au>; '2.2(a)(ii)'; '2.2(a)(ii)'; Walker, IanS <IanS.Walker@act.gov.au>; cityrenewal <cityrenewal@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Snowden, David <David.Snowden@act.gov.au>; 'worksapproval@natcap.gov.au' <worksapproval@natcap.gov.au>; Dolejsi, Simon <Simon.Dolejsi@act.gov.au>; McDonald, Helen <Helen.McDonald@act.gov.au>; CMTEDD, Economic Development <ecodev@act.gov.au>; Cc: Croke, Isabella <Isabella.Croke@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Moroney, Anne <Anne.Moroney@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Walter, Stephan <Stephan.Walter@act.gov.au>; McKeown, Helen <Helen.McKeown@act.gov.au>; OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Billing, Dale <Dale.Billing@act.gov.au>; Cargill, James <James.Cargill@act.gov.au>; Bygrave, Stephen <Stephen.Bygrave@act.gov.au>; Dunstan, David <David.Dunstan@act.gov.au>; Jones, Greg <Greg.Jones@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Jones, David <David.Jones@act.gov.au>; Chadwick, Graham <Graham.Chadwick@act.gov.au>; DDGCorporate <DDGCorporate@act.gov.au>; Beresford, Cameron <Cameron.Beresford@act.gov.au>; '2.2(a)(ii)'; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Bell, Jeff <Jeff.Bell@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>; Percival, Tom <Tom.Percival@act.gov.au>; '2.2(a)(ii)'; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Craemer, Raoul <Raoul.Craemer@act.gov.au>; Cusack, Kathy <Kathy.Cusack@act.gov.au>; McGlynn, Gene <Gene.McGlynn@act.gov.au>; '2.2(a)(ii)'; '2.2(a)(ii)'; Edgar, Olivia <Olivia.Edgar@act.gov.au>; Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Jurcevic, Suzanne <Suzanne.Jurcevic@act.gov.au>; '2.2(a)(ii)'; '2.2(a)(ii)';

**Subject:** FW: Request for Comments - Scoping for possible Territory Plan Variation to Block 23 Section 100 Narrabundah (Capitol Golf Course site) - Reminder [SEC=UNCLASSIFIED]

Good afternoon all,

This is just a polite reminder requesting your comments to the subject draft scoping. Please see the details below.

Please forward your comments (including 'nil' comment) to the Territory Plan Section (TPS) on [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au) by **COB Wednesday, 26 September 2018**.

Many thanks to all the agencies who have already provided their responses.

Regards,  
Territory Plan Section.

---

**REQUEST FOR COMMENTS: Scoping for possible Territory Plan Variation – Block 23 Section 100 Narrabundah (Site of Capitol Golf Course)**

The Environment, Planning and Sustainable Development Directorate (EPSDD) has received a request from Knight Frank Town Planning on behalf of the lessee of Block 23 Section 100 Narrabundah, to prepare a scoping document for a draft planning report in support of a proposal to change the land use for part of the subject block, from PRZ2 Restricted Access Recreation Zone to RZ4 Medium Density Residential Zone. Please refer to the attached request letter from the proponent and reference maps.

The proposed changes, as stated in the request letter, include:

- 1. Propose the application of RZ4 land use zone to the redevelopment area on the northern portion of the subject site; and*
- 2. The existing PRZ2 land use zone be retained over the southern portion of the site for a 9 holes Golf Course, club house and convenience shop.*

Also attached for your information, is a generic planning report scoping document and an information sheet. Please also identify any additional issues or matters for inclusion in the scoping document.

The proposal is currently at a preliminary stage and detailed changes will be further informed by a draft planning report. Comments provided at this stage (draft scoping) of the process will set out broad issues for the proponent to address, which will then inform a draft planning report.

The draft scope will be provided to the proponent to assist in their preparation of a draft planning report, which will respond to comments raised in this agency circulation process. Once the draft planning report is received, it will be re-circulated to the agencies for further comments.

Please forward your comment (including 'nil' comment) to the Territory Plan Section (TPS) on [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au) **by COB Wednesday, 26 September 2018**. If you have not received this circulation directly, and wish to comment, please contact the TPS.

Any queries about the proposal should be directed to the TPS by emailing [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)

Many thanks and regards,

Territory Plan Section.

**TerrPlan** | General Enquiries Inbox | **Territory Plan Section** | [terrplan@act.gov.au](mailto:terrplan@act.gov.au)  
**Planning Policy** | Environment, Planning and Sustainable Development Directorate | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | **GPO Box 158 Canberra ACT 2601** | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

 Please consider the environment before printing this e-mail

7 September 2018

Ms. Kathy Cusack  
Executive Director, Planning Policy  
Environment Planning and Sustainable Development Directorate

By email: [Kathy.Cusack@act.gov.au](mailto:Kathy.Cusack@act.gov.au)

Dear Kathy,

**Application for scoping document – Block 23 Section 100 Narrabundah - Capitol Golf Course**

We refer to our meeting on the 28<sup>th</sup> August 2018 to discuss a potential Territory Plan variation for the Capital Golf Course in Narrabundah.

Liangis Investments Pty Limited is a private development company with a long history in Canberra. They purchased the Capital Golf Course in 2011 from the Vikings Club, due to the club sighting the facility was unviable due to the ageing infrastructure, high reliance on water, maintenance costs and declining revenue. Over 100 members left the club between 2009 and 2011, leaving the membership of the golf club at roughly 400 members. The current membership is under 200 members and has plateaued in recent years.

**The site**

Liangis Investments Pty Ltd is the Crown lessee of Block 23 Section 100 Narrabundah ('the site'). The site is 307,091m<sup>2</sup>, zoned PRZ2 Restricted Access Recreation Zone. The Capital Golf Course has been operating on the site since the early 1970's. The lease purpose clause reflects the underlying land use being a '*golf course and ancillary thereto a club and golf shop*'. ACTMAPi printouts of the site and a copy of the Crown lease are provided as attachments (Attachment 1). The site currently houses an empty club house, which was the home of the ACT Italian Club until they went into bankruptcy earlier last month.

**Reasons for redevelopment:**

The reduction of the current 18 hole golf course to a 9 hole course is necessary for a number of factors including: the current operation runs at a financial loss, the maintenance cost associated with the current size of the fairway greens, and the limited membership base. The economic future for the golf course is dire.

Socially, there are advantages for a smaller course: playing nine holes takes less time to play (speeding up play is a big issue for the international governing golf authorities), it's less tiring for children and older people, and less expensive for a green fee. Therefore providing a more encompassing golfing experience for all ages is positive for the locality and Canberra.

In 2012 HSBC released a report titled 'Golf's 2020 Vision' and it looked into the future of golf worldwide. One of the leading determinations was that in order for golf to be more inclusive, courses will start to reduce to 9 holes over the traditional 18 holes. This trend is being promoted by more short-form competitions being aired on pay-TV sports channels. The worldwide push towards a more sustainable future is requiring golfing, which traditionally is a highly water intensive activity, into a more innovative management system.

Environmentally, a smaller 9-hole golf course requires less land take, there is less intensively maintained grass, less fertiliser use, less water used for irrigation, resulting in increased sustainability. It makes economic and environmental sense to develop 9-hole golf courses. The current golf course operator is confident a 9-hole course would be profitable. It is understood that the design of a 9-hole course would need to be undertaken creatively to maintain the challenge an 18-hole course provides.

### **Proposal**

The desired redevelopment of the site is to provide a 9-hole golf course on the southern portion of the block with the inclusion of a club house and a small corner shop for convenience. The northern portion of the block could accommodate a variety of residential forms including town houses, detached dwellings and potentially a number of smaller apartments and duplexes. This development would provide an expanded residential offering for people to age in place, downsize, or obtain their first home in Narrabundah.

A subdivision of the site is envisaged to enable the golf course to operate separately from the residential development. Blocks 27 to 40 Section 100 located to the west of the subject site are zoned Residential RZ4. The RZ4 zoning is suggested for the residential portion of the subject site (Block 23) to facilitate a broader range of housing types. This site is separated from the RZ1 suburban core of Narrabundah on the north of Goyder Street due to the blocks to the north of the subject site housing a number of aged care facilities, children centres and hotels. This provides a unique opportunity to provide some higher density residential dwellings in an established Canberra suburb without impacting on the amenity of the suburban core.

As a precinct scale development, opportunity exists for a more creative approach to development controls that will deliver a high quality outcome. Detailed development controls (including height controls) could be formulated with community input. Further analysis, informed by community consultation, will inform and refine the type, composition, scale and staging of development, that may be provided.

### **Policy Context**

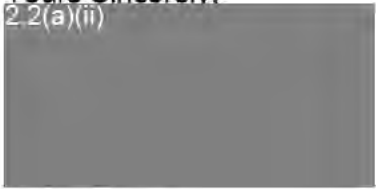
We are aware that a number of Canberra golf courses facing similar financial viability issues have reduced their size and introduced a portion of residential development via a variation to the Territory Plan. This proposal is therefore not unique to the Capital Golf Course in Narrabundah.

We believe this re-development will facilitate the ACT Government's promotion of 'aging in place' and increase the type and level of housing on offer in Narrabundah. This residential development could also help address the 'missing middle' housing type and provide the opportunity for younger people to move into an established suburb.

We request EPSDD prepare and issue a scoping document to inform a Planning Report in support of a Territory Plan variation for Block 23 Section 100 Narrabundah. We would be happy to meet with EPSDD during this process should further detail be required.

Yours Sincerely,


2.2(a)(ii)



**Aaron Oshyer**  
**Manager**  
**Knight Frank Town Planning**

Ph 02 6221 7887

2.2(a)(ii)





**ACT**  
Government

Environment, Planning and  
Sustainable Development

## Information sheet Scope for a Planning Report

### **Introduction**

The planning report is to provide evidence that the proposed change to the Territory Plan would result in net positive outcome for the ACT and the subject land is both capable and suitable for development in the form proposed. The level and nature of investigations should be relevant to the potential extent and scale of issues and impacts.

From a statutory perspective, a planning report is prepared to inform the decision of the planning and land authority on a draft variation to the Territory Plan (Part 5.6 of the *Planning and Development Act 2007* (the P&D Act)). It is the planning investigation into the proposed change to planning policy and its impacts. If the proposal progresses to a Territory Plan variation, the planning report becomes a background paper under section 58 of the P&D Act which will be exhibited publicly and eventually given to the Minister at the approval stage of the process.

In responding to the scope for a planning report, the proponent is required to address the impacts of the proposal to the degree sufficient for ACT agencies to make an informed decision on the proposed variation. At a minimum, the P&D Act requires consultation on a Territory Plan variation with the NCA, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodian, where the variation would affect unleased land or leased public land. A proponent is encouraged to consult all relevant ACT agencies on the proposal during the preparation of the planning report.

### **Term of the scope document**

The scope document is valid for 12 months from the date shown on the scope.

If a planning report has not been submitted to the planning and land authority within this period, the scope will lapse. A written request for extension of this scope and information on work undertaken is required to be received within one year of the above date.

### **Submission of the planning report**

Upon finalisation of the planning report and the confirmation of agreement to prepare a draft variation, a minimum of two printed copies and one CD and/or USB copy of the final version of the report (in the format specified at that time) is required to be submitted.

## **Fees**

All relevant charges are required to be paid upon lodgement of the draft planning report. An initial application fee will be payable to the Environment, Planning and Sustainable Development Directorate (EPSDD) at the lodgement of draft planning report and a second administration fee will be payable upon finalisation of the planning report. Fees information is available at [http://www.planning.act.gov.au/publications\\_forms/publications/f/2016-17\\_fees\\_and\\_charges\\_book](http://www.planning.act.gov.au/publications_forms/publications/f/2016-17_fees_and_charges_book)

## **Web accessibility**

Web accessibility is the practice of making website content available to all users, particularly those with disabilities, including visual, auditory, physical, speech, cognitive and neurological disabilities. It includes making content released via a website as accessible as possible regardless of technology, such as for people with text-only web browsers and old browser versions.

The ACT Government is committed to making its website content accessible to as many people as possible. To this end, documents prepared with the intent of being released to the public, particularly via an ACT Government website, are required to comply with W3C Web Content Accessibility Guidelines (WCAG) 2.0. A planning report is required to comply with this standard. A statement of compliance is required to be provided with the planning report.

## **Guidance on content**

The planning report is required to address each part outlined in the scope for a planning report. A description of the minimum information considered a suitable response to each part of a scope.

### Part A – Executive summary

The part of the report would generally include:

- Brief description of intended purpose, type and form of development;
- The need for the proposed policy change;
- The key implications of the policy change;
- Justification for the change and response to the strategic planning policy context; and
- A balanced assessment of the net impacts of the proposed plan variation.

### Part B – Description of the proposed plan variation

#### Background information

- Name, address and consent of lessee and name and address of the proponent. Consultant authorisations. Declarations of compliance with any nominated standards (e.g. WCAG 2.0).
- Location (precise description of subject site including map)

Description of the proposed Territory Plan variation including

- current and proposed land tenure arrangements and administrative responsibilities (e.g. National Land, unleased Territory land or leased land) including the existing and proposed lease arrangements, details of any direct grants, anticipated implementation timeframes (including consideration of all statutory timeframes) for the proposed plan variation;
- the type of intended future development/use of the land, including the type and form of development, land uses, building form, bulk, urban design, landscaping, site layout access
- the form of the required variation, including any changes to zoning, any new or additional planning provisions and any changes to provisions in existing codes

#### Part C – Need for the proposed policy change via a plan variation

State the objectives of the proposed plan variation and why it is needed.

Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change. This part is to include discussion of the advantages and disadvantages of all alternative development options including the following:

- development demands/trends
- estimated catchments/ Distribution analysis
- demographic change/ trends
- employment distribution/ opportunities
- viability of existing use
- demand for alternative uses permitted under existing zone
- other potential uses of the site
- alternative sites considered and reasons why they were discounted.

#### Part D – Strategic planning policy context

This part is to include detailed discussion of the proposed variation and development's consistency with each of the following elements

- its consistency with the Statement of Strategic Directions Statement in the Territory Plan. Where relevant, addresses consistency with relevant planning policy documents and associated strategic policy documents of government and relevant cross border studies/ agreements with state and local government. A response to any applicable structure plans, concept plans, precinct codes, overlays, site specific provisions, master plans or neighbourhood plans are to be discussed.
- show it is not inconsistent with relevant policies and control plans in the National Capital Plan or, if an amendment to the National Capital Plan would also be required, provide evidence of support from the National Capital Authority for the proposed change and an indicative implementation plan. Any changes to development control plans or other instruments under the National Capital Plan are to be discussed.
- any existing plans of management or action plans for public land and heritage citations.

List any likely extra approvals or processes necessary to achieve the desired outcome for the site

- any referrals required under commonwealth legislation including the *Environment Protection Biodiversity Conservation Act*
- any separate and additional approvals including future development applications required under the Territory Plan including lease variations, environmental impact statements (EIS), merit assessment, etc.
- any other ACT Government approvals including tree protection, heritage, site contamination investigations, etc.

#### Part E – Preliminary consultation

Community consultation with affected communities and interested members of the general public on the proposal is required to be conducted in accordance with the ACT Community Engagement Guideline at: [http://www.timetotalk.act.gov.au/storage/communityengagement\\_FINAL.pdf](http://www.timetotalk.act.gov.au/storage/communityengagement_FINAL.pdf)

#### Part F – Potential impacts

Considering all the identified potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation. Include details of any measures which would mitigate or minimise the negative impacts.

Provide a description of the existing physical, natural and social environment and built form of the site and surrounds including identifying any opportunities and constraints on development.

Under each of the following three headings provide information/an assessment of all potential impacts.

##### 1. Physical features, infrastructure and built form

An assessment of impacts should include, but not necessarily be limited to, the following:

- Topography – include a contour map at an appropriate scale
- Soils and geology
- Hydrology
- Physical infrastructure - roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications
- Relevant hazards - bushfire, flooding, site contamination
- Built form
- Amenity of the area - noise, odour, light spill impacts, safety

##### 2. Natural features and values

An assessment of impacts should include, but not necessarily be limited to, the following:

- Ecological values including flora and fauna - vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values
- Air, soil and water quality (as relevant)

### 3. Social and cultural context

An assessment of impacts should include, but not necessarily be limited to, the following:

- Communities of interest
- Social infrastructure either - including community, shopping and recreation facilities
- Existing character and of the site and surrounds - urban design streetscape character
- Cultural & heritage environment – natural, Aboriginal and European
- Economic environment , where relevant



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## Scope for a Planning Report

To inform a proposed Territory Plan variation on part Block 23 Section 100 Narrabundah,  
to change land use from PRZ2 Restricted Access Recreation Zone to  
RZ4 Medium Density Residential Zone.

**12 September 2018**

A planning report is prepared to provide the information necessary to inform consideration by the planning and land authority, within the Environment, Planning and Sustainable Development Directorate (EPSDD), on preparing a Territory Plan variation in support of the proposal (refer to Part 5.6 of the *Planning and Development Act 2007*).

The planning report is to respond to each of the following parts:

A. Executive summary

B. Description of the proposed Territory Plan variation

*(A comprehensive description of the site and the proposal, current planning policy, the intended development and use, and all proposed changes to the Territory Plan.)*

C. Justification for the planning policy changes

*(An assessment of the opportunity cost of the proposed change, and discussion of changes in the economic, social, natural and physical environment that necessitate the change.)*

D. Strategic planning policy context

*(A discussion of proposed planning policy change and proposed use/development in the context of the ACT's planning framework and strategic planning policy. Identification of any associated changes, e.g. an amendment to the National Capital Plan or public land register).*

E. Preliminary consultation

Community consultation with affected communities and interested members of the public on the proposal is required to be conducted in accordance with the ACT Community

Engagement Guideline at:

[http://www.timetotalk.act.gov.au/storage/communityengagement\\_FINAL.pdf](http://www.timetotalk.act.gov.au/storage/communityengagement_FINAL.pdf)

At a minimum, consultation should include holding at least one (1) public meeting/discussion session that is widely advertised in print and electronic media. This part is to include a report on consultation that:

- provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence;
- list of all issues raised in consultation, outcomes, etc; and
- responds to issues raised, including any changes to the proposal as a result of consultation.

F. Impact assessment

*(A discussion of both the suitability and capability of the land for the proposed use/development with a clear conclusion, plus discussion of potential (positive and negative) impacts on the social, physical and natural environment if the land is developed to its full capacity as proposed.)*

An assessment of potential impacts of the proposal must address both:

- environmental values, including an ecological assessment and existing contamination
- heritage values.

**Notes:**

PRZ2: RESTRICTED  
ACCESS RECREATION  
ZONE

Block Area: 307091m<sup>2</sup>

1: 3,000



11-Sep-2018 Page 1 of 1

**DISCLAIMER**

The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.





**From:** "Sullivan, AmandaC" <AmandaC.Sullivan@act.gov.au>  
**Sent:** 16/10/2019 1:03 AM  
**To:** "Dolejsi, Simon" <Simon.Dolejsi@act.gov.au>  
**Cc:** "Hicks, Katherine" <Katherine.Hicks@act.gov.au>  
**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]  
**Attachments:** Summary and Recommendations Report - DRAFT.pdf, Background report CZ6 and PRZ2 - DRAFT.pdf

Hi Simon,

I am keen to finalise the 'CZ6 and PRZ2 Review' and as such I would appreciate if you could please send me comments on the 'Draft Summary and Recommendations Report' and 'Draft Background Report' by Wednesday 30 October 2019.


I have attached these as PDF documents.

When we last met, we discussed the scope of the review only considered the process for rezoning proposals on existing PRZ2 lands, and that it did not include investigation of any new opportunities for sporting facilities. To capture this point, I have added the following text in recommendation 4 of the Draft Summary and Recommendations Report.

Out of Scope



Out of Scope



If it will help with your comments, I am happy to meet with you to run through the main points of the review,

Regards

Amanda

Amanda Sullivan | Planning Officer  
**Phone** 02 6207 8308 | [amandac.sullivan@act.gov.au](mailto:amandac.sullivan@act.gov.au) (Mon-Thur)  
**Territory Plan Section** | Environment, Planning and Sustainable Development Directorate | **ACT Government** |  
Third Floor North, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |  
[www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Dolejsi, Simon  
**Sent:** Thursday, 29 August 2019 2:09 PM  
**To:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>  
**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Amanda,

Let's go with 11am – can you invite David Jeffrey along as well?

We are happy to come and see you.

Cheers.

Simon

---

**From:** Sullivan, AmandaC  
**Sent:** Thursday, 29 August 2019 9:22 AM  
**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>  
**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon,  
Great - I am available between 11:00 and 2:00pm next Tuesday. What time suits you best?

Amanda

Amanda Sullivan | Planning Officer  
**Phone 02 6207 8308** | [amandac.sullivan@act.gov.au](mailto:amandac.sullivan@act.gov.au) (Mon-Thur)  
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[www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Dolejsi, Simon  
**Sent:** Wednesday, 28 August 2019 5:37 PM  
**To:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>  
**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Amanda,

Happy to catch up and discuss – I've had a quick look through the document and I've got some comments/suggestions.

How are you placed next Tuesday?

Cheers.

Simon

---

**From:** Sullivan, AmandaC  
**Sent:** Wednesday, 28 August 2019 10:23 AM  
**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>  
**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Sorry Simon,

I have resent the document as a PDF file.

It may be worthwhile to book a meeting for early next week to discuss the draft report. Let me know what you think,

Amanda

Amanda Sullivan | Planning Officer  
**Phone 02 6207 8308** | [amandac.sullivan@act.gov.au](mailto:amandac.sullivan@act.gov.au) (Mon-Thur)  
**Territory Plan Section** | Environment, Planning and Sustainable Development Directorate | **ACT Government** |  
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[www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** Dolejsi, Simon  
**Sent:** Wednesday, 28 August 2019 10:07 AM

**To:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>

**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Amanda,

I can't seem to open the document – what type of file is it?

Cheers,

Simon

---

**From:** Sullivan, AmandaC

**Sent:** Wednesday, 28 August 2019 9:55 AM

**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>

**Cc:** Hicks, Katherine <Katherine.Hicks@act.gov.au>

**Subject:** FW: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon,

As discussed, I have attached the Draft CZ6 and PRZ2 zone review document. It still requires more work prior to it being released to agencies for comment.

I welcome your recreational comments on the draft,

Regards

Amanda

Amanda Sullivan | Planning Officer

**Phone 02 6207 8308** | [amandac.sullivan@act.gov.au](mailto:amandac.sullivan@act.gov.au) (Mon-Thur)

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[www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Hicks, Katherine

**Sent:** Friday, 23 August 2019 9:54 AM

**To:** Dolejsi, Simon <Simon.Dolejsi@act.gov.au>

**Cc:** Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>

**Subject:** RE: PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

UNCLASSIFIED For-Official-Use-Only

Hi Simon

Amanda Sullivan who was working with me on the report is actually working on finalising the document and getting the final approvals. You might want to touch base with Amanda, I don't think she works on Friday's though.

Happy to meet up if required.

thanks

**Katherine Hicks**

**A/g Director | Urban Renewal | Asbestos Response Taskforce**

**Phone: 02 6205 4868**

**Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies Building Dickson

**From:** Dolejsi, Simon <[Simon.Dolejsi@act.gov.au](mailto:Simon.Dolejsi@act.gov.au)>  
**Sent:** Friday, 23 August 2019 9:31 AM  
**To:** Hicks, Katherine <[Katherine.Hicks@act.gov.au](mailto:Katherine.Hicks@act.gov.au)>  
**Subject:** PRZ2 review and report [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Katherine,

I know that you are no longer working in this space but is there a report on the review you did on the PRZ2 zoning that I could get a copy of?

Give me a call if it's easier.

Cheers.

Simon

Simon Dolejsi  
**Assistant Director, Partnerships and Planning | Sport and Recreation**  
Economic Development | Chief Minister, Treasury and Economic Development | **ACT Government**  
Level 3, Canberra Nara Centre, 1 Constitution Ave, Canberra City | PO Box 147 Civic Square ACT 2608 |  
[www.act.gov.au](http://www.act.gov.au)

**Phone 02 6207 2077** | Fax 02 6207 2071



An advertisement for a voting campaign. The background is black with a white and grey image of a female athlete in a dynamic pose, arms raised, with a volleyball floating above her. The text is white and includes logos for 'Presented by Canberra Market Proudly Ours', 'ACT Government', '20 CBR SPORT 19', and 'out in CANBERRA'. The main headline reads 'WHO'S YOUR FAVOURITE SPORTING CHAMPION?'. Below it, it says 'VOTE NOW for your chance to WIN \$5000 of sporting equipment for your club or school. T&amp;C Apply.' and 'Produced by: Chief Minister, Treasury and Economic Development Directorate'.

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# SUMMARY AND RECOMMENDATIONS

## REVIEW OF THE CZ6 LEISURE AND ACCOMMODATION ZONE AND PRZ2 RESTRICTED ACCESS RECREATION ZONE

OCTOBER 2019

# Review of the CZ6 Leisure and Accommodation Zone and PRZ2 Restricted Access Recreation Zone

## Executive Summary

The Environmental Planning Sustainable Development Directorate conducted an internal review of two Territory Plan zones. These being the Commercial *CZ6 Leisure and Accommodation Zone (CZ6)* and the Parks and Recreation *PRZ2 Restricted Access Recreation Zone (PRZ2)*.

The increasing number of requests to consider Territory Plan variations for 'residential use' in these two zones, prompted a need to holistically consider the impact of changes to and potential loss of these zones on the Canberra urban landscape.

The review has resulted in a set of internal operating procedures and a list of recommendations to guide decision making on Territory Plan rezoning requests in the CZ6 and PRZ2 zones.

## Objective / Aims

The objective of the review was to develop a policy position regarding the rezoning of PRZ2 and CZ6 zone lands.

The overall aims were to:

- Define a process of assessing rezoning proposals
- work within the existing planning framework
- support community needs and
- improve internal communication

## Outcomes

The review revealed the extensive range of blocks in these zones, both in terms of size and use, as well as the role and importance of a particular use in different parts of Canberra. It is therefore difficult to recommend a 'one size fits all' position on rezoning requests.

## PRZ2 - Lands

The review highlighted the importance of sporting venues, and land used for sporting purposes, and recommended that they not be replaced with residential development.

However, in the case of golf courses, partial rezoning may be considered for residential or other development as long as an 18-hole golf course is maintained, and the development is an integrated / ancillary use to a golf course that is integral to the primary use (for example: golfing 'over 55' lifestyle village owned by the golf course).

## CZ6 Lands

CZ6 land in the ACT does not appear to be achieving its original purpose of protecting land for leisure activities and accommodation. Much of the tourist accommodation in the ACT is located in other commercial zones, outside of CZ6 and many of the other uses permitted in CZ6 (apart from uses such as caravan park and organised camp) being permitted in other commercial zones.

## Results

The following documentation have resulted from review:

- List of recommendations
- Internal guidelines
- Decision trees diagrams
- Background Documents /
- Comprehensive database
- Maps of existing zones

## **List of Recommendations** (see Attachment 1)

The recommendations from the Review are divided into general recommendations, and specific recommendations for each zone.

## **Internal guidelines** (See Attachment 2)

The Internal guidelines are the checklists that guide the assessor on deciding what rezoning requests will or will not be supported. It is based on the key principles of location, size, context and compatibility with surrounding land uses on a district wide basis.

**Decision tree diagrams** (see Attachment 3)

The decisions tree diagrams for CZ6 zones, PRZ2 zone – golf courses and PRZ2 non-golf courses are a visual representation that give an indicated guide on what rezoning proposal might or might not be supported based on broad principles. These diagrams will be incorporated into information on a web link, available to rezoning proponents.

**Background Documents** (see Conclusions at Attachment 4)

- (a) *Review of the CZ6 Leisure and Accommodation Zones and PRZ2 restricted Access Recreation Zone*, September 2019, is an internal document which describes the roles of each zone; considers the number of market and concessional leases, identifies the location and gives a comprehensive description of land use within each Canberra district. This background document forms the basis for each recommendation.
- (b) **Comprehensive database**  
A database intended for internal staff use which compiles all data on CZ6 and PRZ2 land in one location, situated on the Directorates Objective file system. It captures data on location, lease type, size and land use. It is to be used as a vital tool when investigating rezoning requests.

**Maps** - A series of district maps depicting location of existing zones (see Attachment 5)

## Attachment 1 List of Recommendations from the CZ6 and PRZ2 review

### General Recommendations

#### Recommendation 1 - Leases

All proposals that have a Concessional Lease are to be first submitted to DA Leasing for consideration of Deconcessionalising the lease prior to Territory Plan Section commencing re-zoning/change of use process (see Appendix A to Recommendations flow chart)

If a concessional lessee is considering options to redevelop for a purpose that is not considered to be concessional, then the concessional lessee must first apply for a development application to deconcessionalise the lease as described in the *Planning and Development Act 2007* at Section 260 Varying concessional leases to remove concessional status. A rezoning request on lands that are zoned CZ6 or PRZ2 will only be considered/processed on leases that are not concessional leases.

#### Recommendation 2 CZ6 – Leisure and Accommodation Zone

Rezoning CZ6 to allow residential use may be appropriate in certain locations and where certain criteria are met.

CZ6 zones were originally set aside to provide leisure and accommodation land uses. Where CZ6 locations do provide for this land use which includes tourist accommodation and service or sporting facilities, they are to be protected as they are operating as originally intended.

The majority of CZ6 lands are not providing leisure and accommodation uses. These areas may best provide alternative land uses. The criteria for assessing a rezoning is based on the following:

Pending a full study, agency and community consultation, rezoning in a CZ6 zone for residential use might be supported if:

- The proposal meets a size and location criteria consistent with ACT Planning Strategy 2019 Direction 1.1 *“in areas close to the city centre, town and group centre”* or
- If it is identified in a Precinct Code as permitting residential.

Rezoning a CZ6 zone for residential use might not be support rezoning for residential use if:

- The site supports existing leisure and accommodation use, tourism uses; or
- The site supports existing sporting facilities/clubs /community uses.

Circumstances where more thought is required on whether rezoning for residential use is appropriate would be if:

- The size and location of the proposal is not consistent with ACT Planning Strategy 2019 Direction 1.1, such as large areas not close to the city centre, town and group centre, or where
- There are several rezoning requests in same section/area. The whole section will be considered holistically, rather than as a “spot rezoning”

### **Recommendation 3 PRZ2 – Restricted Access Recreation**

Rezoning of PRZ2 to allow residential use is generally not supported, given the limited amount of PRZ2 land in Canberra, and the highly valued sporting facilities it provides for the Canberra community.

Rezoning of PRZ2 to allow other uses (not residential) may be supported in certain circumstances.

The value of recreational areas and sporting facilities increases as Canberra moves towards a more compact and efficient city. The ACT Planning Strategy 2018 recognises the importance of recreation spaces that support social interaction, physical and mental health and engagement in public life.

The criteria for assessing a rezoning is based on the following:

#### 1. Rezoning of Golf Courses on PRZ2 lands

Pending a full study, agency and community consultation, proposals involving partial rezoning of a golf course might be supported where:

- A level of amenity is retained that meets community expectations (i.e. 18 holes and appropriate amenities) and
- The proposal demonstrates that the surplus land is not needed for future sporting use in the long term and
- The redevelopment secures the long-term viability of the facility

Additionally,

- Partial rezoning of a golf course allowing residential use as an integrated / ancillary use to a golf course may be supported if it is integral to the primary use (E.g. Golfing 'over 55' lifestyle village owned by the golf course)

A proposal for rezoning a golf course might not be supported under the following circumstances:

- Rezoning the entire golf course resulting in a total loss of facilities
- A loss of amenity that does not meet community expectation, such as reduction to a 9-hole course, or
- A subdivision for residential use that is not for integrated / ancillary use of a golf course (either partial or in entirety)

#### 2. Rezoning PRZ2 land that is not a Golf Course

Pending a full study, agency and community consultation, proposals that meet the following criteria might be supported.

