

DRAFT ONLY 21/07/94

6. **RECOMMEND APPROPRIATE MANAGEMENT AND FINANCIAL ARRANGEMENTS FOR CONSIDERATION BY THE AUTHORITY, THE MINISTER FOR HOUSING AND REGIONAL DEVELOPMENT, THE MINISTER FOR FOREIGN AFFAIRS AND THE MINISTER FOR ADMINISTRATIVE SERVICES BY 30 JUNE 1994.**

The Working Group recommends the following alterations and amendments to current diplomatic leasing policy and legislation be considered by the NCPA and relevant Government Ministers for implementation.

A. RECOMMENDED LEGISLATIVE CHANGES

RECOMMENDATION 1

That amendments be made to the Leases (Special Purposes) Ordinance 1925 to reduce the rent review period from twenty (20) years to two (2) yearly intervals so as to better capture the incremental increases in land value for the Commonwealth.

B. RECOMMENDED POLICY CHANGES

RECOMMENDATION 2

That an amendment be made to policy relating to the percentage rate levied on the unimproved capital value of diplomatic sites to achieve an appropriate return on the Commonwealth's investment in the sites. The current rate of 5% should be increased to 8% to more accurately reflect the long term market rental value of vacant land. This change should take place immediately on any new leases.

RECOMMENDATION 3

The recommendations to introduce more frequent rental reviews and the setting of a more appropriate percentage figure for the calculation of rent are not to be retrospective on existing lease holders who do not seek to amend their lease during its term.

RECOMMENDATION 4

Any future variation to an existing lease by way of a surrender and regrant should incorporate recommendations 1 and 2 above.

RECOMMENDATION 5

The NCPA should initiate full cost recovery for its diplomatic leasing functions based on charging market rates for the provision of diplomatic sites, including the charging of application fees for the functions performed by the NCPA based on the Schedule of Charges as determined by the ACT Government DELP.

RECOMMENDATION 6

It is recommended that the policy of offering diplomatic sites to foreign missions for a term of ninety nine (99) years on the payment of an upfront lump sum premium amount equal to the unimproved capital value should be discontinued by the Commonwealth. It is recommended that in future diplomatic sites should be provided only by a rental lease arrangement that requires payment of an annual amount that is calculated as a percentage of the unimproved capital value of the land as reviewed on a reasonably frequent basis, or by way of land exchange or under the terms of a Reciprocity Agreement.

This method of recompense for the use of the site by ninety nine (99) annual rental payments provides a means to achieve an appropriate return to the Commonwealth on the increasing value of its investment, over time, while the exchange of land and reciprocity agreements are viewed as economically viable means to obtain sites in overseas capital cities.

RECOMMENDATION 7

Foreign missions seeking to locate a chancellery should be encouraged to locate on National Land at Yarralumla or Deakin so as to provide critical mass to those areas. Consideration could also be given to encouraging Head of Missions to locate in the large block areas of old Red Hill and Yarralumla to help retain the special character of this area, as well as at O'Malley.

RECOMMENDATION 8

The holding of twenty (20) to thirty (30) years supply of diplomatic sites, based on the historic rate of demand, may be considered uneconomic if substantial Commonwealth resources are being financially underutilised. Further, historic demand may slow as a result of any changes to the lease payments policy and legislation as recommended in this study. This suggests alternative means of increasing demand may need to be considered in concert with any changes.

The establishment of alternative uses for the diplomatic stock would increase the demand and release Commonwealth assets for other uses. The types of alternatives that would be acceptable to government need further consideration but may include Diplomatic Complexes, constructed by the Commonwealth or others, to house a number of smaller nations so as to reduce the cost of entry to Canberra for those

missions. The commercial nature of the diplomatic sites at Deakin favour this style of development.

RECOMMENDATION 9

Incentives to encourage the relocation to National Land areas by missions currently located outside the designated diplomatic areas of Yarralumla, Deakin and O'Malley should be investigated. The requirements of these two groups within the diplomatic community should be sought to establish how their needs can be met on National Land.

RECOMMENDATION 10

The Central National Area Study and Forum should be requested to address the issue of future availability of diplomatic sites in the Yarralumla area for in the fullness of time additional diplomatic sites may be required.

RECOMMENDATION 11

Fax to Anne Hegarty (DoF) on 19 July 1994 requesting comments on the suggested wording, as follows;

User charging between Federal, State and Territory agencies should be implemented in respect of the Diplomatic Leasing functions by the NCPA to realise the potential for better resource decisions and to help meet the government's broad policy objectives within overall budget constraints.

RECOMMENDATION 12

The NCPA should seek to obtain a Section 35 Appropriation Agreement with DoF permitting the retention of all revenue flowing from the leasing of diplomatic sites and other NCPA National land sites leased to the private and public sectors, for credit to the NCPA's Diplomatic Unit running costs. This agreement should recognise the net benefits that greater management freedom and more focused, results oriented management achieve.

RECOMMENDATION 13

Under the terms of a diplomatic rental lease the rent is due annually in advance, however, over time a practice has evolved whereby the NCPA invoices lessees on a quarterly basis resulting in a loss of revenue, in real terms, over time.

To provide a more adequate return on the Commonwealth's investment in diplomatic sites, the terms and conditions of existing leases could either be required to be met

or, alternatively, those missions wishing to continue to pay quarterly could be required to pay an administration fee equal to the loss in value and the extra work created by multiple invoicing. This rearrangement of existing lessee's payments could be gradually phased in, whereas any new lessees should be required to meet the payment terms of the lease from its commencement or pay the administration fee.

After the phasing in period for existing lessees, any outstanding rental payments without the payment of the administration fee should attract interest at an appropriate rate. This requirement should be specifically incorporated into all new diplomatic leases in addition to the powers of the Minister under clause 10 of the Leases (Special Purposes) Ordinance 1925.

RECOMMENDATION 14

Sharing of sites as in the case of Norway and Denmark is to be encouraged as it provides a cost effective option for smaller countries that may not be able to afford a presence otherwise.

RECOMMENDATION 15

All future purpose clauses contained in diplomatic leases should permit the site's highest and best diplomatic use, as assessed by the NCPA. In the event a foreign mission requires a vacant block for a lower value use, such as car parking, the value should reflect the site's permitted potential use rights rather than its actual use.

RECOMMENDATION 16

Suitable reciprocity agreements should be included in all new diplomatic lease offers where appropriate and added to any offers that have been made to missions, but have expired, prior to any extension to the period for acceptance. This Government to Government agreement would improve the negotiating position of the Commonwealth in its endeavours to locate suitable sites for its diplomatic missions in foreign countries.

RECOMMENDATION 17

The current Land Exchange policy is viewed as an economically viable and appropriate means to obtain sites in overseas capital cities that may otherwise be unavailable. It is recommended the link between reciprocity and land exchange be strengthened through the inclusion of Government to Government agreements in all future diplomatic lease offers in Canberra.

RECOMMENDATION 18

In the event that a change in the purpose clause for a diplomatic site is sought, a before and after value is to be determined to establish if any additional value has arisen and any betterment can be reflected in the annual rental. Section 11A (9) of the City Area Leases Ordinance 1936 is to be the basis for any valuations.

C. INTERNAL MANAGEMENT RECOMMENDATIONS

RECOMMENDATION 19

That the Diplomatic Leasing Unit's role be enlarged to manage the leasing of all NCPA National Land sites leased to the private and public sectors. This would utilise the infrastructure and resources allocated to the Unit more fully and centralise all leasing under one unit's responsibility.

RECOMMENDATION 20

Creation of a separate set of Land Development Accounts for the collection of rent and payment of development and maintenance expenses should be established.

RECOMMENDATION 21

All Planning Files relating to the existing and proposed diplomatic sites be held by the NCPA rather than ACT Government. These files include all pertinent, closed NCDC and Federal Capital Commission files and DELP files on Diplomatic Leases.

Outside the scope of this review is the recommendation that all planning files, from the initiation of the Federal Capital under Section 125 of the Constitution by the Minister for Home Affairs, through the planning records of the Federal Capital Advisory Commission, the Federal Capital Commission and the NCDC be held by the NCPA.

RECOMMENDATION 22

To address the situation of missions wishing to transfer their assets constructed on Commonwealth land, policy decisions are required that permit and facilitate the sale and transfer of the improvements on the land.

Sale and transfer should only occur to a different foreign mission with the Commonwealths consent and with the onus of responsibility upon the original lessee to manage the transfer. Contemporaneously with the transfer the original lease would be surrendered and a new lease issued on the, then, current terms and conditions applying, based on the current value of the site.



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National Capital Authority
Report for Diplomatic Land Supply
Opportunities and Constraints

February 2008



Contents

1.	Introduction	1
1.1	Objectives	1
1.2	Project background	3
1.3	Diplomatic Sites	6
2.	Legislation and Planning Controls	11
2.1	Key Planning Controls	12
2.2	Declaration and Designation of National Land	21
2.3	Changes to Planning and Administration	22
3.	Context	23
3.1	Site Locations	23
3.2	Site Summary	28
3.3	Consultation	30
4.	Constraints	34
4.1	Curtin	34
4.2	O'Malley	38
4.3	Yarralumla	40
5.	Opportunities	45
5.1	Options Analysis	45
5.2	Summary of Opportunities and Constraints	47
6.	Recommendations	48
6.1	Location	48
6.2	Specific matters to be addressed	48

Table Index

Table 1	Summary of site characteristics	29
Table 2	Places on the ACT Heritage Register, Yarralumla	42
Table 3	Summary of ecological constraints	47



Figure Index

Figure 1	Diplomatic Locations	7
Figure 2	O'Malley NCDC Policy	9
Figure 3	General Policy Plan - Metropolitan Canberra	13
Figure 4	Territory Plan Map - Curtin Sites	15
Figure 5	Central National Area (Lake Burley Griffin and Foreshores) – Figure 17	17
Figure 6	Central National Area (Diplomatic Area O'Malley)– Figure 16	18
Figure 7	Territory Plan Area Specific Policy A2 O'Malley (Site 12)	19
Figure 8	Central National Area (Yarralumla) - Figure 6	20
Figure 9	Curtin sites	24
Figure 10	O'Malley sites	26
Figure 11	Yarralumla sites	27
Figure 12	ACT Integrated Conservation Plan – Curtin	35
Figure 13	Servicing - Sites 8 and 9	36
Figure 14	Servicing Sites 10 & 11	37
Figure 15	Servicing - Site 2	37
Figure 16	ACT Integrated Conservation Plan – O'Malley	39
Figure 17	Servicing - Site 12	40
Figure 18	ACT Integrated Conservation Plan – Yarralumla	41
Figure 19	Servicing - Sites 3, 4, 5 & 6	43
Figure 20	Servicing - Sites 5, 6 & 7	43

Appendices

- A Site selection Matrix
- B Bibliography
- C Infrastructure Plans



1. Introduction

On behalf of the National Capital Authority (NCA), GHD Pty Ltd (GHD) has completed an analysis of the opportunities and constraints for a range of potential future diplomatic sites.

This report provides site analysis documenting the opportunities and constraints of each site in terms of location, physical characteristics, context, infrastructure and planning issues and provides recommendations for future land use for those sites nominated for amendment in the National Capital Plan (the Plan).

1.1 Objectives

There are three objectives to this study. They are:

1. Address diplomatic lands supply constraints and identify the optimum location for the establishment of an additional or expanded diplomatic estate.
2. Investigate the possibility of expanding the O'Malley diplomatic estate on Territory land.
3. Respond to requests for diplomatic use to be added to the existing blocks (Casey House, Netherlands Embassy residence).

To achieve these objectives it is anticipated that a proposed draft Amendment to the Plan will be required. The objectives of this study could be implemented by:

Changes to the Central National Area Policy

Extend the diplomatic estate land supply reserved under the Plan by amending:

- ▶ Figure 1 The General Policy Plan - Metropolitan Canberra, to remove the Broad Acre and Open Space land use at Curtin and replace it with Urban Area.
- ▶ Figure 3 Designated Areas of the Plan, to include the new diplomatic sites at Curtin, O'Malley and Yarralumla.
- ▶ Figure 6 of the Plan showing the Central National Area (Yarralumla) to;
 - Add a note to the figure stating "*Note B: Casey House may be used for Diplomatic Mission.*"
 - Add block 3 Section 31 Yarralumla to Diplomatic Mission.
- ▶ Figure 15 of the Plan showing the Central National Area (Diplomatic Area - Deakin and Yarralumla) to Central National Area (Diplomatic Area – Curtin, Deakin and Yarralumla) and include the following blocks as Diplomatic Mission;
 - Block 5, Section 121 Curtin and Block 4 Section 106 Curtin.
- ▶ Figure 16 of the Plan, the Central National Area (Diplomatic Area - O'Malley), to add 'Diplomatic Mission' to the 'Residential' land use policy in relation to the following sites:
 - Blocks 1, 2, 4 to 7 Section 6 O'Malley,
 - Blocks 1 to 6, 8 to 14, 36 Section 8 O'Malley,
 - Blocks 1 to 6 Section 11 O'Malley,
 - Blocks 1 to 12, 14 Section 14 O'Malley,



- Blocks 12 to 36 Section 15 O'Malley,
 - Blocks 14 to 36 Section 16 O'Malley,
 - Blocks 1 to 5 Section 46 O'Malley,
 - Blocks 3 to 6 Section 34 O'Malley.
- ▶ Figure 17 of the Plan, showing the Central National Area – (Lake Burley Griffin and Foreshores), to;
- Delete the 'Open Space' land use policy on Block 1176 WCD Yarralumla and substitute Diplomatic Mission.
 - Add Diplomatic Mission to the Open Space land use policy of Block 664 WCD Yarralumla, known as Oakvale Stud.

Consequential changes to the Territory Plan Land Use Policies at Curtin and O'Malley

As Territory Land is directly affected by the draft Amendment, consultation with the ACT Government will assist the process of achieving consensus on implementation of the policy changes identified above. The Territory Plan will require variations as a consequence of the NCA proposals.

This would be a statutory process in accordance with the ACT Governments *Land (Planning and Environment) Act 1988* however the ACT Government has enacted the Planning and Development Act 2007 and it is to take effect from 31 March 2008, subject to a completed transition of the Territory Plan.

Under the Planning and Development Act 2007 the Territory Plan can be varied by a Notifiable Instrument as a technical amendment where required to address changes resulting from the National Capital Plan draft Amendment process.

The proposed changes to the Territory Plan are:

- ▶ remove the existing Broad Acre Land Use Policy Area and identify the land as 'Designated Area' for Block 5, Section 121, Curtin and Block 4 Section 106 Curtin;
- ▶ remove the existing Residential Land Use Policy Area and identify the land as 'Designated Area' for block 3 Section 31 Yarralumla;
- ▶ remove the existing Residential Land Use Area Specific Policy A2 policies, controls and relevant definitions and identify the land as 'Designated Area' on the Territory Plan maps the following sites at O'Malley;
 - Blocks 1, 2, 4 to 7 Section 6,
 - Blocks 1 to 6, 8 to 14, 36 Section 8,
 - Blocks 1 to 6 Section 11,
 - Blocks 1 to 12, 14 Section 14,
 - Blocks 12 to 36 Section 15,
 - Blocks 14 to 36 Section 16,
 - Blocks 1 to 5 Section 46,
 - Blocks 3 to 6 Section 34.



1.2 Project background

There are approximately 194* countries currently recognised by the United Nations. There are over ninety diplomatic missions in Canberra and most are headed by Ambassadors or High Commissioners. In addition, some twenty-five Heads of Mission have non-resident accreditation to Australia. The current supply of land in Canberra set-aside for diplomatic missions for these countries is 101 blocks (**Figure 1**) with a total area of approximately 105 hectares. The actual demand for blocks for new missions has risen from 66 in 1983 to 92 in 2007. This demand is variable as countries undergo internal restructuring such as with the break up of the Union of Soviet Socialist Republics or more recently with Yugoslavia. Such dissolutions create immediate pressure for additional diplomatic representation and accommodation. Such dissolutions do not create vacant sites as usually the site is taken up by one of the emerging nations. There have been a couple of occasions when sites are vacated and when this occurred the sites were quickly reallocated.

Of the 101 blocks available to meet this existing need, 83 blocks are leased or under negotiations and 14 of the remaining 18 blocks are subject to a range of environmental constraints. This represents a current potential shortage of 107 sites.

The NCA has recently reviewed the Designated Areas within the Yarralumla diplomatic precinct and completed the amendment process for two new blocks to be added to the estate (Draft Amendment 66 - Diplomatic Mission Yarralumla). These two blocks are currently under negotiation.

It is clear that there is an immediate and pressing demand for provision of suitable diplomatic land for the future.

A key consideration for the diplomatic estate expansion is that diplomatic issues are a component of Foreign Affairs and as such are a function of the Commonwealth rather than ACT Government. As the Vienna Convention applies to sites that are used for diplomatic missions it is preferable in this context for all planning and leasing matters negotiated by foreign governments to be managed by the Australian Government and its agencies.

To enable this to occur the Plan requires all diplomatic missions to be located on National Land sites, identified for Diplomatic Use, within a Designated Area as defined in the Plan. The Plan defines a *Diplomatic Mission* as a *National Use*. The Plan defines *Diplomatic Mission* further by linking the use to land specifically leased for the purpose.

1.2.1 Diplomatic convention

The Australian Parliament passed the Diplomatic Privileges and Immunities Act 1967 (the Act) and the Consular Privileges and Immunities Act 1972 to give effect to the relevant provisions of the Vienna Conventions. Responsibilities under the Vienna Convention on Diplomatic Relations (VCDR) and the Vienna Convention on Consular Relations (VCCR), include protecting the premises and staff of missions and their right to free communication with their home governments. The establishment of a consular post in Australia requires the Australian Government's prior consent and its approval of the seat, classification and consular district, in accordance with Article 4 of the VCCR. Most consular posts in Australia are classified as Consulates-General or Consulates. Consulates-General applies to posts that are more substantial by virtue of their size, jurisdiction or status of the Head of Post.

* Includes Kosovo (17 February 2008).



The Australian Government Department of Foreign Affairs and Trade protocol guidelines state:

“Diplomatic missions in Canberra are required to have their chanceries in certain areas - principally in the diplomatic estates which form part of the suburbs of Yarralumla, O’Malley and Deakin - or in commercial office buildings. They may not establish their offices in premises elsewhere, particularly in residential areas.

There are no restrictions on where missions may acquire (whether by purchase or by lease) their residential premises, including Head of Mission residences.”

The protocol also acknowledges that :

“In certain circumstances land for diplomatic purposes in the ACT may be obtained on the basis of a land exchange, where land of equivalent size, amenity and location is made available to the Australian Government for diplomatic use in the other country.”

The protocol seeks to clarify the land management arrangements and planning duality of the ACT and identifies the potential confusion.

“Under the National Capital Plan there are National Land areas within the suburbs of Yarralumla, Deakin and O’Malley that are designated for diplomatic use. Chanceries can only be built and operated on such land. The NCA administers the leasing of land in these areas.

Within O’Malley, there is a separate area controlled by the ACT Government where, subject to approval, residential property may be utilised for chancery purposes by diplomatic missions.

*Chanceries may also operate from commercial premises or land zoned for commercial use, but may **not** operate from other residential areas in the ACT. This restriction does not apply to Head of Mission or staff residences.”*

1.2.2 Block size

Block size for a diplomatic mission or residence on National Land Designated for the purpose has generally been around the 4,000m² for either a mission or the residence. The smallest diplomatic sites are those Territory Land blocks at O’Malley that have been developed for diplomatic uses range from 1,980 m² up to 4,300 m². The largest diplomatic site is the Embassy of the United States of America block of 4.1 hectares. There is a trend of requesting larger blocks of 10,000 m² or more.

The desirability of larger blocks reflects the changing diplomatic relationships between the Australian Government and foreign governments seeking to establish diplomatic representation in Canberra. The demand for block sizes are varied to reflect changes in the:

- ▶ political role of a government in the Asia/Pacific region;
- ▶ status of a government recognised by the Australian Government;
- ▶ status a government applies to its the relationship with the Australian Government;
- ▶ growth in trade interests in and bordering Australia; and
- ▶ need to accommodate staffing to support the administration of consular and trade activities.



The Diplomatic Mission (Embassy, Chancellery) is often on a separate block from the diplomatic residence of the Ambassador and staff residences. Some nations also have more than one residence. This demand for two separate blocks in part explains the approximate 4,000m² per site and 10,000m² per country ratio. The contention is supported by 101 countries occupy 105 hectares of diplomatic land support this.

Since the 1970's there has been a global change in security requirements for a number of diplomatic missions due in part to the increasing awareness of the changing nature of terrorist threats to foreign governments and their representatives. As a consequence there has been a general move among foreign governments to seek co-location of staff, officials, accommodation and administration into one secure site.

This trend, in conjunction with increasing awareness of Australia on the world stage and expanding trade relations and regional interests, has seen greater importance being placed on larger block sizes for Canberra's diplomatic community.

As a result of these changes and the policy settings providing for initial establishment of two blocks per nation, the demand for sites is not easy to determine and the benchmark, of one block per nation, does not accurately reflect demand.

1.2.3 Land supply

Thirty percent of foreign missions represented in Canberra are not able to locate on National Land in the diplomatic areas identified by the National Capital Plan. They have instead established in areas of Deakin, Forrest, O'Malley, and Red Hill on Territory Land managed by the ACT Government.

There are 194 countries recognised by the United Nations and 92 are currently resident or in negotiation to build in Canberra. The remaining 102 nations, were they to all require only a small 2,000m² block, would require a potential 20.4 hectares of additional land to be added to the diplomatic estate.

This increases to potentially 102 hectares should missions wish to expand to 1 hectare sites. There may be some locations where an additional individual block of 4,000m² could be developed but this does not address the long-term need for a new estate to be identified or the provision of multiple collocated one-hectare sites. To achieve this yield additional area would also be required to provide for roads, services and community infrastructure.

In addition, on average there are two requests per year for diplomatic sites.

GHD has chosen a conservative estimation of supply of a minimum 41 hectares of land required to meet the 20 – 30 year future demand.

This estimation is based on the following assumptions:

- ▶ An average 4,000m² block per mission requiring a new diplomatic area of 42 hectares.
- ▶ Countries that seek larger sites vacate their existing block for the remaining 93 unallocated nations.
- ▶ Not all the unallocated nations will seek to be represented in Canberra.
- ▶ With the formal acknowledgement of diplomatic mission status for sites at O'Malley there is opportunity for block amalgamation to provide additional larger sites.
- ▶ There are additional design response opportunities for smaller diplomatic sites, such as an "International centre", that could make use of unused Commonwealth office locations.



- ▶ It is anticipated that O'Malley will remain an "incubator site" for smaller diplomatic missions.

With the minimum area of 41 hectares established as a benchmark, the issue is then one of location. The future expansion of the diplomatic estate could either be accommodated in one large block or in a grouping of blocks to accommodate a range of block sizes and a total area of not less than 41 hectares with ease of connections to existing diplomatic areas, secure access and minimal site constraints.

The ACT Government does not consider diplomatic land supply in strategic land supply assessments for the ACT. Furthermore, it is noted that in assessing a location for diplomatic sites the NCA is constrained by the limited availability of unleased National Land and the need to acquire additional land from the ACT Government land bank to meet any expansion of the diplomatic area outside of the Central National Area.

The ACT Planning and Land Authority is currently reviewing the Territory's Broad acre land supply with consideration that this may meet other urban land use demands. The Territory Plan explains that Broad acre areas provide "...*principally for developments which require large sites or clearance from other developments and which do not adversely impact or visually intrude on the landscape and environmental quality...*". Unleased Broad acre Territory land and subsequent transfer to National land status provides an alternative land supply option for diplomatic use.

1.3 Diplomatic Sites

1.3.1 New sites

In assessing potential sites it is necessary to consider the ACT as a whole and without reference to National or Territory land status in order to locate an area of approximately 41 hectares that might provide the potential location for creation of a new diplomatic area.

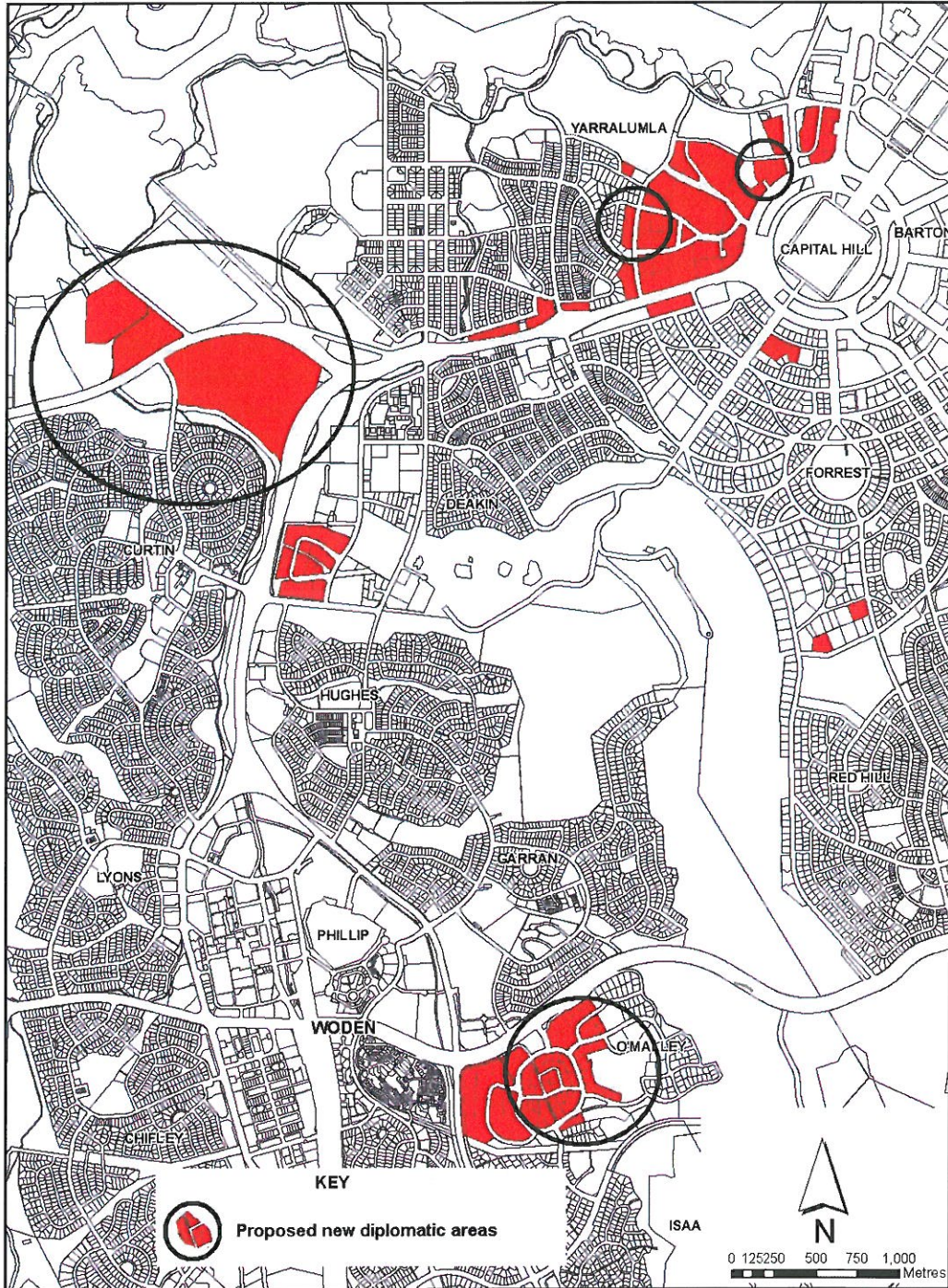
Key criteria applied in locating further sites include:

- Proximity to the Central National Area and existing estate areas,
- Access to or adjoin prestigious locations,
- Proximity to Government and Parliament House,
- Ability to provide appropriate levels of security,
- Ease of access,
- Capacity to meet the need for a diversity of block sizes ranging from 4,000m² to 3 Hectares,
- Minimal environmental constraints,
- Minimal heritage constraints,
- Minimal servicing constraints.

The criteria were applied to initial consideration of 30 potential locations in Barton, Campbell, Curtin, Deakin, Hughes, Kingston, O'Malley, Parkes, Yarralumla and Yarramundi. These sites were refined (**Appendix A - Site Selection Matrix**) to a list of 12 potential sites in three distinct areas, Curtin, O'Malley and Yarralumla (**Figure 1**).



Figure 1 Diplomatic Locations





The 12 potential sites are:

- ▶ Site 1 - Block 3 Section 128 Yarralumla,
- ▶ Site 2 - Block 3 Section 94 & Block 7 Section 102 Yarralumla,
- ▶ Site 3 - Block 4 Section 22 Yarralumla (Stirling Park),
- ▶ Site 4 - Block 5 Section 100 Yarralumla,
- ▶ Site 5 – Part Block 4 Section 22 Yarralumla (western part Stirling Park),
- ▶ Site 6 - Block 11 Section 100 Yarralumla (Yarralumla Bay Oval),
- ▶ Site 7 - Block 1 Section 44 Yarralumla (Casey House),
- ▶ Site 8 - Block 5 Section 121 Curtin (Curtin horse paddocks),
- ▶ Site 9 - Block 4 Section 106 Curtin,
- ▶ Site 10 - Block 1176 WDC (Parks, Conservation & Lands),
- ▶ Site 11 - Block 664 WCD (Oakvale Stud),
- ▶ Site 12 - East O'Malley (comprising 93 individual residential blocks).

1.3.2 Casey House

Draft Amendment 66 Diplomatic Mission Yarralumla was released for public consultation on 25 June 2007. Prior to its release the NCA held discussions with the lessees of Casey House, a site adjoining the proposed diplomatic mission site regarding possible addition of diplomatic land use to the Casey House site. Following the Australian Governments approval of Amendment 66 the lessees indicated their support for Casey House to be identified as a potential diplomatic site. The NCA has agreed to include this site in any subsequent draft Amendment process that enables the establishment of a new diplomatic area.

1.3.3 Empire Circuit

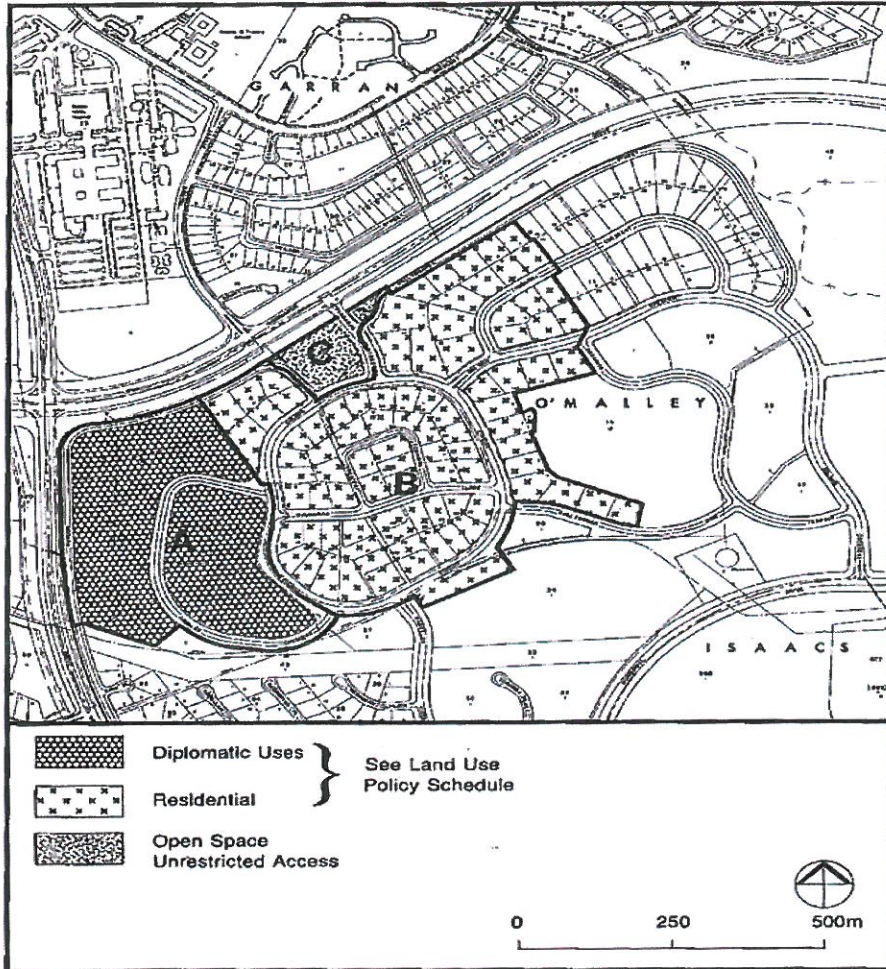
The Royal Netherlands Embassy has approached the NCA regarding a possible expansion and redevelopment of its Empire Circuit diplomatic site onto block 3 Section 31 Yarralumla that adjoins the embassy site. The NCA has agreed to consider block 3 in any subsequent draft Amendment process that enables the establishment of a new diplomatic area. This raises the issue of the remaining corner blocks on the western side of Empire Circuit. The consideration of these sites is beyond the scope of this report.

1.3.4 O'Malley North West

The National Capital Development Corporation (NCDC) Policy Plan for O'Malley North West (**Figure 2**) originally intended that diplomatic missions and residences outside of Yarralumla would establish in O'Malley. The NCDC Policy preamble noted that “...*there was little initial interest by diplomatic missions in establishing residences or chancelleries in the suburb, and sites leased in sections 6,8,11 and 14 were developed for standard Residential use.*”



Figure 2 O'Malley NCDC Policy



POLICY PLAN

The Commission's intention for area A is that it be developed for chancelleries and for area B that it be of a predominantly residential character.

LAND USE POLICY SCHEDULE

Purposes for which a proposal for development or change of use would be supported

Purposes for which a proposal for development or change of use would be assessed on individual merit.

Area A: Chancellery

Chancellery and Diplomatic Residential

Area B: Residential
Diplomatic Residential

Diplomatic Residential and Chancellery

Area C: The existing land use policy of Public Open Space for this area is confirmed.

In areas A & B the Commission will consider applications for fences or walls in front of the building line where a security need is established.



In May 1976 this residential policy was confirmed with diplomatic uses retained in Sections 4 and 5. Between 1976 and 1984 the NCDC experienced increased demand for diplomatic residences and chancelleries in O'Malley culminating in the policy review of September 1984 that extended diplomatic residential and chancellery use over previously standard residential areas.

This mixture of standard residential use with diplomatic residences, Chancelleries, High Commissions, Consulates and Embassies, was at the time of self government of the ACT, transferred as Territory land to the Territory Planning Authority to administer. The adjoining diplomatic mission area was transferred as National Land to the National Capital Planning Authority to administer.



2. Legislation and Planning Controls

The NCA is established under the *Australian Capital Territory (Planning and Land Management) Act 1988* (the PALM Act). The current National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Act, the NCA is required to keep the Plan under constant review and to propose amendments to it where necessary.

The object of the Plan is “to ensure Canberra and the Territory are planned and developed in accordance with their national significance.”

Matters of national significance in the planning and development of Canberra and the Territory include:

- ▶ The pre-eminence of the role of Canberra and the Territory as the National Capital.
- ▶ Preservation and enhancement of the landscape features, which give the National Capital its character and setting.
- ▶ Respect for the key elements of Walter Burley Griffin’s formally adopted plan for Canberra.
- ▶ Creation, preservation and enhancement of fitting sites, approaches and backdrops for national institutions and ceremonies as well as National Capital Uses.
- ▶ The development of a city which both respects environmental values and reflects national concerns with the sustainability of Australia’s urban areas.

Within the framework of this legislative object or goal, a key objective of the Plan is to: Further develop and enhance a Central National Area which includes the Parliamentary Zone and its setting and the main diplomatic sites and national institutions, as the heart of the National Capital.

The provisions of Section 10 (1) of the *Australian Capital Territory (Planning and Land Management) Act 1988* provides for the Plan to specify areas of land that have the “special characteristics of the National Capital” to be Designated Areas.

Factors, which are considered in identifying lands that have the “special characteristics of the National Capital”, include the requirements for National Capital functions which are – activities which occur in Canberra because it is the National Capital and which give Canberra a unique function within Australia. National Capital functions include, but are not limited to, embassies, legations and high commissions of foreign countries.

Appendix A of the Plan provides definitions for land uses including *Diplomatic Mission*.

The PALM Act provides for laws to be made by the ACT Legislative Assembly to establish a Territory planning authority and to confer on it the function of preparing and administering a Territory Plan. It must not be inconsistent with the National Capital Plan.

The Territory Plan is the key statutory planning document in the ACT, providing the policy framework for the administration of planning in the ACT. The purpose of the Territory Plan is to manage land use change and development in a manner consistent with strategic directions set by the ACT Government, Legislative Assembly and the community.



2.1 Key Planning Controls

The relevant controls for the 12 identified potential diplomatic sites are addressed by their respective locations in Curtin, O'Malley and Yarralumla.

2.1.1 Curtin

Sites 8 and 9 are Territory Land outside the Central National Area and identified in the National Capital Plan as Broadacre Areas in the General Policy Plan - Metropolitan Canberra (**Figure 3**).

The relevant National Capital Plan Broadacre Areas policies are:

"5.2 Policies for Broadacre Areas

Building, site and landscape development shall be sympathetic to and not be discordant with the landscape setting of the National Capital.

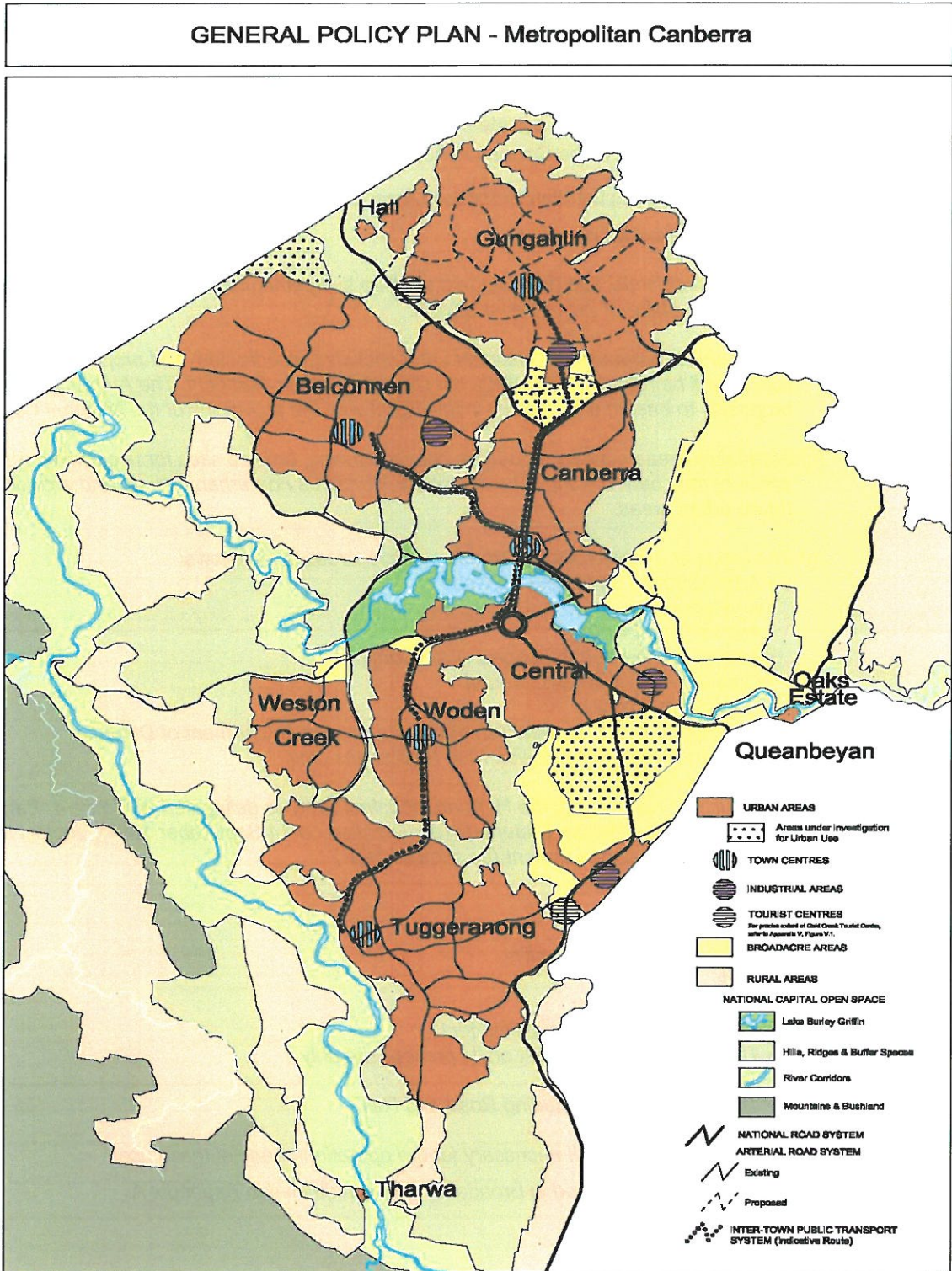
- (b) *Development proposals for National Land, including subdivision, and proposals to lease National Land, shall be referred to the National Capital Planning Authority. The Authority will assess proposals to ensure they are not inconsistent with the provisions of the National Capital Plan.*
- (c) *Broadacre Areas may act as buffers between towns, provide sites for uses which require large land areas or may benefit from or be best located within a non-urban setting, and provide a landbank for future urban areas.*
- (g) *The range of uses permitted in the Broadacre Areas is as follows:*
- *Administrative and Utility Services*
 - *Agriculture*
 - *Animal Care Facility*
 - *Airport (Canberra International Airport only)*
 - *Caravan Park/Camping Ground*
 - *Community Facility*
 - *Education and Office establishments used by the Department of Defence*
 - *Forestry (Majura and Kowen Pine Plantations only)*
 - *General Farming*
 - *Industries restricted to the Harman Industrial Area as delineated at Figure 4, Page 228 of the Territory Plan Written Statement (as Gazetted on 14 September 1994), subject to environmental assessment (as shown below)*
 - *Intensive Farming*
 - *Landscape Buffer*
 - *Open Space*
 - *Outdoor Recreation Facility*
 - *Park*
 - *Retail Plant Nursery*
 - *Scientific Research Establishment*
 - *The Royal Australian Mint on its present site only*
 - *Tourist Facility*
 - *Transport Facility, including Road and Rail.*

and may include Dwelling if necessary for the operation of any of these uses.

The nature of uses permitted in Broadacre Areas is defined in Appendix A.



Figure 3 General Policy Plan - Metropolitan Canberra





In addition, the nature of uses shall be influenced by the following:

- 1. The Broadacre Areas at the junction of the Barton and Federal Highways and at the Jerrabomberra/Symonston area, are subject to planning studies. Pending completion of the studies, uses should remain rural in nature, or be of short duration and involve minimal improvements.*
- 2. The Broadacre Area between Curtin and Yarralumla is a buffer area between the towns. The nature of permitted uses in this area will be subordinate to the landscape setting.*
- 3. Within all Broadacre Areas, the land uses will be of a nature that they either require large sites that are not available within urban areas or, for their effective operation, need or would benefit from a non-urban setting."*

Diplomatic Mission is not a permitted land use for sites 8 and 9.

A range of urban design mechanisms, in addition to physical separation and Broadacre Areas, can provide buffers between towns.

Site 2 is Territory Land outside the Central National Area and identified in the National Capital Plan as Urban in the General Policy Plan - Metropolitan Canberra (**Figure 2**). The site is identified as Entertainment, Accommodation and Leisure Land Use Policy Area in the Territory Plan.

The relevant Urban Area policies for site 2 are:

"4.4 Policies for Urban Areas

(b) The planning of urban areas should seek to introduce measures through which urban consolidation may occur.

(c) The hills, ridges and other major open space will form the separation between towns and will be kept largely free of urban development, to act as a backdrop and setting for the City.

(i) The range and nature of uses permitted in Urban Areas includes those uses generally compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan. In particular, however, the range of permitted uses includes:

- Parliamentary Use, National Capital Use and Diplomatic Missions, within Designated Areas other Commonwealth purposes, on National Land. "*

Diplomatic Mission is not a permitted land use for site 2.

Sites 10 and 11 are Territory Land identified in the National Capital Plan as within the National Capital Open Space System and Central National Area in Figure 17 as Open Space and are the Designated Areas in Figure 3 of the Plan.

The relevant policies for sites 10 and 11 are set out in the requirements for the Central National Area;

"A Parkland Recreation

The policies are to provide parkland with particular landscape character or themes for particular areas so as to achieve a diversity of recreation settings, some of which will be less developed than others.

- Weston Park, Yarralumla Beach, Black Mountain Peninsula and Acton Park will continue to be predominantly urban recreation parks with beachside swimming, special playgrounds, and barbecue areas. Beachside recreation areas are to be extended in suitable places.*

- *Development is to be limited to small-scale items that help recreation and tourism. They may include commercial concessions for kiosks, refreshment rooms, restaurants, other entertainment, and hire facilities as appropriate to the area.*
- *This will not include the development of private licensed clubs or the extension of facilities other than those that already exist at the Canberra Yacht Club.”*

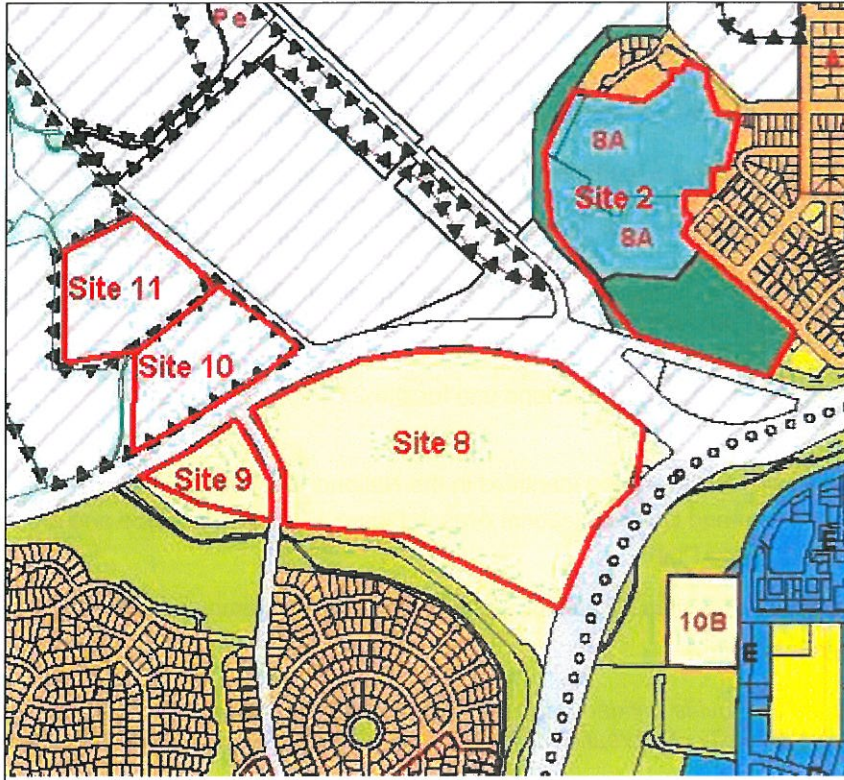
Diplomatic Mission is not a permitted land use for sites 8, 9, 10 and 11.

The Special Requirements for Main Avenues and Approach Routes applies to Adelaide Avenue to which the Cotter Road and Lady Denman Drive (sites 2, 8, 9, 10 and 11) all connect. The Plan states ...“*care has been taken to ensure that suitably high standards of development and landscaping have been observed.*”

Adelaide Avenue provides a ceremonial route to the Central National Area and it is anticipated that landscaping of any future development of the sites would respond to the formal character and continues the high standards of design and landscaping to recognise the route as an introduction to the Capital.

Currently the Territory Plan (**Figure 4**) identifies site 8 as Broad Acre Policy Area and site 2 as having two separate land use policies. The Brickworks portion of the site is Entertainment, Accommodation and Leisure Land Use Policy Area (EA&L Policy Area) with an Area Specific Overlay 8A and the remaining portion of the site is Restricted Access Recreation Policy Area.

Figure 4 Territory Plan Map - Curtin Sites



The relevant Territory Plan controls for the Area Specific Policy A8 are:

“Area 8A Yarralumla Brickworks, Yarralumla Section 102 Objective



Add to clause 1:

- to provide land for tourist attraction facilities and appropriate associated facilities integrated with the historic Brickworks buildings in a country club/golf course environment.

Controls

a) Land Use

Add to Schedule 1:

- Business agency, Office, RESIDENTIAL USE

b) Land Use Restrictions

Office

Maximum gross floor area: 1500m².

Shop

Maximum gross floor area: 500m². There is no floor space limit for arts, crafts and sculpture dealers and associated facilities; and/or retailing associated directly with or ancillary to the hotel and country club.

c) Planning Guidelines

The document titled Yarralumla Brickworks South Canberra Policy Plan October 1988 relating to this site is adopted by the Territory as a Planning Guideline.

Buildings with heritage values shall be protected (refer to Planning Guideline).

d) Building Height and Setbacks

Height

RESIDENTIAL USE: maximum 3 storeys; other land uses: maximum 2 storeys.

Setbacks

20 metres from northern and eastern boundary of Area 8A."

The relevant Territory Plan controls for the Restricted Access Recreation Policy Area are:

"Objectives:

b) to 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; and

c) to ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape

2.2 Land Use Restrictions

Land may be used for the following purposes only where they are ancillary to the predominant recreation use of the land:

Club, Educational establishment, Guest house, Hotel, Motel.

2.3 Intensity of Development

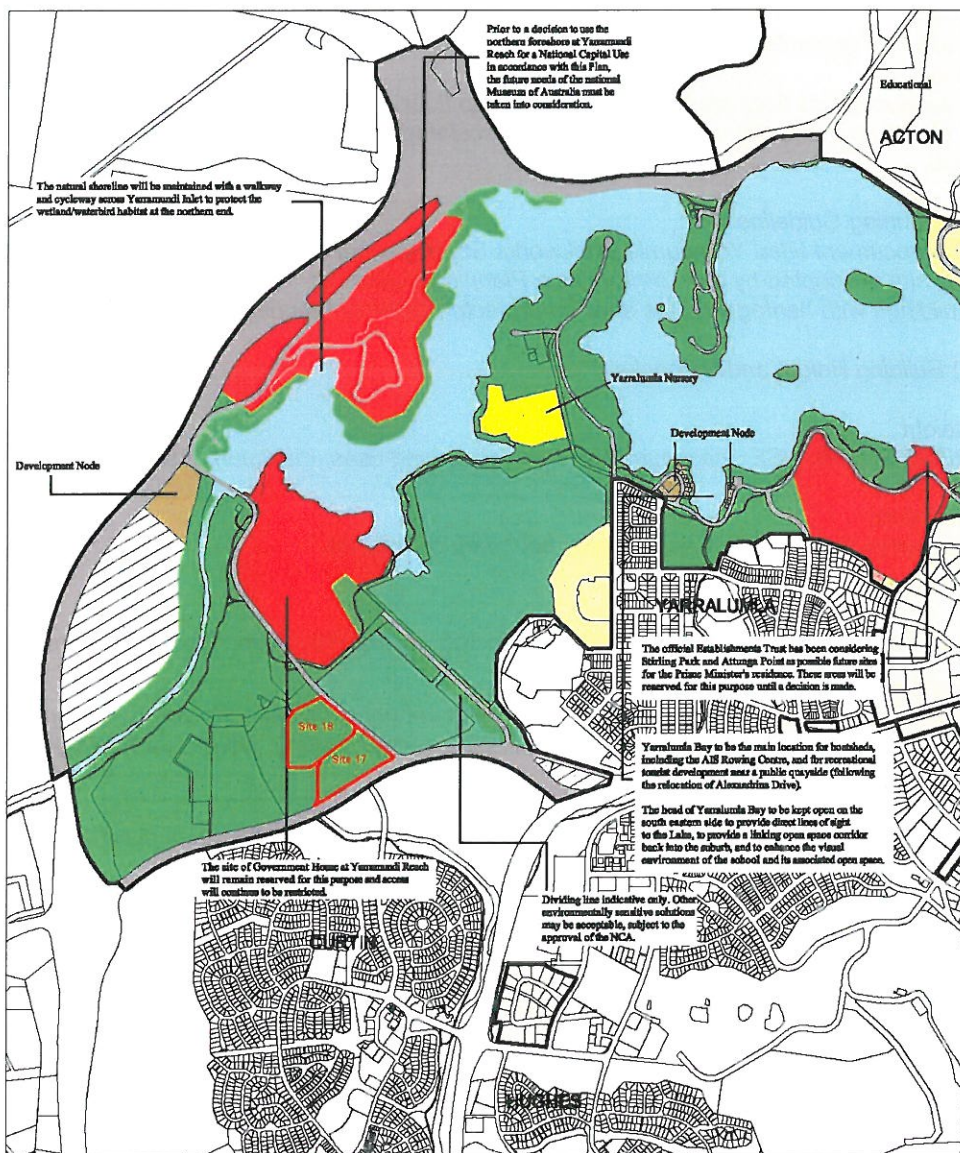
The intensity of development shall be assessed by considering the appropriateness of building scale and form, its compatibility with surrounding development, and the requirements of each individual application."

Diplomatic use is not a permissible land use for sites 2 and 8.

It is noted that as part of the ACT Government planning system reform a draft Restructured Territory Plan was released for public comment in 2006 and is to take effect from 31 March 2008. The notified

draft plan removes the EA&L Policy Area and Restricted Access Recreation Policy Area. The EA&L Policy Area is proposed to be absorbed within a Commercial Zone C6 Accommodation and Leisure and the Restricted Access Recreation Policy Area replaced with a Parks and Recreation 2 Zone. From the draft maps released with the draft Restructured Territory Plan it is proposed that the Yarralumla brickworks portion of site 2 be zoned C6 Accommodation and Leisure Zone and the Restricted Access Recreation Policy Area portion of site 2 would be replaced with a Parks and Recreation 2 Zone.

Figure 5 Central National Area (Lake Burley Griffin and Foreshores) – Figure 17



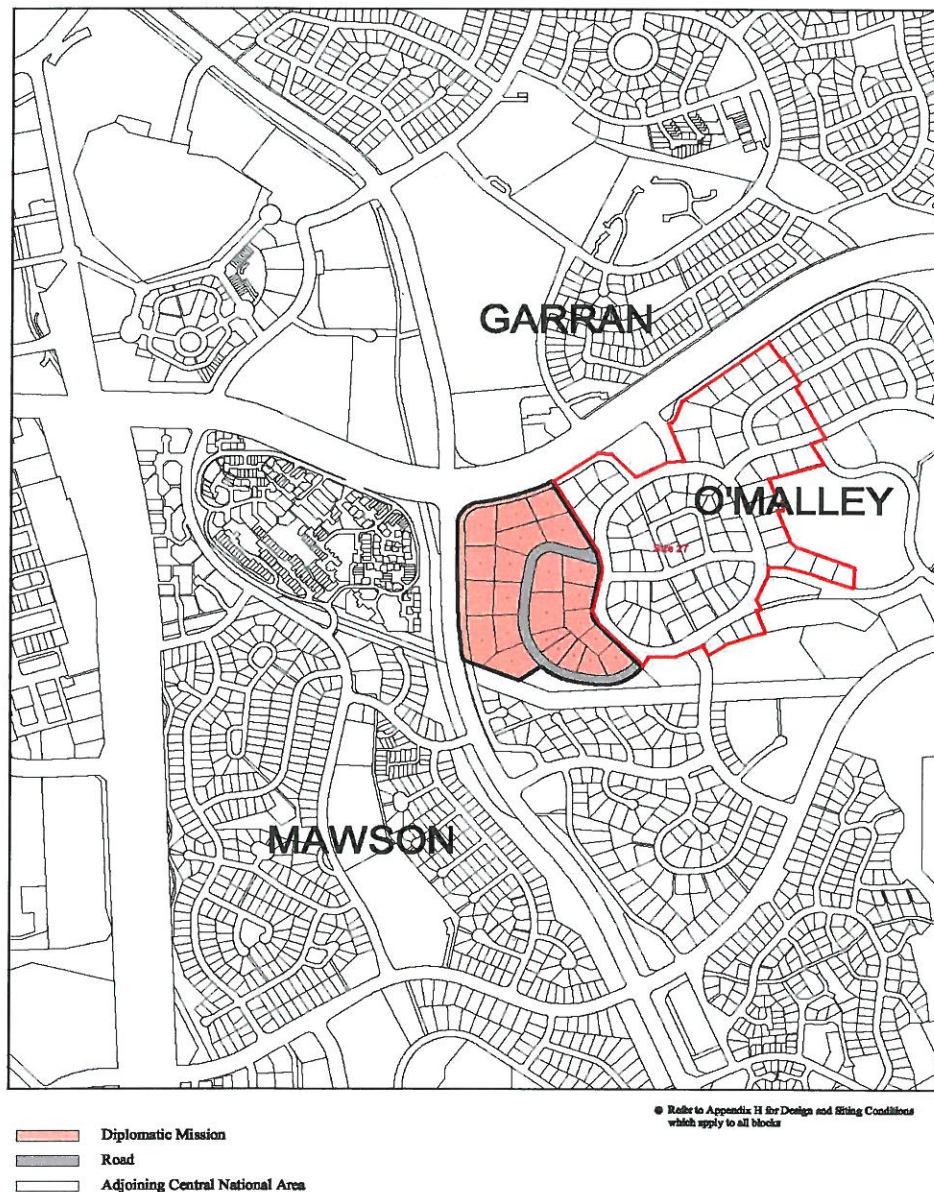
**Figure 17
The Central National Area
(Lake Burley Griffin and Foreshores)**



2.1.2 O'Malley

Site 12 is Territory Land outside the Central National Area and identified in the National Capital Plan as Urban in Figure 1 - General Policy Plan Metropolitan Canberra. It would be necessary to amend Figure 16 Diplomatic Area to identify the transfer of planning controls from the Territory Plan to the National Capital plan.

Figure 6 Central National Area (Diplomatic Area O'Malley)– Figure 16



**Figure 16
The Central National Area
(Diplomatic Area - O'Malley)**



The Territory Plan currently identifies site 12 as Residential Land Use Policy with an A2 Area Specific overlay. The relevant Territory Plan controls for the Area Specific Policy A2 are:

“Area A2: Diplomatic Area - O’Malley

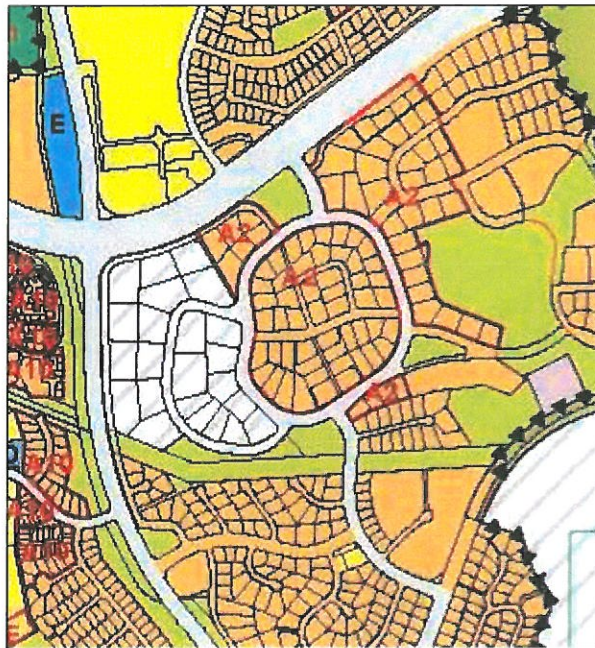
Controls

a) Land use

Add to Schedule 1: Diplomatic residence, Chancellery”.

The Territory Plan defines Chancellery as meaning “an office attached to an embassy, high commission, consulate, legation or diplomatic residence which is specifically for diplomatic use.” The Territory Plan further defines Diplomatic Residence as meaning “a dwelling specifically for the residential use of diplomatic staff of an embassy, a high commission, a legation or a consul.”

Figure 7 Territory Plan Area Specific Policy A2 O’Malley (Site 12)



2.1.3 Yarralumla

Casey House (site 7) is National Land in the Central National Area.

The block is located within the Central National Area (Yarralumla) shown in Figure 6 of the Plan. The Central National Area is specified as a Designated Area in the Plan.

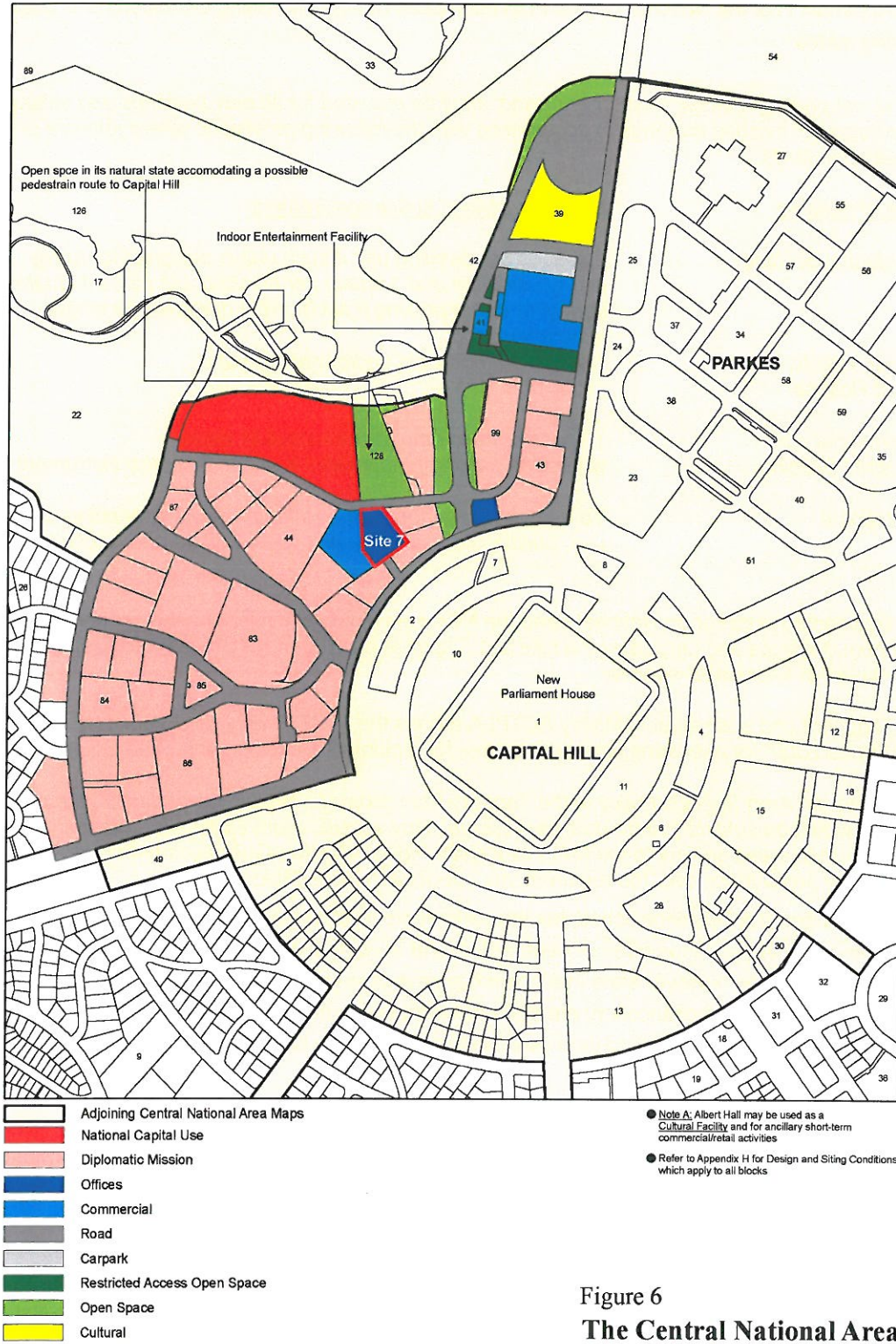
Appendix A of the Plan provides definitions for land uses including Diplomatic Mission and Open Space.

