



**National Parks Association of the ACT Inc.**

***conservation education protection***

Territory Plan Section  
Environment, Planning and Sustainable Development Directorate  
*Via terrplan@act.gov.au*

### **Submission on the Draft Territory Plan Variations:**

**No 380 - Deakin Office Park and Public Open Space**

**No 384 - Federal Golf Course**

The National Parks Association of the ACT (NPA ACT) welcomes the opportunity to comment on the draft Territory Plan variations No 380 and No 384.

The NPA ACT is a community-based conservation organisation with more than 60 years of experience in helping to protect our natural environment through an active outings and work party program; participation in Parkcare activities; an extensive publication program; public meetings and conferences; engagement with government policies and programs and the support of scientific research.

National parks and nature reserves play an important part in the overall protection of our natural environment. As such, the NPA ACT welcomes the addition of approximately 12 hectares of land into Red Hill Nature Reserve as a result of the draft Territory Plan variations. The NPA ACT also recognises the long term commitment of the Red Hill Regenerators in campaigning for this outcome.

#### **Overall Opinion**

The NPA ACT supports the implementation of both draft Territory Plan variations.

#### **Draft Territory Variation 380**

The NPA ACT supports the inclusion of blocks 7, 8 and 78 of Deakin section 66 and block 13 of Deakin section 78 into the urban open space network with the ultimate intention of the inclusion of these blocks into Red Hill Nature Reserve.

The draft Territory Plan variation 380 refers to the potential for contaminated sites in the areas covered by it and the NPA ACT supports further investigation into this and the rehabilitation of any contamination sites identified.

### **Draft Territory Variation 384**

The NPA ACT has long supported the inclusion of the high quality woodland in the north west corner of the Federal Golf Course into Red Hill Nature Reserve. It therefore strongly supports the proposed rezoning of approximately 10 hectares of woodlands into the NUZ3 Hills, Ridges, and Buffer zone, with the intention of incorporation into the Red Hill Nature Reserve.

The NPA ACT notes that draft Territory Plan variation proposes the creation of a 125-unit retirement village at the southern portion of the site. While the NPA ACT does not oppose this development, it welcomes the following environmental requirements surrounding the development:

*'e) Protect key ecological values on the site, particularly hollow bearing trees, the interface with the Red Hill Nature Reserve, and where continuous ecological corridors can be provided. This should be managed through careful location and design of:*

*i. the retirement village*

*ii. the golf course greens and associated infrastructure; and*

*iii. the external access road from Kitchener Street and the internal roads.*

*f) Implement a minimum 50 metre buffer around the golf course and the retirement village adjacent to existing development to:*

*i. provide and protect ecological corridors and values*

*ii. maintain amenity of surrounding residential areas.*

*g) Future development of the land should not result in a net loss of canopy coverage or should provide at least 30% canopy coverage, whichever is greater.'*

The Federal Golf course is the home to breeding gang-gangs, an iconic species that has been in decline across the region, and other native birds. It is therefore vital that mature and hollow bearing trees on the development site be identified and protected.

The Federal Golf Course site also currently plays an important environmental corridor role and it is pleasing to see that the continuation of this is considered as part of the draft Territory Plan variation.

The NPA ACT also supports the enhanced environmental rules contained in the draft Territory Plan.

NPA ACT Submission on the Draft Territory Plan Variations No 380 and No 384

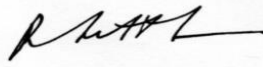
Should you require any further information on our comments or our organisation, please do not hesitate to contact Mr Rod Griffiths, convener, NPA ACT Environment Sub-committee on 0410 875 731 or [rod.blackdog@gmail.com](mailto:rod.blackdog@gmail.com).

Yours sincerely

*Rosemary Hollow*

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