- Partial rezoning that retains a level of amenity - No total loss of sporting facilities as a result of the rezoning
- Full rezoning only if sporting facilities are replaced in another location - There is to be NO nett loss of sporting facilities as a result of the rezoning
- Located near a commercial zone (Shopping precinct) and is not in a sporting precinct

A proposal for rezoning a PRZ2 lands (not golf courses) might not be supported under the following circumstances

- A rezoning of the entire PRZ2 land - resulting in a total loss of facilities
- If it caters for existing or future potential for indoor / outdoor sporting facility, or it is
- located in a sporting precinct

#### **Recommendation 4 - Amendments to PRZ2 assessable uses**

That the Territory Plan Review consider:

- increasing commercial opportunities (such as takeaway shop, and/or Kiosk) as appropriate additions as a permissible use
- whether or not childcare centres are an appropriate stand-alone use on PRZ2 lands, or should be an ancillary use
- Whether indoor and outdoor sporting facilities can be co-located across zones

Currently land uses such as 'shop' are prohibited on PRZ2 lands. Lessees are increasingly relying upon ancillary commercial opportunities to boost the viability of their business. There may be merit in reviewing what commercial activities are appropriate in PRZ2 lands.

Childcare centres are currently a permissible use in PRZ2 zones, despite this land use being incongruent with the zone objectives. The Parks and Recreation Development Code allows child care centres to be located on PRZ2 lands as a stand-alone land-use, however other permissible land uses such as clubs, educational establishments, guest house, hotel and motel are considered ancillary to the use of the land for recreational purposes. It is recommended that the Territory Plan review whether it is appropriate to make child care centres an ancillary use.

It is recommended that the Territory Plan review which is currently underway, consider ways in which additional indoor recreation facilities can be met. One example would include assessing the appropriateness of co-locating indoor and outdoor sporting infrastructure across zones. Many sports have both indoor and outdoor infrastructure requirements (i.e. tennis, netball, basketball, football/futsal) and it is inefficient that such facilities can't be co-located on a single parcel of land.

## Site Specific CZ6 – Leisure and Accommodation Zone Recommendations

CANBERRA CENTRAL DISTRICT	Background
Out of Scope	
GUNGAHLIN DISTRICT	
Out of Scope	
WODEN VALLEY DISTRICT	
Out of Scope	

Out of Scope

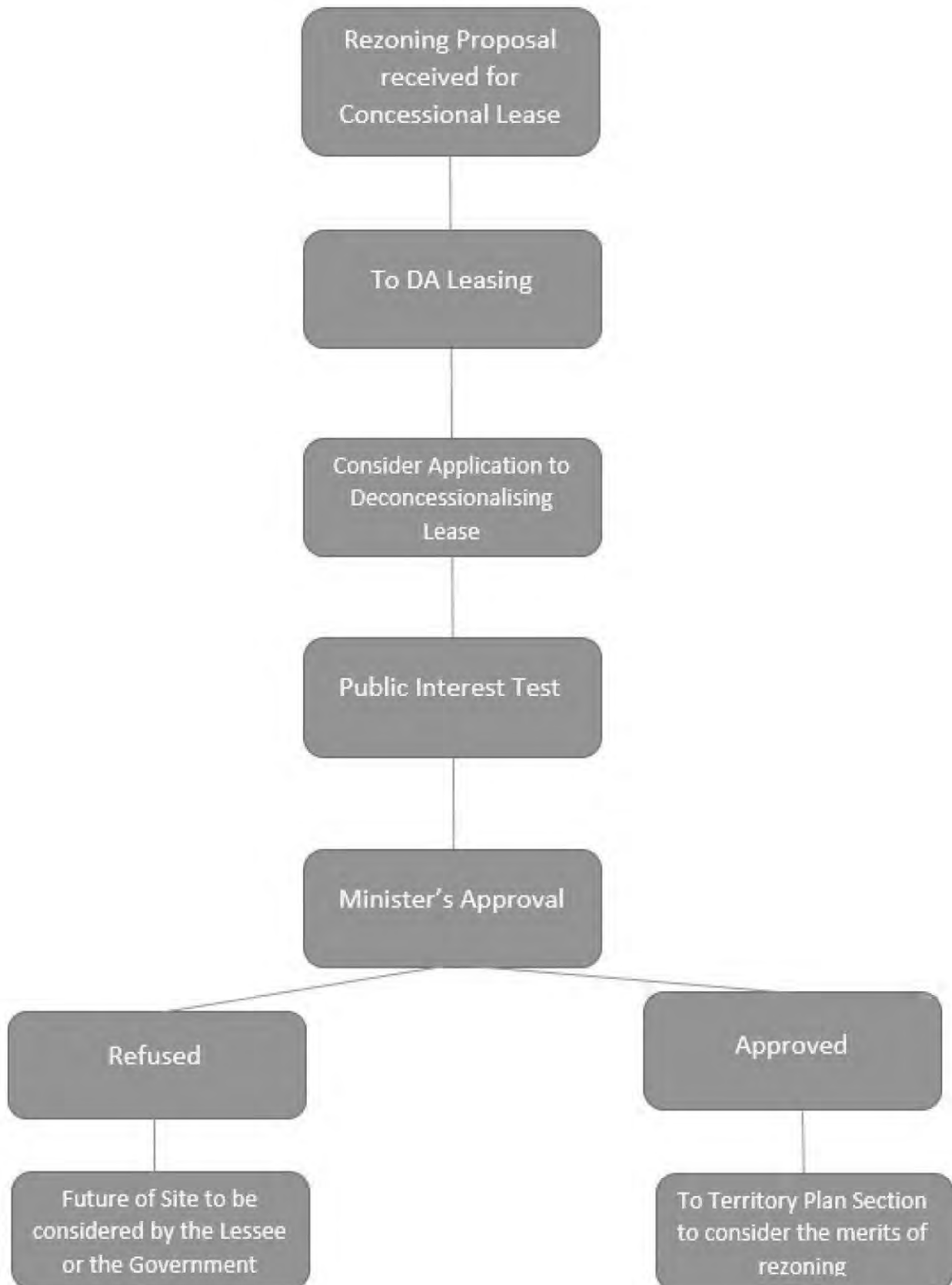
### Site Specific PRZ2 – Restricted Access Recreation Recommendations

CANBERRA CENTRAL DISTRICT	Background
Out of Scope	
<u>Narrabundah</u> Block 23 Section 100 (Capital Golf Course)  Not support rezoning for “residential” land use.	Is seeking the redevelopment for a 9-hole golf course with a club house and corner shop in the south, and residential in the north
<u>BELCONNEN DISTRICT</u> Out of Scope	
<u>GUNGAHLIN DISTRICT</u>	
<u>Nicholls</u> (Gold Creek Country Club Golf Course).  Await formal request, noting the uncertainty of whether “compact” 18-hole golf course will be supported by Sport and Recreation	No formal request received by EPSDD. Proponent has commenced community consultation. Sport and Recreation would generally consider supporting redevelopment proposals involving partial rezoning of a golf course where it secures the long-term viability of the facility and still retains a level of amenity that meets community expectations
<u>WODEN VALLEY DISTRICT</u> Out of Scope	
<u>Red Hill</u>	The golf club has requested a rezoning of part of the golf course to develop a retirement style residential development

<p>Block 21 Section 52 (Federal Golf Club)</p> <p>Await findings of the Integrated Plan</p>	<p>that will be operated by the golf club. The proposal is being considered as part of the Red Hill Integrated Plan.</p>
<p>TUGGERANONG DISTRICT</p> <p>Out of Scope</p>	
<p><u>Kambah</u></p> <p>Block 16 Section 7 Kambah (Murrumbidgee Country Club Golf Course)</p> <p>Need to apply for deconcessionalise lease prior to any rezoning proposal.</p>	<p>Applicant applied for a partial rezoning to develop a residential development, on a concessional rental lease.</p> <p>The club must first establish the public interest test to deconcessionalise the lease prior to any consideration of a rezoning being made by the Territory Plan Section.</p> <p>Any rezoning of golf courses needs to maintain a level of amenity (ie 18 hold course) <u>and</u> demonstrate the land is not needed for future sporting use in the future <u>and</u> secures that long term viability of the facility.</p> <p>There is no support for rezoning to allow residential use that is not an integrated / ancillary use to a golf course that is integral to the primary use.</p>

## Appendix A – to Recommendations

### Concession Lease Flow Chart



## Attachment 2 Internal guidelines

### Checklist for CZ6 rezoning requests for Residential Use

Proposal Name: \_\_\_\_\_

Issues / Actions	Considerations	Completed
Receive proposal / request.	Checklist only for proposed 'Residential Use' not rezoning for other uses e.g. higher order commercial	
Check Lease type	If it is a Concessional Lease <ul style="list-style-type: none"> <li>- Refer request to DA Leasing and</li> <li>- Cease processing the request until Minister approves conversion to a Market Lease</li> </ul>	
Follow DV procedures and templates	01 DV Procedures and TEMPLATES Obj ID: fA5195 145	
Check Proposal / Application Type	<ul style="list-style-type: none"> <li>• Is it a rezoning proposal or an additional use in precinct code</li> <li>• If adding an additional use, are the zone objectives being met (e.g. parts of the multi-unit housing code won't apply to commercial zones etc.)</li> </ul>	
Check proposal description	<ul style="list-style-type: none"> <li>• What is the proposal for</li> <li>• Is it proposing a total or partial loss of land</li> </ul>	
Check Codes / Plans	Consider requirements in the ACT Planning Strategy, Master Plan, Precinct Codes <ul style="list-style-type: none"> <li>• If it is identified in a Precinct Code as permitting residential – may be supported (e.g. Belconnen Town Centre)</li> </ul>	
Check Locality	<ul style="list-style-type: none"> <li>• Is it an “area close to the city centre, town or group centre” (consistent with ACT Planning Strategy) or</li> <li>• Is it in an area on the approach routes to Canberra</li> </ul>	
Size	What is the size of land to be changed? <ul style="list-style-type: none"> <li>• If it is a small block AND, in an area, close to the city centre, town or group centre – may be supported</li> <li>• If it is on a large block on the approach route to Canberra – need to look at entire area holistically</li> </ul>	
Context	<ul style="list-style-type: none"> <li>• Does it support an existing 'leisure and accommodation use' – may not be supported</li> <li>• Does it support an existing sporting facility/club/community uses – may not be supported</li> <li>• Is there several rezoning requests in the same section/area - need to look at entire area holistically</li> </ul>	
Compatibility	How does the proposal fit in with surrounding land uses	
Check Site Attributes	<ul style="list-style-type: none"> <li>• Heritage listings</li> <li>• Contamination lands</li> <li>• Other</li> <li>• Threatened Fauna and Flora</li> <li>• Drainage</li> </ul>	
Assess Proposal Impacts	<ul style="list-style-type: none"> <li>• Traffic</li> <li>• Parking</li> </ul>	

	<ul style="list-style-type: none"> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Social / Community</li> </ul>	
Consult Internal Agencies	<ul style="list-style-type: none"> <li>• Mandatory Agencies</li> <li>• EPDD Strategic Planning</li> </ul>	<ul style="list-style-type: none"> <li>• CEMTED Sport and Recreation</li> <li>• Relevant agencies</li> </ul>	

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## Checklist for PRZ2 rezoning requests

Proposal Name: \_\_\_\_\_

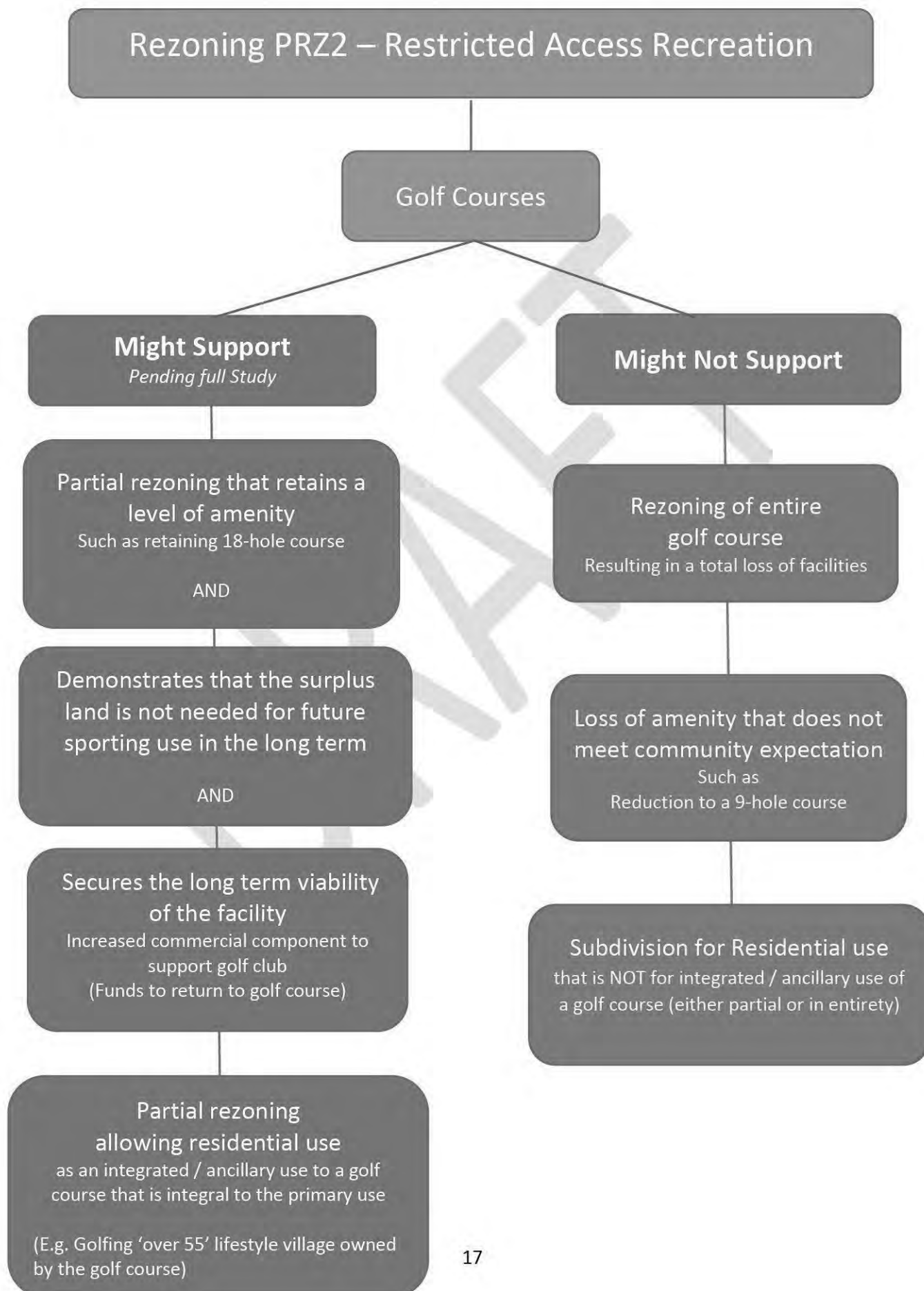
Issues / Actions	Considerations	Completed
Receive proposal / request.	As PRZ2 land is limited, not generally supportive of loss of existing/future opportunities for sporting facilities	
Check Lease type	If it is a Concessional Lease <ul style="list-style-type: none"> <li>- Refer request to DA Leasing and</li> <li>- Cease processing the request until Minister approves conversion to a Market Lease</li> </ul>	
Follow DV procedures and templates	<i>01 DV Procedures and TEMPLATES Obj ID: fA5195 145</i>	
Proposal / Application Type	<ul style="list-style-type: none"> <li>• Is it a rezoning proposal or an additional use in precinct code</li> <li>• If adding an additional use, are the zone objectives being met? <i>(e.g. parts of the multi-unit housing code won't apply to commercial zones etc)</i></li> </ul>	
Proposal description	<ul style="list-style-type: none"> <li>• What is the proposal for</li> <li>• Is it proposing a total or partial loss of land supporting sporting facility               <ul style="list-style-type: none"> <li>- Partial rezoning that retains a level of amenity may be supported if there is no nett loss of sporting facilities as a result of proposal</li> <li>- Total loss of sporting facility is not supported by Sport and Recreation unless sporting facilities are replaced in another location and there is no nett loss of sporting facilities as a result of proposal</li> </ul> </li> <li>• Is consideration given to providing alternative uses permitted in the objective /zone/code (indoor sporting facilities, swimming pool, golf club, tennis, hotel, motel, club, bowling club)</li> <li>• Justification of land use change, why do the proponents want to rezone/change use               <ul style="list-style-type: none"> <li>- Is the particular land use within the zone failing, or</li> <li>- Is the business model of the organisation failing?</li> </ul> </li> <li>• Recommend substantiate proposal by supplying a financial business case in the scoping document</li> </ul>	
<b>Additional Considerations for Golf Courses on PRZ2 lands</b>	<ul style="list-style-type: none"> <li>• If partial rezoning is for non-residential use:               <ul style="list-style-type: none"> <li>- Does the proposal retain a level of amenity <i>(ie. retaining a 18-hole golf course)</i> AND</li> <li>- Demonstrates that the surplus land is not needed for future sporting use in the long term AND</li> <li>- Proposal secures the on-going long-term viability of the golf club <i>(increased commercial component to support the golf club – on-going funds returned to the golf course)</i></li> </ul> </li> <li>• If partial rezoning is for residential use:               <ul style="list-style-type: none"> <li>- Proposal is an integrated/ancillary use to a golf course that is integral to the primary use <i>(eg. golfing 'over 55' lifestyle village owned by the golf course)</i></li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>Total rezoning of entire site, or loss of amenity (<i>ie. reduction to a 9-hole course</i>) or residential subdivision not integral / ancillary use of the golf course is not supported</li> </ul>	
<b>Issues / Actions</b>	<b>Considerations</b>	<b>Completed</b>
Codes / Plans	Consider requirements in the ACT Planning Strategy, Master Plan, Precinct Codes	
Locality	What District is it in	
Quantity	<ul style="list-style-type: none"> <li>How many PRZ2 zones currently in the District</li> <li>Are there any other zones in the District that offer similar sporting facilities</li> <li>How much pressure will be put on other sporting facilities in the District with the loss or change of use at this site</li> <li>Can the change or a loss of sporting facilities be provided for elsewhere in the District</li> </ul>	
Context	<ul style="list-style-type: none"> <li>Immediate context <ul style="list-style-type: none"> <li>not supportive if it is co-located with other sporting facilities ‘precincts’, or urban open space PRZ1</li> </ul> </li> <li>What are the surrounding land uses? <ul style="list-style-type: none"> <li>may be supportive if it is located near a commercial zone (shopping precinct),</li> </ul> </li> <li>Strategic location <ul style="list-style-type: none"> <li>What is the distance to other sporting facilities of the same type?</li> </ul> </li> </ul> <p>(eg. <i>Molonglo 1 &amp; 2 do not have PRZ2 zones and rely upon the existing supply within Belconnen, so a loss of sporting facilities may affect surrounding districts</i>)</p>	
Size	<ul style="list-style-type: none"> <li>What is the size of land to be rezoned?</li> <li>Is the size of the block large enough to still allow some sporting facilities to be run viably? (<i>e.g. not a token amount such as taking existing 10 tennis courts down to 1 court</i>)</li> <li>Will a regulation sized court/field be retained?</li> <li>What is the consequence of reducing size of block – will it quarantine the block because it is too small for any future sporting facility</li> </ul>	
Compatibility	How does the proposal fit in with surrounding land uses	
Site Attributes	<ul style="list-style-type: none"> <li>Heritage listings</li> <li>Contamination lands</li> <li>Other</li> <li>Threatened Fauna and Flora</li> <li>Drainage</li> </ul>	
Assess Proposal Impacts	<ul style="list-style-type: none"> <li>Traffic</li> <li>Other</li> <li>Parking</li> <li>Social / Community</li> </ul>	
Consult Internal Agencies	<ul style="list-style-type: none"> <li>Mandatory Agencies</li> </ul>	

	<ul style="list-style-type: none"><li>• CEMTED Sport and Recreation</li><li>• EPDD Strategic Planning</li><li>• Relevant agencies</li></ul>	
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## Attachment 4 Background Document – Conclusions

### CZ6 Zone Conclusions

The CZ6 – Leisure and Accommodation zone is a ‘legacy’ zone brought over from the old National Capital Development Commission (NCDC) plan, into the Territory Plan. The new districts in the ACT, such as in Molonglo and Gungahlin do not have CZ6 zones at all. It has been found that the CZ6 zone land uses can be provided for across most of the other zones in the Territory Plan and this could be why new CZ6 zones are not considered necessary.

Many of the CZ6 zoned blocks are not being used for leisure and accommodation as originally intended. An example is in Watson, where residential estates have been developed for single residential and multi-unit housing purposes only. The numerous requests for CZ6 blocks to be rezoned to permit residential and sometimes other mixed uses indicates that the CZ6 zone in its current form (a commercial zone with limited commercial uses and prohibited residential use) is not meeting the markets (property developers) needs at certain locations.

The CZ6 zone is not categorically protecting the tourism/commercial accommodation industry, since numerous hotels and serviced apartments are being provided across other commercial zones such as CZ1 and CZ2 (and even RZ5). There is currently an even split between CZ6 and CZ2 providing commercial accommodation uses.

The CZ6 zone is not categorically protecting the sports and leisure industry from loss either. Indoor recreation facility is also able to be provided across nine zones – admittedly some of the higher order commercial zones would probably not deliver on large indoor recreation facilities, but it is not an impossibility.

### Out of Scope

The concessional and possibly concessional leases (within the CZ6 zone) have been identified and could form part of a further study to determine what the best use for the land would be in the future if/ when the lessee approaches government to redevelop the land. Unleased land and land with Executive leases (government leases) have not been discussed in this report.

Each request for rezoning CZ6 to another zone type is to be assessed on its merits and taking several other matters into consideration such as the ACT Planning Strategy 2018 strategic directions, master plan intentions, precinct codes and maps, surrounding zones and district/neighbourhood intentions

This review considers that it is possible to rezone CZ6 to a more appropriate zone where it meets a defined set of principles.

### PR22 Zone Conclusions

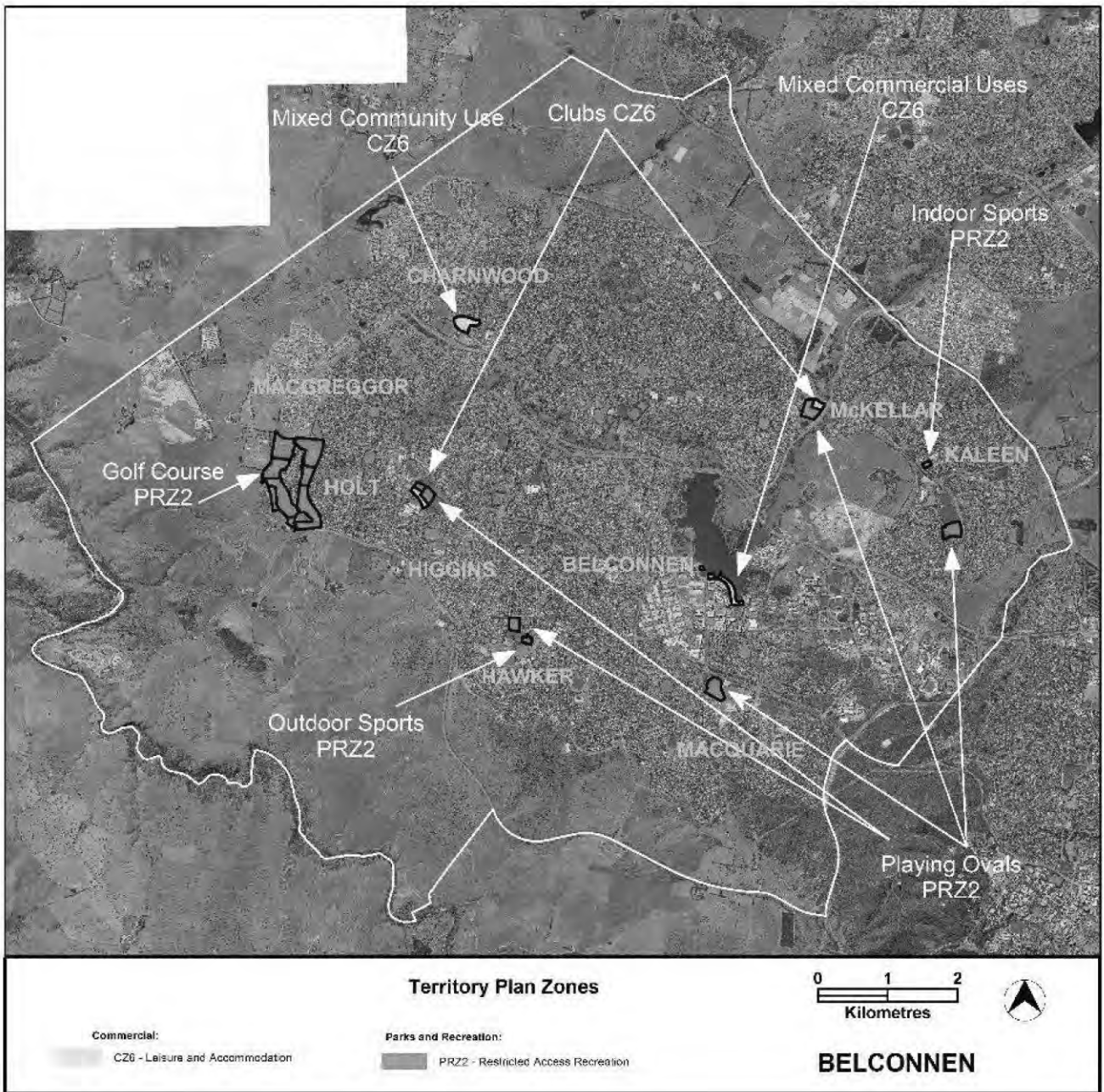
PR22 – Restricted Access Recreation land is in limited supply across the ACT. PR22 land is in high demand for sports facilities of a high calibre. While Indoor Recreation Facilities are permitted across several zones, it is unlikely that the higher order commercial zones will deliver the indoor recreation facilities for many reasons (space, location, and return on investment).

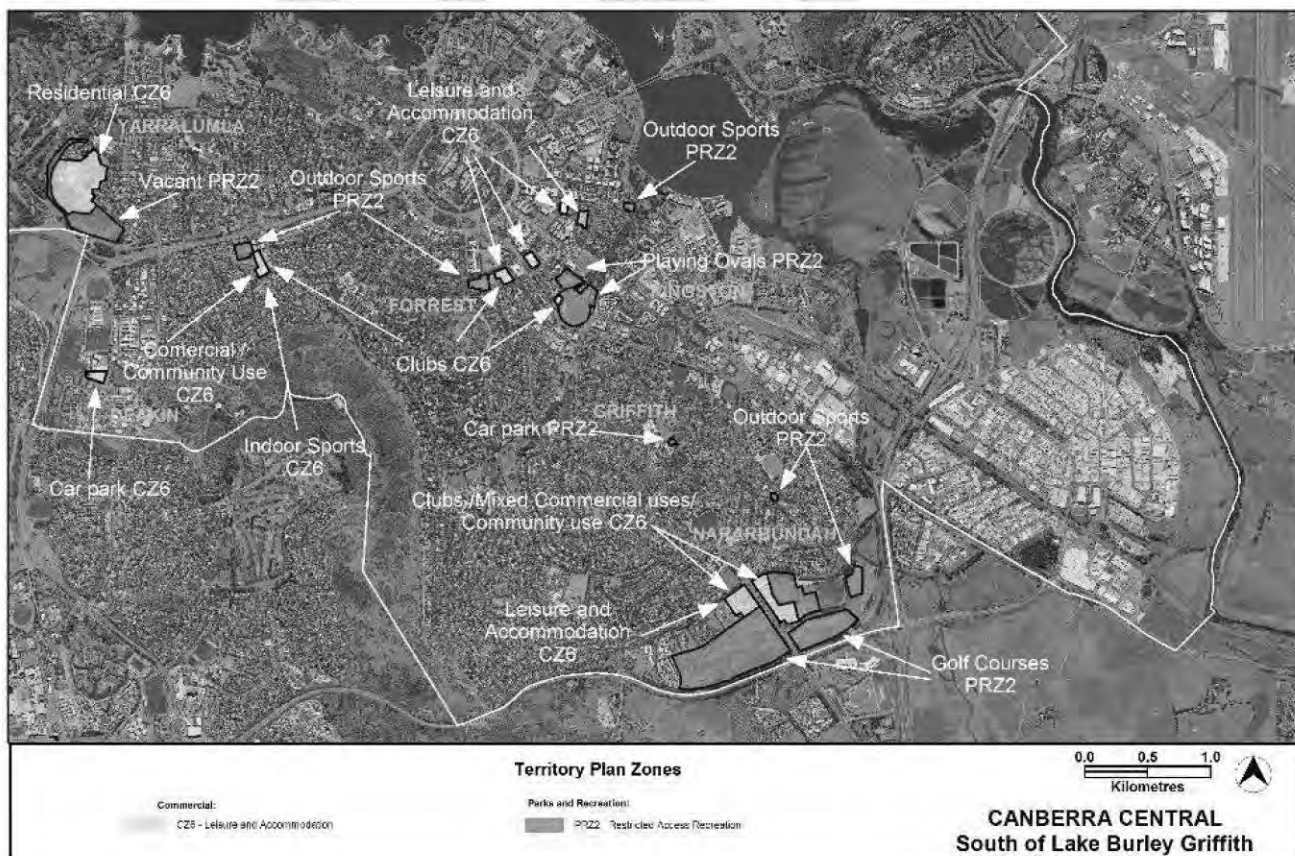
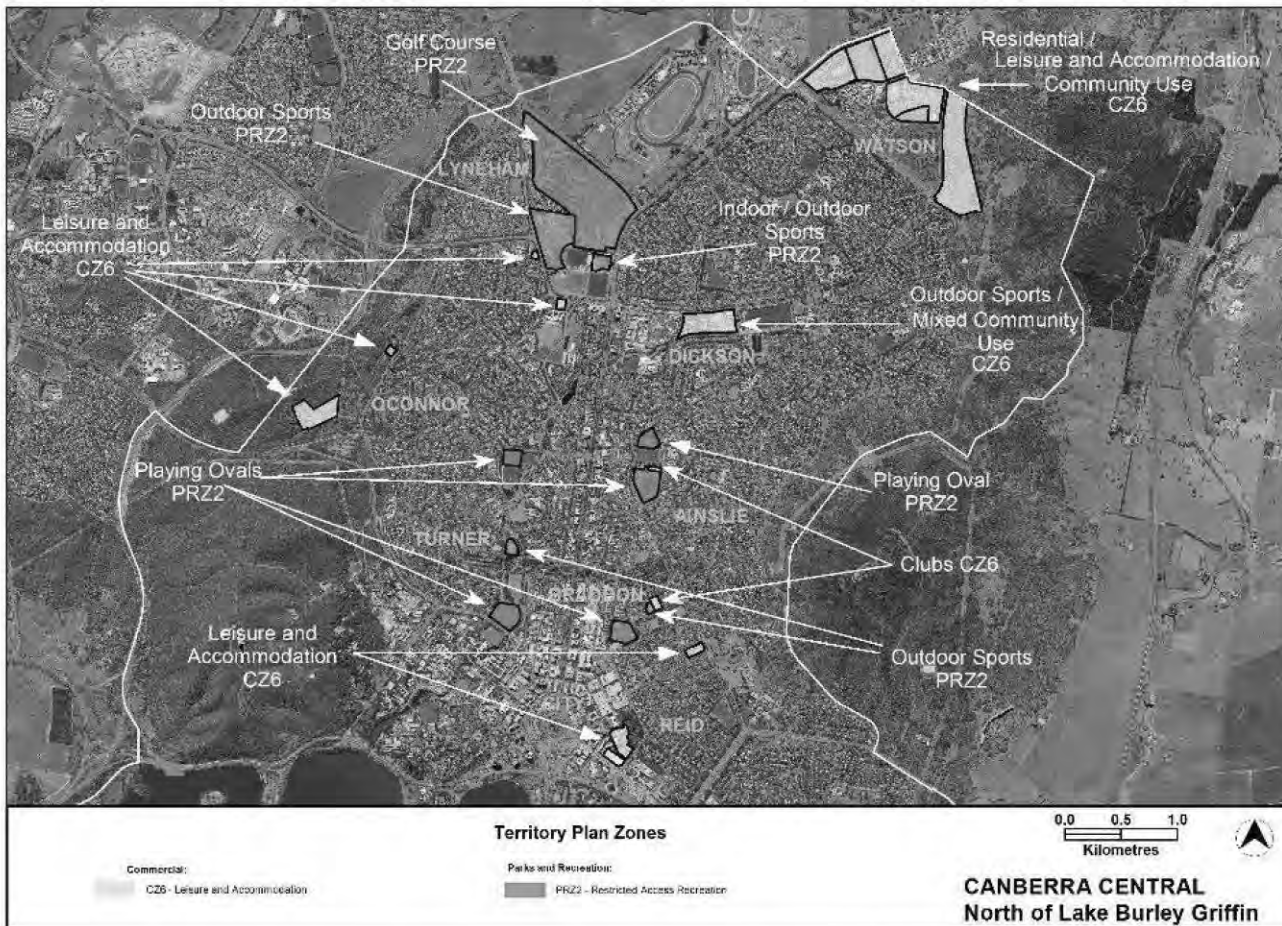
The ACT Planning Strategy 2018 – Direction 1.1 “Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint and by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors.”