The land use definitions set out the nature of permitted uses for these land use categories.

Development and redevelopment of the block is to accord with the development conditions set out at Appendix H of the Plan.



Figure 8 Central National Area (Yarralumla) - Figure 6



**Figure 6
The Central National Area
(Yarralumla)**



2.1.4 Parking rates

The Appendix H of the National Capital Plan addresses Design and Siting Conditions and Clause 4.3 Parking states:

“Off-street parking spaces, open or enclosed, shall be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions where relevant or other agreed standards:

<u>Type of Building</u>	<u>Minimum parking space requirement</u>
Residential Building	2 spaces per dwelling unit if such unit is designed for family accommodation and 1 space per dwelling unit plus adequate space for visitor parking if such unit is designed for single accommodation.
Motels, Hotels, Guest Houses	1 space per bedroom and/or rooming unit.
Commercial and Industrial Building	1 space per two employees except in areas where the parking requirement is varied by policy instrument
Institutional	To be determined for each building proposal depending on use, building floorspace, employees, visitors and location.”

For Designated areas or on National Land the NCA sets diplomatic missions the car parking rate at a minimum 8 spaces and calculates the rate at 1.5 spaces per 100 m² of Gross Floor Area (GFA) including a minimum of 4 for visitor spaces.

On Territory Land such as at O’Malley ACTPLA utilises the “ACT Parking and Vehicular Access Guidelines 2000” for assessing car parking rates for diplomatic developments. The Guideline states:

... “Where an Area Specific Policy in the Territory Plan allows for additional land uses, the provision of parking would be subject to individual assessment. Any specific requirements for the provision of parking and access in areas subject to the National Capital Plan or to other Guidelines under the Territory Plan would take precedence over the requirements specified in these Guidelines.”

Section 3.1.5 of the Guideline schedules the parking provision rates for Residential Land Use Policies Areas and lists the rates for different permissible land uses. It does not identify Diplomatic Mission and Chancellery. It does however state that home business is subject to individual assessment. Though Diplomatic mission and chancellery are not a home business the principle of individual assessment is presumed to apply to unspecified land uses such as Diplomatic Use and Chancellery.

2.2 Declaration and Designation of National Land

Where sites are identified as unleased Territory Land it will be necessary for the Commonwealth to acquire that land from the ACT Government in accordance with subsection 27(1) of the *Australian Capital Territory (Planning and Land Management) Act 1988*. To be declared National Land the site must be used or intended to be used by, or on behalf of the Commonwealth, and for the purposes of subsection 6(g) of the *Australian Capital Territory (Planning and Land Management) Act 1988*. Pursuant to subsection 4 (1) of the *National Land Ordinance 1989* the Minister declares the land as National Land required for the special purposes of Canberra as the National Capital and on behalf of the



Commonwealth gives to the National Capital Authority, the responsibility to manage the land from the date of a notice being placed in the *Commonwealth of Australia Gazette*.

The process of acquisition is beyond the scope of this report. It is understood that the Commonwealth will endeavour to conclude such a process, and resolve matters of compensation where appropriate, should a Draft Amendment changing the status of Territory Land sites be successful.

2.3 Changes to Planning and Administration

The existing issues of the O'Malley estate stem predominantly from the time of ACT self government and the translation of NDCD policy to the Territory and National Capital Plans. The basis for the Territory Plan inclusion of the diplomatic land use follows from the existing land uses being recognised at O'Malley through the NDCD November 1984 policy. If the O'Malley estate is changed from Territory Land by declaration and designation it follows that the Territory Plan will need to identify the area as Designated Area. With this change from Residential Land Use Policy to Designated Area the Residential Area Specific Policy A2 would no longer be required in the Territory Plan. One consequence of this could be that the land use definitions associated with the Area specific Policy could also be removed.

It is noted that the ACT Government, through the introduction of its Planning and Development Act 2007, specifically provides for the Territory Plan to be amended as a consequence of an Amendment to the National Capital Plan. This provides the mechanism for removal of the Residential A2 policy and its identification as Designated Area on Territory Plan maps.

As part of the transitional provisions of the Planning and Development Act 2007 ACTPLA is currently in the process of amending the Territory Plan and such a change may also be expeditiously advanced by request directly to ACTPLA.



3. Context

3.1 Site Locations

In addition to the 10 new sites identified in section 1.3.1 this report also recognises that a number of diplomatic missions, chancelleries and ambassador residences have been established on Territory Land adjoining the existing estates at O'Malley (site 12). Therefore it is appropriate to consider the expanded estate at O'Malley and respond to it. This area could benefit from having National Land status on the site identified as Residential Area Specific Policy A2 in the Territory Plan.

As part of the process of investigation during the consideration of Draft Amendment 66 - Diplomatic Mission Yarralumla, the lessee of the Block 1 Section 44 Yarralumla (known as Casey House) requested the opportunity for diplomatic use to be added to Casey House. Though the request was not able to be actioned before Amendment 66 was approved the NCA has agreed for the site to be identified and addressed in this report. The NCA has also agreed that the site would be included in any subsequent draft Amendment process that might follow successful identification of a new diplomatic area.

As a consequence the sites for assessment are:

- ▶ Site 1 - Block 3 Section 128 Yarralumla,
- ▶ Site 2 - Block 3 Section 94 & Block 7 Section 102 Yarralumla,
- ▶ Site 3 - Block 4 Section 22 Yarralumla (Stirling Park),
- ▶ Site 4 - Block 5 Section 100 Yarralumla,
- ▶ Site 5 – Part Block 4 Section 22 Yarralumla (western part Stirling Park),
- ▶ Site 6 - Block 11 Section 100 Yarralumla (Yarralumla Bay Oval),
- ▶ Site 7 - Block 1 Section 44 Yarralumla (Casey House),
- ▶ Site 8 - Block 5 Section 121 Curtin (Curtin horse paddocks),
- ▶ Site 9 - Block 4 Section 106 Curtin,
- ▶ Site 10 - Block 1176 WDC (Parks, Conservation & Lands),
- ▶ Site 11 - Block 664 WCD (Oakvale Stud),
- ▶ Site 12 - East O'Malley (comprising 93 individual residential blocks),

The specific sites are shown in Figure 3 Curtin, Figure 4 O'Malley and Figure 5 Yarralumla.

3.1.1 Curtin

The sites are in or border the suburb of Curtin and are screened from Yarralumla by the ridgeline of the spur at the edge of Yarralumla. Curtin is part of Woden and Weston Creek Valley. Though the selected sites are relatively undeveloped, Curtin is predominantly residential to the south of these sites. The sites are approximately 8 km away from Capital Hill. Curtin is surrounded by the suburbs of Yarralumla to its northeast, Deakin to its east, Hughes in the southeast and the proposed Molonglo valley suburban expansion area to the west.



A few kilometres to the north of the sites are Government House, Yarralumla Brickworks and the Royal Canberra Golf Course. The sites are easily connected to the north of Canberra via Tuggeranong Parkway accessed off Cotter Road and the centre of Canberra via Adelaide Avenue. The sites are also well connected to the southern part of Canberra.

Figure 9 Curtin sites



Sites 2, 8, 9 and 10 are located along Cotter Road and to the west of Adelaide Avenue.

Site 2 West Yarralumla (Blocks 3 & 7 Section 94) is an area of approximately 13 hectares of unleased Territory land and contains Westbourne wood planting, nominated to the ACT Heritage Register. The site includes the Yarralumla Brickworks. It has frontage to Dudley Drive and Denman Street. The access is from Denman Street only.

Site 8 North Curtin (Block 5 Section 121) is an area of approximately 32 hectares unleased Territory Land with a 3 year grazing licence. The site boundary to the north and the west is Cotter Road and to the southwest McCulloch Street and Yarra Glen is to the east. The southern boundary is adjacent to Yarralumla creek. The site contains an ACT Government horse paddock and is managed under license for a period of three years. The current management contract is with ACT Weed Management. The paddock contains 21 horses and has a capacity for up to 30 horses. There are also two grassed arenas and holding yards. A water main traverses the western edge of the site from McCullough Street to the boundary with Cotter Road. The western boundary is also subject to a potential Inter-town Public Transport route connection from the proposed Molonglo Valley urban area. Site access is from McCulloch Street.



Site 9 North Curtin (Block 4 Section 106) is an area of approximately 4.5 hectares of unleased Territory Land. The site boundary to the north is Cotter Road and to the east McCulloch Street. The southern boundary is adjacent to Yarralumla creek downstream from Site 8. A Cotter Road cycleway and horse-riding underpass is located adjacent to Yarralumla Creek and at the western corner of the site. The site is vacant though utilised for horse riding. The northern boundary is also subject to a potential Inter-town Public Transport route connection from the proposed Molonglo Valley urban area. The access is from McCulloch Street.

Site 10 West Curtin (Block 1176 WCD) is an area of approximately 8 hectares of unleased Territory Land occupied by the ACT Government Territory and Municipal Services Parks Conservation and Lands unit (PCL). The site is used by PCL for landscaping material stockpiles. The site has frontage to both Cotter Road and Lady Denman Drive and at the eastern corner of the site is the Roundabout for Lady Denman Drive and Cotter Road. The land is Open Space and part of the Central National Area. With the proposed duplication of Cotter Road to accommodate traffic from the Molonglo Valley residential areas there may be a future requirement to widen the road reserve along the eastern boundary of this site. The southern boundary is also subject to a potential Inter-town Public Transport route connection from the proposed Molonglo Valley urban area. Access to the site is from Lady Denman Drive only.

Site 11 (Block 664 WCD) is leased Territory land and contains the Oakvale horse stud, a number of equestrian facilities including a stable complex, arena, stock water dam and a dwelling. The site has frontage to Yarralumla Creek and is adjacent to Equestrian Park to the west and to the north, across Lady Denman Drive, the Royal Canberra Golf Course. The land is Open Space and part of the Central National Area Lake Burley Griffin and Foreshore. Access is from Lady Denman Drive.

Both sites 10 and 11 are within the National Capital Open Space System however the use and identification of the sites as Open Space and Parkland Recreation is incompatible with their land tenure, existing use and prevention of public access to both sites.

The Curtin sites 8, 9, 10 and 11 have minimal landscaping consistent with the functioning as open broad acre areas with equestrian based activities and the stock piling of materials for landscaping of municipal land.

3.1.2 O'Malley

O'Malley site 12 is bound by Hindmarsh Drive to its north and Yamba Drive to its west. Immediately north of Hindmarsh Drive is the Canberra Hospital situated in the suburb of Garran. The Red Hill Nature Reserve is northeast of the suburb of O'Malley and the residential suburbs of Isaacs is to its south, Mawson to its southwest, Swinger Hill to its west and Phillip to its northwest.

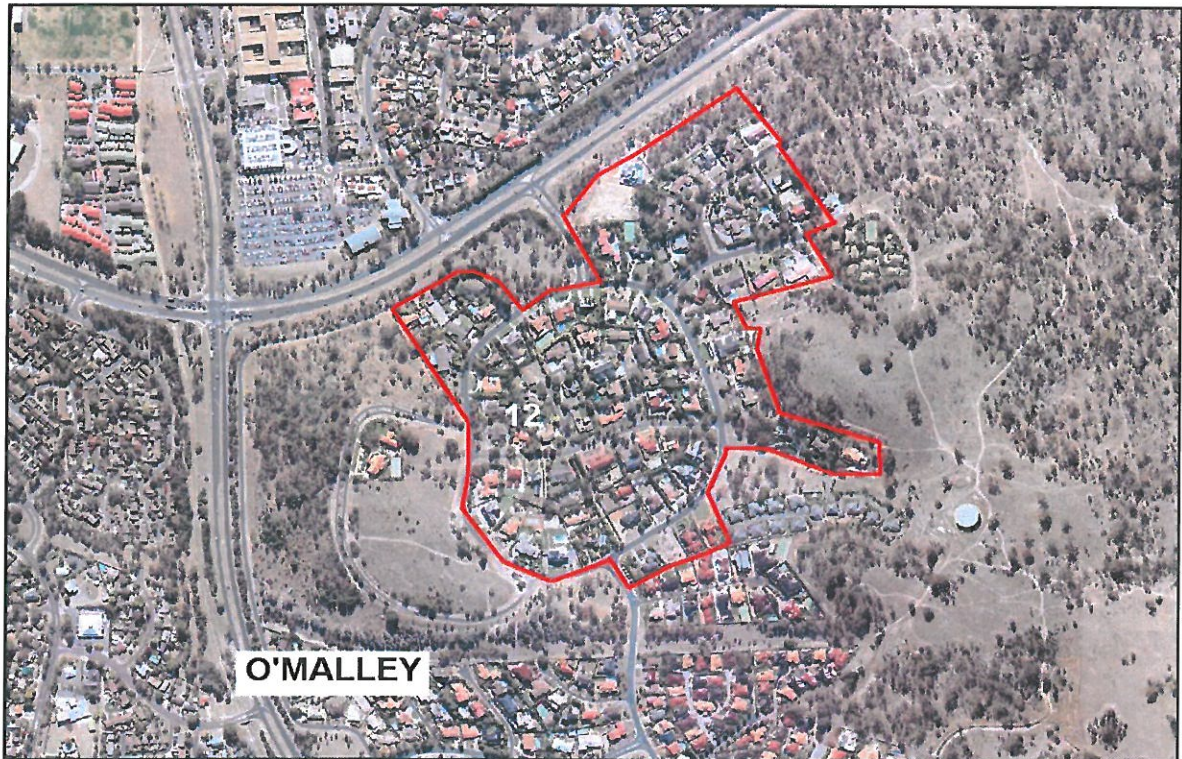
Site 12 contains 93 larger sized residential blocks of privately leased land. They are:

- ▶ Blocks 1, 2, 4 to 7 Section 6,
- ▶ Blocks 1 to 6, 8 to 14, 36 Section 8,
- ▶ Blocks 1 to 6 Section 11,
- ▶ Blocks 1 to 12, 14 Section 14,
- ▶ Blocks 12 to 36 Section 15,
- ▶ Blocks 14 to 36 Section 16,



- ▶ Blocks 1 to 5 Section 46,
- ▶ Blocks 3 to 6 Section 34.

Figure 10 O'Malley sites



The O'Malley sites are leased Territory Land and approximately 29 blocks contain foreign missions either as Chancelleries, Consulates, Ambassador residences or Embassy's. The following nations are represented either as owners or tenants of blocks in the O'Malley site; Algeria, Botswana, Bangladesh, Brunei, Chile, China, Czech Republic, Eritrea, Iraq, Iran, Jordan, Kuwait, Laos, Libya, Malta, Morocco, Nigeria, Uganda, Pakistan, Peru, Portugal, Romania, Serbia, Saudi Arabia, Slovakia Republic, Syria, Thailand, Viet Nam, Venezuela, Western Samoa and Zimbabwe.

The site contains residential block sizes of 1,980m² to 4,300m² that accommodate larger dwellings with minimal opportunity for further development. A number of the sites are rented rather than owned by the foreign dignitaries. As the area is established residential development with minimal development opportunity there is no need to evaluate the environmental and heritage constraints of this site as part of this study. The few remaining undeveloped sites and any redevelopment proposals of the existing buildings will be subject to site-specific assessments at the time development approval is sought.

The site has access from Tyagarah Street via Hindmarsh Drive, Numeralla and Dunoon Streets via Yamba Drive and Kareelah Vista and Dalman Crescent via Ngunawal Drive. Tyagarah Park is excluded from the site.

Landscaping of the O'Malley site is consistent with other Canberra residential suburbs and contains a mix of informal and formal plantings of exotic and indigenous flora, subject to the design of the individual

lessees and tenants. It is well maintained and reflects the self-regulating access to water by the diplomatic community.

3.1.3 Yarralumla

Yarralumla sites 1, 3, 4, 5, 6 and 7 are located to the immediate south of Lake Burley Griffin. A few hundred metres to the north east of site 1 are the Lennox Gardens. Sites 1, 3, 4, 5 and 6 have frontage access to Alexander Drive, which connects to Commonwealth Avenue, Hopetoun Circuit and Novar Street.

Figure 11 Yarralumla sites



A cycleway extends along the northern side of Alexandrina Drive with connections through to Forster Crescent before crossing onto the southern side of Alexandrina Drive at Hopetoun Circuit and connecting through to Schlich Street from Yarralumla Bay.

Yarralumla is bound by Capital Hill, Parkes and Barton to its east, Forrest and Curtin to its southeast, and Deakin to its south. The sites are within 6 kilometres of Parliament House, and the existing diplomatic estate along Empire Circuit. Sites 4 and 6 are also adjacent to the Yarralumla Bay. The western shore of the Yarralumla Bay holds the Water Police quarters and an Australian Defence Force Academy facility. The eastern shore of the bay accommodates a rowing club and the YMCA sailing club.

Site 1 Stirling Ridge Park (Block 3 Section 128) is an area of approximately 8.8 Hectares of unleased National land and is adjacent to the Southern Cross Yacht club and launching facilities in Lotus Bay. The



site has easements for water and main trunk sewer lines and is heavily vegetated. The site has access from both Forster Crescent and Alexandrina Drive.

Site 3 Stirling Ridge Park (Block 22 Section 4) is an area of approximately 36 Hectares of unleased National land. Site 5 Stirling Ridge Park (Part Block 22 Section 4) is an area of approximately 4.6 Hectares of unleased National land. The south eastern boundary of site 3 adjoins the Embassy of Norway.

Sites 3 and 5 contain existing water and sewer easements and are unleased Territory Land with no development. Both sites are heavily vegetated. In addition to access from Alexandrina Drive, access can also be obtained for site 3 from Empire Circuit and for site 5 from Hopetoun Circuit.

Site 4 Hopetoun Circuit (Block 5 Section 100) is an area of approximately 7.7 Hectares of unleased Territory land. It is undeveloped Territory Land and contains part of the cycleway from Hopetoun circuit connecting to Alexandrina Drive. The northern boundary adjoins Yarralumla Bay recreational area and to the south abuts the residential area of Yarralumla. The western boundary contains the Yarralumla stormwater drain from Schlich Street and Yarralumla. The site has access from both Hopetoun Circuit and Alexandrina Drive.

Site 6 Yarralumla Bay (Block 11 Section 100) is an area of approximately 6.6 Hectares of undeveloped and unleased Territory land. Alexandrina Drive and the Yarralumla Bay recreation area are to the north of the Site. A master plan is proposed for the Yarralumla Bay recreation hub. To the west is Novar Street and to the south Schlich Street and the residential area of Yarralumla. The eastern boundary contains the Yarralumla stormwater drain from Schlich Street. The site has access from Novar Street, Schlich Street and Alexandrina Drive.

Site 7, known as Casey House (Block 1 Section 44), is an area of 0.9 hectares of privately leased National land administered by the department of Finance and Administration and adjoins the recently established diplomatic mission site (DA 66). It contains the historic Casey House. A Conservation Management Plan exists for the heritage protection of the house and surrounding garden. Access to Casey house is from Rhodes Place and Forster Crescent.

The Yarralumla sites contain mostly native flora with large areas of regenerating bushland. Site 6 has been maintained as a parkland setting containing a sports oval. The rugged nature and regenerating indigenous flora of the Stirling ridge sites 1 and 3 reinforces their landscape and ecological values to the Central National Area and functions as a bushland backdrop for Lake Burley Griffin and views from the northern shore of the lake.

3.2 Site Summary

The sites are summarised in Table 1 below.



Table 1 Summary of site characteristics

Location Identifier	Curtin							O'Malley	Yarralumla						
	Site 2	Site 8	Site 9	Site 10	Site 11	Site 12	Site 1	Site 3	Site 4	Site 5	Site 6	Site 7			
Legal Description	Blocks 3 & 7, Section 94	Block 5, Section 121	Block 4, Section 106	Block 1176 WCD	Block 664 WCD	Selected blocks on Sections 6, 8, 11, 14, 15, 16, 46 and 34. See 3.2.2 for more detail.	Block 3, Section 128	Block 22, Section 4	Block 5, Section 100	Part Block 22, Section 4	Block 11, Section 100	Block 1, Section 44			
Area (ha)	13	32	4.5	8.0	9.0	21.1	36	36	7.7	4.6	6.6	0.9			
Environment & Heritage issues	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
Easements	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	Yes			
Ownership	Public	Public	Public	Public	Private	Private	Public	Public	Public	Public	Public	Private			
Lease	No	No	No	No	Yes	Yes	No	No	No	No	No	Yes			
Licence	No	Yes	No	Yes	No	No	No	No	No	No	No	No			



3.3 Consultation

The following stakeholders were consulted in the preparation of this report and their advice is acknowledged here;

- ACT Chief Ministers Department,
- ACT Land Development Agency,
- ACT Planning and Land Authority,
- ACT Territory and Municipal Services,
- Casey House,
- Department of Foreign Affairs and Trade,
- Department of Finance and Administration,
- National Capital Authority,
- Oakvale Horse Stud,
- O'Malley Residents,
- O'Malley Diplomatic community,
- Weed Management ACT (Government horse paddock lessee),
- Woden Community Council,
- Yarralumla Residents Association.

The investigation of O'Malley involved direct consultation with the 93 residences and missions affected involving personal meetings and written, telephone and email correspondence over a 4 month period. There were 30 responses from the consultation process. Respondents included both residents and diplomatic missions. All the O'Malley respondents supported the proposal to change the O'Malley estate to Commonwealth and NCA administration and provide for both residential and diplomatic mission use on leases. A number of general issues were raised and these are included in section 3.3.1 below.

Further consultation will be required with the ACT Government prior to release of a draft Amendment and variation of the Territory Plan. GHD wishes to acknowledge the assistance of the ACT Chief Ministers Department and ACT Planning and Land Authority (ACTPLA) in providing advice on this project.

Further consultation with these key stakeholders will be required to address the transfer and amendment of any Territory land lease to a Commonwealth lease.

Following the completion of the consultation process it is understood that the Royal Netherlands Embassy has approached the NCA seeking support to include its Territory Land site (block 3 Section 31 Yarralumla) within the adjoining Diplomatic Mission site. This request is to enable a larger block to be created to assist its redevelopment of the embassy and adjoining head of mission residence.

3.3.1 Initial Consultation issues

Community groups raised a number of potential issues for consideration as part of the site selection and evaluation.



In summary, the issues included:

- ▶ Loss of recreational opportunities; Stirling Ridge, Yarralumla Bay recreational hub and sports oval, equestrian access from and to Equestrian Park and related riding trails, the horse agistment at Curtin,
- ▶ Ecological protection corridors; Stirling Ridge through to Yarralumla bay, Yarralumla Creek to Molonglo River,
- ▶ Traffic access and movements; Yarralumla residential and O'Malley diplomatic area, tourist buses, road duplication, further studies on "rat running" impacts on the areas,
- ▶ Need for car parking on site or in a car park in the area for both the O'Malley and Yarralumla diplomatic areas,
- ▶ Visual impacts; loss of lake view, retaining Stirling ridge undeveloped, retaining open vistas viewed from Woden and Curtin residential areas, separation of town centres,
- ▶ Wider consideration of alternatives suggested: e.g. include all of the Yarralumla and O'Malley residential areas as diplomatic and residential leases, akin to the proposal for Casey House,
- ▶ Potential devaluation of residential land at O'Malley, the absorption by the Commonwealth of any consequential lease administration costs resulting from the addition of diplomatic use to leases and transfer from ACT to Commonwealth lease administration,
- ▶ Further cultural and heritage studies; Casey House heritage, retaining suburban boundaries.

3.3.2 Responses

▶ Traffic

The issue of car parking was a significant concern to both residents and diplomatic missions. It was requested that NCA commence a traffic study addressing the car parking at Yarralumla and O'Malley diplomatic areas. The generation of car parking is at the low end of impacts on adjoining street networks. Diplomatic sites are large relatively low-density development and it would not be anticipated that traffic impacts would be significant within the context of existing traffic volumes and network capacity. The core concern was the localised impacts of diplomatic events and need to provide for this overflow parking. There was some concern that individual diplomatic activity and staff car parking was not catered for on some sites and that visitor parking was also inadequate. The inference being that the ongoing development of the small blocks had not kept pace with car parking requirements.

ACTPLA advised that the front yard set backs combined with side boundary to boundary built form prevented additional car parking provision in O'Malley when residential use converted to diplomatic use. In the absence of specific car parking provisions that address this issue and the lack of opportunity to retro fit these sites with additional car parking space, it is apparent that a dedicated car park facility for the diplomatic community is required in O'Malley. A case can also be made for a diplomatic staff car park facility in Yarralumla. Provision of such a facility for diplomatic staff would enable the missions to provide enhanced on site visitor parking. The experience of Yarralumla is further complicated by the presence of the Mosque on the corner of Hunter Street and Empire Circuit.

It is noted that the movement of an established embassy and residence to a new larger site there is an improved opportunity to consider the vacated site for off-street car parking opportunities. Those blocks that are deemed too small also provide opportunity as potential diplomatic car park sites. These



opportunities will be assessed on a case-by-case basis as they arise and need to be addressed as part of a strategy to address the diplomatic car parking provisions.

Further traffic impacts are derived from the existing road widths and those diplomatic sites that have outgrown their current site area limitations. A new diplomatic estate provides opportunity for relocation of some of the larger missions to sites that can appropriately contain the development impacts.

Diplomatic areas are attractors of tourist and sight seeing activity and rat running to avoid transport network difficulties. Tour buses from out of state already visit the existing estates and the introduction of multiple large buses to a low density small scale road network can significantly impede traffic movement through the area and should be avoided. Addressing these issues requires a coordinated transport planning approach by both the NCA and Roads ACT.

► **Environment**

The evaluation of potential sites for new diplomatic estate utilised the principal that environmental constraints would remove sites from consideration. The community through its residential representatives voiced opposition to considering Stirling Ridge and Yarralumla Bay as diplomatic estate locations.

ACTPLA noted its water sensitive urban design and urban catchment planning objectives would play a role in determining future boundary locations for a number of sites in Curtin. The maintenance of the separation of Woden town centre from adjoining centres would be reinforced by the Yarralumla creek water initiatives.

The proposed Molonglo Urban Area transport and Inter-town Public Transport routes, associated urban water catchment planning for Weston and Yarralumla Creeks, and relevant outcomes of those projects would need to be considered for estate development planning at Curtin.

Identifying potential locations of a new estate requires detailed environmental assessments to be carried out along with the initial estate infrastructure and services planning. This report has considered the known constraints from existing heritage and environmental records and sought to avoid adverse impacts on these known constraints. The recommendations of this report are consistent with this desired outcome.

The visual impacts of a future diplomatic estate were seen as generally beneficial to the surrounding neighbourhood and were noted for their tidiness and attention to maintenance and landscape improvement.

► **Social and Economic**

Both the residential and diplomatic communities in O'Malley sought clarification that any costs regarding the administrative transfer of Territory Land to National Land administration be the responsibility of the relevant agencies and not the lessees.

Though beyond the scope of the brief for this report the extension of the O'Malley estate to include all the remaining residential area of O'Malley was raised as a means of addressing further expansion of the small to medium diplomatic site supply.

It is noted that the perception of decreased land values was not raised as a main concern to either the diplomatic or residential community, in part as the resulting additional opportunity of diplomatic use added to residential leases in O'Malley was seen as beneficial and that it would only affect those that don't currently have the opportunity. Currently there is no appreciable difference in the market value between those residential leases and the combined diplomatic and residential leases. Consequently the



community was supportive of the additional use. The lessees of Oakvale Horse Stud and Casey House were similarly supportive of the addition.



4. Constraints

The preference is to provide diplomatic missions with sites that have no easements due to potential difficulties for servicing agencies to obtain the necessary 24 hour access to the sites. It is practise to provide new diplomatic sites unencumbered by existing service easements and this also accomodates the security requirements of the missions without adversely impacting on neighbouring properties.

Diplomatic missions are required to pay for specific services. These include services such as street cleaning, parks and gardens, garbage collection and disposal, street lighting, footpaths, guttering and drainage. However the Australian Government incurs the cost of service provision where capacity upgrades are required.

All sites have ready access to existing service provision and those sites with easements will incur extra costs in rerouting or cutting off services that run through a proposed site. New and augmented infrastructure will be required to service the creation of a new diplomatic estate however the extent of this will depend on subdivision layout and block uptake. Servicing would be developed in consultation with the ACT Government and ActewAGL.

This report evaluates land use change opportunities and specific block layout. Road and subdivision patterns that respond to site specific constraints for the future diplomatic estate will need to be developed and assessed as part of the estate development or master plan processes.

4.1 Curtin

4.1.1 Landscape

The sites at Curtin are situated on the southern side of two promontories that define the southern edge of the Yarralumla suburb. Sites 2, 9, 10 and 11 slope gently towards the southwest and south in a fairly uniform pattern descending from two major promontories. The slope of site 8 includes two small drainage lines, dissecting the site. In general, site 8 slopes towards the southeast and the elevation becomes significantly less variable towards the southeast corner of the site, across the drainage lines. The western corner of site 8 is the steepest land in the Curtin area descending from one of the promontories into a drainage line.

Site 9 slopes towards Yarralumla Creek and changes in elevation from 569m AHD to 555m AHD at Yarralumla Creek. The largest change in elevation occurs close to the south-eastern side of the site before reaching the creek bed of Yarralumla Creek. The site is located south of the Cotter Road, between Yarralumla Creek and McCulloch Street.

4.1.2 Environment

Site 2 (inclusive of the Yarralumla Brickworks) is currently under review by the ACT Government with the release of a request for Expressions of Interest (EOI) in the future management and development of the site. Part of the site is potentially constrained by protected grassland habitat, as the Golden Sun Moth (*Synemon plana*) is known to occur in this area. The occurrence of this threatened species would trigger a referral should any action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) be considered for the site. The site also contains a number of trees that are managed as a



recreational area. The majority of the trees do not have protected status however a tree survey would be required should a development proposal eventuate from the ACT Government's EOI processes.

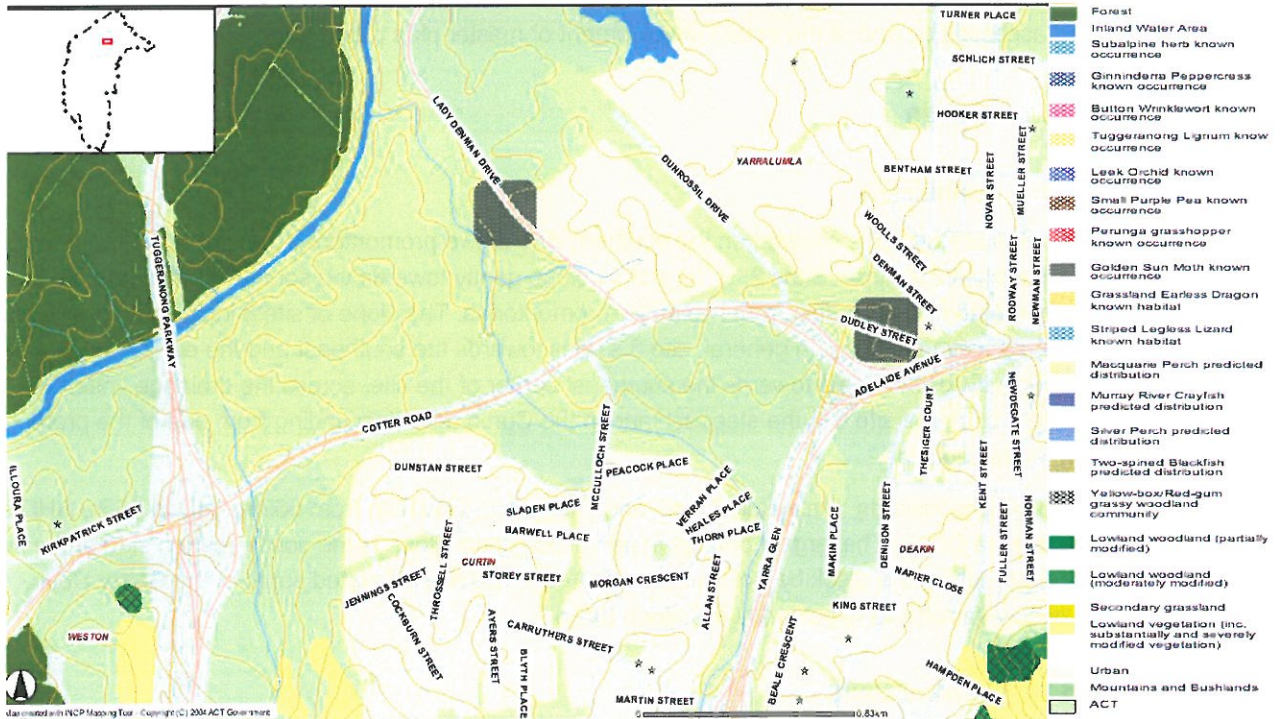
Site 8 (Curtin Horse paddocks) and site 9 are predominantly open areas consisting of a range of native and exotic grasses. There are groupings of native trees adjacent to Cotter Road and the access to the horse paddocks. A number of these plantings are recent replacement plantings as the 2001 Canberra bushfires affected the sites.

Sites 8 and 9 are used for grazing, and site 8 is one of the ACT Government's horse agistment paddocks. Some tree plantings are located on the north-eastern and north-western boundaries of the site, adjacent to McCulloch Street and the Cotter Road respectively. The majority of the site is cleared and consists of both native and exotic grassland species.

No threatened species or ecological communities are known to occur at the site. The highly modified grasslands provide little natural habitat for threatened species that are common to the surrounding area, such as the Grassland Earless Dragon or Button Wrinklewort (*Rutidosia leptorrhynchoides*).

Site 11 (Oakvale Stud) is also located adjacent to similar habitat and areas known for the occurrence of the Golden Sun Moth (*Synemon plana*).

Figure 12 ACT Integrated Conservation Plan – Curtin



(Source: INCP Mapping, Environment ACT, <http://www.gim.act.gov.au/website/incp>)

Site 10 is also a bushfire affected site and has been utilised by Territory and Municipal Services Parks Conservation and Lands for stockpiling fallen timber and bark chipping activity. The site is similarly a predominantly open area consisting of a range of native and exotic grasses with existing trees adjacent



to Cotter Road. There are some native plantings along the Yarralumla Creek boundary and the creek edge has recently been the subject of site works to stabilise bank erosion. The physical removal of selected understorey species between Cotter Road and the rear fence lines of Curtin has been highlighted as a bushfire management strategy under the Bushfire Fuel Management Plan. This strategy would apply to sites 8 and 10.

4.1.3 Heritage

One place in Curtin is nominated for listing on the ACT Heritage Register. The place is named the Tuggeranong Parkway Cutting and is located in Block 12 Section 106.

4.1.4 Infrastructure

A Telecommunication line runs along Cotter Road crossing the north eastern corner of the sites 8 & 9.

Figure 13 Servicing - Sites 8 and 9



A water main runs along Denman Street (as shown in Figure 14) and services some of the residential blocks to the northeast of Denman Street. The water main also runs onto the north-eastern section of Block 1, Section 102 and stops in the middle of this block. An overhead power line also runs along the eastern boundary of the site, in line with the water main. It appears that this power line services the Brickworks site. Another overhead power line traverses the south eastern section of the site and appears to service the residential blocks along Denman Street, Wooll's Street and Schomburgk Street.

Figure 14 Servicing Sites 10 & 11

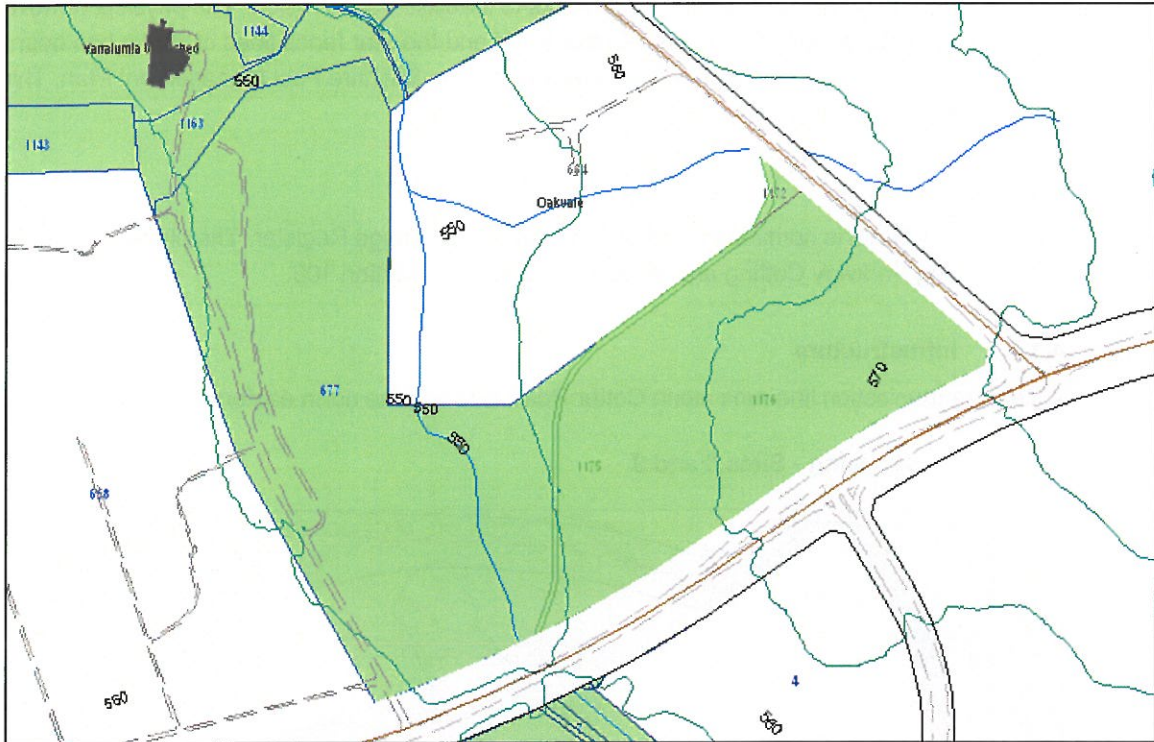
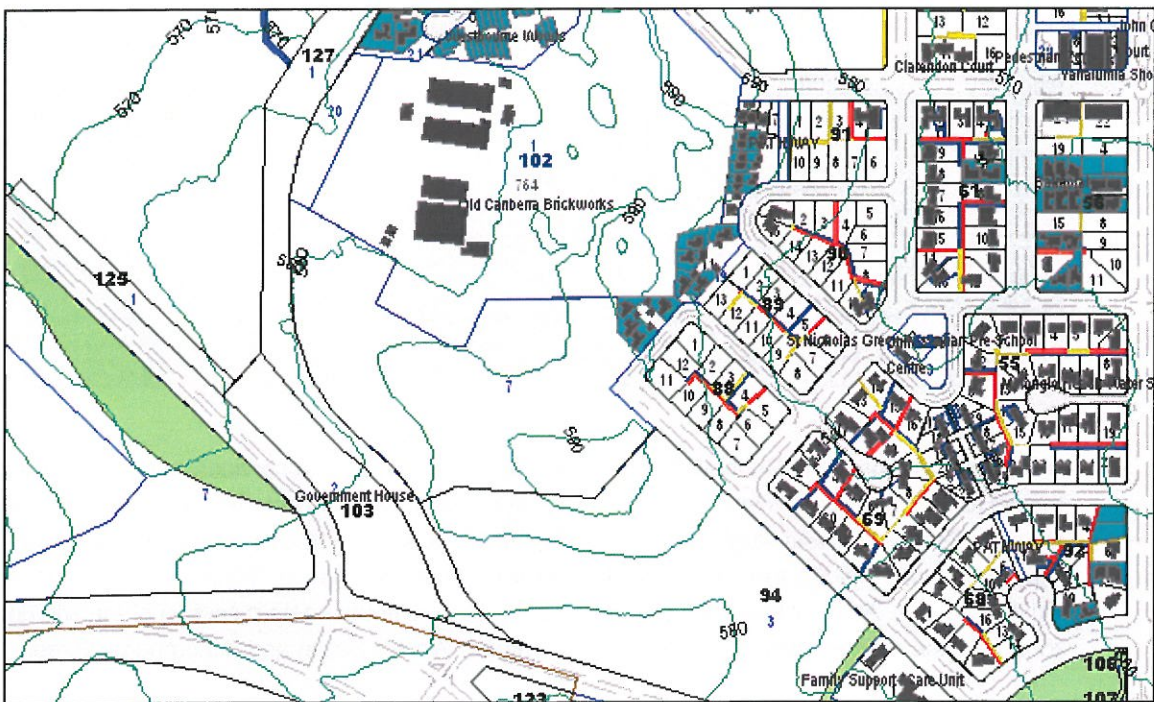


Figure 15 Servicing - Site 2





4.1.5 Traffic

The Cotter Road is a high volume connector between the Tuggeranong Parkway and Adelaide Avenue. The Cotter Road is a two lane two-way road between Lady Denman Drive and Dunrossil Drive. This section of road carries about 17,000 vpd on weekdays and about 1800 vehicles per hour in the peak direction on weekdays. Because there are few overtaking opportunities, this section of Cotter Road is approaching its capacity and probably operates around level of service D/E during peak periods.

The capacity of the section of Cotter Road adjacent to sites 9, 10 and 11 during weekday peak periods is affected by the operation of the traffic signals at McCulloch Street. Access to sites 10 and 11 would be preferable from Lady Denman Drive rather than Cotter Road.

If approved, the proposed Molonglo valley urban settlement traffic connections to Canberra will require the upgrade of Cotter Road. The Molonglo development would not provide a connection to Lady Denman Drive. Consequential upgrading of the Cotter Road is required by the Molonglo development and the initial impacts would be on Cotter Road as the staging of Molonglo is to build in the south first.

It is noted that the Cotter Road connects to Adelaide Avenue that is one of the Main Avenues and Approach Routes identified in the Plan and has specific requirements for consideration. The role of Adelaide Avenue is as a ceremonial route and the location of sites 2, 8, 9, 10 and 11 supports the intended function of this route.

The future development of the Molonglo Valley for urban settlement will contribute to the need to duplicate the road to address volumes generated by the new suburbs. A study is underway into the potential location of an Inter-town Public Transport route. The eventual location of a Molonglo IPT route connection to Adelaide Avenue has potential to reduce the development potential of sites 8 and 11.

Opportunities to provide direct access for sites 2, 8, 9 and 10 to Cotter Road would have to be designed with the future road duplication and IPT route. Site 11 has existing access to Lady Denman Drive however connection via the adjoining site 10 could provide an alternative single point entry and exit for diplomatic land north of Cotter Road.

Alternative access points exist for the sites and these access points provide greater security control opportunities than direct access to Cotter Road. The issue for site 2 however is the need to move through the confines of low-density residential area road network. This creates a greater security risk than for sites 8, 9, 10 and 11.

4.2 O'Malley

4.2.1 Landscape

The site is contained between promontories to the west and east and rises sharply from Hindmarsh and Yamba Drives. The two promontories have elevations of 660m AHD and 696 m AHD respectively. Between the two rises, the O'Malley area slightly slopes towards the centre of site 12 before sloping slightly north towards Hindmarsh Drive. In general, the sites have an elevation of approximately 635 m, decreasing towards Hindmarsh Drive.

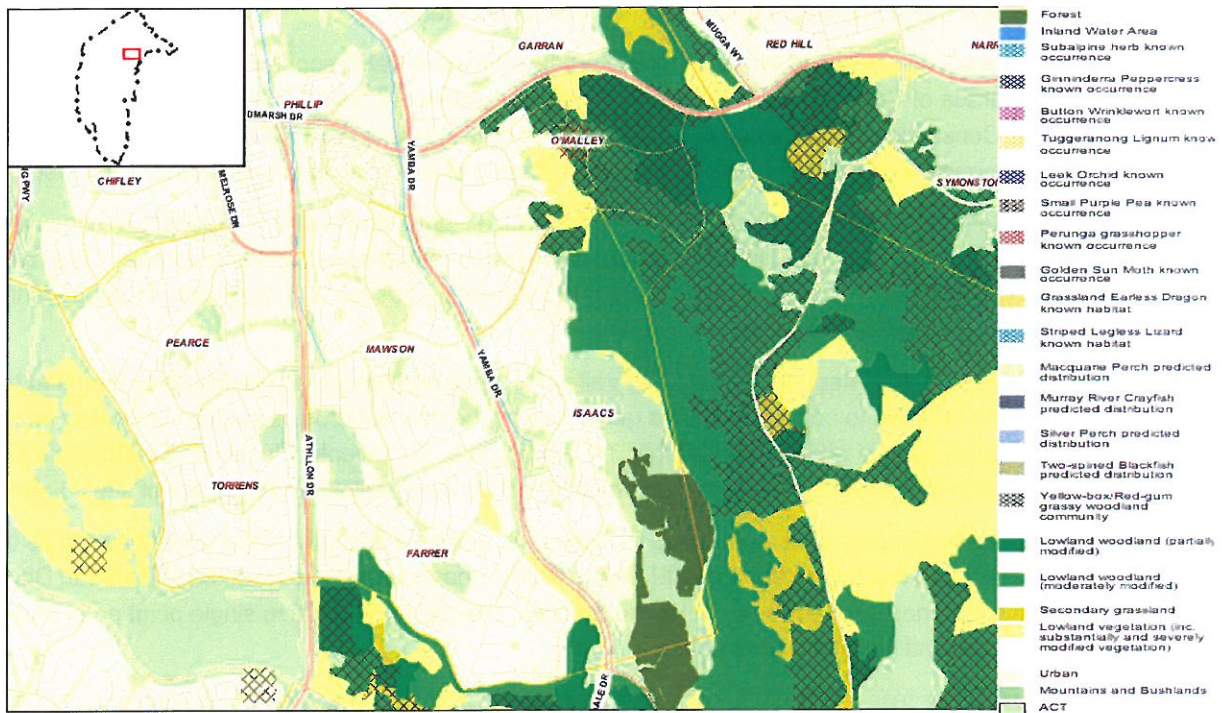
4.2.2 Environment

The O'Malley site has low to medium grass cover, which has been regularly mown, and individual eucalyptus tree plantings within each of the blocks. Site 12 is likely to be highly disturbed as a result of

the existing residential development at the site. All the blocks have street frontage. Tyagarah Park is an undeveloped open space park with sparse tree plantings of mainly eucalyptus.

The area immediately to the east of site 12 is classified as moderately modified lowland woodland which contains a grassy understorey of native species underneath a woodland of native Eucalypt species. This area contains the threatened Yellow Box/Red Gum Grassy Woodland ecological community and includes an area where the Perunga grasshopper (*Perunga ochracea*) is known to occur.

Figure 16 ACT Integrated Conservation Plan – O’Malley



(Source: INCP Mapping, Environment ACT, <http://www.gim.act.gov.au/website/incp>)

4.2.3 Heritage

A search of the ACT Heritage Register revealed there were some Aboriginal Places in the suburb of East O’Malley were listed as registered places or objects (Status 3). The sites are mainly scattered sites and scattered trees that show evidence of Aboriginal occupation and include stone artefacts and Eucalypt trees. The sites are located in parts of Block 2 Section 42, Block 6 Section 8, Block 1 Section 45, and Block 13 Section 14. The trees and artefact sites are to be managed in accordance with their individual archaeological and Aboriginal cultural significance.

4.2.4 Infrastructure

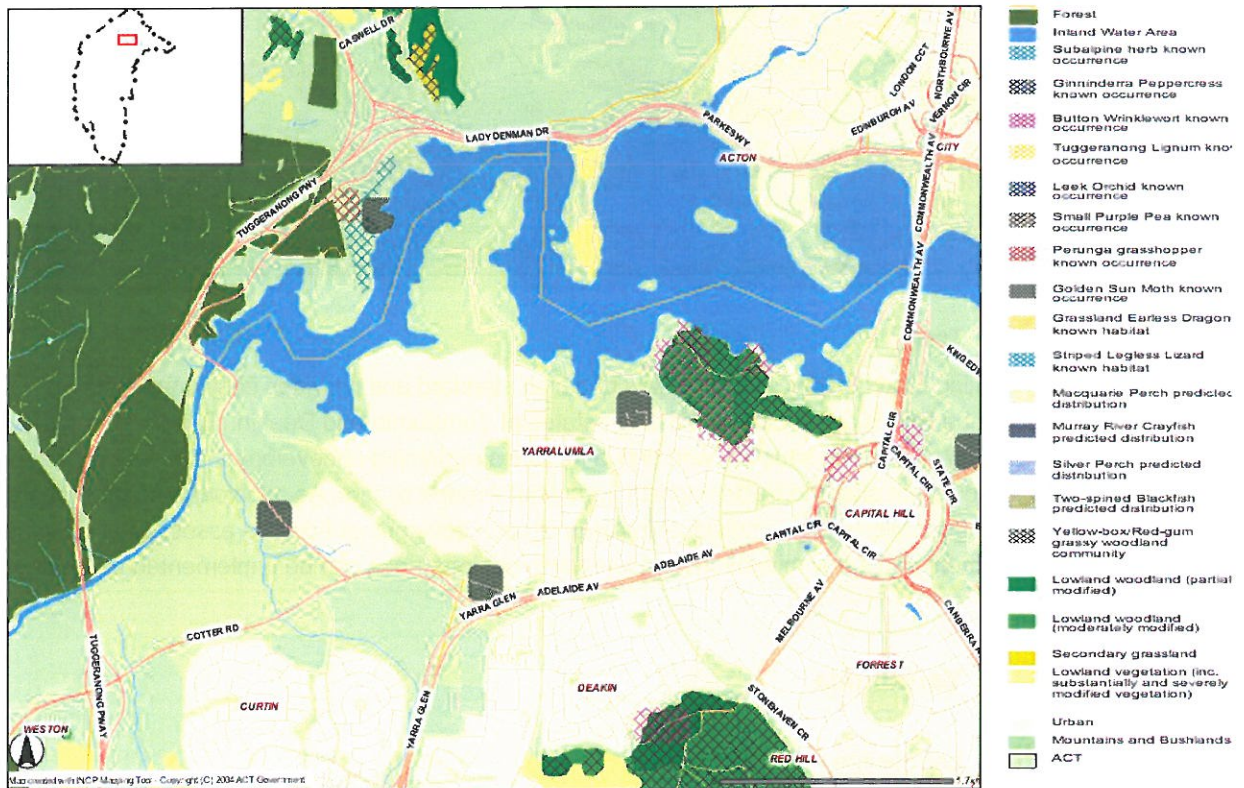
The stormwater drainage easements and sewer lines servicing the O’Malley sites are shown in Figure 17 as the purple and orange lines respectively.

4.3.2 Environment

Sites 1, 3 and 5 form part of Stirling ridge and the surrounding area that has a number of ecological constraints. Stirling Ridge is characteristic of lowland woodland's that has been partially modified. The area contains potential habitat for a number of threatened species. One threatened species and one threatened ecological community are known to occur at the area. These species include the Button Wrinklewort (*Rutidosis leptorrhynchoides*) and the Yellow Box/Red Gum grassy woodland. Both the Yellow Box/Red Gum Grassy Woodland and the Button Wrinklewort are listed as threatened under the EPBC Act and the Nature Conservation Act 1980.

Site 3 contains the largest portion of the remnant threatened ecological community of Yellow Box/Red Gum grassy woodland. The sites 1 and 7 also contain remnant areas of this threatened ecological community, each adjoining the dominant area of the threatened ecological community on Stirling Ridge and thus providing important ecological linkages in the Yarralumla district.

Figure 18 ACT Integrated Conservation Plan – Yarralumla



(Source: INCP Mapping, Environment ACT, <http://www.gim.act.gov.au/website/incp>)

Site 4 is similarly constrained with protected bushland and native grasslands. In conjunction with the Stirling ridge the site provides an ecological transition zone and completes the connectivity of acetones. Site 4 is located to the west of Stirling Ridge and is predominately cleared land with scattered native and exotic trees throughout the site. Site 4 does not contain any threatened ecological communities but the Golden Sun Moth (*Synemon plana*) is known to occur within the area. The Golden Sun Moth is listed as threatened under the EPBC Act and the Nature Conservation Act 1980.



Site 5, although containing marginal grassland habitat values, the site has strong connection values as a link site between protected bushland and grassland habitat to the west (site 4) and the extensive Yellow Box/Red Gum woodland of Stirling ridge (site 3).

Site 6 is open space with marginal grassland habitat values. It contains two areas of tree plantings adjacent to Novar Street and Alexandrina Drive.

4.3.3 Heritage

There are many heritage places both nominated and registered on the ACT Heritage Register for the suburb of Yarralumla. These are summarised in Table 2.

Table 2 Places on the ACT Heritage Register, Yarralumla

Place Name	Section/Block Number
Aboriginal scarred tree	Section 22 Block 4, Section 44 Blocks 6 & 8
Stirling Park	Section 22 Block 4
Vent #1 main outfall sewer	Section 22 Block 4 (part)
Casey House	Section 44 Block 1
Yarralumla Service Station	Section 66 Block 1
Lees Paddock	Section 121 Blocks 1-7
Government House	Section 121 Blocks 1(part), and 2, 4, 7 Section 122 Blocks 1-3
Weston Park	Section 124 Blocks 2, 4 & 5, Section 117 Blocks 13 & 15
113 Schlich Street	Section 26 Block 10
Hotel Canberra (Hostel No. 1)	Section 40 Block 12
Yarralumla Brickworks	Section 102 Block 1
Westbourne Woods	Section 94 Block 3, Section 102 Blocks 7, 9, 20, 29-31,
Early Canberra Brickworks Housing Precinct	Section 64 Blocks 11, 12 and 16
Yarralumla Brickworks Railway (old Canberra Brickworks)	Section 102 Blocks 7 and 20, Section 127 Block 1
Button Wrinklewort Habitat (Stirling Park)	Section 22 Block 4 Section 128 Blocks 1-2, 3 (parts);
Early Canberra Workers Settlements	Section 128 Blocks 1, 2, 3 (part)

4.3.4 Infrastructure

Sites 1, 3, 4, 5 and 6 (Yarralumla Bay Oval) are not serviced to the extent of the adjacent residential areas. The sports ground to the south of sites 4 and 6 is serviced with a stormwater easement running in line with the cycleway between the sites. Stirling Park does not appear to be serviced. Future development of these sites will require full site servicing with electricity, water, sewer, stormwater, and telecommunications infrastructure. It is envisaged that the servicing requirements will be determined during the master planning stage of the proposed development.

Figure 19 Servicing - Sites 3, 4, 5 & 6

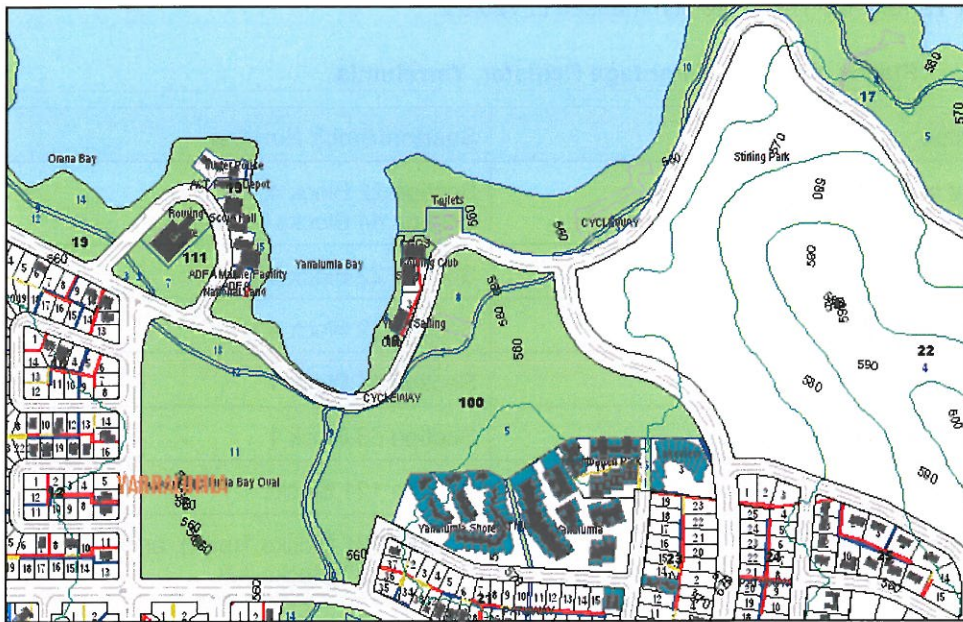
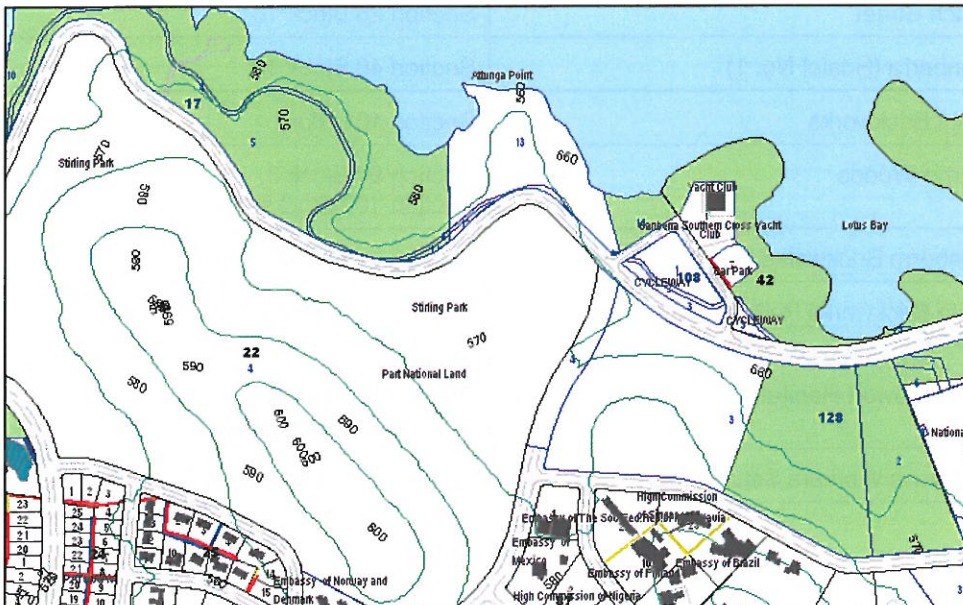


Figure 20 Servicing - Sites 5, 6 & 7





Yarralumla Creek is subject of a study for stormwater catchment and Water Sensitive Urban Design (WSUD) to treat and improve the water quality inflows to the Molonglo River. It is possible that part of sites 8, 9, 10 and 11 will be required for off line ponds. This provides a design opportunity to integrate water into the urban design of the estate. Sites 8 and 9 are located directly adjacent to Yarralumla Creek. Any changes to Yarralumla Creek that occur, will impact on the southern boundary reducing the development area.

Discussions with ACTPLA suggest the proposed ponds and a retention dam on Yarralumla Creek are a long-term project but may be accelerated to meet the Molonglo Valley urban development programme.

Similarly sites 4 and 6 adjoin a stormwater creek from the Yarralumla residential area that feeds into Lake Burley Griffin. Initial investigations indicate that part of site 6 will be required for off line ponds as part of an overall WSUD to improve stormwater quality in the catchment.

4.3.5 Traffic

The Yarralumla sites 3, 4, 5 and 6 have access to multiple entry points and a main road connection to Alexandrina Drive.

Alexandrina Drive has a dual role of providing lake foreshore activity connections, tourist travel routes as well as access from and through the Yarralumla Suburb. Yarralumla Bay lake recreation and the Southern Cross Yacht club facilities provide further traffic challenges for the area. While the additional traffic volumes generated by Diplomatic Missions would not significantly impact on the road capacity the expectation of ease of movement could not be met without major realignment work on the road. In addition the issue of increasing tour bus activity in conjunction with the winding nature and tight corners along the lake foreshore would not provide secure or safe transport options for the local and diplomatic communities.

It is noted that in discussions with the Yarralumla Residents Association that they have previously recorded concerns regarding traffic through their suburb on previous draft Amendment processes carried out by the NCA and a similar level of concern would be likely were sites 1, 3, 4, 5 and 6 to be developed as a new or expanded diplomatic estate.



5. Opportunities

A refined list of some 12 potential sites was identified with locations in three distinct areas, Curtin, O'Malley and Yarralumla. The constraints further refined the list to produce three possible sites for a future diplomatic area.

5.1 Options Analysis

5.1.1 Site Selection

There is no obvious impediment for the advancement of Curtin as the next new diplomatic area and subject to suitable design consideration would benefit from the water sensitive urban design outcomes being promoted by the ACT Government on land adjoining the Yarralumla creek. After subdivision and road and water infrastructure requirements there is still sufficient land within site 8 to meet the short to medium term requirements for new sites for the next 10 years. To meet the long term requirement out to 30 years, there exists an opportunity to expand to the adjacent 4.5 hectare site 9 or the combined 17 hectare area of the Territory an Municipal Services stockpile land site and Oakvale horse Stud site.

The issue for site 9 is the pledge of the land by the ACT Chief Minister to the Australian Federation of Islamic Councils. An Alternative site would need to be found for the Council and be supported by the Chief Minister. The Yarralumla Brickworks site and Site 9 are unlikely to be released by the ACT Government.

The inclusion of Oakvale Stud site could be on a similar basis to that of Casey House and the O'Malley sites in that the predominant use of the site is able to remain and the use of Diplomatic Mission added to the lease purpose clause. Unlike Casey House and the O'Malley sites there exists sufficient undeveloped land at the Stud to accommodate development without adversely impacting on the Stud. It may therefore be possible to subdivide the Oakvale Stud site and connect the land to the adjoining Territory and Municipal Services stockpile land site and create a separate access point for both sites. This would depend on the agreement of the lessees.

Growth opportunities at Yarralumla present potential conflict with a number of the criteria particularly the need for a single large site of 41 hectares and community concern at the loss of recreational opportunity and therefore should not be proceeded with at this time. There may be opportunity to secure individual sites of between 4,000m² and 10,000m² in the area however it is apparent that Stirling Ridge could not contain a significant number of diplomatic missions. It is considered that were the NCA to adopt a piecemeal approach to sites in Yarralumla at the same time as advancing a new estate at Curtin it would undermine the potential of Curtin to fulfil all the need in one location. It is simply more efficient for the resources of the NCA to concentrate on developing one large site over that of a range of individual sites with varying degrees of complexity and site constraints.

In north west O'Malley diplomatic area the difficulties the ACT Government has in ACT land administration and enforcement of tenancy and statutory controls on foreign governments can be resolved by its inclusion under the existing diplomatic area planning framework administered by the NCA. For the NCA most of these matters could be resolved according to protocol by the referral to or the intervention of the Australian Government due to potential impacts on relationships with the foreign Governments and Australian missions overseas. It is recommended that the existing O'Malley diplomatic



area be placed fully under the administration of the National Capital Authority following the designation of the area as National land.

5.1.2 A new estate

The north Curtin horse paddock site (8) in combination with the PCL site (10) provides the optimal location for establishing a new diplomatic area. Though the south western boundaries will be required for some form of stormwater management ponds the location and design of these ponds will provide opportunities to maintain visual separation between the residential areas of Curtin and Yarralumla ensuring that there are ecological, visual and security buffers. Access and traffic impacts are able to be managed through a range of design options including the existing connection to McCulloch Street and bordering the Yarralumla Creek off lines ponds. A significant upgrade, reworking and duplication of Cotter Road will result from the potential Molonglo Valley urban area. Access directly to Adelaide Avenue will be influenced by the outcomes of the Inter-town public transport route investigations.

The area of site 8 is less than the optimal 41 hectares however in combination with adjoining site 10 it is large enough to contain the majority of future land supply for the next 20 years. There are minimal environmental constraints and existing land ownership issues can be negotiated through transitional arrangements with the licence holders and the ACT Government.

The additional traffic generation from the new estate due to the development during peak periods would be about 80 vehicles per hour or about 900 vehicles per day (vpd).

A further consideration is the addition of “diplomatic mission” to the range of land uses for site 11. This would provide a further 9 hectares in much the same manner as has been sought by Casey House. The two sites add of a further 17 hectares with similar low levels of constraints and would enable a 30-year supply to be met by creating an estate of 49 hectares to be established at Curtin.

The 13-hectare portion of site 2 at west Yarralumla adjoining the brickworks site, though heavily constrained with heritage and ecological issues, appears to contain a number of smaller viable sites. At issue though is the long-term heritage protection of the Yarralumla brickworks and its durable and sustainable use to be negotiated with the local community and the ACT Government.

5.1.3 Peripheral expansion of existing Yarralumla estate

The inclusion of Casey House (site 7) can be addressed as part of a draft Amendment process that addresses a new diplomatic estate area at north Curtin. There is an existing Conservation Management Plan and associated heritage protection that needs to be considered with any redevelopment of the site. The inclusion of diplomatic use for this site would not change that requirement.

In addition to Casey House there are a number of individual sites in and around the Central National Area that may present individual opportunities for small diplomatic missions. These sites are best addressed by site-specific amendment when appropriate. They do not of themselves represent a coherent strategy for addressing the long-term need for a new diplomatic area. Such sites are more likely to reflect the desire of existing missions to acquire adjoining properties to assist their own site expansion plans, particularly where diplomatic events on the international stage force missions to reconsider location arrangements or respond to expansion or contraction of trade or security relationships.



5.1.4 Peripheral expansion of existing O'Malley estate

Resolving the existing diplomatic land uses on Territory land at O'Malley may be problematic with regard to ACT residents desire to move from Territory to Commonwealth land administration and planning. Issues such as servicing requirements and easements further limit the opportunity to establish larger block diplomatic missions. This option can be proceeded with at the risk of public opposition, at the same time as the new diplomatic estate at north Curtin. It is not anticipated that property values would be reduced by the additional provision of diplomatic use to the existing residential use leases.

5.2 Summary of Opportunities and Constraints

The opportunity to meet diplomatic land supply demand by seeking piecemeal solutions for a few small sites at the edges of existing designated land holdings is only a very short term option and will not meet existing demand for sites of a hectare or more. It is appropriate that this nationally significant purpose be addressed through a long-term strategic approach to land supply. Therefore NCA must seek the establishment of a new estate area.

A summary of ecological constraints that are known to occur at the respective sites is presented in Table 3.

Table 3 Summary of ecological constraints

Location	EPBC Act 1999	Nature Conservation Act 1980
Curtin	▶ Golden Sun Moth (<i>Synemon plana</i>)	▶ Golden Sun Moth (<i>Synemon plana</i>)
O'Malley	▶ Yellow Box/Red Gum Grassy Woodlands	▶ Yellow Box/Red Gum Grassy Woodlands ▶ Perunga Grasshopper (<i>Perunga ochracea</i>)
Yarralumla	▶ Button Wrinklewort (<i>Rutidosis leptorrhynchoides</i>) ▶ Golden Sun Moth (<i>Synemon plana</i>) ▶ Yellow Box/Red Gum Grassy Woodlands	▶ Button Wrinklewort (<i>Rutidosis leptorrhynchoides</i>) ▶ Golden Sun Moth (<i>Synemon plana</i>) ▶ Yellow Box/Red Gum Grassy Woodlands

5.2.1 Traffic Analysis

To assess vehicle generation rates of a diplomatic mission it has been assumed that this would be similar to a normal residence (peak period traffic generation rate of 0.85 trips/dwelling/hr). The expectation is that the proposed development resultant from both sites 8 and 10 could create up to 97 diplomatic blocks for release over the next 20 to 30 years. This would generate a total potential increase of 83 vehicles per hour to existing traffic volumes over the next 20 to 30 years. This rate also reflects low public transport use and high car ownership of the diplomatic community.

Therefore the additional traffic due to the development during peak periods would be about 80 vehicles per hour or about 900 vehicles per day (vpd).



6. Recommendations

6.1 Location

To meet the long term requirement for diplomatic land it is recommended that the NCA proceed with the following:

- ▶ The two north Curtin blocks (Block 5 Section 121 Curtin and 1176 WCD) be declared National Land for the purpose of Diplomatic Use and the relevant maps and figures of the Plan be amended accordingly,
- ▶ Diplomatic use be added to the lease purpose clause for Oakvale stud (664 WCD) and the land be declared National Land and the relevant maps and figures of the Plan be amended accordingly,
- ▶ Diplomatic use is added to the lease purpose clause for Casey house (block 1 Section 44 Yarralumla),
- ▶ Diplomatic use is added to the lease purpose clause for the 93 O'Malley blocks and they be declared National Land and the relevant maps and figures of the Plan be amended accordingly.
- ▶ Diplomatic use is added to the lease purpose clause for block 3 Section 31 Yarralumla and the relevant maps and figures of the Plan be amended accordingly,

Due to current constraints it is recommended that the NCA not proceed with Diplomatic missions on the following:

- ▶ Sites 1 and 3 known as Stirling Ridge (block part block 22 Section 4 and block 3 Section 128 Yarralumla),
- ▶ Site 2 known as the Yarralumla brickworks and adjoining recreation land (blocks 3 and 7 Section 94 Yarralumla),
- ▶ Site 6 Yarralumla Bay (block 11 Section 100 Yarralumla),
- ▶ Site 9 known as the Islamic school site (block 4 Section 106 Curtin).

6.2 Specific matters to be addressed

The implementation of the recommendations in section 6.1 can advance in conjunction with:

- ▶ Traffic and car parking standards to be updated and included in the Plan to establish clear policy thresholds for parking provision for all levels of diplomatic use,
- ▶ Identify and evaluate future car park locations in Yarralumla and O'Malley. These could form part of a draft Amendment process.
- ▶ Investigation of Stirling Ridge sites (1 and 3) fronting Empire Circuit and Forster Crescent for a potential off street local car park location.
- ▶ Undertake consultation with the remaining east O'Malley residents to consider the inclusion of the entire O'Malley suburb within the diplomatic estate at O'Malley,
- ▶ Undertake consultation with the remaining residential sites on the western side of Empire Circuit (Hunter Street to Schlich Street) to consider their inclusion in the Yarralumla diplomatic estate.



Appendix A
Site selection Matrix



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
1.	Stirling Park Ridge – Block 3/128	8.8	N	Y	<ul style="list-style-type: none"> ▪ National Land ▪ Unleased ▪ Prestigious location adjacent to Lake Burley Griffin/views ▪ Adjacent to current Diplomatic Estate 	<ul style="list-style-type: none"> ▪ Known natural, conservation values – listed nationally. ▪ Cultural (including Lake setting) and indigenous heritage considerations to be assessed including Westlake Community ▪ Zoned National Capital Use ▪ Major Canberra sewer tunnel across lower end of block that cannot be relocated/other easements ▪ Adjacent to site identified for future Prime Ministers Lodge development ▪ Small area of block unencumbered (approx. 0.5 Ha)
2.	West Yarralumla (Blocks 3 & 7/94)	13	N	N	<ul style="list-style-type: none"> ▪ Currently unleased ▪ Potential to develop heritage site of Yarralumla Brickworks through adaptive re-use for International Associations area and offices to accommodate emerging nations. Potential for other ancillary uses eg. meeting facilities, classes which may benefit negotiations with local community groups ▪ Cotter Road realignment would benefit the approach to Government House both in terms of safety and appropriate design ▪ Ceremonial drive potential with Adelaide Avenue/Dunrossil Drive ▪ Prestigious area adjoining Golf Course <p>Multiple site potential within an Estate environment</p>	<ul style="list-style-type: none"> ▪ Territory Land ▪ Fragmented by Natural Temperate Grasslands/threatened species ▪ Heritage trees – listed on Commonwealth register ▪ Proximity to Yarralumla Brickworks limits site size potential ▪ Strong local residents group could react negatively to loss of perceived open space ▪ Territory plans for residential development ▪ Final available block size for development likely to be in the order of 3.2Ha



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
3.	Stirling Park Ridge – Block 22/4	36	N	Y	<ul style="list-style-type: none"> ▪ National Land ▪ Unleased ▪ Prestigious location adjacent to Lake Burley Griffin/views ▪ Adjacent to current Diplomatic Estate ▪ Good access ▪ Potential for areas adjacent to Hopetoun Circuit and Fitzgerald Street to be subdivided separately if Lodge concerns can be addressed (approx 3 Ha) 	<ul style="list-style-type: none"> ▪ Known natural, conservation values – listed nationally. ▪ Cultural (including Lake setting) and indigenous heritage considerations to be assessed ▪ Major Canberra sewer tunnel across lower end of block that cannot be relocated ▪ Zoned National Capital Use (not Diplomatic) ▪ Site for future Prime Ministers Lodge development ▪ Strong local residents group likely to react negatively to loss of perceived open space
4.	Hopetoun Circuit – Block 5/100	7.7	N	Y	<ul style="list-style-type: none"> ▪ Unleased ▪ Prestigious location adjacent to Lake Burley Griffin/views ▪ Close proximity to current Diplomatic Estate ▪ Good access 	<ul style="list-style-type: none"> ▪ Territory Land zoned Open Space ▪ Known natural, conservation values – listed nationally ▪ Strong local residents group likely to react negatively to loss of perceived open space ▪ National Capital Plan policy issue related to view corridor to Lake from Yarralumla



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
5.	Stirling Park Ridge Part Block 22 Section 4	4.6	N	Y	<ul style="list-style-type: none"> ▪ National Land ▪ Unleased ▪ Prestigious location adjacent to Lake Burley Griffin/views ▪ Adjacent to current Diplomatic Estate ▪ Good access ▪ Potential for areas adjacent to Hopetoun Circuit and Fitzgerald Street to be subdivided separately if Lodge concerns can be addressed (approx 3 Ha) 	<ul style="list-style-type: none"> ▪ Known natural, conservation values – listed nationally. ▪ Cultural (including Lake setting) and indigenous heritage considerations to be assessed ▪ Major Canberra sewer tunnel across lower end of block that cannot be relocated ▪ Zoned National Capital Use (not Diplomatic) ▪ Site for future Prime Ministers Lodge development ▪ Strong local residents group likely to react negatively to loss of perceived open space
6.	Yarralumla Bay Block 11 Section 100	6.6	N	Y	<ul style="list-style-type: none"> ▪ Unleased ▪ Prestigious location adjacent to Lake Burley Griffin/views ▪ Good access ▪ Close proximity to current Diplomatic Estate ▪ Multiple site potential within an Estate environment 	<ul style="list-style-type: none"> ▪ Territory Land zoned Open Space ▪ Known natural, conservation values – listed nationally. ▪ Strong local residents group likely to react negatively to loss of open space ▪ National Capital Plan policy issue related to view corridor to Lake from Yarralumla ▪ Stormwater drainage line
7.	Casey House Block 1 Section 44	0.9	N	Y	<ul style="list-style-type: none"> ▪ National Land ▪ Proximity to existing Diplomatic Estate/South Arica ▪ Potential to amalgamate with adjacent Open Space sites ▪ Good access ▪ Already serviced 	<ul style="list-style-type: none"> ▪ Leased – privately owned ▪ Zoned for Office Use ▪ Heritage management conditions of Crown lease ▪ Known Cultural heritage values – management plan in place



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
8.	North Curtin Block 5 Section 121	32	N	N	<ul style="list-style-type: none"> ▪ Unleased ▪ Large Estate potential – many blocks, close to Government House and good road connections to Government Departments and Parliament House ▪ Close to Diplomatic areas of Deakin and Yarralumla ▪ Ability to be secured through effective design of purpose built Diplomatic Estate ▪ Could be staged to accommodate future move/upgrade of Cotter Road ▪ Potential for 2nd class water use to establish maintain landscape (if lake water is available – abstraction cap under review). Spin-off benefits to sports field development/irrigation with 2nd class water. ▪ Ceremonial drive potential with Adelaide Avenue ▪ Relatively free of easements 	<ul style="list-style-type: none"> ▪ Territory Land ▪ Immediate term option (staged 2-5yrs) ▪ Adjacent location of proposed Islamic School by Territory Government – preferable to relocate to adjacent block ▪ Whilst there are no known registered heritage places – detailed investigation required



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
9.	Islamic School site Block 4 Section 106				<ul style="list-style-type: none"> ▪ Unleased ▪ Large Estate potential – many blocks, close to Government House and good road connections to Government Departments and Parliament House ▪ Close to Diplomatic areas of Deakin and Yarralumla ▪ Ability to be secured through effective design of purpose built Diplomatic Estate ▪ Could be staged to accommodate future move/upgrade of Cotter Road ▪ Potential for 2nd class water use to establish maintain landscape (if lake water is available – abstraction cap under review). Spin-off benefits to sports field development/irrigation with 2nd class water. ▪ Ceremonial drive potential with Adelaide Avenue ▪ Relatively free of easements 	<ul style="list-style-type: none"> ▪ Territory Land ▪ Longer term option (staged 20-30yrs) ▪ location of proposed Islamic School by Territory Government – preferable to relocate to adjacent block ▪ Whilst there are no known registered heritage places – detailed investigation required
10.	Oakvale Stud 664 WCD	9.0	N	Y	<ul style="list-style-type: none"> ▪ Prestigious area adjoining Golf Course ▪ Close to Diplomatic areas of Deakin and Yarralumla 	<ul style="list-style-type: none"> ▪ Territory Land Leased – privately owned ▪ Proximity to Yarralumla Creek (flooding, woody weed and erosion potential)



Site	Identifier	Site Area Ha (approx)	Existing Diplomatic Estate	Existing Designated Area	Opportunities	Constraints
11.	Open Space – 1176 WCD	8.0	N	Y	<ul style="list-style-type: none"> ▪ Unleased ▪ Close to Diplomatic areas of Deakin and Yarralumla ▪ Relatively free of easements ▪ Prestigious area adjoining Golf Course 	<ul style="list-style-type: none"> ▪ Territory Land zoned Open Space ▪ Occupied by Canberra Parks stockpile ▪ Proximity to Yarralumla Creek
12.	O'Malley (93 blocks in residential area)	Total 21.1	N	N	<ul style="list-style-type: none"> ▪ Adjacent to existing Diplomatic Estate ▪ Already fully functioning as a diplomatic area ▪ Existing on street security apparatus to support the diplomatic uses. 	<ul style="list-style-type: none"> ▪ All blocks are leased – privately owned ▪ Territory Land ▪ Mixed in with residential blocks for the foreseeable future – presents potential security issues ▪ Potential issues with declaring the area National Land under PALM Act (S27) – as the land would need to be used, or intended to be used by or on behalf of the Commonwealth. LAA Act would be alternative acquisition method either as compulsory or as blocks come on the market. ▪ Recent valuations have indicated that Diplomatic Use areas are being valued below residential areas as the lease provisions are more restrictive. Existing lessees may see their investments being devalued and resist change.



Appendix B

Bibliography

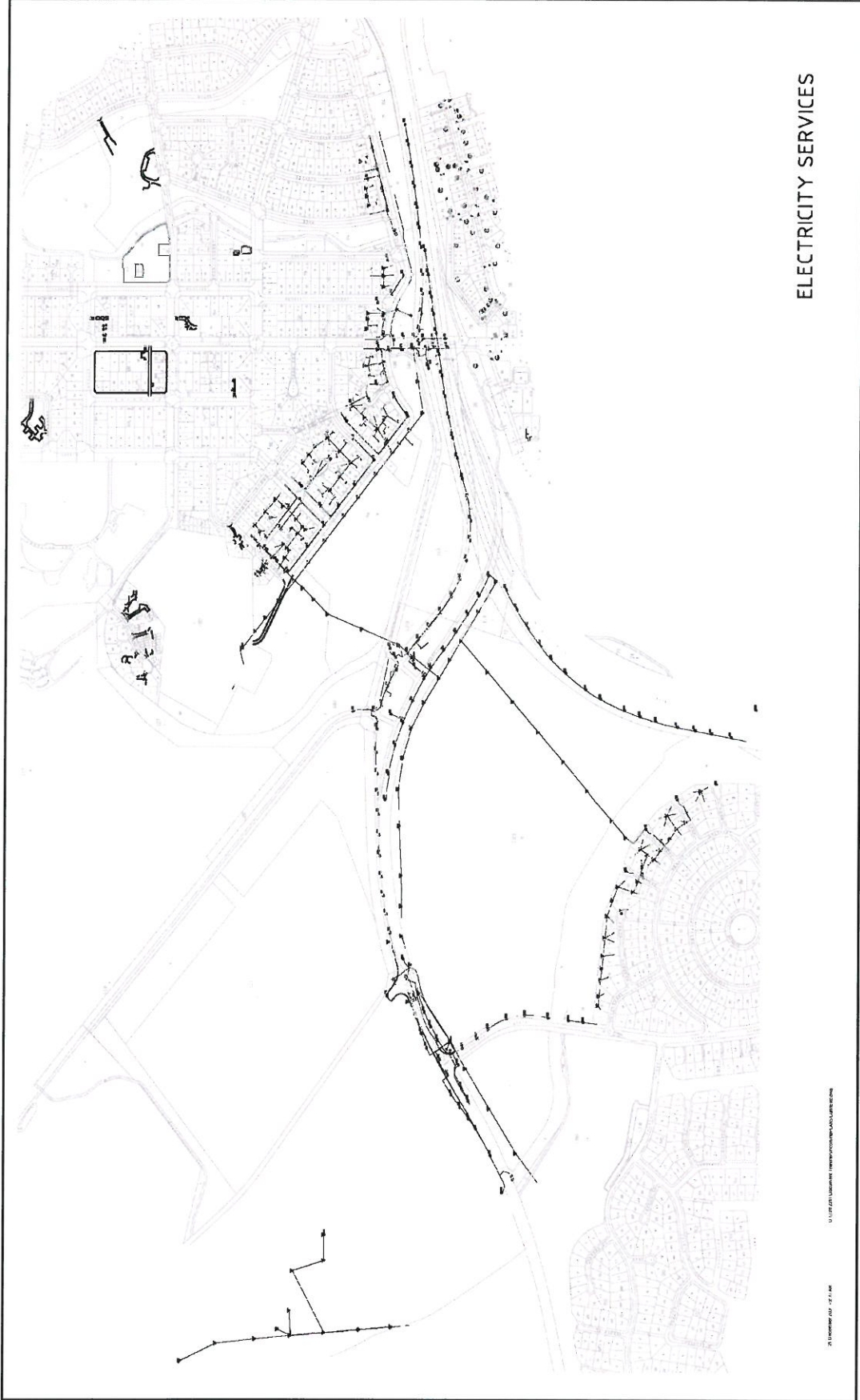
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Appendix C
Infrastructure Plans



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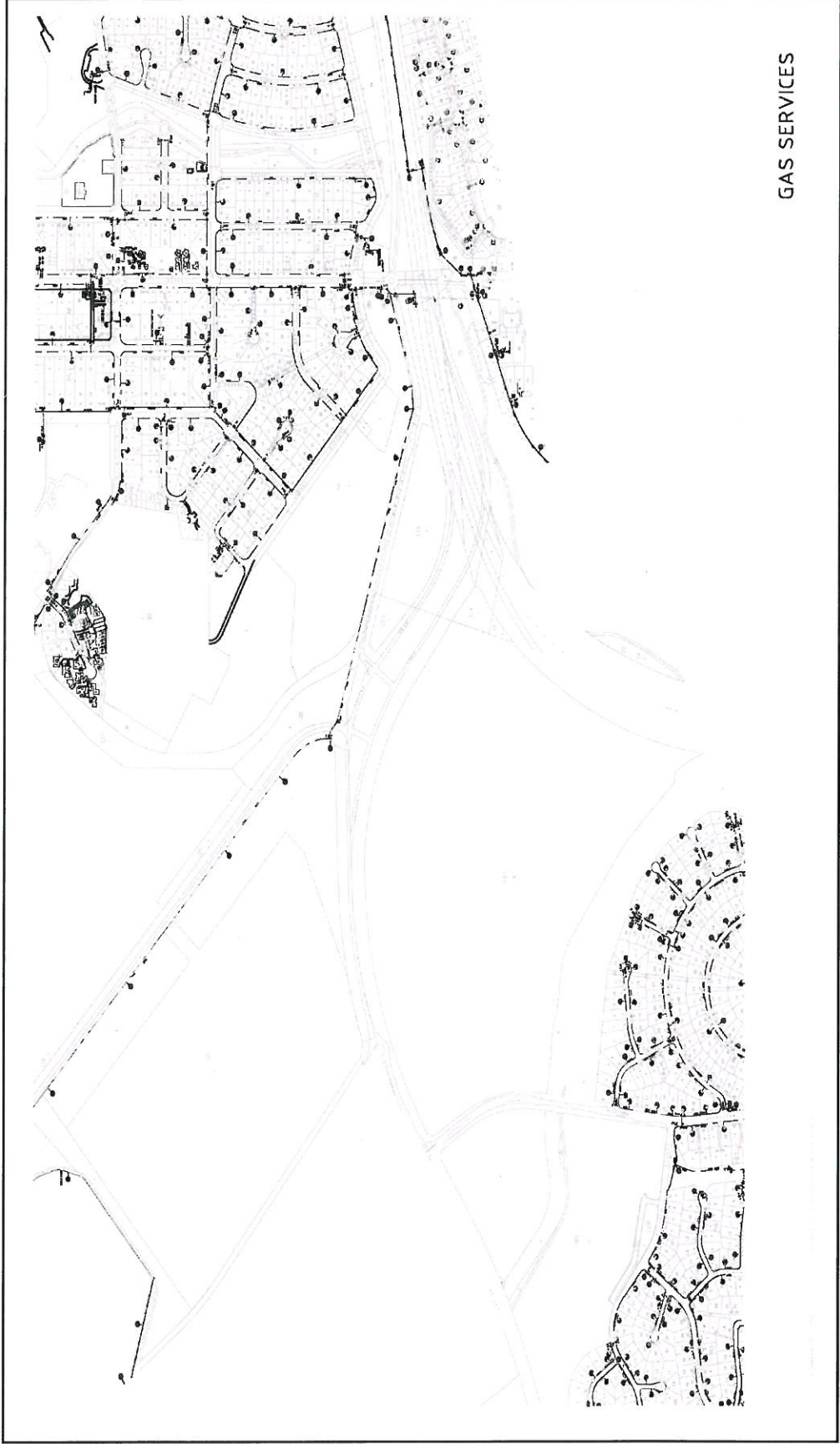


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O'MALLEY



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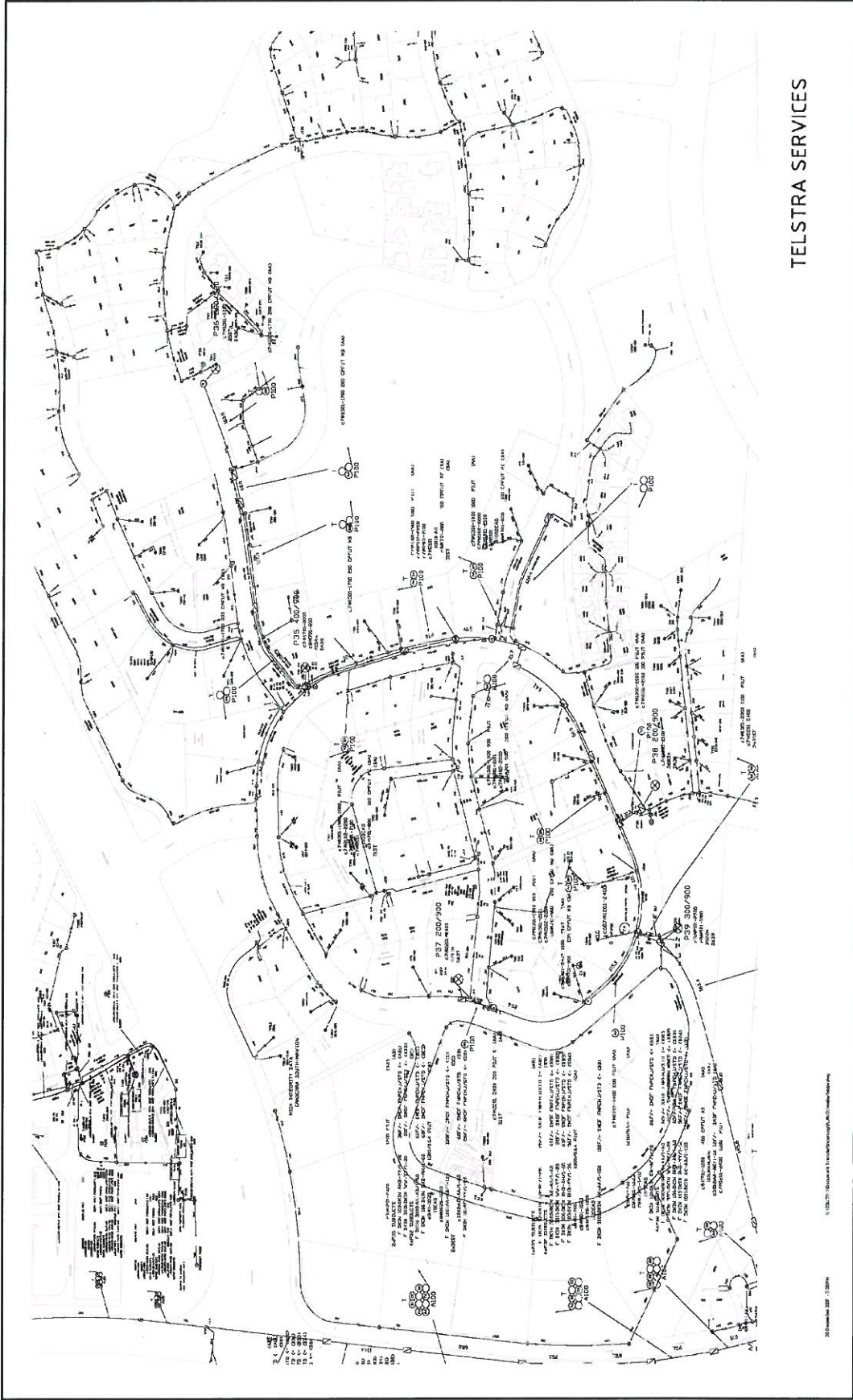
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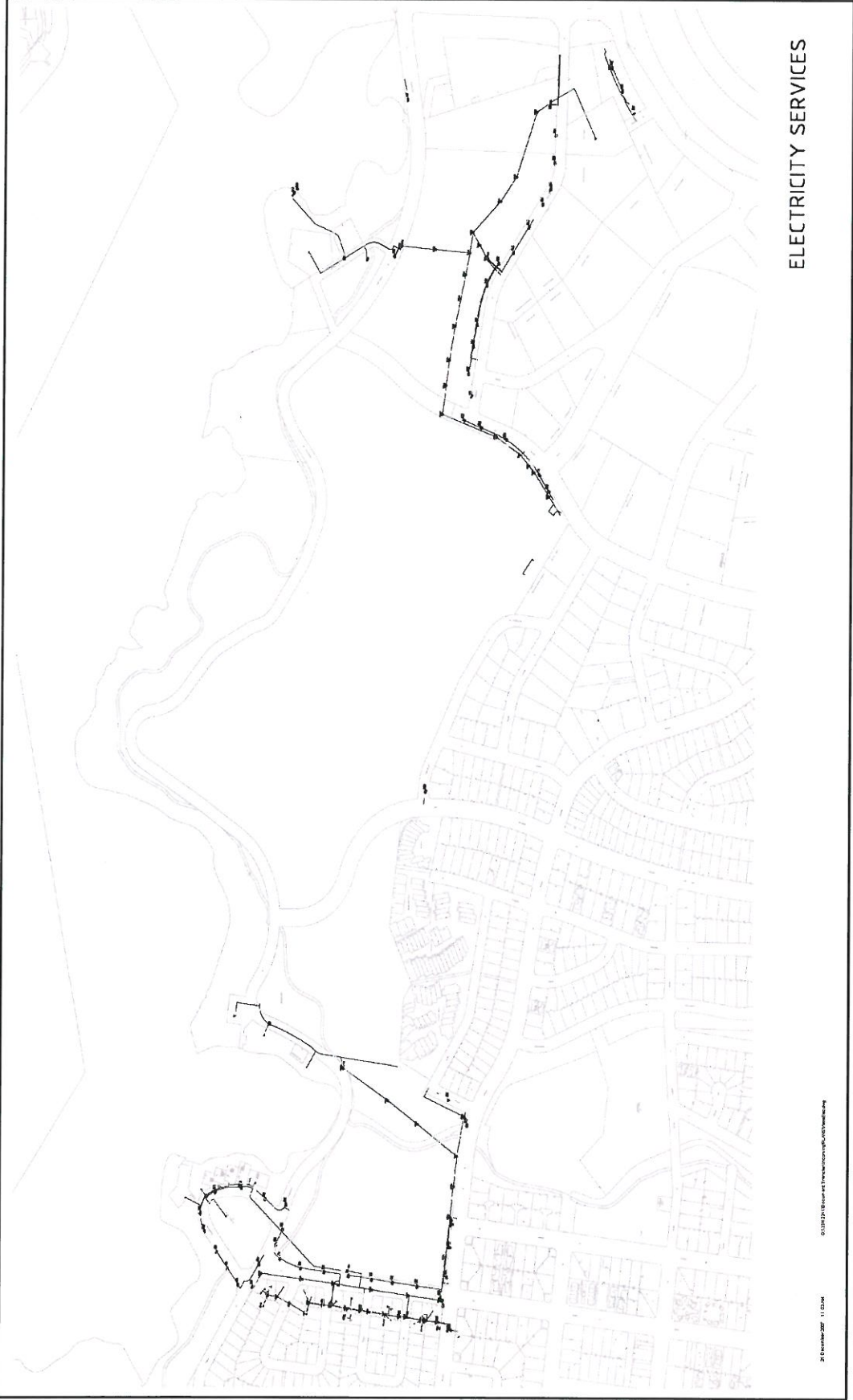


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YARRALUMILA

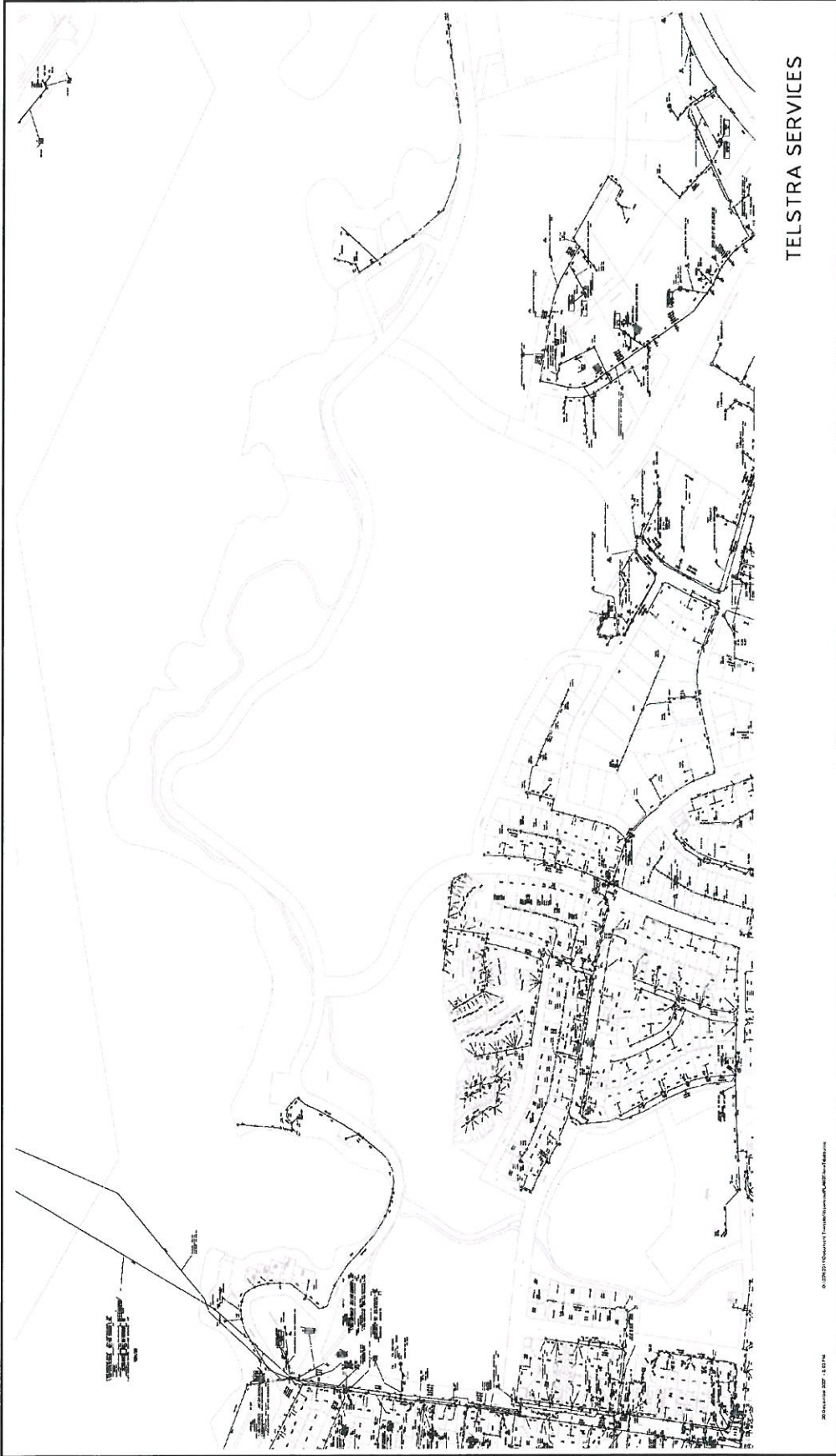


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1	H Sinclair					19/10/07
2	H Sinclair	Viv Straw				21/12/07
3	H Sinclair			Viv Straw		15/02/08

DRAFT FOR REVIEW PUPOSES

Assessment of Three Sites for Diplomatic Use



Land adjacent to the Federal Golf Course (Red Hill)
Land south-west of Stirling Ridge (Yarralumla)
Land near the Old Canberra Brickworks (Yarralumla)

National Capital Authority
May 2012



Independent
insight.

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TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
	Land adjacent to the Federal Golf Course at Red Hill	1
	Land near the Old Canberra Brickworks at Yarralumla	3
	Land south-west of Stirling Ridge at Yarralumla	4
	Summary	6
	PART ONE - OVERVIEW	9
2	BACKGROUND	10
3	ISSUES FOR THE DEVELOPMENT OF DIPLOMATIC ESTATES	12
3.1	Rationale for additional diplomatic sites	12
3.2	Indicative planning principles for diplomatic estates	12
	Strategic planning principles	12
	Design principles	13
4	STUDY METHODOLOGY	15
5	COMMUNITY CONSULTATION	16
6	STATUTORY AND PLANNING POLICY OBLIGATIONS	19
6.1	Commonwealth legislation	19
	The Australian Capital Territory (Planning and Land Management) Act 1988 (Cth)	19
	The Environment Protection and Biodiversity Conservation Act 1999 (Cth)	22
6.2	ACT legislation and policies	23
	The Territory Plan	23
	The Canberra Spatial Plan	24
	Transport for Canberra	24
	PART TWO - ASSESSMENT	26
7	LAND ADJACENT TO THE FEDERAL GOLF COURSE (RED HILL)	27
7.1	Site description	27
	Existing Physical Environment	27
	Topography	30
	Environmental Values	30
	Visual quality	36
	Soil and water quality	39
	Site contamination	39
7.2	Land tenure	39
7.3	Existing neighbourhood planning frameworks	39
	Neighbourhood plans	39
	Master plans	39
	Development control plans	40
	Plans of management or action plans	40
	Development proposals	40
7.4	Heritage	40
	Indigenous heritages values	40
	Historic heritage values	40

7.5	Social infrastructure	40
	Urban amenity	40
	Community use	41
	Community values	42
7.6	Physical infrastructure	43
	Communications	43
	Water and sewerage	43
	Stormwater	44
	Gas and electricity	44
	Roads and traffic	44
	Public transport	45
7.7	Preliminary bushfire risk assessment	45
7.8	Conclusion	49
8	LAND NEAR THE OLD CANBERRA BRICKWORKS (YARRALUMLA)	50
8.1	Site description	50
	Existing physical environment	50
	Topography	51
	Environmental Values	53
	Visual quality	54
	Visual quality	57
	Soil and water quality	60
	Site contamination	60
8.2	Land tenure	60
8.3	Existing neighbourhood planning frameworks	60
	Neighbourhood plans	60
	Master plans	61
	Development control plans	61
	Plans of management or action plans	61
	Planning strategy	61
8.4	Heritage	63
	Indigenous heritage values	63
	Historic heritage values	63
8.5	Social infrastructure	65
	Urban amenity	65
	Community use	65
	Community values	65
8.6	Physical infrastructure	66
	Communications	66
	Water and sewerage	66
	Stormwater	67
	Gas and electricity	67
	Roads and traffic	67
	Public transport	68
8.7	Preliminary bushfire risk assessment	68
8.8	Conclusion	72
9	LAND SOUTH-WEST OF STIRLING RIDGE (YARRALUMLA)	73
9.1	Site description	73
	Existing physical environment	74
	Topography	75
	Environmental values	77
	Visual quality	81

	Soil and water quality	83
	Site contamination	83
9.2	Land tenure	83
9.3	Existing neighbourhood planning frameworks	83
	Neighbourhood plans	83
	Master plans	84
	Development control plans	84
	Plans of management or action plans	84
9.4	Heritage	84
	Indigenous heritage values	84
	European heritage values	85
9.5	Social infrastructure	87
	Urban amenity	87
	Community use	87
	Community values	88
9.6	Physical infrastructure	89
	Communications	89
	Water and sewer	89
	Stormwater	90
	Gas and electricity	90
	Roads and traffic	90
	Public transport	91
9.7	Preliminary bushfire risk assessment	91
9.8	Conclusion	95
PART 3 - ASSESSMENT OF DEVELOPMENT CAPACITY		96
10	LAND ADJACENT TO THE FEDERAL GOLF COURSE (RED HILL)	97
10.1	Physical site constraints and opportunities	97
	Environment	97
	Bushfire protection	97
	Slope	97
	Site views	100
	Access	100
10.2	Developable area	102
10.3	Indicative subdivision plan	102
10.4	Building massing / architectural design	102
10.5	Landscaping character	103
10.6	Engineering services	103
	Communications	103
	Water and Sewerage	103
	Stormwater	104
	Gas and Electricity	105
	Roads and Traffic	105
10.7	Indicative costs of engineering services	107
10.8	Social and community impact	107
10.9	Indicative planning principles	108
10.10	Conclusion	108
11	LAND NEAR THE OLD CANBERRA BRICKWORKS (YARRALUMLA)	109
11.1	Physical site constraints and opportunities	109
	Environment	109
	Bushfire	109
	Heritage	109

Servicing constraint	109
Contamination	109
Access	111
Views	111
Vegetation	111
Heritage	111
11.2 Developable area	113
11.3 Indicative subdivision plan	113
11.4 Building massing / architectural design	114
11.5 Landscaping character	114
11.6 Engineering services	114
Communications	114
Water and sewerage	114
Stormwater	115
Gas and electricity	116
Roads and traffic	117
11.7 Indicative costs of engineering services	118
11.8 Social and community impact	119
11.9 Indicative planning principles	119
11.10 Conclusion	120
12 LAND SOUTH-WEST OF STIRLING RIDGE (YARRALUMLA)	121
12.1 Physical site constraints and opportunities	121
Bushfire	121
Environment	121
Heritage	121
Access	123
Vegetation	123
Heritage	123
12.2 Developable area	125
12.3 Indicative subdivision plan	125
12.4 Building massing / architectural design	125
12.5 Landscaping character	125
12.6 Engineering Services	126
Communications	126
Water and sewerage	126
Stormwater	127
Gas and electricity	127
Roads and traffic	128
12.7 Indicative costs of engineering services	129
12.8 Social and community impact	130
12.9 Indicative planning principles	130
12.10 Conclusion	131
PART FOUR - SUMMARY	132
13 SUMMARY	133
14 REFERENCES	136

List of Figures

Figure 1	Map showing location of three sites	10
Figure 2	Overview of report structure	11
Figure 3	Study methodology	15
Figure 4	National Capital Plan: Designated Areas	20
Figure 5	Transport for Canberra – Frequent Network Map.....	25
Figure 6	Land adjacent to the Federal Golf Course — Red Hill.....	27
Figure 7	Trail along site boundary Typical site vegetation	28
Figure 8	Eastern open grass area Central spoil storage area	28
Figure 9	Overview of the site’s physical characteristics – land adjacent to the Federal Golf Course	29
Figure 10	Vegetation habitats (from Rowell 2012) – land adjacent to the Federal Golf Course	32
Figure 11	Fauna habitat (from Rowell 2012) – land adjacent to the Federal Golf Course	33
Figure 12	View onto Golf Course View south to O’Malley	37
Figure 13	Site analysis – land adjacent to the Federal Golf Course	38
Figure 14	Gowrie Drive at the junction with the Red Hill Federal Golf Course	41
Figure 15	Red Hill Nature Reserve.....	42
Figure 16	Bushfire protection of existing urban area – land adjacent to the Federal Golf Course	47
Figure 17	Bushfire protection requirements – for land adjacent to Federal Golf Course	48
Figure 18	Land near the Old Canberra Brickworks — Yarralumla	50
Figure 19	Central dirt track.....	51
Figure 20	Overview of the site’s physical characteristics – land near the old Canberra Brickworks	52
Figure 21	View along Denman Street View along Dudley Street	54
Figure 22	Native vegetation (from Rowell 2012) – land near the old Canberra Brickworks	55
Figure 23	Fauna habitat (from Rowell 2012) – land near the old Canberra Brickworks	56
Figure 24	View along Denman Street View along Dudley Street	57
Figure 25	View to residences from southern open area.....	57
Figure 26	View to Black Mountain View to Arboretum over Brickworks	58
Figure 27	View to Woden Town Centre and Mt Taylor	58
Figure 28	Site analysis – land near old Canberra Brickworks	59
Figure 29	Study area boundary for ACT Government’s Canberra Brickworks and Environs Planning Study	62
Figure 30	Option Adaptation MasterPlan for Brickworks Site.....	63
Figure 31	Location of Yarralumla Brickworks railway remnants (indicated in red).....	64
Figure 32	Road wide verges along both sides of Denman Street	65
Figure 33	Bushfire protection of the existing urban area (Source: TAMS/ESA) – land near old Canberra Brickworks	70
Figure 34	Required bushfire protection – land near old Canberra Brickworks	71
Figure 35	Land south-west of Stirling Ridge — Yarralumla.....	73
Figure 36	Central pine plantation Quercus plantings along site edge	74
Figure 37	Native vegetation along site edge	74
Figure 38	Overview of the site’s physical characteristics – land south-west of Stirling Ridge	76
Figure 39	Image of Button Wrinklewort	78
Figure 40	Native vegetation (from Rowell 2012) – land south-west of Stirling Ridge	80
Figure 41	View to the west over Yarralumla View of the Lake thru the trees	81
Figure 42	Site lines – land south-west of Stirling Ridge	82
Figure 43	Location of scarred tree on Stirling Ridge	85
Figure 44	Location of Westlake on Stirling Ridge.....	86
Figure 45	Plaque erected near site of Westlake.....	86
Figure 46	Location of sewer vent Stirling Ridge site	87
Figure 47	Large Pin Oaks bordering Fitzgerald Street.....	87
Figure 48	Cleared area within the Stirling Ridge site.....	88
Figure 49	Notice of Public Meeting to conserve Stirling Ridge.....	89
Figure 50	Existing bushfire protection – land south-west of Stirling Ridge.....	93
Figure 51	Required bushfire protection – land south-west of Stirling Ridge.....	94
Figure 52	Physical constraints - land adjacent to Federal Golf Club	99
Figure 53	Development opportunities on the eastern part of the site – land adjacent to the Federal Golf Course	101
Figure 54	Indicative subdivision plan – land adjacent to the Federal Golf Course.....	102
Figure 55	Proposed water, sewerage and stormwater services for land adjacent to Federal Golf Course.....	104
Figure 56	Proposed gas, electricity and communication services to land adjacent to Federal Golf Course	105
Figure 57	Proposed road upgrades for land adjacent to Federal Golf Course.....	106
Figure 58	Physical constraints – land near the old Canberra Brickworks	110

Figure 59	Development opportunities – land near the old Canberra Brickworks.....	112
Figure 60	Indicative subdivision plan – land adjacent to the old Canberra Brickworks.....	113
Figure 61	Proposed water, sewerage and stormwater services for land adjacent to the Old Canberra Brickworks.....	115
Figure 62	Proposed electricity, gas and communications services for land near the Old Canberra Brickworks.....	117
Figure 63	Proposed road upgrades for land near the Old Canberra Brickworks.....	118
Figure 64	Physical constraints – land south-west of Stirling Ridge.....	122
Figure 65	Development opportunities – land south-west of Stirling Ridge.....	124
Figure 66	Indicative subdivision plan – land south-west of Stirling Ridge.....	125
Figure 67	Proposed water, sewerage and stormwater services for land south-west of Stirling Ridge.....	126
Figure 68	Proposed electricity, gas and communications for land south-west of Stirling Ridge.....	128
Figure 69	Proposed road upgrades for land south-west of Stirling Ridge.....	129

List of Tables

Table 1	Strategic planning principles for assessment.....	13
Table 2	Consultant team for this study.....	15
Table 3	Summary of consultation undertaken by the NCA (2 September 2011 – 14th October 2011).....	16
Table 4	Summary of consultation undertaken by the SGS team (February 2012 – March 2012).....	17
Table 5	Provisions in the National Capital Plan relating to the three possible diplomatic sites.....	21
Table 6	Designations under the Territory Plan for the three sites.....	24
Table 7	Summary of potential and identified ecological values for land adjacent to the Federal Golf Course.....	35
Table 8	Overview of main findings – land adjacent to Federal Golf Course.....	49
Table 9	Summary of potential and identified ecological values for the land near the old Canberra Brickworks.....	54
Table 10	Overview of main findings – land near old Canberra Brickworks.....	72
Table 11	Summary of potential and identified ecological values for land south-west of Stirling Ridge.....	79
Table 12	Overview of main findings – land south-west of Stirling Ridge.....	95
Table 13	Indicative engineering costs for land adjacent to Red Hill Golf Course.....	107
Table 14	Indicative engineering costs for land adjacent to Old Canberra Brickworks.....	118
Table 15	Indicative costs of engineering services for land south-west of Stirling Ridge.....	129
Table 16	How each site addresses the strategic planning principles.....	133

Appendixes

1. First consultation report prepared by the National Capital Authority
2. Second consultation report prepared by SGS
3. Environment report prepared by Alison Rowell
4. Engineering services drawings
5. Bushfire assessment methodology

Abbreviations

ACT	Australian Capital Territory
ACTPLA	ACT Planning and Land Authority
APZ	Asset protection zone (for bushfire protection)
ARI	Average recurrence interval (measurement of the rarity of a rainfall event)
Box-Gum Woodland	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland
CNA	Central National Area (as defined under the NCP)
DSEWPC	Australian Government Department of Sustainability, Environment, Water, Population and Communities
DFAT	Australian Government Department of Foreign Affairs and Trade
EDD	ACT Government Economic Development Directorate
EPA	ACT Government Environment Protection Agency
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
EPBC Regulations	<i>Environment Protection and Biodiversity Conservation Regulations 2000</i>
ESA	ACT Government Emergency Services Agency
ESDD	ACT Government Environment and Sustainable Development Directorate
GSM	Golden Sun Moth

HMP	Heritage Management Plan
NCA	National Capital Authority
NCOSS	National Capital Open Space System
NCP	National Capital Plan
NTG	Natural Temperate Grassland
PALM Act	<i>Australian Capital Territory (Planning and Land Management Act) 1998</i>
PWWF	Peak Wet Weather Flow
SBMP	Strategic Bushfire Management Plan for the ACT (ESA 2009)
TAMS	ACT Government Territory and Municipal Services Directorate
WSSS	ActewAGL Water Supply and Sewerage Standards
WSUD	Water Sensitive Urban Design

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1 EXECUTIVE SUMMARY

This report outlines a study undertaken between January – May 2012 to assess the suitability of three sites to accommodate a diplomatic estate. This study has been undertaken on behalf of the National Capital Authority (NCA) which is responsible for planning of diplomatic estates for the Australian Government. The NCA has identified a shortfall in available land for diplomatic missions and has identified three areas to be investigated for their suitability for this purpose. The locations of the three sites are on the map below and are described in this report as:

- Land adjacent to the Federal Golf Course at Red Hill;
- Land near the Old Canberra Brickworks at Yarralumla; and
- Land south-west of Stirling Ridge at Yarralumla.



Source: NCA

A wide range of issues have been considered as part of this study including community feedback and input into the deliberations. This study was conducted in three phases. The first phase involved consideration of a range of issues for each site including environmental values, tenure, heritage value, servicing, community values and preliminary bushfire assessment. The second phase involved determining the developable area, a proposed layout and the implications of the layout, having regard to the matters considered in the first phase of assessment. This included defining the development area, an indicative layout, proposed servicing and indicative costs, and impacts of the development. The final phase involved providing a summary of the implications for developing all three sites based on the outcomes of phases one and two.

A brief summary of the main findings from the assessment and development potential of the three sites is provided below.

Land adjacent to the Federal Golf Course at Red Hill

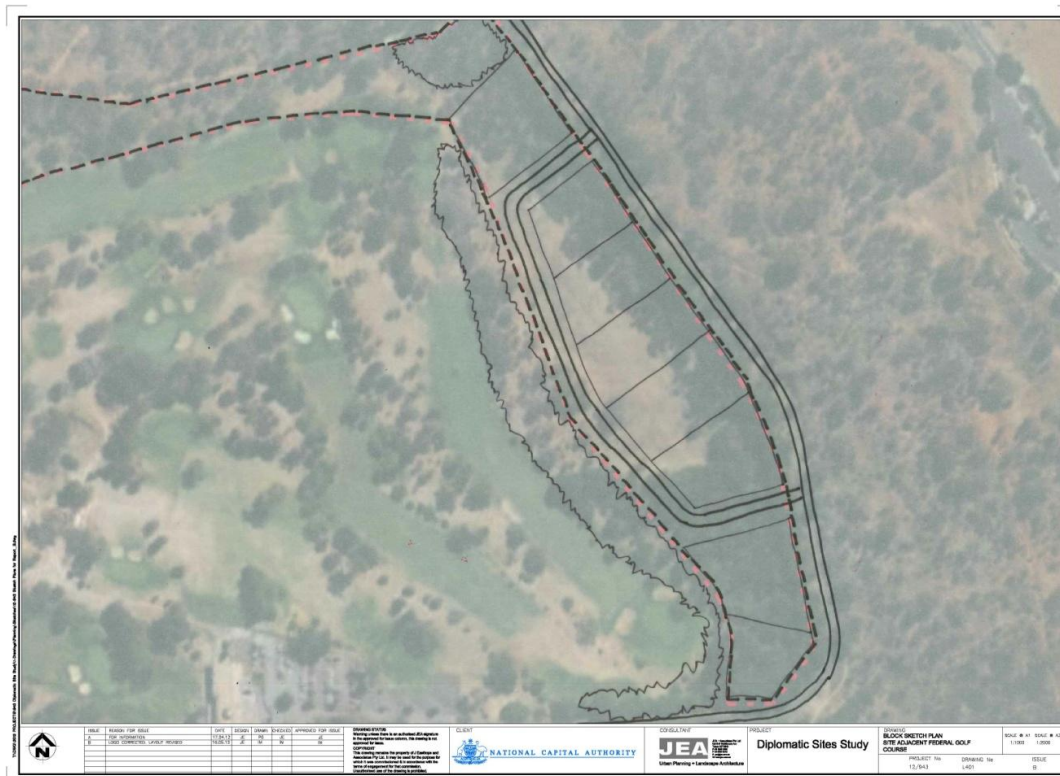
This site of 16ha is within the northern part of a lease area of the Federal Golf Course and adjoins the Red Hill Nature Reserve part of the Canberra Nature Park. The site is constrained for development by endangered habitat in the western area and the bushfire asset protection zones within the site. A referral to the Federal Minister for Environment will be required under the *Environmental Protection and Biodiversity Conservation Act (Cth)* (EPBC Act) as the site adjoins the Canberra Nature Park. The community highly values this site for its environmental and recreational values. Two previous applications for residential development in the eastern part of the site have been rejected by the ACT Government.

A summary of the main findings from the assessment of the land adjacent to the Federal Golf Course is provided below.

Issue	Main findings
Site description	<p>This site is approximately 16ha has some steep slopes >15% on the eastern area, a potentially difficult grade to develop diplomatic missions.</p> <p>It adjoins the Red Hill Nature Reserve which is part of the NCOSS and has good views to the south-west. Referral to the Federal Minister for Environment may be required as the site adjoins the Canberra Nature Park.</p> <p>The western part of the site contains endangered Box-Gum Woodland and bird habitats.</p>
Land tenure	<p>The land is leased to Federal Golf Club by the ACT Government. The Golf Club is willing to sell the land subject to satisfactory negotiations. The land will need to be designated as "National Land for the Special Purposes of Canberra as the National Capital" under the NCP.</p>
Exiting neighbourhood planning frameworks	<p>Previous neighbourhood plans identify Red Hill Nature Reserve as important to residents.</p> <p>Two previous applications for residential development have been rejected in the eastern part of the site.</p>
Heritage	<p>There are no heritage values on or surrounding the site.</p>
Social infrastructure	<p>The site is relatively isolated from other residential areas. The site is highly valued by residents for walking trails and open space/conservation values.</p>
Physical infrastructure	<p>Gowrie Drive will require upgrading and a 2nd access required for emergency services.</p> <p>Steep slopes will add to construction and servicing costs.</p>
Preliminary bushfire assessment	<p>There is a high risk from bushfires from adjoining vegetation and westerly aspect. All APZs will have to be incorporated into the site.</p>

After taking development constraints and opportunities into account, an area of approximately 3.7ha in the eastern part of the site could be developed yielding seven blocks for diplomatic purposes. This is shown schematically on the map below (noting that the southern most area is reserved for stormwater management). An alternative access road through to Brereton Street would be required and would be used in the event of an emergency only.

The costs of developing this site are high (\$737,143 per block), which includes upgrading and providing lighting along Gowrie Drive. In addition the blocks have steep slopes and will be expensive to develop large buildings. The site will require acquisition from the Federal Golf Club.



Land near the Old Canberra Brickworks at Yarralumla

The site is approximately 14.5ha and is unleased Territory land, managed by the ACT Government. The ACT Government has a proposal to develop this site and the adjoining Brickwork and surrounds for residential infill development. The site has areas of Natural Temperate Grassland that will require referral for clearance under the EPBC Act and also contains a remnant heritage railway line. The site adjoins Dunrossil Drive which is a Designated Area under the National Capital Plan. Past activity on the adjoining Brickworks would indicate a more detailed investigation of potential contamination on this site is warranted. Bushfire management on the site will require appropriate treatment of the adjoining vegetation on the western boundary.

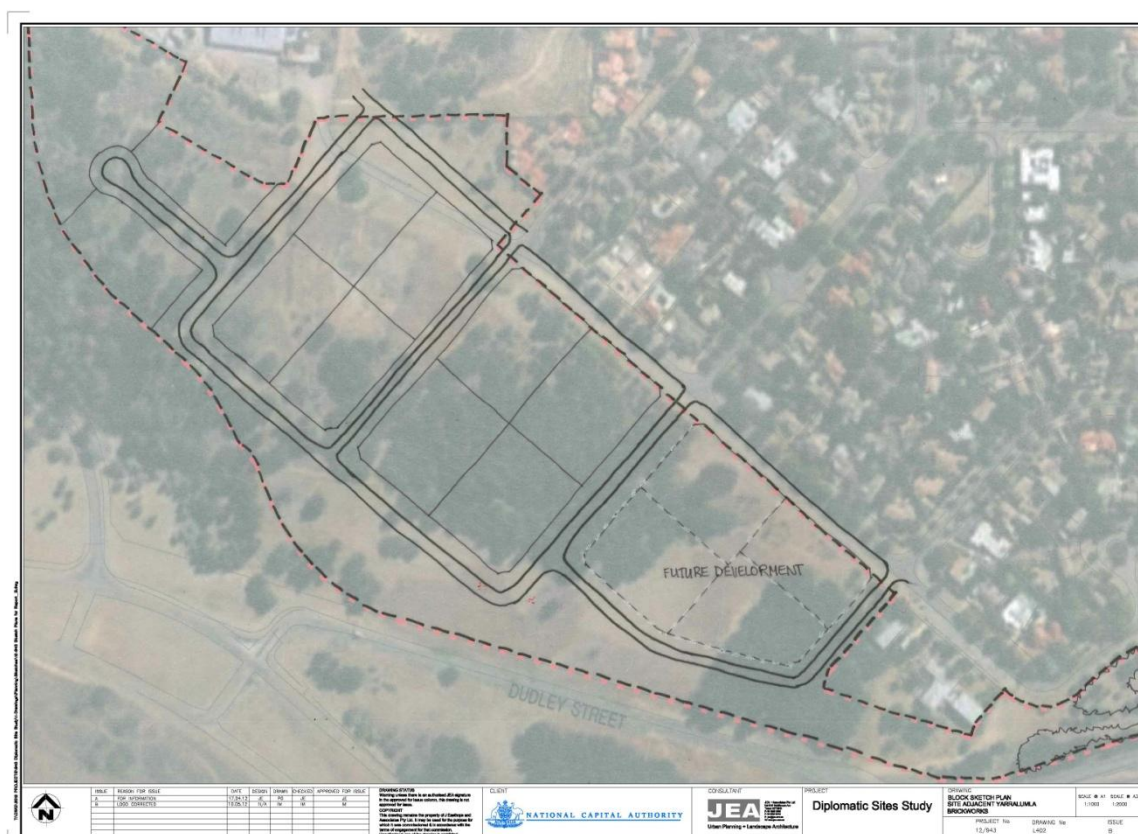
The community values this site for its natural values and as a thoroughfare for walkers and cyclists. This site has a level of support from the community for diplomatic purposes, primarily as a diplomatic estate is favoured for development in preference to a medium density development as proposed by the ACT Government.

A summary of the main findings from the assessment of the land near the Old Canberra Brickworks (Brickworks) is provided below.

Issue	Main findings
Site description	The land is approximately 14.5ha and well located, close to services and access. A more detailed site contamination investigation is required given its proximity to the Brickworks. An area of NTG will require referral to the Federal Minister for Environment under the EPBC Act if proposed for development.
Land tenure	Transfer to the NCA from the ACT Government would be required should a diplomatic development be recommended.
Exiting neighbourhood planning frameworks	The ACT Government has recently proposed infill development on this site and the adjoining Brickworks.
Heritage	Remnants of the old railway to the Brickworks remain on the SW corner of the site. Heritage buildings and items surround the site and it adjoins Dunrossil Drive, a Designated Area under the NCP.

Issue	Main findings
Social infrastructure	The site has gentle western facing slopes with views to the west. The site is valued by the community for its thoroughfares to nearby walking and cycling tracks. There is concern from residents around traffic impacts.
Physical infrastructure	A sewer servicing constraint will mean higher costs on part of the site.
Preliminary bushfire assessment	The site is exposed to bushfires from the west and adjoining vegetation will have to be managed for bushfire protection for development on this site to be feasible...

After considering development constraints and opportunities, an area of approximately 10.7ha could be developed for up to 15 blocks, with four of these being subject to environmental clearance. The layout is shown schematically on the map below. The costs of servicing each site are moderate - \$461,333 per block. Acquisition from the ACT Government would also be required. Access to the site would be through Denman Street to prevent “rat running” through the suburb from Dudley Street.



Land south-west of Stirling Ridge at Yarralumla

The site is 6.2ha and is part of the area known as Stirling Ridge (or Stirling Park) and is owned by the Australian Government. The National Capital Plan has identified Stirling Ridge and the adjoining Attunga Point as being suitable for a future Prime Ministers Lodge. Stirling Ridge has a rich history of European and Indigenous heritage though no heritage values have been found to be located within the assessment area. Further investigations are warranted to confirm this finding. Stirling Ridge also contains endangered communities of Yellow-Box Gum Woodland and Button Wrinklewort, though only a small area of this habitat is on the site. Any proposed development would require referral to the Federal Minister for the Environment under the EPBC Act.

The study area is valued by the community as an open space area and as a thoroughfare to walking trails within the more heavily vegetated Stirling Ridge. Nearby residents have concerns about development impacts including visual impediment, lighting and increased traffic volumes.