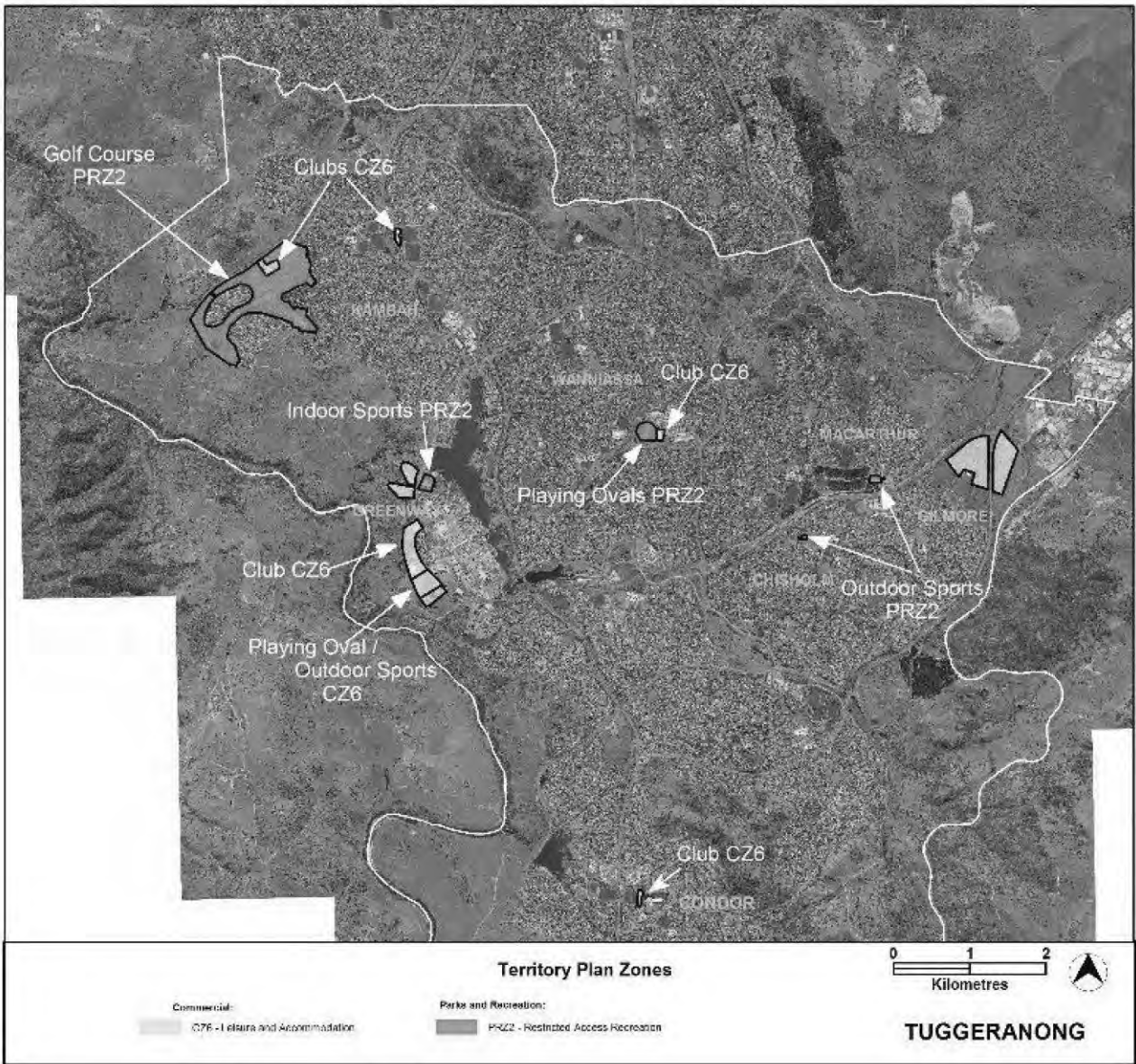
While some of the PR22 blocks meet the location requirements of The ACT Planning Strategy 2018 – Direction 1.1, the blocks of land are not necessarily suited to being rezoned to a residential use or commercial uses that permit residential. PR22 land is still required in areas close to the city centre, town centres and group centres to provide amenity to the population living in those areas.

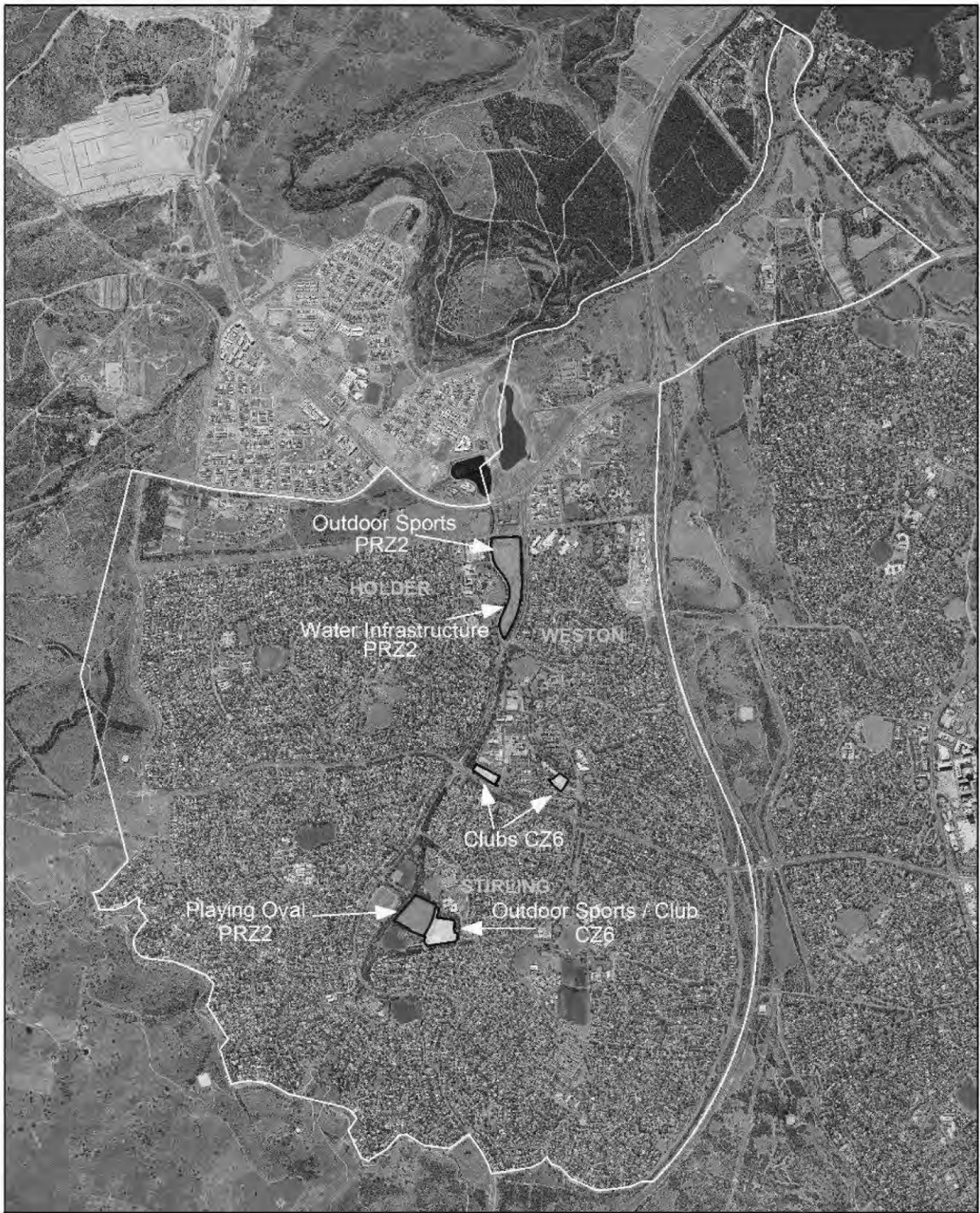
The concessional and possibly concessional leases within the PR22 zone have been identified and could form part of a further study to determine what the best use for the land would be in the future if/ when the lessee approaches government to redevelop the land. Unleased land and land with Executive leases (government leases) have not been discussed in this report but a spreadsheet identifying the land, is available as a separate document.

# Attachment 5 Maps of Existing CZ6 and PRZ2 Zones









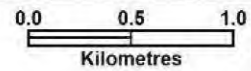
**Territory Plan Zones**

**Commercial:**

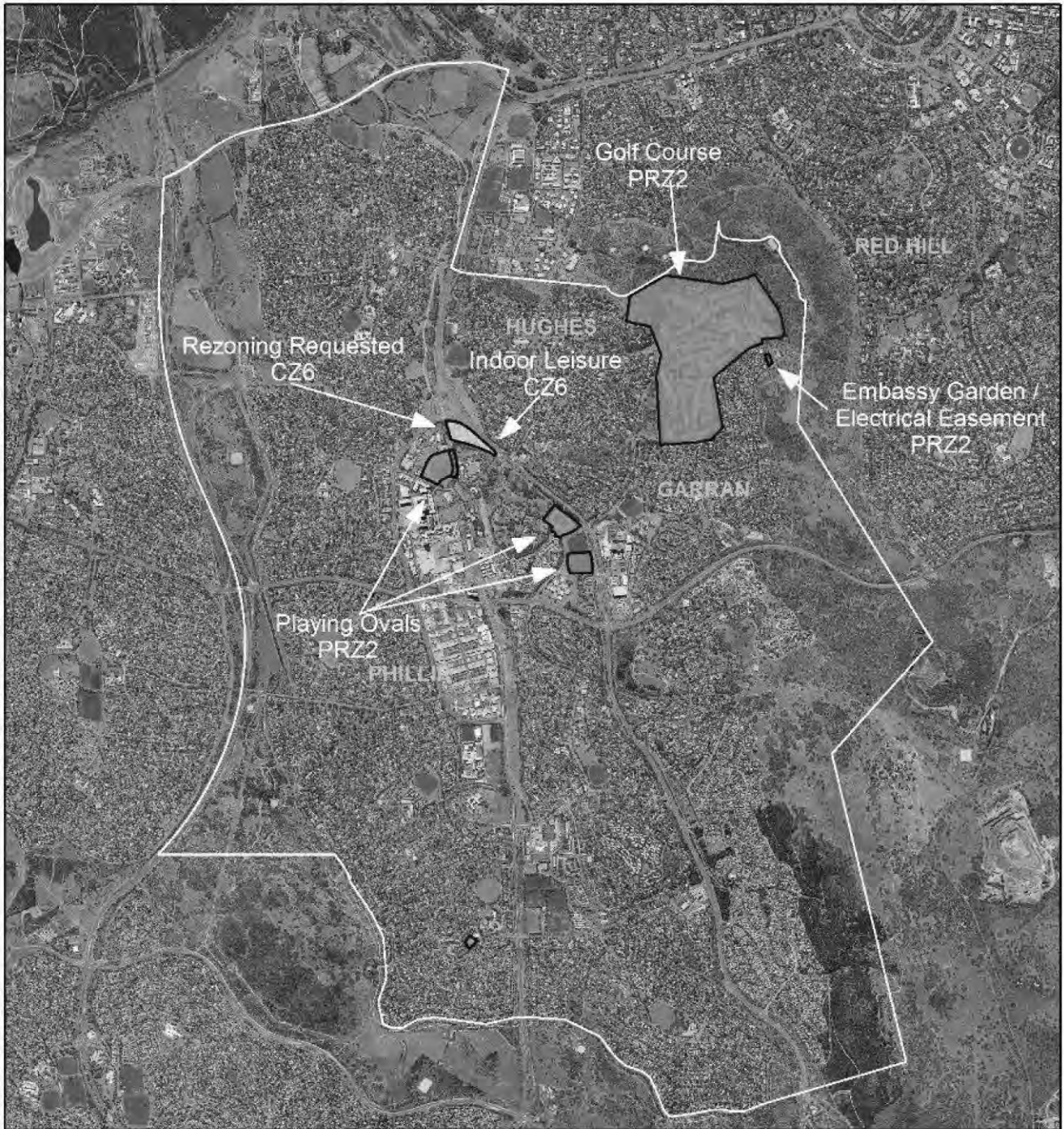
CZ6 - Leisure and Accommodation

**Parks and Recreation:**

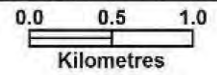
PRZ2 - Restricted Access Recreation



**WESTON CREEK**



**Territory Plan Zones**



**Commercial:**

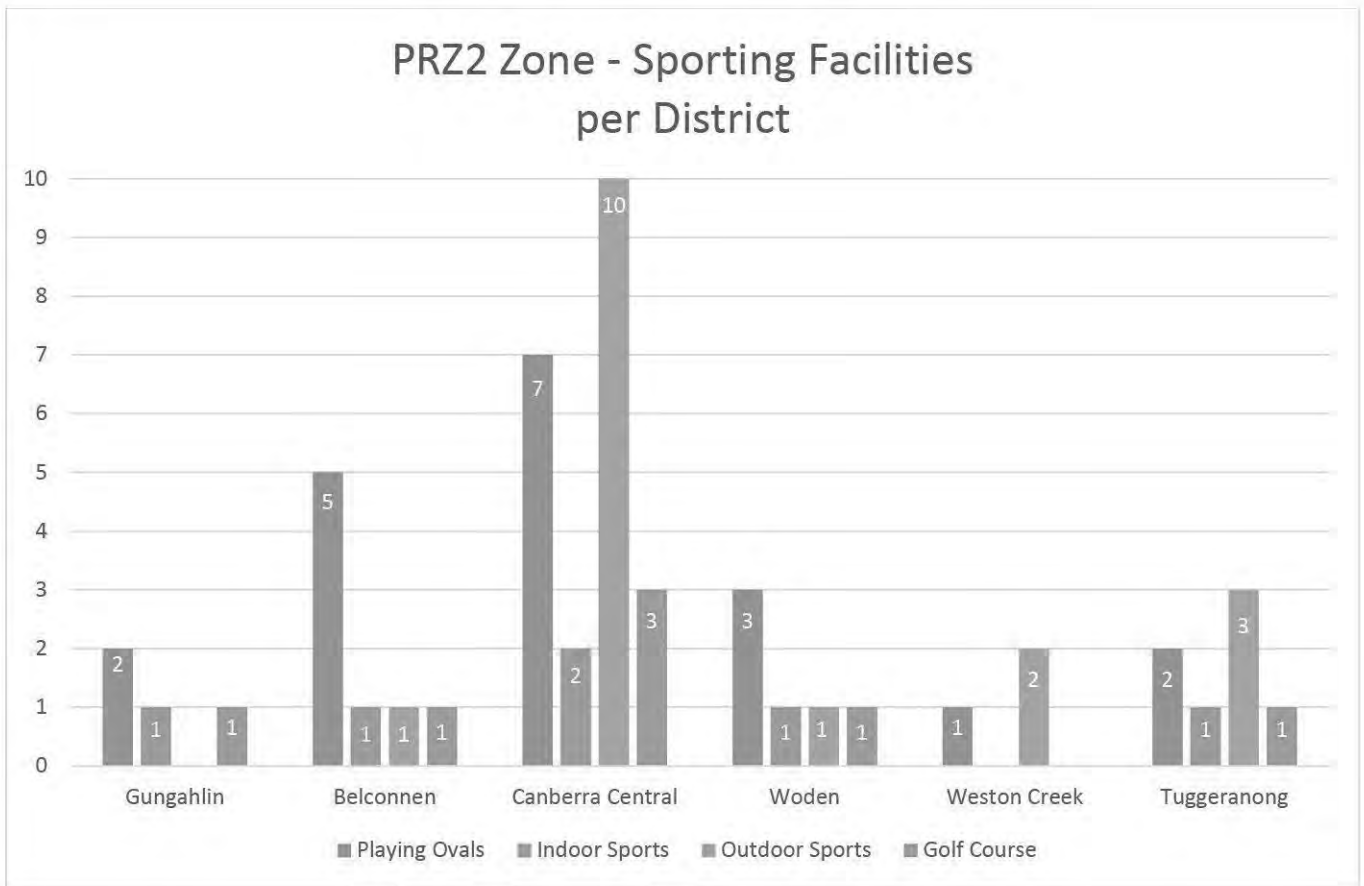
CZ6 - Leisure and Accommodation

**Parks and Recreation:**

PRZ2 - Restricted Access Recreation

**WODEN VALLEY**

## Summary Diagram of PRZ2 Sports



# BACKGROUND DOCUMENT

## REVIEW OF THE CZ6 LEISURE AND ACCOMMODATION ZONE AND PRZ2 RESTRICTED ACCESS RECREATION ZONE

SEPTEMBER 2019

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# Review of the CZ6 – Leisure and Accommodation Zone and PRZ2 – Restricted Access Recreation Zone

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## 1. Introduction

The Environmental Planning Sustainable Development Directorate (EPSDD) has received a significant number of requests over a 12 to 18-month period to consider Territory Plan variations in the CZ6 - leisure and accommodation zone (CZ6) and PRZ2 – restricted access recreation zone (PRZ2). This triggered the need to review these two zones. The review holistically considers the impact of the potential loss of this zoning at a district level and consequently the loss of the type of uses that these zones support at a district level across the ACT, if “spot rezoning” were to continue to occur.

It is primarily clubs of a sporting nature (for example golf, football and bowling), social clubs, outdoor recreation facilities and indoor recreation facilities, that are seeking a variation to the Territory Plan, for the land that they currently operate from. The common request from all the proponents is to have ‘residential use’, as defined in the Territory Plan, to be considered as part of the proposed redevelopment proposals.

A Territory Plan variation is a statutory process which includes consultation and, when complete, can alter the range of land uses permissible on a site and/or changes to the development controls applicable to a site. Area (or precinct) specific changes can be introduced into the Territory Plan through a precinct code.

The Territory Plan does not ordinarily permit ‘residential use’ in PRZ2 or CZ6 zones, although there are instances of permitting ‘residential use’ on CZ6 – Leisure and Accommodation zoned land through the adoption of an additional permissible use in a precinct code.

It is pertinent to note that there are synergies with the review of the CZ6 and PRZ2 zones and with the ACT Planning Strategy 2018 Direction 4.1 – *deliver social infrastructure that meets community needs and supports strong communities* and the following two actions:

- 4.1.2 Undertake district-level assessment of land used to deliver community-focused functions to inform the strategic release and development of land for community use to maximise whole-of-community benefit.
- 4.1.3 Investigate land under concessional lease to strategically determine the future use of that land for greatest public benefit.

In reviewing the CZ6 and PRZ2 zones, land used to deliver community focused functions (whether not for profit or commercially operated) and land with concessional leases have been identified across the two zones.

The review considers if a concessional lease should be evaluated differently to a market lease when considering a rezoning or redevelopment proposal.

In considering whether proponent led variations (“spot rezoning”) to the Territory Plan would be supported, for PRZ2 and CZ6 zones, several factors need to be considered and these will be discussed further in the report. The PRZ2 and CZ6 zones will be discussed separately in the report.

## 2. Market leases and Concessional leases in the PRZ2 and CZ6 Zones

### 2.1 Market leases

Most of the leases in the CZ6 and PRZ2 zones are market value. The market leases within PRZ2 and CZ6 provide for commercial community uses for example childcare centres and social infrastructure such as licensed sports clubs and commercially operated indoor recreation facilities amongst other permitted commercial uses.

A market lease can be dealt with as per the definition of dealing with a lease in the *Planning and Development Act 2007*. The lease can be sold to a willing buyer, the lease can be varied to add additional land uses consistent with the Territory Plan. A lessee can apply for the rezoning of land to be considered.

### 2.2 Concessional leases

As the ACT Planning Strategy 2018 mentions, the ACT Government sometimes provides land for less than market value to certain organisations. The incentive being that by being granted the land for less than market value, this would assist an organisation to establish community and social facilities that benefit the community.

There are approximately twenty-six (26) concessional leases identified across the two zones. Only nine are definitely concessional with the remaining seventeen leases being 'possibly concessional'. The status of the 'possibly concessional' leases would ordinarily only be determined as 'definitely concessional' upon application by the lessee if or when the lessee wanted to deal with the lease.

### 2.3 Restrictions on dealing with a concessional lease

A concessional lease has restrictions on how it may be dealt with. The *Planning and Development Act 2007* at Section 265 "The lessee, or anyone else with an interest in a concessional lease, must not, during the term of the lease, deal with the lease without the written consent of the planning and land authority."

If a concessional lessee is considering options to redevelop for a purpose that is not considered to be concessional, then the concessional lessee must apply for a development application to deconcessionalise the lease as described in the *Planning and Development Act 2007* at Section 260 Varying concessional leases to remove concessional status.

### 2.4 Public interest test to deconcessionalise a lease

The *Planning and Development Act 2007* at section 261 states that the planning and land authority, or Minister, must not decide a development application for a concessional lease unless the Minister decides whether it is in the public interest to consider the application.

The requirements of the public interest test are set out in the *Planning and Development Act 2007* at Section 261(2). In deciding whether it is in the public interest to consider the development application, the Minister must consider the following:

- (a) whether the Territory wishes to continue to monitor the use and operation of the lease by requiring consent before the lease is dealt with;
- (b) whether approving the application would cause any disadvantage to the community taking into account potential uses of the leased land that are consistent with the territory plan, whether or not those uses are authorised by the lease;
- (c) whether the application to vary the lease to make it a market value lease is, or is likely to be, part of a larger development and, if so, what that development will involve;
- (d) whether the Territory should buy back, or otherwise acquire, the lease;
- (e) whether the Territory wishes to encourage the continued use of the land for an authorised use under the lease by retaining the concessional status of the lease.

*Note The Minister must consider the material required under s 139 (2) (p).*

(3) The Minister must give notice of the decision to the planning and land authority.

(4) The decision is a notifiable instrument.

#### 2.4.1 Support of deconcession of a lease

If the deconcession of the lease is supported this means the lease becomes a market value lease and there are no restrictions in dealing with the lease.

- Scenario 1 – market value lease means the lessee can apply to vary the lease to add land uses that are permitted within the PR22 and CZ6 zone but this could mean the potential loss of the existing lower order community or social infrastructure use that currently exists at the site (for which the organisation originally obtained the lease for).
- Scenario 2- the community or social infrastructure use may continue to operate but within a commercial framework, which could be beneficial to everyone.

#### 2.4.2 Non Support of deconcession of a concessional lease

There has been a recent precedence set of non-support of deconcession of a lease. When the DA is refused, it is not a repealable decision.

### 3. CZ6 – Leisure and Accommodation Zone Review

#### 3.1 Background

The review of the CZ6 zone is focused on:

- current proponent led requests for variations to the Territory Plan, and
- highlighting those privately leased sites that might request a variation in the future, and
- highlighting where there may be an impact and where further studies will be required.

The review is not considering unleased land or executive leased CZ6 land. If a variation was to occur in this space, it would be considered as a government led project meeting government priorities.

#### 3.2 What is the role of the CZ6 zone

The CZ6 zone objectives state that the intent or role of the CZ6 zone is to:

- Provide for the development of **entertainment, accommodation and leisure facilities** for residents of and visitors to the ACT and surrounding region.
- Protect leisure and accommodation uses from competition from higher order commercial uses** and encourage activities that enhance the region's economic diversity and employment prospects.
- Ensure leisure and accommodation facilities have convenient access to public transport
- Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy
- Ensure the location of facilities, and their design and landscaping is compatible with environmental values
- Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape
- Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm

Is it necessary to protect leisure and accommodation uses from competition from higher order commercial uses? Information provided by Tourism Canberra (CMTEDD) indicates that commercial accommodation uses (guest houses, hotel, motel, serviced apartments) are currently provided on a range of zones including CZ1, CZ2 and RZ5. The commercial accommodation (serviced apartments) on RZ5 is questionable as it is a land use not permitted in this zone. There is currently an even split between CZ6 and CZ2 providing commercial accommodation uses.

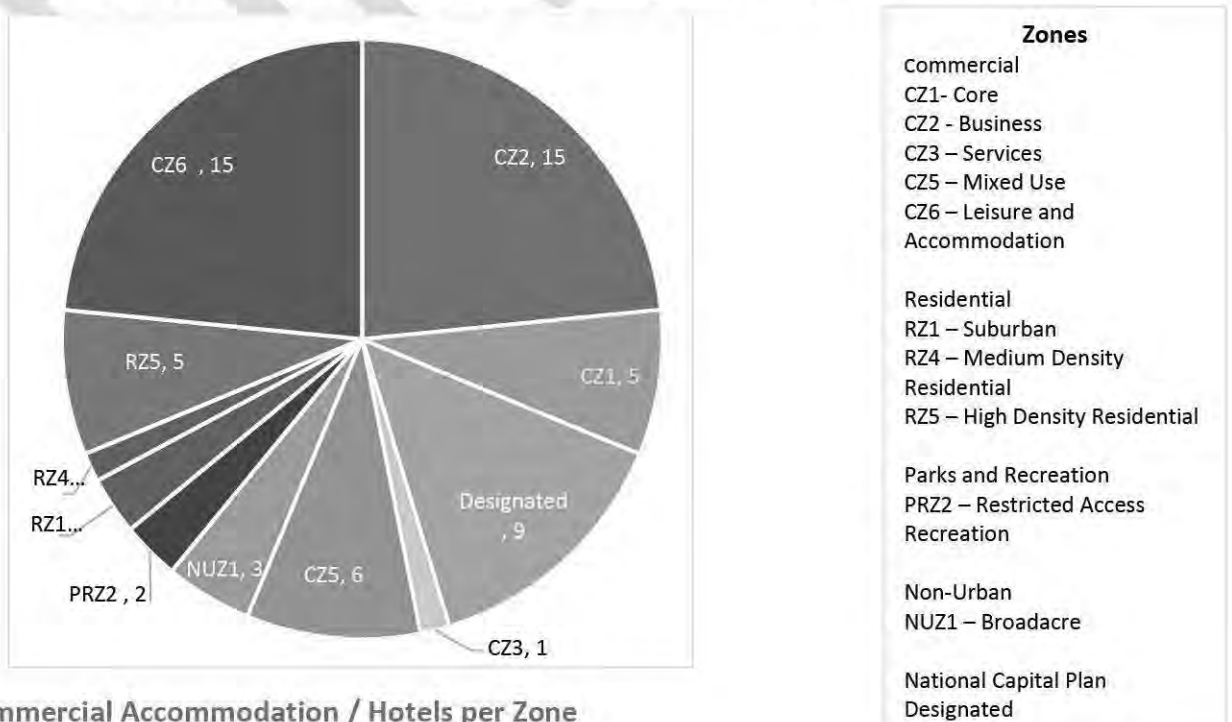


Figure 1 Commercial Accommodation / Hotels per Zone

What makes the zone unique?

- The CZ6 zone is the only commercial zone that does not have 'residential use' as an assessable development, although there are instances of permitting 'residential use' on CZ6 zoned land through the adoption of an additional use in a precinct code.
- it is the only zone that permits "Drive in Cinema" and
- the only other unique element is the "zoological facility" land use.

#### Out of Scope

The CZ6 zone provides land for commercially operated and not for profit community focused and social infrastructure functions in the ACT which include aquatic recreation facility, community use, club use, indoor recreation facility and outdoor recreation facility, commercial accommodation use as well as other commercial uses as defined in the Territory Plan.

The CZ6 zone could be considered as an alternative option to provide for 'Community Use' land uses as defined in the Territory Plan in instances where there is no Community Facility Zone (CFZ) land available at certain locations, and where the higher order commercial zones are deemed too valuable to be used for 'Community Use' purposes. The 'Community and Recreation Facilities Location Guidelines General Code' applies to land uses permitted in both CFZ and CZ6 zones.

A question we are trying to answer is, should the CZ6 zone in each of the districts remain or should each of the CZ6 zones be considered for rezoning to another appropriate zone (dependent on its location) to achieve the best planning, social and economic outcomes for the Territory?

### 3.3 CZ6 Land use comparison per zone

**Table 1 – CZ6 permissible uses versus other zones**

CZ6	C	C	C	C	C	R	R	R	R	R	C	P	P	N	N	N	N	N	IZ	IZ	T	T	TOTAL
Merit	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	F	R	R	U	U	U	U	U	1	2	S	S	
Track uses	1	2	3	4	5	1	2	3	4	5	Z	Z	Z	Z	Z	Z	Z	Z			1	2	
Out of Scope																							
Outdoor recreation facility	✓	✓	✓		✓						✓	✓	✓	✓	✓	✓				✓			11
Out of Scope																							

✓ \* are land-uses that are limited (full suite not permitted).

Table 1- provides a quick view of where CZ6 uses are permitted in other zones.

Out of Scope

Commercial accommodation use is provided across eleven zones of which three zones permit the full suite of Commercial Accommodation and the remaining eight permit a limited range of commercial accommodation, as seen in the pie chart, page 6.

Community Use is provided across sixteen zones, of which eight zones permit the full suite of Community Use and the other eight permit a limited range of community use functions.

Tourist facility is permitted across five zones.

Nine merit track functions are common across all the zones and are not shown in the table above (Ancillary use, consolidation, demolition, minor road, minor use, sign, subdivision, temporary use and varying a lease).

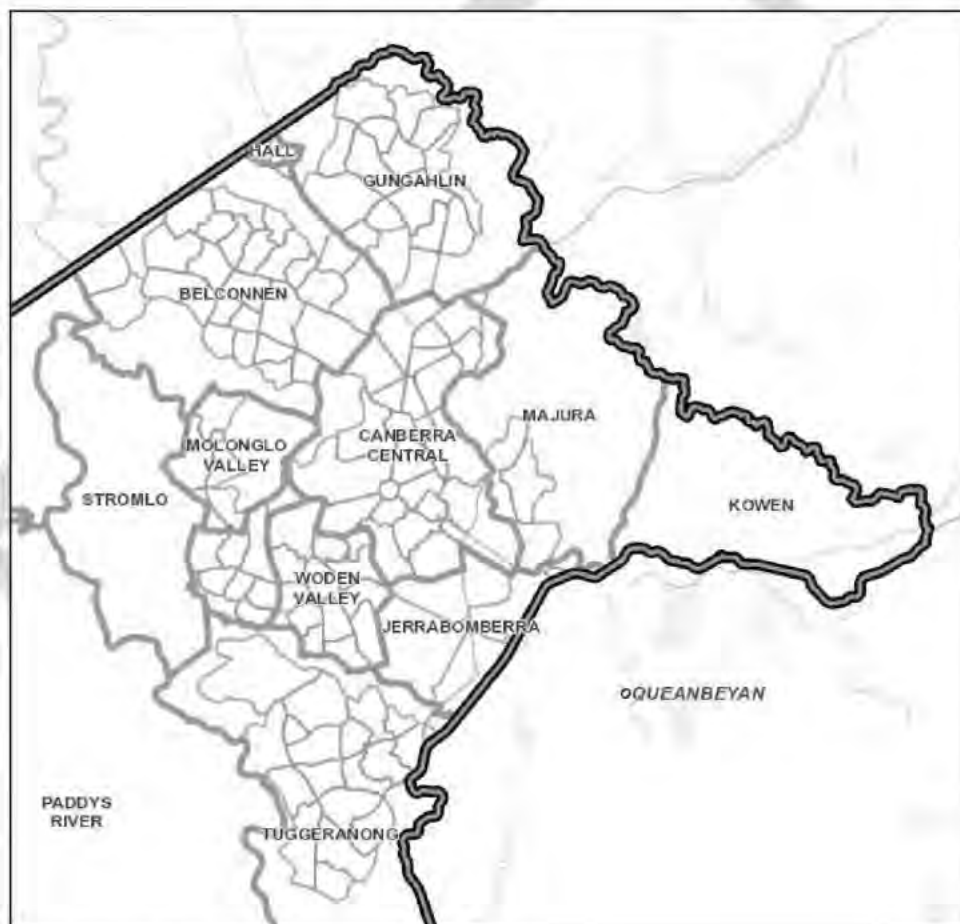


Figure 2. Location of Districts in Canberra

### 3.4 Location of the CZ6 zone across the ACT

Some of the CZ6 zones are strategically positioned along the highways into the ACT with the intention to provide facilities to visitors and surrounding regions, some are in the Town Centres, Group Centres and in the suburbs.