A summary of the main findings from the assessment of the land south-west of Stirling Ridge is provided below:

Issue	Main Findings
Site description	The site is approximately 6.2ha and located on part of the Stirling Ridge site, near the Lake and other diplomatic missions. Stirling Ridge contains endangered habitat of Button Wrinklewort and Yellow-Box Gum Woodland some of which is on the central eastern part of this site. Referral to the Federal Minister for Environment will be required.
Land tenure	The site is owned by the Australian Government and together with the adjoining Attunga Point has been identified as a site suitable for the Prime Minister's lodge.
Exiting neighbourhood planning frameworks	The Heritage Management Plan for Lake Burley Griffin acknowledges opportunity for some development on the open area of Stirling Ridge.
Heritage	Stirling Ridge has a rich history of European and Indigenous heritage though no evidence of heritage items has been recorded on this site. A more detailed heritage study could build on the research undertaken in this assessment to confirm this finding.
Social infrastructure	Community concerns relate to traffic impacts, visual amenity, environment and current use of the site for recreation.
Physical infrastructure	Vehicular access to the site needs to be considered in terms of impacts to residents.
Preliminary bushfire assessment	The site has low vulnerability to bushfire from the west and APZ areas can be managed outside the boundary. An inner APZ is required on the northern boundary. The stand of planted trees presents a fire hazard to future development (and potentially to Stirling Ridge).

After considering development constraints and opportunities an area of 4ha is available for development and can yield nine blocks. The cost of serving the blocks is the lowest at \$461,333 per block. An indicative layout is shown schematically on the map below. A 20m buffer has been provided from the endangered species on Stirling Ridge and an area closest to Lake Burley Griffin would be landscaped to provide screening from the Lake. Pedestrian access to the ridge would be maintained through the development. The trees on Fitzgerald Street would remain as a visual barrier.



Summary

In summary, all three sites can accommodate blocks for diplomatic purposes ranging from seven blocks in the land adjacent to the Federal Golf Course, nine in the land south-west of Stirling Ridge and up to fifteen on the land near the Brickworks.

Each site has development constraints with the land adjacent to the Federal Golf Club being most constrained by environmental and bushfire impacts. However all three sites will require referral to the Federal Minister for Environment for clearance under the EPBC Act.

The costs of servicing the land adjacent to the Federal Golf Course are the highest per block (\$737,143), primarily due the need to upgrade Gowrie Drive and also the distance to water and sewer services. The site will also require land acquisition from the Federal Golf Club. Slopes on this site will also make building construction costs higher than the other two sites.

The land near the Old Canberra Brickworks can yield the most number of blocks (15), though four of these would be subject to environmental clearances. It has moderate servicing costs (\$461,333 per block). This site would also require a contamination assessment and more detailed assessment of managing bushfire risk from adjoining vegetation to the west. Of the three sites this one has a level of community support, mainly due to the opposition to the recent proposal for infill development by the ACT Government in its Canberra Brickworks and Environs Planning Strategy. The site also needs to be acquired from the ACT Government.

The land south-west of Stirling Ridge can yield nine diplomatic blocks. On this site further investigation of heritage values and longer term requirements (for Prime Minister's Lodge) need to be explored. Impacts to residents in the immediate area would also require attention in a more detailed design. The Stirling Ridge site presents the lowest infrastructure costs of the three sites (\$434,444 per block) and is owned by the Commonwealth Government.

In Section 3.2 the strategic planning principles for the assessment of a diplomatic estate were outlined. The table below provides a summary of how each of the three sites addressed the strategic planning principles.

Issue	Strategic planning principles for the establishment of a diplomatic estate	Land adjacent to Federal Golf Course	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Location	The location of the site including its proximity to other diplomatic estates, the Parliamentary Zone, community facilities and security services.	16ha of land adjoining a golf course with good views and bushland location though remote from residential areas.	14.5ha of land adjoining Yarralumla and with good transport access.	6.2ha of land within Stirling Ridge site, close to the Lake and proximity to other diplomatic missions.
Potential yield	The area that is available for development after considering constraints, including the number of blocks that can be provided.	3.7ha of developable land which can yield 7 blocks. This gives an average block size of 3851m ² .	10.7ha of developable land which can yield 15 blocks, 4 of which are subject to a referral under the EPBC Act. The site yields an average block size of 5305m ² .	4ha of developable land which can yield at least 9 blocks. The site yields an average block size of 3301m ² .
Planning and Land management	Steps required to create a land management and planning framework necessary to develop the site as a diplomatic estate.	Requires lease transfer from the Federal Golf Club. Land will need to be designated as "National Land for the Special Purposes of Canberra as the National Capital" under the NCP.	The land is controlled (as unleased Territory land) by the ACT Government.	Land is owned by the Australian Government and would be required to be Designated Land for diplomatic purposes. The land has been proposed as a site for the future prime ministerial residence.
Contamination	The risk of contamination on the site including any investigations or remediation required.	Low risk of contamination.	Moderate risk as located close to Brickworks and detailed assessment required.	Low risk of contamination
EPBC Assessment	The certainty of gaining approval for the estate including factoring in any possible delays in approvals.	Referral to Federal Minister for Environment may be required as it adjoins the Canberra Nature Park.	Advice from environmental consultant has stated that NTG will require referral under EPBC. The site's proximity to Dunrossil Drive may also require referral.	Referral to Federal Minister for Environment will be required as adjoining threatened species in Stirling Ridge
Access	Provision of vehicular access available to the site for security, emergency services and traffic management.	Gowrie Drive requires lights and upgrading as well as emergency access through to Brereton Street, Garran.	Access readily available and proposed from Denman Street Yarralumla.	Access readily available from Hopetoun and Fitzgerald Streets.
Traffic impact	Traffic impacts and management of offsite parking.	Low traffic impacts on surrounding residential areas.	Minor traffic impacts on adjoining residents and no access allowed from Dudley Street.	Minor traffic impacts on adjoining residents. Parking will be managed within blocks and also along internal road.
Environmental impact	The protection of high value flora and fauna habitats and endangered species.	High value habitat area excluded from development and impacts from development to Red Hill Nature Reserve (and from road widening) will have to be managed.	Adjoining vegetation will have to be treated to allow bushfire management for this site.	Referral under the EPBC Act will be required as it adjoins an endangered habitat. A 20m buffer area from Box-Gum Woodland required.

Issue	Strategic planning principles for the establishment of a diplomatic estate	Land adjacent to Federal Golf Course	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Heritage impact	The protection of heritage values.	No heritage impacts identified in this study.	Heritage railway remnants can be incorporated into site development.	No evidence of European or Indigenous values on this site but requires confirmation through a heritage study. Historic sewer outside development area.
Community Use and Values	The extent to which community uses and values of the site can be addressed.	The western part of the site is excluded from development so public walkways will remain.	Access through the site will be maintained for the public.	High recreational value to community, though access to the Stirling Ridge bushland area can be provided in the subdivision design.
Community impact	The extent to which impacts to the community can be addressed.	Development confined to a small area on the eastern part of the site. A second access through to Brereton Street will only be used for emergencies.	Vegetation along Denman Street will provide a visual barrier.	Trees on Fitzgerald Street to be retained and landscaping will soften visual impact. Lighting will be designed to minimise light spill.
Infrastructure costs	The costs of development including services and off site costs such as access and the cost per block of the development.	Gowrie Drive will require upgrading and lighting. Steep slopes will also mean higher construction costs for buildings. The infrastructure cost of development of the land is estimated at \$5.16 million. This equates to \$737,143 per block.	Moderate costs of servicing the blocks. Servicing four of the blocks will entail a high cost due to the distance for connection to the service. The cost for servicing this site is estimated at \$6.92 million. This is \$461,333 per block.	Stirling Ridge has a comparative advantage with infrastructure costs as it is close to existing services. The infrastructure cost for servicing this site is the lowest at \$3.91 million. This equates to \$434,444 per block.



PART ONE - OVERVIEW

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2 BACKGROUND

The current supply of diplomatic land and accommodation does not cater for the needs of foreign states wishing to establish a mission or alter their diplomatic presence in Canberra. The NCA, which is responsible for diplomatic estate planning on behalf of the Commonwealth, has determined that new sites should be investigated for their suitability as a new diplomatic estate.

The purpose of this study is to undertake a suitability assessment of three sites for diplomatic purposes for the NCA to present to government and the wider community for consideration.

This study:

- Researches the range of environmental, social and economic impacts of a diplomatic estate on each site;
- Considers the community uses, values and impacts from developing the sites;
- Proposes a draft layout sympathetic to community values identified in the public consultation which integrates with the unique characteristics of each site;
- Presents civil, landscape, engineering, infrastructure planning, and a financial impact statement; and
- Based on the assessment, the study outlines the issues associated with the development of each site for a diplomatic estate

The Department of Foreign Affairs and reflected in the National Capital Plan (NCP) specify that diplomatic missions should be established in places which are prestigious, have good access to Parliament House and other designated diplomatic precincts, and meet security requirements¹. The three sites chosen for investigation which meet these requirements are:

- Land adjacent to the Federal Golf Course at Red Hill.
- Land south-west of Stirling Ridge at Yarralumla and
- Land near the Old Canberra Brickworks at Yarralumla.

The location of these sites is shown in Figure 1.

Figure 1 Map showing location of three sites



Source: NCA

¹ NCA (2009) NCP P27

The NCA engaged SGS Economics and Planning (SGS) to undertake the assessment of each site and provide a recommendation on the relative suitability in accommodating diplomatic development. This report sets out the findings from this research and assessment and comprises four parts as shown in Figure 2 below:

- **Part 1 – Overview.** This part provides the background to the study, the method and overview of community consultations.
- **Part 2 – Assessment.** A range of issues are investigated and documented for each of the three sites.
- **Part 3 – Assessment of Development Capacity.** The developable area, a suggested layout and implications of such a development are discussed for each of the three sites.
- **Part 4 – Summary.** An overview of the development issues affecting the three sites is provided for comparison.

Figure 2 Overview of report structure

Part 1 Overview	Part 2 Assessment for each site	Part 3 Assessment of development capacity for each site	Part 4 Summary
<ul style="list-style-type: none"> • Background • Issues for the development of Diplomatic Estates • Study methodology • Community consultation • Statutory and planning policy obligations 	<ul style="list-style-type: none"> • Site description • Land tenure • Existing neighbourhood planning frameworks • Heritage • Social infrastructure • Physical infrastructure • Preliminary bushfire risk assessment • Conclusion 	<ul style="list-style-type: none"> • Physical site constraints and Opportunities • Developable area • Indicative subdivision plan • Building massing / architectural design • Landscape character • Engineering services • Indicative costs of engineering services • Social and community impact • Indicative planning principles • Conclusion 	<ul style="list-style-type: none"> • Summary table • References



3 ISSUES FOR THE DEVELOPMENT OF DIPLOMATIC ESTATES

3.1 Rationale for additional diplomatic sites

Australia's international obligations in regard to diplomatic missions are outlined in the *Vienna Convention on Diplomatic Relations*. Under this convention Australia has an obligation to facilitate the acquisition of, or assist in obtaining, accommodation for diplomatic missions and also to protect diplomatic missions.

Currently, the diplomatic estate is comprised of 101 blocks. The majority of these blocks (93) are located within three estates at Yarralumla, Deakin and O'Malley. The remaining eight blocks are scattered around the Central National Area (CNA) in Deakin, Forrest and Yarralumla.

Within the diplomatic estate:

- 74 blocks are leased to 61 diplomatic missions (some missions lease multiple blocks) – of these, 52 diplomatic missions are established and operating, with nine missions yet to develop their leased blocks;
- One block is subject to final lease negotiations; and
- Seven blocks have been reserved for diplomatic missions wishing to re-locate from premises outside the diplomatic estate.

Of the remaining blocks, 15 have been deemed unsuitable for diplomatic use, due to easements, environment (protected grasslands), or terrain (steep and rocky). Therefore only four blocks within the diplomatic estate remain suitable and vacant for new missions.

The Department of Foreign Affairs and Trade anticipates a strong interest in establishing new diplomatic missions in Canberra reflecting Australia's growing profile in the international arena and as a member of the G20.

It is important to ensure that diplomatic missions currently occupying temporary chanceries, and those wishing to establish a head of mission here in Canberra are afforded security of tenure through lease arrangements in the diplomatic estate. Identification of new areas suitable for diplomatic estates is therefore necessary to meet the anticipated growing demand for the establishment of diplomatic missions.

The NCA, as part of its obligations in managing and planning diplomatic land in Canberra, is required to ensure that an adequate supply of blocks is available to meet this demand.

3.2 Indicative planning principles for diplomatic estates

Strategic planning principles

The Department of Foreign Affairs and Trade specify that diplomatic missions should be established in places which are prestigious, have good access to Parliament House and other designated diplomatic precincts, and meet security requirements. This is also reflected in the NCP. The sites should be planned and designed to establish a distinct character and setting for each area reflecting their national and international significance².

² NCA (2009) NCP P27

Access to emergency services such as fire, ambulance and police is a requirement, and the missions are also patrolled regularly by security services. Security for diplomatic estates is managed by the Australian Federal Police Diplomatic Protection Unit which has its headquarters in Barton; this is also the launch point for first response in the event of an incident.

A range of issues have been considered in the assessment of the suitability of the three sites for diplomatic purposes. Table 1 provides an overview of the criteria that have been considered as part of the assessment process.

Table 1 Strategic planning principles for assessment

Issue	Strategic planning principles assessment
Location	The location of the site including its proximity to other diplomatic estates, the Parliamentary Zone, community facilities and security services.
Potential yield	The area that is available for development after considering constraints, including the number of blocks that can be provided.
Planning and Land management	Steps required to create a land management and planning framework necessary to develop the site as a diplomatic estate.
Contamination	The risk of contamination on the site including any investigations or remediation required.
EPBC Assessment	The certainty of gaining approval for the estate including factoring in any possible delays in approvals.
Access	Provision of vehicular access available to the site for security, emergency services and traffic management.
Traffic impact	Traffic impacts and management of offsite parking.
Environmental impact	The protection of high value flora and fauna habitats and endangered species.
Heritage impact	The protection of heritage values.
Community Use and Values	The extent to which community uses and values of the site can be addressed.
Community impact	The extent to which impacts to the community can be addressed.
Infrastructure costs	The costs of development including services and off site costs such as access and the cost per block of the development.

Design principles

In addition to the above strategic planning principles, the NCA has developed indicative planning principles for development on diplomatic estates. These are designed to ensure that the diplomatic estate maintains and enhances the character of the National Capital and that the city is planned and developed in accordance with its national significance. These development conditions will apply to any future diplomatic estate.

The quantitative standards below may be varied, with the exception of building height and plot ratio, where it can be demonstrated that this would result in excellence in the design outcome.

The development conditions for construction of diplomatic missions are:

- **Building Height:** Development throughout the area shall not be more than two storeys in height and generally no more than 12 metres above the adjacent kerb. The finished floor level of the floor above the basement should not exceed 1m above natural ground level.
- **Plot Ratio:** Development throughout the area shall have a maximum plot ratio of 0.4.
- **Set Backs:** Development shall have generous setbacks from block boundaries.
- **Urban Design:** Design of buildings should reflect the dominant urban design character of the locality.

- **Architectural Excellence:** Development throughout the area shall demonstrate architectural excellence and be of the highest quality, reflecting the prestigious character of the area and the nation represented, in the interests of traffic safety, convenience and streetscape quality. Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact. Roof top plant and equipment, if required, should be carefully integrated with the roof form and screened from public view.
- **Landscape Architectural Excellence** – The front landscape zone shall be developed to provide a high quality landscape setting with space for planting medium to large trees. The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to neighbours and maintain winter sunlight to those properties. The use of hedges is encouraged in lieu of, or combined with, garden walls when forward of the building line. Any front retaining or garden wall should be integrated with the landscape treatments. Garden walls forward of the building line should generally be transparent in character. Large expanses of exposed paved surfaces except for necessary vehicle driveways should be avoided.
- **Car Parking** – Car parking other than parking for visitors should be concealed from the street. If car parking is in a basement it will not be considered to be part of the gross floor area (GFA) of the building. The basement level is also not considered to be a storey.

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4 STUDY METHODOLOGY

This study was undertaken between mid January and May 2012. The consultant team and their respective roles are outlined in Table 2 .

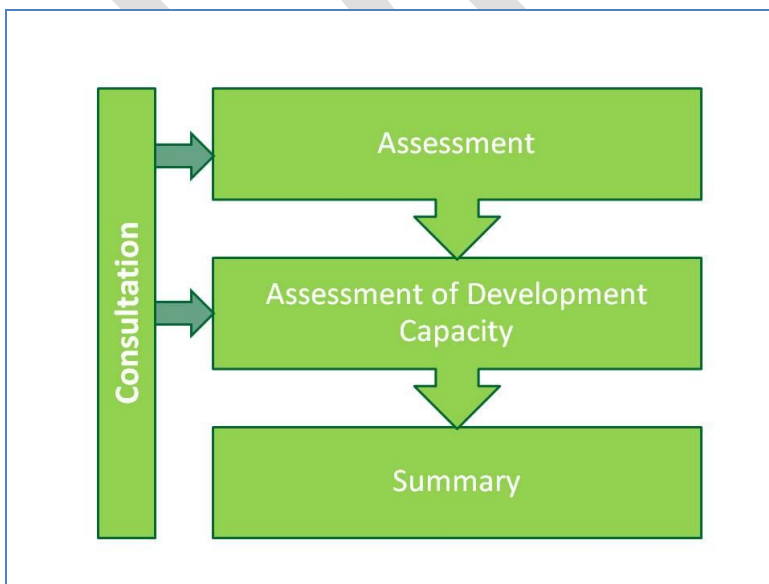
Table 2 Consultant team for this study

Consultant Team	Technical Input
SGS Economics and Planning	Lead Consultant, Project Management, Urban Planning, Economics and Social Impacts
Brown Consulting	Engineering and Traffic
Ecological	Environment and Bushfire
BeaconHill	Stakeholder Consultation
JEA	Urban Design
Capital Valuers	Land Valuation

The study was undertaken in three phases and included community consultation as part of the input. The methodology is shown graphically in Figure 3 and described below:

1. Assessment of the sites including development issues, constraints and opportunities. This stage included consideration of community values and community use of the sites through discussions with stakeholder groups and community drop-in sessions prior to and during the study.
2. Assessment of development capacity. This stage defined the developable area for each site and assessed preliminary designs for the sites including financial costs, community concerns and traffic impact.
3. Summary of the main findings of the study.

Figure 3 Study methodology



5 COMMUNITY CONSULTATION

Two phases of community consultation have been incorporated into this study.

The first phase was undertaken by the NCA prior to the commissioning of this study. The NCA commenced preliminary community consultation on the suitability of the three sites for diplomatic use on 2 September 2011. This input was sought to assist the NCA in identifying the views of the community prior to assessing the detailed suitability of each location. In accordance with the NCA's adopted policy, "*Commitment to Community Engagement 2011*" the public consultation was undertaken for 30 business days and concluded on 14 October 2011.

A brief summary of the major issues raised during the first round of consultation (September 2011 – October 2011) is outlined in Table 3 below. The NCA's report on this phase of consultation is at Appendix 1.

Overall, 179 individual submitters contributed to the consultation which included:

- 144 on-line submitters (making 562 comments); and
- 46 written submissions

Table 3 Summary of consultation undertaken by the NCA (2 September 2011 – 14th October 2011)

	Land Adjacent to the Federal Golf Course	Land Near Old Canberra Brickworks	Land South-West of Stirling Ridge
Summary of feedback	14 written and Over 500 online comments	10 written and 25 online comments	22 written and 37 online comments
Areas of Support	Proximity to existing precincts; Addition of prestige land to the area; Removal of exotic flora/fauna;	Proximity to existing precincts; Vehicular access; Ability to secure the site; Not as much used by the public as the other sites.	Proximity to existing precincts; Ability to secure the site better than the other 2 sites.
Areas of concern	Loss of access to public amenity; Type of diplomatic missions; Timing of development; Environment and heritage impact; Bushfire risk; Red Hill Nature Reserve; Road infrastructure capacity; General infrastructure capacity; NCA legislative capacity; Adherence to the Territory Plan; Legislative requirements; Consultation process; Amending the plan; Loss of legislated open space.	Loss of amenity; Residential development on unused land; Canberra brickworks regeneration; Access to the Canberra brickworks; Utilisation of assessment area; Environment and heritage impact; Road infrastructure capacity; General infrastructure capacity; Amending the Plan.	Loss of public access and amenity; Pedestrian safety; Timing of development; Environmental and heritage impact; Bushfire risk; Traffic capacity; General infrastructure capacity; Speed of proposal; Land use provisions; Amending the plan; Consultation process.

Twenty one submissions also suggested other locations for the Diplomatic Sites and these included:

- North Curtin Horse Paddocks
- Land West of Empire Circuit
- Land between Forster Crescent and Alexandrina Drive
- Mugga Lane or Symonston
- Majura Road
- Yarralumla Bay Oval
- Land between Mugga Way and Hindmarsh Drive
- Land south of Carruthers St in Hughes and
- Land along Northbourne Avenue

The assessment of alternative sites is not part of this study.

A second round of consultation was undertaken by the SGS team during February and March 2012. The focus of this consultation was to elicit further information in relation to community uses and values for each site, as well as specific design issues and concerns should a site be developed for diplomatic purposes. The full report from this consultation is at Appendix 2. There were two parts to this consultation process:

1. Individual discussions with key stakeholder groups; and
2. Public drop-in sessions held at each site over a four day period.

Table 4 highlights some of the main outcomes from the second round of consultation undertaken by the SGS team.

Table 4 Summary of consultation undertaken by the SGS team (February 2012 – March 2012)

Site	Land adjacent to Federal Golf Club	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Main topics	Community Access; Environment: flora and fauna; Access and infrastructure; Red Hill Nature Reserve.	Community access; Traffic and road access; Barrier of trees along Dunrossil Drive; Brickworks Redevelopment; Heritage site: old Brickworks railway.	Community access to and through the site for recreational purposes; Green vista; Traffic and access management; Stand of pinoaks and native vegetation; Important social history associated with the site;
Uses	Recreation and walking; Viewpoint over city; Presence of flora and fauna, natural environment.	Recreation and walking/cycling access, eg route to Dunrossil Drive.	Walking, recreation, and some sporting events (orienteering, triathlon).

Site	Land adjacent to Federal Golf Club	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Issues and concerns	Loss of endangered native vegetation and habitats; Second access requirement; Infrastructure requirements; Potential security measures; Loss of community access; Layout and design of any development.	Retention of community access paths for walking and cycling connections; Acknowledgement and preservation of Brickworks railway; Development to take into account redevelopment of Brickworks site; Urban design controls to retain two story, treed, character of Yarralumla Retention of trees as visual barrier to the suburb; Appropriate design controls around the Uniting Church to recognize its role as community meeting place; Preference for low-density diplomatic use (rather than medium to high density residential); Management of Golden Sun Moth habitat.	Potential loss of community access to Stirling Ridge; Retention of Yarralumla character in urban design; Loss of natural environment / vegetation; Possible loss of visual barrier provided by stand of pinoaks; Recognition of history of the site and nearby area in terms of indigenous heritage, early European settlement and Canberra's early development.

Key issues identified included public amenity and access, environment and heritage, security, lighting and traffic concerns. The process uncovered a number of heritage and environmental considerations for each site for which claims will be assessed. These values have been captured and will form part of the assessment.

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6 STATUTORY AND PLANNING POLICY OBLIGATIONS

This Chapter outlines the main statutory and planning policy obligations of the Australian and ACT Governments which provide the planning framework in the ACT and that have a direct impact on the three sites that are the subject of this report.

6.1 Commonwealth legislation

The Australian Capital Territory (Planning and Land Management) Act 1988 (Cth)

The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cth) (the PALM Act) established the NCA as an Australian Government agency with a number of responsibilities, including the preparation and review of the National Capital Plan (NCP). In addition to the NCP, the PALM Act also requires the ACT Government to prepare and administer a Territory Plan. The PALM Act makes it clear that the Territory Plan must be consistent with the NCP and that if there is any inconsistency between the two plans, the NCP prevails over the Territory Plan. The relevant Territory Plan provisions are discussed in more detail later in this Chapter.

The key objective of the NCP is to ensure that Canberra and the ACT are planned and developed in accordance with their national significance. The NCP also includes several key objectives that apply throughout the ACT and several elements that apply in specific locations. For example, S.10(1) of the PALM Act provides that the NCP may specify areas of land that have the special characteristics of the National Capital to be 'Designated Areas' and set out the detailed conditions of planning, design and development in those 'Designated Areas' and the priorities in carrying out such planning, design and development.

The NCP identifies that three primary factors are relevant in deciding the extent of the Designated Areas. The three primary factors are:

1. Canberra hosts a wide range of National Capital functions – activities which occur in Canberra because it is the National Capital and which give Canberra a unique function within Australia;
2. Griffin's strong symbolic design for Canberra Central has given the National Capital a unique and memorable character; and
3. Canberra's landscape setting and layout within the Territory have given the Capital a garden city image of national and international significance.

The National Capital functions include:

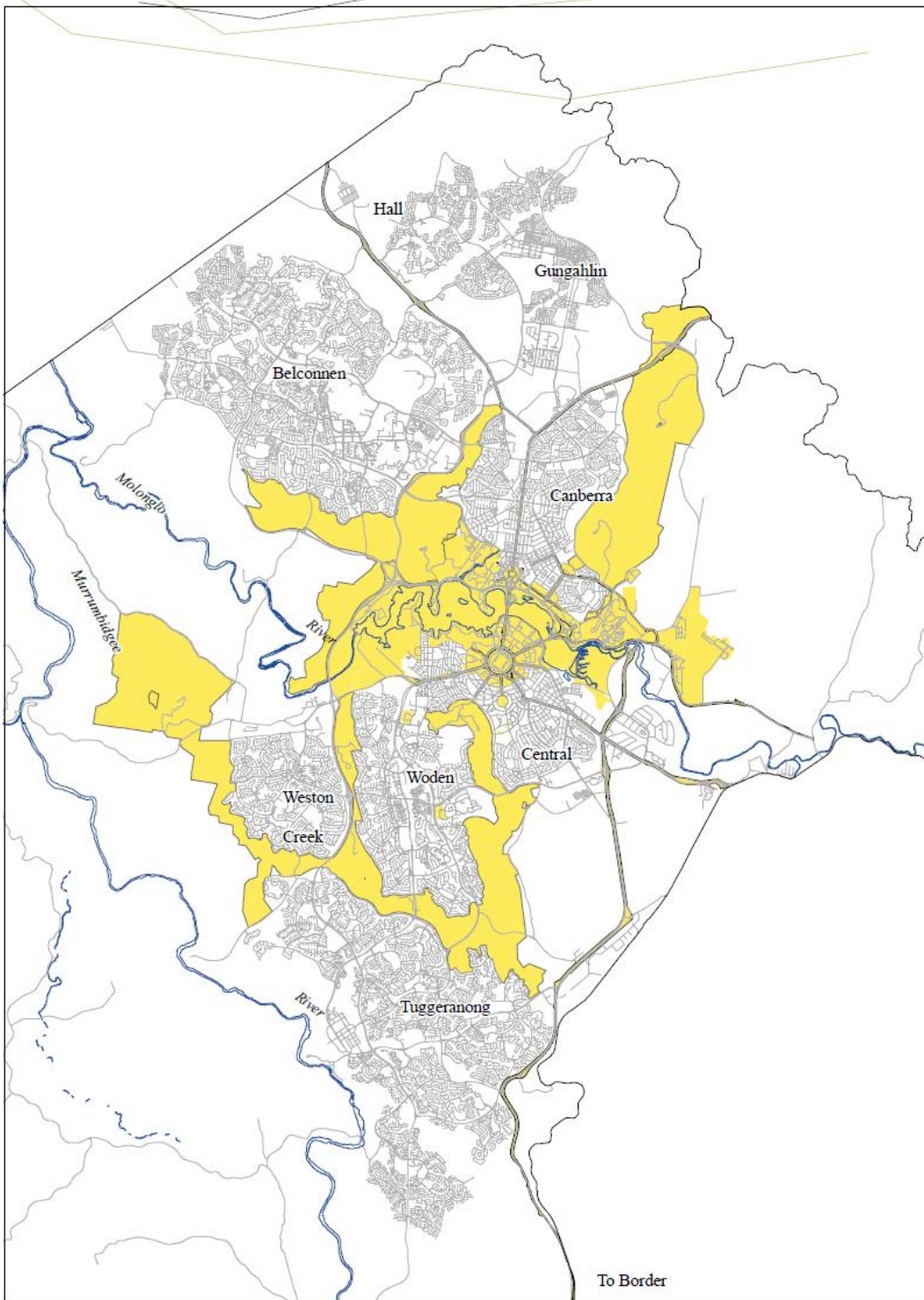
- Parliamentary uses;
- Key Australian Government policy departments which have a close association with Parliament;
- Official residences of the Prime Minister and the Governor-General;
- Diplomatic Missions of foreign countries;
- Major national institutions such as the High Court, Australian National Gallery, the National Library of Australia; and
- Major national associations.

The Designated Areas are shown in Figure 4, and comprise the following areas:

- Lake Burley Griffin and its foreshores;
- The Parliamentary Zone;
- The balance of the CNA adjoining the Lake and the Zone, and extending from the foot of Black Mountain to the airport;

- The Inner Hills which form the setting for the CNA; and
- The Main Avenues and Approach Routes between the ACT Border and the CNA.

Figure 4 National Capital Plan: Designated Areas



Source: NCP P20

Within the Designated Areas, the NCA has the sole responsibility for determining the detailed conditions of planning, design and development, and for Works Approval. Designated Areas are excluded from the provisions of the Territory Plan and are controlled by the provisions of the NCP (s.25 (1)(b)(i) and s.25(6) of the PALM Act

Section 27(1) of the PALM Act enables the relevant Minister to declare specified areas in the ACT to be National Land if the land is, or is intended to be, used by or on behalf of the Commonwealth.

The three sites under consideration have the following land management and Designated Areas status:

- Land south-west of Stirling Ridge is located within Designated Areas and is National Land (under the control of the NCA);
- Land near the Old Canberra Brickworks is outside of Designated Areas and is unleased Territory Land; and
- Land adjacent to the Federal Golf Course is outside of Designated Areas and is leased Territory Land.

Currently, the Diplomatic estates at Yarralumla, Deakin and O’Malley are within Designated Areas, and have been declared National Land. It would be the intention that a new Diplomatic estate be subject to the same provisions. In the case of land near the Old Canberra Brickworks and land adjacent to the Federal Golf Course, if either site was found to be suitable for diplomatic use, an amendment to the NCP would be required to include the site in Designated Areas. The land at the Federal Golf Course would also need to be designated as “National Land for the Special Purpose of Canberra as the National Capital” under the NCP. This would ensure that future development is subject to the principles and policies of the NCP for the Diplomatic estate, and that the NCA had the responsibility for approving all works.

Table 5 describes some of the more detailed elements of the NCP that apply to the three sites that are the subject of this study.

Table 5 Provisions in the National Capital Plan relating to the three possible diplomatic sites

Possible Diplomatic Sites	National Capital Plan – Areas of National Significance
<p>Land Adjacent to the Federal Golf Course</p>	<p>Context: The land adjacent to the Federal Golf Course is leased to the Federal Golf Club and is on Territory Land. However, the Federal Golf Course adjoins the Red Hill Nature Reserve which is part of the Inner Hills area and is an integral part of the National Capital Open Space System (NCOSS). The NCOSS is within the Designated Area provisions of the NCP as well as in areas outside the Designated Areas.</p> <p>NCP Provisions: The Inner Hills provide the scenic backdrop and natural setting for Canberra’s urban areas, and within Canberra Central they are integral to the Griffin design. Accordingly, their planning, design and development as open space areas are central to the maintenance and enhancement of the character of the National Capital.</p>
<p>Land near the Old Canberra Brickworks</p>	<p>Context: The land near the Old Canberra Brickworks adjoins part of Dunrossil Drive (leading to Government House) which is within the CNA and is subject to the Designated Area provisions of the NCP.</p> <p>NCP Provisions: While the NCP does not specifically mention the Brickworks precinct, the NCP does suggest that the nearby Westbourne Woods, Government House and Canberra Incinerator are significant sites around the Lake and will be given special consideration to protect them in the most appropriate way, and that conservation plans will be prepared for key sites.</p>

Possible Diplomatic Sites	National Capital Plan – Areas of National Significance
Land South-west of Stirling Ridge	<p>Context: The adjoining Lake Burley Griffin and Foreshores are part of the NCOSS and this site is within the CNA.</p> <p>NCP Provisions: The NCP recognises that the Official Establishments Trust has been considering Stirling Park and Attunga Point as possible future sites for the Prime Minister's residence. The NCP also notes that these areas will be reserved for this purpose until a decision is made.</p> <p>Stirling Park is recognised as a site of significance around the Lake and will be given special consideration to protect it in the most appropriate way, including with conservation plans. A Heritage Management Plan has subsequently been prepared for this site and is discussed later in the report...</p>

Development of the land adjacent to the Federal Golf Course and land near Old Canberra Brickworks for diplomatic purposes will require a change to the Territory Plan, in addition to an amendment to the NCP. This is discussed in more detail later in this Chapter.

The Environment Protection and Biodiversity Conservation Act 1999 (Cth)

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Commonwealth's principal piece of environmental and heritage protection legislation. The EPBC Act recognises a range of protected matters which are of national environmental significance under the Act's assessment and approval provisions. The matters protected under the EPBC Act, include:

- World Heritage;
- National Heritage;
- Wetlands of international importance;
- Listed threatened species and communities;
- Listed migratory species;
- Protection of the environment from nuclear actions; and
- The marine environment.

The matters protected that are of relevance (either directly or indirectly) to the sites that are the subject of this report include National Heritage places and listed threatened species and communities.

For a place to be entered on the National Heritage list, the place must have outstanding heritage value to the nation because of its natural, Indigenous and/or historical values and the place must meet one (or more) of the criteria prescribed in the *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regulations).

Ecological communities are unique and naturally occurring groups of plants and animals. Their presence can be determined by factors such as soil type, position in the landscape, climate and water availability. Listed threatened species and ecological communities are protected through the EPBC Act by providing for:

- Identification and listing of species and ecological communities as threatened;
- Development of conservation advice and recovery plans for listed species and ecological communities;
- Development of a register of critical habitat;
- Recognition of key threatening processes; and
- Where appropriate, reducing the impacts of these processes through threat abatement plans.

The EPBC Act also provides protection of the environment from proposals involving the Commonwealth, including a requirement for approval of activities involving Commonwealth land (s.26) and activities of Commonwealth agencies significantly affecting the environment (s.28).

A Commonwealth Heritage List is also established under the EPBC Act, which comprises of natural, Indigenous and/or historic heritage places which are either entirely within a Commonwealth area, or outside the Australian jurisdiction and owned or leased by the Commonwealth or a Commonwealth Authority; and which the Minister is satisfied have one or more Commonwealth Heritage values. A 'Commonwealth Area' is land owned by the Commonwealth or a Commonwealth

agency and airspace over the land, an area held under lease by the Commonwealth or a Commonwealth agency (s.525)³. S.26 of the EPBC Act protects (among other things) the Commonwealth Heritage values of a Commonwealth Heritage place on Commonwealth land, because the heritage values of a place are part of the environment. For a place to be entered on the Commonwealth Heritage List, the place must meet one (or more) of the Commonwealth Heritage criteria prescribed in the EPBC Regulations.

Under the EPBC Act, actions that have, or are likely to have, a significant impact⁴ on the environment⁵, require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. It is the responsibility of the person taking the action to refer it to the Minister. The Act provides penalties, including criminal penalties, if an action is not referred and is later found to contravene the Act.

The Minister will decide whether assessment and approval is required under the EPBC Act, and three outcomes of this referral are possible:

1. The action is determined not to have a significant impact and can go ahead; or
2. The action can go ahead subject to conditions (which must be included in the referral) and a 'Specified/Particular Manner' finding is made; or
3. The action is 'controlled', which means that further assessment is required before a decision can be made on whether it can go ahead. The Minister determines the level of assessment, which ranges from Preliminary Information through to a full Public Inquiry (refer to Part 7 of the EPBC Act for further information on assessment methods).

The Minister for Sustainability, Environment, Water, Population and Communities (SEWPAC) considers the information provided through the selected assessment level and determines if the action can go ahead and under what circumstances. The Minister can refuse an action at the end of this process if the environmental impacts cannot be appropriately managed.

To ensure the ongoing protection of a National Heritage place and/or a Commonwealth Heritage place, the EPBC Act provides for the preparation of management plans that set out how the significance of the place will be protected and conserved. Plans must be consistent with the *National Heritage Management Principles* or the *Commonwealth Heritage Management Principles* as prescribed in the EPBC Regulations.

An endorsed management plan for a place does not exempt the agency from making a referral under the EPBC Act if any action proposed in the management plan is likely to have a significant impact on the environment and the identified heritage values.

The ACT Government is vested with responsibility for the management and control of Territory Land. Most land within Designated Areas is Territory Land (for example, the Inner Hills are Territory Land but within Designated Areas). The Hawke Review of the NCA⁶ and the Hawke review of the EPBC Act⁷ highlighted a gap in the heritage protection between the ACT and Australian Government within Designated Areas.

The NCA has prepared a Heritage Management Plan (HMP) for Lake Burley Griffin and Adjacent Lands, which includes Stirling Ridge and Attunga Point). The land south-west of Stirling Ridge, under consideration in this report, is subject to the HMP. The relevance of this plan is discussed in more detail in the Chapter dealing with the assessment of this site for diplomatic uses.

6.2 ACT legislation and policies

The Territory Plan

In addition to the NCP, the PALM Act also requires establishment of an ACT Government planning authority to prepare and administer a Territory Plan. The PALM Act makes it clear that the NCP prevails over the Territory Plan, but the two plans are intended to be complementary.

³ Territory Land in the ACT is not a Commonwealth area, unless it is held under lease by the Commonwealth or a Commonwealth agency.

⁴ Defined in S.527E of the EPBC Act.

⁵ Defined in S.528 of the EPBC Act.

⁶ http://www.nationalcapital.gov.au/index.php?option=com_content&view=article&catid=126:2011-media-releases&id=2152:independent-review-of-the-national-capital-authority-released&Itemid=187

⁷ <http://www.environment.gov.au/epbc/review/index.html>

The designations for these three sites under the ACT Government Territory Plan are shown in Table 6. Development for diplomatic purposes on land adjacent to the Federal Golf Course and near the Old Canberra Brickworks will be subject to detailed planning and development conditions under the NCP (as Designated Land).

Table 6 Designations under the Territory Plan for the three sites.

Sites	Territory Plan Designation
Land Adjacent to the Federal Golf Course	PRZ2 (Restricted Access Recreation)
Land near Old Canberra Brickworks	CZ6 (Leisure and Accommodation), PRZ2 (Restricted Access Recreation), PRZ1 (Urban Open Space)
Land South-west of Stirling Ridge	Not relevant

The Canberra Spatial Plan

The Canberra Spatial Plan (2004) sets out the ACT Government's 30 year vision for directing and managing growth⁸. Whilst the Spatial Plan guides future development it is not a statutory plan. The three sites are located within the urban area, under the existing Spatial Plan.

The Spatial Plan also protects nature reserves that provide significant habitats for wildlife within the urban and non urban areas. These will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement. The Red Hill Nature Reserve adjoins the land being considered near the Federal Golf Course and this is discussed further under the assessment of the land within the Federal Golf Course site.

The Spatial Plan is currently under review and the ACT Government has released the draft ACT Planning Strategy⁹ for public comment. This plan sets out the foundations for growth in the ACT for the next 20 years. Drawing on feedback from the *Time to Talk*¹⁰ consultation, the draft ACT Planning Strategy promotes urban consolidation to support a compact city, quality urban development, transport and land-use integration and housing diversity. The three sites are within the urban footprint area of Canberra where future urban growth is supported.

Transport for Canberra

In 2012 the ACT Government endorsed the Transport for Canberra Policy which updates the 2004 Sustainable Transport Plan. The 2012 Policy has set targets for achieving sustainable mode shares (non car based travel) – to increase from 15.4% in 2006 to 30% by 2026¹¹.

The Policy promotes a public transport network based on a frequent and rapid bus service supported by local coverage¹². The public transport network has the following components of relevance to the three sites and shown on Figure 5:

- Rapid Service along Adelaide Avenue (relevance to the Brickworks and Stirling Ridge site); and
- Frequent local service within Deakin (relevance to Red Hill site).

In relation to the three sites under investigation, proximity to non car based travel (walking and cycling) will also be assessed within Part 2 of the report.

⁸ Canberra Spatial Plan http://apps.actpla.act.gov.au/spatialplan/1_future/index.htm

⁹ Draft ACT Planning Strategy web site:

http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/planning_strategy

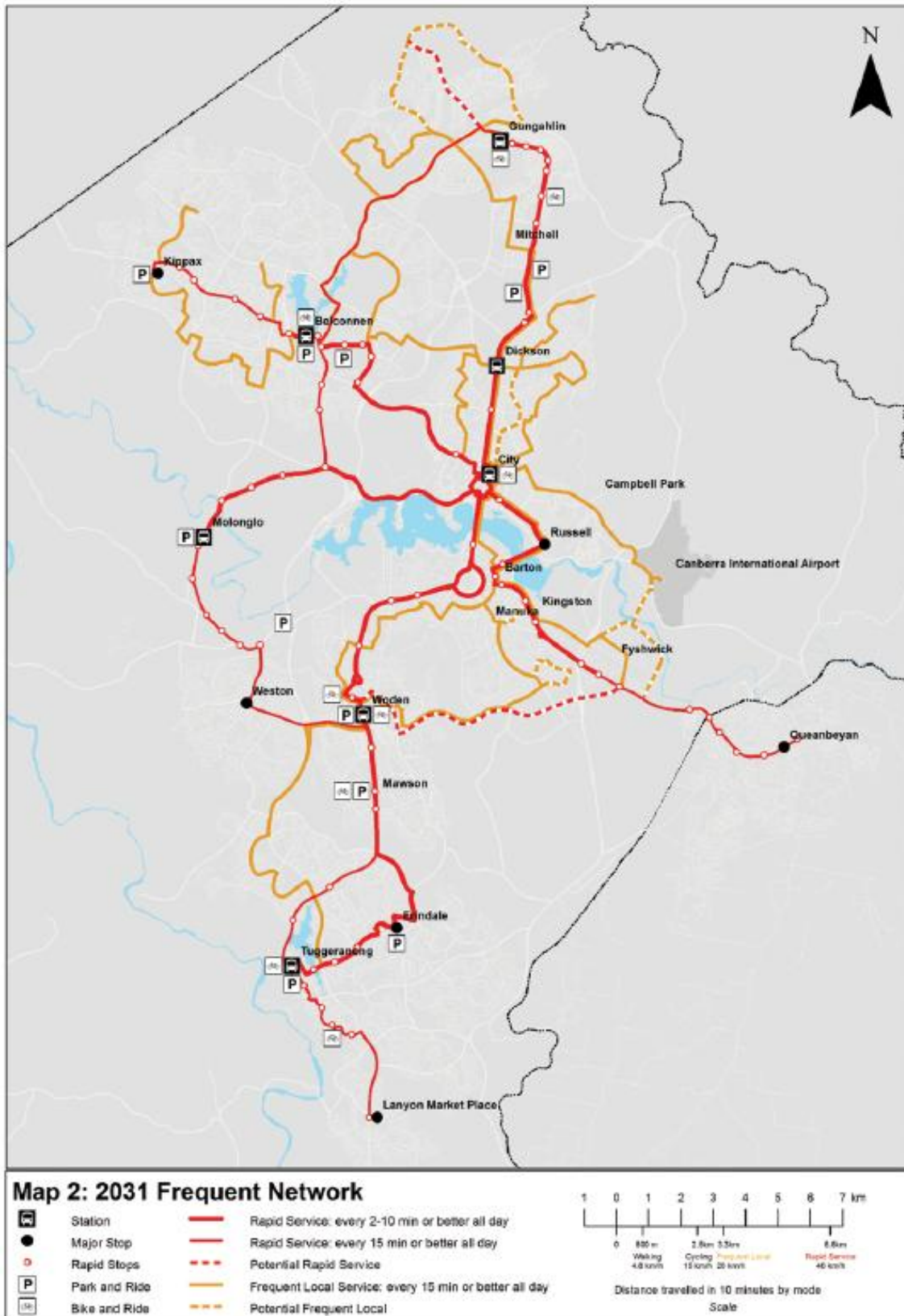
¹⁰ ACT Government Time to Talk web site <http://timetotalk.act.gov.au/time-to-talk/>

¹¹ ACT Sustainable Transport Plan

http://www.tams.act.gov.au/move/sustainable_transport/sustainable_transport_plan_actions

¹² ACT Transport for Canberra Policy http://www.environment.act.gov.au/transport_and_planning/transport_for_canberra (P58)

Figure 5 Transport for Canberra – Frequent Network Map



Source: Transport for Canberra Policy (2012-2031)

PART TWO - ASSESSMENT

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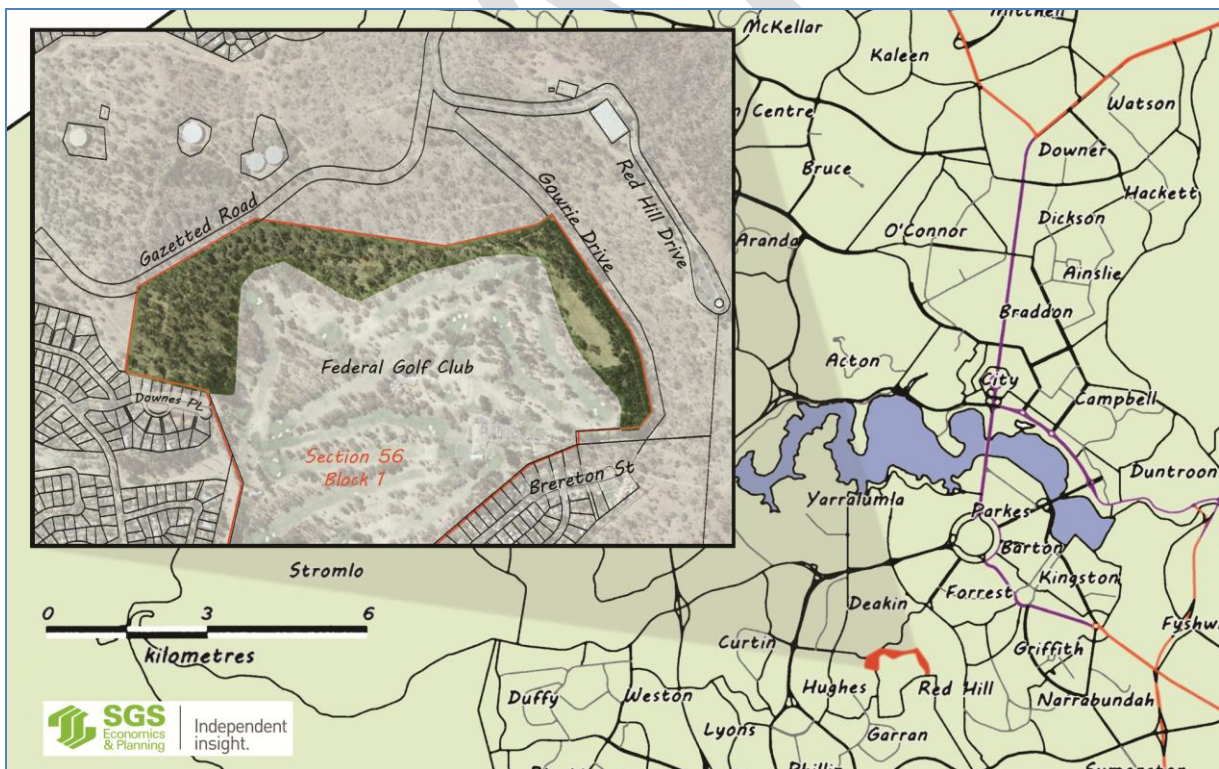
7 LAND ADJACENT TO THE FEDERAL GOLF COURSE (RED HILL)

7.1 Site description

This site (approximately 16ha in size) is located on part of Block 1, Section 56 Red Hill and is in the northern area of the land held by the Federal Golf Club and adjacent to the Golf Course (Figure 6). The site is accessed via Gowrie Drive and is largely undeveloped bushland.

The site is bordered on its northern boundary by the Red Hill Nature Reserve which is designated land under the NCP (as part of the NCOSS) and is predominately characterized by native and indigenous vegetation with some areas of deciduous/exotic vegetation. Red Hill is at an elevation of 725m and provides views over the city and beyond from the Red Hill lookout.

Figure 6 Land adjacent to the Federal Golf Course — Red Hill



Existing Physical Environment

The site contains native woodland vegetation, habitat for threatened woodland birds, a disused fairway, landscaping depot and mature plantings of exotic and native trees.

There is one main walking track through the site which appears to double as a service track for golf course vehicles. This track runs along the edge of the course from Gowrie Drive to the end of Downes Place. Several other tracks branch off from this and lead up the slopes to another track on the boundary of the site (Figure 7). Both these tracks meet at a gate on Gowrie Drive and link up to tracks on the other side of the road that lead up to Red Hill Lookout.

Several areas of the site are used to store soil, rock and vegetative spoil from the golf course but most other areas appear unmodified from natural terrain.

Figure 7 Trail along site boundary



Source: JEA photo taken February 2012

Typical site vegetation



Source: JEA photo taken February 2012

The vegetation throughout this site is predominantly native bushland consisting of medium to high quality eucalypts with native shrub and grass understory (Figure 7). There are two open areas; one in the eastern section is semi managed grassland while the second in the central areas is a spoil storage area consisting of bare dirt and soil piles (Figure 8).

Figure 8 Eastern open grass area



Source: JEA photo taken February 2012

Central spoil storage area



Source: JEA photo taken February 2012

Figure 9 Overview of the site's physical characteristics – land adjacent to the Federal Golf Course



Topography

The landform of this site consists of the undulating lower slopes of Red Hill elevated above the Federal Golf Course on three sides. The land generally slopes towards the golf course on all sides. The longest edge of the site is to the north of the golf course and has a southerly aspect. The site is quite narrow in the north east corner and widest at the western end. There are several gullies and drainage lines throughout the site all falling towards the golf course. The site is quite steep in some sections and grades in excess of 15% are common. The steep slopes, though not a constraint to development, will potentially add costs to construction and servicing. The slope mapping is shown on the physical constraints map at Figure 52.

The steep grades provide challenging development sites with regard to site and road grading. This is particularly the case from Gowrie Drive, which is a steep winding road where site distance and intersection placement would need to be carefully considered.

Environmental Values

The subject site is bordered to the north by the Red Hill Nature Reserve which is part of Canberra Nature Park and the NCOSS under the NCP. Referral under the EPBC Act, to the Federal Minister for Environment may be required as it adjoins the Canberra Nature Park.

The vegetation in the western part of the investigation site is contiguous with the Nature Reserve, and contains 375 hectares of remnant woodland including threatened species. A submission to the NCA by the Red Hill Bush Regenerators acknowledges the ecological values within the Red Hill Nature Reserve:

“The Woodland on Red Hill is a component of the White Box-yellow Box- Blakely’s Red Gum Grassy Woodlands and Derived Native Grasslands, which was listed nationally as critically endangered on May 2006. Yellow Box – Red Gum Grassy Woodland has been listed as endangered in the ACT since 19 May 1997. Red Hill supports one of the largest remaining remnants of the endangered Yellow Box-Blakely’s red gum grassy woodland in Australia.”

The National Trust (ACT) has classified a Button Wrinklewort habitat on the lower western slopes of Red Hill (currently in an open space area and outside the assessment area). Whilst this registration has no legal status it is acknowledged as an important habitat.

Further information on the Red Hill Nature Reserve as a recreation area is included in Section 7.5 .

The following ecological assessment has been derived from Rowell (2012) and the report is at Appendix 3. Vegetation features are mapped in Figure 10 and fauna in Figure 11. Development of any part of the Red Hill site would require widening of Gowrie Drive and construction of an additional access road, provision of utilities and maintenance of asset management zones between the development and the adjacent woodland. This would entail loss of some remnant eucalypts and threatened White Box-Yellow Box-Blakely’s Red Gum Grassy Woodland and Derived Native Grassland (Box-Gum Woodland).

The woodland communities listed under Commonwealth and ACT legislation are defined slightly differently, but are essentially the same community. These communities are shown separately in Table 7 but are treated as one woodland and described in the report as Box-Gum Woodland.

Flora characteristics

The eastern area represents the eastern most ‘finger’ of the site and is approximately 4ha in area. According to Rowell & Crawford (1997) and Rowell (2009), the vegetation prior to European settlement would have been Box-Gum Woodland. Most native vegetation was cleared for construction of a fairway, since abandoned, with some eucalypts left around the edges. A dense growth of many types of woody weeds has replaced the native understorey. Many of the remnant eucalypts are dead or in poor health due to drought and competition from woody weeds, and the vegetation does not meet the criteria for Box-Gum Woodland.

The northern area represents the thin section linking the eastern and western ‘fingers’ and is approximately 4ha in area. The original vegetation of this area would have been Box-Gum Woodland , with *Eucalyptus melliodora* (Yellow Box) and *E. blakelyi* (Blakely’s Red Gum) and also *E. bridgesiana* (Apple Box) and *E. dives* (Broad-leaved Peppermint) due to the southerly aspect and footslope position. The remaining eucalypts are mainly Apple Box, many of them mature and with large hollows.

The understorey is substantially disturbed with *Phalaris aquatica* (Phalaris) and other perennial exotic grasses dominating, and thickets of woody weeds are common. As in the eastern area there is a dense growth of woody weeds and exotic ground covers. There are scattered patches of native understorey plants and the vegetation grades into the threatened Box-Gum Woodland north of the golf course fence. Parts of the area between the boundary track and the fence could be rehabilitated with an intensive program of woody weed removal followed by spraying of herbaceous weeds and replanting of native understorey species

The central part of the area is used as a dump and storage area for landscaping materials such as sand, soil, gravel, and logs and prunings from existing landscaping.

The western area represents the western-most 'finger' of the site and is approximately 8ha in area. Most of this area is covered by Box-Gum Woodland in moderate to very good condition, with a diverse native-dominated understorey containing many uncommon and/or sensitive species, and a sparse shrub layer. The structure is moderately complex with many mature trees, moderate regeneration, and occasional dead trees and logs. The density of mature trees in this area is greater than in much of the nearby Red Hill Nature Reserve, and mistletoe is also more common. As well as Yellow Box and Blakely's Red Gum; Apple Box, Broad-leaved Peppermint and *Eucalyptus polyanthemos* (Red Box) are present. The drainage lines contain some exotic perennial grasses. Herbaceous weeds are common in much of the area, but woody weeds have been fairly well controlled. The western end near Downes Place is more disturbed, with plantings of exotic and non-local species near the houses.

A 20 x 50 metre vegetation quadrat was surveyed in the north-western part of the area. This contained 47 native species including 11 from the EPBC Act list of 'important' species for the Box-Gum Woodland community and 15 identified as 'indicator species, level 2'; these are rare grassy ecosystem species which occur on high quality sites (Rehwinkel 2007). Such species included *Swainsona sericea* (also seen south of the quadrat) and *Lotus australis* (Australian Trefoil).

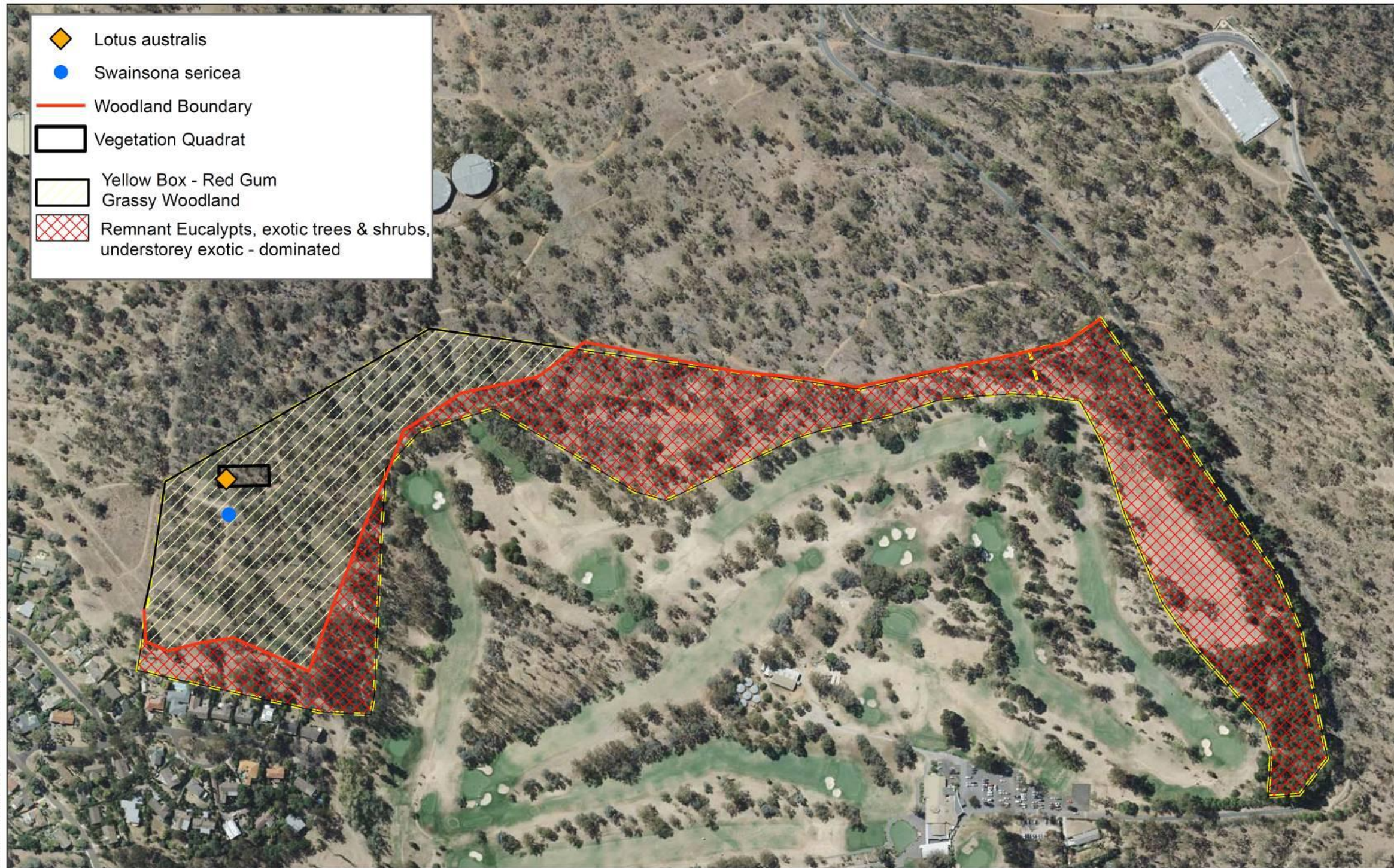
No EPBC Act listed plant species have been identified onsite, though orchid surveys have not been undertaken. The species listed with potential to occur in the site (Table 7) were however considered unlikely to be present due to the past disturbance of the understorey and the mainly south-facing slope.

The Red Hill Nature Reserve is located to the north of the subject site. It contains 261ha of threatened Box-Gum Woodland (ACT Government 2004) on a variety of aspects and slopes, and is only separated from the larger Callum Brae-Mugga woodlands by Hindmarsh Drive. The ACT Red Hill Bush Regeneration Group has recorded 196 native woodland plant species in the nature reserve.

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Figure 10 Vegetation habitats (from Rowell 2012) – land adjacent to the Federal Golf Course



Location: L:\Projects\DIplomatic\New Diplomatic Sites Planning\Stirling_Ridge_NTG.mxd



Australian Government
National Capital Authority

Treasury Building, King Edward Terrace, Parkes ACT 2600, GPO Box 373 Canberra ACT 2601
T 02 6271 2888, F 02 6273 4427, www.nationalcapital.gov.au www.virtualcanberra.gov.au

Map Title:
Figure 6
Federal Golf Club
Vegetation Communities

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DATE:	14/02/2012
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REVISION:	



Figure 11 Fauna habitat (from Rowell 2012) – land adjacent to the Federal Golf Course



Fauna characteristics

In the eastern area there is evidence that *Macropus giganteus* (Eastern Grey Kangaroo) graze in the open part of this site, and there are well-worn kangaroo tracks from the Red Hill Nature Reserve to the golf course area. Rabbits are common in the area.

Rhipidura rufifrons (Rufous Fantail), listed as a terrestrial migratory species under the EPBC Act, was identified in the south-east of this area, in a gully at the corner of Gowrie Drive containing two large eucalypts and dense woody weeds in Figure 11. This species travels through Canberra on its way to and from its breeding areas, and the location where it was identified resembles the wet forest gully structure it usually occupies. Other native birds have been observed in this area, though none were threatened species.

There is a small amount of potential feeding habitat for *Daphoenositta chrysoptera* (Varied Sittella) in the remnant eucalypts, but no significant habitat for other threatened bird species. There is no potential habitat for *Aprasia parapulchella* (Pink-tailed Worm-lizard) or *Perunga ochracea* (Perunga Grasshopper) in this area.

In the northern area there is evidence that Eastern Grey Kangaroos use and pass through this area (tracks and occasional droppings), and there are tree hollows suitable for use by *Trichosurus vulpecula* (Brush-tailed Possums) and *Petaurus breviceps* (Sugar Gliders).

There is a small amount of potential habitat for threatened woodland birds such as Varied Sittellas, White-winged Trillers and Rainbow Bee-eaters (feral honeybees) in the remnant eucalypts in this area. Many of the remnant eucalypts contain large hollows suitable for nesting by larger species such as *Callocephalon fimbriatum* (Gang-gang Cockatoos), as well as smaller hollows suitable for other birds and insectivorous bats. Birds inhabit trees between the golf course and the woodland. There is no potential habitat for Pink-tailed Worm-lizard or Perunga Grasshopper in this area.

The western area is heavily used by runners, dog walkers and mountain bike riders. Aggressive, communal birds are common and small birds are relatively rare.

There is evidence that Eastern Grey Kangaroos use this area (tracks and occasional droppings), and there are many tree hollows suitable for use by Brush-tailed Possums. There are also numerous small tree hollows suitable for insectivorous bats, and the adjacent open golf course with ponds would provide additional feeding areas for these animals.

Twenty-eight bird species have been observed in this area, though none of the threatened woodland birds were seen. There is potential habitat for several of the threatened species, including *Lathamus discolor* (Swift Parrot), *Polytelis swainsonii* (Superb Parrot), *Merops ornatus* (Rainbow Bee-eater), *Anthochaera phrygia* (Regent Honeyeater), *Lalage tricolor* (White-winged Triller) and Varied Sittella. The Varied Sittella is the threatened species most likely to be present.

Gang-gang Cockatoos are common, and two probable nest trees have been noted (Figure 11), with pairs of birds attending and/or entering large hollows. Other birds which nest in large hollows were also present including evidence of the roost site of an owl or diurnal raptor.

There is some potential habitat for the Perunga Grasshopper, especially in the higher parts of this area. The species was not recorded during surveys, but has been recorded elsewhere on Red Hill. There is an old record of Pink-tailed Worm-lizard from the Red Hill Nature Reserve (Osborne et al. 1991), but no potential habitat has been identified on site.

The continuity, variety and diversity of the vegetation in the Red Hill Nature Reserve provides habitat for many birds, with 82 species recorded in the reserve between 1998 and 2006 (COG 2006). This includes a number of raptors, and several threatened or declining species.

Summary

Development of any part of the Red Hill site would require widening of Gowrie Drive and construction of an additional access road, provision of utilities and maintenance of asset management zones between the development and the adjacent woodland. This would entail loss of some remnant eucalypts and threatened Box-Gum Woodland.

The eastern area is mostly of low conservation value due to extensive invasion by woody weeds, including Monterey Pines from the eastern boundary. The other woody weeds are mostly those spread by birds, suggesting that the pines are used as a roost by fruit-eating species. The woody weeds and the prolonged drought have had a negative effect on the healthy native vegetation in this area, including hollow-bearing trees. Even with weed removal, it is unlikely that the remaining native vegetation will be healthy enough to trigger regeneration of the area. Development of this area would result in the

loss of some bird habitat, and hinder movement of kangaroos and birds between Red Hill Nature Reserve and the golf course.

In the northern area, the understorey of the woodland south of the golf course fence has been degraded by weed invasion to the extent that it no longer meets the definition of the threatened Box-Gum Woodland. The remnant eucalypts, however, provide valuable habitat for birds, bats and possums. The dense woody weeds also have habitat value for some small birds, and provide a screen that may reduce the effect on the adjacent fauna habitats from noise and human activity on the golf course. If the woody weeds were removed and herbaceous weeds controlled thereafter, assisted eucalypt regeneration or native shrub plantings could perform the same function.

The western area is on a south-facing slope, an aspect which is not well represented in the adjacent Red Hill Nature Reserve. The Box-Gum Woodland here contains Broad-leaved Peppermint and other plant species typical of south-facing slopes. There are also many large hollow-bearing trees, and more logs and mistletoes than much of the Red Hill woodland. The aspect may have partially protected the site from bushfires that affected parts of the reserve in 1998 and 2001.

This area has been categorised as partially modified Yellow Box Red Gum Grassy Woodland endangered ecological community in the ACT Lowland Woodland Conservation Strategy (ACT Government 2004). This category contains the highest quality remaining woodlands of this type in the ACT. Much of the Box-Gum woodland in the Red Hill Nature Reserve is in a lower quality category. This vegetation also likely meets the criteria for the EPBC Act listed White Box-Yellow Box-Blakely's Red Gum Woodland.

The diversity of the threatened woodland community in this area, its complex structure and continuity with the Red Hill Nature Reserve woodland and golf club fauna habitats, and the number of uncommon or sensitive plant species present all contribute to its high environmental value. Development of part of this area would involve loss of threatened community and fauna habitats, and degrade the value of the remainder through fragmentation, weed invasion, increased human disturbance and impeding wildlife movements.

Development close to the boundary of the existing woodland in Red Hill Nature Reserve would cause some degradation of the adjoining woodland and fauna habitats through disturbance from construction of buildings and utilities, maintenance of asset protection zones, weed invasion, additional pedestrian use, barriers to wildlife movement, and through disturbance to wildlife by increased noise and human activity.

The ecological constraints for the site range from significant in the western and northern portions to minor in the eastern 'finger'. The western area contains Box-gum Woodland in moderate to very good condition and which provides significant habitat for threatened bird and other fauna species. The northern portion contains similar habitat values in poorer condition. However, while the eastern-most section contains some remnant trees, it has been too disturbed by previous land uses to qualify as the threatened community adjacent. Even with the removal of weeds, this area is likely to be source of weed infestation for the rest of the site and adjacent Red Hill Nature Reserve. These issues are summarised in Table 7, which lists potential and identified ecological values for the site. Any species or community listed as "likely" or "Habitat Present" may require further survey to confirm its presence on site or assess the likely impact.

Table 7 Summary of potential and identified ecological values for land adjacent to the Federal Golf Course

Scientific Name	Common Name	Status		Identified during recent surveys
		EPBC Act 1999 (Cth)	Nature Conservation Act 1980 (ACT)	
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland		Critically endangered	-	Likely
Yellow Box-Red Gum Grassy Woodland		-	Endangered	Yes
<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard	Vulnerable	-	-
<i>Perunga ochracea</i>	Perunga Grasshopper	-	Vulnerable	Habitat Present
<i>Caladenia (Arachnorchis) actensis</i>	Canberra Spider Orchid	Critically endangered	Endangered	-
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Endangered	Endangered	-

<i>Rutidosis leptorrhynchoides</i>	Button Wrinklewort	Endangered	Endangered	-
<i>Leucochrysum albicans var. tricolor</i>	Hoary Sunray	Endangered		-
<i>Swainsona recta</i>	Small Purple-pea	Endangered	Endangered	-
<i>Hieraaetus morphnoides</i>	Little Eagle	-	Vulnerable	-
<i>Lathamus discolor</i>	Swift Parrot	Endangered	Vulnerable	Habitat Present
<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Vulnerable	Habitat Present
<i>Merops ornatus</i>	Rainbow Bee-eater	Migratory species	-	Habitat Present
<i>Rhipidura rufifrons</i>	Rufous Fantail	Migratory species	-	Yes
<i>Climacteris picumnus</i>	Brown Treecreeper	-	Vulnerable	Habitat Present
<i>Grantiella picta</i>	Painted Honeyeater	-	Vulnerable	-
<i>Xanthomyza phrygia</i>	Regent Honeyeater	Endangered, migratory species	Endangered	Habitat Present
<i>Daphoenositta chrysoptera</i>	Varied Sittella	-	Vulnerable	Habitat Present
<i>Melanodryas cucullata</i>	Hooded Robin	-	Vulnerable	Habitat Present
<i>Lalage sueurii</i>	White-winged Triller	-	Vulnerable	Habitat Present

Visual quality

The sections of the site that interface with the golf course are visually degraded due to the abundance of weeds and spoil storage. Views onto the manicured golf course are the main visual feature of this section.

The upper areas along the northern boundary appear as natural bushland in which the dirt track and some large old trees are the dominant visual features.

Most of this site is fairly well screened to external viewing due to the enclosure created by the landform. The site cannot be seen from the north except from walking trails, while the western area is only partially visible through vegetation from the rear of residences along Downes Place. A minor ridge along this edge of the site screens pedestrian level views into this area. Views from Gowrie Drive into the eastern area are blocked by the thick vegetation along the road edge.

The low areas of the site along the golf course edge are screened to all external viewing by the tall trees throughout the golf course. The upper slopes are partially visible through vegetation from residences and streets in Garran on the hill south of the golf course.

The majority of the site, with the exception of the eastern area along Gowrie Drive, is visible from the Red Hill lookout area though it presently appears as an extension of the surrounding bushland.

Good views onto the golf course are available from the areas directly adjacent to it. From the higher areas of the site, vegetative screening blocks these views. Views to distant hills above Garran and O'Malley are available through trees from those higher areas (Figure 12). The Red Hill lookout is also visible from some sections of the edge trail.

Visual connection throughout the site is limited to short to medium distance views due to the vegetation. Figure 13 indicates the views into the site from areas external to the site.

Figure 12 View onto Golf Course



Source: JEA photo taken February 2012

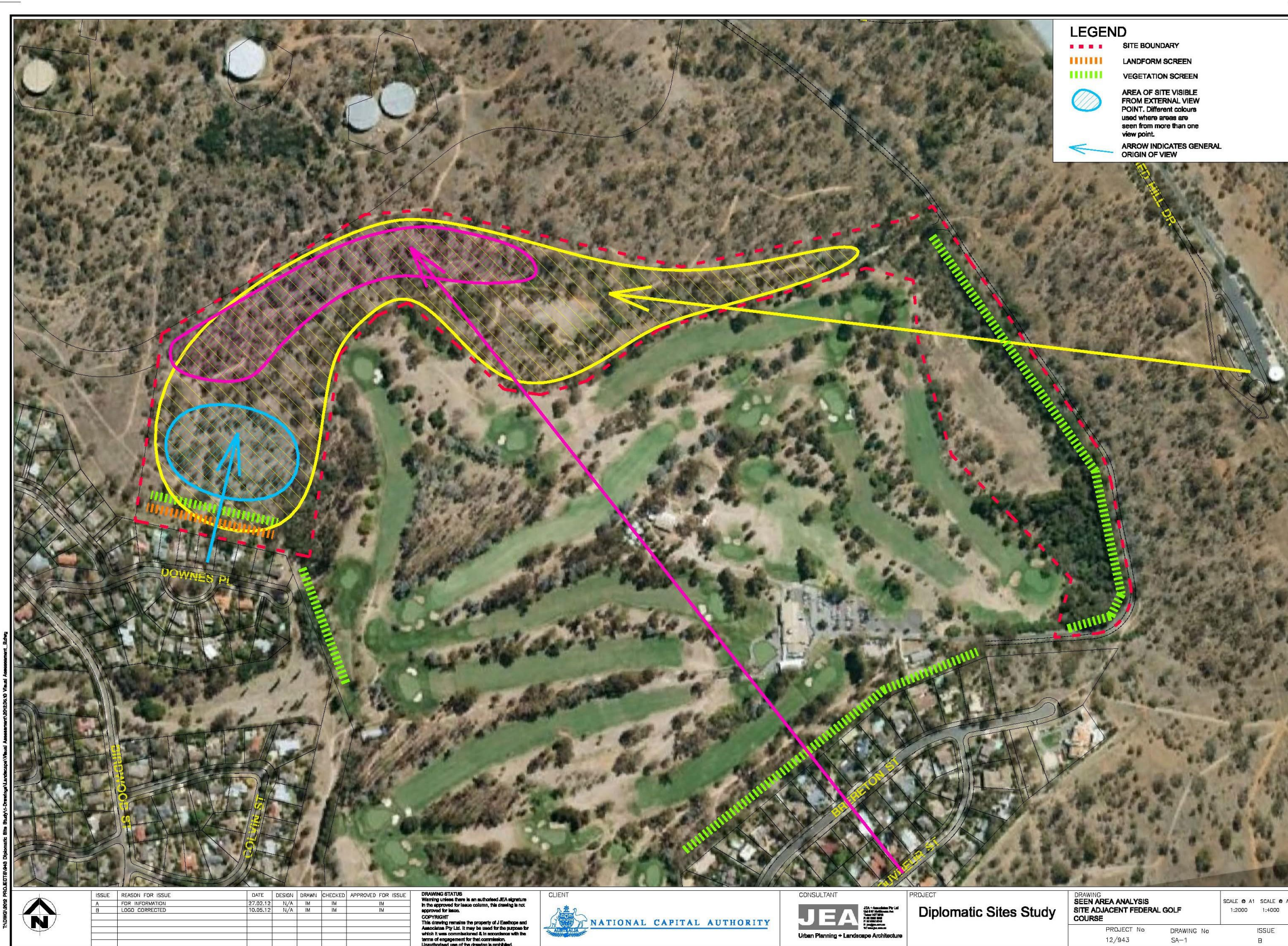
View south to O'Malley



Source: JEA photo taken February 2012

DRAFT

Figure 13 Site analysis – land adjacent to the Federal Golf Course



Soil and water quality

Geological mapping for Canberra indicates this site is located on the late Middle Silurian aged Canberra Formation which is comprised of calcareous shale, limestone, sandstone and hornblende granodiorite and diorite of the Silurian era. Detailed soil sampling has not been undertaken but the soil type is likely to be Podzols which has a duplex structure with red or brown clayey layer, typically 2m thick.

Water sampling has not been done for this site but the site is uphill from the Golf Course and the water is unlikely to contain contaminants.

Site contamination

The contaminated land records managed by the ACT Environment Protection Unit indicate there is site contamination recorded for the Federal Golf Course site. Two underground storage tanks previously containing fuel substances and an oil storage area are located 700m west of the site. The subject site under investigation site is up hill of the storage tanks and area. Other potential contaminants of concern on the golf course include the use of pesticides, herbicides, insecticides and fungicides due to the application and storage of certain chemicals for the control of weeds and pests.

In 2010, a limited Phase 2 Contamination Assessment¹³ was undertaken as part of the application for residential development in the same location currently being examined for diplomatic purposes. The assessment concluded that the potential for contamination associated with the subject site is low. However, the ACT Government (ESSD) recommended an independent contamination assessment be undertaken prior to proceeding with detailed design of the development.

7.2 Land tenure

Block 1 Section 56 Red Hill is leased to the Federal Golf Club by the ACT Government and would require a transfer of part of this lease area to the NCA if the development proceeded. The Club has indicated its willingness to transfer the land to the NCA, subject to satisfactory negotiations. The land will also be required to be designated as "National Land for the Special Purposes of Canberra as the National Capital" under the NCP as well as a designation for Diplomatic Purposes.

7.3 Existing neighbourhood planning frameworks

Neighbourhood plans

In 2002-2004, the ACT Government worked with local communities to prepare Neighbourhood Plans that outlined the suburb character and development priorities. Neighbourhood Plans have been prepared and endorsed for Red Hill, Deakin, Hughes and Garran, suburbs which are nearby the site under investigation in the Federal Golf Course. The Federal Golf Course is not within the boundaries of any of the Neighbourhood Plans given its recreation status, however the Deakin and Red Hill Neighbourhood Plans include parts of the Red Hill Nature Reserve.

The Red Hill Neighbourhood Plan recommended that the Urban Open Space Network in the suburb have better physical infrastructure (lighting and seating) and be planted with a more diverse range of indigenous and native vegetation in recognition of its proximity to the Red Hill Nature Reserve. The plan also recommended better pedestrian linkages between the footpaths and the urban open space system.

The Deakin Neighbourhood Plan recommended that residents continue to have access to open spaces and bushland and that it was important to retain and reinforce the Red Hill Nature Reserve. It also recommended that facilities and opportunities that extend people's access and enjoyment of the open space are to be developed - this includes appropriate paths, signage, controlled parking areas etc.

Whilst these Neighbourhood Plans are no longer part of the current ACT Government's planning framework they do reflect significant community input and community values at the time they were prepared.

Master plans

There are no current Master Plans relevant to this site.

¹³ Douglas Partners (2010)

Development control plans

There are no current Development Control Plans for this area.

Plans of management or action plans

In 1994, the ACT Government endorsed guidelines for residential development in the Forrest, Red Hill, Deakin and Griffith historic areas. The western boundary of the historic area extends to the houses along the western side of Mugga Lane and along Melbourne Avenue and is outside of the study area.

The guidelines have four main objectives in safeguarding the built environment in Forrest, Red Hill, Deakin and Griffith area:

1. To retain the design character and quality of existing streets and to secure the conservation of heritage values for listed areas;
2. To retain the established landscape character of the areas as a whole;
3. To minimise the impact of redevelopment on existing residents and
4. To provide for a high standard of energy efficiency.

Whilst the site being investigated for diplomatic purposes on the Golf Course is not covered by this guideline and is physically separated by bushland and steep topography, the design can consider the residential character of this nearby area.

Development proposals

The Federal Golf Club has previously lodged two applications with the ACT Government to develop part of its lease area for residential development. The applications were both rejected the first in 1999 and more recently in 2011. Both applications were for a development of 59 dwellings on an area of 4.26ha in the eastern part of the site, in the same area currently being investigated for diplomatic sites. The development for this style of housing would have required a rezoning from the current PRZ22 (Restricted Access Recreation) to RZ4 (Medium Density Residential) under the Territory Plan. Both applications received objections from a range of community and environment groups and residents.

In March 2011, the then Planning Minister, Andrew Barr formed the view to reject the second application after careful consideration of the advice and opinions of a range of government agencies, environmental and community groups.

7.4 Heritage

Indigenous heritages values

There are no registered indigenous heritage areas or items on this site. Previous investigations undertaken for the Federal Golf Club¹⁴ indicated that the area that was being proposed for housing was unlikely to have areas of significant indigenous heritage. The investigations concluded that the extent of disturbance on the ground surface and the lack of topographical features suggested that significant indigenous occupation of this area was unlikely.

However, a more detailed site investigation is warranted prior to any development.

Historic heritage values

The site is not included in the National Heritage List or Commonwealth Heritage List, or the ACT Government Heritage Register. There are also no nearby sites with heritage values.

7.5 Social infrastructure

Urban amenity

The site is accessed via Gowrie Drive and is relatively isolated from the residential urban fabric compared to existing urban areas in Canberra. The narrow verge of Gowrie Drive is shown in Figure 14 .

However the land slopes towards the south-west and as such has good views from its elevated topography. The site is also surrounded by relatively quiet bushland.

¹⁴ Heritage Management Consultants (1997) as referenced in Coffey Environments (2010)

Figure 14 Gowrie Drive at the junction with the Red Hill Look out access



Source: SGS photo taken 14th February 2012

Federal Golf Course



Source: SGS photo taken 14th February 2012

The site is in close proximity to the Federal Golf Club (Figure 14) which provides hospitality services to its members and the public, whilst the golf course provides sport and recreation facilities to members and guests. The closest housing to the site (in Hughes and Garran) is primarily established housing on large blocks of land.

The closest public schools are Deakin pre-school, Alfred Deakin High School and Hughes pre-school and primary school. Private schools of Canberra Grammar and Canberra Girls' Grammar are within 5km of the site. The area is well serviced, with Local Centres at Garran, Red Hill, Hughes and Deakin providing shopping, restaurants, entertainment, medical and other services. The site is also within 5km of the Parliamentary Zone and close to the employment hub at Deakin.

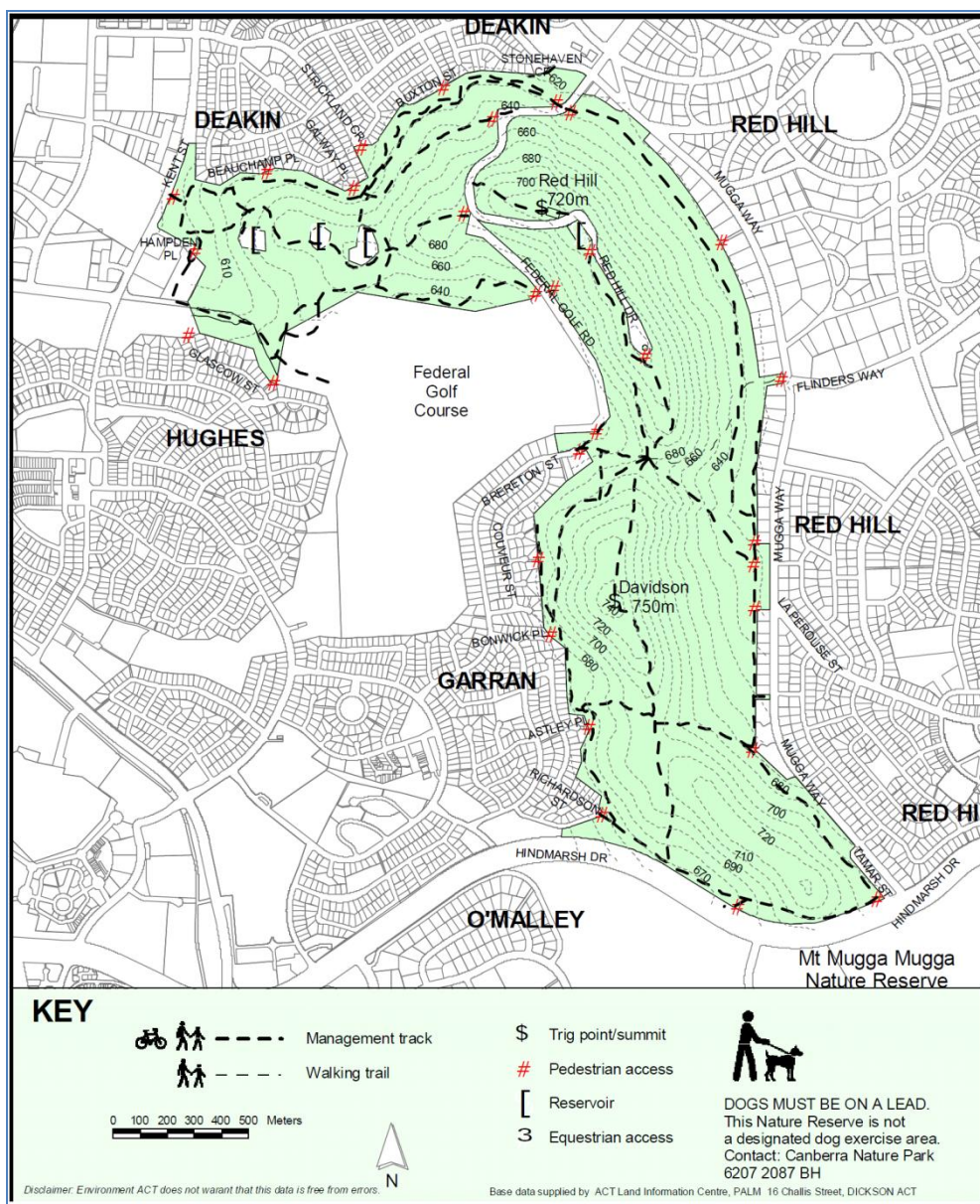
Community use

The land is used for walking trails for recreation and also as a pathway to the Red Hill lookout. The site provides a natural backdrop to the existing golf course and residents of surrounding residential areas perceive this area as natural bushland contiguous with the Red Hill Nature Reserve.

From the consultation, the site was described as being of high environmental value, with large numbers of native trees and endangered flora and fauna. It is used regularly by walkers and cyclists, and as a beauty spot both for local residents and to show visitors. The site is considered by many to be a part of the adjoining Red Hill Nature Reserve due to the integration of the vegetation in the area being studied with the Nature Park.

The Red Hill Nature Reserve surrounds the northern boundary of the subject site. The map produced in 2004 by the ACT Government and as shown on Figure 15 indicates three access ways from the Nature Park into the Golf Course site along the northern boundary and a walking trail in the western part of the site.

Figure 15 Red Hill Nature Reserve



Source: ACT Government - Red Hill Nature Reserve 2004

Community values

The site is valued by the community for its bushland (large trees and woodlands), habitat for kangaroos and also for its walking trails. The site is also considered by the community to be contiguous with the Red Hill Nature Reserve establishing a broad area of bushland and open space including the Golf Course itself.

There have been two previous proposals to develop this site for housing by the Federal Golf Club, both of which have been strongly opposed by local residents.

A variety of strong concerns were expressed during the consultation regarding the potential use of the site, most focusing on the potential loss of native bushland to diplomatic missions for a variety of reasons including fire protection, infrastructure installation, and road widening, and the effects this would have on the vegetation and local wildlife. Concerns were also raised regarding potential loss of access to the site for walkers, and the requirement for a second road access.

7.6 Physical infrastructure

An assessment of the physical infrastructure for the site has included liaison and consultation with local service authorities, a “Dial Before you Dig” enquiry, and a visual site inspection.

It is noted that the service alignments including sizes provided in this report are shown in an approximate location only and are subject to confirmation through detailed site survey. The exact location of these services will need to be confirmed prior to commencing any site works.

Existing services information has been obtained from:

- ActewAGL for sewer and water supply (including hydraulic masterplans of existing services), and electricity and gas;
- TaMS for stormwater; and
- AAPT, Optus, Telstra and TransACT for telecommunications (including existing service plans).

The following existing site services have been compiled and provided in Appendix 4.

Communications

The following telecommunication services are located within and adjacent to the site:

- A Telstra underground network is located within the south-western and southern boundary of the site;
- A Telstra, AAPT, Optus and communications underground network is located within Block 14 Section 78 Deakin, north of the site;
- An Optus, COMMUNICATIONS and TransACT underground network is located within the verges of Kent Street, west of the site; and
- A Telstra underground network is located within the verges of Red Hill Drive, east of the site.

Water and sewerage

The following water infrastructure is located within and adjacent to the site:

- Five reservoirs are located north of the site:
 - One on Block 2 Section 53 Red Hill;
 - Two on Block 3 Section 78 Deakin;
 - One on Block 4 Section 78 Deakin; and
 - One on Block 5 Section 78 Deakin.
- An existing 150mm diameter water main traverses through the north-eastern corner of the site. This main feeds from the reservoir on Block 2 Section 53 Red Hill;
- A 100mm diameter abandoned Asbestos Cement water main runs north-south through the western part of the site. This main feeds from the reservoir on Block 3 Section 78 Deakin;
- A 225mm diameter water main is running through the north-western corner of Block 1 Section 56 Red Hill, west of the site. This main feeds from the reservoir on Block 4 Section 78 Deakin; and
- A 150mm diameter water main is located within the southern verge of Brereton Street and southeast of the site.

A summary of ActewAGL’s comments is described below:

- The proposed development can be serviced by a new 150mm diameter water main, which connects the existing 150mm diameter water main traversing through the north-eastern corner of the site and the existing 150mm diameter water main located within the southern verge of Brereton Street southeast of the site;
- The proposed development is classified as Type F4 fire risk, which requires minimum flow of 60L/s;
- The water network modelling results for the Federal Golf Club subdivision development show that the minimum residual water pressure is 30m at the highest elevation on the site, which exceeds ActewAGL’s requirements (i.e. minimum of 20m head over the highest point on the block);
- The proposed water main must be located within a road reserve or un-leased public land. An alignment through leased blocks (and consequently easements) will not be accepted; and
- All new water mains which are proposed to be handed over to ACTEW must be designed and constructed in accordance with the Water Supply and Sewerage Standards.

The following sewerage infrastructure is located adjacent to the site:

- A 150mm diameter sewer main servicing sections 49, 50, 51 and 52 Garran running through the golf course south-west of the site and continues along the southern boundary of Block 1 Section 50 Hughes; and

- A 150mm diameter internal sewer main servicing the golf clubhouse located southwest of the site. This main connects to the above sewer main near the western boundary of the golf course.

There is no existing sewer service tie within the site.

Stormwater

The site drains towards the west and the slope of the catchment ranges from 7% in the centre to 16% near Red Hill Drive. The Federal Golf Course site is located at an elevation of 680m. There does not appear to be any defined flow paths through the site (natural gullies/ creeks etc) that would impose any constraints on the development.

The following stormwater infrastructure is located adjacent to the site:

- A 1350mm diameter stormwater pipe runs east-west through Block 1 Section 56 south of the site; and
- A headwall is located within the western boundary of Block 1 Section 56, southwest/downstream of the site. This headwall connects to an existing 1050mm diameter pipe which drains to the existing 1200mm diameter pipe downstream of the above mentioned 1350mm diameter pipe.

There is no existing stormwater infrastructure located within the site.

Gas and electricity

There is no existing gas service tie within the site. There is an existing 32mm diameter gas main located within the verge of Brereton Street, south of the site. Jemena advised that the proposed development can be serviced by extending the 32mm diameter gas main within the southern verge of Brereton Street to the site. The main would run through the eastern boundary of Block 2 Section 56 Garran and Block 1 Section 55 Red Hill (Red Hill Drive) then enter the site. A service easement will be required within Block 2 Section 56 Garran.

It is assumed that the gas mains will be laid in a common trench with Telstra services provided by NCA.

The following electrical infrastructure is located within and adjacent to the site:

- High Voltage (HV) overhead cables running north-south through the western part of the site;
- HV overhead cables located within:
 - Block 2 Section 57 Hughes, west of the site;
 - Block 14 Section 78 Deakin and Block 1 Section 54 Red Hill, north of the site;
 - Block 3 Section 53 Red Hill, east of the site; and
 - Block 1 Section 56 Red Hill, south of the site.
- Low Voltage underground cables within Block 1 Section 56, southwest of the site; and
- Street lighting and associated underground cables located within the southern verge of Downes Place, southwest of the site.

Roads and traffic

Existing access to the site is limited to Gowrie Drive, to the east. There is an easement dedicated to the future extension of Gowrie Drive to the north of the site, which forms the boundary between Section 78 and 54. There is a fire trail through the site that follows the north side of the golf course (generally running East/West).

Gowrie Drive intersects with Red Hill Drive, which provides access to the Federal Golf Course and the proposed site. From the intersection of Gowrie Drive and Red Hill Drive the road is not gazetted, though the road is freely accessible to the general public.

Gowrie Drive is a sealed road and is approximately 5m wide with two lanes (single lane in each direction). Based on site inspection the road pavement appears to be in reasonable condition. There are no formal cyclist or pedestrian facilities along the road.

The existing carriage width of 5m does not comply with the 6m prescribed in the ACT Residential Subdivision code for Access Roads. Further the road appears to have a limited shoulder width (approximately 1m) and would likely require safety barriers.

The longitudinal gradient of the road is approximately 8.5%, which although steep does comply with the maximum grade of 15% for access streets and 10% collection trucks.

The geometric layout of the intersection of Gowrie Drive and Red Hill Drive is poor. The intersecting angle of Gowrie Drive is approximately 17 degrees, which is significantly lower than the Austroads Standard (4.A Unsignalised and Signalised intersections) of 70 degrees.

The intersection also appears to have insufficient sight distance. The intersection does not appear to satisfy the minimum safe intersection sight distance requirement of approximately 148m (4.A Unsignalised and Signalised intersections) that is the distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach. The intersection also appears to have insufficient minimum gap sight distance required for the driver of an entering vehicle to see a vehicle in the conflicting traffic lane in order to safely commence the desired maneuver.

In summary Gowrie Drive and the intersection of Gowrie Drive and Red Hill lookout would require significant upgrades to be fully compliant with current Austroads standards.

Public transport

The closest existing bus service to the site is Route 934 on Kent Street Deakin, which is approximately 1km to the west of the site. This service travels between Woden and Belconnen Town Centres, via the Australian National University, Civic and Barton.

A cyclepath is located on Mugga Way towards Melbourne Avenue.

7.7 Preliminary bushfire risk assessment

Existing urban areas near the subject site are protected from bushfire by an outer and inner asset protection zone (APZ), and fire management zones. The location of these zones in relation to the subject site is indicated in Figure 16. Fuel management standards required for these zones are described in Appendix 5.

Existing bushfire protection requirements were developed as part of the *Strategic Bushfire Management Plan for the ACT* (SBMP) prepared by the Act Emergency Services in 2009 using vegetation and aspect data to retrofit bushfire protection areas on existing suburbs. These APZs and fire management zones do not represent development constraints.

In September 2004, all parts of the ACT outside the existing urban area were designated by the ACT Government as bushfire prone through the *Planning for Bushfire Risk Mitigation General Code*. The Red Hill subject site is therefore designated as bushfire prone.

In addition to satisfying stringent building construction standards under the provisions of the *Building Code of Australia* and *Australian Standard 3959 (construction of buildings in bushfire-prone areas)*, any development of Red Hill needs to be buffered from areas of adjoining vegetation by asset protection zones (APZs). Requirements for APZs have been determined in accordance with the SBMP by considering the urban edge or 'asset interface' classification (primary, secondary or lee) as well as the adjoining vegetation type (forest/shrubland or grass/woodland) – (refer to Appendix 5 for details of the methodology).

The vegetation throughout the site and on all sides bar the south comprises an open native woodland community with areas of dense exotic understorey containing both shrubs and grasses. The area to the south of the site contains golf greens, native landscaping and remnant native trees. At the eastern edge of the site is an area that was previously cleared and remains open in the centre but has a dense understorey of shrubby weeds with remnant eucalypts along the edge.

The site is relatively flat along the eastern and central edges and is moderately steep towards the west. The site is located at the base of a ridgeline that curls around the northern boundary from the east. Along the eastern boundary, the site has an elevation of approximately 660 m and borders the steepest part of the off-site ridgeline. The constraints map on Figure 52 indicates the extensive area of slopes above 15% on this site. Only a very small part of this slope is included within the site boundary mostly along the eastern and southern edge of the eastern 'finger'. Along the western boundary the elevation is approximately 640m with a variable slope of up to 15%.

The site is located on the urban fringe of Canberra and was last subjected to a major bushfire during the 1951-52 bushfires though the site was threatened during the 2001 bushfires, including the evacuation of the Red Hill Carousel Restaurant located approximately 200m from the eastern 'finger'¹⁵. To the south of the site are the landscaped and bushland vegetation of the Federal Golf Club. Flanking the site to the west, north and east is the bushland of Red Hill.

¹⁵ Christmas 2001 – The A.C.T. Bushfires http://www.firebreak.com.au/Xmas_2001_article.html

As the vegetation to the north and west is largely open woodland, there is an associated bush-fire risk, though the main bushland approach is from the less risky south-eastern aspect.

The APZs required for new development at Red Hill are:

- 30m wide inner APZ where vegetation adjoins the boundary. The inner APZ can include edge roads and walking tracks;
- 300m wide outer APZ where forest/shrubland adjoins the boundary. The overall fuel hazard is estimated to be \leq high (where overall Fuel Hazard = (the sum of the influences of) Bark Hazard + Elevated Fuel Hazard + Surface Fine Fuel Hazard¹⁶; and
- 100m wide outer APZ where primary boundary adjoins grassland/woodland vegetation. It is important that these areas be subject to regimes that maximise ecological health as well as protect assets.

The required bushfire protection buffer for the development of Red Hill is shown in Figure 17 as two options. Option 1 shows the area without bushfire constraint if management of an outer APZ can be agreed upon with adjacent landowners (in this case the ACT Government as managers of the Nature Park). Option 2 shows the area without bushfire constraint if the entire outer APZ needs to be contained within the boundary of the site.

Under Option 1, the majority of the site is available for development if only bushfire constraints are considered. Under Option 2, the innermost section of the western 'finger' and the entire eastern 'finger' are available.

The management requirements of the outer APZ for Option 1 would be difficult to implement due to the existing conservation requirements of Red Hill Nature Reserve. Preliminary discussions with the ESA have confirmed that current practice in the ACT does not allow APZ to encroach adjoining areas of environmental significance. For this reason Option 2 (outer APZ within the site boundary) has been used for the purposes of this study. In addition, management options could involve funding offsets to ensure the management of the remainder of the site and surrounding Red Hill Nature Reserve.

The ESA has also advised that a second road access to the site would be required in the event of an emergency.

¹⁶ Victoria Department of Sustainability and Environment (1999)

Figure 16 Bushfire protection of existing urban area – land adjacent to the Federal Golf Course

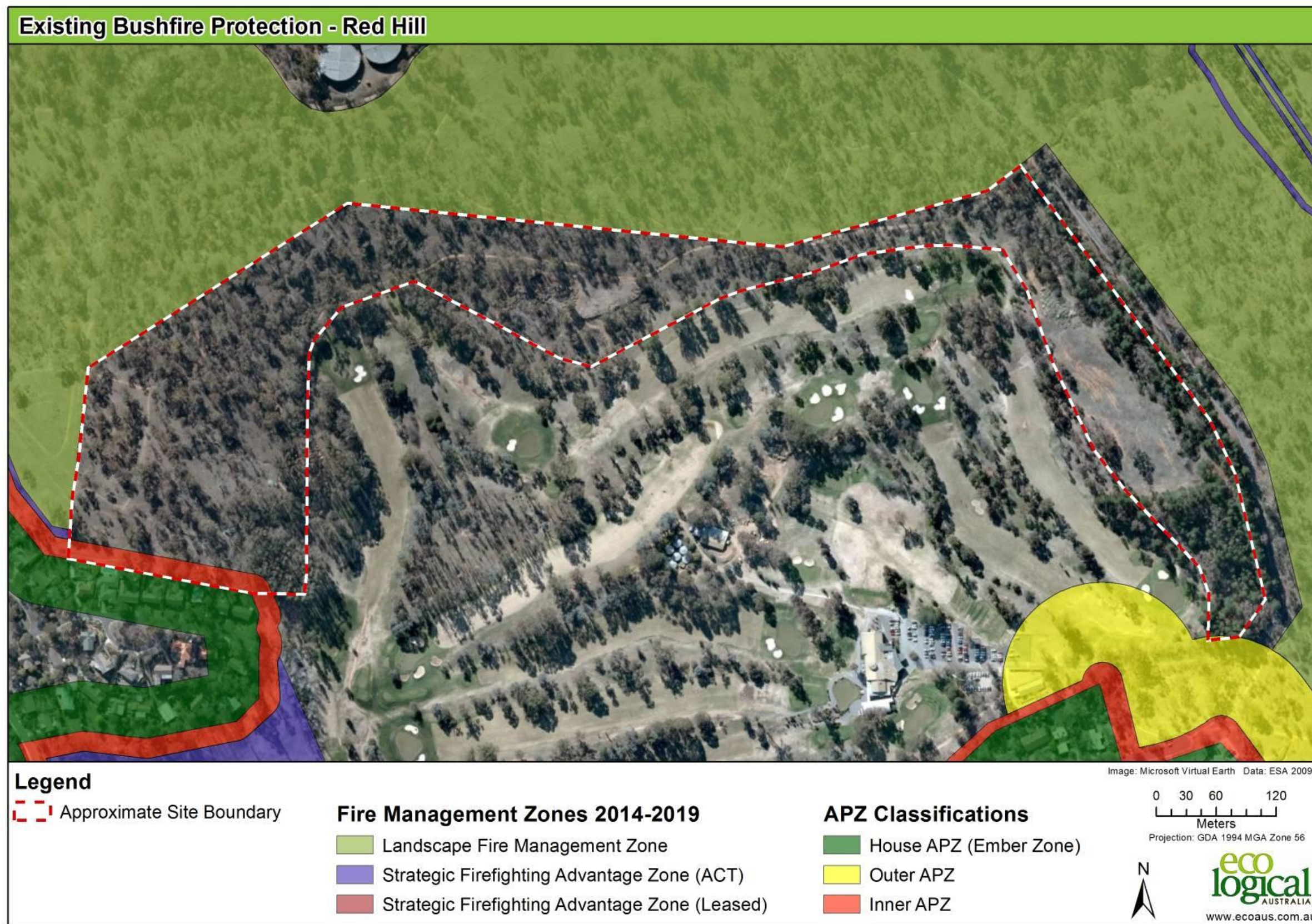
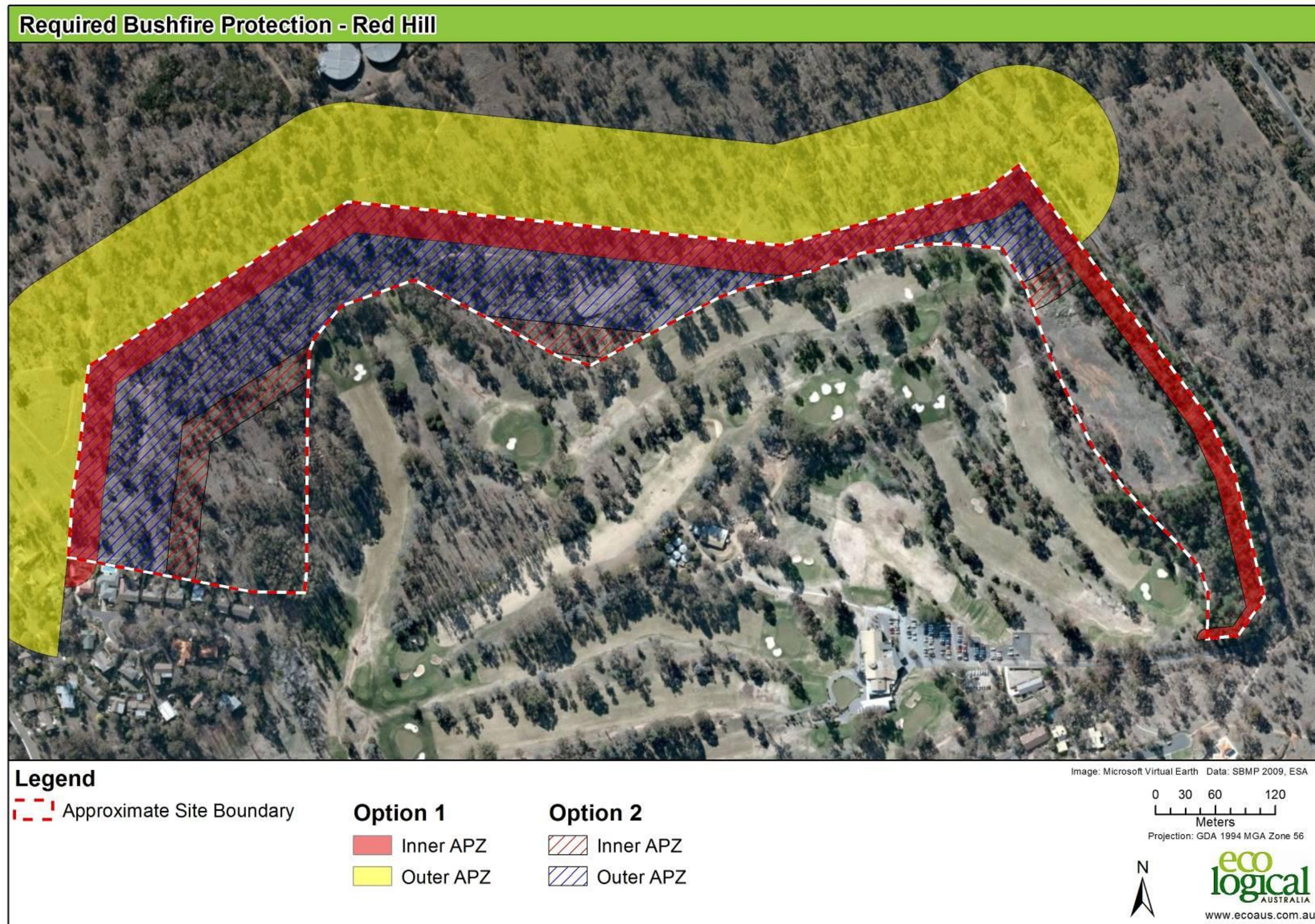


Figure 17 Bushfire protection requirements – for land adjacent to Federal Golf Course



7.8 Conclusion

This Chapter has discussed the issues involved in developing a diplomatic estate on the land adjacent to the Federal Golf Course (Red Hill).

A brief overview of the issues raised in this assessment phase is outlined in Table 8.

Table 8 Overview of main findings – land adjacent to Federal Golf Course

Issue	Main findings
Site description	This site is approximately 16ha has some steep slopes >15% on the eastern area, a potentially difficult grade to develop diplomatic missions. It adjoins the Red Hill Nature Reserve which is part of the NCOSS and has good views to the south-west. Referral to the Federal Minister for Environment may be required as the site adjoins the Canberra Nature Park. The western part of the site contains endangered endangered Box-Gum Woodland and bird habitats.
Land tenure	The land is leased to Federal Golf Club by the ACT Government. The Golf Club is willing to sell the land subject to satisfactory negotiations. The land will need to be designated as “National Land for the Special Purposes of Canberra as the National Capital” under the NCP.
Exiting neighbourhood planning frameworks	Previous neighbourhood plans identify Red Hill Nature Reserve as important to residents. Two previous applications for residential development have been rejected in the eastern part of the site.
Heritage	There are no heritage values on or surrounding the site.
Social infrastructure	The site is relatively isolated from other residential areas. The site is highly valued by residents for walking trails and open space/conservation values.
Physical infrastructure	Gowrie Drive will require upgrading and a 2 nd access required for emergency services. Steep slopes will add to construction and servicing costs.
Preliminary bushfire assessment	There is a high risk from bushfires from adjoining vegetation and westerly aspect. All APZs will have to be incorporated into the site.

Chapter 10 (from page 97 of the report) provides a summary of the opportunities and constraints to define a developable area on the site identifies a preferred layout and then outlines the implications of development on this site.

8 LAND NEAR THE OLD CANBERRA BRICKWORKS (YARRALUMLA)

8.1 Site description

This site (Block 3 Section 94 and Block 7 Section 102 Yarralumla) is south-west of the old Canberra Brickworks (also referred to as the Brickworks in this report) in Yarralumla and is approximately 14.5ha in size. It is bounded by Denman and Dudley Streets, Dunrossil Drive and adjoins the Brickworks. It has some cleared areas and some established vegetation (Figure 18). It is also part of the area currently under investigation by the ACT Government for urban infill in association with redevelopment of the Canberra Brickworks.

Figure 18 Land near the Old Canberra Brickworks — Yarralumla



Existing physical environment

The site has been partially cleared due to past activity associated with the adjoining brickworks. Cycling and walking tracks traverse the site.

There are several well worn informal dirt tracks/ desire lines throughout the site with the main one running through the middle of the site (Figure 19) from the intersection of Denman and Abbott Street to Dunrossil Drive. Several other tracks branch off this to other locations along Denman Street.

Figure 19 Central dirt track



Source: JEA photo taken in February 2012

The original vegetation of the area was likely to have been native grassland. Most of the site now contains exotic tree plantations and exotic grassland. There are some small patches of Natural Temperate Grassland (NTG) in the area between Denman and Dudley Streets and this is discussed later in this Chapter.

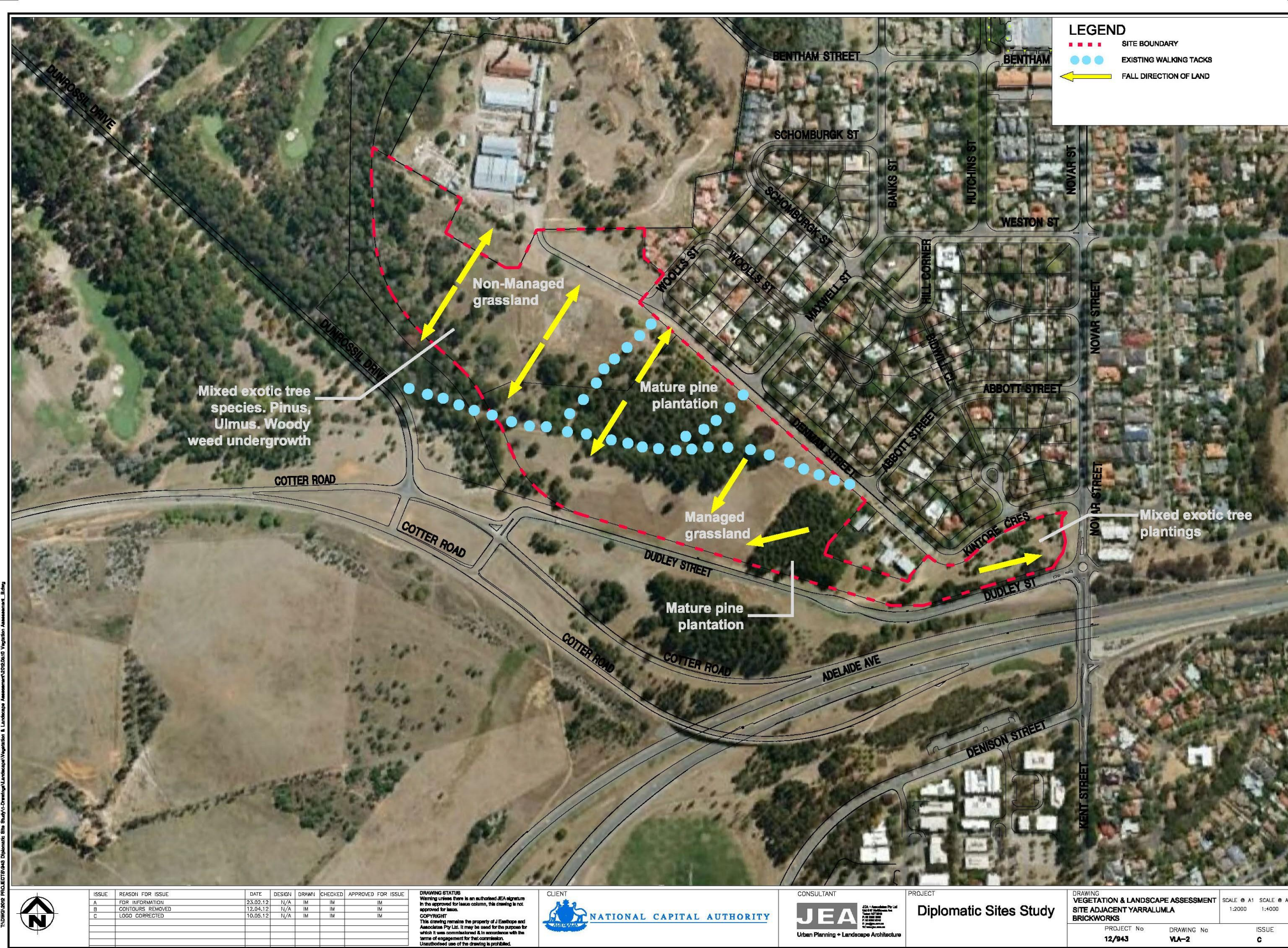
The vegetation across this site predominantly consists of exotic tree plantings and open grassland patches. The majority of trees are non deciduous pine species. There are two large plantation blocks of medium to low value *Pinus radiata* in the central area. These trees are mature (20-25m tall) and some are in decline. The eastern portion of the site consists of medium to high value exotic planting of *Ulmus*, *Pinus* and *Quercus* species. The western edge near Dunrossil Drive has a mix of various exotic trees such as medium to high value *Cedrus* and *Ulmus* species intermixed with low value *Pinus* species and exotic weeds

Topography

The landform of this site consists of two knolls with a shallow depression between them. The northern knoll forms into a ridge which runs north through the centre of the site for approximately 50% of the total length. The land generally slopes down from this central ridge to the edges of the surrounding roads. The SW slope that falls to Cotter Road and Dudley Street has a greater and longer fall than the NE slope which falls only slightly to Denman Street. The eastern portion of the site surrounded by Dudley Street and Kintore Crescent is segregated from the rest of the site by the Uniting Church complex between. This section slopes gently east towards Novar Street.

Careful consideration will need to be given to the proposed road layout to manage overland stormwater flows through the site and to a culvert under Cotter Road to ensure proposed blocks are not subject to flooding.

Figure 20 Overview of the site's physical characteristics – land near the old Canberra Brickworks



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A	FOR INFORMATION	23.02.12	N/A	IM	IM	IM
B	CONTOURS REMOVED	12.04.12	N/A	IM	IM	IM
C	LOGO CORRECTED	10.06.12	N/A	IM	IM	IM

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DRAWING
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 SITE ADJACENT YARRALUMLA
 BRICKWORKS

PROJECT No: 12/943
 DRAWING No: VLA-2
 ISSUE: C

SCALE: A1 1:2000, A3 1:4000

Environmental Values

The following ecological assessment has been derived from Rowell (2012) and the report is at Appendix 3. The ecological values of the site are summarised in Table 9. The grassland communities listed under Commonwealth and ACT legislation are defined slightly differently, but are essentially the same community. These communities are shown separately in Table 9 but are treated as one grassland and described in the report as Natural Temperate Grassland (NTG). There are no officially registered natural environment areas on this site under ACT or Commonwealth legislation.

Flora characteristics

Remnants of the original NTG community occur on the Yarralumla site, in varying condition. A low-lying area of NTG near Dudley Street is dominated by *Themeda triandra* (Kangaroo Grass), and a band of NTG between Denman and Dudley Streets is dominated by *Austrostipa* (Speargrass) and *Austrodanthonia* (Wallaby Grass) (Figure 22). The two NTG patches are small but diverse.

No EPBC Act listed threatened plant species were found, but two locally uncommon (and indicator/important) plant species were found in the core area of the *Austrodanthonia* patch. These were *Swainsona sericea* (Swainson's Purple-pea) and *Pelargonium australe* (Native Storksbill).

Fauna characteristics

No threatened bird species were recorded on the site, nor was there habitat for them. The small area of grassland and its long history of separation from known habitat for threatened reptiles mean that none of these species are likely to occur on the site.

There is potential habitat for *Perunga ochracea* (Perunga Grasshopper) in the small native-dominated grassland areas (Figure 23) but the species was not comprehensively surveyed.

The native-dominated grasslands and the road verges with a high component of *Nassella neesiana* (Chilean Needlegrass) are potential habitat for the *Synemon plana* (Golden Sun Moth (GSM)). GSM have been recorded on the site during the 2011 flying season on six separate occasions. Male GSM were found in very low numbers in the NTG areas, and in the weedy but shorter grassland on the verges and traffic islands of Dudley Street. A 2009 survey identified the species over a similar area but at much higher densities. No pupal cases and no female GSM were recorded during the survey. In 2009, sixteen female GSM were seen on the site, and pupal cases were common in an area of recently sprayed Chilean Needlegrass, and occasional in the Wallaby Grass-dominated NTG.

The patches of NTG between Denman and Dudley Streets may have reduced in size slightly in the last five years, but they retain a diversity of native species and GSM continue to occupy both the NTG patches and the less diverse road verges. The other small areas of GSM habitat in the suburb of Yarralumla are mostly in lower quality grassland, and some of these have been built on or degraded in the last five years, or are in unprotected locations like road verges.

The area described above (approximately 1.5ha) has been determined to be a Complementary Conservation Site (Category 2) with a moderate Botanical Significance Rating (ACT Government 2005). Sites in this category may contain threatened species habitat that is not key habitat, but complements or buffers core conservation grassland or habitat. Populations of threatened species in these areas are considered to be viable in the medium term. The small areas of GSM habitat and NTG could be expected to persist if current management continues, but impacts from development nearby such as changes in mowing frequency and drainage, and increased pedestrian use, weed invasion and shading could eventually result in the loss of both.

The advice from the environment consultant has stated that any development proposed on the NTG will require referral to the Federal Minister for Environment.

The NTG patches and GSM population on this site are part of a small number of such remnants in central Canberra, only one of which is protected (0.4 ha in York Park, Barton). Larger areas of NTG and GSM habitat occur in Gungahlin, Belconnen, Jerrabomberra Valley and Majura Valley, some in reserves (Gungahlin, Mulanggari and Jerrabomberra Grassland reserves).

The ecological constraints on site were limited to the eastern central portion of site. This area contained Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT and also provided habitat for GSM. The remainder of the site contained patches of dense Monterey Pine and exotic, regularly mown grassland. These issues are summarised in Table 9, which lists potential and identified ecological values for the site. Any species or community listed as "likely" or "Habitat Present" may require further survey to confirm its presence on site or assess the likely impact.

Table 9 Summary of potential and identified ecological values for the land near the old Canberra Brickworks

Scientific Name	Common Name	Status		Identified in recent surveys
		Commonwealth EPBC Act 1999	ACT Nature Conservation Act 1980	
Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT		Endangered	-	Yes
Natural Temperate Grassland		-	Endangered	
<i>Synemon plana</i>	Golden Sun Moth	Critically endangered	Endangered	Yes
<i>Delma impar</i>	Striped Legless Lizard	Vulnerable	Vulnerable	-
<i>Tympanocryptis pinguicolla</i>	Grassland Earless Dragon	Endangered	Endangered	-
<i>Perunga ochracea</i>	Perunga Grasshopper	-	Vulnerable	Habitat Present
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Endangered	Endangered	-
<i>Rutidosia leptorrhynchoidea</i>	Button Wrinklewort	Endangered	Endangered	-
<i>Leucochrysum albicans</i> var. <i>tricolor</i>	Hoary Sunray	Endangered		-
<i>Swainsona recta</i>	Small Purple-pea	Endangered	Endangered	-
<i>Thesium australe</i>	Austral Toadflax	Vulnerable	-	-

Visual quality

There are no overly dominant visual features within this site. The pine plantations, while large and tall appear in context with the surrounding landscape due to the presence of other similar plantings nearby. The northern half of the site appears degraded due to the unmanaged grassland and the abundance of exotic weed species, trees and shrubs.

The majority of the site is highly visible when viewed from different external vantage points however there is no location where it is possible to view the entire site from a single point. The site is surrounded by Dudley and Denman Streets and is easily visible from them (Figure 24). The site is also highly visible from other nearby roads such as Cotter Road and Novar Street.

Figure 21 View along Denman Street



Source: JEA photo taken February 2012

View along Dudley Street



Source: JEA photo taken February 2012

Figure 22 Native vegetation (from Rowell 2012) – land near the old Canberra Brickworks



Location: L:\Projects\Diomatics\New Diplomatic Sites Planning\Brickworks_NTG.mxd



Treasury Building, King Edward Terrace, Parkes ACT 2600. GPO Box 373 Canberra ACT 2601
T 02 6271 2888, F 02 6273 4427. www.nationalcapital.gov.au www.virtualcanberra.gov.au

Map Title:
Figure 3
Canberra Brickworks
Area with Environmental Conservation Value

© 2012 Commonwealth of Australia.

- Swainsona sericea
- NTG Dominated by Austrodanthonia
- NTG Dominated by Themeda

DATE:	14/02/2012
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REVISION:	



Figure 23 Fauna habitat (from Rowell 2012) – land near the old Canberra Brickworks



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T 02 6271 2888. F 02 6273 4427. www.nationalcapital.gov.au www.virtualcanberra.gov.au

Map Title:
Figure 4
Canberra Brickworks
Habitat for Threatened Fauna

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Habitat for golden Sun Moth



Potential habitat for Perunga Grasshopper

DATE: 14/02/2012

SCALE: 1:4,000

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Visual quality

There are no overly dominant visual features within this site. The pine plantations, while large and tall appear in context with the surrounding landscape due to the presence of other similar plantings nearby. The northern half of the site appears degraded due to the unmanaged grassland and the abundance of exotic weed species, trees and shrubs.

The majority of the site is highly visible when viewed from different external vantage points however there is no location where it is possible to view the entire site from a single point. The site is surrounded by Dudley and Denman Streets and is easily visible from them (Figure 24). The site is also highly visible from other nearby roads such as Cotter Road and Novar Street.

Figure 24 View along Denman Street



Source: JEA photo taken February 2012

View along Dudley Street



Source: JEA photo taken February 2012

Some vegetative screening exists which blocks certain areas of the site from view though it is likely that this would be lost if the site was developed. The central ridge in the northern section of the site acts as a landform screen preventing visual connection between the two sides of the site. As such the eastern side of the site cannot be seen from Dudley Street and the western side cannot be seen from Denman Street (Figure 28). This feature could be beneficial in screening any proposed development from the residential area to the east. In the southern area of the site the landform and vegetative screens are not present and there is a clear line of site between Denman Street and Dudley Street (Figure 25).

Figure 25 View to residences from southern open area



Source: JEA photo taken February 2012

In the eastern section of the site the narrowness of the land parcel means it is entirely visible from roads on either side. Sections of the site can be seen from distant public vantage points of Black Mountain, The Arboretum and Mount Taylor. The tall Pine plantations are the dominant feature seen from these areas.

Views through the site from end to end are blocked by the pine plantations and central ridge, resulting in the presence of only medium distance visual connections. Long distance views are present to the north beyond the site to Black Mountain and the Arboretum (Figure 26). The Brickworks is visible in the foreground of these views. Views south to Mount Taylor and Woden

Town Centre exist from the southern area of the site (Figure 27). Westerly views to the Brindabellas are also present from this area.

Figure 26 View to Black Mountain



Source: JEA photo taken February 2012

View to Arboretum over Brickworks



Source: JEA photo taken February 2012

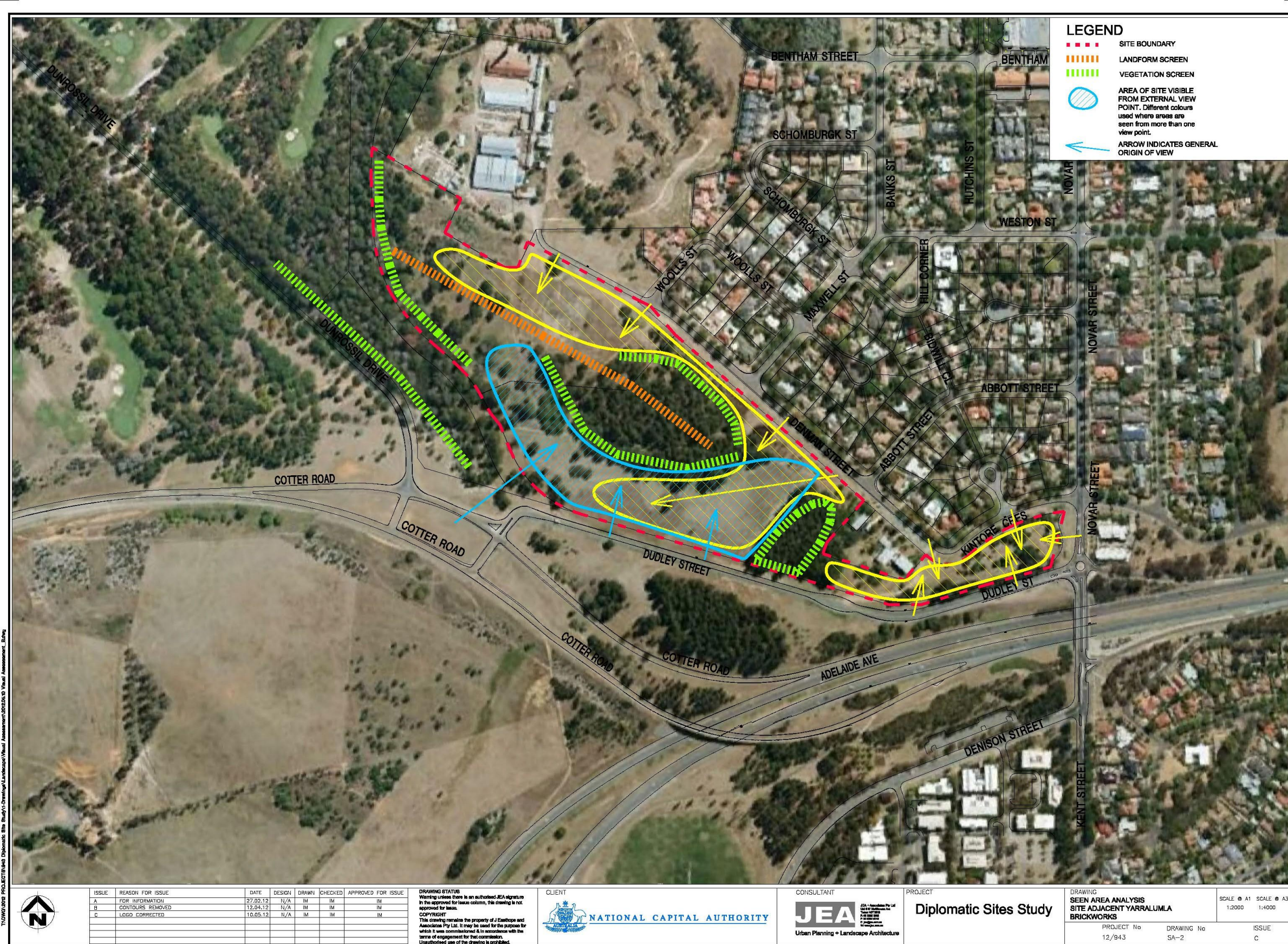
Figure 27 View to Woden Town Centre and Mt Taylor



Source: JEA photo taken February 2012

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Figure 28 Site analysis – land near old Canberra Brickworks



Soil and water quality

The adjoining Brickworks were located near a primary source of clay and are also of considerable geological value as the type locality for the 'Yarralumla Formation', dating from the Silurian Period 425 million years ago. It is the only fossil marine unit within the extensive volcanic marker horizons of South Canberra. The site has excellent examples of an anticline in calcareous siltstone, a typical tuffaceous mudstone and siltstone of the Yarralumla Formation and abundant fossils of mainly graptolites, trilobites, coral and a simple crinoid preserved in a bedding plane¹⁷.