### 3.4.1 CZ6 Highway precincts

#### Barton Highway precinct:

Out of Scope

- The Gold Creek Country Club – offers a championship 18-hole golf course that is open to the public 7 days a week and it also features CZ6 uses such as outdoor tennis courts, an indoor swimming pool, and a Club Lime gym and an indoor entertainment facility for children.

#### Federal Highway precinct:

- Out of Scope

#### Monaro Highway precinct:

- Out of Scope
- 

### 3.4.2 CZ6 Town Centre precincts

- Out of Scope
- 

- Woden Town Centre – Phillip Block 4 Section 79 the only CZ6 block that previously provided for outdoor recreation (pitch and putt) – it is being considered for redevelopment.

- Out of Scope

### 3.4.3 CZ6 Group Centres precincts:

- Out of Scope
- 
- 

### 3.4.4 CZ6 Suburbs per district

- Out of Scope
- 
- 
- 
- 
- 
- 
-

### 3.5 Recent requests for a variation to the CZ6 Zone

TABLE 2 – REQUESTS FOR TERRITORY PLAN VARIATIONS						
Business & Lease Status	Block	Section	Division	Current Zone	Proponent Proposed Zone	Comment
The Canberra Southern Cross Club Pitch and Putt (CSCC)	4	79	Phillip	CZ6	CZ2	Town Centre Masterplan and precinct code to apply  There might be scope for residential use as part of a commercial development
Market Lease						
Out of Scope						

Table 2 indicates the five applications seeking a variation to the Territory Plan. Four applications are in the CZ6 zone and one is a CZ6/PRZ2 combination. The requests are primarily from clubs of a sporting nature (that provide for outdoor recreation facilities) and one social club. The common request from all four proponents is to have 'residential use' as defined in the Territory Plan to be considered as part of their proposed redevelopment proposals. The types of 'residential use' that each of the proponents are seeking, differ from proposal to proposal –and include the likes of high-rise apartments, high density multi-units, retirement living and low-rise medium density town houses.

The location of the five requests are spread out across the ACT and include Phillip (Woden Town Centre), Greenway and Kambah (Tuggeranong) and Braddon (Canberra Central)

Out of Scope

Out of Scope

### 3.6 CZ6 - Market leases and Concessional leases per district

In the tables that follow, the market leases and concessional leases per district are identified. There is a probability that most of the CZ6 lessees listed will seek to rezone at some time in the future.

As discussed at Chapter 2 a concessional lease has restrictions on how it may be dealt with. The *Planning and Development Act 2007 at Section 265* "The lessee, or anyone else with an interest in a concessional lease, must not, during the term of the lease, deal with the lease without the written consent of the planning and land authority."

It is recommended that the concessional lessees prior to seeking any consent about rezoning or redeveloping their land first meet the requirements as set out in the *Planning and Development Act 2007 at Section 261 and division 9.4.2 Section 261 (2)* In deciding whether it is in the public interest to consider the development application.

Out of Scope

#### 3.6.1 Canberra Central District

The Canberra Central District covers an area that spans north and south of Lake Burley Griffin.

The CZ6 zones in the Canberra Central District north of Lake Burley Griffin: Watson, O'Connor, Braddon and Ainslie.

The CZ6 zones in the Canberra Central District south of Lake Burley Griffin: Deakin, Forest, Barton, Narrabundah, Griffith.













Concessional leases

Table 4 – CANBERRA CENTRAL DISTRICT – CONCESSIONAL and POSSIBLY CONCESSIONAL LEASES  
Out of Scope

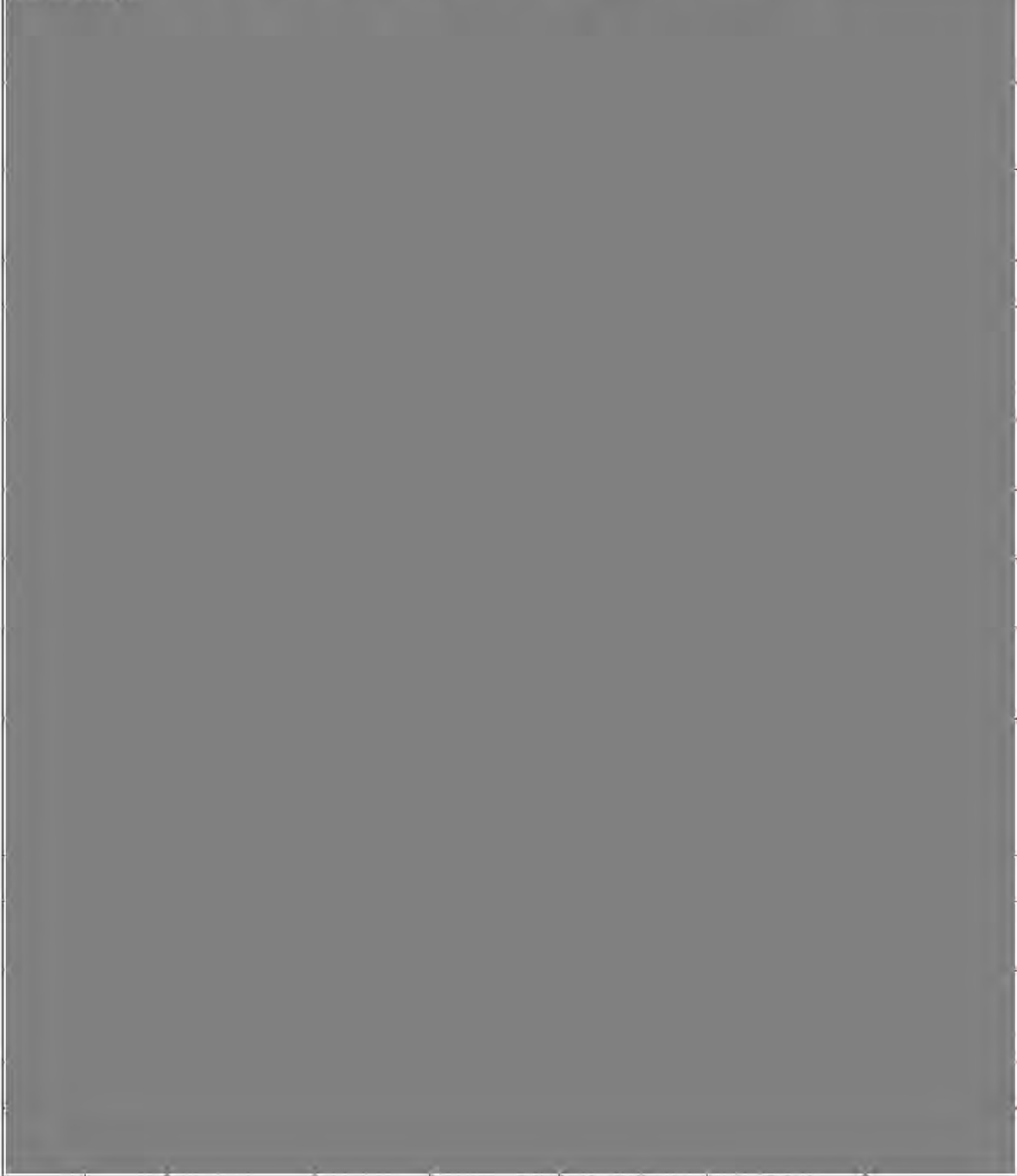
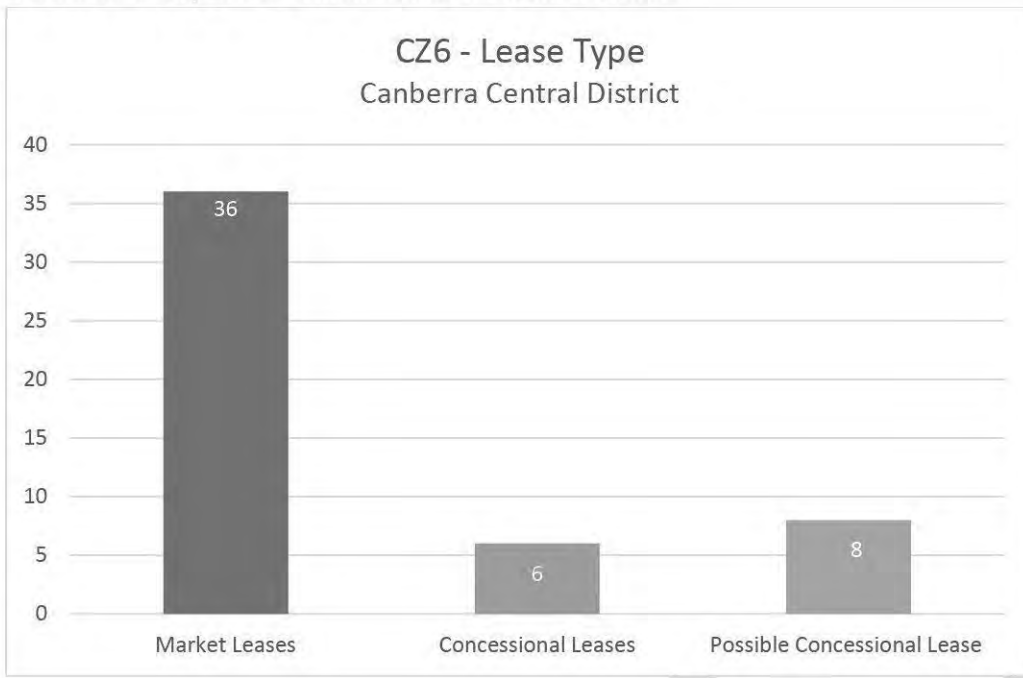


Table 4 shows that there are potentially 14 concessional leases in the Canberra Central district. The possibly concessional leases are ordinarily only confirmed as concessional if the lessee applies for the lease status to be determined. The possibly concessional status has been attributed based on the Crown lease markings and information provided by EPSDD Planning Delivery - DA Leasing.

Out of Scope



### 3.6.1.1 Summary of leases in the Canberra Central District



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3.6.2 Belconnen District

Market leases

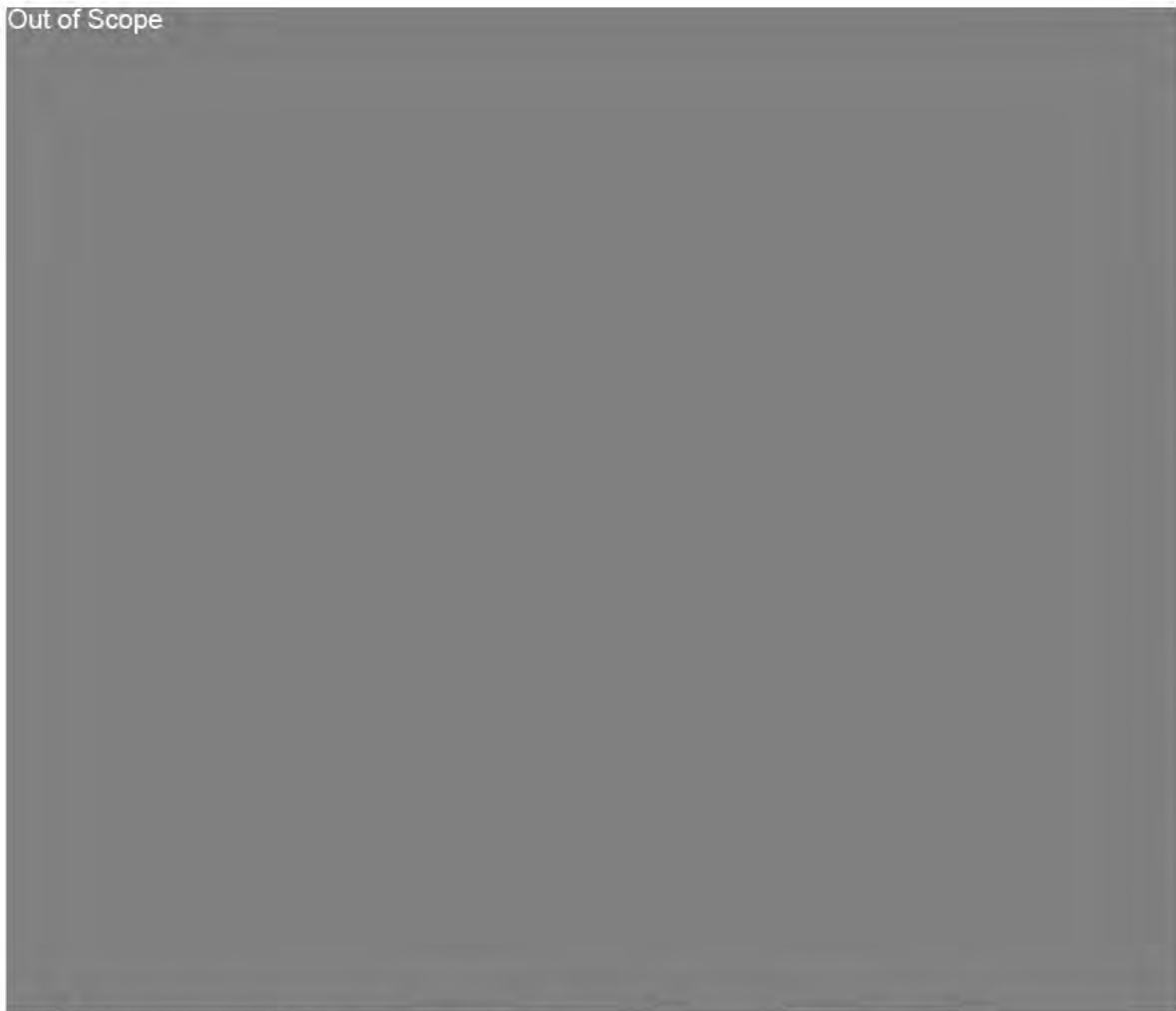
Table 5 –BELCONNEN DISTRICT –MARKET LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Table 5 indicates that eleven (11) market leases have been identified in the Belconnen District CZ6 zone. The CZ6 blocks of land in the Belconnen District are mostly in the Belconnen Town Centre with one block located in Charnwood.

The existing land uses are quite varied and provide commercial uses permitted by the CZ6 zone. The Belconnen Town Centre Masterplan and precinct code already permits for redevelopment opportunities such as increased height and 'residential use' at certain locations within the CZ6 zone.

Out of Scope

Out of Scope



Concessional leases

No concessional leases have been identified in the Belconnen District.

3.6.2.1 Summary of leases in the Belconnen District



3.6.3 Majura District

Market leases

Table 6 – MAJURA DISTRICT –MARKET LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Table 6 indicates that four (4) market leases in the CZ6 zone have been identified in the Majura District. The Majura District comprises the division of Watson. Figure 1 at 3.6.1 Canberra Central District shows all the CZ6 zoned blocks in the Watson area.

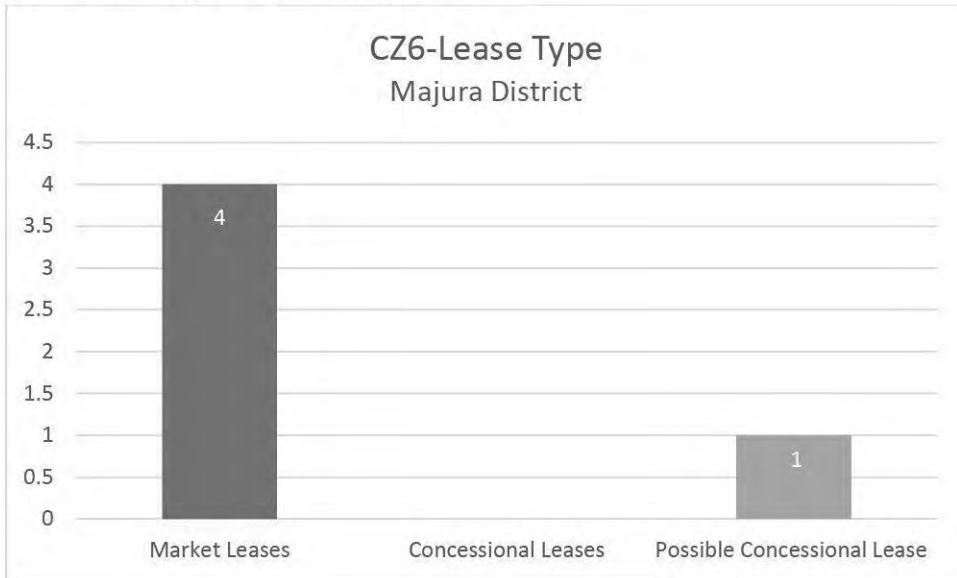
Out of Scope

Concessional leases

Table 7 – MAJURA DISTRICT –CONCESSIONAL LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Table 7 indicates that only one (1) possibly concessional lease has been identified in the Majura District. It is unlikely that this lessee will apply for a redevelopment soon. The church acquired the land and built the church approximately seven or eight years ago.

### 3.6.3.1 Summary of Leases in Majura District



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3.6.4 Gungahlin District

Market leases

**Table 8 –GUNGAHLIN DISTRICT –MARKET LEASES**

Out of Scope

11	86	NICHOLLS	GUNGAHLIN	MARKET	30649	CZ6	Gold Creek Golf Clubhouse, restaurant, Tennis Courts, car parking and indoor entertainment (Playland)
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Out of Scope

In Table 8 there are fifteen (15) market leases identified. There are no concessional leases in the Gungahlin District CZ6 zone

Out of Scope

The Gold Creek Country Club although largely zoned PRZ2- Restricted Access Recreation (golf course) also features CZ6 uses such as outdoor tennis courts, an indoor swimming pool, and a Club Lime gym and an indoor entertainment facility for children.

The Gold Creek Country Club has commenced its own community consultation about the potential to redevelop and rezone part of the golf course and reduce the golf course greens footprint but still provide a “compact” 18-hole golf course. An article detailing the vision for the golf course can be found on the RiotACT <https://the-riotact.com/gold-creek-country-club-wants-a-community-inspired-development-plan-for-half-of-its-site/240223>

A formal request for a scoping document to vary the Territory Plan has not been received by EPSDD.

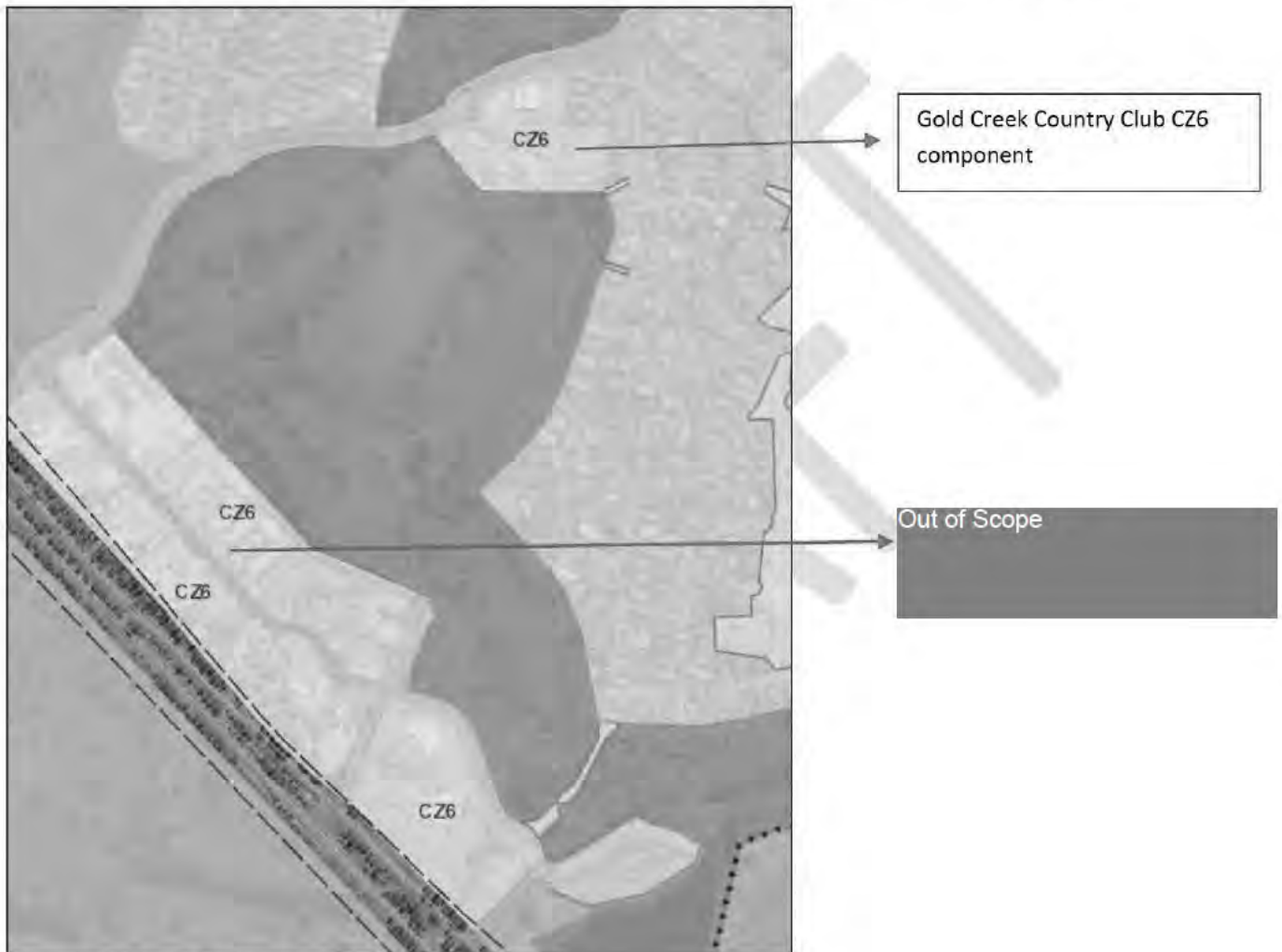
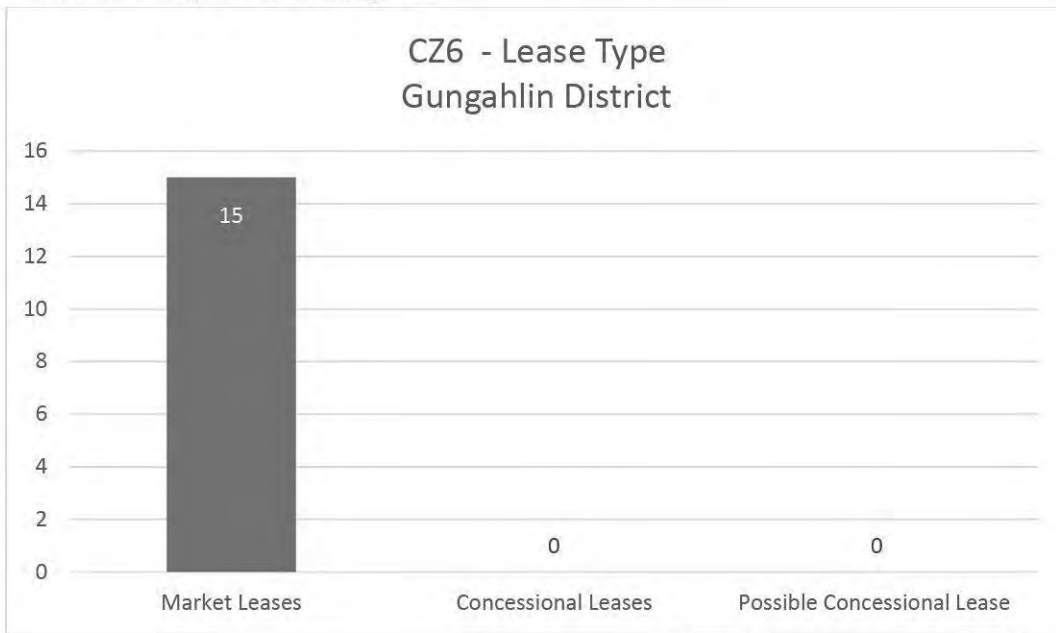


Figure 7 Nicholls CZ6 zones

3.6.4.1 Summary of leases Gungahlin



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### 3.6.5 Tuggeranong District

#### Market leases

Table 9 – TUGGERANONG DISTRICT – MARKET LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

In Table 9 there are ten (10) market leases identified in the Tuggeranong District CZ6 zone. Two of the leases are across two zones (CZ6/PRZ2 and CZ6/NUZ4).

Three of the lessees have formally requested consideration of rezoning from CZ6 to another zone type that would permit a residential component in addition to commercial uses.

Out of Scope

Out of Scope







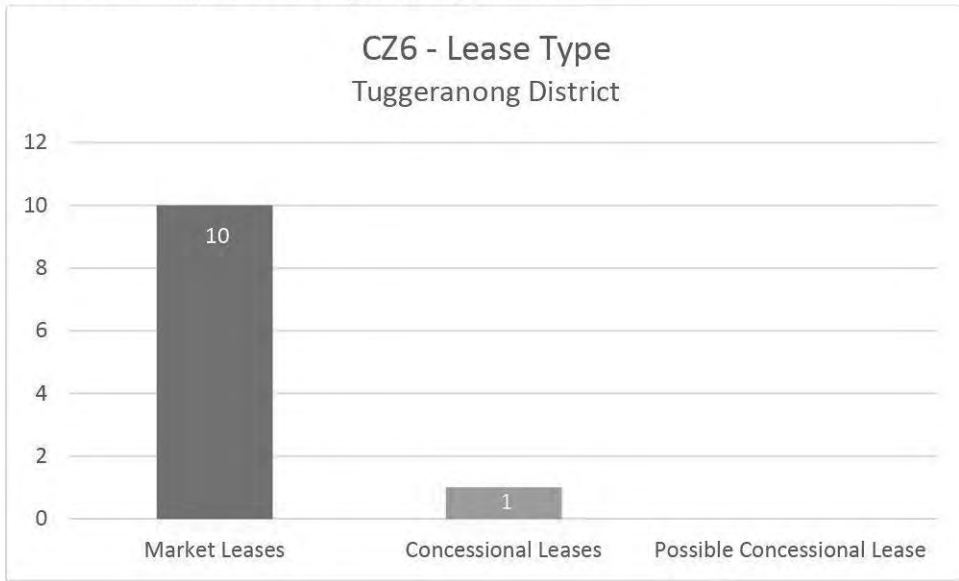
Concessional leases

Table 10 – TUGGERANONG DISTRICT – CONCESSIONAL LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
16	7	KAMBAH	TUGGERANONG	CONCESSIONAL RENTAL	981152	CZ6/ PRZ2	Murrumbidgee Country Club Golf Club	Requesting RZ zoning of part of the golf course

In Table 10, there is only one concessional lease identified in the Tuggeranong District. The Murrumbidgee Country Club and golf club operates over two zones – CZ6 and PRZ2. The club has made a formal request (and submitted a planning report) to rezone part of the golf course that is not used as a fairway, to a residential zone.



3.6.5.1 Summary of leases Tuggeranong District



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3.6.6 Woden Valley District

Market leases

<b>Table 11 – WODEN VALLEY DISTRICT – MARKET LEASES</b>								
<b>Block</b>	<b>Section</b>	<b>Division</b>	<b>District</b>	<b>Crown Lease Status</b>	<b>SQM</b>	<b>Zone</b>	<b>Desktop Land Use Observation</b>	<b>Comment</b>
Out of Scope								

In Table 11 there is only one CZ6 zone in the Woden Valley District. It is a market lease and the lessee is seeking a rezoning to CZ2- Business. The proposal is for a mixed use commercial and residential use which include apartments and independent living units (ILU's).

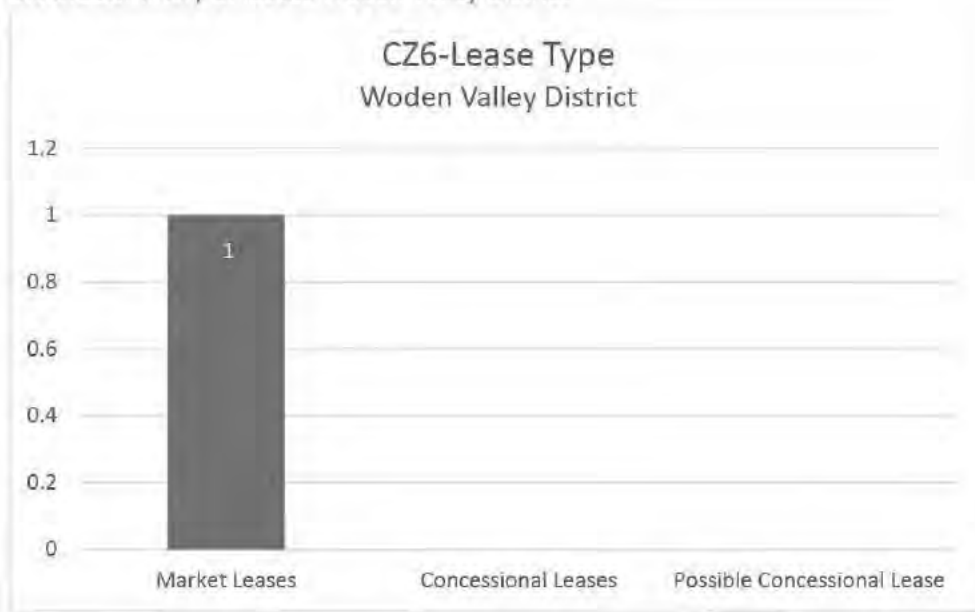
Out of Scope

Concessional leases

There are no concessional CZ6 zone leases in the Woden Valley District.