No water sampling has been undertaken on the site but given its proximity to the Brickworks, it is recommended that water quality testing be undertaken should this consultation warrant further consideration of the area.

Site contamination

The ACT Government Environment Protection Authority (EPA) has advised that the northern part of the site (Block 7 Section 102 Yarralumla) is recorded on the EPA's contaminated sites management database as abandoned commercial brickworks. Block 3 Section 94 however (the larger of the two sites) has no recording of contamination but adjoins this area.

The Canberra Brickworks is likely to have a number of areas of environmental concern due to its industrial heritage. This could include but not be limited to the coal and oil aboveground/underground storage areas, septic tanks, asbestos building materials and potentially contaminated runoff water.

The EPA has performed an assessment on a Phase 1 environmental investigation report prepared by Cornell Wagner dated February 2001 for the brickworks site. The report identified a number of areas of environmental concern within which included underground fuel storage, coal storage, explosive storage, landfill areas, brickworks buildings and kilns and a list of possible contaminants which included: hydrocarbons, PAHs, PCBs, BTEX, heavy metals and asbestos.

At that time, the EPA supported the consultant's recommendations that further assessment, remediation and validation would be required at the site and included that any further assessment would need to be independently audited by an accredited third party environmental auditor.

The EPA has indicated previously to the ACT Government planning authorities, proposing redevelopment of the site, that it would oppose any change in use(s) for the brickworks site until it is assessed and independently audited by a contaminated land auditor, with the findings of the suitability audit endorsed by the EPA.

On part of Block 7 Section 102 there is visual evidence of ground disturbance south of the entrance to the Brickworks. A previous study concluded that this was a disused road stockpile dump¹⁸.

Block 3, Section 94 (the larger of the two blocks and further away from the Brickworks) is unlikely to have contaminated areas, however a more detailed assessment of Block 7 Section 102 (adjoining the Brickworks) is recommended prior to proceeding to any detailed design of the development.

8.2 Land tenure

Block 3 Section 94 and Block 7 Section 102 Yarralumla are listed as unleased Territory Land (managed by TAMS) and would require transfer to the NCA if it were to be developed for diplomatic purposes.

8.3 Existing neighbourhood planning frameworks

Neighbourhood plans

In 2002-2004, the ACT Government worked with local communities to prepare Neighbourhood Plans that outlined the suburb character and development priorities. The Yarralumla Neighbourhood Plan was adopted by the ACT Government in 2004.

The Vision developed for Yarralumla was:

Yarralumla's rich garden suburb history will continue to be evident well into the future. The neighbourhood will be respected for both its magnificent landscape setting as well as its high-quality streetscapes of old and new. It will

¹⁷ Entry of Yarralumla Brickworks to the ACT Heritage Register 2004 P3

¹⁸ Conroy, S and Munns Sly Architects (2005) P34

strive to be a healthy, liveable, and sustainable place that is home to a diverse range of people from both local and international backgrounds. The Local Centre will be a thriving community and commercial heart, and the lake frontage will not only be conserved but also enhanced¹⁹. (P4)

The Neighbourhood Plan proposed that the majority of Yarralumla will remain predominantly low-density, single dwellings on generous blocks. The suburb was also to provide a diversity of housing types and high quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

The open space network in Yarralumla was highly valued by residents and no changes were proposed to this network. One of the specific strategies relative to this site was to encourage linkages to the Urban Open Space contained in the Yarralumla Brickworks site.

Whilst this Neighbourhood Plans is not being implemented by the ACT Government it does contain valuable information on community values and agreed development strategies.

Master plans

There are no Master Plans relevant to this site. A current proposal by the ACT Government for this site is described below in the Planning Strategy.

Development control plans

The Brickworks site has had a long history of planning investigations including a more recent planning strategy proposed by the ACT Government and discussed further below.

A draft Development Control Plan was prepared by Connell Wagner for the Brickworks in 2001 (not able to be cited). This report outlined three development options for the Brickworks site including housing, fenced gardens, reuse of the Brickworks and a new site for Floriade. Generally these proposals were opposed by the local community²⁰.

The Yarralumla Brickworks and Environs Planning Review was undertaken by Susan Conroy and Munns Sly Architects in 2005 in consultation with the community. It recommended against any residential development in and within the vicinity of the Brickworks. However, it recommended residential development be further investigated on Block 7 Section 102 (one of the blocks currently being investigated for diplomatic purposes) with a development site of over 25 000m² with blocks around 700m².

A more extensive timeline of previous planning investigations and studies for 28 years up until 2005 is outlined in Appendix 3 of the 2005 Review Report by Conroy and Munns Sly Architects.

Plans of management or action plans

There are no Plans of Management or Action Plans

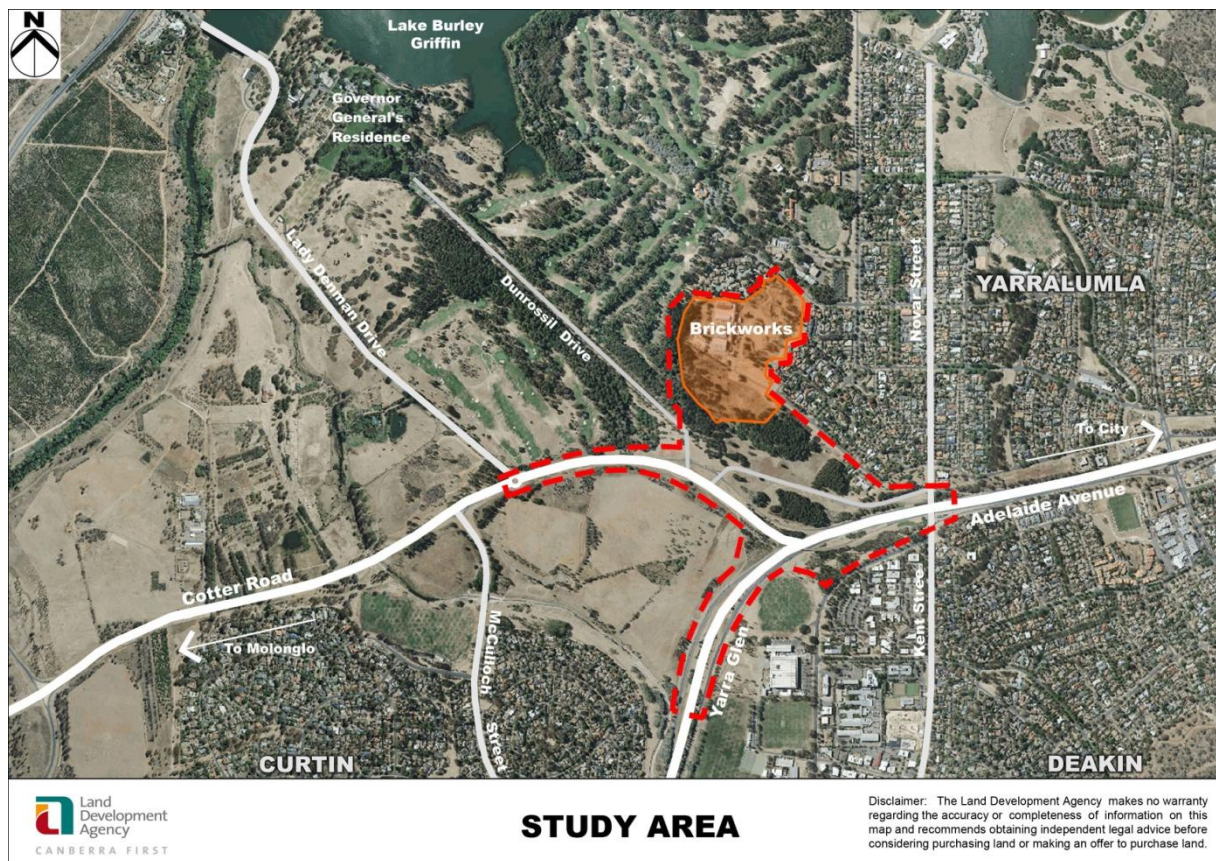
Planning strategy

The ACT Government (Land Development Agency) is preparing a Planning Strategy for the Yarralumla-West Deakin area with a focus on the Brickworks and immediate area. The study area of 60ha for this ACT Government strategy also includes the site under investigation for diplomatic purposes and is shown on Figure 29. A range of site uses are under investigation by the ACT Government, including residential housing and small-scale commercial uses such as shops, cafes, restaurants and home offices.

¹⁹ http://www.actpla.act.gov.au/__data/assets/pdf_file/0016/2518/yarralumla-anp.pdf P4

²⁰ As summarized in the 2005 Review by Conroy and Munns Sly Architects Appendix 3

Figure 29 Study area boundary for ACT Government's Canberra Brickworks and Environs Planning Study



Source: Canberra Brickworks and Environs Web site: http://www.lda.act.gov.au/?/canberra_brickworks/planning_strategy

Consultation was undertaken by the ACT Government in December 2010 on two development options which both featured residential infill and adaptive reuse of the Canberra Brickworks. One of the development options was an *Option Adaptation Masterplan* and is shown in **Figure 30**. This option provided for a range of low rise dwelling types and sizes, pedestrian access to a bus interchange on Adelaide Avenue and three new parks.

Concerns raised during community consultation covered the following themes:

- Heritage conservation and preservation;
- Appropriate development;
- Access and connectivity;
- Open space preservation and maintenance; and
- Amenity and vibrancy

A draft Planning Strategy has not yet been released by the ACT Government for this site and no commitments have been made for the development proposal. The LDA web site for the Canberra Brickworks²¹ and environs planning strategy provides further details on the urban analysis report, community consultation and options presented to the community.

²¹ http://www.lda.act.gov.au/?/canberra_brickworks/

Figure 30 Option Adaptation MasterPlan for Brickworks Site



Source: LDA Canberra Brickworks and Planning Strategy

8.4 Heritage

Indigenous heritage values

There are no registered indigenous heritage items on this site. However there is evidence of the occupation of the Ngunnawal people in the Yarralumla area and a detailed investigation is warranted prior to any development.

Historic heritage values

A number of areas within the vicinity of this site are either registered or provisionally registered on the ACT Heritage Register, reflecting the area's industrial heritage. These sites include the early Canberra Brickworks Housing Precinct (Hutchins and Bentham Streets), the old Canberra Brickworks, Garbage Incinerator and Outfall Sewer. Westbourne Woods is also listed and is an arboretum designed by Weston and established mainly between 1914-1918. The extensive plantings extend to the NW of the site, and are located within the Royal Canberra Golf Course and near the Forestry Precinct in Banks Street²² discussed further below.

The Commonwealth Heritage listing includes the nearby Westridge House (Australian Forestry School), CSIRO Forestry Precinct and Government House and surrounding area on Dunrossil Drive (53 hectares).

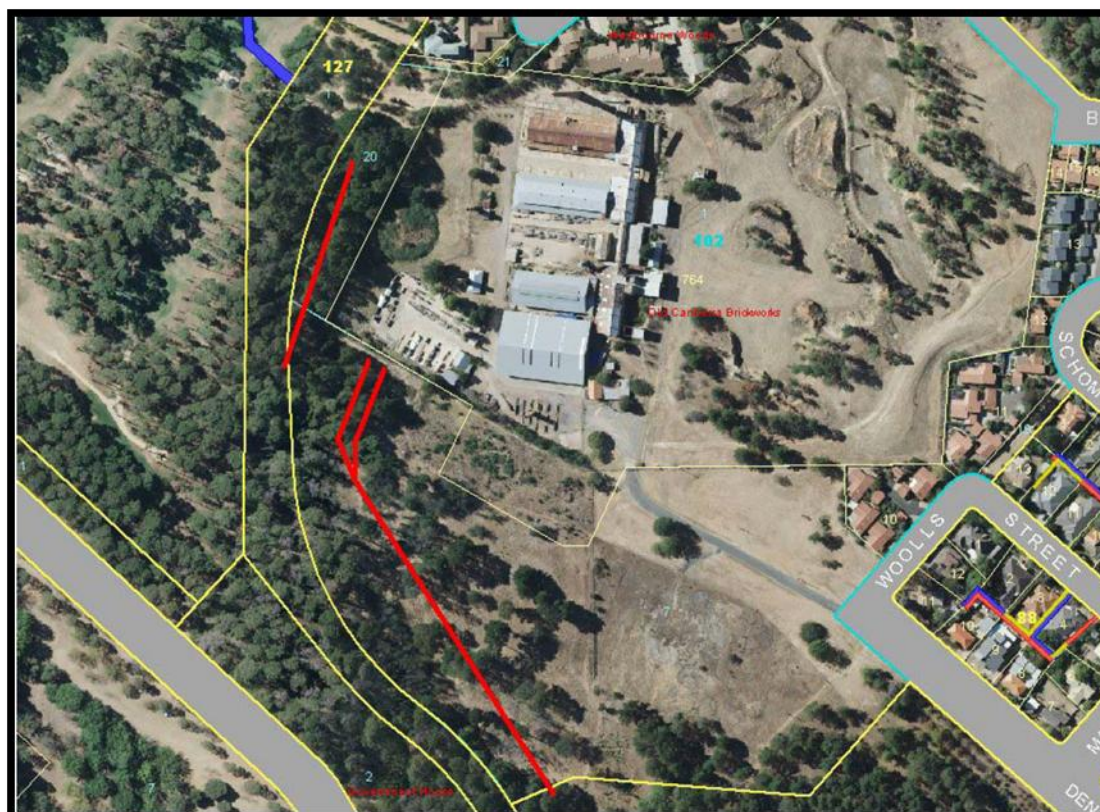
The National Trust (ACT) has recorded a number of sites in this vicinity including Canberra Brickworks, Canberra Incinerator and the Yarralumla Brickpits (geological formation). The Trust's recorded sites do not have legal status but two of these sites are also included in the ACT Government's listings. The Brickpits are located in the grounds of the Brickworks.

²² Rout, T and Eldridge, E (1983)

Some of the remnants of the former Yarralumla Brickworks Railway are located on the western part of the site under investigation for diplomatic purposes. The railway is significant for its association with the early construction of the national capital from 1923 until 1927. These remnants of the railway were provisionally registered in October 2010 and the registration expired in March 2011.

The remnants highlight one of the many challenges of building a city within a short time frame, in a relatively undeveloped area and with constraints on transport and technology. The brickworks railway, of which the remnants are the only remaining portion, transported up to six million bricks per annum. The remnants provide tangible evidence that can assist an understanding of the circumstances surrounding aspects of Canberra's construction²³.

Figure 31 Location of Yarralumla Brickworks railway remnants (indicated in red)



Source: Image sourced from Figure 1, Heritage (Decision about Provisional Registration for Yarralumla Brickworks Railway Remnants) Notice 2010, ACT Heritage Council, 21 October 2010

As discussed above, the adjoining Yarralumla Brickworks (Block 1 Section 102 Division Yarralumla) is registered on the ACT Heritage Places Register. The site qualifies due to its historical value in industrial manufacturing, specifically for the supply of materials required for building construction in the ACT from 1913 to 1976. The Yarralumla Brickworks is a rare example of the type of large urban brickworks established in the country from the early 20th Century.

Westbourne Woods Arboretum is nearby and occupies an area of approximately 120 hectares, primarily located on the Canberra Golf Club (Block 2 Section 119, Block 1 Section 125 and Block 4 Section 118). The arboretum is listed on the ACT Heritage Places Register and contains 187 species and 49 genera. The site has been selected due to its role in the early design of Canberra as a garden city. The area has endured as a permanent arboretum since 1914 and boasts an abundant parkland setting including a diverse range of tree species including eucalypts, deciduous hardwoods and conifers.

²³ Extract from the ACT Heritage Register listing

8.5 Social infrastructure

Urban amenity

The site has good road access, being located close to Cotter Road (via Dudley Street) and Adelaide Avenue (via Denman and Kintore Street) leading to Civic and the Parliamentary Zone to the north, Woden Town Centre to the south and the Tuggeranong Parkway to the west. However, Cotter Road carries considerable traffic and the site is impacted by noise from this road. Traffic on the Cotter Road is likely to increase with new suburbs within Molonglo Valley to the west and the ACT Government's proposed upgrade of Cotter Road to cater for this increased traffic, this is further discussed in Section 8.6. Visual buffering will be required from the western part of this site and perhaps some noise buffering depending on expert advice.

The part of the site which slopes towards the west has good views towards Curtin and beyond.

The site has well used pathways for cyclists and pedestrians travelling through the site but low levels of activity on the site itself. One of the well used pathways is shown earlier in Figure 19. The nearby brickworks development has a timber outlet on part of the development.

The closest residential development is located along Denman Street and there is a wide road verge along both sides of this street which will assist with buffering of the development with existing residential development (Figure 32).

Figure 32 Road wide verges along both sides of Denman Street



Source: SGS photo taken 15th February 2012

The area is well located for outdoor recreation such as the Royal Canberra Golf Club, Lake Foreshore and further to Weston Park.

The Yarralumla local shops are close by and Curtin Group Centre is also within a short driving distance. The site is located close to the Yarralumla Uniting Church and the St Nicholas Greek-Australian pre-school and child care centre is the closest school to the site.

Community use

The site is not used specifically other than for low levels of recreation and as a thoroughfare to get to other places (such as the foreshore around the Lake) via the well worn pathways which traverse the site.

Community members use the site for walking trails and access through to Dunrossil Drive and Dudley St, and also of note is the GSM habitat, the trees acting as a barrier between Woden and the Inner South, and the presence of the old Brickworks rail track within the area.

Community values

Community consultation did not elicit any strong community values associated directly with this land (in comparison to the other two sites). Some people suggested that this site was the most suitable of the three as it was the least used by the public and was well located for diplomatic purposes.

Many submissions from the community preferred the low intensity of development proposed in a diplomatic estate compared to the recent proposal by the ACT Government for urban infill on this site. There were also questions about how funding for the protection and upgrading of the Brickworks would occur if this development was to proceed rather than the ACT Government's proposal which incorporated conservation management works to the Brickworks. Ensuring a design connection with any future Brickworks redevelopment would be important.

The main concerns highlighted by residents centered around two aspects: access and traffic, and urban design. Access and traffic concerns were mostly around the potential for increased traffic and parking requirements, and the avoidance of Denman St becoming a thoroughfare for commuters. Urban design aspects included controls to ensure buildings were in keeping with Yarralumla and retention of trees where possible.

8.6 Physical infrastructure

An assessment of the physical infrastructure for the site has included liaison and consultation with local service authorities, a "Dial Before you Dig" enquiry, and a visual site inspection.

It is noted that the service alignments including sizes provided in this report are shown in an approximate location only and are subject to confirmation through detailed site survey. The exact location of these services will need to be confirmed prior to commencing any site works.

Existing services information has been obtained from:

- hydraulic masterplans of existing services made available by ActewAGL for sewer & water supply;
- TaMS for stormwater;
- Existing service plans were made available by AAPT, Optus, Telstra and TransACT for telecommunications; and
- ActewAGL for electricity and gas.

The following existing site services have been compiled and provided in Appendix 4.

Communications

The following telecommunication services are located within and adjacent the site:

- A Telstra underground network and optic fibre cables are located within the south-eastern part of the site, near the Yarralumla Uniting Church (Block 1 Section 94 Yarralumla);
- An COMMUNICATIONS underground network runs north-south through the site;
- A TransACT underground network is located within the western verge of Novar Street, east of the site;
- An Optus underground network is located within the eastern verge of Novar Street, east of the site; and
- A Telstra optic fibre cables runs within the eastern verge of Dunrossil Drive, northern verge of Dudley Street and both verges of Kintore Crescent.

Water and sewerage

The following water infrastructure is located within and adjacent the site:

- A 150mm diameter water main is located within the north-western part of the site. This main connects to a 150mm diameter water main within the eastern verge of Dunrossil Drive west of the site;
- A 150mm diameter water main is located within the eastern verge of Dunrossil Drive and transverses Block 2 Section 103 Yarralumla then runs southwest-south through the southern part of the site. The main continues along the northern verge of Dudley Street then connects to a 225mm diameter main within Block 1 Section 107 Yarralumla east of the site;
- A 150mm diameter water main is located within the western verge of Woolls Street east of the site;
- A 100mm diameter main transverses the north-eastern corner of the site then connects to a 100mm diameter main within the eastern verge of Denman Street. The main continues along the southern verge of Kintore Crescent north of the site; and
- A 100mm diameter water main is located within the western verge of Abbott Street east of the site.

The following sewerage infrastructure is located adjacent the site:

- A 150mm diameter sewer pipe is located within the Yarralumla Uniting Church (Block 1 Section 94 Yarralumla). This sewer pipe continues along the southern verge of Kintore Crescent north of the site;
- A 150mm diameter sewer pipe is located within the western verge of Woolls Street, east of the site;
- A 150mm diameter sewer pipe is located within Block 1 Section 127 Yarralumla, north of the site; and
- A 600mm diameter sewer pipe is located within the western verge of Yarra Glen, 1km south of the site.

There is no existing sewer tie within the site.

Stormwater

The site is approximately 14.5ha in area and is located north of Yarralumla Creek. There are three ridges within the site, one on the northern part and two on the south-eastern part. The northern part of the site slopes towards the access road into the Old Canberra Brickworks. The central part of the site slopes towards a main gully, which drains to the south to Dudley Street. The south-eastern part of the site slopes towards an informal gully, which drains to the south to Dudley Street. The eastern part of the site slopes towards the east, draining to Novar Street. The slope of the catchment ranges from 3% to 6% east and north of the main gully respectively.

The following stormwater infrastructure is located within and adjacent the site:

- A culvert under Dudley Street, downstream of the low point of the southern part of the site;
- A stormwater network located within Dudley Street southeast of the site, draining towards the south and connects to a 450mm diameter pipe located within Adelaide Avenue;
- A stormwater network located within Dudley Street south of the site, draining towards the south and connects to a culvert under Cotter Road; and
- An existing stormwater sumps and pipes are under Denman Street northeast of the site, draining towards the northeast.

Gas and electricity

The following gas infrastructure is located adjacent to the site:

- A 63mm diameter gas main is located within the northern verge of Dudley Street, south of the site. This gas main continues along the western verge of Novar Street east of the site;
- An 18mm diameter gas main is located within the western verge of Woolls Street north of the site. This gas main connects to 40mm diameter gas mains running along both verges of Woolls Street; and
- There are 40mm and 100mm diameter gas mains located within the northern verge of Denman Street, northeast of the site.

There is no existing gas tie within the site

The following electrical infrastructure is located adjacent to the site:

- High Voltage (HV) overhead cables:
 - running northeast-south through the site;
 - running north-southeast through the northern part of the site. The cables continue along the southern verge of Denman Street then transverses through the south-eastern part of the site;
 - located within the eastern verge of Woolls Street then continues through Block 19 Section 102 Yarralumla north of the site; and
 - located within the western boundary of Novar Street, east of the site.
- Street lighting and associated underground cables are located within the northern verge of Denman Street, northeast of the site;
- Nineteen street light poles neighbouring the site:
 - eight on the northern verge of Denman Street, northeast of the site;
 - three on the northern verge and one on the southern verge of Kintore Crescent, northeast of the site;
 - three on the eastern verge of Novar Street;
 - one on the Novar Street roundabout; and
 - one on the northern verge and two on the southern verge of Dudley Street.
- Low Voltage (LV) underground cables within Denman Street northeast of the site.

Roads and traffic

This site is located between Dudley Street and Denman Street. Adelaide Avenue is located to the south and provides a Major Arterial connection to employment areas and services.

Dudley Street is a two lane (single lane each direction) Collector Road and is subject to moderate traffic volumes. Dudley Street provides access to Cotter Road to the west and Adelaide Avenue to the east. The carriage way width on Denman Street and Kintore Crescent is approximately 9m wide and appears in reasonable condition.

Cotter Road is being duplicated between the Tuggeranong Parkway and Adelaide Avenue to cope with the predicted increase of traffic as a consequence from the developments in Molonglo Valley and North Canberra.

Works to Cotter Road will be broken into two stages. Stage 1 works will be between Dunrossil Drive and Yarralumla Creek Bridge, while stage 2 works will be west of Yarralumla Creek Bridge towards the Tuggeranong Parkway and includes duplication of the bridge. Additional lanes will be added on both east and west sides of Cotter Road to allow easier turns into Lady Denman Drive, McCulloch Street and Dunrossil Drive. Bus priority and cycle lanes have been included in the upgrade as well as a signalised tee intersection that replaces the current three legged round about at the Cotter Road and Lady Denman Drive intersection. The introduction of traffic calming measures along McCulloch Street from the intersection with Cotter Road to the Curruthers Street roundabout will also be examined²⁴

Denman Street is a local access street that services residential blocks and a footpath on the northern side. This road would be subject to relatively low traffic volumes from residents in Yarralumla and visitors to the Canberra Brickworks site and 'Thors Hammer' Timber supplies.

There are several dirt tracks located within the site that connect Denman Street to Dudley Street and Dunrossil Drive.

Public transport

The area is serviced by bus service Route 2 that operates a loop from Novar Street (east of the subject site) to Hopetoun Circuit. This service travels between Dickson and Woden (via Civic and the Parliamentary Triangle). The nearest bus stop is located on Novar Street, north of Kintore Crescent approximately 100m to the eastern boundary of the site.

Numerous bus services operate along Adelaide Avenue, including the express 'Blue Rapid' service, however there is no existing bus stop along Adelaide Avenue in the vicinity of the proposed site, the nearest being on Yarra Glenn in Hughes. A study is underway by the ACT Government to examine bus stops and transit lanes along Adelaide Avenue.

There is an asphalt lay-by on Dudley Street. It appears that this bus stop is not currently serviced by a public bus route and is likely utilised as a pickup and drop off by the Uniting Church to the north.

Existing cycle paths are located to the east of the site from Dudley Street to Kent Street and Yarra Glen. On road cycling is also incorporated on Adelaide Avenue.

8.7 Preliminary bushfire risk assessment

Existing urban areas to the north east of the subject site are protected from bushfire by an outer and inner asset protection zone (APZ), and a strategic fire-fighting zone. The location of these zones in relation to the subject site is indicated in Figure 33. Fuel management standards required for these zones are described in Appendix 5.

Existing bushfire protection requirements were developed as part of the SBMP using vegetation and aspect data to retrofit bushfire protection areas on existing suburbs. These APZs and fire management zones do not represent development constraints.

In September 2004, all parts of the ACT outside the existing urban area were designated as bushfire prone through the *Planning for Bushfire Risk Mitigation General Code*²⁵. The Yarralumla Brick Pit is therefore designated as bushfire prone.

In addition to satisfying stringent building construction standards under the provisions of the *Building Code of Australia* and *Australian Standard 3959 (construction of buildings in bushfire-prone areas)*, any development of Yarralumla Brickworks needs to be buffered from areas of adjoining vegetation by APZs. Requirements for APZs have been determined in accordance with the SBMP by considering the urban edge or 'asset interface' classification (primary, secondary or lee) as well as the adjoining vegetation type (forest/shrubland or grass/woodland) – (refer to Appendix 5 for details of the methodology).

Vegetation in the central portion of the site and to the west is composed largely of Monterey Pine with a mixed native/exotic grassy understorey. In addition, the vegetation in the west has a dense shrubby understorey. Due to the understorey characteristics and the dense nature of pine monocultures (where branches reach to the ground) this vegetation is classified as forest. Likewise to the south of the site, despite the majority of the area being grassland or woodland, a dense patch of Monterey Pine forms an influential patch of forest. Towards the eastern end of the site is a patch of long, largely native, grasses.

²⁴ Information from TAMS website: http://www.tams.act.gov.au/move/roads/construction_projects/cotter_road_duplication_-_stage_1_works

²⁵ ACT Government (2008)

The site is relatively flat and the elevation rises from 580m at the east and western edges to a peak of 590m in the centre of the site. This ridgeline runs north from the centre to the outside of the site into an area of residential development.

The site is located on the urban fringe of Canberra and was last subjected to a major bushfire during 1951-52, though the site was threatened during both the 2001 and 2003 bushfires. To the west of the site are the landscaped and bushland vegetation of the Royal Canberra Golf Club and the Government House estate.

As the vegetation directly to the south and west is largely Monterey Pine with a mown native/exotic grassland understorey there is some risk of fire starting to the west or south carrying to the site. These areas have been subject to landscape level fires in the past, and the westerly approach is particularly dangerous as the majority of land in that direction is bushland. Local fires are possible within the site even though there is no recent history of such an event. Most at risk are the areas of dense pines in the centre and east of the site.

Existing bushfire protection measures are shown in Figure 33. These were developed as part of the SBMP (2009) using vegetation and aspect data to retrofit bushfire protection areas on existing suburbs. These APZs and Fire Management Zones do not represent development constraints.

The APZs required for new development on this site are:

- 30m wide inner APZ where vegetation (dense *P. radiata*) adjoins the boundary on the western and southern edge. The inner APZ can include edge roads and walking tracks;
- 20m wide inner APZ where grassland adjoins the boundary on the south-western corner; and
- Minimum 200m wide outer APZ where forest/shrubland adjoins the boundary along the western and southern edge. The overall fuel hazard is estimated to be \leq high (where overall Fuel Hazard = (the sum of the influences of) Bark Hazard + Elevated Fuel Hazard + Surface Fine Fuel Hazard²⁶).

The required bushfire protection buffer for the development of the site is shown in Figure 34 as two options. Option 1 shows the area without bushfire constraint if management of an outer APZ can be agreed upon with adjacent landowners. Option 2 shows the area without bushfire constraint if the entire outer APZ needs to be contained within the boundary of the site.

Under Option 1, the majority of the site is available for development if only bushfire constraints are considered. Under Option 2, the only area available is a very small patch along the north-eastern boundary.

For the purposes of this study, Option 1 has been adopted, recognising that management of the adjoining vegetation would be required under this Option. This could result in a positive outcome, as management of the largely exotic vegetation to the west of the site could include removal of the exotic trees (such as Monterey Pine) and replacement with native open woodland that would also reduce bushfire risk. However, if this option cannot be achieved, this will reduce the developable area on the site.

²⁶ Victorian Department of Sustainability and Environment (1999)

Figure 33 Bushfire protection of the existing urban area (Source: TAMS/ESA) – land near old Canberra Brickworks

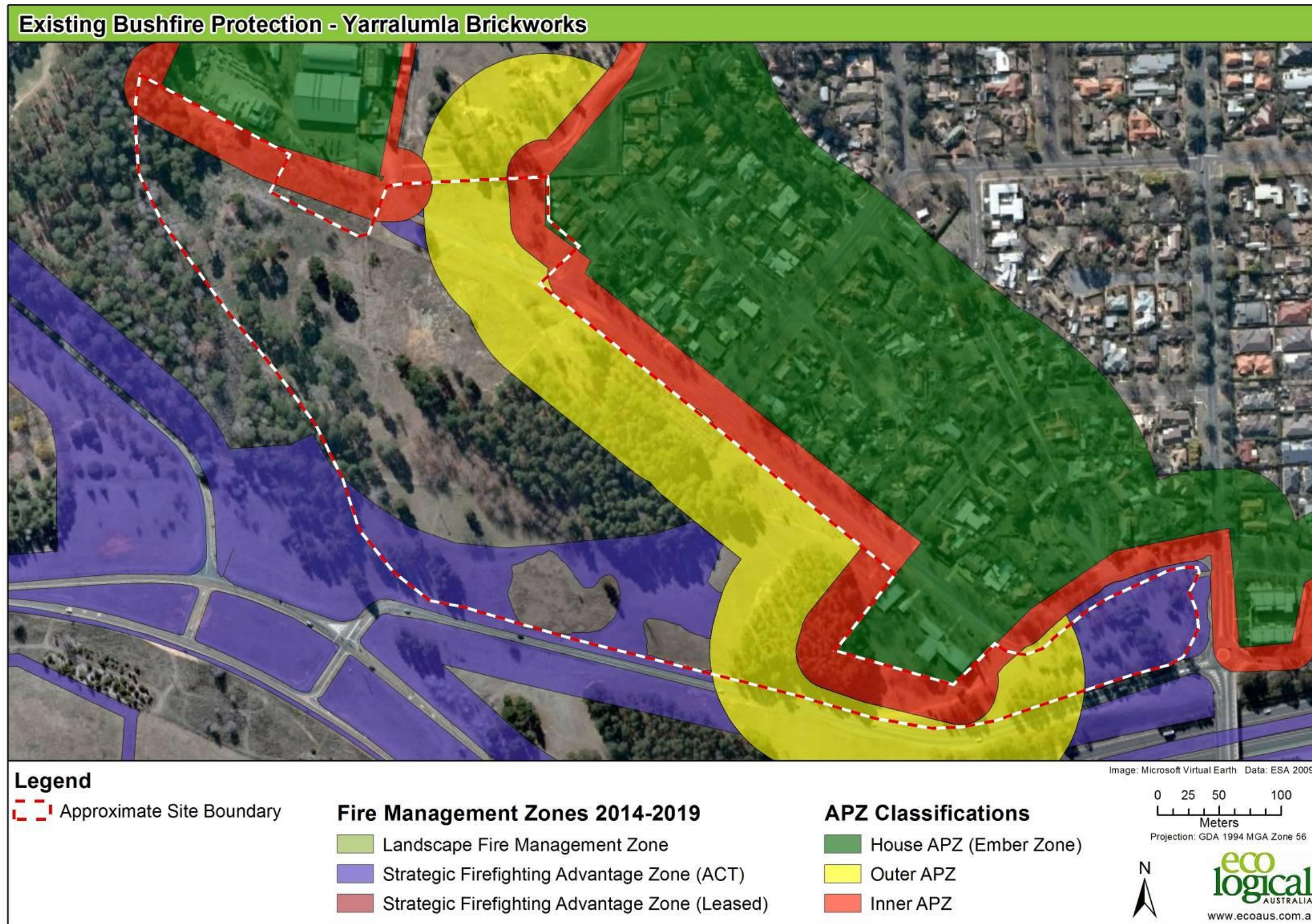


Figure 34 Required bushfire protection – land near old Canberra Brickworks



8.8 Conclusion

This Chapter has discussed the range of issues involved in developing a diplomatic estate on the land near the Old Canberra Brickworks. A summary of the main findings are outlined in Table 10.

Table 10 Overview of main findings – land near old Canberra Brickworks

Issue	Main findings
Site description	The land is approximately 14.5ha and well located, close to services and access. A more detailed site contamination investigation is required given its proximity to the Brickworks. An area of NTG will require will require referral to the Federal Minister for Environment under the EPBC Act if proposed for development.
Land tenure	Transfer to the NCA from the ACT Government would be required should a diplomatic development be recommended.
Exiting neighbourhood planning frameworks	The ACT Government has recently proposed infill development on this site and the adjoining Brickworks.
Heritage	Remnants of the old railway to the Brickworks remain on the SW corner of the site. Heritage buildings and items surround the site and it adjoins Dunrossil Drive, a Designated Area under the NCP.
Social infrastructure	The site has gentle western facing slopes with views to the west. The site is valued by the community for its thoroughfares to nearby walking and cycling tracks. There is concern from residents around traffic impacts.
Physical infrastructure	A sewer servicing constraint will mean higher costs on part of the site.
Preliminary bushfire assessment	The site is exposed to bushfires from the west and adjoining vegetation will have to be managed for bushfire protection for development on this site to be feasible...

Section 10 (from page 97 of the report) provides a summary of the opportunities and constraints to define a developable area on the site identifies a preferred layout and then outlines the implications of development on this site.

9 LAND SOUTH-WEST OF STIRLING RIDGE (YARRALUMLA)

9.1 Site description

This site, referred to in this report as part of Stirling Ridge (but also commonly referred to as Stirling Park) is around 6.2ha on the south-west part of Block 4 Section 22 Yarralumla. It is bordered by Hopetoun Circuit, Fitzgerald Street and Alexandrina Drive (Figure 35). The site is close to Lake Burley Griffin and overlooks an undeveloped open space area and established homes and townhouses.

Figure 35 Land south-west of Stirling Ridge — Yarralumla



Existing physical environment

The site contains some remnant woodland/grassland vegetation, exotic-dominated grassland and mature plantings of exotic and native trees.

The large open area of the site running adjacent Fitzgerald Street has a consistent NW aspect. The sites highest point is at the top of this slope. The open-space verge directly off Fitzgerald Street has been formed into an overland drainage swale that runs the length of the street.

There exist several well worn informal dirt foot tracks/ desire lines throughout the site. They predominantly run in an east/west direction from Hopetoun Circuit edge and link up with tracks in the Stirling Ridge bushland.

The vegetation cover across this site consists of approximately 50% grassland and 50% exotic tree plantings of which the majority is an aged Pinus Radiata plantation centrally located within the site. This plantation consists of trees 20-30m tall of medium to poor quality. (Figure 36)

Figure 36 Central pine plantation



Source: JEA photo taken February 2012

Quercus plantings along site edge



Source: JEA photo taken February 2012

The area along lower Fitzgerald Street has mature linear planting of medium to high value Quercus species. The interface along upper Fitzgerald Street consists of medium to low value native Eucalypts and understory shrubs (Figure 37).

Figure 37 Native vegetation along site edge



Source: JEA photo taken February 2012

In the northern area of the site there are mature medium to high value Quercus and Pinus trees present as small groups surrounded by grass.

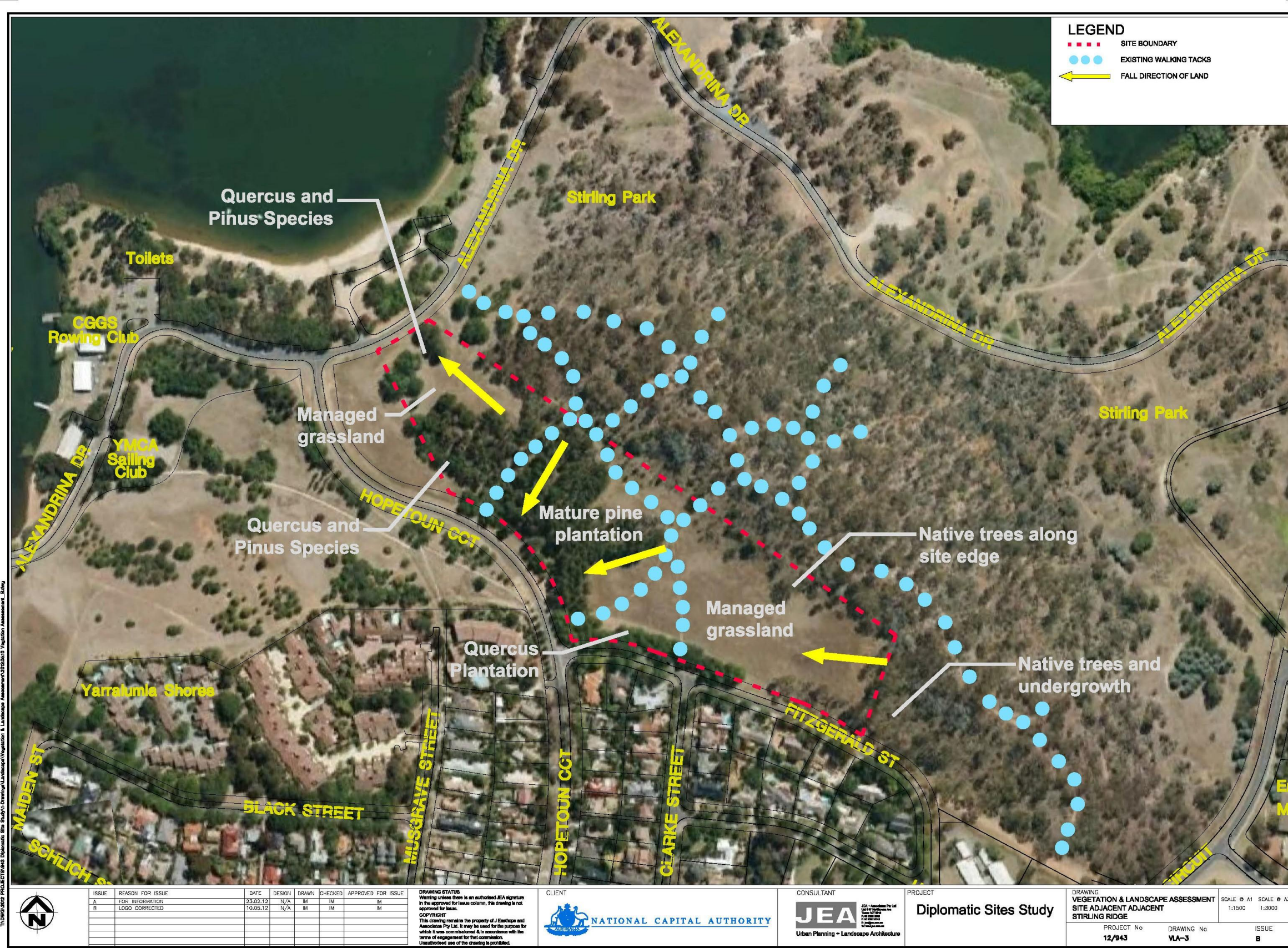
Topography

The heavily vegetated central area of the site is undulating and adjoining the native bushland is the higher area. A few small drainage lines fall from the higher area down to Hopetoun Circuit.

The northern area of the site is relatively flat and open with a slight incline towards Alexandrina Drive and the lake beyond.

DRAFT

Figure 38 Overview of the site's physical characteristics – land south-west of Stirling Ridge



Environmental values

The following ecological assessment has been derived from Rowell (2012) and the report is at Appendix 3. The ecological values of the Stirling Ridge site are summarised in Table 11. The woodland communities listed under Commonwealth and ACT legislation definitions are slightly different, but are essentially the same community. These communities are shown separately in Table 11 but are treated as one woodland and described in the report as Box-Gum Woodland.

The broader area of Stirling Ridge contains the largest remaining population of *Rutidosia leptorrhynchoides* (Button Wrinklewort) in the ACT with some 70,000 plants known to occur. The Button Wrinklewort plant occupies open areas of the Yellow Box - Red Gum Grassy Woodland, especially previously disturbed areas and patches with skeletal soils. Button Wrinklewort is listed as an endangered species in the ACT and NSW and by the Commonwealth; and is listed as a threatened species in Victoria. The species was once widespread in south-eastern New South Wales and across the western plains of Victoria.

On 11 March 2012, the ACT Government listed this site on the ACT Heritage Register under the ACT Heritage Act 2004 (Notifiable Instrument NI 2011 – 128) as containing an endangered species of Button Wrinklewort. At the same time the Military training area at Majura was also listed. The National Trust has also recorded this Button Wrinklewort site.

The features intrinsic to the heritage significance of the Place and which require conservation comprise:

- Two large populations (including the Majura site) of Button Wrinklewort growing in its natural habitat, NTG land and the fringe of Yellow Box- Red Gum Grassy Woodland; and
- The large sizes of both populations of Button Wrinklewort are vital to the viability of the species in the ACT in the long term.

A description of the flora and fauna characteristics of the site under investigation within Stirling Ridge is outlined below.

Flora characteristics

The north-western part of the site contains mature plantings of *Pinus radiata* (Monterey Pine) and *Quercus sp.* (Oak). The ground layer in this area is dominated by exotic species, with some native grasses. *Nassella neesiana* (Chilean Needlegrass) (a Weed of National Significance) is common.

The open central part of the site contains a mixture of native grasses and exotic species, and native diversity is low. Chilean Needlegrass and native *Austrostipa bigeniculata* (Tall Speargrass) are co-dominants.

The eastern and north-eastern margin of the site contains a mostly degraded remnant of Box-Gum Woodland (Figure 40). Few mature eucalypts remain, and regeneration is poor, probably due to annual mowing of this part of the site. The ground layer, while weedy in parts, is dominated by native species and the diversity is sufficient for an area of about 1ha to meet the definition of EPBC listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and the ACT listed Yellow Box Red Gum Grassy Woodland.

A 20 x 50m quadrat was surveyed in the best part of this area, where the moderately diverse ground layer covers about 0.2 ha near the northern boundary of the site. The ground layer in the quadrat contained 32 native species, including 19 forbs and one sub-shrub. There were nine species from the EPBC Act list of 'important' species for this community, and ten 'indicator species level 2' (Rehwinkel 2007), i.e. species which are grazing-sensitive, regionally significant or uncommon.

There were twelve Button Wrinklewort plants in the quadrat (Figure 40). These were in a small patch covering 1.5 x 2.5 m, and included seedlings and mature multi-stemmed plants. The patch is close to the boundary of the site and is an outlier of the large population on Stirling Ridge. A photo of a Button Wrinklewort plant (not from the Stirling Ridge site) is shown at Figure 39.

Figure 39 Image of Button Wrinklewort



Source: Sarah Sharp extracted from

<http://incp.environment.act.gov.au/Stats/CategoryResults.aspx?statid=27&name=Button%20Wrinklewort>

The south-eastern edge of the site adjacent to Fitzgerald Street contains a mixture of planted *Eucalyptus blakelyi* (Blakely's Red Gum) and non-local *Eucalyptus spp.*, with remnant *E. mannifera* (Brittle Gum) and a mixed native and exotic understorey. It is in poor condition compared to the area containing Button Wrinklewort, but has been included in the threatened Box-Gum Woodland due to the presence of several native understorey species.

The vegetation adjoining the site on Stirling Ridge contains woodland and open forest eucalypt species, mixed with plantings of local and non-local eucalypts and wattles. It has been broadly mapped as Box-Gum Woodland, and has a diverse native understorey.

Fauna characteristics

There was evidence of small numbers of *Macropus giganteus* (Eastern Grey Kangaroo) grazing on the site. These animals probably shelter in the adjacent Stirling Ridge woodland during the day. No threatened bird species were recorded on the site, nor was there habitat for them. The mature exotic trees in the western half of the site would provide feeding habitat and roosting sites for more common species. Eight native bird species were recorded on the site.

The woodland on Stirling Ridge adjoining the site contains habitat for threatened woodland birds. The *Daphoenositta chrysoptera* (Varied Sittella) is likely to be resident on Stirling Ridge, and *Lathamus discolor* (Swift Parrot) and *Lalage tricolor* (White-winged Triller) may be rare visitors.

There was no habitat suitable for the three threatened reptiles, due to the small size of the secondary grassland remnant, long history of separation from known habitat and lack of suitable rocks for *Aprasia parapulchella* (Pink-tailed Worm-lizard).

The cleared woodland area with native-dominated understorey is potential low quality habitat for the *Perunga ochracea* (Perunga Grasshopper), but it was not recorded during the survey. The species is difficult to detect and could be present on the site, but is more likely to occur in less weedy open woodland elsewhere on Stirling Ridge.

GSM was not recorded on the site. GSM is a species that inhabits primary native grassland, but may occur in derived grassland (cleared woodland) in contact with GSM habitat. There is a known population of GSM about 50m away near Black Street, Yarralumla. The area in between is mown grassland dotted with small oaks, and both areas contain a moderate component of *Austrodanthonia* (Wallaby Grasses) and Chilean Needlegrass which are believed to be food plants for GSM larvae. The potential habitat on the site is marginal at best, due to high biomass (infrequent mowing), weed invasion and surrounding woodland. However, numbers of flying GSM in spring-summer 2011-12 were unusually low across the ACT, including on several sites which are known to contain large populations (pers. obs.), and it is likely that a very small or low density GSM population would not be detected under these conditions.

Summary

The site contains about one hectare of mainly cleared Box-Gum Woodland which is a critically endangered community, in poor to moderate condition, and has low value for fauna. The better quality part of this community is about 0.2ha adjacent to the north-eastern boundary of the site, and contains twelve plants of the endangered Button Wrinklewort daisy.

The adjacent Stirling Ridge woodland contains up to 50,000 Button Wrinklewort plants and 46ha of Box-Gum Woodland with high native plant diversity and high quality bird habitat. The ACT Government's Lowland Woodland Conservation Strategy (2005) recommends the protection of Stirling Park for its high conservation value and the site has recently been listed on the ACT Heritage Register.

Development of the whole site for embassy use would entail the loss of the threatened plants and 1ha of threatened community, and potentially cause degradation of part of the adjoining woodland through disturbance from construction of buildings and utilities, weed invasion, additional pedestrian access, maintenance of asset protection zones and disturbance to wildlife on Stirling Ridge by noise and human activity.

The environmental consultant advised that a 20m buffer is required from the Box-Gum Woodland but the environmental values within the site do not require protection.

There is low potential for GSM to occur on the grassed parts of the site, however if development was to proceed in these areas then survey for the species should be repeated in a better season to determine whether or not it is present.

The ecological constraints on site were limited to the south-western portion of the site. This area contained White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland protected community and mixed exotic/native grassland which also represented habitat for GSM. The remainder of the site contained patches of exotic trees such as Monterey Pine and Oak and mown grassland. These issues are summarised in Table 11, which lists potential and identified ecological values for the site. Any species or community listed as "likely" or "Habitat Present" may require further survey to confirm its presence on site or assess the likely impact.

A development setback of at least 20m from the edge of the threatened community would assist its survival on the site and reduce impacts on the larger area of sensitive woodland in Stirling Park.

Table 11 Summary of potential and identified ecological values for land south-west of Stirling Ridge

Scientific Name	Common Name	Status		Identified in recent surveys
		Commonwealth EPBC Act 1999	ACT Nature Conservation Act 1980	
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland		Critically endangered	-	Yes
Yellow Box-Red Gum Grassy Woodland		-	Endangered	Yes
<i>Synemon plana</i>	Golden Sun Moth	Critically endangered	Endangered	Habitat Present
<i>Delma impar</i>	Striped Legless Lizard	Vulnerable	Vulnerable	-
<i>Perunga ochracea</i>	Perunga Grasshopper	-	Vulnerable	Habitat Present
<i>Caladenia (Arachnorchis) actensis</i>	Canberra Spider Orchid	Critically endangered	Endangered	-
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Endangered	Endangered	-
<i>Rutidosia leptorrhynchoides</i>	Button Wrinklewort	Endangered	Endangered	Yes
<i>Leucochrysum albicans</i> var. <i>tricolor</i>	Hoary Sunray	Endangered		-
<i>Swainsona recta</i>	Small Purple-pea	Endangered	Endangered	-
<i>Climacteris picumnus</i>	Brown Treecreeper	-	Vulnerable	-

Figure 40 Native vegetation (from Rowell 2012) – land south-west of Stirling Ridge



Location: L:\Projects\Diplomatic\New Diplomatic Sites Planning\Stirling_Ridge_NTG.mxd



Australian Government
National Capital Authority

Treasury Building, King Edward Terrace, Parkes ACT 2600, GPO Box 373 Canberra ACT 2601
T 02 6271 2888, F 02 6273 4427, www.nationalcapital.gov.au www.virtualcanberra.gov.au

Map Title:
Figure 2
Stirling Ridge
Areas of Environmental
Conservation Value

© 2012 Commonwealth of Australia.



Mixed native - exotic grassland, low potential for Golden Sun Moth



Button Wrinklewort



Yellow Box Red - Gum Grassy Woodland and derived native Grassland, under storey native dominated, low potential for Perunga Grasshopper.



Vegetation Quadrat

DATE:	14/02/2012
SCALE:	1:2,500
DRAWN:	RN
CHECKED:	
REVISION:	



Visual quality

The most dominant visual feature of the site is the central pine plantation. Its density and height dominate any view within the site and it is also a dominant visual element when viewing the site from an external location.

The visual characteristics along the Stirling Ridge edge are informal and natural due to the presence of native vegetation. Along the edge roads the character is still informal however the exotic deciduous vegetation creates a different appearance.

The majority of this site is highly visible from the adjacent external public areas and residential properties due to the fact it is surrounded by public roads on three sides. Existing vegetation provides some short distant view screening around the edges but only from certain angles. The linear planting of *Quercus* species along lower Fitzgerald Street provides a good screen between the site and the residential dwellings opposite, though this would become transparent in winter with leaf fall.

The large *Pinus Radiata* plantation provides screening to long distance views into the site and replacement screening would be needed if these trees were removed. The upper open area of the site will be visible from long distant vantage points of Black Mountain Tower, Dairy Farmers Hill Lookout at the Arboretum and Yarralumla Bay Oval off Novar Street. The site cannot be seen from any eastern vantage points due to the landform screen created by Stirling Ridge (Figure 42).

Views through the site from end to end are blocked by the central Pine plantation, resulting in the presence of only medium distance visual connections. Long distance views beyond the site to Black Mountain, the Arboretum and over Yarralumla exist from the higher open area while water views of the Lake are available from the area along Alexandrina Drive (Figure 41).

Figure 41 View to the west over Yarralumla



Source: JEA photo taken February 2012

View of the Lake thru the trees



Source: JEA photo taken February 2012

Figure 42 Site lines – land south-west of Stirling Ridge



Soil and water quality

The soils are generally shallow stony red-brown clay loams. The area is part of the *Yarralumla Formation* which is a mudstone/siltstone formation that was formed around 425 million years ago during the Silurian Period. The formation extends from Red Hill and Woden in the South to Lake Burley Griffin in to the north, passing under the suburb of Yarralumla. The formation is evidence of the last major marine sedimentary period when eastern Australia was still covered by shallow seas. It shows fossil evidence of trilobites, coral and primitive crinoids. The Yarralumla brickworks quarry and the Deakin anticline are places where the formation is exposed and easily studied²⁷.

Whilst no water quality testing has been undertaken there are no known water contamination issues for the site. Any water runoff from the site would have to meet the required standards for water treatment near Lake Burley Griffin.

Site contamination

The contaminated land records managed by the ACT Environment Protection Unit contain no information of contamination of land on this site. Past occupation has been temporary accommodation for construction workers, and some evidence of small rubbish tips from this settlement have been found on the eastern part of Stirling Ridge. It is unlikely that any significant contamination would be found on this site nevertheless a more detailed assessment should be undertaken prior to any development.

9.2 Land tenure

Block 4 Section 22 Yarralumla is National Land, managed by the NCA. There are no impediments with the current land tenure. The land is currently designated for National Use and should a diplomatic development be pursued on this site the land would need to be amended for diplomatic use under the NCP. As discussed in Section 6.1 this site and the adjoining Attunga Point has been identified in the NCP by the Official Establishments Trust as possible future sites for the Prime Minister's residence.

9.3 Existing neighbourhood planning frameworks

Neighbourhood plans

In 2002-2004, the ACT Government worked with local communities to prepare Neighbourhood Plans that outlined the suburb character and development priorities. The Yarralumla Neighbourhood Plan was adopted by the ACT Government in 2004.

The Vision developed for Yarralumla was:

Yarralumla's rich garden suburb history will continue to be evident well into the future. The neighbourhood will be respected for both its magnificent landscape setting as well as its high-quality streetscapes of old and new. It will strive to be a healthy, liveable, and sustainable place that is home to a diverse range of people from both local and international backgrounds. The Local Centre will be a thriving community and commercial heart, and the lake frontage will not only be conserved but also enhanced²⁸. (P4)

The Neighbourhood Plan proposed that the majority of Yarralumla will remain predominantly low-density, single dwellings on generous blocks. The suburb was also to provide a diversity of housing types and high quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

The open space network in Yarralumla was highly valued by residents including Weston Park, Stirling Ridge and the rest of its frontage to Lake Burley Griffin. A survey of residents found that the neighbourhood's favourite places were:

- Lake Burley Griffin, especially the foreshores and the pathway/bicycle path around the lake;
- Weston Park, including the nurseries and children's playground; and
- Stirling Ridge.

In the Neighbourhood Plan Stirling Ridge (Block 4 Section 22) was described as:

"..... one of the Yarralumla's largest parks. It is accessible by heading west along Alexandrina Drive from Parkes to Banks Street or by the ever popular cycle path that circles Lake Burley Griffin. Due to the undulating terrain the park offers some splendid views across the lake to the National Museum of Australia, Telstra Tower, Black Mountain and

²⁷ Extract from ACT Heritage Register for the Yarralumla Brickworks

²⁸ http://www.actpla.act.gov.au/__data/assets/pdf_file/0016/2518/yarralumla-anp.pdf P4

Black Mountain Peninsular. The vegetation is predominantly eucalyptus with some scattered introduced species. Near Hopetoun Circuit there is also a significant stand of pine trees. The Park is used for a mix of recreation, such as cross-country running and dog walking²⁹.

The Yarralumla Neighbourhood Plan proposed no changes to the Urban Open Space but recommended that Urban Open Space in the future will be better augmented with elements such as seating, lighting and footpaths to ensure that they continue to service the community well. Where appropriate the Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Yarralumla's contribution to the biodiversity of the city. This is particularly relevant due to the suburb's proximity to Lake Burley Griffin. Accessibility for all, particularly those with special mobility needs, will be made a priority.

Whilst this Neighbourhood Plan is not being implemented by the ACT Government it does contain valuable information on community values and agreed development strategies.

Master plans

There are no Master Plans for this site.

Development control plans

There are no relevant Development Controls for this site.

Plans of management or action plans

In 2009, a Heritage Management Plan (HMP) for Lake Burley Griffin and adjacent lands, prepared for the NCA undertook a detailed assessment for Stirling Ridge and Attunga Point³⁰. This Management Plan provides a guide to how this area should be managed to protect its significant site status.

The HMP recognised the natural and built heritage values of the Stirling Ridge site and advised that any development should manage adverse impacts on cultural and natural values. The Plan acknowledged that there is opportunity for some development on the site (currently being assessed for diplomatic purposes), within the open area of the Stirling Ridge site³¹. The southern slope of the ridge in this location is also behind the ridgeline when viewed from Lake Burley Griffin and is therefore not part of the important views from the lake and foreshores. The Management Plan noted that the plantings in this area are not native to the site and currently present a bushfire hazard on the perimeter of the woodland ecological community.

9.4 Heritage

Indigenous heritage values

There are no officially registered indigenous heritage items in this location however a nomination has been received on the ACT Heritage Register for an Aboriginal Scarred Tree and as shown in Figure 43 is within the Box- Gum Woodland area and not subject to consideration for development.

Evidence has been recorded of indigenous occupation (Ngunawal people) on Stirling Ridge and thirteen terrestrial Indigenous heritage sites (comprising nine isolated finds, three small artifact scatters, and a possible scarred tree) were identified in 2009³². At that time, representatives of Indigenous stakeholder groups indicated that the recorded Indigenous sites at Yarramundi Reach and Stirling Ridge were valued by the local Indigenous community as important as a part of local Indigenous tradition.

A more detailed assessment of the indigenous heritage on this site would be required prior to any development proceeding. It is noted that past clearing of the site (being considered for diplomatic purposes) would have disturbed indigenous heritage sites and that the adjoining woodland is more likely to contain evidence of Indigenous occupation.

²⁹ Ibid P25

³⁰ Godden Mackay Logan (2009)

³¹ Ibid P9

³² Ibid P8

Figure 43 Location of scarred tree on Stirling Ridge



Source: Goddon Mackay Logan (2009)

European heritage values

Stirling Ridge has a rich history of European settlement and use by Indigenous people. European occupation includes the temporary settlement of Westlake (eastern part of the site), farming, surveying markers, and construction of Outfall Sewer. The site has also been used by Indigenous people and evidence of use remains on the site including rock formations and scarred trees (refer to previous section).

The EPBC Act does not list any heritage items of national significance on this site. Stirling Ridge has been nominated for listing on the ACT Heritage Register (Block 2 Section 22 Yarralumla) and details of this listing have been sought from ACT Heritage Unit. The National Trust has recorded the sewer vents and whilst it has registered Stirling Park, no details are available of the reasons for this registration.

In the eastern part of Stirling Ridge a settlement (Westlake) was established from 1922 for workers undertaking the construction of Canberra. The general location of the settlement is shown on Figure 44 and a commemoration plaque of the settlement is shown on Figure 45.

The settlement consisted of timber cottages, huts and shorter-term tent camps. Though a temporary settlement, it was not until 1965 that Westlake was finally closed. Evidence of the settlement remains on the site and includes remnants of occupation, plaques and information erected by former residents. The history of use of the site has been extensively documented by Ann Gugler³³.

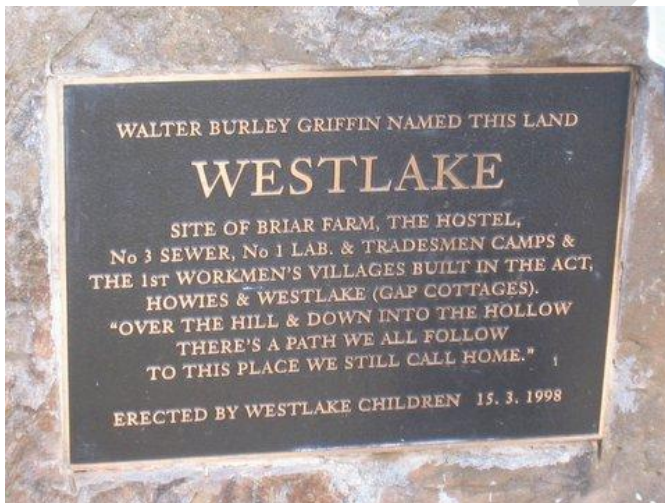
³³ Gugler, A (1997) and see also <http://canberracamps.webs.com/> and <http://hiddencanberra.webs.com/historyofcanberra.htm>

Figure 44 Location of Westlake on Stirling Ridge



Source: *Goddon Mackay Logan (2009)*

Figure 45 Plaque erected near site of Westlake



Source: *Photo Courtesy of Ann Gugler*

Stirling Ridge was also the site of the Canberra outfall sewer and a ventilator shaft and access chambers of part of the original Canberra main outfall sewer remain on the site and the location of the sewer vent is shown on Figure 46. These items and other parts of the sewer line have been included on the ACT Heritage Register.

The above-ground features of Canberra's main outfall Sewer which form this registration are of heritage significance because of:

- Important evidence of a distinctive design and function of exceptional interest;
- For their association with a development within the history of the ACT; and
- As rare examples of their kind.

An odour study from this shaft will be required as part of any development (refer to Section 9.6).

Figure 46 Location of sewer vent Stirling Ridge site



Source: Goddon Mackay Logan (2009)

On the land being considered for diplomatic purposes, the area was most likely used and cleared for farming (dating from the original settlers Klensendorff's in the 1830's). During the course of this study there has been no evidence found of any substantial European occupation of this western part of Stirling Ridge, apart from farming.

Apart from the historic sewer, the investigations undertaken for this assessment have not indicated any significant cultural or heritage issues on this site, though it is acknowledged that the remaining area of Stirling Ridge does have a rich history of Indigenous and European occupation. A more detailed heritage study could build on the research undertaken in this assessment to confirm this finding.

9.5 Social infrastructure

Urban amenity

The site has high levels of urban amenity being located very close to the Lake foreshore, with well established moderate sized trees (Pin Oaks) within and bordering the site and as shown on Figure 47. It is within the urban fabric and close to facilities including existing embassies and the Parliamentary Triangle. The site is bordered by well established residential properties along Fitzgerald Street and a unit complex along Hopetoun Circuit (Harry Siedler Design).

Figure 47 Large Pin Oaks bordering Fitzgerald Street



Source: SGS photo taken on 14th February 2012

Community use

It is evident through site inspections and feedback from the community that this site is used as a destination for passive and active recreation as well as pathways through the site for pedestrian to the vegetated area of Stirling Ridge. It is a very accessible site for users and has some cleared areas on the site as shown in Figure 48.

The feedback from the consultation confirmed that the residents of Yarralumla and other surrounding suburbs highly value this site for its environmental and recreational value, especially the vegetated area along the ridgeline. Access is typically across the site to walking trails in the native vegetation of Stirling Ridge used for a variety of recreational and sporting activities.

Figure 48 Cleared area within the Stirling Ridge site



Source: SGS photo taken 15th February 2012

Community values

The green vista and buffer between the lake and the suburb is highly valued, as well as access to native bushland in the heart of the city. Figure 49 shows a public notice to discuss the conservation of Stirling Ridge. Residents were concerned about the loss of trees to make way for road widening, fire buffer zones and infrastructure development, the effects of security lighting in a currently unlit area, and the potential loss of access to Stirling Ridge itself and the native woodland. A strong concern was also raised regarding the architectural design of the potential diplomatic missions.

Residents provided detail of the history of the site and its use since the 19th century. Ann Gugler provided extensive personal resources from her many years of research of the area.

However, there was also acceptance by many of potential suitability of this site for diplomatic purposes given its location and proximity to other embassies.

Strongest issues of concern relate to:

- Loss of recreation area for residents;
- Impact on surrounding residential areas;
- Retention of tree lined buffer;
- Minimizing impact on Lake Burley Griffin; and
- Traffic access and management arrangements

Figure 49 Notice of Public Meeting to conserve Stirling Ridge



Source: SGS Photo taken 14th February 2012

9.6 Physical infrastructure

An assessment of the physical infrastructure for the site has included liaison and consultation with local service authorities, a “Dial Before you Dig” enquiry, and a visual site inspection.

Existing services information has been obtained from:

- Hydraulic masterplans of existing services made available by ActewAGL for sewer & water supply;
- TaMS for stormwater;
- Existing service plans were made available by AAPT, Optus, Telstra and TransACT for telecommunications; and
- ActewAGL for electricity and gas.

The following existing site services have been compiled and provided in Appendix 4.

Communications

The following telecommunication services are located adjacent to the site:

- Telstra optic fibre cables located within the Canberra Mosque and Embassy of Norway and Denmark (Blocks 1 and 2 Section 22 Yarralumla), southeast of the site. These cables continue along the northern verge of Hunter Street; and
- A Telstra underground network within the verges of Hopetoun Circuit and Clarke Street south of the site.

There is no TransACT or Optus underground network in the immediate vicinity of the site.

Water and sewer

The following water infrastructure is located within and adjacent to the site:

- A 40mm diameter water main runs south-north through the site;
- A 100mm diameter water main is located within the western verge of Hopetoun Circuit, northern verge of Fitzgerald Street and southern verge of Hunter Street south of the site; and
- A 150mm diameter water main is located within the western verge of Empire Circuit east of the site.

The following sewerage infrastructure is located within and adjacent the site:

- A1650mm x 1200mm trunk sewer transverses the south-eastern part corner of the site. The sewer will require an easement of 20m;
- An access chamber/manhole is located next to the eastern boundary of the site;

- An existing natural educt/induct heritage located on the eastern side of the crest of the hill and approximately 150m from the site. ActewAGL advised that an odour study must be completed to access the viability for locating new development at the site;
- A 150mm diameter sewer pipe is located within the eastern verge of Hopetoun Circuit, southern verge of Fitzgerald Street and northern verge of Hunter Street, south of the site; and
- A 150mm diameter sewer pipe is located within the southern boundary of Block 5 Section 100 Yarralumla, southwest of the site.

The development boundary will need to be adjusted to have 20m offset (or easement) from the trunk sewer. ActewAGL advised that an odour study must be completed to confirm the viability for locating new development at the site.

Stormwater

There are three ridgelines within the site. The northern part of the site slopes towards the north to Alexandrina Drive. The central part of the site slopes towards two gullies, which drain to the west to Hopetoun Circuit. The southern and eastern part of the site slopes towards a gully, which drains to the west to north of the Hopetoun Circuit/ Fitzgerald Street intersection.

The following stormwater infrastructure is located within and adjacent the site:

- An existing stormwater headwall is located within the southern boundary of the site. The headwall is connected to a 300mm diameter pipe draining towards the south;
- A stormwater network is within the southern verge of Fitzgerald Street. The network drains to the existing trunk 1050mm diameter pipe under Hopetoun Circuit south of the site;
- The abovementioned 1050mm diameter pipe drains to the north to a 1200mm diameter pipe located within the northern boundary of Block 3 Section 100 Yarralumla southwest of the site. The 1200mm diameter pipe drains to the west and increases to 1350mm diameter and then discharges to a concrete lined channel located within Block 5 Section 100 Yarralumla, west of the site; and
- Two 450mm diameter stormwater pipes under Hopetoun Circuit west of the site, draining to the south to the abovementioned concrete lined channel.

Gas and electricity

The following gas infrastructure is located adjacent the site:

- A 32mm diameter gas main is located within the western verge Hopetoun Circuit west of the site. The gas main connects to the existing 40mm diameter gas mains located within the road verges;
- 40mm diameter gas mains are located within the southern verge of Fitzgerald Street and Hunter Street, south of the site; and
- A 63mm and 110mm diameter gas main located within the eastern verge of Empire Circuit east of the site.

Jemena advised that the proposed development can be serviced by the extending the existing 40mm diameter gas main within the southern verge of Fitzgerald Street to the site. The existing gas network has sufficient capacity to supply the proposed development.

The following electrical infrastructure is located adjacent the site:

- HV overhead cables located within the western verge of Empire Circuit east of the site;
- Underground HV cables are located within the northern verge of Hunter Street, south of the site;
- Underground HV cables are located within Musgrave Street, southwest of the site;
- Street lighting and associated underground cables are located within:
 - The southern verge of Fitzgerald Street and northern verge of Hunter Street and western verge of Clarke Street south of the site; and
 - The western verge of Empire Circuit east of the site.
- Nine street light poles are on the southern verge of Fitzgerald Street neighbouring southern boundary of the site.

There is no existing electrical service tie within the site.

Roads and traffic

Hopetoun Circuit is a collector road to the south of the site. This road connects Alexandria Drive to Adelaide Avenue. There is a shared path to the west of Hopetoun Circuit that provides pedestrian and cyclist access to the Lake.

Fitzgerald Street is a local access street that services residential blocks to the south. There is no footpath on the south side of Fitzgerald Street though there appears to be an informal track on the north side of the road (the side of the proposed site).

To the north of the assessment area (between the site and Lake Burley Griffin) Alexandria Drive provides access to lakeside facilities in Yarralumla from Commonwealth Avenue. A sealed cycleway is located around Alexandria Drive, and deviates from the Lake to south of Alexandria Drive.

There are several dirt tracks located within the site that connect Fitzgerald Street and Hopetoun Circuit to Alexandria Drive.

The carriageway width on Hopetoun Circuit from Fitzgerald Street to Alexandria Avenue is below the 6m minimum for collector streets and will require an upgrade to obtain minimum carriage way widths as identified in the ACT Residential Subdivision Code. This would include the construction of additional pavement and a kerb and gutter road profile.

Public transport

Existing bus services include Route 2 that operates a loop from Novar Street to Hopetoun Circuit. This service travels between Dickson and Woden (via Civic and the Parliamentary Triangle). The nearest bus stop is located on Hopetoun Circuit, at the Schlich Street intersection, approximately 320m from the site's southern boundary.

9.7 Preliminary bushfire risk assessment

Existing urban areas to the south of the subject site are protected from bushfire by an outer and inner asset protection zone (APZ), and fire management zones. The location of these zones in relation to the subject site is indicated in Figure 50. Fuel management standards required for these zones are described in Appendix 5.

Existing bushfire protection requirements were developed as part of the SBMP using vegetation and aspect data to retrofit bushfire protection areas on existing suburbs. These APZs and fire management zones do not represent development constraints.

In September 2004, all parts of the ACT outside the existing urban area were designated by the ACT Government as bushfire prone through the Planning for Bushfire Risk Mitigation General Code. The Stirling Ridge subject site is therefore designated as bushfire prone.

In addition to satisfying stringent building construction standards under the provisions of the Building Code of Australia and Australian Standard 3959 (construction of buildings in bushfire-prone areas), any development of Stirling Ridge needs to be buffered from areas of adjoining vegetation by asset protection zones (APZs). Requirements for APZs have been determined in accordance with the SBMP by considering the urban edge or 'asset interface' classification (primary, secondary or lee) as well as the adjoining vegetation type (forest/shrubland or grass/woodland) – (refer to Appendix 5 for details of the methodology).

Vegetation in the western portion of the site is composed largely of Monterey Pine and Oaks with a mixed native/exotic grassy understorey. Due to the understorey characteristics and the dense nature of pine monocultures (where branches reach to the ground) this vegetation is classified as Forest for the purposes of bushfire assessment. The rest of the site is predominantly mixed native/exotic grassland with a few scattered trees around the edge and would be classified as Woodland or Grassland.

The vegetation surrounding the site is a mix of bushland and managed vegetation. There is a mix of urban landscaping and mown grassland on the western edge of the site. Vegetation on the southern boundary of the site is urban landscaping. The vegetation to the north of the site is open native woodland with a grassy understorey and is classified as Woodland.

The site is relatively flat over much of the site, getting steeper at the eastern end. The elevation rises from 570 m in the western and central portion of the site to 590 m along the eastern boundary. This ridgeline runs north from the centre to the outside of the site into an area of residential development.

The site is located very close to central Canberra and is situated between Lake Burley-Griffin to the north and residential Yarralumla to the south. The site was last subjected to a major bushfire during the 1951-52 bushfires. The bushland of Stirling Ridge is located to the north-east of the site and to the west with managed landscaping with a mown understorey.

As the vegetation to the west are largely landscaped trees with a mown native/exotic grassland understorey there is some risk of fire starting to the west or south carrying to the site. While these areas have been subject to landscape level fires in the past, this was before the expansion of residential houses in the area. Local fires are possible within the site even though there is no recent history of such an event. Most at risk are the areas of dense exotic trees in the central west of the site.

Existing bushfire protection involving the site are shown in Figure 50. These were developed as part of the SBMP (ESA 2009) using vegetation and aspect data to retrofit bushfire protection areas on existing suburbs. These APZs and Fire Management Zones do not represent development constraints.

The APZs required for future development of Stirling Ridge are:

- 30m wide inner APZ along the western boundary of the site. The inner APZ can include edge roads such as Hopetoun Circuit and footpaths;
- 20m wide inner APZ along the northern, eastern, and south-western boundary. The inner APZ can include edge roads such as Alexandrina Drive;
- 10m wide inner APZ along the south-eastern boundary;
- 100m wide outer APZ along the western boundary of the site. This boundary has been assessed largely based on the aspect rather than the risk posed by the vegetation immediately adjacent. The overall fuel hazard is estimated to be \leq low (where overall Fuel Hazard = (the sum of the influences of) Bark Hazard + Elevated Fuel Hazard + Surface Fine Fuel Hazard (Overall Fuel Hazard Guide 3rd ed. Victorian Department of Sustainability and Environment 1999); and
- No outer APZ required along remainder of boundary despite grassland/woodland vegetation due to aspect.

The required bushfire protection buffer for the development of Stirling Ridge is shown in Figure 51. This shows the area without bushfire constraint if management of an outer and inner APZ can be agreed upon with adjacent landowners. Under this option, the majority of the site is available for development if only bushfire constraints are considered, with the largest available area in the north-west.

The management requirements of the outer APZ should be easy to implement due to the condition of the vegetation and the existing management. This is also true of having the inner APZ outside of the borders of the site given the surrounding land use and existing roads.

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Figure 50 Existing bushfire protection – land south-west of Stirling Ridge

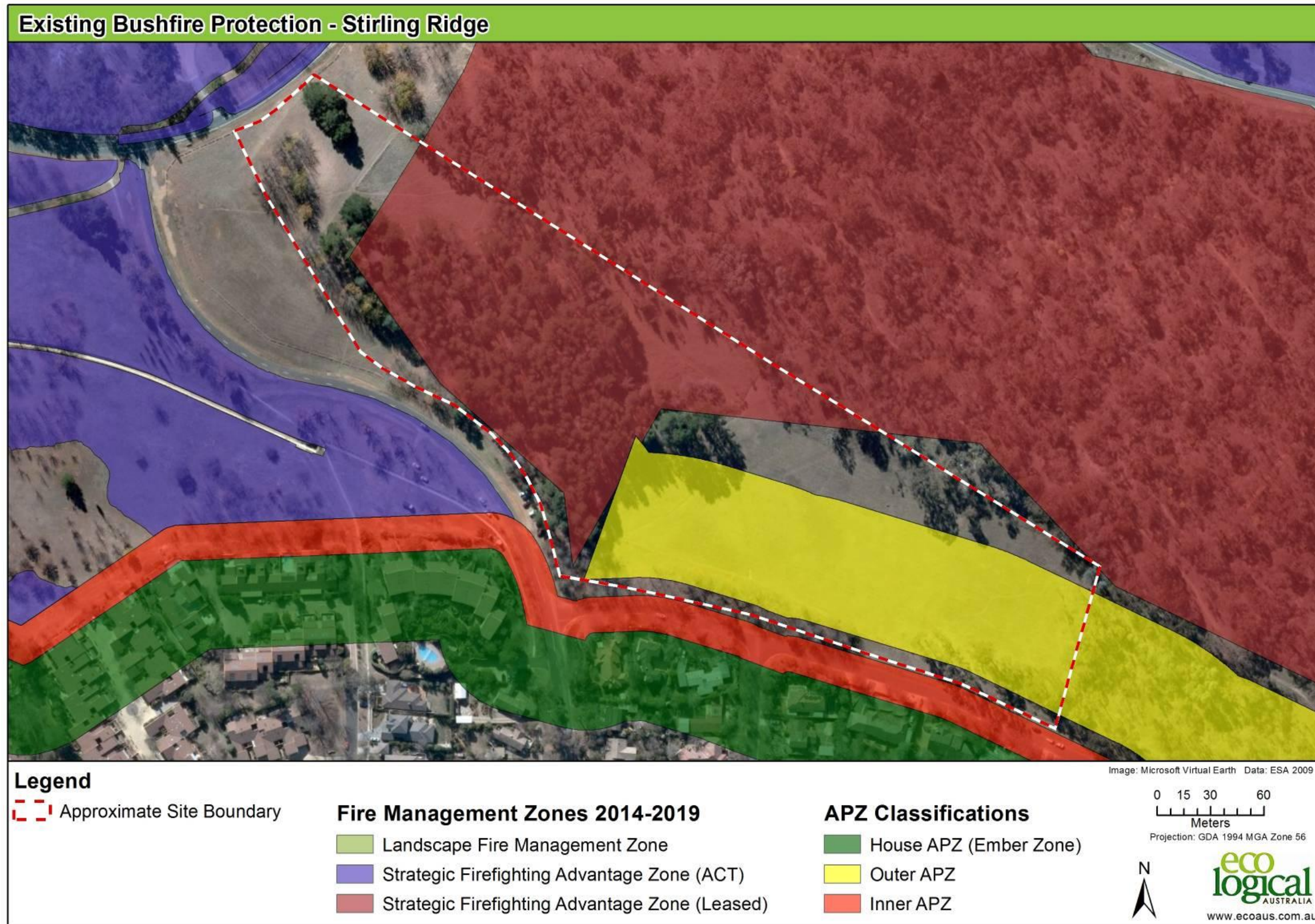
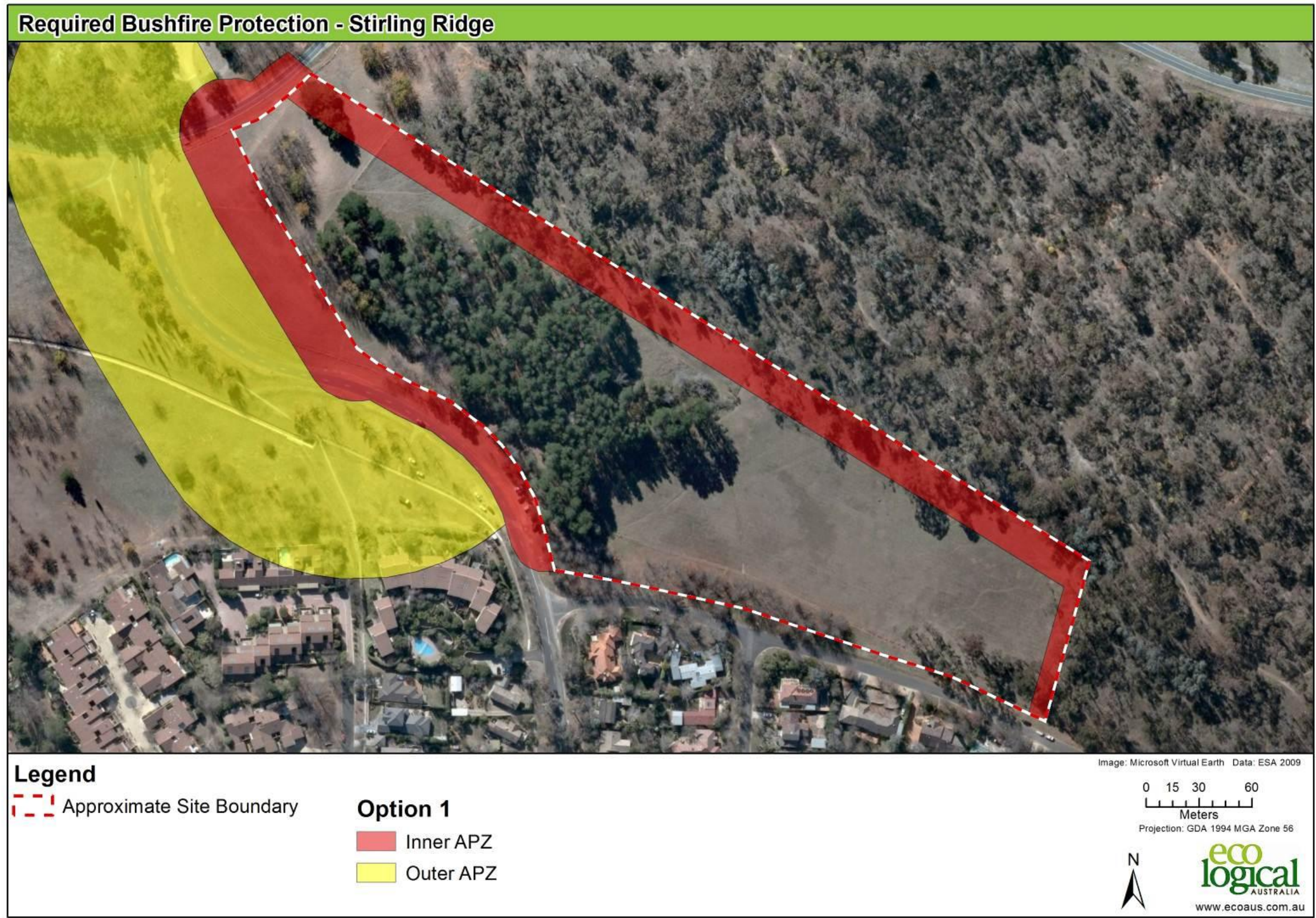


Figure 51 Required bushfire protection – land south-west of Stirling Ridge



9.8 Conclusion

This Chapter has discussed the constraints, opportunities and issues involved in developing a diplomatic estate on the land south-west of Stirling Ridge. Table 12 provides a summary of the main findings.

Table 12 Overview of main findings – land south-west of Stirling Ridge

Issue	Main Findings
Site description	The site is approximately 6.2ha and located on part of the Stirling Ridge site, near the Lake and other diplomatic missions. Stirling Ridge contains endangered habitat of Button Wrinklewort and Yellow-Box Gum Woodland some of which is on the central eastern part of this site. Referral to the Federal Minister for the Environment will be required.
Land tenure	The site is owned by the Australian Government and together with the adjoining Attunga Point has been identified as a site suitable for the Prime Minister's lodge.
Exiting neighbourhood planning frameworks	The Heritage Management Plan for Lake Burley Griffin acknowledges opportunity for some development on the open area of Stirling Ridge.
Heritage	Stirling Ridge has a rich history of European and Indigenous heritage though no evidence of heritage items has been recorded on this site. A more detailed heritage study could build on the research undertaken in this assessment to confirm this finding.
Social infrastructure	Community concerns relate to traffic impacts, visual amenity, environment and current use of the site for recreation.
Physical infrastructure	Vehicular access to the site needs to be considered in terms of impacts to residents.
Preliminary bushfire assessment	The site has low vulnerability to bushfire from the west and APZ areas can be managed outside the boundary. An inner APZ is required on the northern boundary. The stand of planted trees presents a fire hazard to future development (and potentially to Stirling Ridge).

Section 12 (from page 121 of the report) provides a summary of the opportunities and constraints to define a developable area on the site identifies a preferred layout and then outlines the implications of development on this site.

PART 3 - ASSESSMENT OF DEVELOPMENT CAPACITY

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10 LAND ADJACENT TO THE FEDERAL GOLF COURSE (RED HILL)

10.1 Physical site constraints and opportunities

Chapter 7 outlined the issues involved with developing this site for diplomatic purposes.

In preparing a preferred subdivision layout for this site the following physical constraints have been identified that define the development footprint and these constraints are shown graphically on Figure 52.

Environment

This site has well documented endangered habitats identified in the western part of the site. The Yellow Box Red Gum Grassy Woodland in this area is preserved for its high value habitat and a high quality bird habitat is also located in the area. This protected area is also contiguous to the vegetation on the adjoining Red Hill Nature Reserve which is part of the NCOSS. These environmental values are supported by community groups and individuals who have submitted to this study and previous applications by the Golf Club.

Given the significance of the adjacent Red Hill Nature Reserve in terms of Box-Gum Woodland and threatened flora and fauna habitat, it would be important to create a buffer between any development and the park. Gowrie Drive and the inner APZ could provide this buffer area in the eastern part of the site.

Gowrie Drive will also require upgrading and widening to service any diplomatic estate and therefore any impacts on the Red Hill Nature Reserve will need to be managed.

Bushfire protection

This site is highly vulnerable to bushfire risk given the surrounding bushland and its prevailing western aspect. Both the outer and inner APZ bushfire protection areas are required to be within the boundaries of the development site given the environmental values of the adjoining Red Hill Nature Reserve. Mitigation of bushfire impacts from a development, outside the site boundaries and within a Nature Reserve would be contrary to current practice in the ACT. In the eastern part of the site an inner APZ extends along the boundary of Gowrie Drive. This area could be used for access and may be further reduced in width if Gowrie Drive itself was considered to be part of the inner APZ.

The risk of bushfire also requires an alternative emergency access from the site, as Gowrie Drive could be obstructed during a bushfire incident. At the current time it is understood the Golf Club has an informal alternative emergency access extending through the southern part of the Golf Course site in place. This alternative emergency access through the Golf Course would not be suitable for use by permanent residents in a diplomatic estate. Given the only area feasible for diplomatic development is in the eastern part of the site an alternative access in this area would be preferable. Temporary access could be made available through to Brereton Street, Garran. A temporary access would remain closed (locked gate) unless for emergency access. The access way would however have to be capable of providing access to emergency vehicles (such as fire trucks, ambulance and police).

Slope

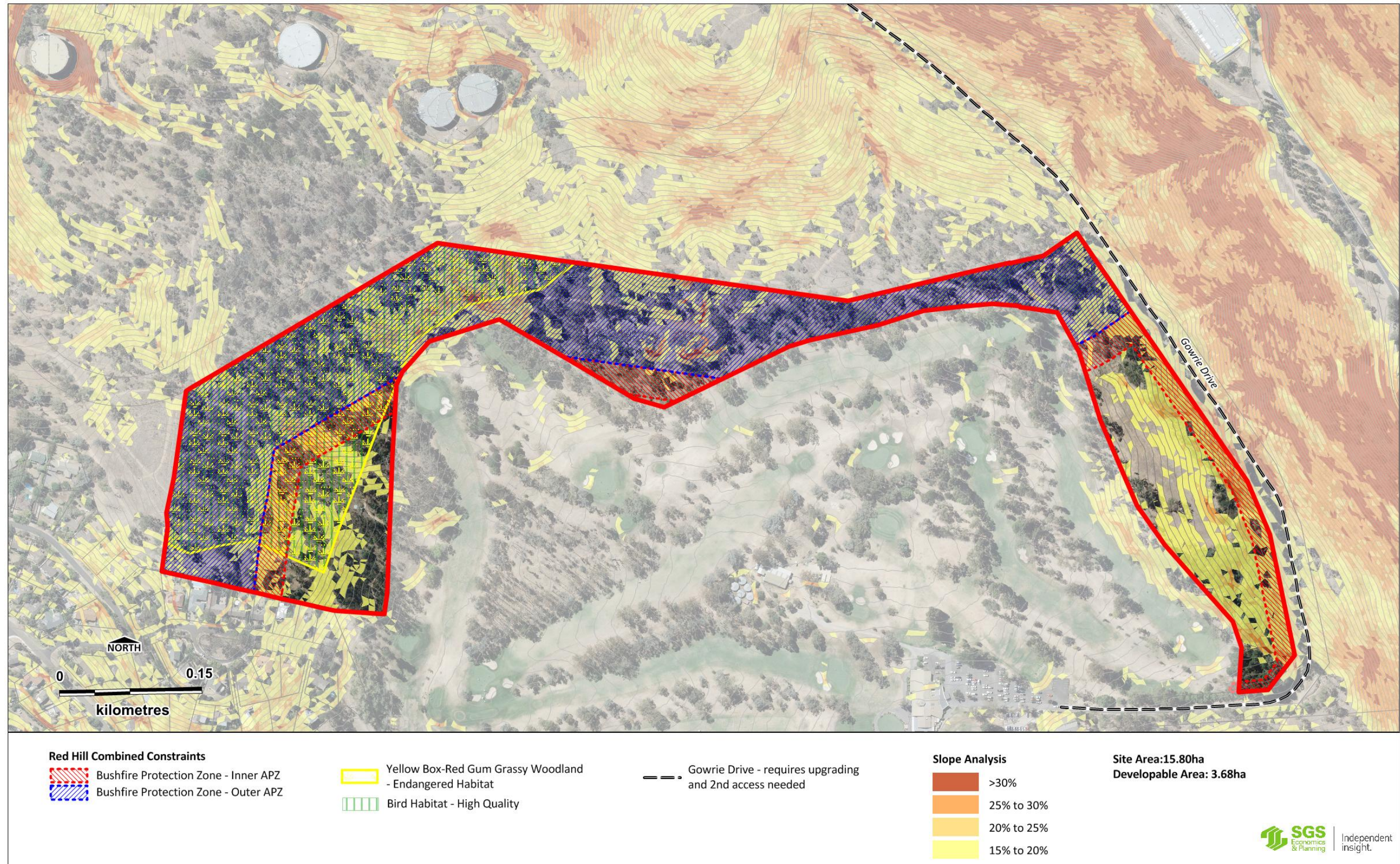
The site is subject to steep slopes and the area suitable for development in the eastern part of the site also has steep slopes with over half of this area above 15% slopes. Whilst not reducing the area that can be developed, it will add to the costs of development including road construction, services and building costs.

The steep slope of the site would increase the height and length of road embankments, which would in turn have a significant impact on the proposed depth of excavation for the road at the property boundary. Based on an average slope of 20%, the average cut along the block boundary would be in the order of 1.5m to 2.0m. At this depth of cut, a batter back to existing surface could be up to 10m within the proposed block and hence this site would require significant earthworks.

An alternative to reduce earthworks could be to consult on block retaining walls which would increase the level area on block. The retaining walls could be provided by the developer or the end block lessee. Given the large block size, there are numerous configurations that could be adopted to reduce block grades and provide suitable building platforms, therefore it is proposed that the construction of retaining walls should be left to the individual leasee.

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Figure 52 Physical constraints - land adjacent to Federal Golf Club



The site also presents development opportunities which are shown on Figure 53 and include:

Site views

The western slopes on the eastern developable area provide opportunities to orientate development to take advantage of views over the Golf Course and to Woden and beyond. These views would add to the prestigious location required by a diplomatic estate. However the steep slopes as discussed earlier also act as a cost impediment for servicing and construction.

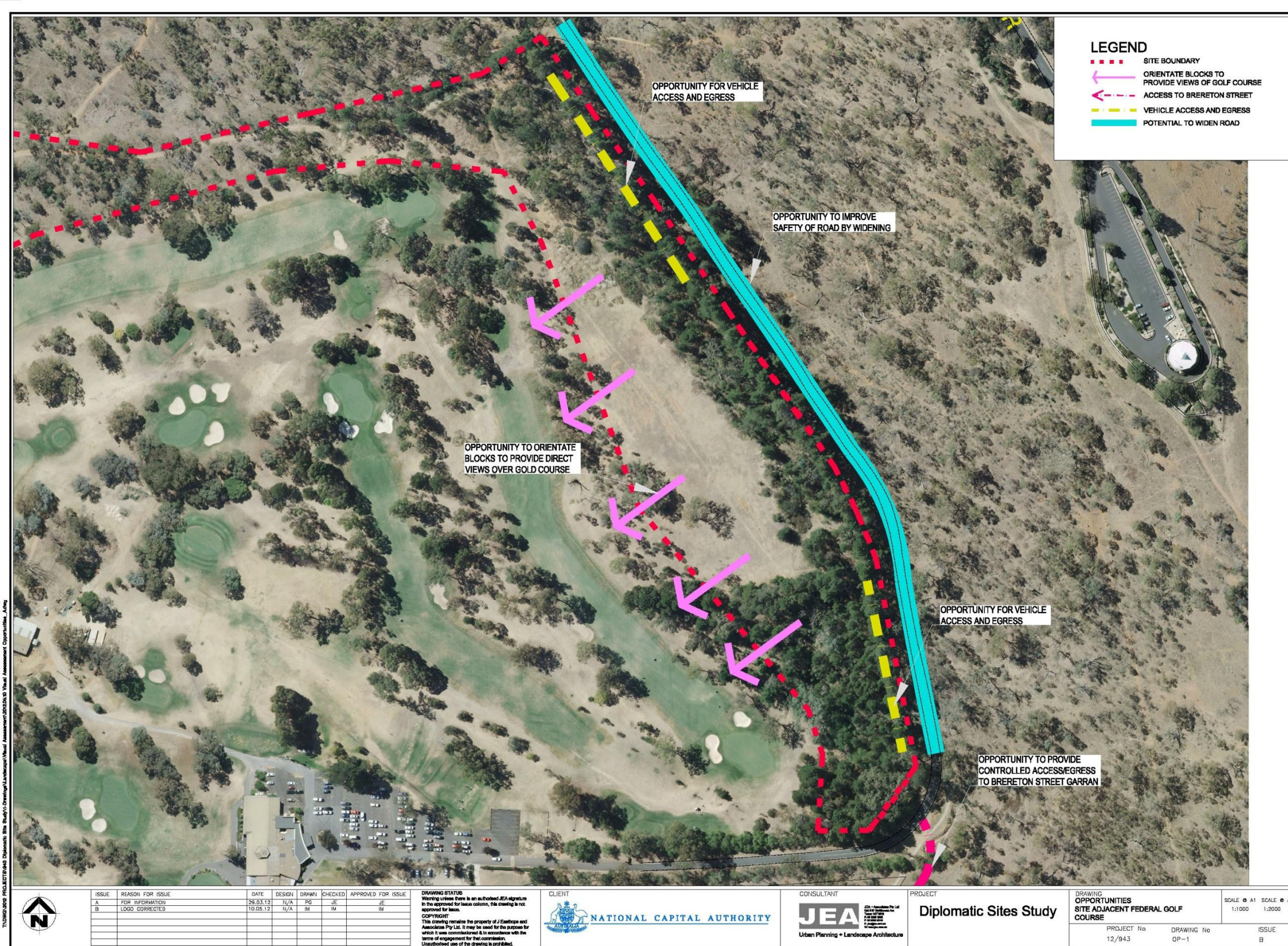
Access

Gowrie Drive currently has a narrow verge and is unlit at night. Feedback from the consultation suggests that this road is viewed as not suitable for existing traffic to the Golf Course. The development of a diplomatic estate would facilitate a widening and upgrading of Gowrie Drive. There are also areas along Gowrie Drive that would be suitable for access into future diplomatic blocks and these are also identified on Figure 53.

The community impacts are discussed further in Section 10.7.

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Figure 53 Development opportunities on the eastern part of the site – land adjacent to the Federal Golf Course



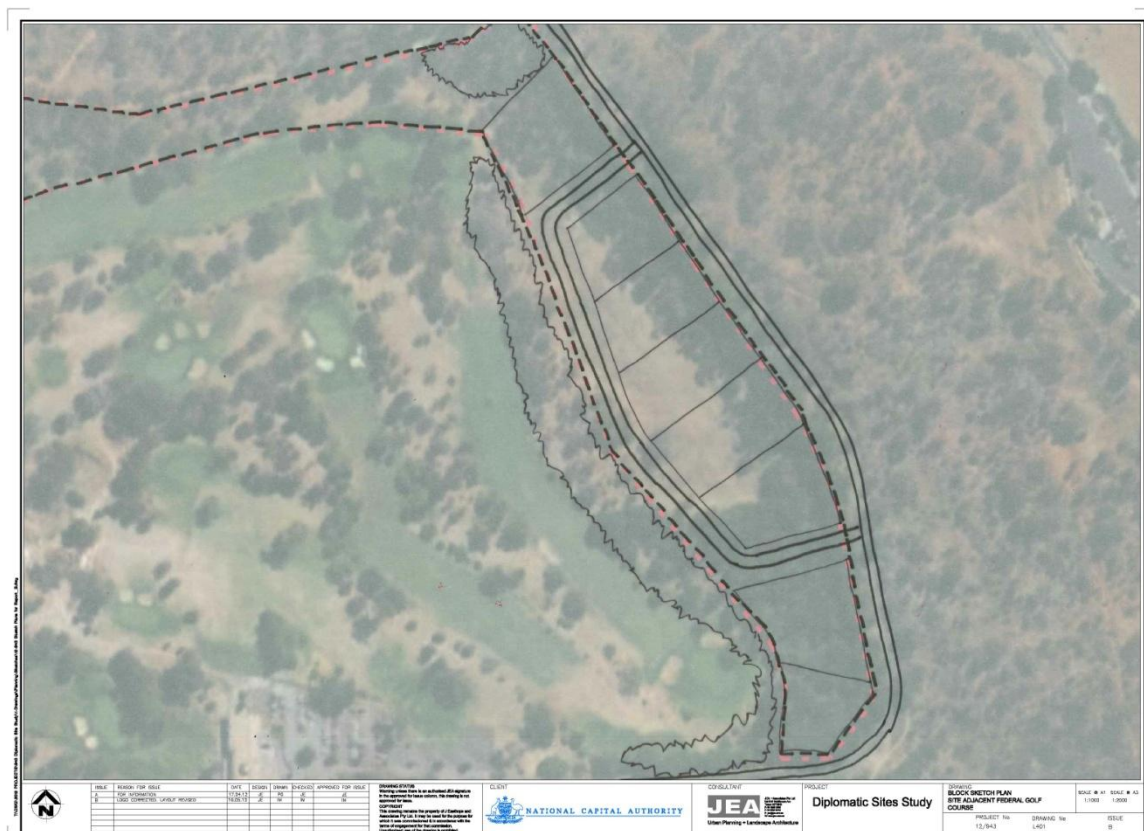
10.2 Developable area

In considering the constraints of development, the area available for the development of a diplomatic estate on the Federal Golf Course site is around 3.7 hectares from a total development site area of around 16 hectares. This area is on the eastern side of the development and has steep slopes which have implications for servicing and construction costs. The inner APZ can be utilised for access but not habitable dwellings. An alternative access is required and a limited emergency access to Brereton Street is the preferred approach.

10.3 Indicative subdivision plan

An indicative layout shows that the site has the potential to accommodate seven diplomatic blocks with a minimum area of 3700m². The southern most block is set aside for stormwater management and is not considered suitable for development. Significant existing vegetation has been retained in areas around the periphery of the site. This will provide a buffering effect between the dwellings and the golf course. An internal access road reduces direct access from Gowrie Drive into the blocks.

Figure 54 Indicative subdivision plan – land adjacent to the Federal Golf Course



10.4 Building massing / architectural design

The building massing is to be in accordance with current planning legislation. A maximum plot ratio of 0.4 is to be applied to all blocks. A maximum building height of 10m above ground from the adjacent natural ground level is allowable. A maximum of two storeys of built form is allowable on the block.

10.5 Landscaping character

The site is located adjoining a Nature Reserve. Therefore the landscaping should exhibit similar characteristics to that displayed in the surrounding landscape. Wide verges should allow for the planting of significant trees which should be planted at regular spacing to create a consistent streetscape. There is potential for this site to incorporate native street trees as this would tie in the existing bushland adjacent to the site, alternatively exotic deciduous street trees which could complement the landscape character of the golf course can be utilised.

Plant species included in the design of the subdivision should be similar to those used in Hughes and Garran. Planting should be utilized to enhance and define view corridors towards the surrounding hilltops. Vegetation could also be introduced to enhance the topography within the site. Significant existing trees should be retained to enhance the landscape character and to retain significant habitat.

The subdivision should allow permeability via the internal road, for access to the surrounding native bushland and reserves.

10.6 Engineering services

More detailed maps of proposed engineering services can be found at Appendix 4.

Communications

The proposed development can be serviced by the nearby telecommunication services (Figure 56). Telstra advised that the proposed development can be serviced by extending the existing Telstra network from the nearest access point near 95 Brereton Street Garran. The proposed Telstra cables could run through the eastern boundary of Block 2 Section 56 Garran and Block 1 Section 55 Red Hill (Red Hill Drive) then enter the site. A service easement would be required within Block 2 Section 56 Garran.

It is assumed that the Telstra cables would be laid in a common trench with the gas services provided by NCA.

Water and Sewerage

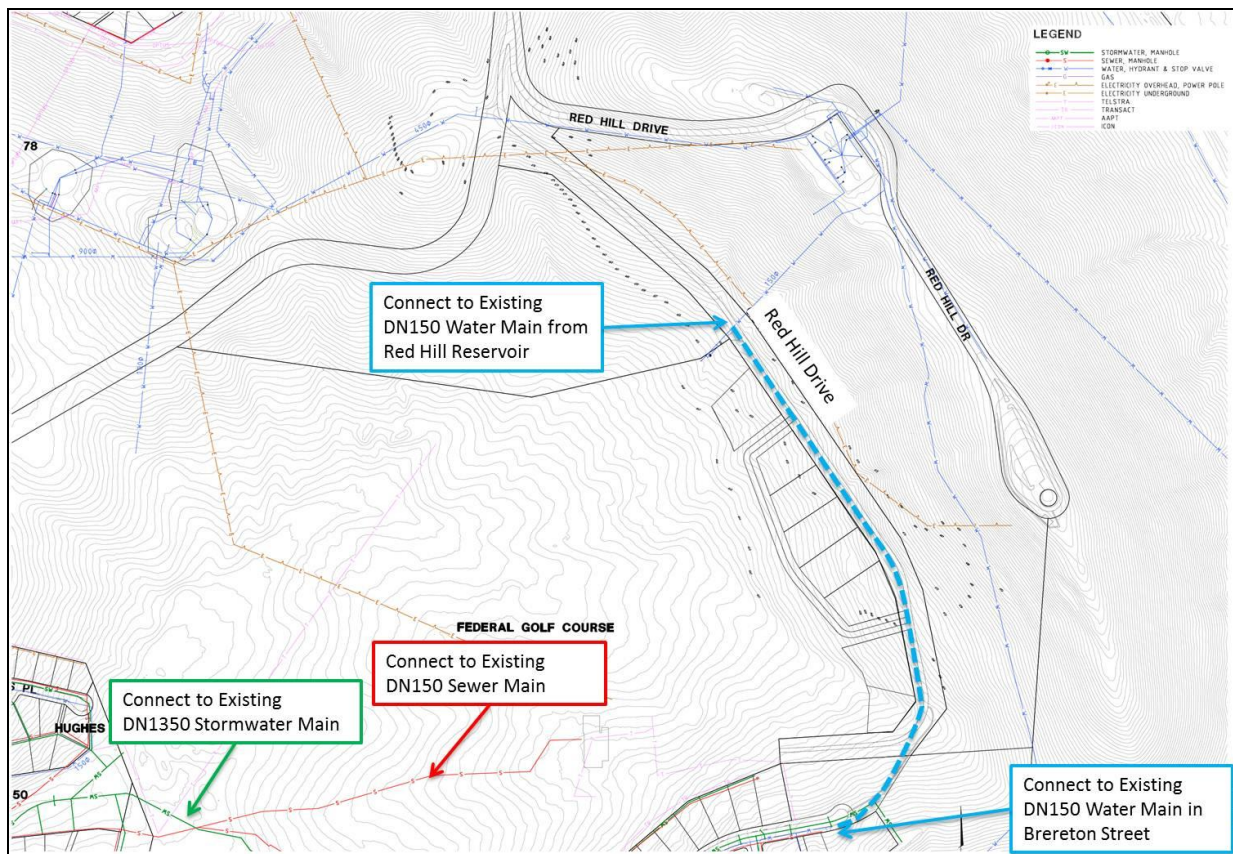
The peak water demand is calculated to be 5.7L/s based on the maximum hourly rate of 1.5L/s/net hectare shown in Table 2-1 in ActewAGL's Water Supply and Sewerage Standards (WSSS). ACT Fire and Rescue advised that the minimum water supply required for fire fighting purpose for this type of development would be F5 (i.e. 45L/s). This may need to be upgraded to F4 (i.e. 60L/s) depending on the final design and this is the level required by ActewAGL.

ActewAGL advised that the proposed development is similar to the Federal Golf Club subdivision proposed in 2009. The Federal Golf Club subdivision was 4.3ha and the peak demand was estimated to be 6.4L/s.

A summary of ActewAGL's comments are described below and shown on Figure 55:

- The proposed development can be serviced by a new 150mm diameter water main which connects the existing 150mm diameter water main that traverses through the north-eastern corner of the site and the existing 150mm diameter water main located within the southern verge of Brereton Street southeast of the site;
- The proposed development is classified as Type F4 fire risk by ActewAGL which requires minimum flow of 60L/s;
- The water network modelling results for the Federal Golf Club subdivision development show that the minimum residual water pressure is 30m at the highest elevation on the site, which exceeds ActewAGL's requirements (i.e. minimum of 20m head over the highest point on the block);
- The proposed water main must be located within a road reserve or un-leased public land. An alignment through leased blocks (and consequently easements) will not be accepted; and
- All new water mains which are proposed to be handed over to ACTEW must be designed and constructed in accordance with the Water Supply and Sewerage Standards (WSSS).

Figure 55 Proposed water, sewerage and stormwater services for land adjacent to Federal Golf Course



In accordance with ActewAGL WSSS, the proposed 3.8ha development will have a 30 equivalent population generating a peak wet weather flow (PWWF) of approximately 4L/s.

ActewAGL advised that sewer modelling was undertaken for the proposed development to check the capacity of the downstream sewer mains. The modelling results showed that the existing downstream sewer main can accommodate the estimated 4L/s PWWF from the development. Should the PWWF be more than 4L/s, downstream sewer main augmentation is required.

The proposed sewer main servicing the development could connect to the existing 150mm diameter sewer main within the main golf course as shown in Figure 54. A service easement will be required within the golf course.

Stormwater

A minimum of four stormwater culverts would be required under the entrance road to the proposed development. The culverts will divert stormwater runoff from the 25.7ha bushland catchment east/upstream of the site. The diverted runoff would be discharged to the golf course via an energy dissipater.

In accordance with ACT Urban Stormwater Guidelines, stormwater runoff from the proposed development could be captured and carried by a drainage network that has a 1 in 5 year average recurrence interval (ARI) capacity. Flows exceeding the 1 in 5 ARI storm events could be carried by internal road. The proposed drainage network could discharge to the existing 1350mm diameter located southwest/downstream of the site, within the golf course. A service easement would be required within the golf course (Figure 55).

In accordance with ACT Urban Stormwater Guidelines, the peak discharge during a 1 in 100 year ARI storm event from the proposed development should not exceed the pre-development flow. It is assumed that individual blocks would incorporate on-site detention system/pond to ensure the post development flow does not exceed the pre-development flow during 1 in 100 year ARI storm event

Gas and Electricity

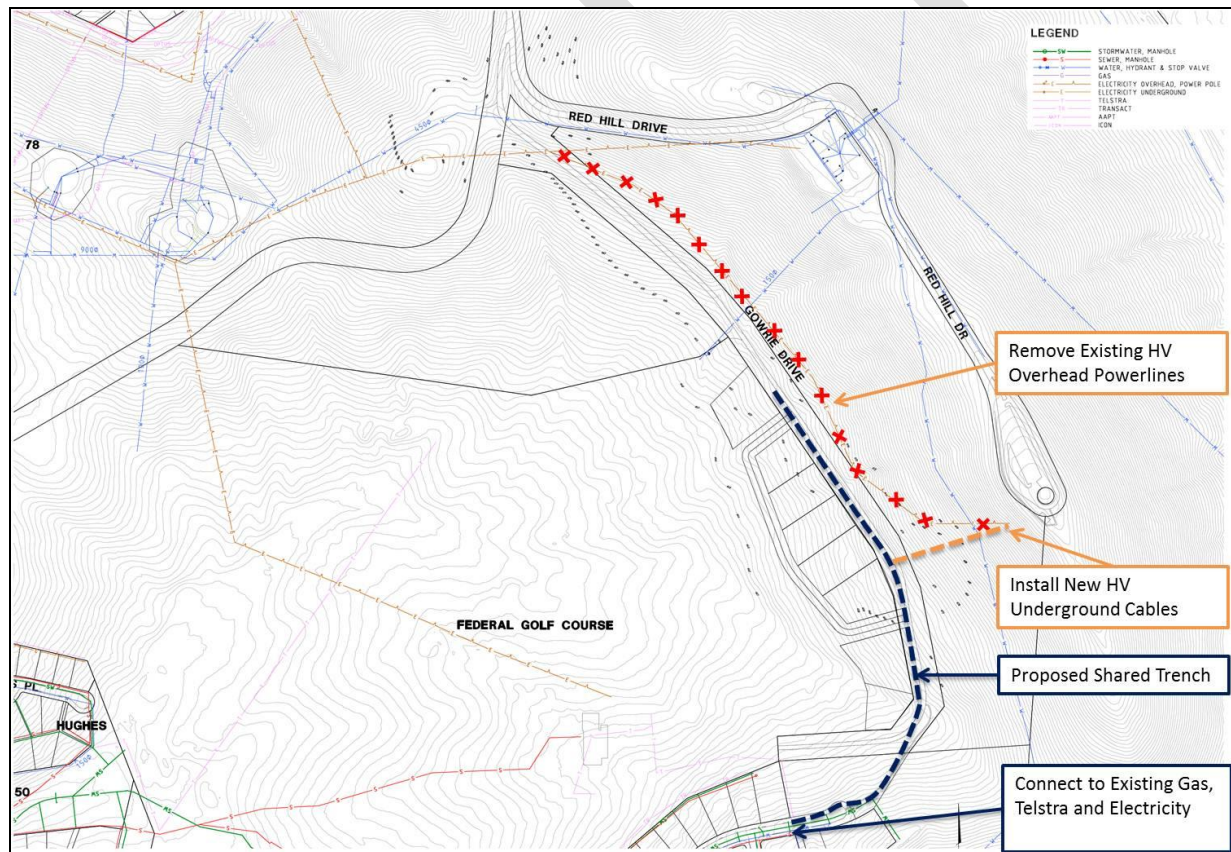
The proposed services are shown on Figure 56. Jemena advised that the proposed development can be serviced by extending the 32mm diameter gas main within the southern verge of Brereton Street to the site. The main could run through the eastern boundary of Block 2 Section 56 Garran and Block 1 Section 55 Red Hill (Red Hill Drive) then enter the site. A service easement would then be required within Block 2 Section 56 Garran.

ActewAGL advised that the proposed development could be serviced by extending the existing underground high voltage electricity cables within the northern verge of Brereton Street to the site. The cables would run through the eastern boundary of Block 2 Section 56 Garran and Block 1 Section 55 Red Hill (Red Hill Drive) then enter the site. A service easement will be required within Block 2 Section 56 Garran.

It is assumed that the gas and electrical cables will be laid in a common trench with Telstra services provided by NCA.

In later stages, the existing HV overhead cables located within Block 3 Section 53 Red Hill (a total of seven poles), servicing the Red Hill Lookout, could be removed to improve the visual amenity of the proposed development. The Red Hill Lookout could then be serviced by installation of new HV underground cables, which could feed from the new feeder supplying the development. The proposed electrical cables will need to be reticulated throughout the proposed road network. During construction, care would need to be taken to stage the works to avoid power disruption.

Figure 56 Proposed gas, electricity and communication services to land adjacent to Federal Golf Course



Roads and Traffic

Traffic generation volumes have been determined using 8 vehicles per day per dwelling, in accordance with the ACT Residential Subdivision Code.

Based on the proposed block layout, the proposal would generate 48 trips per day (or 4.8 trips during the AM peak). All trips would utilise Gowrie Drive onto Red Hill Drive. The impact on overall traffic volumes and intersection performance is considered negligible.

At the Gowrie Drive and Red Hill Drive intersection the peak traffic from the development would likely be during the AM peak period during working days, which would occur separately from peak traffic volume to and from the golf course which would generally be on the weekends and non working days.

On occasion there may be culturally significant days (depending on the final occupation) that may significantly increase traffic volumes once or twice a year. It is considered unlikely that these events would pose a significant disruption in traffic, as they would likely follow the AM Peak.

The proposed blocks are in the order of 4,000-5,000m² and will be able to accommodate onsite parking for most requirements. The typical cross section of the access road (Appendix 4) also allows for on street parking if required.

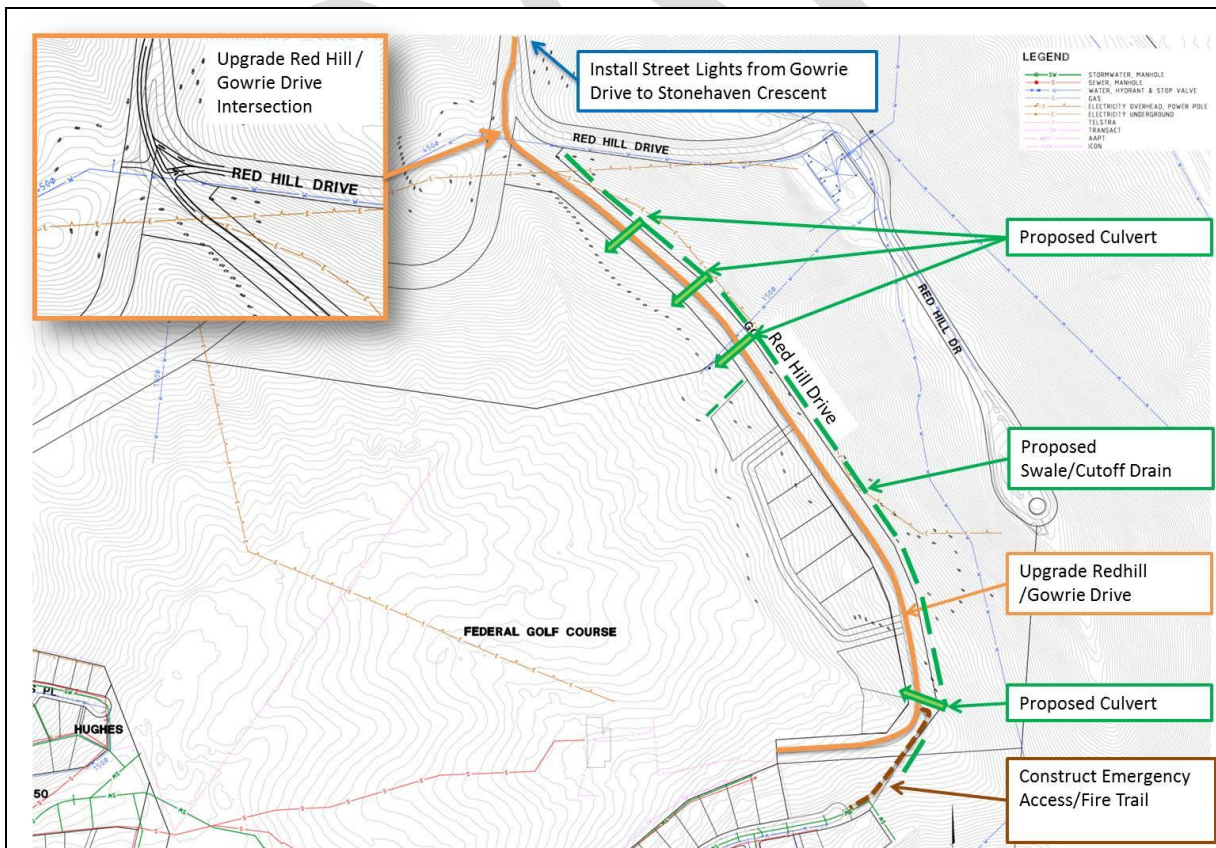
Pedestrian access to the site is limited to an informal system of walking trails in and around the site. One such trail leads to the south and connects to Brereton Street.

The proposed road network will include a carriageway of 7.5m and verge widths of 8.75m (refer to Figure 57) with a 1.2m wide footpath on one side of the road. Approximately 1731 m of new road (including a 431m minor collector road within the subdivision) will need to be constructed to service the new blocks.

Red Hill/Gowrie Drive will require upgrading to obtain minimum carriage way widths and the intersection of Gowrie Drive and Red Hill Drive will require an upgrade to address sight distance issues. Street lighting will be required along Gowrie Drive to light the intersection and provide minimum lighting along the length of Gowrie Drive onto Red Hill Drive and to Stonehaven Crescent.

An emergency secondary access is recommended from the proposed site to the turning head on Brereton Street. It is proposed that this access be a 4m wide gravel road (similar to a fire trail) that would generally be gated to prevent unauthorised access.

Figure 57 Proposed road upgrades for land adjacent to Federal Golf Course



10.7 Indicative costs of engineering services

Table 13 provides the estimated costs for engineering services (including roads) to develop the site in accordance with the indicative layout (seven blocks). Based on this assessment the cost per block would be \$737,143 which equates to \$191m².

Table 13 Indicative engineering costs for land adjacent to Red Hill Golf Course

Item	Cost
Preliminaries @ 5% of construction cost	\$280,371
Provision For Traffic	\$107,835
Earthworks	\$226,967
Underground Services	\$1,288,731
Flexible Pavement Construction	\$276,263
Concrete Kerbs, Footpaths & Minor Works	\$101,878
Incidental Works	\$95,511
Landscape	\$166,374
Road Signs	\$2,465
Pavement Marking	\$3,081
Street Lighting	\$12,324
Electricity and Telecommunications	\$135,564
Electricity HV Removal	\$105,781
Red Hill Dr Upgrade+Emergency Access	\$1,489,150
SUB-TOTAL	\$4,292,295
CONTINGENCY @ 20%	\$858,500
TOTAL LUMP SUM	\$5,160,000
Cost per block (May 2012)	\$737,143
Cost per m2 (May 2012)	\$191

10.8 Social and community impact

During the consultation period, there were extensive environmental concerns received from residents and organisations such as the Red Hill Bush Regeneration Group, to any development on this site. The Red Hill Bush Regeneration Group observed that there were over 2,500 native trees on the site, some of which are over 200 years old, and that the area includes box-gum woodland as well as habitats for a number of important native species for flora and fauna. These environmental concerns encompassed the potential effects of fulfilling infrastructure requirements should the site be developed.

The area being considered for development excludes the high value habitat in the western part of the site.

In addition, community members were concerned about the loss of access to an area that is seen to be part of Red Hill Nature Reserve, and the walking trails that pass through the site designated for this study, as well as the potential visual alterations to an area that is seen as a beauty spot not just for locals but for visitors.

The development site is now confined to the eastern part of the site so will have reduced impact on walking trails used by the community.

Concerns were also expressed regarding the potential opening up of access from current cul-de-sacs in Hughes and Garran to allow a second access point to this site. It was noted that some areas of Garran already see increased traffic due to the Canberra Hospital.

A second access will be required to this area for an alternative emergency access (bushfire risk) and this has been proposed through to Brereton Street as limited access during an emergency, secured with a ranger's gate.

10.9 Indicative planning principles

The planning principles outlined in Section 3.2 will apply to this site as well as the indicative principles below.

Sustainability issues which require consideration for this subdivision include landscape planting to improve solar access to blocks and open space. Where development occurs near the boundaries, plant species should be indigenous species.

The blocks have been orientated to provide opportunities for advantageous solar orientation of buildings and outdoor living areas. The topography within the blocks further enhances the solar potential of the blocks.

Water sensitive urban design principles (WSUD) shall be incorporated where relevant, with infrastructure and planting responding to the sites environmental opportunities and constraints

It is assumed that individual block will incorporate on-site detention and treatment measures/systems to ensure that the estate meets the requirements of the ACTPLA Waterways Code. The Code indicates that each block will need to provide measures to achieve the following pollutant reduction target:

- 60% reduction in average annual suspended solids export load;
- 45% reduction in average annual total phosphorus export load; and
- 40% reduction in average annual total nitrogen export load.

A 40% reduction in potable water usage will be met by the provision of rainwater tanks to all blocks. Further reduction in potable water use can be achieved by stormwater harvesting and reuse collected stormwater within individual block.

10.10 Conclusion

The Federal Golf Course site presents an opportunity to expand the diplomatic estate in the short-term. However, the site yields the least developable land with the highest development costs per block (\$737,143). After consideration of environment and bushfire risk reduction, an area of approximately 3.7ha could be developed for 7 blocks. These blocks are on steep land so will also incur higher construction costs for building. This combined with the requirement for land acquisition, the upgrade of Gowrie Drive, and high costs of servicing the site make development of the land adjacent to the Federal Golf Course the most challenging of the sites assessed.

11 LAND NEAR THE OLD CANBERRA BRICKWORKS (YARRALUMLA)

11.1 Physical site constraints and opportunities

Chapter 7 outlined the issues involved with developing this site for diplomatic purposes.

In preparing a preferred subdivision layout for this site the following physical constraints have been identified that define the development footprint and these constraints are shown graphically on Figure 58.

Environment

Remnants of the NTG exist on this site in varying condition. The native dominated NTG has the potential habitat for the GSM and sightings of the GSM have been recorded in these areas. However the habitat is small and may not be viable in the mid to long term. For this reason this area has been delineated as a potential constraint and will be subject to a referral under the EPBC Act prior to any development.

The existing stand of vegetation on site has no known environmental or heritage value but is valued by the community, this is discussed further in Section 11.7. Whilst it has no environmental and heritage significance its value to the community will be recognised by retaining as much as possible of the vegetation within the block boundaries or road verges of the diplomatic estate.

Bushfire

Risk from bushfires affects this site from the west and the adjoining vegetation (to the west of the site boundary) will have to be managed as part of the outer APZ. The inner APZ is located within the site boundary and can be used for access but not habitable dwellings. This is contingent on managing bushfire risks in the adjoining vegetation.

Heritage

Some of the remnants of the former railway to the Brickworks remain on the north western part of the site. The line originally extended from the Brickworks, through the site and to Denman Street. The proposal to register the remnants have lapsed with the ACT Heritage Register, nevertheless the remnants have been included as a constraint to development and will be considered.

Servicing constraint

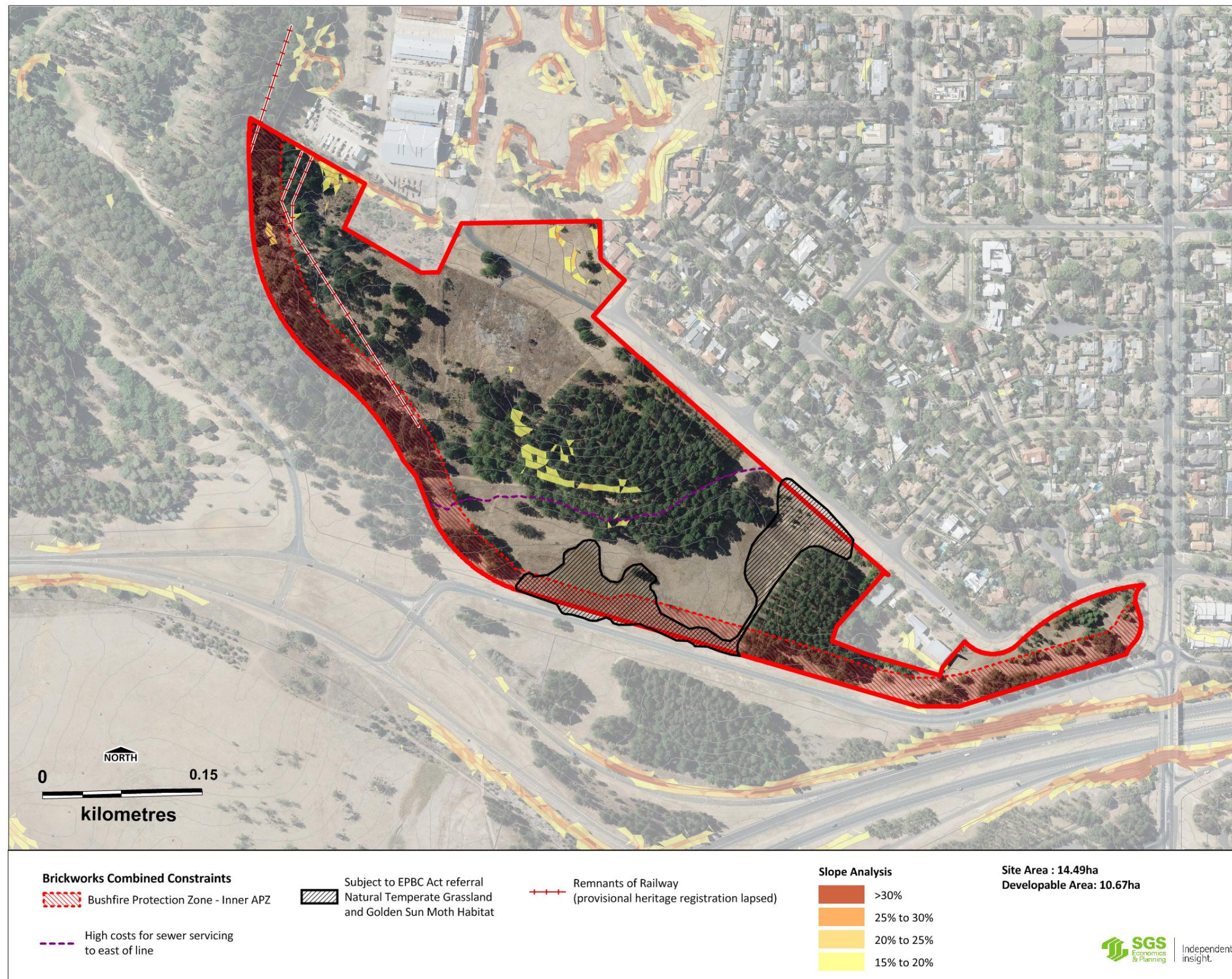
The purple hatched line shown on Figure 58 represents a constraint to sewer services. The area to the east is within another catchment and will be expensive to service. Whilst not a physical constraint, the steep slopes have cost implications to the development.