Out of Scope

3.6.6.1 Summary of leases Woden Valley District



3.6.7 Weston Creek District

Market leases

**Table 12 – WESTON CREEK DISTRICT –MARKET LEASES**

Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

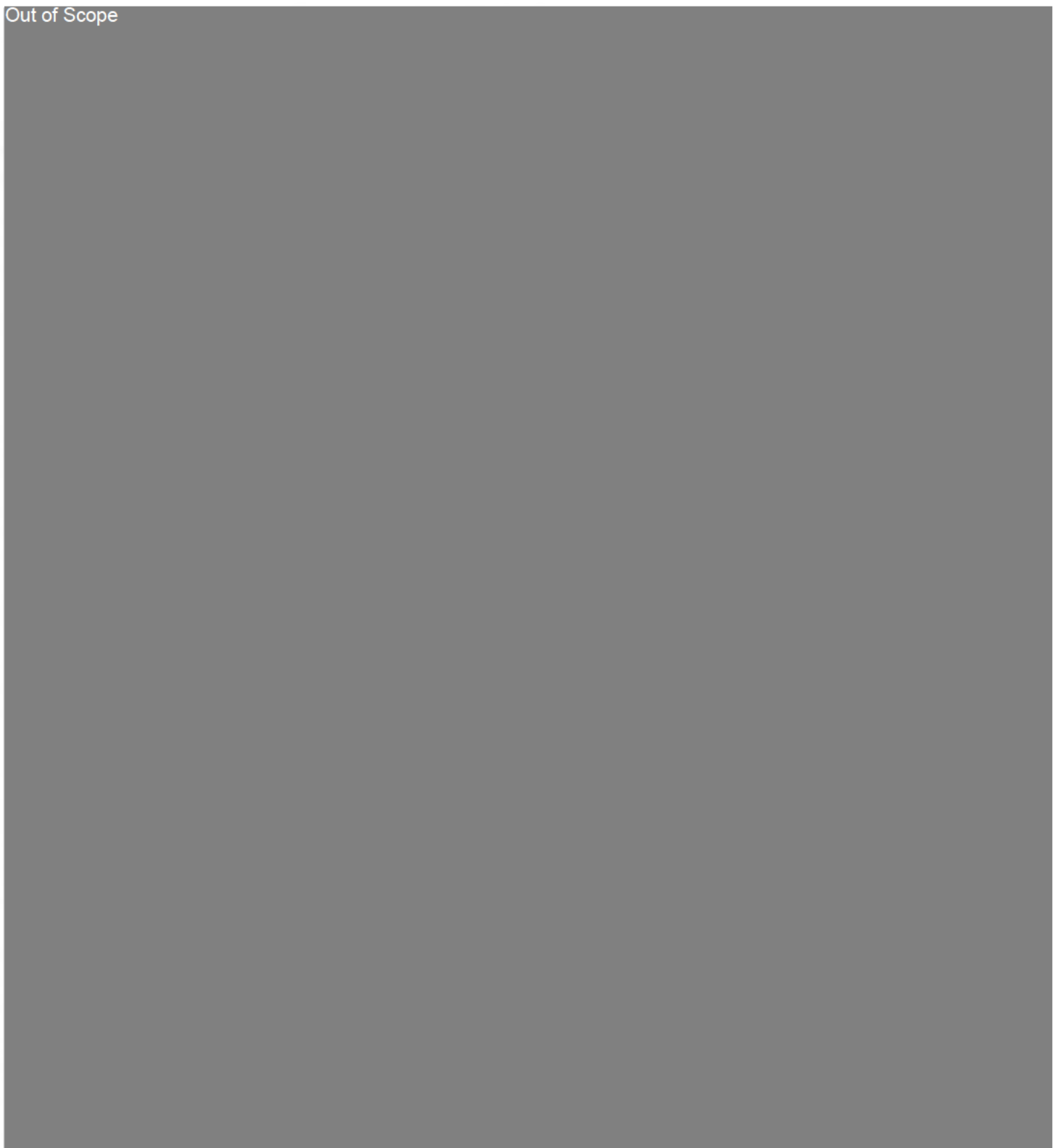
Out of Scope

Out of Scope



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Out of Scope



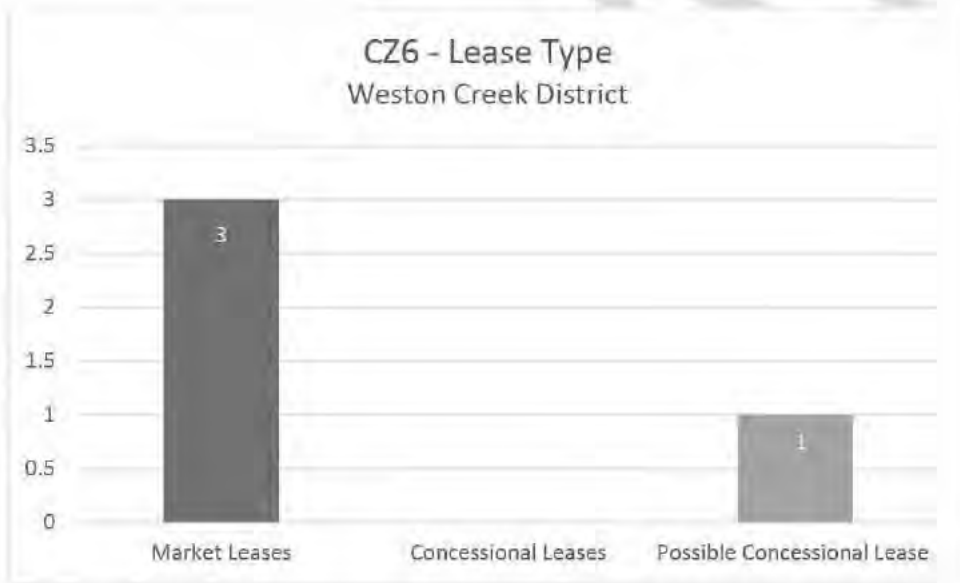
Concessional leases

Table 13 – WESTON CREEK DISTRICT –CONCESSIONAL LEASES								
Block	Section	Division	District	Crown Lease Status	SOM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Out of Scope

The CZ6 zone might still be the appropriate zone at this location to provide for the entertainment and accommodation mixed use without a 'residential use' component.

3.6.7.1 Summary of leases Weston Creek



## 3.7 CZ6 Zone conclusion and recommendations

### 3.7.1 Conclusion

The CZ6 – Leisure and Accommodation zone is a ‘legacy’ zone brought over from the old National Capital Development Commission (NCDC) plan, into the Territory Plan. The new districts in the ACT, such as in Molonglo and Gungahlin do not have CZ6 zones at all. It has been found that the CZ6 zone land uses can be provided for across most of the other zones in the Territory Plan and this could be why new CZ6 zones are not considered necessary.

#### Out of Scope

The CZ6 zone is not categorically protecting the tourism/commercial accommodation industry, since numerous hotels and serviced apartments are being provided across other commercial zones such as CZ1 and CZ2 (and even RZ5). There is currently an even split between CZ6 and CZ2 providing commercial accommodation uses.

The CZ6 zone is not categorically protecting the sports and leisure industry from loss either. Indoor recreation facility is also able to be provided across nine zones – admittedly some of the higher order commercial zones would probably not deliver on large indoor recreation facilities, but it is not an impossibility.

#### Out of Scope

The concessional and possibly concessional leases (within the CZ6 zone) have been identified and could form part of a further study to determine what the best use for the land would be in the future if/ when the lessee approaches government to redevelop the land.

Unleased land and land with Executive leases (government leases) have not been discussed in this report.

### 3.7.2 Recommendation

Each request for rezoning CZ6 to another zone type will have to be assessed on its merits and taking several other matters into consideration such as the ACT Planning Strategy 2018 strategic directions, master plan intentions, precinct codes and maps, surrounding zones and district/neighbourhood intentions

This review considers that it is possible to rezone CZ6 to a more appropriate zone where it meets a defined set of principles (refer to the ‘guide diagram’)



## PRZ2 – Restricted Access Recreation Zone Review

### 4.1 Background

The review of the PRZ2 zone is focused on:

- Current proponent led requests for variation to the Territory Plan, and
- highlighting those privately leased sites that might request a variation in the future, and
- highlighting where there may be an impact and where further studies will be required.

The review is not considering unleased land or executive leased PRZ2 land. If a variation was to occur in this space, it would be considered as a government led project meeting government priorities.

A major catalyst for the review of the PRZ2 zone was in part the request by golf courses to rezone all or part of the unused land within the golf course land for residential purposes.

Some of the golf course proposals are being dealt with as part of other planning initiatives such as the Yowani Golf course which will see some redevelopment occurring along the Northbourne corridor as per the City and Gateway Urban Design Framework, however Yowani will continue to operate as an 18- hole golf course.

The Federal Golf Course redevelopment which is being considered as part of the Red Hill Integrated Plan, is proposing to retain the 18-hole course but have an integrated residential development.

The Murrumbidgee Country Club Golf Course in Kambah is seeking to rezone part of the unused land within the golf course to develop a residential development but remain as an 18-hole golf course.

National Capital Golf course in Narrabundah is seeking to reduce the golf course to 9 holes and develop the remaining parcel of land for residential purposes.

The Golf Creek Country Club in Nicholls has commenced its own public consultation seeking support from the community to redevelop part of the golf course for a residential component and create a “compact” 18-hole golf course.

There are several golf courses in the ACT that are not on PRZ2 land and have not been considered in this report but may also seek to rezone at some point in the future:

- Fairbairn Golf course – NUZ1- Broadacre zoning
- Royal Canberra Golf Course – Designated land
- Royal Military College Golf Club – Designated land

Out of Scope

## 4.2 What is the role of the PRZ2 zone

The PRZ2 zone objectives state the intent or role of the PRZ2 zone is to:

- a) Accommodate facilities that will **meet the recreational needs and demands of the community** and are **appropriately located** for the potential users of the facility
- b) Make **provision for a range of sport and recreation facilities and users**, whether in public or private ownership **that may be commercial in nature**
- c) Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night
- d) Design and landscaping of development is to be compatible with the surrounding landscape
- e) Provide safe pedestrian and cycling access to recreation facilities to promote active living.

The PRZ2 zone provides land for ‘higher order’ sports and recreation needs, whether it is indoor recreation or outdoor recreation and can be commercially operated or not for profit community focuses. The land uses are generally of a sporting nature and the facility would generally only be accessed by paying members or visitors for example golf clubs/courses or tennis clubs/courts or enclosed ovals.

4.3 PRZ2 Land use comparison per zone

Table 14 – PRZ2 land use comparison per zone																							
PRZ2 Merit Track uses	CZ 1	CZ 2	CZ 3	CZ 4	CZ 5	CZ 6	RZ 1	RZ 2	RZ 3	RZ 4	RZ 5	CFZ	PRZ 1	NUZ 1	NUZ 2	NUZ 3	NUZ 4	NUZ 5	IZ 1	IZ 2	TS 1	TS 2	TOTAL
Out of Scope																							
Outdoor or Recreation Facility	✓	✓	✓		✓	✓							✓	✓	✓	✓	✓				✓		11
Out of Scope																							

✓ is land-uses permitted in the zone

Table 14 provides a quick view of where PRZ2 permissible uses are permitted in other zones across the ACT.

The merit track uses that are common across all the zones are not shown in the table (Ancillary use, consolidation, demolition, minor road, minor use, sign, subdivision, temporary use and varying a lease).

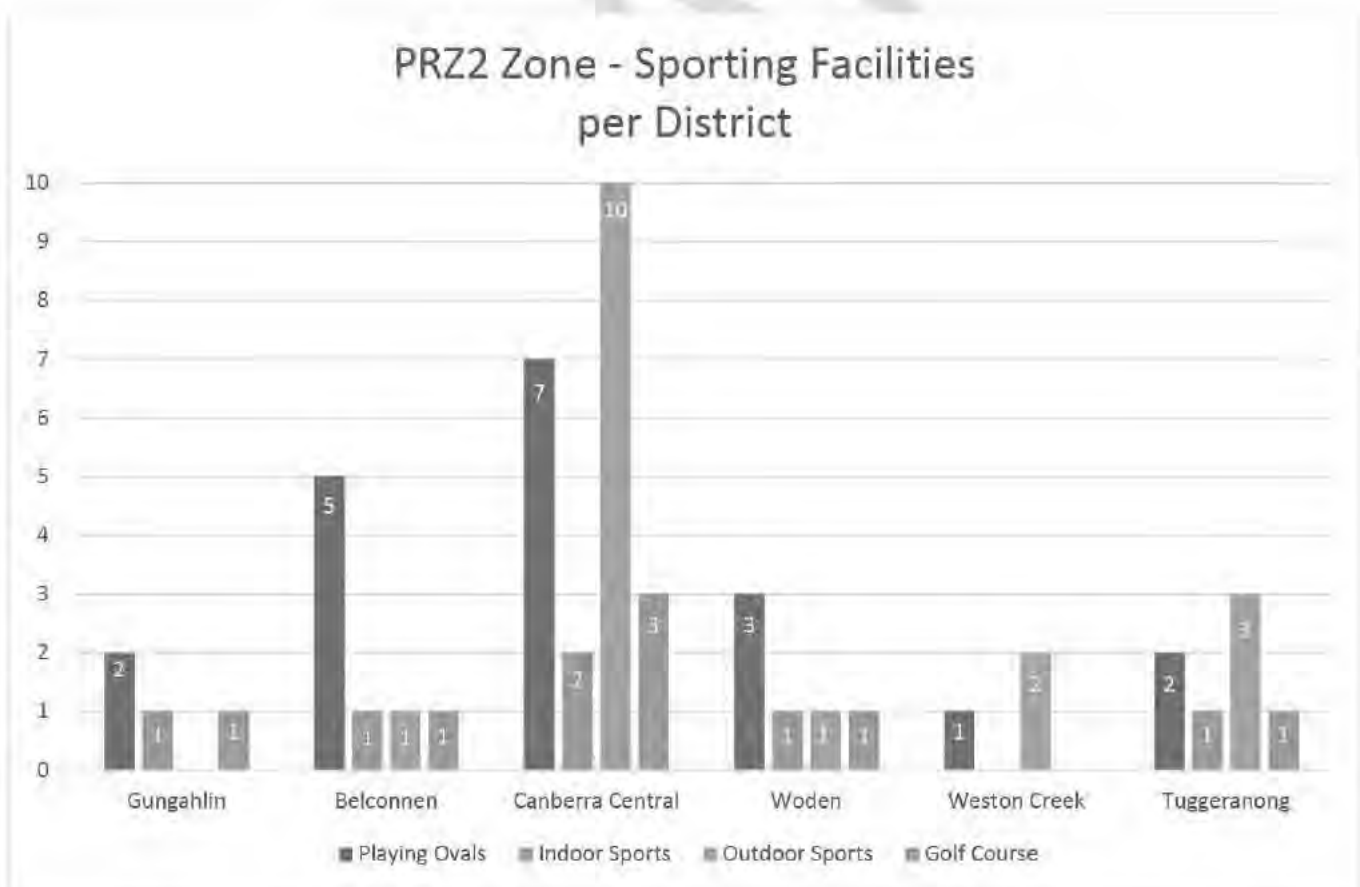
Out of Scope

“Outdoor Recreation Facility” is permitted across eleven different zones, although the likelihood of it being provided on land zoned CZ1 or Residential is highly unlikely considering the space required in most instances and the land value of the higher order zones. CZ6 is the only other commercial zone where we do find outdoor recreation facilities. Similarly, for Indoor recreation facilities, where it is permitted across nine zones but is most likely to be found on PRZ2, CZ6 and CFZ.

#### 4.4 Location of the PRZ2 zones across the ACT

The PRZ2 zones are strategically positioned across the ACT to provide recreation facilities – predominantly of a sporting nature (indoor or outdoor) to the community.

- **Canberra Central** – Ainslie, Lyneham, Braddon, Turner, Barton, Deakin, Forrest and Narrabundah.
- **Belconnen District** – Holt, Hawker, Macquarie, Kaleen, McKellar
- **Gungahlin District** – Nicholls, Ngunnawal (Gungahlin Town Centre – executive leases)
- **Woden Valley District** – Garran, Red Hill (Phillip – executive leases)
- **Tuggeranong District** – Greenway, Wanniasa, Fadden, Kambah and Chisholm
- **Weston Creek** – Holder and Stirling (unleased and executive leases only)



Those golf courses and sports venues that are provided on other zones such as CZ6, Community Facility (CFZ) or PRZ1 are not included in this analysis.

Recent requests for a variation to the PRZ2 zone

TABLE 15 – PRZ2 REQUESTS FOR TERRITORY PLAN VARIATIONS						
Business & Lease Status	Block	Section	Division	Current Zone	Proponent Proposed Zone	Comment
Capital Golf Club  Market Lease	23	100	Narrabundah	PRZ2	RZ4 – partial rezone, keep a 9 hole golf course	
Out of Scope						
Murrumbidgee Country Club  Concessional Rental Lease	16	7	Kambah	PRZ2 /CZ6	RZ – residential	

Table 15 shows the recent applications received for rezoning PRZ2 land comprise two golf clubs, **Out of Scope**. The common request from all the proponents is to have 'residential use', as defined in the Territory Plan, to be considered as part of their proposed redevelopments. The location of the five requests are spread out across the ACT and include the following districts: Canberra Central (Narrabundah), Tuggeranong (Kambah and Wanniasa) and Belconnen (Kaleen and Hawker).

The Capital Golf Club, at Narrabundah Block 23 Section 100, is seeking the redevelopment of the site to provide a 9-hole golf course on the southern portion of the block with the inclusion of a club house and a small corner shop for convenience. On the northern portion of the block a rezoning of the golf course is being sought to accommodate a variety of residential forms including town houses, detached dwellings and potentially several smaller apartments and duplexes.

Out of Scope

Out of Scope

Murrumbidgee Country Club (MCC) at Block 16 Section 7 Kambah, is proposing to rezone three parcels of land for 'residential use'. The three proposed sites do not form part of the playable land on the golf course and their removal from the golf course will not impact the operation of the 18-hole course.

The proponent's objectives of the proposed rezoning are to create income generating revenue to benefit the MCC's long-term organisational objectives; to use location advantages and land use suitability for residential rezoning and to secure sites that are a sufficient size and permit future development for low-medium density residential uses.

Out of Scope

#### 4.5 CMTEDD - Sport and Recreation advice about rezoning of PRZ2 zones

##### Rezoning of PRZ2 land generally

Out of Scope

##### Rezoning of PRZ2 Golf clubs

- a. Sport and Recreation would generally consider supporting redevelopment proposals involving partial rezoning of a golf course where it secures the long-term viability of the facility and still retains a level of amenity that meets community expectations (i.e. 18 holes and appropriate amenities).
- b. Sport and Recreation is unlikely to support a redevelopment proposal from a golf course that results in a facility that would not meet community needs (i.e. reduction to a 9-hole course, removal of amenity) or if the proposed financial uplift from any redevelopment was to be retained by a private owner/developer. Where a residential development is pursued by an incorporated association, any financial uplift will be redirected back into the golf course for the benefit of the members and community that utilise the golf course. This would not be the same situation for a private development.

Out of Scope

c.

##### Providing for additional indoor recreation facilities

This review primarily considers protecting the existing limited PZR2 lands in ACT. It is beyond the scope of this report to investigate ways in which sporting facilities can be expanded in other zones.

Out of Scope

#### 4.6 PRZ2- Market leases and Concessional leases per District

In the tables that follow, the market leases and concessional leases per district are identified. There is the probability that a number of the PRZ2 leases, depending on where the land is located, will seek to rezone at some time in the future.

As discussed at chapter 2 and at chapter 3.6, a concessional lease has restrictions on how it may be dealt with. The *Planning and Development Act 2007* at Section 265 "The lessee, or anyone else with an interest in a concessional lease, must not, during the term of the lease, deal with the lease without the written consent of the planning and land authority."

It is recommended that the concessional lessees prior to seeking any consent about rezoning or redeveloping their land first meet the requirements as set out in the *Planning and Development Act 2007* at Section 261 and division 9.4.2 Section 261 (2) In deciding whether it is in the public interest to consider the development application.

In identifying, where, the concessional (and possibly concessional) lessees are located, it does give the government an opportunity to consider ahead of time whether the "Territory should buy back, or otherwise acquire, the lease" as stipulated in the *Planning and Development Act 2007* at Section 261.

The advantage of the Territory buying back or otherwise acquiring a lease, is that the government can decide what type of development will provide the greatest community benefit at a certain location.

4.6.1 Canberra Central District – PRZ2

Market leases

Table 16 –CANBERRA CENTRAL DISTRICT –PRZ2 MARKET LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								
7	67	LYNEHAM	CANBERRA CENTRAL	MARKET	558847	PRZ2	Yowani Golf Course	Redevelopment along the fringe of the site as per the City Gateway Urban Design Framework
Out of Scope								
23	100	NARRABUNDAH	CANBERRA CENTRAL	MARKET	307091	PRZ2	Capital Public Golf Course	Seeking redevelopment options
Out of Scope								

Table 16 shows that there are eleven (11) market leases in the Canberra Central PRZ2 zone. The land uses are all sporting related and include a Out of Scope and golf.

The Yowani Golf course will see some redevelopment occurring along the Northbourne corridor as per the City and Gateway Urban Design Framework, however Yowani will continue to operate as an 18-hole golf course.

Out of Scope



Concessional leases

**Table 17 –CANBERRA CENTRAL DISTRICT –PR22 CONCESSIONAL and POSSIBLY CONCESSIONAL LEASES**

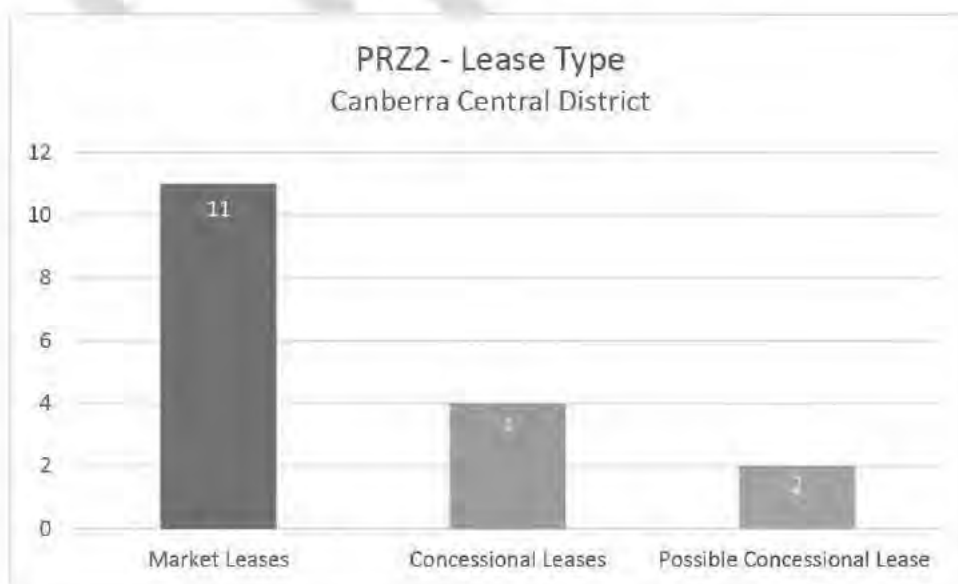
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Table 17 shows that there are four possibly concessional leases and two concessional leases in the Canberra Central PR22 zone.

Out of Scope

Forrest Section 19 requires careful consideration since there has been recent requests for rezoning in this specific precinct at the CZ6 zoned blocks as shown at figure 13.

4.6.1.1 Summary of PR22 leases Canberra Central District



4.7.2 Belconnen District – PRZ2

Market leases

<b>Table 18 –BELCONNEN DISTRICT –PRZ2 MARKET LEASES</b>								
<b>Block</b>	<b>Section</b>	<b>Division</b>	<b>District</b>	<b>Crown Lease Status</b>	<b>SQM</b>	<b>Zone</b>	<b>Desktop Land Use Observation</b>	<b>Comment</b>
2	132	HOLT	BELCONNEN	MARKET	324827	PRZ2	Magpies Golf Course	Already rezoned part of the golf course
12	99	HOLT	BELCONNEN	MARKET	277791	PRZ2	Magpies Golf Course	
Out of Scope								

Out of Scope



Out of Scope



Concessional leases

No concessional leases identified in the Belconnen district.

4.7.2.2 Summary of leases Belconnen District



4.7.3 Gungahlin District -PRZ2

Market leases

**Table 19 –GUNGAHLIN DISTRICT –PRZ2 MARKET LEASES**

Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
22	89	NICHOLLS	GUNGAHLIN	MARKET	65624	PRZ2	Gold Creek Golf Course	No overlay
11	88	NICHOLLS	GUNGAHLIN	MARKET	93019	PRZ2	Gold Creek Golf Course	Pe: Urban Open Space
2	85	NICHOLLS	GUNGAHLIN	MARKET	90326	PRZ2	Gold Creek Golf Course	Pe: Urban Open Space
14	86	NICHOLLS	GUNGAHLIN	MARKET	398248	PRZ2	Gold Creek Golf Course	Pe: Urban Open Space
21	89	NICHOLLS	GUNGAHLIN	MARKET	187154	PRZ2	Gold Creek Golf Course	No overlay

Table 19 indicates that the five market leases belong to the Gold Creek Country Club (Golf Course). Three of the blocks of land have Pe: Urban Open Space overlays. In the event of a rezoning proposal, a change of plan of management would also need to be considered.

The Gold Creek Country Club has commenced its own community consultation about the potential to redevelop and rezone part of the golf course and reduce the golf course greens footprint but still provide a “compact” 18-hole golf course. An article detailing the vision for the golf course can be found on the RiotACT <https://the-riotact.com/gold-creek-country-club-wants-a-community-inspired-development-plan-for-half-of-its-site/240223>

A formal request for a scoping document to vary the Territory Plan has not been received by EPSDD.

Out of Scope



Out of Scope

Gold Creek golf course proposal to redevelop this section of the fairway and retain Section 85 and 89 for a "compact "18-hole course. Retaining this space for PRZ2 uses will become more important as development intensifies in close proximity at the CSIRO Ginninderra Development

Figure 99 Gold Creek Golf Course Nicholls

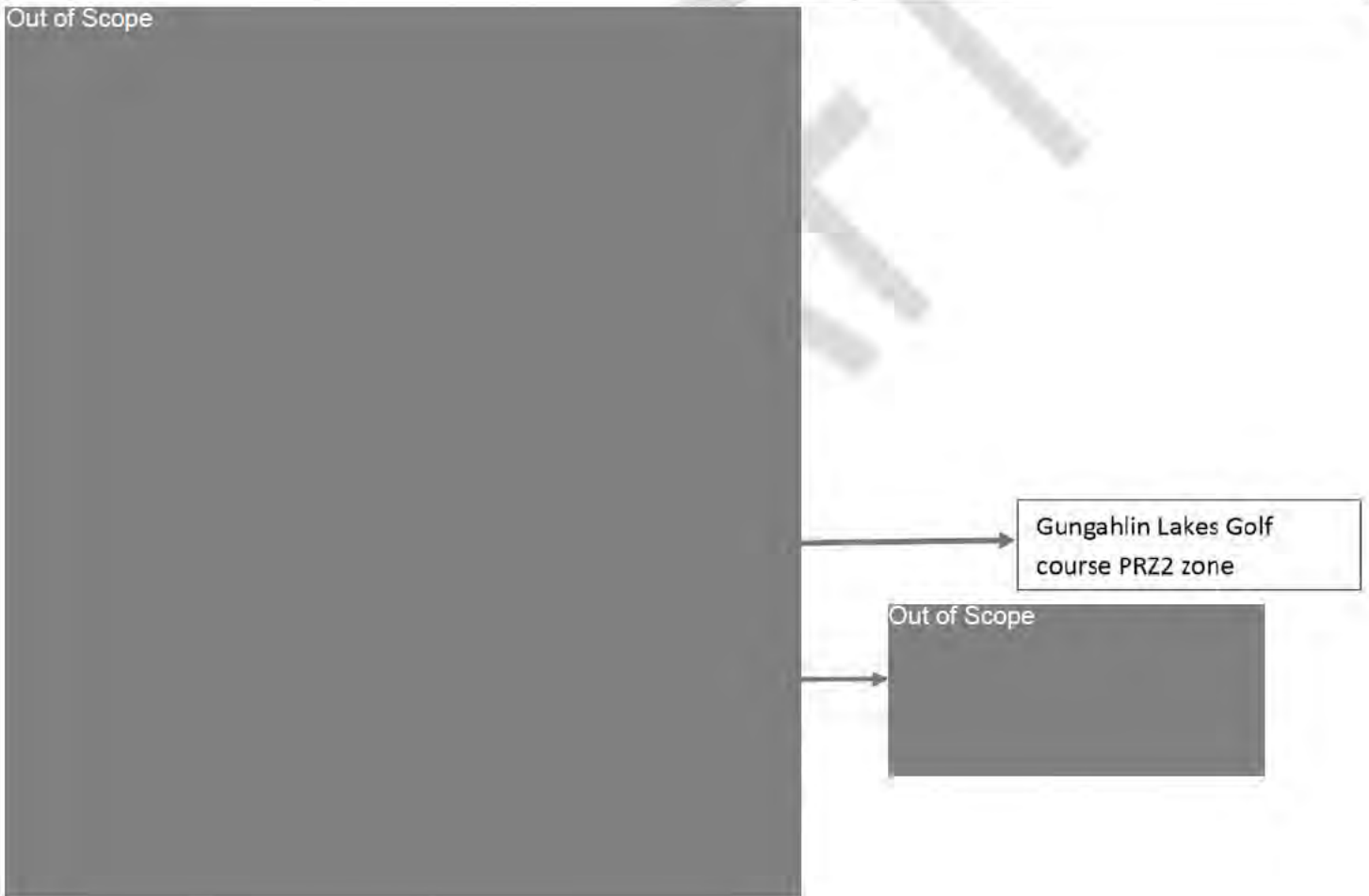
Concessional leases

Table 20 –GUNGAHLIN DISTRICT –PR22 POSSIBLY CONCESSIONAL LEASES								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
1	84	NICHOLLS	GUNGAHLIN	Non transferable rental lease	226136	PR22	Gungahlin Lakes Golf Course	Ph: lake overlay
2	84	NICHOLLS	GUNGAHLIN	Transfer restriction rental lease	35162	PR22	Gungahlin Lakes Ainslie Club	
2	177	NGUNNAWAL	GUNGAHLIN	Non transferable rental lease	444629	PR22	Gungahlin Lakes Golf Course	

In Table 20 the three leases listed have transfer restrictions, so they are possibly concessional.

Out of Scope

Out of Scope



#### 4.7.3.1 Summary of leases Gungahlin District



#### 4.7.4 Woden Valley PRZ2

##### Market Lease

Table 21 – WODEN VALLEY – PRZ2 MARKET LEASE
---

Out of Scope





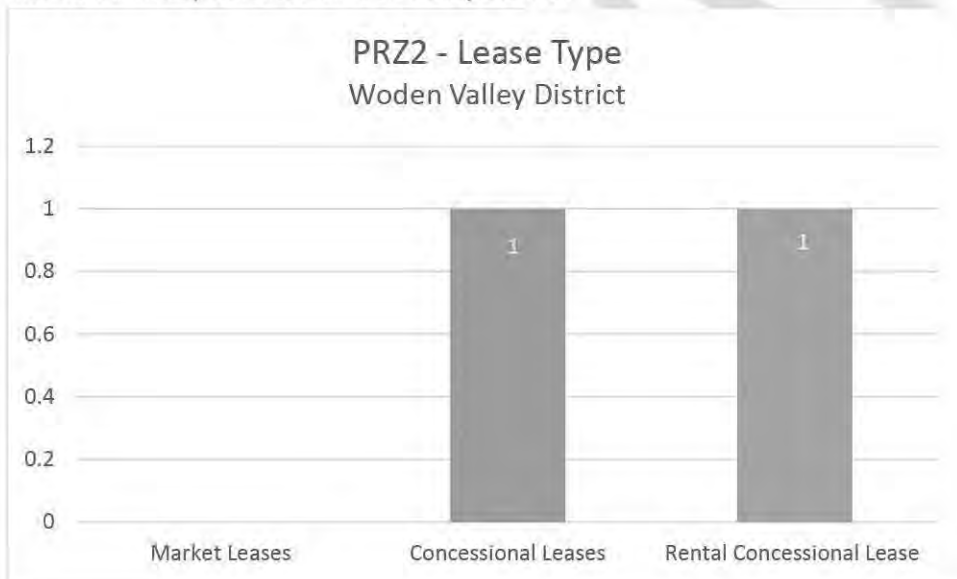
Concessional lease

Table 22 –WODEN VALLEY –PRZ2 CONCESSIONAL LEASE								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
21	52	RED HILL	WODEN VALLEY	Concessional lease (partial)	859153	PRZ2	Federal Golf club	

The Federal Golf Club is the only (partial) concessional PRZ2 land in the Woden Valley. The golf club has requested a rezoning of part of the golf course to develop a retirement style residential development that will be operated by the golf club. The proposal is being considered as part of the Red Hill Integrated Plan.

Sport and Recreation would generally consider supporting redevelopment proposals involving partial rezoning of a golf course where it secures the long-term viability of the facility and still retains a level of amenity that meets community expectations (i.e. 18 holes and appropriate amenities).

4.7.4.1 Summary of leases Woden Valley District



4.7.5 Tuggeranong PRZ2

Market lease

Table 23 –TUGGERANONG –PRZ2 MARKET LEASE								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
Out of Scope								

Table 23 – there are three PRZ2 market leases in the Tuggeranong District.

Out of Scope								
--------------	--	--	--	--	--	--	--	--

Out of Scope								
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Concessional lease

Table 24 –TUGGERANONG –PR2 CONCESSIONAL LEASE								
Block	Section	Division	District	Crown Lease Status	SQM	Zone	Desktop Land Use Observation	Comment
16	7	KAMBAH	TUGGERNG	Rental Concessional	981153	PR2 /C26	Murrumbidgee Country Club Golf club	Applied for rezoning of part of the golf course
Out of Scope								

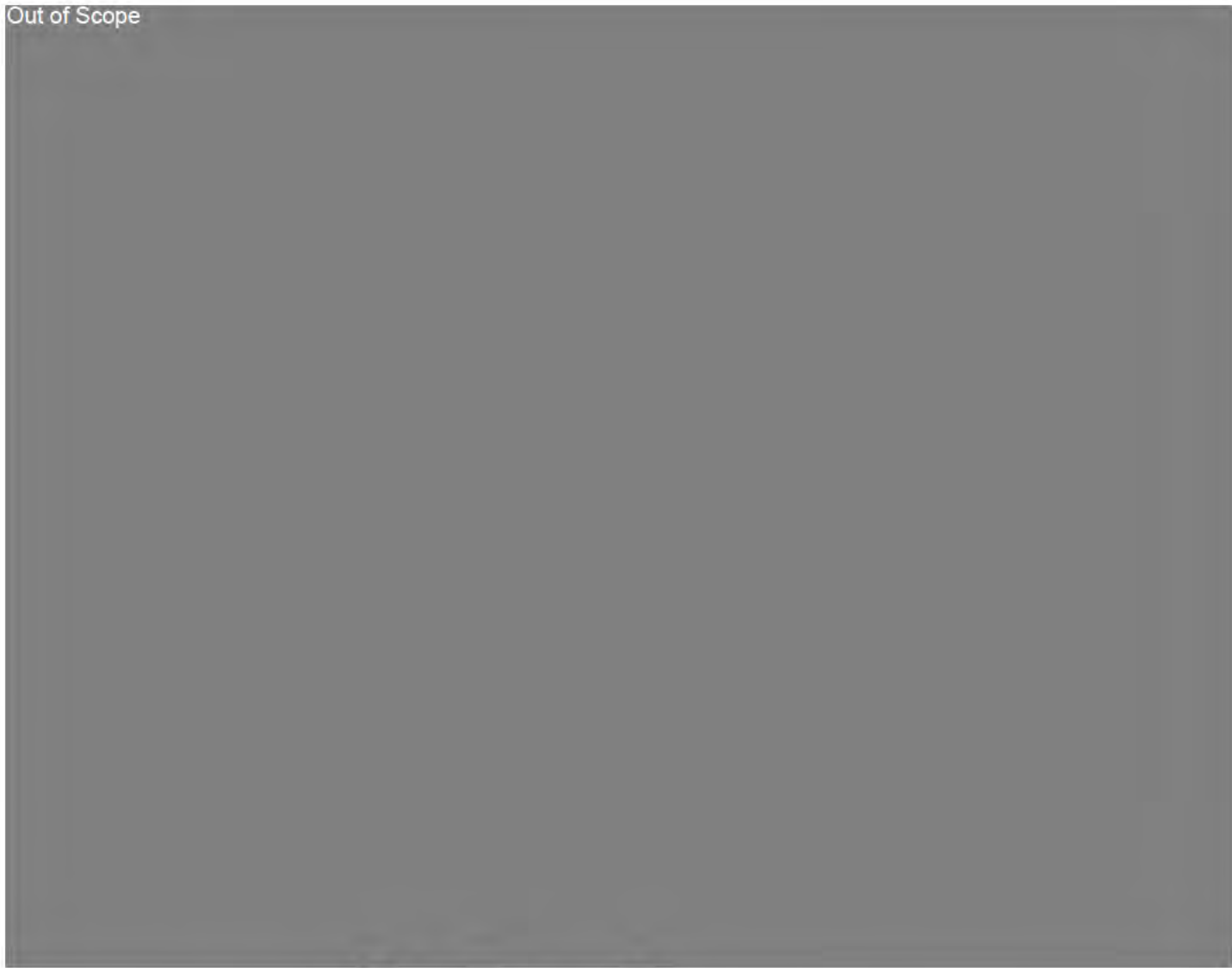
The Murrumbidgee Country Club Golf course has applied for a rezoning of part of the unused sections of the golf course to develop a residential development. The Murrumbidgee Country Club has a concessional rental lease.

Out of Scope

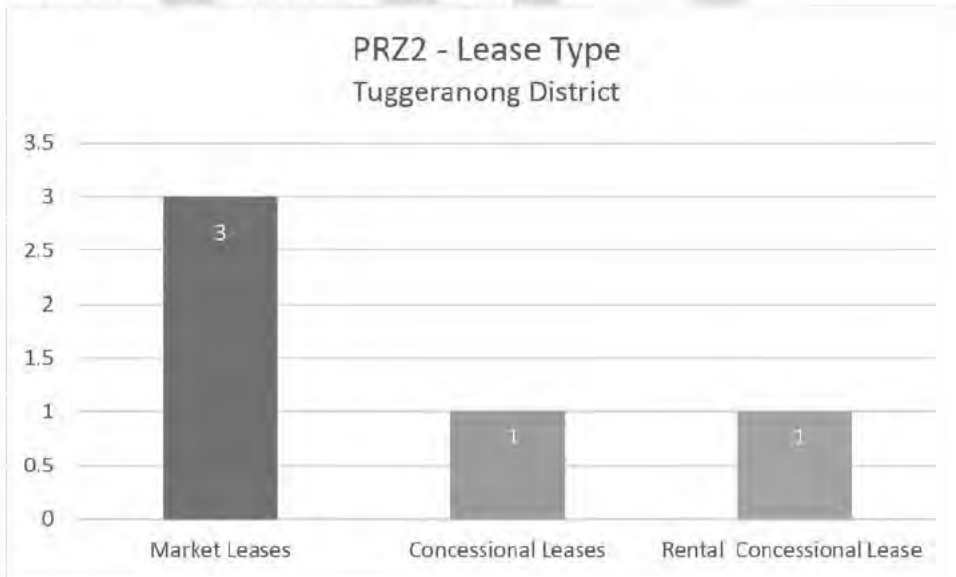
Out of Scope



Figure 25 Block 16 Section 7 Kambah - Murrumbidgee Country Club Golf Course



#### 4.7.5.1 Summary of leases Tuggeranong District



## 4.8 Conclusion

PRZ2 – Restricted Access Recreation land is in limited supply across the ACT. PRZ2 land is in high demand for sports facilities of a high calibre. While Indoor Recreation Facilities are permitted across several zones, it is unlikely that the higher order commercial zones will deliver the indoor recreation facilities for many reasons (space, location, and return on investment).

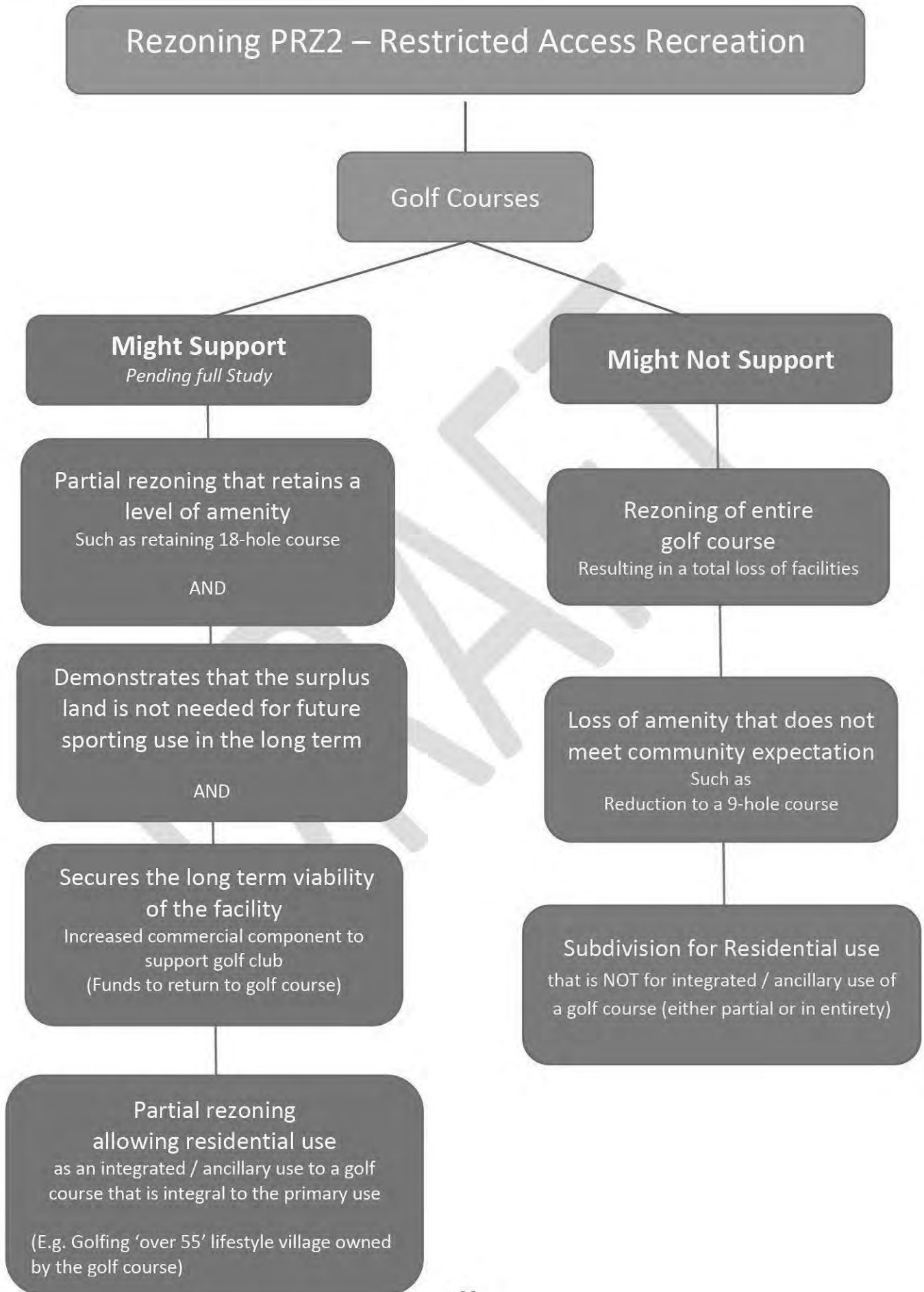
The ACT Planning Strategy 2018 – Direction 1.1 “Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint and by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors.”

While some of the PRZ2 blocks meet the location requirements of The ACT Planning Strategy 2018 – Direction 1.1, the blocks of land are not necessarily suited to being rezoned to a residential use or commercial uses that permit residential. PRZ2 land is still required in areas close to the city centre, town centres and group centres to provide amenity to the population living in those areas.

The concessional and possibly concessional leases within the PRZ2 zone have been identified and could form part of a further study to determine what the best use for the land would be in the future if/ when the lessee approaches government to redevelop the land.

Unleased land and land with Executive leases (government leases) have not been discussed in this report but a spreadsheet identifying the land, is available as a separate document.





## **Definitions of terms used:**

### Community Use in the Territory Plan:

Child Care Centre; Community Activity Centre; Community theatre; Cultural facility; Educational Establishment; Health facility; Hospital, Place of Worship; Religious associated use

### Definition of Club in the Territory Plan

Club means the use of land as a meeting place for persons associated, or for a body incorporated, for a social, sporting, athletic, literary, political or other like purpose, and which is a licensed premise under the Liquor Act 2010.

### Indoor recreation facility

Indoor recreation facility means the use of land for sporting activities where such use is primarily indoors.

### Outdoor recreation facility

Outdoor recreation facility means the use of land for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors.

### Residential use – umbrella term for:

**Caretaker's residence** means any dwelling used for the residence of a caretaker, in connection with another land use, including industry and commercial activity.

**Multi-unit housing** means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing.

**Residential Care Accommodation** means the use of land by an agency or organisation that exists for the purposes of providing accommodation and services such as the provision of meals, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and preparation may be carried out on site or elsewhere.

**Retirement Village** means premises where older members of the community or retired people live, or will live, in independent living units or serviced units, under a retirement village scheme.

**Retirement village scheme**, for a retirement village, means a scheme under which a person may – a) enter into a residence contract with the scheme operator for the retirement village; and b) on payment of an ingoing contribution, acquire personally or for someone else a right to live in the retirement village, however the right accrues; and c) on payment of the relevant charge, acquires personally or for someone else a right to receive one (1) or more services in relation to the retirement village.

**Secondary residence** means a second dwelling on a block.

**Single dwelling housing** means the use of land for residential purposes for a single dwelling only.

**Supportive housing** means the use of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered

on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings. The term does not include a retirement village or student accommodation.

### Lessee

**lessee** means the person who is the proprietor of a lease, whether or not the person is the registered proprietor of the lease, and regardless of how the person became the proprietor of the lease.

### Deal with a lease

*Planning and Development Act 2007 deal with a lease, means—*

- (a) assign or transfer the lease; or
- (b) sublet the land comprised in the lease or part of it; or
- (c) part with possession of the land comprised in the lease or any part of it.

### Concessional lease

*concessional lease—*

(a) means a lease—

(i) granted for a consideration less than the full market value of the lease, whether paid as a lump sum or payable as rent, or for no consideration; and.....

(2) However, a lease is not a concessional lease if the lease is a market value lease.

### Market value of a lease

**market value**, of a lease, means the amount that could be expected to be paid for the lease on the open market if it were sold by a willing but not anxious seller to a willing but not anxious buyer.

**From:**"Jeffrey, David"

**Sent:**29/01/2010 4:43 AM

**To:**"Jeffrey, David" <David.Jeffrey@act.gov.au>

**Subject:**Golf Course Allocation Data

**Attachments:**Golf Course2.doc

<b>Golf Course</b>	<b>Water Source</b>	<b>Fees and Charges 05/06</b>	<b>Fees and Charge 06/07 est.</b>
Vikings Capital Golf Club	Out of Scope		
Fairbairn Golf Club			
Federal Golf Club			
Gold Creek Country Club			

	allocated.	water at a cost of \$30K for a total of 15 days this year.	
Gungahlin Lakes Golf club	Out of Scope		
Magpies Belconnen Golf Club			
Murrumbidgee Golf Club			
Royal Canberra Golf Club			

	water from Lake Burley Griffin at no charge.	
RMC Golf Club		
Yowani Country Club		

**From:**"Priest, Jenny" <jenny.priest@act.gov.au>  
**Sent:**09/01/2013 12:34 PM  
**To:**"Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>;"Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Cc:**"Ashcroft, Brian" <Brian.Ashcroft@act.gov.au>;"Josifovski, Daniel" <Daniel.Josifovski@act.gov.au>  
**Subject:**FW: urgent action sought re Federal Golf Club  
**Attachments:**Letter - THOMPSON to BARR potable water at Federal Golf Club.pdf

Bec/DJ

See below and attached.

In the event that the C100 team look to us for advice and/or refer back, we will need to be on front foot to assist with an appropriate response.

Regards

Jenny

**Jenny Priest** | Director  
**Phone** 02 62072070 **Mobile** 0434363654  
**Sport and Recreation Services** | Economic Development | **ACT Government**  
Ground Floor Annex, 220 Northbourne Avenue, Braddon, ACT | PO Box 147, Civic Square, ACT 2608  
[http://www.economicdevelopment.act.gov.au/sport\\_and\\_recreation/](http://www.economicdevelopment.act.gov.au/sport_and_recreation/)



---

**From:** O'Leary, Shane  
**Sent:** Wednesday, 9 January 2013 11:09 AM  
**To:** Priest, Jenny  
**Cc:** Sanchez, Chris  
**Subject:** FW: urgent action sought re Federal Golf Club

FYI JP.

Chris has suggested to Ellis that this be directed to the C100 team in the first instance.

Kind regards,

Shane

Shane O'Leary | Executive Director  
**Phone** 02 6205 8294 | Fax 02 6205 0629 | Mobile 0409 751 725 OR 0419 031 834  
**Tourism, Events and Sport** | Economic Development Directorate | **ACT Government**  
Level 8, 220 Northbourne Ave Braddon ACT 2612 |  
Locked Bag 2001 Civic Square ACT 2608 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** Sanchez, Chris  
**Sent:** Wednesday, 9 January 2013 11:05 AM  
**To:** O'Leary, Shane  
**Subject:** FW: urgent action sought re Federal Golf Club

FYI

---

**From:** Maher, Ellis  
**Sent:** Wednesday, 9 January 2013 10:19 AM

**To:** Sanchez, Chris

**Subject:** urgent action sought re Federal Golf Club

Hi Chris

See attached, this request was received yesterday regarding the upcoming Women's Open Golf.

Its in TRIM and hardcopy is on its way to you, but I thought I'd send you advance notice.

Regards,  
Ellis.

Ellis Maher | Directorate Liaison Officer

Phone 02 62054643

**Economic Development | ACT Government**

PO Box 1020 Canberra City ACT 2601 | [ellis.maher@act.gov.au](mailto:ellis.maher@act.gov.au)

## **Maher, Ellis**

---

**From:** Steel, Kurt  
**Sent:** Wednesday, 9 January 2013 8:59 AM  
**To:** Maher, Ellis  
**Cc:** Driscoll, Jamie  
**Subject:** FW: Federal Golf Club - Australia Women's Open qualifying event  
**Attachments:** andrew barr signed letter.pdf

Hi Ellis

Could SRS coordinate an urgent response from the Minister to the Federal Golf Club on this matter?

Happy to discuss with the relevant officer whether or not they think that a waiver is appropriate.

Thanks  
Kurt

-----Original Message-----

**From:** Langley, Gayle  
**Sent:** Tuesday, 8 January 2013 5:41 PM  
**To:** Steel, Kurt; Driscoll, Jamie  
**Subject:** FW: Federal Golf Club - Australia Women's Open qualifying event

For your attention!!  
G.

Gayle Langley  
Office Manager  
Office of Andrew Barr MLA  
Deputy Chief Minister  
Minister for Treasury  
Minister for Economic Development  
Minister for Tourism, Sport and Recreation Member for Molonglo

P: 02 6205 0011  
F: 02 6205 0157  
E: [gayle.langley@act.gov.au](mailto:gayle.langley@act.gov.au)  
W: [www.andrewbarr.com.au](http://www.andrewbarr.com.au)

-----Original Message-----

**From:** [REDACTED]@fgc.com.au]  
**Sent:** Tuesday, 8 January 2013 4:59 PM  
**To:** Langley, Gayle  
**Cc:** Bob Correll; David Nelson; Ron Thompson  
**Subject:** Federal Golf Club - Australia Women's Open qualifying event

Dear Gayle,


Further to our discussion this afternoon, please find attached letter outlining our request for discounted potable water leading into the qualifying event for the Australian Women's Open to be held at Federal on Tuesday 12th February 2013.

I trust this will be forwarded onto Minister Barr for his consideration.

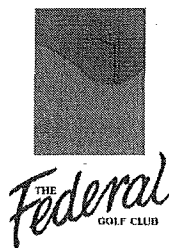
Please contact me if you require any further information.

--

Kind Regards

  
GENERAL MANAGER  
Federal Golf Club  
Canberra, ACT  
p. +61 2 6281 1888  
f. +61 2 6285 3140  
[fgc@fgc.com.au](mailto:fgc@fgc.com.au)

8<sup>th</sup> January 2013



Mr Andrew Barr MLA  
Minister for Education and Training,  
Minister for Planning,  
Minister for Tourism, Sport and Recreation  
GPO Box 1020,  
Canberra, ACT 2601

Dear Minister

As you are probably aware, Federal Golf Club is to host the qualifying round for the ISPS Handa Australian Women's Open Golf Championship to be held at Royal Canberra Golf Club on 14-17 February 2013. This qualifying round is to be played at Federal on Tuesday 12 February.

The recent period of very high temperatures, coupled with Federal's as yet incomplete water storages, is having a deleterious impact on the condition of the course and seriously affecting the volume of water we have available for irrigation. We are concerned that unless we can water the course as it should be watered in these difficult conditions, the course's presentation will deteriorate further and become unacceptable to Golf Australia which runs this major event.

Already the course is showing the effects of the prolonged hot weather, strong winds and restricted irrigation and our ponds are emptying fast. If the course is not in an acceptable condition for practice and play leading up to the event, it is likely that the qualifying round will be taken away from Federal and given to another ACT club that does not have the unique water supply difficulties facing Federal. Needless to say, this would be extremely embarrassing to the Canberra golfing community and Federal at a time when we are working hard, as we have been for many years, to lift the Club's profile and sustainability, improve the course, and attract membership and major events to the ACT. Our efforts have been rewarded recently with the course being ranked 42<sup>nd</sup> among Australia's public access golf courses. Apart from Royal Canberra Golf Club, which is not a public access golf course, no other course in Canberra is ranked in the top 100.

We request that we be permitted to use potable water, free of cost preferably or at no more than 25c per kilolitre, to irrigate the course on just 14 days over the three weeks leading up to the playing of the qualifying event. Using this limited amount of water at the potable water rate would be financially prohibitive for the Club. Of course, if we get sufficient and adequate rain we may not need to apply potable water to the course on every one of the 14 days, but holding off hoping for rain could be a disastrous gamble if the current hot conditions continue, as they are expected to do.

---

**The Federal Golf Club**  
**Red Hill Canberra Australia**

ABN 63 008 392 069

PO Box 3039 Manuka ACT 2603 • Telephone (02) 6281 1888 • Facsimile (02) 6285 3140  
www.fgc.com.au Email: fgc@fgc.com.au

Trevor Herden, Director – Championships, Golf Australia has given his support to this approach to the ACT Government.

We feel that this potable water usage request is quite modest and reasonable for this major event. We value the ACT Government's support in bringing this event to Canberra and enabling Federal to be part of the Australian Women's Open in Canberra's Centenary year and we are anxious about presenting our course in the best possible condition. Therefore, we urge you to give our limited request your urgent and favourable consideration in the interests of enhancing Canberra's sporting profile. We would welcome an inspection of the course by you or one of your senior officers.

Yours faithfully /

2.2(a)(ii)

Ron Thompson /  
President

**From:** "O'Leary, Shane" <Shane.O'Leary@act.gov.au>  
**Sent:** 28/08/2013 1:54 PM  
**To:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Subject:** RE: Belconnen Football Club/Golf Club Irrigation Meeting

Sounds good DJ...I will follow up with Andrew Smith.

Shane O'Leary | Executive Director  
**Phone 02 6205 8294** | Fax 02 6205 0629 | Mobile 0409 751 725 OR 0419 031 834  
**Tourism, Events and Sport** | Economic Development Directorate | **ACT Government**  
Level 8, 220 Northbourne Ave Braddon ACT 2612 |  
Locked Bag 2001 Civic Square ACT 2608 | [www.act.gov.au](http://www.act.gov.au)

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**From:** Jeffrey, David  
**Sent:** Wednesday, 28 August 2013 1:18 PM  
**To:** O'Leary, Shane  
**Cc:** Priest, Jenny; Ashcroft, Brian  
**Subject:** FW: Belconnen Football Club/Golf Club Irrigation Meeting

Hi Shane,

Not sure if you wish to task the Belconnen Magpies Sports Club to provide the following for review before this meeting?

- A copy of the latest audited Financial Statements for the operation of the Belconnen Golf Club
- Membership data for the golf club, including a breakdown on the number of social games played at the course over a twelve month period
- A breakdown on the cost of the different membership fees for the golf club
- Background information regarding the lease arrangements for the golf club
- Correspondence received from ACTEW regarding their old deal and the new deal for use of effluent water from Lower Molonglo Water Quality Control Centre

Happy to discuss.

Cheers

DJ

---

**From:** 2.2(a)(ii)  
**Sent:** Wednesday, 28 August 2013 12:03 PM  
**To:** O'Leary, Shane; Jeffrey, David; Ashcroft, Brian; Priest, Jenny; Schedule 2.2(a)(ii)  
**Subject:** RE: Belconnen Football Club/Golf Club Irrigation Meeting

Hi All,

Just letting you know I'll bring 2.2(a)(ii) (Magpies General Manager) and 2.2(a)(ii) (Board member, representing the golf course) with me.

Thanks.

2.2(a)(ii)

**Ray White**

proudly supporting



**Commercial Director**

17-23 Townshend Street, Phillip ACT 2606 | Locked Bag 3008, Woden ACT 2606  
Ph: 02 6285 0349 | Fax: 02 6162 0682 | Mobile: 2.2(a)(ii) | [rwc Canberra.com.au](http://rwc Canberra.com.au)

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-----Original Appointment-----

**From:** [Karen.Kennedy@act.gov.au](mailto:Karen.Kennedy@act.gov.au) **On Behalf Of** O'Leary, Shane

**Sent:** Wednesday, 28 August 2013 9:40 AM

**To:** O'Leary, Shane; 2.2(a)(ii) Jeffrey, David; Ashcroft, Brian; Priest, Jenny; 2.2(a)(ii)

**Subject:** Belconnen Football Club/Golf Club Irrigation Meeting

**When:** Thursday, 5 September 2013 2:00 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.

**Where:** Shane's Office, Level 8 220 Northbourne Ave Braddon

Dear All,

Shane has asked that I schedule this meeting, this time looks good for all of you.

*Andrew, when you arrive at 220 Northbourne please call my number 6205 8332 or my ext from reception 58332 and I will call down as level 8 has restricted access.*

Kind regards

Karen

**Karen Kennedy** | Executive Assistant to **Executive Director**

**Phone 02 6205 8332** | Fax 02 6205 0629

**Tourism, Events and Sport** | Economic Development Directorate | **ACT Government**

Level 8, 220 Northbourne Ave Braddon ACT 2612

Locked Bag 2001 Civic Square ACT 2608 | [www.act.gov.au](http://www.act.gov.au)

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-----

**From:** "2.2(a)(ii)"  
**Sent:** 06/09/2013 4:31 PM  
**To:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Cc:** "O'Leary, Shane" <Shane.O'Leary@act.gov.au>; "Priest, Jenny" <jenny.priest@act.gov.au>; "Chester, Heath" <Heath.Chester@act.gov.au>  
**Subject:** RE: Stormwater Options - Belconnen Golf Club

Thanks DJ,

We appreciate your assistance with this. We will talk through this and think about the best way to approach it all. I'll then come back with any questions we have.

Thanks again.

2.2(a)(ii)

**Ray White**

proudly supporting



**Commercial Director**

17-23 Townshend Street, Phillip ACT 2606 | Locked Bag 3008, Woden ACT 2606  
Ph: 02 6285 0349 | Fax: 02 6162 0682 | Mobile: 2.2(a)(ii) | [rwc Canberra.com.au](http://rwc Canberra.com.au)

Residential Sales | Property Management | Strata | Commercial | Finance | Insurance

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**NOTICE TO OUR VALUED CLIENTS:** If you are not fully satisfied with our service, please contact our Client Services Manager Anne-Maree (phone 02 6162 0681 or email [clientservices@rwc Canberra.com.au](mailto:clientservices@rwc Canberra.com.au)).

---

**From:** Jeffrey, David [mailto:David.Jeffrey@act.gov.au]  
**Sent:** Friday, 6 September 2013 2:59 PM  
**To:** 2.2(a)(ii)  
**Cc:** O'Leary, Shane; Priest, Jenny; Chester, Heath  
**Subject:** Stormwater Options - Belconnen Golf Club

Hi 2.2(a)(ii)

I had a brief conversation with Heath Chester in the Environmental and Sustainable Development Directorate this morning. Heath informed me that there is currently sufficient surface water available to be allocated in your water catchment should the club wish to pursue an alternate non potable water option to irrigate the Belconnen Golf Club. The links below provide some additional background information regarding the associated fees, etc that would need to be considered should the club wish to pursue this as an option.

[http://www.environment.act.gov.au/water/act\\_water\\_resources/water\\_resources\\_application\\_forms\\_and\\_fees](http://www.environment.act.gov.au/water/act_water_resources/water_resources_application_forms_and_fees)

[http://www.environment.act.gov.au/data/assets/pdf\\_file/0018/251163/Factsheet -](http://www.environment.act.gov.au/data/assets/pdf_file/0018/251163/Factsheet_-_Fees_Relating_to_WAE_and_Licences_2013.pdf)

[\\_Fees Relating to WAE and Licences 2013.pdf](http://www.environment.act.gov.au/data/assets/pdf_file/0018/251163/Factsheet_-_Fees_Relating_to_WAE_and_Licences_2013.pdf)

Now that it has been identified that surface water is available to be allocated (you would need to purchase a Water Access Entitlement), the Belconnen Magpies Sports Club may wish to consider engaging a consultant to determine if there are any potential non potable water projects worth pursuing (e.g. construct new ponds/dams onsite, construct a pipeline to the nearby river). Some of the other golf clubs (e.g. Murrumbidgee, Federal) may also be willing to provide you with some advice regarding their recent projects.

You may also wish to contact Clubs ACT in respect to how the Water Abstraction Charge (WAC) is being applied at a number of golf clubs in the ACT. If you are not already aware, I understand that some transitional concessional arrangements have been negotiated and put in place that might apply to your club.

Happy to discuss.

Regards,

David Jeffrey

Manager | Strategic Projects, Policy and Planning

**Sport and Recreation Services | Economic Development Directorate | ACT Government**

**Ground Floor, 220 Northbourne Avenue, Braddon, ACT, 2612**

**Phone: 02 6207 5815 | Mobile: 0417 499 634**

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**From:**"Priest, Jenny" <jenny.priest@act.gov.au>  
**Sent:**14/07/2014 5:35 PM  
**To:**"Josifovski, Daniel" <Daniel.Josifovski@act.gov.au>  
**Cc:**"Jeffrey, David" <David.Jeffrey@act.gov.au>;"Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>  
**Subject:**Re: Urgent: Response to Media Question - WAC - Golf Courses - Due before 4.30 pm.  
**Attachments:**image001.jpg, image002.png, image003.jpg

DJ

As I understand you have discussed earlier today with David, this is a matter for Kathy Goth in Treasury.  
Not for SRS.

Kind regards

Jenny

Sent from my iPhone

On 14 Jul 2014, at 2:52 pm, "Josifovski, Daniel" <[Daniel.Josifovski@act.gov.au](mailto:Daniel.Josifovski@act.gov.au)> wrote:

DJ/JP,

I understand you will be travelling shortly.

Could you please review and advise accordingly.

Note deadline is 4:30pm.

Regards,

**Daniel Josifovski** | A/g Senior Project Officer, Strategic Projects, Policy and Planning  
Ph: (02) 6207 0022 | Fax: (02) 6207 2071 | Email: [daniel.josifovski@act.gov.au](mailto:daniel.josifovski@act.gov.au)  
**Sport and Recreation Services** | Chief Minister, Treasury and Economic Development Directorate |  
Business, Tourism, Events and Sport | ACT Government  
Ground Floor Annex, 220 Northbourne Avenue, Braddon, ACT | PO Box 147, Civic Square, ACT 2608  
[http://www.economicdevelopment.act.gov.au/sport and recreation/](http://www.economicdevelopment.act.gov.au/sport%20and%20recreation/)

<image001.jpg><image002.png><image003.jpg>

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**From:** Burch, Brad  
**Sent:** Monday, 14 July 2014 2:21 PM  
**To:** Goth, Kathy  
**Cc:** Nicol, David; Doran, Karen; Priest, Jenny; Nilsen, Tom  
**Subject:** Urgent: Response to Media Question - WAC - Golf Courses - Due before 4.30 pm.  
**Importance:** High

Good afternoon Kathy

I think your Branch may be in the best position to lead this response, please advise if it should sit elsewhere. The Minister's Office has asked for answers to the below questions from the Canberra Times:

- Why does the government charge for water extraction from entities like golf courses, when they have collected and stored the water themselves?
- How many businesses are paying this charge, and how much will the government collect over the budget period?
- Is this change newly introduced?
- Other jurisdictions don't have similar charges. Why does Canberra when the cost of portable water is already higher?
- The clubs I have spoken to have concerns about their own viability when they have to pay these charges. Will the Treasurer consider a discount further to the 50 per cent currently offered, or alternatively give offsets for water saving infrastructure?
- How does the government measure who uses what water from on site dams and the like?
- Has the matter been raised with the Treasurer other than through the Clubs ACT push?

Could I please get answers to these before 4.30pm as requested by the MO?

I have copied Jenny Priest (EDD – Sport and Rec) and Tom Nilson (Environment and Planning Directorate), who have provided some advice earlier today.

Thanks and regards

**Brad Burch**

Directorate Liaison Officer (Treasury) | Chief Minister, Treasury and Economic Development Directorate

☎ (02) 6205 3033 or 0418 632 500 | ✉ [brad.burch@act.gov.au](mailto:brad.burch@act.gov.au) | GPO Box 158, Canberra City.

♻️ please consider the environment before printing this e-mail

**From:** Steel, Kurt  
**Sent:** Monday, 14 July 2014 2:10 PM  
**To:** Burch, Brad  
**Cc:** Landon, Daniel; Benson, Andrew  
**Subject:** FW: water

Hi Brad

See the below questions from the Canberra Times on WAC. Could we please get a response to them by 4.30?

Dan and I spoke to Tom Nilsen +54644 at Environment earlier today, and Jenny Priest +72070 from Sport and Rec is across the golf course issue.

If there is anything that will be difficult to get by that deadline let us know, but the Canberra Times will be running this story tomorrow regardless.

Thanks  
 Kurt

**Kurt Steel**  
 Media Adviser | Office of Andrew Barr MLA  
 ACT Deputy Chief Minister  
 Treasurer  
 Minister for Economic Development  
 Minister for Housing  
 Minister for Tourism and Events  
 Member for Molonglo

t:6205 2775 | m: [REDACTED]  
[kurt.steel@act.gov.au](mailto:kurt.steel@act.gov.au) | [andrewbarr.com.au](http://andrewbarr.com.au)

**From:** 2.2(a)(ii)  
**Sent:** Monday, 14 July 2014 1:55 PM  
**To:** Steel, Kurt  
**Subject:** water

Kurt,

Re our previous conversation, some questions below.

2.2(a)(ii)

- *Why does the government charge for water extraction from entities like golf courses, when they have collected and stored the water themselves?*
- *How many businesses are paying this charge, and how much will the government collect over the budget period?*
- *Is this change newly introduced?*
- *Other jurisdictions don't have similar charges. Why does Canberra when the cost of portable water is already higher?*
- *The clubs I have spoken to have concerns about their own viability when they have to pay these charges. Will the Treasurer consider a discount further to the 50 per cent currently offered, or alternatively give offsets for water saving infrastructure?*
- *How does the government measure who uses what water from on site dams and the like?*
- *Has the matter been raised with the Treasurer other than through the Clubs ACT push?*

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2.2(a)(ii)

Journalist | The Canberra Times

2.2(a)(ii)

2.2(a)(ii)



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**From:**"Jeffrey, David"  
**Sent:**23/04/2015 6:19 AM  
**To:**"Deedman" <Deedman@act.gov.au>  
**Subject:**Holt Section 99 - Block 16 (Belconnen Golf Course)

Attention - Deedman

Comments from Sport and Recreation Services (SRS) are detailed below.

- SRS understands that the Magpies Club Group, who currently manage the Belconnen Golf Club, will have an opportunity to provide its comments regarding the proposal once it is made available for public consideration.
- The submission does not appear to include any comments from the operator of the golf club as to whether the proposed development and changes to the golf course is supported.
- The submission does not appear to provide any "expert" opinion whether the golf course will be improved as a result of the proposed changes.
- It is unclear if the proposed changes may impact the playability of the golf course moving forward. Based on other examples, golf courses have subsequently had to be redesigned due to nearby residents complaining about their properties being hit by errant golf balls.

Regards,

**David Jeffrey**  
**Manager - Sport and Recreation Facilities**  
**Sport and Recreation Services**  
**Chief Ministers, Treasury and Economic Development Directorate | ACT Government**  
**Ground Floor, 220 Northbourne Avenue, Braddon, ACT, 2612**  
**Phone: 02 6207 5815 | Mobile: [REDACTED]**  
<http://www.sport.act.gov.au/> #CBR



**From:** "Jeffrey, David"  
**Sent:** 05/11/2015 6:02 AM  
**To:** "Goth, Kathy" <Kathy.Goth@act.gov.au>  
**Subject:** RE: Magpies Golf club land ownership

Thanks!

---

**From:** Goth, Kathy  
**Sent:** Wednesday, 4 November 2015 4:42 PM  
**To:** Jeffrey, David  
**Cc:** Smith, MatthewC  
**Subject:** Magpies Golf club land ownership

Hi David

As discussed at our meeting today i asked EPD to check whether the Magpies club own the land that the golf course is situated on.

EPD has advised that the land is owned by a private company and is sub leased to the Magpies club. More details below.

**Sole Proprietor:**

Woodhaven Investments Pty Limited  
of Suite 13A, 10 Oatley Court Belconnen ACT 2617

The Principle of the Company is 2.2(a)(i)

Cheers  
Kathy Goth  
Director  
Economics and Financial Analysis Branch  
Chief Minister, Treasury and Economic Development Directorate  
6205 0772

**From:** "Jeffrey, David"  
**Sent:** 08/04/2016 5:57 AM  
**To:** 2.2(a)(ii)  
**Subject:** RE: Golf Club Grants  
**Attachments:** Stats - Golf.xlsx

Hi 2.2(a)

Sorry it is taken a couple of days to get back to you - please see attached.

Cheers,

**David Jeffrey**  
Senior Manager - Sport and Recreation Facilities  
Sport and Recreation Services  
Chief Ministers, Treasury and Economic Development Directorate | ACT Government  
Plaza North, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608  
Phone: 02 6207 5815 | Mobile: [REDACTED]  
<http://www.sport.act.gov.au/> #CBR



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**From:** 2.2(a)(ii)  
**Sent:** Wednesday, 6 April 2016 10:26 AM  
**To:** Jeffrey, David  
**Subject:** Golf Club Grants

Hi DJ,

Hope you are well. I missed you at yesterday's DGA meeting, I had to head off early.

Are you able to provide me with a breakdown of the \$900k in grants that have been allocated to local golf clubs from SRS?

Regards

2.2(a)(ii) Group Operations Manager | The Club Group



The Club Group management systems are certified to the following standards:



Head Office: First Floor, Unit 7, 141 Flemington Road Mitchell ACT 2911

**Direct Phone: 02 6163 8033** | Switchboard: 1300 11 LIME | Facsimile: | [www.clubgroup.com.au](http://www.clubgroup.com.au)

## SPORT AND RECREATION GRANTS PROGRAM

<b>ACT Monaro District Golf Association Inc</b>				
	Peak body			
App. Number	Cat. Type	Year	Description	Amount
				Approved
MD97/013	MG	1997	Top Gun Shoot-out Golf Tournament	\$ 2,000
97/082	MG	1997	Annual Operational Assistance	\$ 4,000
98/030	MG	1998	Annual Operational Assistance	\$ 4,000
98/030	MG	1998	Go Go Golf	\$ 900
99/035	MG	1999	Annual Operational Assistance	\$ 4,000
00/084	MG	2000	Annual Operational Assistance	\$ 1,300
00/084	MG	2000	Annual Operational Assistance	\$ 4,500
01/045	MG	2001	Annual Operational Assistance	\$ 5,000
02/023	MG	2002	Annual Operational Assistance	\$ 5,000
03/080	MG	2003	Annual Operational Assistance	\$ 6,000
IT03/006	IT	2003	IBGA World Golf Championships	\$ 375
04/003	MG	2004	Annual Operational Assistance	\$ 8,000
05/014	MG	2005	Annual Operational Assistance	\$ 6,000
SR0P/06/055	SR0P	2006	Annual Operational Assistance	\$ 6,000
SR0P/07/006	SR0P	2007	Annual Operational Assistance	\$ 6,000
SR0P/08/047	SR0P	2008	Annual Operational Assistance	\$ 6,000
SR0P/09/127	SR0P	2009	Annual Operational Assistance	\$ 6,000
SR0P/10/057	SR0P	2010	Annual Operational Assistance	\$ 6,000
SR0P/11/004	SR0P	2011	Annual Operational Assistance	\$ 6,000
SR0P-A/12/007	SR0P	2012	Annual Operational Assistance	\$ 6,000
SR0P-A/13/011	SR0P	2013	Annual Operational Assistance	\$ 6,000
SR0P-A/14/02	SR0P	2014	Annual Operational Assistance	\$ 6,000
SR0P-A/15/22	SR0P	2015	Annual Operational Assistance	\$ 6,000
				\$ 111,075

<b>Aussie Park Golf (ACT) Inc</b>				
	Club			
App. Number	Cat. Type	Year	Description	Amount
				Approved
98/102	MG	1998	Park Golf Development	\$ 3,000
				\$ 3,000

<b>Australian Federal Police (ACT Region) Golf Club</b>				
	Club			
App. Number	Cat. Type	Year	Description	Amount
				Approved
ES00/018	ES	2000	Australian Police Golf Championships	\$ 1,500
				\$ 1,500

<b>Central Southern Golf Association Inc</b>				
	Club			
App. Number	Cat. Type	Year	Description	Amount
				Approved
MD99/005	MD	1999	Veteran Womens Golf program	\$ 1,000
00/085	MG	2000	Annual Operational Assistance	\$ 1,700
				\$ 2,700

<b>Federal Golf Club</b>				
	Club			
App. Number	Cat. Type	Year	Description	Amount
				Approved

CAP/09/056	CAP	2009	Water Retention Pond	\$ 250,000
SP/08/042	Drought Funding	2008	Couch Conversion of Fairways	\$ 137,000
				\$ 387,000

<b>RMC Golf Club Inc</b>				
Club				
App. Number	Cat. Type	Year	Description	Amount
				Approved
05/018	MG	2005	Golf Management Computer System	\$ 9,800
				\$ 9,800

<b>Fairbairn Golf Club</b>				
Cat. Type	Year	Description	Amount	
SP/08/046 (special funding)	Drought Funding	2008	Couch Conversion of Fairways	\$ 72,000
				\$ 72,000

<b>Murrumbidgee Country Club</b>				
Cat. Type	Year	Description	Amount	
SP/08/053 (special funding)	Drought Funding	2008	Installation of a more efficient irrigation system	\$ 36,000
(non SRGP)		2010	Pipeline from Murrumbidgee River	\$ 150,000
				\$ 186,000

<b>Yowani Country Club</b>				
Cat. Type	Year	Description	Amount	
(non SRGP)		2010	Stormwater Harvesting Project	\$ 150,000
ARMS/14/22	ARMS	2014	Bowling Green Ditch Backing Repairs	\$ 9,000
				\$ 159,000

### National League Team Funding

	2009/10
2010 Royal Canberra Ladies Golf Classic	\$10,000

\$930,775

## SPORT AND RECREATION GRANTS PROGRAM

<b>ACT Monaro District Golf Association Inc</b>				
App. Number	Cat. Type	Year	Description	Amount
IT03/006	Individual Travel	2003	IBGA World Golf Championships	\$ 375
MD97/013	Individual Travel	1997	Top Gun Shoot-out Golf Tournament	\$ 2,000
05/014	Operational Grants	2005	Annual Operational Assistance	\$ 6,000
04/003	Operational Grants	2004	Annual Operational Assistance	\$ 8,000
03/080	Operational Grants	2003	Annual Operational Assistance	\$ 6,000
02/023	Operational Grants	2002	Annual Operational Assistance	\$ 5,000
01/045	Operational Grants	2001	Annual Operational Assistance	\$ 5,000
00/084	Operational Grants	2000	Annual Operational Assistance	\$ 1,300
00/084	Operational Grants	2000	Annual Operational Assistance	\$ 4,500
99/035	Operational Grants	1999	Annual Operational Assistance	\$ 4,000
98/030	Operational Grants	1998	Annual Operational Assistance	\$ 4,000
98/030	Program Grant	1998	Go Go Golf	\$ 900
97/082	Operational Grants	1997	Annual Operational Assistance	\$ 4,000
SROP/11/004	Operational Grants	2011	Annual Operational Assistance	\$ 6,000
SROP/10/057	Operational Grants	2010	Annual Operational Assistance	\$ 6,000
SROP/09/127	Operational Grants	2009	Annual Operational Assistance	\$ 6,000
SROP/08/047	Operational Grants	2008	Annual Operational Assistance	\$ 6,000
SROP/07/006	Operational Grants	2007	Annual Operational Assistance	\$ 6,000
SROP/06/055	Operational Grants	2006	Annual Operational Assistance	\$ 6,000
SROP-A/12/007	Operational Grants	2012	Annual Operational Assistance	\$ 6,000
SROP-A/13/011	Operational Grants	2013	Annual Operational Assistance	\$ 6,000
SROP-A/14/02	Operational Grants	2014	Annual Operational Assistance	\$ 6,000
				<b>\$ 105,075</b>

<b>Aussie Park Golf (ACT) Inc</b>				
App. Number	Cat. Type	Year	Description	Amount

98/102	Program Grant	1998	Park Golf Development	\$ 3,000
				\$ 3,000

<b>Australian Federal Police (ACT Region) Golf Club</b>				
Club				
App. Number	Cat. Type	Year	Description	Amount
ES00/018	Individual Travel	2000	Australian Police Golf Championships	\$ 1,500
				\$ 1,500

<b>Central Southern Golf Association Inc</b>				
Club				
App. Number	Cat. Type	Year	Description	Amount
MD99/005	Women's Funding	1999	Veteran Womens Golf Program	\$ 1,000
00/085	Operational Grants	2000	Annual Operational Assistance	\$ 1,700
				\$ 2,700

<b>Federal Golf Club</b>				
Club				
App. Number	Cat. Type	Year	Description	Amount
CAP/09/056	Capital Grant	2009	Water Retention Pond	\$ 250,000
SP/08/042	Non-SRGP - Special Funding	2008	Drought Funding - Couch Conversion of Fairways	\$ 137,000
				\$ 387,000

<b>RMC Golf Club Inc</b>				
Club				
App. Number	Cat. Type	Year	Description	Amount
05/018	Equipment Funding	2005	Golf Management Computer System	\$ 9,800
				\$ 9,800

<b>Fairbairn Golf Club</b>				
Cat. Type	Year	Description	Amount	
SP/08/046	Non-SRGP - Special Funding	2008	Drought Funding - Couch Conversion of Fairways	\$ 72,000
				\$ 72,000

<b>Murrumbidgee Country Club</b>	<b>Cat. Type</b>	<b>Year</b>	<b>Description</b>	<b>Amount</b>
SP/08/053	Non-SRGP - Special Funding	2008	Drought Funding - Installation of a more efficient irrigation system	\$ 36,000
(non SRGP)	Non-SRGP - Special Funding	2010	Pipeline from Murrumbidgee River	\$ 150,000
				<b>\$ 186,000</b>

<b>Yowani Country Club</b>	<b>Cat. Type</b>	<b>Year</b>	<b>Description</b>	<b>Amount</b>
(non SRGP)	Non-SRGP - Special Funding	2010	Stormwater Harvesting Project	\$ 150,000
				<b>\$ 150,000</b>

**From:** "ODonoghue, Yersheena" <Yersheena.ODonoghue@act.gov.au> on behalf of "CMCD DLO" <CMCDDLO@act.gov.au>  
**Sent:** 07/06/2018 2:53 PM  
**To:** "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>  
**Subject:** Letter - Community Impact of Golf in ACT - Stuart Fraser [SEC=UNCLASSIFIED]  
**Attachments:** 20180530122231816.pdf

Hi MLO Team,

Please find attached a letter that has come in to the Chief Minister.  
Can the letter please be allocated to Actvie Canberra for their information - no action required.

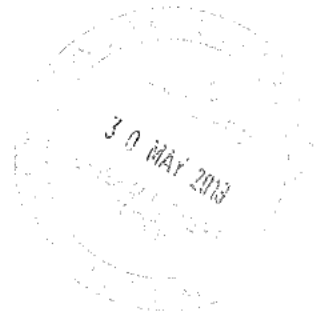
Thanks

Y

Yersheena O'Donoghue | Directorate Liaison Officer ? Chief Minister's Office  
Office of the Chief Minister  
Chief Minister, Treasury and Economic Development Directorate | ACT Government  
C (02) 6205 3029 | CMCDDLO@act.gov.au | ACT Legislative Assembly, 196 London Circuit Canberra City ACT 2601

24<sup>th</sup> May 2018

**Mr Andrew Barr MLA  
Member for Kurrajong  
Legislative Assembly for the ACT  
GPO Box 1020  
CANBERRA ACT 2601**



Dear Andrew,

**Subject: COMMUNITY IMPACT OF GOLF IN AUSTRALIAN CAPITAL TERRITORY**

Golf as a sport is internationally recognised as one of the preferred leisure pastimes, held in the highest esteem with rich traditions and a proud history.

Golf as industry is very much the quite achiever delivering millions of dollars in benefits.

In the Australian Capital Territory (ACT) golf delivers in excess of \$47 million annually, across a raft of initiatives including junior programs, amateur and professional competitions, tourism, employment, retail, Clubs, charities, mental and physical health and most importantly enjoyment.

Golf NSW recently commissioned highly respected Sport Business Partners and Street Ryan to evaluate the financial contribution golf, both as a sport and industry, delivered to ACT.

The results highlighted golf is more than a sport.

Golf establishes and feeds communities, creates social interaction and cohesion, enhances both body and mind and provides an unrivalled game which can be played by people from all walks of life, all age groups and all abilities.

On behalf of the Board and Management of Golf NSW I am pleased to attach a comprehensive analysis of golf for your information.

The attached Community Impact of Golf in Australian Capital Territory Report will emphasize the regular and cross-generational social interaction throughout a golfer's lifespan, the foundations delivered which help build and connect a strong community, and most importantly the valuable life lessons and principles of respect and honesty.

Golf is a game for life.

Yours Sincerely

2.2(a)(ii)

**Chief Executive Officer  
Golf NSW**

**From:** "Jeffrey, David"  
**Sent:** 05/11/2015 7:07 AM  
**To:** "Landon, Daniel" <Daniel.Landon@act.gov.au>  
**Cc:** "Priest, Jenny" <jenny.priest@act.gov.au>; "Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>; "Lacey, Wayne" <Wayne.Lacey@act.gov.au>  
**Subject:** FW: Stormwater Options - Belconnen Golf Club  
**Attachments:** Magpies Golf club land ownership

Hi Daniel,

Further to email advice I provided to the Magpies in 2013, I have confirmed with that there is still surface water available for allocation should they wish to purchase the appropriate Water Access Entitlement.

In relation to the Sport and Recreation Grant Program (SRGP), I can confirm that the construction of a water dam/pond to support the irrigation of the golf course would be an eligible item that could be considered, subject to the Magpies being the owner of the golf course. Applications for the 2016 SRGP funding round recently closed and are currently being assessed. The 2017 SRGP would typically be opened in August/September 2016 with an announcement made in January 2017 – post the next election.

The SRGP typically requires 50% matched funding for projects, but this is not always required for larger capital projects. Due to budget limitations, large funding commitments under the SRGP (i.e. \$200k) can be challenging due to other pre-commitments, but can be achieved by splitting the commitment over a couple of years.

As per the attached email, Kathy Goth has advised that the Magpies don't currently own the golf course – but I understand that you believe this may change in the future? As detailed above, the Magpies would not be eligible to seek grant funding from the SRGP if they do not own the golf club/course.

Hope this helps.

Regards,

**David Jeffrey**  
**Senior Manager - Sport and Recreation Facilities**  
**Sport and Recreation Services**  
**Chief Ministers, Treasury and Economic Development Directorate | ACT Government**  
**Plaza North, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**  
**Phone: 02 6207 5815 | Mobile: [REDACTED]**  
<http://www.sport.act.gov.au/> #CBR



---

**From:** [REDACTED] 2.2(a)(ii)  
**Sent:** Friday, 6 September 2013 4:32 PM  
**To:** Jeffrey, David  
**Cc:** O'Leary, Shane; Priest, Jenny; Chester, Heath  
**Subject:** RE: Stormwater Options - Belconnen Golf Club

Thanks DJ,

We appreciate your assistance with this. We will talk through this and think about the best way to approach it all. I'll then come back with any questions we have.

Thanks again.

2.2(a)(ii)

**Ray White**

proudly supporting



**Commercial Director**

17-23 Townshend Street, Phillip ACT 2608 | Locked Bag 3008, Woden ACT 2606  
Ph: 02 6285 0349 | Fax: 02 6162 0682 | Mobile: 2.2(a)(ii) | [rwcanberra.com.au](http://rwcanberra.com.au)

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---

**From:** Jeffrey, David [<mailto:David.Jeffrey@act.gov.au>]

**Sent:** Friday, 6 September 2013 2:59 PM

**To:** 2.2(a)(ii)

**Cc:** O'Leary, Shane; Priest, Jenny; Chester, Heath

**Subject:** Stormwater Options - Belconnen Golf Club

Hi 2.2(a)(ii)

I had a brief conversation with Heath Chester in the Environmental and Sustainable Development Directorate this morning. Heath informed me that there is currently sufficient **surface water** available to be allocated in your water catchment should the club wish to pursue an alternate non potable water option to irrigate the Belconnen Golf Club. The links below provide some additional background information regarding the associated fees, etc that would need to be considered should the club wish to pursue this as an option.

[http://www.environment.act.gov.au/water/act\\_water\\_resources/water\\_resources\\_application\\_forms\\_and\\_fees](http://www.environment.act.gov.au/water/act_water_resources/water_resources_application_forms_and_fees)

[http://www.environment.act.gov.au/\\_data/assets/pdf\\_file/0018/251163/Factsheet -](http://www.environment.act.gov.au/_data/assets/pdf_file/0018/251163/Factsheet_-_Fees_Relating_to_WAE_and_Licences_2013.pdf)

[\\_Fees Relating to WAE and Licences 2013.pdf](http://www.environment.act.gov.au/_data/assets/pdf_file/0018/251163/Factsheet_-_Fees_Relating_to_WAE_and_Licences_2013.pdf)

Now that it has been identified that surface water is available to be allocated (you would need to purchase a Water Access Entitlement), the Belconnen Magpies Sports Club may wish to consider engaging a consultant to determine if there are any potential non potable water projects worth pursuing (e.g. construct new ponds/dams onsite, construct a pipeline to the nearby river). Some of the other golf clubs (e.g. Murrumbidgee, Federal) may also be willing to provide you with some advice regarding their recent projects.

You may also wish to contact Clubs ACT in respect to how the Water Abstraction Charge (WAC) is being applied at a number of golf clubs in the ACT. If you are not already aware, I understand that some transitional concessional arrangements have been negotiated and put in place that might apply to your club.

Happy to discuss.

Regards,

David Jeffrey

Manager | Strategic Projects, Policy and Planning

**Sport and Recreation Services | Economic Development Directorate | ACT Government**

**Ground Floor, 220 Northbourne Avenue, Braddon, ACT, 2612**

**Phone: 02 6207 5815 | Mobile: 2.2(a)(ii)**

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This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

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**From:**"Goth, Kathy" <Kathy.Goth@act.gov.au>  
**Sent:**04/11/2015 4:42 PM  
**To:**"Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Cc:**"Smith, MatthewC" <MatthewC.Smith@act.gov.au>  
**Subject:**Magpies Golf club land ownership

Hi David

As discussed at our meeting today i asked EPD to check whether the Magpies club own the land that the golf course is situated on.

EPD has advised that the land is owned by a private company and is sub leased to the Magpies club. More details below.

**Sole Proprietor:**

Woodhaven Investments Pty Limited  
of Suite 13A, 10 Oatley Court Belconnen ACT 2617

The Principle of the Company is 2.2(a)(ii)

Cheers  
Kathy Goth  
Director  
Economics and Financial Analysis Branch  
Chief Minister, Treasury and Economic Development Directorate  
6205 0772

**From:** "Sayers, Caroline" <Caroline.Sayers@act.gov.au>  
**Sent:** 24/08/2017 9:25 AM  
**To:** "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Subject:** RE: Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]

Ok, thanks for letting us know.

Caroline

---

**From:** Jeffrey, David  
**Sent:** Wednesday, 23 August 2017 11:21 AM  
**To:** Sayers, Caroline  
**Subject:** RE: Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]

Hi Caroline,

Unfortunately I am unavailable tomorrow night. Active Canberra is happy to take any questions on notice and provide a response out of session.

Happy to discuss.

Kind regards,

**David Jeffrey**  
**Senior Manager**  
**Active Canberra, providing Sport and Recreation Services**  
**Enterprise Canberra | Chief Ministers, Treasury and Economic Development Directorate | ACT Government**  
**Level 2, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**  
**Phone: 02 6207 5815 | Mobile: [REDACTED]**  
<http://www.sport.act.gov.au/> #CBR

[<< OLE Object: Picture \(Device Independent Bitmap\) >>](#)

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**From:** Sayers, Caroline  
**Sent:** Tuesday, 22 August 2017 11:06 AM  
**To:** Jeffrey, David; Lacey, Wayne  
**Subject:** RE: Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]

<< File: Meeting 1 - Final Draft Meeting Notes (A13993503).pdf >> << File: Meeting 2 - Draft Agenda (A13984977).pdf >>

Hi David,

Are you able to attend the meeting this Thursday night? You would only be expected to answer any questions from the panel. There would be no presentation.

Thanks  
Caroline

---

**From:** Jeffrey, David  
**Sent:** Thursday, 10 August 2017 2:22 PM  
**To:** Lacey, Wayne; Sayers, Caroline  
**Subject:** RE: Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]

Hi Caroline,

I might be able to make it if needed. When will you be able to confirm if attendance is required?

Regards,

**David Jeffrey**  
**Senior Manager**  
Active Canberra, providing Sport and Recreation Services  
Enterprise Canberra | Chief Ministers, Treasury and Economic Development Directorate | ACT  
Government  
Level 2, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608  
Phone: 02 6207 5815 | Mobile: [REDACTED]  
<http://www.sport.act.gov.au/> #CBR

<< OLE Object: Picture (Device Independent Bitmap) >>

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**From:** Lacey, Wayne  
**Sent:** Thursday, 10 August 2017 10:31 AM  
**To:** Jeffrey, David  
**Subject:** FW: Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]  
**Importance:** High

What you think?

---

**From:** Sayers, Caroline  
**Sent:** Thursday, 10 August 2017 10:30 AM  
**To:** Lacey, Wayne  
**Cc:** Cox, Kirra  
**Subject:** Attendance at the next Federal Golf Club Community panel meeting [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Wayne,

Would you or one of your staff be available to attend the next meeting of the Federal Golf Club community panel meeting, if needed?

It's scheduled for Tuesday 15 August at the Federal Golf Club 6.30-8.30pm.

The primary reason for the Federal Golf Club to diversify into housing is to provide the funds they need to upgrade their water supply.

I note from your advice about funding options for the club, they have had some funding but are not eligible for a range of other sports club funding options.

The community panel, is most keen to explore all options for funding water upgrades for the club as part of considering the proposing housing development.

Minister Shane Rattenbury MLA answered a few question at last week's meeting in his capacity as 'ex' Minister for Sport and Rec.

I am just thinking it might be good to have someone from Sport and Rec on hand to answer any queries that come up.

Thanks

Caroline

**Caroline Sayers** | Territory Plan Section

**Phone 02 6207 1719**

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** "McMullen, Stephanie" <Stephanie.McMullen@act.gov.au> on behalf of "EnterpriseCBR DLO" <EnterpriseCBRDLO@act.gov.au>  
**Sent:** 11/09/2018 2:15 PM  
**To:** "Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>  
**Cc:** "McAskill, Sam" <Sam.McAskill@act.gov.au>; "Jeffrey, David" <David.Jeffrey@act.gov.au>  
**Subject:** URGENT - Sport and Rec Input Request - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP [SEC=UNCLASSIFIED]  
**Attachments:** 20180824 - Invite to Minister Fitzharris - EVENT Community of Nicholls R....msg  
**Importance:** High

Hi Bec

EPSD I after input as per the below. Further info on the meeting is attached.

Sorry for the short turn around – but if I could have the input by 3pm tomorrow that would be great. However let me know if this is not possible. I note the meeting is on Sunday 16 Sept.

Thanks  
Steph

**Stephanie McMullen | Directorate Liaison Officer - Economic Development**  
**Office of the Chief Minister | Office of Minister Ramsay | Office of Minister Fitzharris | Office of Minister Berry**  
Chief Minister, Treasury and Economic Development Directorate | ACT Government  
☎ (02) 6205 4643 | ✉ [EnterpriseCBRDLO@act.gov.au](mailto:EnterpriseCBRDLO@act.gov.au) | ACT Legislative Assembly, 196 London Circuit Canberra City ACT 2601

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**From:** Radice, David  
**Sent:** Tuesday, 11 September 2018 9:47 AM  
**To:** EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>  
**Cc:** Kaucz, Alix <[Alix.Kaucz@act.gov.au](mailto:Alix.Kaucz@act.gov.au)>  
**Subject:** RE: 18/26046 - URGENT - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP [SEC=UNCLASSIFIED]

Hi GS,

The abovementioned meeting brief is currently undergoing clearance and will be with you shortly.

The talking points provided are relevant to the Territory Plan and the potential redevelopment proposal for the Gold Creek Country Club. TPS advise that, as Fitzharris is attending, it may be worthwhile to get some input from Active Canberra regarding the **potential loss of community facilities in the area if part/all of the Golf Course is redeveloped.**

Regards,

**David Radice | Planning Officer**  
Phone 02 6205 4070 | Email: [david.radice@act.gov.au](mailto:david.radice@act.gov.au)  
**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:**"Fitzharris, Meegan"

**Sent:**26/08/2018 9:28 PM

**To:**"Fitzharris, Meegan" <Meegan.Fitzharris@act.gov.au>;"Johnston, ClaireV" <ClaireV.Johnston@act.gov.au>

**Subject:**EVENT: Community of Nicholls Residents Group Public Forum RE Gold Creek

Dear Hannah

Thank you for your response. And please also pass on my thanks to Minister Fitzharris for agreeing to come to the meeting. We certainly look forward to her being there. Of course, Suzanne Orr and Michael Petterson are also very welcome to attend.

I will contact you in the week before the meeting to confirm details for the meeting and discuss any issues you may wish clarified. **The meeting will be held in the main hall of John Paul II College, Gungahlin Drive Nicholls commencing at 10.30 am (not 11am as previously advised).**

Kind regards

2.2(a)(ii)

On 27 Aug 2018, at 7:30 am, FITZHARRIS <[FITZHARRIS@act.gov.au](mailto:FITZHARRIS@act.gov.au)> wrote:

Hi 2.2(a)

Thank you for following up. I do apologise for our delay in confirming this, unfortunately August is a very hectic month at the Legislative Assembly so it has taken some time to process diary related requests.

I'm pleased to confirm that Meegan would love to attend the forum on 16 September. I've popped the details in her diary and trust you will pass on any other information you think she may require ahead of the day.

Hope you have a lovely week.

Best wishes,

Hanna

**Hanna Froehlich** | Office Manager  
Office of Meegan Fitzharris MLA  
Member for Yerrabi  
Minister for Health and Wellbeing  
Minister for Transport and City Services  
Minister for Higher Education, Training and Research

**P: (02) 6205 0051 | E: [fitzharris@act.gov.au](mailto:fitzharris@act.gov.au)**



<image001.png>

**From:** 2.2(a)(ii)  
**Sent:** Friday, 24 August 2018 3:02 PM  
**To:** FITZHARRIS <[FITZHARRIS@act.gov.au](mailto:FITZHARRIS@act.gov.au)>  
**Cc:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>; PETERSSON <[PETERSSON@parliament.act.gov.au](mailto:PETERSSON@parliament.act.gov.au)>; ORR <[ORR@parliament.act.gov.au](mailto:ORR@parliament.act.gov.au)>  
**Subject:** Fwd: Invitation to speak at CNRG Community Meeting, 10.30 am Sunday 16 September 2018

Dear Minister Fitzharris

I have below attached an email sent recently to your office seeking confirmation of your attendance at the next CNRG community meeting dealing with the proposed redevelopment of the Gold Creek Golf Course. I have also left a message on your office phone. Alistair Coe, Caroline Le Couteur and 2.2(a)(ii) have all confirmed their attendance. It is most important that the community be given an opportunity to also hear from you, both as the Member for Yerrabi and as a Government Minister. I would very much appreciate if you or your office could contact me in relation to this matter.

Kind regards

2.2(a)(ii)  
Vice President, CNRG  
2.2(a)(ii)

Begin forwarded message:

**From:** 2.2(a)(ii) >  
**Subject:** Re: Invitation to speak at CNRG Community Meeting, 11am Sunday 16 September 2018  
**Date:** 22 August 2018 at 5:57:56 pm AEST  
**To:** "Froehlich, Hanna" <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au) >

Dear Hannah

In 2.2(a)(ii) absence I am following up on the availability of Minister Fitzharris to attend CNRG's second community meeting on 16 September. I will confirm precise details closer to the event but at this stage the venue for the meeting will be in the main hall of John Paul II College, 1021 Gungahlin Drive Nicholls. The meeting is scheduled to begin at 10.30 am and conclude no later than 12 noon.

You will be aware that our first community meeting in April was well attended by Nicholls' residents with nearly 600 people coming along. It was unfortunate that the Minister was to unable to attend that meeting and we certainly look forward to her being available, as the Member for Yerrabi, at this next meeting. Apart from Minister Fitzharris, Alistair Coe, Caroline Le Couteur and 2.2(a)(ii) (Gungahlin Community Council) have confirmed their attendance at the meeting and willingness to speak. Mr Coe was also present at the first meeting.

The community has spoken—the People's Panel, put together by the K Group to ascertain the views of the community, has overwhelmingly rejected K Group's proposals. The People's Panel report can be found at: <https://reimaginegoldcreek.com.au/wp-content/uploads/2018/07/Peoples-Panel-Statement->

[FINAL.pdf](#) We think it is now time for the community to hear from their elected representatives about the proposals to rezone and redevelop the golf course and potentially destroy the heritage value of the surrounding pristine open space which has so defined Nicholls and the Harcourt Hills Estate for many decades. I hope that the Minister would be able to let the residents know of her, and the Government's, opposition to what is proposed. Ultimately, if any redevelopment proceeds, it would be tantamount to the government bailing out a private venture for losses of its own making and knowing full well the risk it was taking on. The issue is of growing concern to the community—already individuals and families are being hurt—the Minister will have probably have heard by now that the prospect of rezoning and redevelopment is already having a dramatic negative impact on the values of Nicholls' and Harcourt Hill properties and the ability of residents to sell their homes—most of the recent auctions have been passed in.

I look forward to your response and confirmation of attendance on 16 September. Please do not hesitate to call me if you wish to discuss.

Kind regards

2.2(a)(ii)

Vice President CNRG

2.2(a)(ii)

On 9 Aug 2018, at 2:55 pm, Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)> wrote:

Hi 2.2(a)

No worries at all – enjoy your time away.

Cheers,

Hanna

**From:** 2.2(a)(ii)

**Sent:** Thursday, 9 August 2018 2:54 PM

**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>

**Cc:** 2.2(a)(ii)

**Subject:** RE: Invitation to speak at CNRG Community Meeting, 11am Sunday 16 September 2018

Thanks Hanna for the quick heads-up. I understand and look forward to your response at the Minister's earliest convenience. As I'm out of contact from next Wednesday, if a response cannot be forwarded by COB Tuesday, could you please RSVP to Ed Killesteyn - 2.2(a)(ii) who will be progressing things in my absence.

Regards

2.2(a)

**From:** Froehlich, Hanna [<mailto:Hanna.Froehlich@act.gov.au>]

**Sent:** Thursday, 9 August, 2018 2:21 PM

**To:** 2.2(a)(ii)

**Cc:** FITZHARRIS <[FITZHARRIS@act.gov.au](mailto:FITZHARRIS@act.gov.au)>

**Subject:** RE: Invitation to speak at CNRG Community Meeting, 11am Sunday 16 September 2018

Hi **2.2(a)**

Thanks for touching base again regarding the CNRG Community Meeting.

At this stage, the Minister has agreed to come and meet with you one morning to discuss the Re:imagine proposal, but I haven't yet got a definitive answer from her regarding her availability for the public meeting on 16 September. I will be following this up, but unfortunately as the Minister is currently in New Zealand on ministerial business, I won't be able to have the final answer for you by tomorrow afternoon as you've requested.

I will, however, endeavour to let you know early next week.

I'll touch base with you about organising a morning meeting in a separate email.

Kind regards,

Hanna

**Hanna Froehlich** | Office Manager  
Office of Meegan Fitzharris MLA  
Member for Yerrabi  
Minister for Health and Wellbeing  
Minister for Transport and City Services  
Minister for Higher Education, Training and Research

**P: (02) 6205 0051 | E: [hanna.froehlich@act.gov.au](mailto:hanna.froehlich@act.gov.au)**

<image001.png>

<image002.jpg>

**From:** **2.2(a)(ii)**

**Sent:** Thursday, 9 August 2018 2:18 PM

**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>

**Cc:** FITZHARRIS <[FITZHARRIS@act.gov.au](mailto:FITZHARRIS@act.gov.au)>

**Subject:** Invitation to speak at CNRG Community Meeting, 11am Sunday 16 September 2018

Hi Hanna,

As advised in my correspondence of 15 July below, the Community of Nicholls Residents Group (CNRG) is planning to hold a 2<sup>nd</sup> Community Meeting regarding the 'Re:imagine Gold Creek Country Club' proposals on **Sunday 16 September @ 11am (venue TBA)**. We expect a very large number of residents to attend (in excess of 600). The meeting is being planned to give all politicians from all parties the opportunity to address their constituents, in recognition that this will no doubt be an issue of significant electoral importance in Yerrabi and beyond at the next ACT Election.

Accordingly, CNRG would like to invite Minister Fitzharris to be a lead speaker at this meeting on behalf of Labor's Yerrabi MLAs. To assist with our planning for the meeting, it would be appreciated if Meegan could RSVP by COB tomorrow, Friday 10 August – I apologise for the

short lead-time, but I need to lock-in speakers before disappearing overseas next week for a short holiday.

Invitations to speak have also been sent to Alistair Coe, Caroline Le Couteur and 2.2(a)(ii) from the Gungahlin Community Council. Minister Gentleman has advised he is unable to attend.

Regards

2.2(a)(ii)

President, CNRG

2.2(a)(ii)

-----  
**From:** 2.2(a)(ii)

**Sent:** Sunday, 15 July, 2018 10:17 PM

**To:** 'PETTERSSON' <PETTERSSON@parliament.act.gov.au >

**Cc:** 'ORR' <ORR@parliament.act.gov.au>; 'Froehlich, Hanna' <Hanna.Froehlich@act.gov.au >

**Subject:** RE: Meeting with CNRG re Gold Creek Country Club

Good morning Michael,

2.2(a)(ii) and I would sincerely like to thank you for taking the time to meet with us last Friday regarding the “Re:imagine Gold Creek Country Club” proposals. It was a pity that Suzanne and Meegan were unable to join you, but we look forward to meeting them in late August.

In the short time available, hopefully we were able to identify the key reasons why any application to vary the Lease Purpose Clause and the Territory Plan should be rejected and that the current lease holder, Gungahlin Golf Investments P/L (a subsidiary of the Konstantinou Group), be required to work within the current lease conditions.

To this end, we reiterate our principal concerns about:

- whether it is appropriate for the ACT Government to bail-out a business which, although claiming to make a loss, purchased a lease knowing full well the risk – and, in doing so, confer potentially ‘super profits’ via a change to the Territory Plan which, given the ACT Government’s role here in creating and marketing an integrated residential and golf course estate, would be entirely unprecedented; and
- the statements made by the then Minister for Planning, Simon Corbell, in Hansard and subsequently by the ACT Government in letters to the non-winning tenderers that ‘...the lease is going to a recreational facility operator, it is not being sold as a development site nor as a land bank...’

It is likely that any such changes to the Territory Plan and Government intent would seriously undermine the electorate’s trust in the ACT Government. In this respect, I would like to draw your attention to the “Listening Report” prepared by the Communications Link, for the K-Group, which sets out the community’s attitude to the ‘re:imagine’ proposals.

[https://reimaginegoldcreek.com.au/wp-content/uploads/2018/07/Consultation-summary\\_FINAL.pdf](https://reimaginegoldcreek.com.au/wp-content/uploads/2018/07/Consultation-summary_FINAL.pdf))

The Community of Nicholls Residents Group (CNRG) would be more than happy to work with the K-Group on any appropriate development proposal allowable under the existing lease. However, in the event of a Development Application being submitted which requires a change to the Territory Plan involving rezoning of this pristine PRZ1 and 2 land, to allow residential and commercial development, we would ask that you and your colleagues agree to meet us again for a further meeting.

As advised, CNRG is also planning to hold a 2<sup>nd</sup> Community Meeting on this issue, tentatively scheduled for **Sunday 16 September @ 11am**, at which we would expect a large number of residents to attend, perhaps as many as 800-1000 residents – the last one, which had nearly 600 people attend, was held in the middle of school holidays when half of the affected residents were away (venue TBA). This meeting is being planned to give all politicians from all parties the opportunity to address their constituents, in recognition that this will no doubt be an issue of significant electoral importance in Yerrabi and beyond at the next ACT Election. As indicated, we will be inviting Minister Fitzharris to speak on behalf of Labor's Yerrabi MLAs at this meeting.

Regards

2.2(a)(ii)

President, CNRG

From 2.2(a)(ii)

Sent: Monday, 2 July, 2018 3:13 PM

To: 'ORR' <ORR@parliament.act.gov.au>

Cc: 'PETTERSSON' <PETTERSSON@parliament.act.gov.au>

Subject: RE: Meeting with CNRG re Gold Creek Country Club

OK, locked-in.

From: ORR [<mailto:ORR@parliament.act.gov.au>]

Sent: Monday, 2 July, 2018 1:01 PM

To: 2.2(a)(ii) >

Cc: PETTERSSON <PETTERSSON@parliament.act.gov.au>

Subject: RE: Meeting with CNRG re Gold Creek Country Club

Hi 2.2(a)

Thanks for getting back to us. Suzanne and Michael are available on 13 July so let's lock in 10am at the Clubhouse.

Kind regards

Patrick Connell | Adviser

T: (02) 6205 1686

Office of Suzanne Orr MLA

Member for Yerrabi

T: (02) 6205 1439 E: [orr@act.gov.au](mailto:orr@act.gov.au)

[Facebook](#) | [Twitter](#) | [Website](#)

*I don't work Thursdays*

<image003.png>

**From:** 2.2(a)(ii)

**Sent:** Monday, 2 July 2018 12:34 PM

**To:** ORR <[ORR@parliament.act.gov.au](mailto:ORR@parliament.act.gov.au)>

**Subject:** RE: Meeting with CNRG re Gold Creek Country Club

Hi Patrick,

Apologies for the delay in my response, but I needed to liaise first with my colleagues. Initially, let me say that we are keenly interested to meet with all our Yerrabi representatives, as this issue will no doubt be of significant political interest in Yerrabi and beyond at the next ACT Election.

We were hoping to meet with all three current Labor Yerrabi MLAs at the same time. However, given Minister Fitzharris's unavailability until the end of August, we would very much appreciate the earlier opportunity to meet with Suzanne and Michael. While many CNRG members will be away over the school holidays, how does Friday 13 July sound?

Re a time, as your MLAs would be somewhat unfamiliar with the development site in question, it would be preferable if they were able to meet us, as previously planned, outside the 'Clubhouse' at Gold Creek Golf Course for a site viewing, before having discussions over coffee at Armadillos Café in the Gold Creek Village. Given the coolness of the mornings at present, I suggest any time from 10am onwards would be appropriate.

I await your confirmation re the 13<sup>th</sup> and your advice re an appropriate time for Suzanne and Michael to meet with us.

Regards

2.2(a)

**From:** ORR [<mailto:ORR@parliament.act.gov.au>]

**Sent:** Tuesday, 26 June, 2018 4:06 PM

**To:** 2.2(a)(ii) >

**Cc:** PETERSSON <[PETERSSON@parliament.act.gov.au](mailto:PETERSSON@parliament.act.gov.au)>

**Subject:** RE: Meeting with CNRG re Gold Creek Country Club

Good afternoon 2.2(a)

Suzanne and Michael would appreciate the opportunity to meet with you and hear CNRG's perspective relating to the Gold Creek Country Club development.

Please let me know if you are interested in meeting with them and I can arrange a suitable date and time. At this stage both Suzanne and Michael are quite flexible during the week starting 9 July.

Kind regards

**Patrick Connell** | Adviser

T: (02) 6205 1686 M: [REDACTED]

**Office of Suzanne Orr MLA**

Member for Yerrabi

T: (02) 6205 1439 E: [orr@act.gov.au](mailto:orr@act.gov.au)

[Facebook](#) | [Twitter](#) | [Website](#)

*I don't work Thursdays*

<image003.png>

**From:** Froehlich, Hanna

**Sent:** Wednesday, 6 June 2018 1:15 PM

**To:** 2.2(a)(ii) >

**Cc:** PETERSSON <[PETERSSON@parliament.act.gov.au](mailto:PETERSSON@parliament.act.gov.au)>; ORR <[ORR@parliament.act.gov.au](mailto:ORR@parliament.act.gov.au)>

**Subject:** RE: Meeting with CNRG re Gold Creek Country Club

Good afternoon 2.2(a)

Sorry for the tardiness in my response. I've been trying to coordinate a time that works for you guys, Michael Pettersson and Suzanne Orr, and the Minister. Unfortunately the Minister isn't going to be able to find a time in the foreseeable future as she will be going away on leave in a fortnight's time and has an immensely tightly packed diary between now and then. She does, however, understand that it is important that your local representatives meet with you as soon as possible so she has requested that Michael and Suzanne meet with you in the first instance on their own. She sends her sincerest apologies and will make sure she speaks to them after the meeting to stay abreast of your concerns and any outcomes that arise from their discussions with you.

I've CC'd their offices in to this email so that you can contact them directly to find a time most suitable to meet.

My apologies once again.

Kind regards,

Hanna

**Hanna Froehlich** | Office Manager

**Office of Meegan Fitzharris MLA**

Member for Yerrabi

Minister for Health and Wellbeing

Minister for Transport and City Services

Minister for Higher Education, Training and Research

**P: (02) 6205 0051 | E: [fitzharris@act.gov.au](mailto:fitzharris@act.gov.au)**

<image001.png>

<image002.jpg>

**From:** 2.2(a)(ii)  
**Sent:** Tuesday, 29 May 2018 8:30 PM  
**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>  
**Subject:** Re: Meeting with CNRG re Gold Creek Country Club

Hi Hanna,

Disappointing, but c'est la vie!

Wednesday 13 June is not suitable as I don't return from Brisbane until late on that day. Would it be possible to 'lock-in' either Monday 18 June or Tuesday 19 June, same time, same place?

Regards

2.2(a)

Sent from my iPhone

On 29 May 2018, at 4:17 pm, Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)> wrote:

Hi 2.2(a)

Thanks for this – very helpful! I was just about to shoot you an email anyway, unfortunately Minister Fitzharris won't be able to make Thursday anymore as she has had a couple of urgent pre-budget engagements crop up. My sincerest apologies for the short notice of this change.

Would it be suitable to meet on Wednesday 13 June instead? Same time, same place?

Kind regards,

Hanna

**Hanna Froehlich** | Office Manager  
**Office of Meegan Fitzharris MLA**  
Member for Yerrabi  
Minister for Health and Wellbeing  
Minister for Transport and City Services  
Minister for Higher Education, Training and Research

**P: (02) 6205 0051 | E: [fitzharris@act.gov.au](mailto:fitzharris@act.gov.au)**

<image001.png>

<image002.jpg>

**From:** 2.2(a)(ii)  
**Sent:** Tuesday, 29 May 2018 3:03 PM  
**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>  
**Subject:** Meeting with CNRG re Gold Creek Country Club

Hi Hanna,

I provide the attached set of slides – detailing CNRG’s primary objectives re this matter – for your distribution to Meegan, Michael and Suzanne as briefing material for our meeting at 8.30am this Thursday at the Gold Creek Golf Course.

Regards

2.2(a)

**From:** Froehlich, Hanna [<mailto:Hanna.Froehlich@act.gov.au>]

**Sent:** Monday, 21 May, 2018 3:34 PM

**To:** 2.2(a)(ii)

**Subject:** RE: Finding a time to meet with CNRG re Gold Creek Country Club

Hi 2.2(a)

Thanks – I’ve locked that in.

Really appreciate your patience and cooperation while we’ve organised this.

Cheers,

Hanna

**From:** 2.2(a)(ii)

**Sent:** Monday, 21 May 2018 3:09 PM

**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>

**Subject:** Re: Finding a time to meet with CNRG re Gold Creek Country Club

Hi Hanna,

Thanks for getting back to me. I can confirm that Ed, Jeff and I would be happy to meet with Meegan, Michael and Suzanne at 8.30am on Thursday 31 May, initially in front of the ‘Clubhouse’, for a quick look around the site, and then for a chat over coffee in the Village — lock it in.

Regards

2.2(a)  
(ii)

Sent from my iPhone

On 21 May 2018, at 1:41 pm, Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)> wrote:

Hi 2.2(a)

My apologies for the delay responding to you, we’ve been trying to find some time in the Minister’s calendar amidst her hectic pre-budget engagements!

Would Thursday 31 May at 8:30am work? She, Michael and Suzanne would be keen to come and have coffee with you guys. Happy to meet in front of the site as you’ve suggested below. Let me know if this will work for yourself, Ed and Jeff.

Kind regards,

**Hanna Froehlich** | Office Manager

**Office of Meegan Fitzharris MLA**

Member for Yerrabi

Minister for Health and Wellbeing

Minister for Transport and City Services

Minister for Higher Education, Training and Research

**P: (02) 6205 0051 | E: [fitzharris@act.gov.au](mailto:fitzharris@act.gov.au)**

<image001.png>

<image002.jpg>

**From:** 2.2(a)(ii)

**Sent:** Thursday, 10 May 2018 6:48 PM

**To:** Froehlich, Hanna <[Hanna.Froehlich@act.gov.au](mailto:Hanna.Froehlich@act.gov.au)>

**Cc:** Fitzharris, Meegan <[Meegan.Fitzharris@act.gov.au](mailto:Meegan.Fitzharris@act.gov.au)>

**Subject:** Finding a time to meet with CNRG re Gold Creek Country Club

Hi Hanna,

As detailed in recent correspondence (below) between Meegan and myself regarding a meeting proposed for the week beginning Monday 14 May, I write to seek and lock-in a mutually agreeable day.

The CNRG persons Meegan, Michael and Suzanne will be meeting with are 2.2(a)(ii) and myself, 2.2(a)(ii). We are jointly available for an 8.30am start on either Monday 14th, Tuesday 15th or Friday 18th. As indicated below, the initial meeting place will be in front of the Gold Creek 'clubhouse' for a viewing of the area in question, followed by discussions over a coffee in the Gold Creek Village.

I await your confirmation re which of these days is preferred by Meegan et al.

Regards

2.2(a)(ii)

President,

Community of Nicholls Residents' Group (CNRG)

Sent from my iPhone

On 27 Apr 2018, at 6:45 pm, 2.2(a)(ii) > wrote:

PS: Sorry for not responding earlier, but I've been down and back to Ulladulla today and I'm just now catching-up on the day's email activity.

Sent from my iPhone

On 27 Apr 2018, at 6:39 pm, 2.2(a)(ii) > wrote:

Hi Meegan,

Thanks for getting back to me re this important issue. CNRG is keen to meet with you and your colleagues, so the week beginning 15 May is a date — I look forward to Hanna getting in touch with me to agree on a specific day. At 8.30am on that day, we would propose to first meet in front of the Gold Creek Golf 'Clubhouse' to take you all for a viewing (in 3 electric golf carts) of the area in question, before having a chat over a cup of coffee in the GC village.

Regards

2.2(a)

Sent from my iPhone

On 27 Apr 2018, at 8:44 am, Fitzharris, Meegan <[Meegan.Fitzharris@act.gov.au](mailto:Meegan.Fitzharris@act.gov.au)> wrote:

Dear 2.2(a)

Thanks for the chance to talk last week about the Gold Creek proposal.

Michael, Suzanne and I would be pleased to catch up with you and some of your neighbours and colleagues soon.

We're in the process of finding a few times to propose. We have a sitting week coming up so we're looking at the week beginning 15 May.

Can you let me know if an 8:30am coffee in Gold Creek would be suitable, and if so, Hannah in my office will be in touch with a few potential dates.

Many thanks  
Meegan

*Meegan Fitzharris MLA*  
Member for Yerrabi  
Minister for Health and Wellbeing  
Minister for Transport and City Services  
Minister for Higher Education, Training and Research

p: +61 2 6205 0051  
m: [fitzharris@act.gov.au](mailto:fitzharris@act.gov.au) | w: [www.meeganfitzharris.com](http://www.meeganfitzharris.com)  
f: [www.facebook.com/meeganfitzharrismla](https://www.facebook.com/meeganfitzharrismla)

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**From:**"McMullen, Stephanie" <Stephanie.McMullen@act.gov.au> on behalf of "CMTEDD, Economic Development DLO" <EcoDevDLO@act.gov.au>

**Sent:**12/09/2018 9:23 AM

**To:**"Kelley, Rebecca" <Rebecca.Kelley@act.gov.au>

**Cc:**"McAskill, Sam" <Sam.McAskill@act.gov.au>;"Jeffrey, David" <David.Jeffrey@act.gov.au>

**Subject:**RE: URGENT - Sport and Rec Input Request - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP [SEC=UNCLASSIFIED]

**Attachments:**Meeting Brief - Community of Nicholls Residents Group Public Forum Sept ....docx, Attachment B - Talking points - Community of Nicholls Residents Group Pu.....docx

Hey DJ – draft brief attached which might help provide more info.

Steph

**Stephanie McMullen | Directorate Liaison Officer - Economic Development**

**Office of the Chief Minister | Office of Minister Ramsay | Office of Minister Fitzharris | Office of Minister Berry**

Chief Minister, Treasury and Economic Development Directorate | ACT Government

☎ (02) 6205 4643 | ✉ [EnterpriseCBRDLO@act.gov.au](mailto:EnterpriseCBRDLO@act.gov.au) | ACT Legislative Assembly, 196 London Circuit Canberra City ACT 2601

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**From:** McMullen, Stephanie **On Behalf Of** EnterpriseCBR DLO

**Sent:** Tuesday, 11 September 2018 2:16 PM

**To:** Kelley, Rebecca <Rebecca.Kelley@act.gov.au>

**Cc:** McAskill, Sam <Sam.McAskill@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>

**Subject:** URGENT - Sport and Rec Input Request - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP [SEC=UNCLASSIFIED]

**Importance:** High

Hi Bec

EPSD I after input as per the below. Further info on the meeting is attached.

Sorry for the short turn around – but if I could have the input by 3pm tomorrow that would be great. However let me know if this is not possible. I note the meeting is on Sunday 16 Sept.

Thanks

Steph

**Stephanie McMullen | Directorate Liaison Officer - Economic Development**

**Office of the Chief Minister | Office of Minister Ramsay | Office of Minister Fitzharris | Office of Minister Berry**

Chief Minister, Treasury and Economic Development Directorate | ACT Government

☎ (02) 6205 4643 | ✉ [EnterpriseCBRDLO@act.gov.au](mailto:EnterpriseCBRDLO@act.gov.au) | ACT Legislative Assembly, 196 London Circuit Canberra City ACT 2601

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**From:** Radice, David

**Sent:** Tuesday, 11 September 2018 9:47 AM

**To:** EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>

**Cc:** Kaucz, Alix <[Alix.Kaucz@act.gov.au](mailto:Alix.Kaucz@act.gov.au)>

**Subject:** RE: 18/26046 - URGENT - FITZHARRIS Meeting brief - Community of Nicholls Residents Group Public Forum - 16 SEP [SEC=UNCLASSIFIED]

Hi GS,

The abovementioned meeting brief is currently undergoing clearance and will be with you shortly.

The talking points provided are relevant to the Territory Plan and the potential redevelopment proposal for the Gold Creek Country Club. TPS advise that, as Fitzharris is attending, it may be worthwhile to get some input from Active Canberra regarding the potential loss of community facilities in the area if part/all of the Golf Course is redeveloped.

Regards,

**David Radice** | Planning Officer

Phone 02 6205 4070 | Email: [david.radice@act.gov.au](mailto:david.radice@act.gov.au)

**Planning Policy** | Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



<b>Purpose of the meeting:</b>	To discuss the potential Gold Creek Country Club redevelopment proposal
<b>Attendees:</b>	Community of Nicholls Residents Group <ul style="list-style-type: none"> <li>• Ed Killesteyn – Vice President</li> </ul> Alistair Coe MLA Caroline Le Couteur MLA
<b>Directorate representative in attendance:</b>	Nil
<b>Who will meet you (include mobile):</b>	Ed Killesteyn – [REDACTED]
<b>Day / date:</b>	Sunday 16 September 2018
<b>Time:</b>	10:30am until 12noon
<b>Venue:</b>	John Paul II College (main hall), 1021 Gungahlin Drive Nicholls ACT 2913  Parking details can be found at Attachment G.
<b>Transport arrangements:</b>	No transport arrangements have been made for the minister. The minister was requested to meet attendees on site.
<b>Where to park:</b>	See Attachment G
<b>Background:</b>	Minister has not previously met with the Community of Nicholls Resident Group.  Background can be found at Attachment B.
<b>Discussion:</b>	Earlier in the year the proponents engaged with the community regarding a potential proposal to redevelop the Gold Creek Country Club. The Community of Nicholls Resident Group have organised a public forum to hear MLA's thoughts on the proposal.  It is expected the Community of Nicholls Residents Group will voice their concerns and non-support of the proposal.  More details (Talking Points) can be found at Attachment B.
<b>Consultation Internal:</b>	Nil
<b>Cross directorate:</b>	Active Canberra have provided input on the potential loss of community facilities in the area if part/all of the Golf Course is redeveloped.
<b>External:</b>	Nil
<b>Media implications:</b>	Alistair Coe and Caroline Le Couteur are also expected to attend and speak at the public forum.

Commented [WC1]: Requested input through DLO due by 3pm 12/9



**ACT**  
Government

Environment, Planning and  
Sustainable Development

Attachment B

**TALKING POINTS  
GOLD GREEK REDEVELOPMENT  
PROPOSAL AT NICHOLLS  
RESIDENTS GROUP PUBLIC FORUM  
(SEPT 2018)**

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### **CURRENT STATUS**

- At this time, the Environment, Planning and Sustainable Development Directorate (EPSDD) has not been approached about a proposal to redevelop the Gold Creek Country Club.
- If or when a proposal is received by EPSDD the proposal will be assessed on its merits in consultation with ACT Government agencies.
- Once this process is complete, EPSDD will then determine how or if the proposal might progress - whether that be not supporting the proposal, progressing the proposal to draft variation stage or requiring further work to be undertaken by the proponent.
- EPSDD attended a meeting of the People's Panel (a group of 26 members of the public, set up by the proponent, which provide advice and recommendations to the proponent's project team about potential redevelopment) on 13 June 2018 to provide an overview of what the Territory Plan is and the process by which it is amended.

### **BACKGROUND/SENSITIVITIES**

- In July 2010, EPSDD received a proposal to rezone part of the Gold Creek Country Club to enable residential development.
  - This proposal was not supported ([Attachment C](#)) by EPSDD in October 2010 sighting:
    - lack of public consultation by the proponent prior to submitting their request to vary the Territory Plan
    - inconsistency with the National Capital Plan (which would have to be varied by the National Capital Authority (NCA) for the Territory Plan to be varied)
  - In April 2016 the Director of the Gold Creek Country Club said in a statement ([Attachment D](#)) that 'the community was invited to fill in a 'blank canvas' with 'new and innovative ideas'. It was also stated that after consultation with the public the Gold Creek Country Club will request to vary the Territory Plan to allow other development. This request has not yet been received.
  - A brief overview of the draft variation process can be seen at [Attachment E](#).
  - A location map of the area which the proponent has identified for redevelopment can be seen at [Attachment F](#).
- 

**Approved by: Kathy Cusack**

**11 September 2018**

**From:** "Jeffrey, David"  
**Sent:** 01/04/2020 3:15 AM  
**To:** 2.2(a)(ii)  
**Subject:** FW: Advice on golf participation

UNCLASSIFIED

Hi Adrian,

See current ACT Government position below. This will soon be distributed to the media.

Cheers,

**David Jeffrey**  
**Senior Director**  
**Sport and Recreation**  
**Economic Development | Chief Minister, Treasury and Economic Development Directorate | ACT Government**  
**Level 3, Canberra Nara Centre, 1 Constitution Avenue, Canberra City ACT 2608**  
**Phone: 02 6207 5815 | Mobile:** [REDACTED]  
<http://www.sport.act.gov.au/> #CBR



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**From:** Kelley, Rebecca <Rebecca.Kelley@act.gov.au>  
**Sent:** Wednesday, 1 April 2020 2:05 PM  
**To:** 2.2(a)(ii)  
**Cc:** Jeffrey, David <David.Jeffrey@act.gov.au>; Lacey, Wayne <Wayne.Lacey@act.gov.au>  
**Subject:** Advice on golf participation

UNCLASSIFIED

Dear Garry,

Thank you for your query in relation to whether golf can continue to operate in light of restrictions outlined by the Prime Minister to keep the community safe during the COVID-19 outbreak.

Relative to sport and recreation, the following restrictions enforcing closure are in place at Monday 30 March 2020:

- gyms and indoor sporting venues
- amusement parks, arcades and play centres (indoor and outdoor)
- health clubs, fitness centres, yoga, barre and spin facilities, saunas, bathhouses and wellness centres and swimming pools
- community facilities such as community halls, libraries and youth centres, RSL and PCYC
- One-on-one personal training (i.e. trainer and client) can be conducted outdoors while observing physical distancing. Boot camps can no longer proceed

As golf falls outside of these restrictions, it may proceed. However, it should **not** be business as usual. All mitigation measures should be put in place to lower the risk of disease transmission. In particular, you must ensure that golf activity in any place where there is a gathering of people does not have a density of more than one person per 4m<sup>2</sup> and people must not participate in groups greater than **two** individuals at any point in time. Participants who are aged over 70, aged over 65 with pre-existing condition or indigenous people aged over 50 with pre-existing conditions are advised to stay home wherever possible for their own protection.

The situation is evolving rapidly. These restrictions may change. If you would like to be informed if further restrictions are put in place which do affect golf activities, please contact me or monitor government communications to ensure you are kept informed, including the ACT Health website at [www.health.act.gov.au](http://www.health.act.gov.au).

Individual golf clubs are advised to use their own discretion in deciding to remain open or closed based on individual circumstances related to COVID-19.

As discussed, if you are able to share this advice with the ACT based golf clubs it would be most appreciated.

Kind regards

Rebecca

Rebecca Kelley

**Executive Branch Manager | Sport and Recreation**

Economic Development | Chief Minister, Treasury and Economic Development Directorate | ACT Government  
Level 3, Canberra Nara Centre, 1 Constitution Ave, Canberra City, ACT | PO Box 147, Civic Square, ACT 2608

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