Contamination

The site has no recorded contaminated areas though a former road fill area has been identified in earlier reports to be located in the NE area of the site³⁴. Given its adjoining location to the Brickworks a detailed contamination assessment is recommended on the site prior to development.

³⁴ Conroy, S et al

Figure 58 Physical constraints – land near the old Canberra Brickworks



The site presents a number of development opportunities which are shown on Figure 59. These opportunities include:

Access

Pedestrian access can be retained through the site as this area is highly valued by the community as a thoroughfare to link to existing walking and cycling trails.

The current street pattern can be extended into the site (Abbot, Woolls and Maxwell Streets). The traffic impact is discussed further in Section 11.6. Limiting access from Dudley Street will prevent through traffic from using this as an alternative access into Yarralumla and beyond.

Views

The site has gentle western facing slopes from the ridgeline and presents opportunities for good views to the west from any future blocks.

Vegetation

Some vegetation along Denman Street can be retained to reinforce a “boulevard” character along this street and also for visual screening from nearby residents.

Heritage

The remnants of the railway line can be incorporated into the design for example by using marker poles or similar.

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Figure 59 Development opportunities – land near the old Canberra Brickworks



11.2 Developable area

The assessment on-site has established an area of 10.7ha suitable for development from the total study area of around 14.5ha. Additional land may be available, subject to EPBC Act clearance of the NTG area. The inner APZ whilst not included in the development area can be used for access purposes.

11.3 Indicative subdivision plan

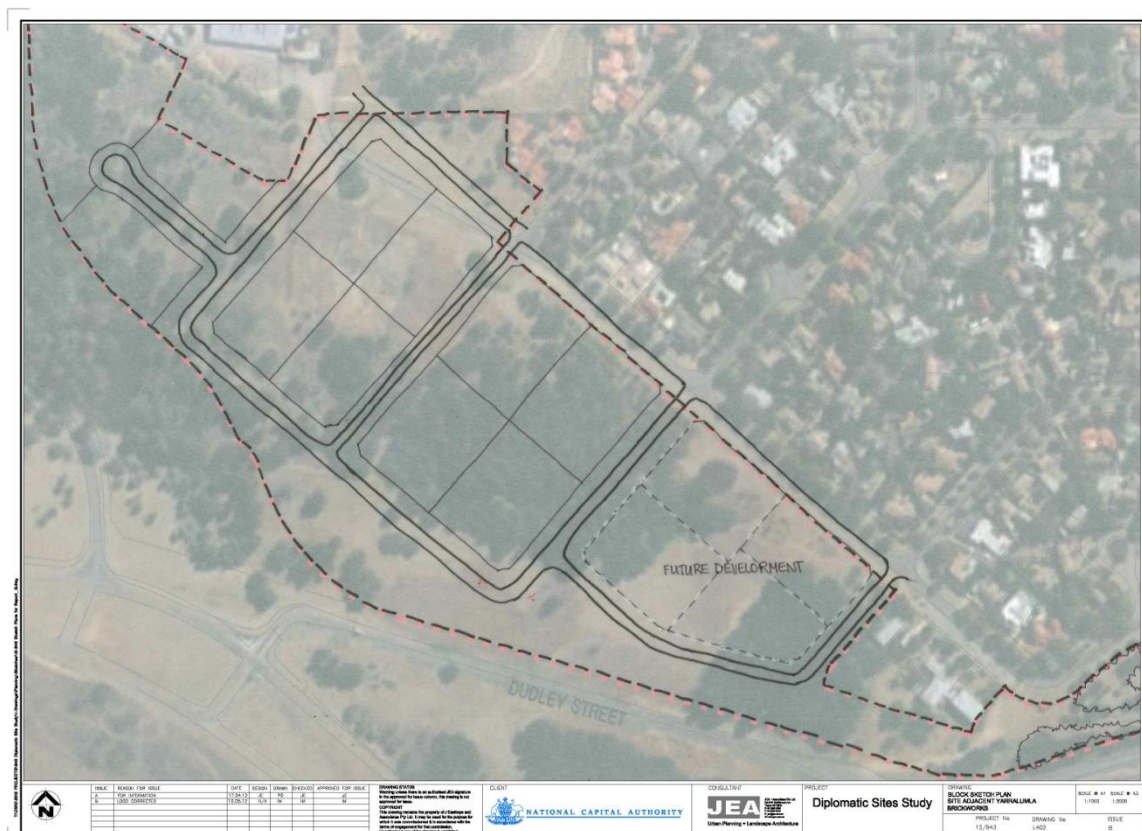
An indicative subdivision plan (Figure 60) demonstrates that up to fifteen diplomatic blocks with a minimum area of 3700m² can be accommodated on this site. The area subject to EPBC clearance (for NTG) contains four blocks. A contamination investigation report will also be required to assess the suitability of the sites, in particular the blocks closest the Brickworks.

The blocks have been orientated to provide opportunities for advantageous solar orientation of buildings and outdoor areas. The gently sloping topography enhances the solar potential of the dwellings.

Significant existing vegetation has been retained on the site around the periphery. The existing road connection to the Yarralumla Brickworks can be realigned to provide a more direct route.

The street layout within the site reflects the street pattern in the surrounding area. Up to four access points could be provided and the internal road network provides for internal circulation and access to the blocks at the rear of the site. There are no through traffic connections provided to Dudley Street. The aim of this measure is to not overtly impact the residents of Yarralumla with 'rat-running' through the suburb.

Figure 60 Indicative subdivision plan – land adjacent to the old Canberra Brickworks



11.4 Building massing / architectural design

The building massing is to be in accordance with current planning legislation. A maximum plot ratio of 0.4 is to be applied to all blocks. A maximum building height of 10m above ground from the adjacent natural ground level is allowable. A maximum of two storeys of built form is allowable on the block.

11.5 Landscaping character

A diplomatic block subdivision for this site will exhibit similar characteristics to the surrounding landscape. Wide verges will allow for the planting of large trees which should be planted at regular spacing to create a consistent avenue. The tree species should be continued through from adjoining streets to the north to enhance the character of the site. View corridors along the streets should be enhanced through the use of strategic tree planting. Existing trees are to be retained in key locations.

Pedestrian links through this site to surrounding sites including the Yarralumla Brickworks, Yarralumla and surrounding parks should be enhanced. Natural plantings on the periphery of the site should be enhanced using indigenous species.

11.6 Engineering services

More detailed maps of proposed engineering services can be found at Appendix 4.

Communications

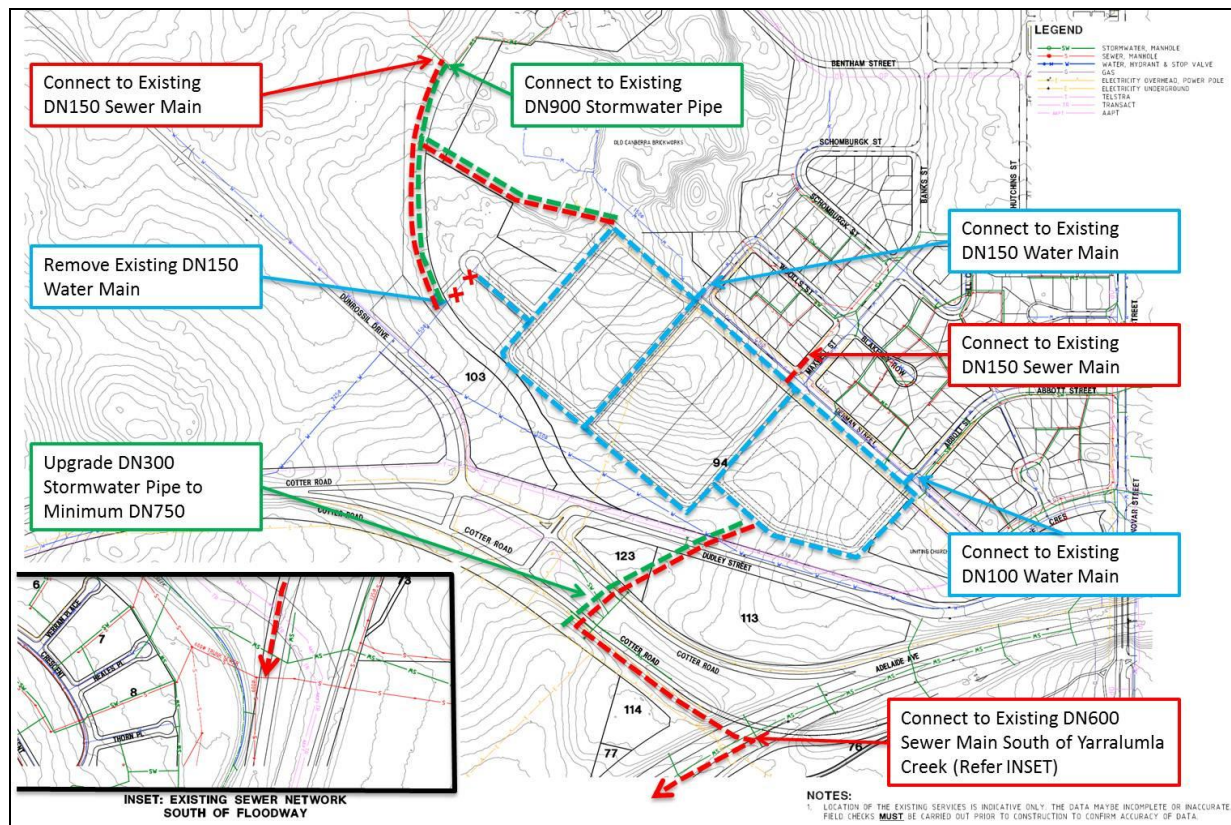
The proposed development can be serviced by the nearby telecommunication services. The existing telecommunication cables will need to be relocated to the road verge within the development (Figure 62). The proposed service connection point will be confirmed with Telstra after the block layout is designed.

Water and sewerage

The peak water demand is calculated to be 16.7L/s based on the maximum hourly rate of 1.5L/s/net hectare shown in Table 2-1 in ActewAGL WSSS. ACT Fire and Rescue advised that the minimum water supply required for fire fighting purpose for this type of development would be F5 (i.e. 45L/s). This may need to be upgraded to F4 (i.e. 60L/s) depending on the final design.

ActewAGL advised that in order to achieve a F5 fire fighting flow, the minimum pipe size for all new mains within the development should be 150mm diameter. The proposed development can be serviced the existing 150mm diameter main in Woolls Street and at the intersection of Denman Street/Abbott Street (Figure 61).

Figure 61 Proposed water, sewerage and stormwater services for land adjacent to the Old Canberra Brickworks



ActewAGL also advised that in order to achieve a F4 fire fighting flow, the existing 100mm diameter main at the southern end of Denman Street and Kintore Crescent would need to be upgraded to 150mm diameter and be connected to the existing 225mm diameter main located in Novar Street.

It is assumed that F5 would be suitable for the current layout for the purpose of this study. In accordance with ActewAGL WSSS, the proposed 11.1ha development will have 45 equivalent population generating a PWWF of approximately 11L/s.

ActewAGL advised that there appears to be sufficient capacity within the downstream sewer mains to accept discharge from the proposed development. Three sewer connections would be required for the proposed development (Figure 61):

- The northern part of the development could be drained to the existing 150mm diameter sewer main located within Block 1 Section 127 Yarralumla, north of the site;
- The central part of the development could be drained to the existing 150mm diameter sewer main located within the western verge of Maxwell Street, east of the site; and
- The eastern part of the development could be drained to the existing 600mm diameter sewer main located within the western verge of Yarra Glen. The proposed sewer main is approximately 1km long at 1.5% grade. The proposed sewer alignment will include three road crossings and may have potential impact on the existing trees within the road reserve and may clash with the existing COMMUNICATIONS, TransACT, AAPT optic fibre cables and the existing 1500mm diameter stormwater pipe located within the road verge. Future investigation would be required at the detailed design stage. Depending on the final sewer alignment, a service easement may be required within Block 1 Section 123 Curtin.

Stormwater

In accordance with ACT Urban Stormwater Guidelines, stormwater runoff from the proposed development will be captured and carried by a drainage network that has 1 in 5 year ARI capacity. Flows exceeding the 1 in 5 ARI storm events will be carried by internal road. Two stormwater connections would be required for the proposed development (Figure 61):

- The northern part of the development will drain to the existing 900mm diameter pipe located within Block 1 Section 127 Yarralumla, north of the site. A service easement may be required within Block 1 Section 127 and Block 1 Section 102 Yarralumla; and

- The remaining development will drain to the existing headwall within the southern boundary of the site. The existing headwall and 300mm diameter pipe will need to be upgraded to minimum of 750mm diameter to accommodate the peak 1 in 5 year ARI post-development flow from the development. The proposed 750mm diameter pipe will run cross Dudley Street, Block 1 Section 123 Curtin and Cotter Road prior to discharging to Block 5 Section 121 Curtin. A service easement may be required within Block 1 Section 123 Curtin. The stormwater pipe size and discharge point needs to be confirmed with TaMS at the detailed design stage.

In accordance with ACT Urban Stormwater Guidelines, the peak discharge during a 1 in 100 year ARI storm event from the proposed development should not exceed the pre-development flow. It is assumed that individual block will incorporate on-site detention system/pond to ensure the post development flow does not exceed the pre-development flow during a 1 in 100 year ARI storm event.

Gas and electricity

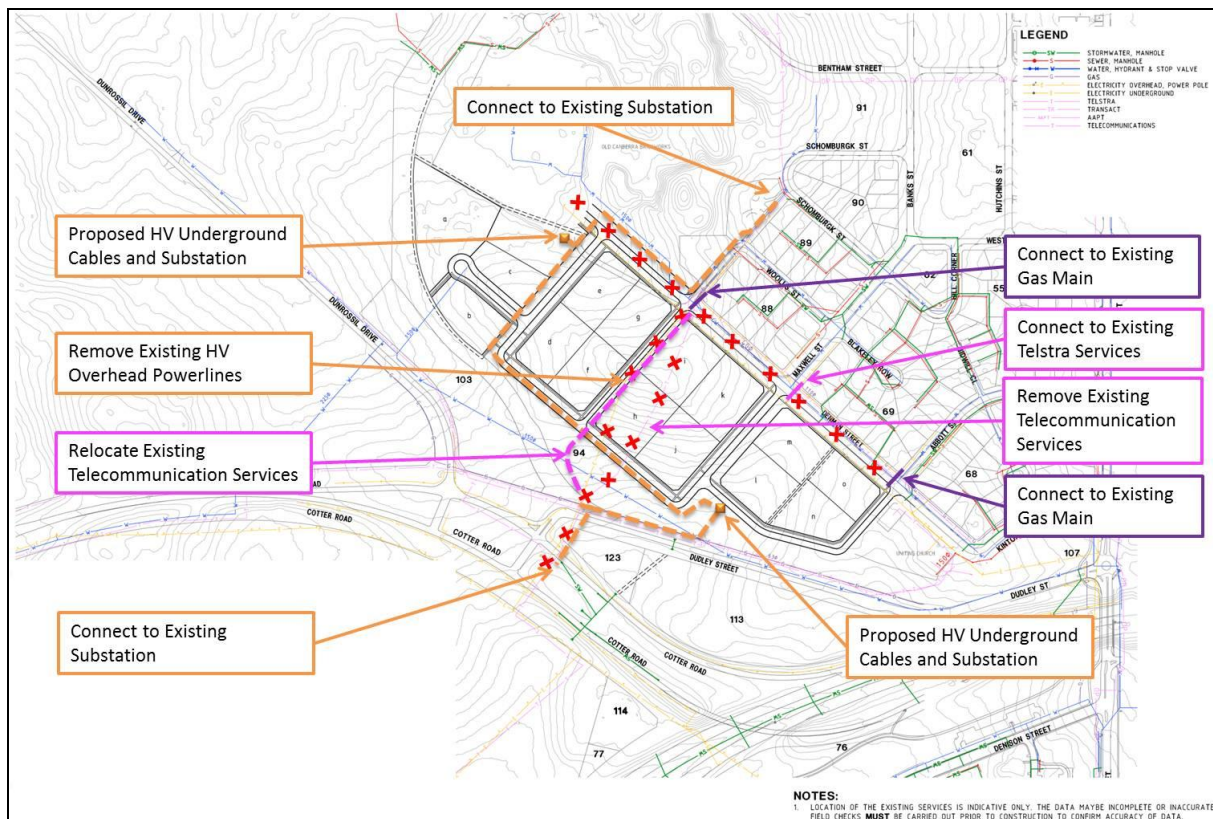
Jemena advised that the proposed development can be serviced by the existing 40mm diameter gas main located at the intersection of Woolls Street/Denman Street and Abbott Street/Denman Street. The existing gas network has sufficient capacity to supply the proposed development.

ActewAGL advised that the proposed development can be serviced by installation of new 11kV underground electricity cables from the existing substation located within Block 19 Section 102 Yarralumla to a new substation located within the northern boundary of the site. The high voltage cables would run through Block 19 Section 102 Yarralumla, the western verge of Woolls Street and Block 1 Section 102 Yarralumla (Figure 62). A service easement will be required within Block 1 Section 102 Yarralumla. A second substation may be required to service the development. The substation could be located within the southern boundary of the site. The above advice was provided based on After Diversity Maximum Demand of 50kVA per block. Should the power demand be changed during detailed design stage, ActewAGL will reassess the reticulation arrangement.

The existing HV overhead cables within the development, Block 1 Section 103 Yarralumla, Cotter Road and along Denman Street could be relocated to improve the visual amenity of the development. These overhead cables could be relocated to underground along the proposed subdivision road verges. It is assumed that lighting (18) poles will be removed and approximately 1.28km long new HV underground cables will be installed within the proposed road verges.

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Figure 62 Proposed electricity, gas and communications services for land near the Old Canberra Brickworks



Roads and traffic

Traffic generation volumes have been determined using 8 vehicles per day per dwelling, in accordance with the ACT Residential Subdivision Code.

Based on the proposed road and block layout, the proposal would generate 120 trips per day (or 12 trips during the AM peak) on Denman Street. It is considered likely that all traffic from this development would enter Denman Street, turn left on Kintore Crescent and onto Novar Street where access is available to Adelaide Avenue. Although this is a significant increase in traffic from the traffic on Denman Street (approximately 290 trips based on 8 vehicles per day from nearby properties), the overall traffic on Denman Street would be in the order of 400 vehicles per day, which would classify Denman Street and Kintore Crescent as an Access Street B according to the ACT Residential Subdivision Code.

Overall the 12 trips during the AM peak are considered to have negligible impact on current traffic conditions.

On occasion there may be culturally significant days (depending on the final occupation) that may significantly increase traffic volumes once or twice a year. It is considered unlikely that these events would pose a significant disruption in traffic, as they would likely follow the AM Peak. Given the residential nature of this location, it would be advisable if these days were communicated to the proposed adjacent residents.

The proposed blocks will be able to accommodate onsite parking for most requirements. The typical cross section of the access road also allows for on street parking if required.

Existing cycle paths are located to the east of the site from Dudley Street to Kent Street and Yarra Glen. On road cycling is also incorporated on Adelaide Avenue.

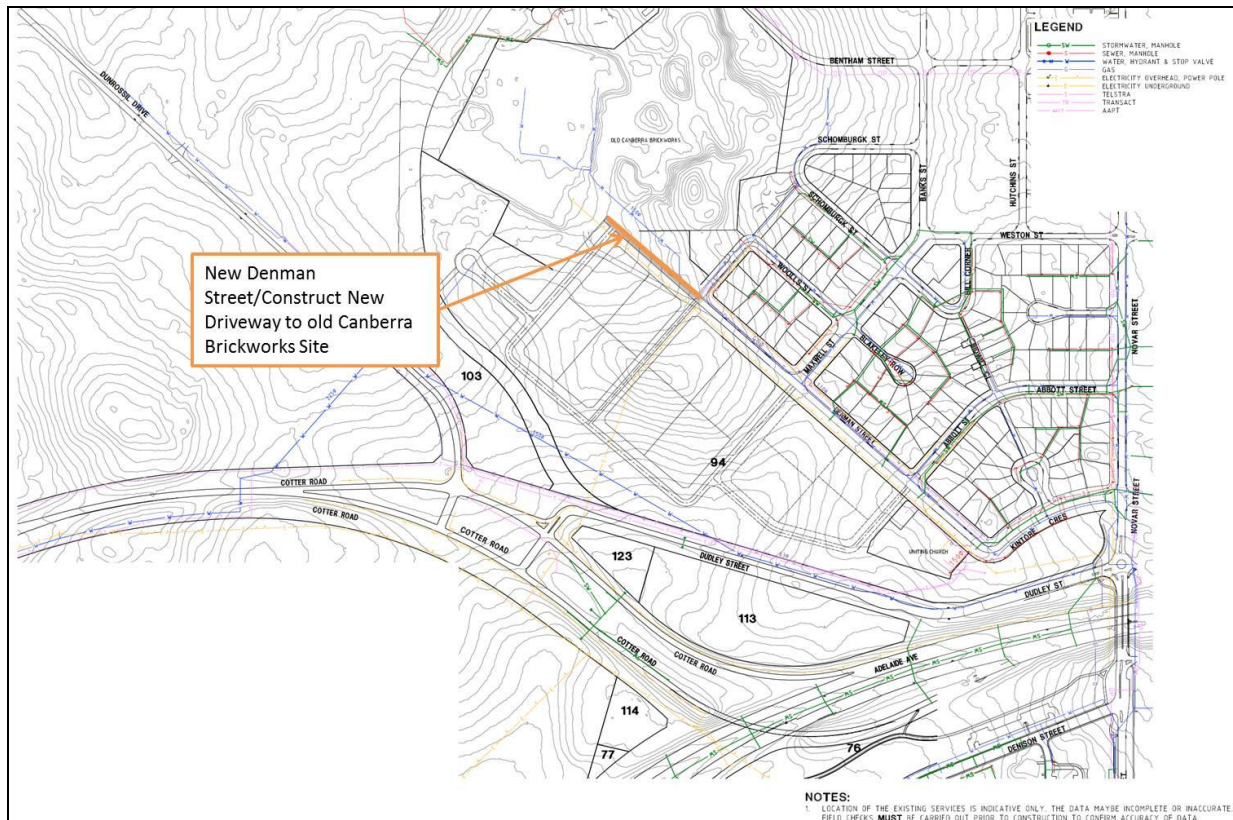
The proposed block layout will require 3 new four way intersections on Denman Street at Woolls Street, Maxwell Street and Abbott Street.

These intersections would need to be priority controlled to avoid confusion, which would likely include giveaway signage on Woolls, Maxwell and Abbott Streets, thereby nominating Denman Street at the priority Street.

The proposed road network will include a carriageway of 7.5m and verge widths of 8.75m with a footpath. Approximately 1337 m of new road will need to be constructed to service the new blocks.

To retain access to the Canberra Brickworks site it is proposed to realign the driveway from within the proposed block layout opposite Denman Street (Figure 63).

Figure 63 Proposed road upgrades for land near the Old Canberra Brickworks



11.7 Indicative costs of engineering services

Table 14 provides the estimated costs for engineering services (including roads) to develop the site in accordance with the indicative layout (15 blocks). Based on this assessment the cost per block would be \$461,333 which equates to \$87m².

Table 14 Indicative engineering costs for land adjacent to Old Canberra Brickworks

Item	Cost
Preliminaries @ 5% of construction cost	\$376,909
Provision For Traffic	\$231,075
Earthworks	\$832,897
Underground Services	\$2,155,673
Flexible Pavement Construction	\$672,685
Concrete Kerbs, Footpaths & Minor Works	\$301,938
Incidental Works	\$75,998
Landscape	\$387,179
Road Signs	\$4,622
Pavement Marking	\$3,081
Street Lighting	\$36,972

Item	Cost
Electricity and Telecommunications	\$233,293
Electricity HV Removal	\$447,772
Communications relocation	\$70,000
SUB-TOTAL	\$5,760,094
CONTINGENCY @ 20%	\$1,153,000
TOTAL LUMP SUM	\$6,920,000
Cost per block (May 2012)	\$461,333
Cost per m2 (May 2012)	\$87

11.8 Social and community impact

Various environmental and heritage concerns were raised regarding the site, in particular the presence of GSM, a critically endangered species, in the area, and the Brickworks Heritage railway. Any development on the site would ideally preserve and celebrate the heritage railway, and the GSM habitat should be preserved due to the status of the species.

The study has identified an area that will require a referral under the EPBC Act prior to any development. The heritage railway remnants will be acknowledged as part of the development.

The barrier of trees along Dunrossil Drive was highlighted in particular as having several purposes which should ideally be retained. These trees were originally part of Burley Griffin's designs for the city, delineating the edge of Yarralumla suburb and separating the Inner South from the Woden Valley. In addition, they act as a windbreak for the suburb and the residents of Denham St in particular. It was seen to be important that this visual barrier is retained if the area is developed for diplomatic use.

These trees will remain as far as practicable though some bushfire mitigation measures will be required to protect any future development from bushfire risk to the west.

Yarralumla residents expressed a preference for the site by the Brickworks to be used for a low density diplomatic estate rather than the proposal by the ACT Government which would be medium density townhouses. The proposed layout has up to fifteen blocks.

It was noted that any development at the Land near Old Canberra Brickworks site should take into account the relationship of the site to the Brickworks and ensure continuity between developments, and also the relationship of the site to the Uniting Church, a major community venue in Yarralumla.

The proposed layout also recommends better access into the Brickworks.

11.9 Indicative planning principles

The planning principles outlined in Section 3.2 will apply to this site. In addition the following indicative planning principles will apply.

Block sizes vary between 3000m² to 5000m² (with one much larger block near the Brickworks). This allows for all dwellings to be located on the optimum solar axis.

The internal road layout continues the layout of the adjoining Yarralumla Streetscape. Part of the development would require the upgrade of the access into the Yarralumla Brickworks site, to effectively reinforce the grid pattern of Yarralumla. In addition, limiting any access from Dudley Street is essential to prevent any chance of "Rat Running" through Yarralumla.

The existing exotic vegetation along Denham Street will be retained within the site to reduce the visual impact. Planting should be done to improve solar access to the site, as well as to provide habitat and amenity. Deciduous trees should be incorporated to provide shade in summer and solar access to buildings in winter

Light pollution into the adjacent suburb of Yarralumla will be curtailed through design and the remnants of the heritage railway should be acknowledged by marker poles.

Water sensitive urban design principles shall be incorporated where relevant, with infrastructure and planting responding to the sites environmental opportunities and constraints. Run off from the site can be filtered using WSUD before entering Lake Burley Griffin. It is assumed that individual blocks will incorporate on-site detention and treatment measures/systems to ensure that the estate meets the requirements of the ACTPLA Waterways Code. The Code indicates that each block will need to provide measures to achieve the following pollutant reduction target:

- 60% reduction in average annual suspended solids export load;
- 45% reduction in average annual total phosphorus export load; and
- 40% reduction in average annual total nitrogen export load.

A 40% reduction in potable water usage will be met by the provision of rainwater tanks to all blocks. Further reduction in potable water use can be achieved by stormwater harvesting and reuse collected stormwater within individual block.

The above WSUD measures needs to be addressed in the detailed design stage.

11.10 Conclusion

The Old Canberra Brickworks site presents an opportunity to expand the diplomatic estate in the short to medium term. The site yields the most developable area but has relatively high estimated costs due to service connection, road upgrades and land acquisition. After consideration of environment and bushfire risk reduction constraints, an area of approximately 10.7ha can be developed for up to 15 blocks. The cost of serving each block is \$461,333. Four of these blocks would be subject to an EPBC referral before development can proceed due to the presence of a Natural Temperate Grassland community in moderate to good condition. Further investigations are warranted for possible contamination especially in the area closest to the Brickworks. Further negotiations with the ACT Government regarding this land use will be required before undertaking any further assessment.

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12 LAND SOUTH-WEST OF STIRLING RIDGE (YARRALUMLA)

12.1 Physical site constraints and opportunities

Chapter 7 outlined the issues involved with developing this site for diplomatic purposes.

In preparing a preferred subdivision layout for this site the following physical constraints have been identified that define the development footprint and these constraints are shown graphically on Figure 58.

The site has the following physical development constraints:

Bushfire

The bushfire risks on the site are minimal given that the highest risk west and north aspects are able to be effectively managed. This would allow development in the north-west corner of the site, especially as the inner APZ is able to be created outside the site boundary. The inner and outer APZ area can be accommodated outside the site given the open parkland to the west. The northern boundary adjoining the vegetated area of Stirling Ridge will require an inner APZ area which can incorporate vehicular access ways but not habitable dwellings.

Management options could involve funding offsets to ensure the management of the remainder of the site and surrounding Stirling Ridge.

The exotic tree planting area on site presents a bushfire hazard to any future development and to the Stirling Ridge protected habitat. Some of this vegetation is in poor condition. Nevertheless it does have community values such as visual screening, use and walkways which are discussed further.

Environment

The site contains Yellow Box Red Gum Grassy woodland (containing Button Wrinklewort nationally endangered habitat) near the central eastern boundary will require protection from development as well as a 20 metre offset buffer which can also act as an inner APZ area.

Heritage

Part of the historic outfall sewer traverses the western edge of the site, the pipe also passes underneath an area of significant environmental habitat. Only the above ground components of this sewer line are heritage listed, however the sewer line is indicated as a constraint.

Apart from the historic sewerage line, the investigations undertaken for this assessment have not indicated any significant cultural or heritage issues on this site, though it is acknowledged that the remaining area of Stirling Ridge does have a rich history of Indigenous and European occupation. A more detailed heritage study could build on the research undertaken in this assessment to confirm this finding.

Figure 64 Physical constraints – land south-west of Stirling Ridge



The site also presents development opportunities which are shown on Figure 65 and detailed below:

Access

Pedestrian access can be maintained through the site to the Stirling Ridge site. Vehicle and pedestrian access can utilise the inner APZ buffer area.

Vegetation

Some of the existing trees can be maintained on the site and incorporated into the development for visual buffering between the surrounding residential areas and any future diplomatic estate. These areas include the vegetation along Alexandrina Drive, the stand of Pin Oaks along Fitzgerald Street and part of the large area of trees in the middle of the site.

Heritage

The historic sewer line can be acknowledged by an interpretative structure, noting that it is traversing a protected habitat.

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Figure 65 Development opportunities – land south-west of Stirling Ridge



12.2 Developable area

After considering development constraints, an area of around four hectares can be developed out of a total area of around six hectares. This development area has slopes under 15%.

12.3 Indicative subdivision plan

An indicative subdivision plan (Figure 66) indicates that this site has the potential to accommodate nine diplomatic blocks with a minimum area of 2200m². Significant existing vegetation has been retained within and around the periphery of the site where possible. A single edge road is proposed for access to the blocks.

Figure 66 Indicative subdivision plan – land south-west of Stirling Ridge



12.4 Building massing / architectural design

The building massing is to be in accordance with current planning legislation. A maximum plot ratio of 0.4 is to be applied to all blocks. A maximum building height of 10m above ground from the adjacent natural ground level is allowable. A maximum of two storeys of built form is allowable on the block.

12.5 Landscaping character

A diplomatic block subdivision for this site should exhibit similar characteristics to the surrounding landscape. Wide verges will allow for the planting of significantly large trees which should be planted at regular spacing to create a consistent avenue throughout the subdivision.

There are significant stands of established exotic trees within the development area which are to be retained. Existing street trees located along Fitzgerald Street are to be retained, to provide an established edge to the development area. The street tree species which have been used on Clarke Street should be continued along the

edge road of the Stirling Ridge site. Tree species used along the periphery of the site will be indigenous species which provide a link to adjacent bushland.

There are significant pedestrian links through the site. These connections should be enhanced to allow for continued pedestrian permeability through the site to the paths in surrounding bushland.

There is an existing heritage sewer easement through the site which provides opportunity for explanatory signage or landscaping.

12.6 Engineering Services

More detailed maps of proposed engineering services can be found at Appendix 4.

Communications

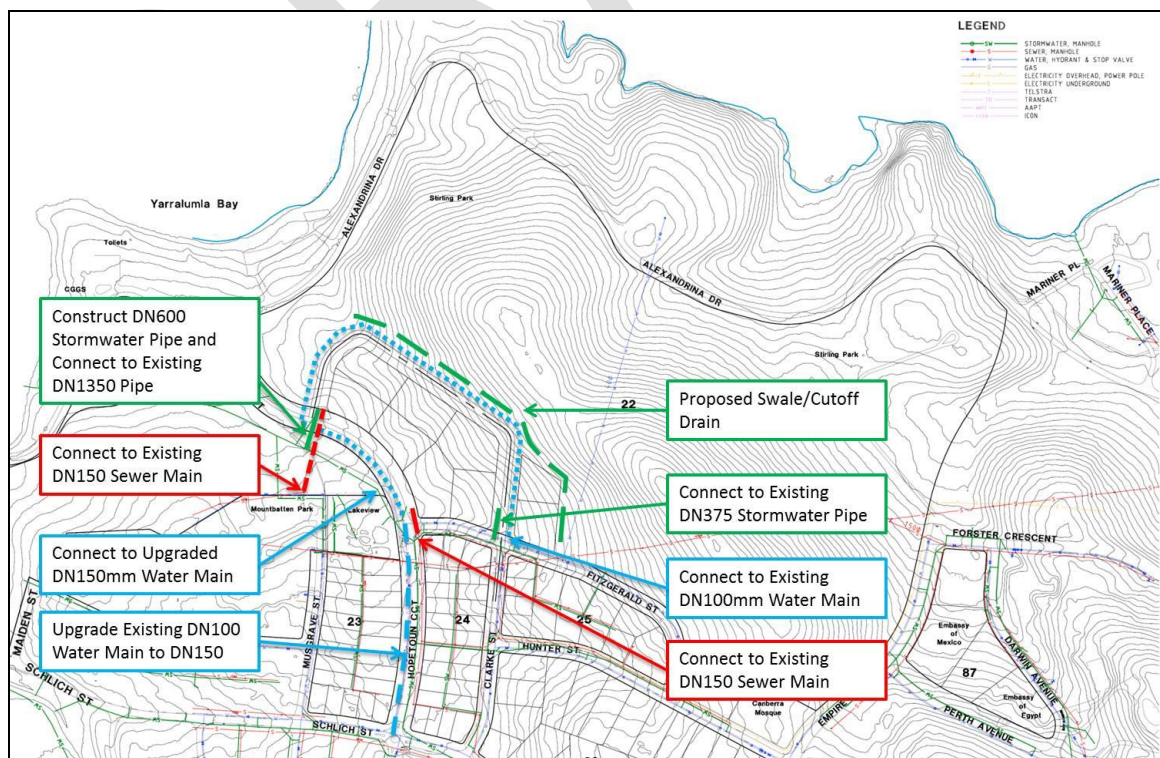
The proposed development can be serviced by the nearby telecommunication services. Tesltra advised that there is sufficient capacity in the existing network to service the proposed development. The proposed development can be serviced by extending the existing cables from the intersection of Hopetoun Circuit and Fitzgerald Street to the site (Figure 68).

Water and sewerage

The peak water demand is calculated to be 6.6L/s based on the maximum hourly rate of 1.5L/s/net hectare shown in Table 2-1 in ActewAGL's WSSS. ACT Fire and Rescue advised that the minimum water supply required for fire fighting purpose for this type of development would be F5 (i.e. 45L/s). This may need to be upgraded to F4 (i.e. 60L/s) depending on the final design.

ActewAGL advised that in order to achieve an F5 fire fighting flow, the minimum pipe size for all new mains within the development should be 150mm diameter. The existing 100mm diameter water main located from the intersection of Hopetoun Circuit and Schlich Street needs to be upgraded to 150mm diameter. The proposed development can be serviced by extending the upgraded 150mm diameter main along Hopetoun Circuit to the site (Figure 67)

Figure 67 Proposed water, sewerage and stormwater services for land south-west of Stirling Ridge



ActewAGL also advised that in order to achieve an F4 fire fighting flow, the above works would need to be completed and in addition the existing 100mm diameter main located within the northern verge of Fitzgerald Street, between Hopetoun Circuit and Clarke Street, would need to be upgraded to 150mm diameter. Depending on the final pressure and flow analysis, a new main may be required to complete the loop by constructing a new main further north along Hopetoun Circuit then west along Alexandrina Drive. The new main will connect to the existing main adjacent the Canberra Girls' Grammar School Rowing Club.

It is assumed that F5 would be suitable for the current layout for the purpose of this study.

In accordance with ActewAGL WSSS, the proposed 4.4ha development will have 45 equivalent population generating a PWWF of approximately 5.4L/s.

ActewAGL advised that there appears to have sufficient capacity within the downstream sewer mains to accept discharge from the proposed development. Two sewer connections would be required for the proposed development (Figure 67):

- One to the existing 150mm diameter sewer main/manhole located at the intersection of Hopetoun Circuit and Fitzgerald Street and
- One to the existing 150mm diameter sewer main/manhole located within Block 5 Section 100 Yarralumla southwest of the site. A service easement will be required within Block 5 Section 100 Yarralumla.

ActewAGL also advised that the development boundary should be adjusted to have 20m offset (or easement) from the trunk sewer. An odour study must be completed to confirm the viability for locating new development at the site.

Stormwater

An approximately 447m long swale is proposed along the northern verge/edge of the road to divert stormwater runoff from the 3.6ha bushland catchment north/upstream of the site. The diverted runoff would be discharged to Alexandrina Drive and Fitzgerald Street (Figure 67).

In accordance with ACT Urban Stormwater Guidelines, stormwater runoff from the proposed development will be captured and carried by a drainage network that has 1 in 5 year ARI capacity. Flows exceeding the 1 in 5 ARI storm events will be carried by internal road. The western part of the development will drain to the proposed 600mm diameter pipe located within Block 5 Section 100 Yarralumla west of the site. The existing 450mm diameter pipe under Hopetoun Circuit will need to be demolished and exhumed as part of the road upgrade. The proposed 600mm diameter pipe will discharge to the existing floodway via a new headwall. The eastern part of the development will drain to the existing 375mm diameter pipe located within the southern verge of Fitzgerald Street, south of the site (Figure 67).

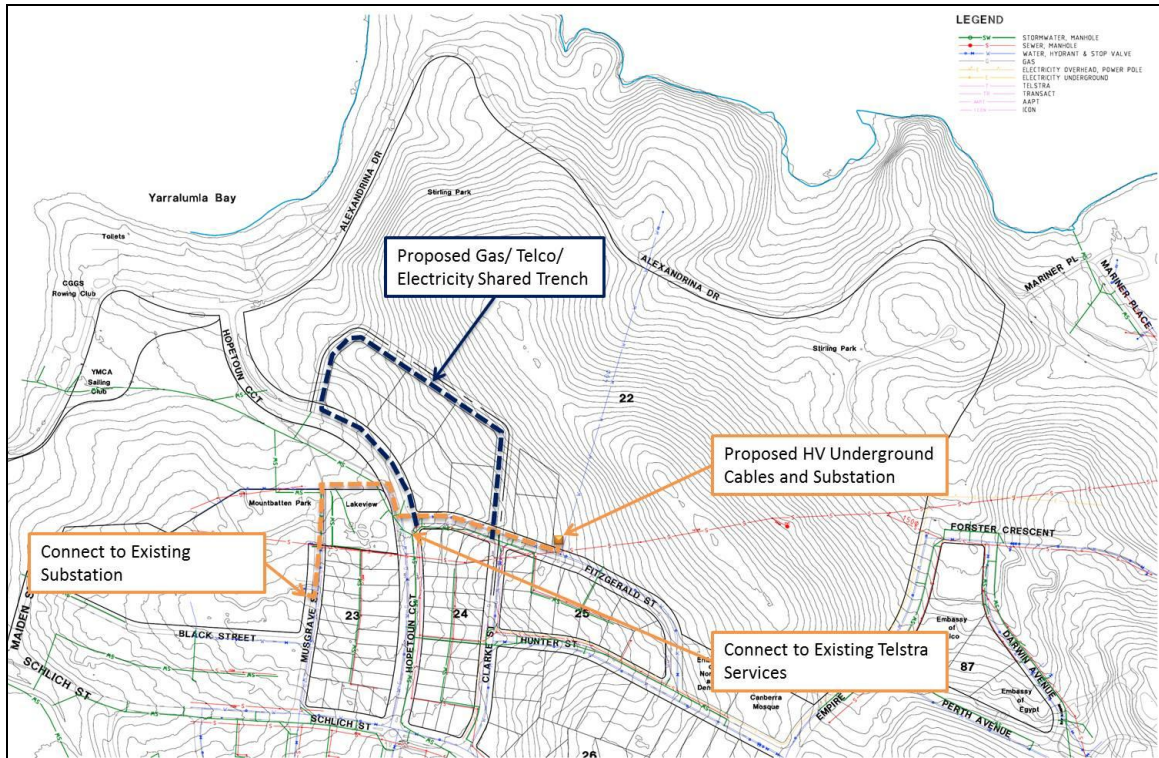
In accordance with ACT Urban Stormwater Guidelines, the peak discharge during in 1 100 year ARI storm event from the proposed development should not exceed the pre-development flow. It is assumed that individual block will incorporate on-site detention system/pond to ensure the post development flow does not exceed the pre-development flow during 1 in 100 year ARI storm event.

Gas and electricity

Jemena advised that the proposed development can be serviced by the extending the existing 40mm diameter gas main within the southern verge of Fitzgerald Street to the site. The existing gas network has sufficient capacity to supply the proposed development.

ActewAGL advised that the proposed development can be serviced by installation of new 11kV underground cables from the existing substation located within Block 15 Section 100 Yarralumla to a new substation located within the eastern boundary of the site. The high voltage cables would run through Block 6 Section 100 and Block 5 Section 100 Yarralumla (Figure 68). A service easement will be required within Block 5 Section 100 Yarralumla.

Figure 68 Proposed electricity, gas and communications for land south-west of Stirling Ridge



Roads and traffic

Traffic generation volumes have been determined using 8 vehicles per day per dwelling, in accordance with the ACT Residential Subdivision Code.

Based on the proposed road and block layout, the proposal would generate 80 trips per day (or 8 trips during the AM peak) between Hopetoun Circuit and Fitzgerald Street. It is likely that traffic volumes from the development will be approximately evenly split between travelling Hopetoun Circuit through to Adelaide Avenue and from Fitzgerald Street to Hunter Street, Empire Circuit and Perth Avenue onto Capital Hill. Overall the 4 trips during the AM peak in each direction are considered to have negligible impact on current traffic conditions.

On occasion there may be culturally significant days (depending on the final occupation) that may significantly increase traffic volumes once or twice a year. It is considered unlikely that these events would pose a significant disruption in traffic, as they would likely follow the AM Peak. Given the residential nature of this location, it would be advisable if these days were communicated to the proposed adjacent residents and appropriate temporary traffic management be put in place depending on the scope of the event.

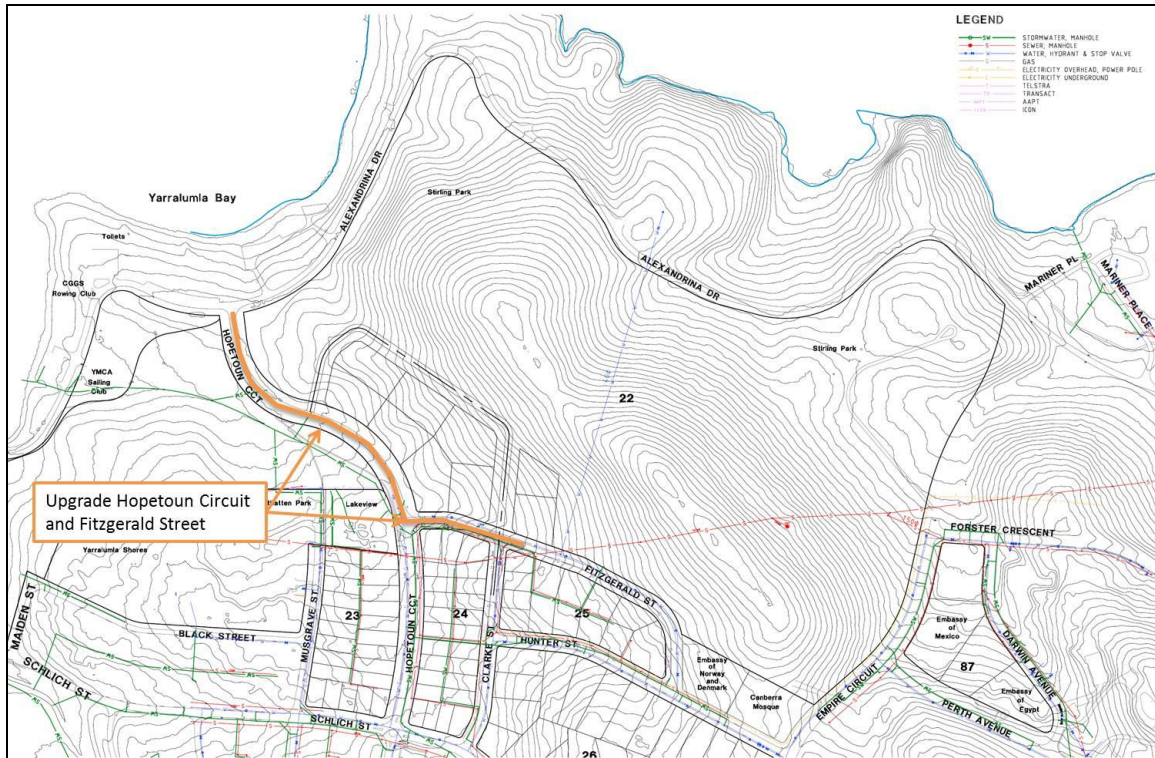
The proposed blocks will be able to accommodate onsite parking for most requirements. The typical cross section of the access road also allows for on street parking if required. There is also public car parking adjacent the lake that could be utilised as additional parking if required.

There are several dirt tracks located within the site that connect Fitzgerald Street and Hopetoun Circuit to Alexandria Drive. There is also a footpath on the western side of Hopetoun Circuit that links Hopetoun Circuit to Alexandria Drive and the lake.

The proposed block layout will require a new four way intersections on Fitzgerald Street at Clarke Street. This intersection would need to be priority controlled, which would likely include give way signage on Clarke Street, thereby nominating Fitzgerald Street as the priority Street. Hopetoun Circuit and Fitzgerald Street will require upgrading to obtain minimum carriage way widths as identified in the ACT Residential Subdivision Code (Figure 69). This would include the construction of additional pavement and a kerb and gutter road profile.

Approximately 490m of new road will need to be constructed to service the new blocks.

Figure 69 Proposed road upgrades for land south-west of Stirling Ridge



12.7 Indicative costs of engineering services

Table 15 provides the estimated costs for engineering services (including roads) to develop the site in accordance with the indicative layout (nine blocks). Based on this assessment the cost per block would be \$434,444 which equates to \$132m².

Table 15 Indicative costs of engineering services for land south-west of Stirling Ridge

Item	Cost
Preliminaries @ 5% of construction cost	\$212,589
Provision For Traffic	\$77,025
Earthworks	\$548,418
Underground Services	\$1,075,300
Flexible Pavement Construction	\$466,258
Concrete Kerbs, Footpaths & Minor Works	\$137,618
Incidental Works	\$22,594
Landscape	\$258,804
Road Signs	\$2,054
Pavement Marking	\$3,081
Street Lighting	\$13,351
Electricity and Telecommunications	\$141,726
Road Upgrade Hopetoun Cct and Fitzgerald Street	\$293,722
SUB-TOTAL	\$3,252,540
CONTINGENCY @ 20%	\$650,600
TOTAL LUMP SUM	\$3,910,000
Cost per block (May 2012)	\$434,444
Cost per m2 (May 2012)	\$132

12.8 Social and community impact

The site is used not only by local Yarralumla residents, but by other Canberrans, for walking, sports, and other recreational activities including family picnics and outings. It was seen to be important that should the site be developed, the development did not encroach on Stirling Ridge and the native bush vegetation, and that access trails should be included through the site to enable people to continue accessing Stirling Ridge.

The development will have a 20 metre off set area to Stirling Ridge and public access to Stirling Ridge will be maintained through the development.

A number of residents living close to the Stirling Ridge site raised concern about the introduction of lighting and other security requirements to an area that is currently quiet and unlit, the potential effects this could have on the area, including the wildlife, and the possible threat to their privacy posed by potential active security.

Some of the vegetation will be retained (along Hopetoun circuit and Alexandrina Drive) to minimise visual disturbance to surrounding residents. Lighting will be required within a diplomatic estate and planning requirements around the type of lighting can mitigate the impacts.

The stand of pinoaks was described as an important barrier along the edge of Fitzgerald St and Hopetoun Circuit by the majority of those that attended a drop-in session. It is seen to be desirable that the barrier should be retained if the site is developed for diplomatic use, given the value the community places on the stand and their amenity as a visual and green barrier.

As much as possible of the stand of pin oaks will be retained as part of the development.

A number of concerns were raised regarding the potential requirements of widening streets, particularly Fitzgerald St, and improving access to the area, the possible parking requirements of embassies should they be located on this site, and the potential for the area to become a commuter rat-run following road improvements.

The proposed layout indicates 2 access points – one from Hopetoun Circuit and one from Fitzgerald Street. This layout is unlikely to lead to further “rat running”. Some on road carparking has been proposed and for overflow carparking which may be needed, nearby open space areas can act as temporary carparks.

A number of community members identified the indigenous and heritage value of Stirling Park.

This study acknowledges the rich Indigenous and European heritage on the Stirling Ridge site, though this is primarily located to the east within the vegetated area and the eastern part of the site (Westlake). In the research undertaken for this study no physical remains of this heritage were known to be located on this site. However it is recommended that a more detailed cultural and heritage assessment is undertaken of this site, prior to any development.

12.9 Indicative planning principles

The planning principles outlined in Section 3.2 will apply to this site. In addition, the following planning principles are recommended.

The block sizes vary between 2200m² to 5000m². This allows for all dwellings to be located on the optimum solar axis.

The road network would provide for pedestrian permeability into the Stirling Ridge path network. Further investigations for traffic calming in the internal road should be undertaken at the more detailed planning assessment stage.

Light pollution into the adjacent residences should be curtailed with appropriate design for the area, full cut-off lighting is required.

Planting should be incorporated to improve solar access to the site, as well as to provide habitat and amenity. Deciduous trees should be incorporated to provide shade in summer and solar access to dwellings in winter. The gently sloping topography enhances the solar potential of the blocks.

A 20m buffer around the NE boundary would provide a buffer to the adjoining bushland. The exotic planting adjacent to Alexandrina Drive would act as a buffer along this road. Retention of existing plantings on Fitzgerald Street would act as a buffer between existing and proposed development. Existing exotic planting along Hopetoun Circuit should be retained to ensure that some visual impact of development is mitigated.

Interpretive information about the heritage sewer line could be provided on the site.

Water sensitive urban design principles should be incorporated where relevant, with infrastructure and planting responding to the sites environmental opportunities and constraints. Run off from the site can be filtered using WSUD before entering Lake Burley Griffin.

It is assumed that individual block will incorporate on-site detention and treatment measures/systems to ensure that the estate meets the requirements of the ACTPLA Waterways Code. The Code indicates that each block will need to provide measures to achieve the following pollutant reduction target:

- 60% reduction in average annual suspended solids export load;
- 45% reduction in average annual total phosphorus export load; and
- 40% reduction in average annual total nitrogen export load.

A 40% reduction in potable water usage will be met by the provision of rainwater tanks to all blocks. Further reduction in potable water use can be achieved by stormwater harvesting and reuse collected stormwater within individual block.

The above WSUD measures need to be addressed in the detailed design stage.

12.10 Conclusion

The land to the south-west of Stirling Ridge presents an opportunity to expand the diplomatic estate in the short-term with the lowest estimated development costs. After consideration of opportunities and constraints, an area of approximately 4ha can be developed for nine blocks. The cost of servicing each block is \$434,444. Any development on this site will require referral under the EPBC Act due to its proximity to a listed endangered habitat. Impacts to adjoining residents can be managed but will require further assessment in a more detailed site plan. Further investigations are also recommended on this site for clarifying other options for long term use such as the future Prime Minister's lodge. A more detailed investigation of European and Indigenous heritage values on this site is also warranted to confirm that there are no heritage values on this site as found through this study. The site is owned by the Commonwealth which removes the need to acquire the land. This combined with relatively low infrastructure costs makes the Stirling Ridge site a viable option for continued assessment.

PART FOUR - SUMMARY

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13 SUMMARY

In Part One of the report an overview of the rationale for the study, summary of community consultation and broad policy objectives were discussed. In Part Two the issues pertaining to each site were reviewed including site characteristics, environmental values, tenure, heritage values ,servicing, community values and preliminary bushfire assessment. In Part Three of the report, the development capacity for each site was assessed considering the development constraints and opportunities discussed in Part Two. This included defining the development area, an indicative layout, proposed servicing and indicative costs, and impacts of the development.

In summary, all three sites can accommodate blocks for diplomatic purposes ranging from seven blocks in the land adjacent to the Federal Golf Course, nine in the land south-west of Stirling Ridge and up to fifteen on the land near the Brickworks.

Each site has development constraints with the land adjacent to the Federal Golf Club being most constrained by environmental and bushfire impacts. However all three sites will require referral to the Federal Minister for Environment for clearance under the EPBC Act.

The costs of servicing the land adjacent to the Federal Golf Course are the highest per block (\$737,143), primarily due the need to upgrade Gowrie Drive and also the distance to water and sewer services. The site will also require land acquisition from the Federal Golf Club.

The land near the Old Canberra Brickworks can yield the most number of blocks (15), though four of these would be subject to environmental clearances. It has moderate servicing costs (\$461,333 per block). This site would also require a contamination assessment and more detailed assessment of managing bushfire risk from adjoining vegetation to the west. Of the three sites this one has some level of community support, mainly due to the opposition to the recent proposal for infill development by the ACT Government in its Canberra Brickworks and Environs Planning Strategy. The site also needs to be acquired from the ACT Government.

The land south-west of Stirling Ridge can yield nine diplomatic blocks. On this site further investigation of heritage values and longer term requirements (for Prime Minister’s Lodge) need to be explored. Impacts to residents in the immediate area would also require attention in a more detailed design. The Stirling Ridge site presents the lowest infrastructure costs of the three sites (\$434,444 per block) and is owned by the Commonwealth Government.

In Section 3.2 the strategic planning principles for the assessment of a diplomatic estate were outlined. Table 16 provides a summary of how each of the three sites addressed the strategic planning principles.

Table 16 How each site addresses the strategic planning principles

Issue	Strategic planning principles for the establishment of a diplomatic estate	Land adjacent to Federal Golf Course	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Location	The location of the site including its proximity to other diplomatic estates, the Parliamentary Zone, community facilities and security services.	16ha of land adjoining a golf course with good views and bushland location though remote from residential areas.	14.5ha of land adjoining Yarralumla and with good transport access.	6.2ha of land within Stirling Ridge site, close to the Lake and proximity to other diplomatic missions.

Issue	Strategic planning principles for the establishment of a diplomatic estate	Land adjacent to Federal Golf Course	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Potential yield	The area that is available for development after considering constraints, including the number of blocks that can be provided.	3.7ha of developable land which can yield 7 blocks. This gives an average block size of 3851m ² .	10.7ha of developable land which can yield 15 blocks, 4 of which are subject to a referral under the EPBC Act. The site yields an average block size of 5305m ² .	4ha of developable land which can yield at least 9 blocks. The site yields an average block size of 3301m ² .
Planning and Land management	Steps required to create a land management and planning framework necessary to develop the site as a diplomatic estate.	Requires lease transfer from the Federal Golf Club. Land will need to be designated as “National Land for the Special Purposes of Canberra as the National Capital” under the NCP.	The land is controlled (as unleased Territory land) by the ACT Government.	Land is owned by the Australian Government and would be required to be Designated Land for diplomatic purposes. The land has been proposed as a site for the future prime ministerial residence.
Contamination	The risk of contamination on the site including any investigations or remediation required.	Low risk of contamination.	Moderate risk as located close to Brickworks and detailed assessment required.	Low risk of contamination
EPBC Assessment	The certainty of gaining approval for the estate including factoring in any possible delays in approvals.	Referral to Federal Minister for Environment may be required as it adjoins the Canberra Nature Park.	Advice from environmental consultant has stated that NTG will require referral under EPBC. The site’s proximity to Dunrossil Drive may also require referral.	Referral to Federal Minister for Environment will be required as adjoining threatened species in Stirling Ridge
Access	Provision of vehicular access available to the site for security, emergency services and traffic management.	Gowrie Drive requires lights and upgrading as well as emergency access through to Breerton Street, Garran.	Access readily available and proposed from Denman Street Yarralumla.	Access readily available from Hopetoun and Fitzgerald Streets.
Traffic impact	Traffic impacts and management of offsite parking.	Low traffic impacts on surrounding residential areas.	Minor traffic impacts on adjoining residents and no access allowed from Dudley Street.	Minor traffic impacts on adjoining residents. Parking will be managed within blocks and also along internal road.

Issue	Strategic planning principles for the establishment of a diplomatic estate	Land adjacent to Federal Golf Course	Land near Old Canberra Brickworks	Land south-west of Stirling Ridge
Environmental impact	The protection of high value flora and fauna habitats and endangered species.	High value habitat area excluded from development and impacts from development to Red Hill Nature Reserve (and from road widening) will have to be managed.	Adjoining vegetation will have to be treated to allow bushfire management for this site.	Referral under the EPBC Act will be required as it adjoins an endangered habitat. A 20m buffer area from Box-Gum Woodland required.
Heritage impact	The protection of heritage values.	No heritage impacts identified in this study.	Heritage railway remnants can be incorporated into site development.	No evidence of European or Indigenous values on this site but requires confirmation through a heritage study. Historic sewer outside development area.
Community Use and Values	The extent to which community uses and values of the site can be addressed.	The western part of the site is excluded from development so public walkways will remain.	Access through the site will be maintained for the public.	High recreational value to community, though access to the Stirling Ridge bushland area can be provided in the subdivision design.
Community impact	The extent to which impacts to the community can be addressed.	Development confined to a small area on the eastern part of the site. A second access through to Brereton Street will only be used for emergencies.	Vegetation along Denman Street will provide a visual barrier.	Trees on Fitzgerald Street to be retained and landscaping will soften visual impact. Lighting will be designed to minimise light spill.
Infrastructure costs	The costs of development including services and off site costs such as access and the cost per block of the development.	Gowrie Drive will require upgrading and lighting. Steep slopes will also mean higher construction costs for buildings. The infrastructure cost of development of the land is estimated at \$5.16 million. This equates to \$737,143 per block.	Moderate costs of servicing the blocks. Servicing four of the blocks will entail a high cost due to the distance for connection to the service. The cost for servicing this site is estimated at \$6.92 million. This is \$461,333 per block.	Stirling Ridge has a comparative advantage with infrastructure costs as it is close to existing services. The infrastructure cost for servicing this site is the lowest at \$3.91 million. This equates to \$434,444 per block.

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New Diplomatic Estate – Consultation Report

OCTOBER 2011

Table of Contents

1.0	Introduction.....	4
1.1	Background.....	4
1.2	Purpose of Consultation.....	5
1.3	Land South-West of Stirling Ridge.....	5
1.4	Land near Old Canberra Brickworks.....	5
1.5	Land adjacent to Federal Golf Club.....	5
2.0	Consultation.....	5
3.0	Submissions Received.....	6
3.1	Land South-West of Stirling Ridge.....	6
3.1.1	Comments of Support.....	6
3.1.2	Loss of Public Access and Amenity.....	6
3.1.3	Pedestrian Safety.....	6
3.1.4	Timing of Development.....	6
3.1.5	Environmental & Heritage Impact.....	7
3.1.6	Bushfire Risk.....	7
3.1.7	Traffic Capacity.....	7
3.1.8	General Infrastructure Capacity.....	7
3.1.9	Speed of Proposal.....	8
3.1.10	Land Use Provisions.....	8
3.1.11	Amending the Plan.....	8
3.1.12	Consultation Process.....	8
3.2	Land near Old Canberra Brickworks.....	10
3.2.1	Comments of Support.....	10
3.2.2	Loss of Amenity.....	10
3.2.3	Residential Development.....	10
3.2.4	Canberra Brickworks Regeneration.....	10

3.2.5	Access to the Canberra Brickworks	11
3.2.6	Utilization of Assessment Area	11
3.2.7	Environment & Heritage Impact.....	11
3.2.8	Road Infrastructure Capacity	11
3.2.9	General Infrastructure Capacity	12
3.2.10	Amending the Plan.....	12
3.3	Land Adjacent to the Federal Golf Course	13
3.3.1	Comments of support.....	13
3.3.2	Loss of Access to Public Amenity	13
3.3.3	Diplomatic Missions	13
3.3.4	Timing of Development.....	13
3.3.5	Environmental & heritage Impact.....	14
3.3.6	Bushfire Risk	14
3.3.7	Red Hill Nature Park.....	14
3.3.8	Road Infrastructure Capacity	14
3.3.9	General Infrastructure Capacity	15
3.3.10	NCA Legislative Responsibility	15
3.3.11	Adherence to the Territory Plan.....	15
3.3.12	Legislative Requirements.....	15
3.3.13	Consultation Process.....	16
3.3.14	Amending the Plan.....	16
3.3.15	Loss of legislated Open Space	16
	Suggest another location	17
4.0	Conclusion	17

1.0 Introduction

This report summarises the issues raised by the community during the initial public consultation process undertaken by the National Capital Authority (NCA) on a potential new diplomatic estate. The sites nominated by the NCA were:

- land to the South-West of Stirling Ridge.
- land near the Old Canberra Brickworks.
- land adjacent to Federal Golf Club.

1.1 Background

The NCA manages Canberra's diplomatic estate on behalf of the Australian Government. The NCA administers diplomatic leases under the *Leases (Special Purposes) Ordinance 1925*. Of the 193 countries recognised by the United Nations, 96 are represented in Canberra and they occupy 74 sites in Yarralumla, Deakin and O'Malley.

The decision to designate specific areas for diplomats was made prior to the establishment of the National Capital Development Commission (NCDC) in 1958. Since then, diplomatic estates have been developed in Yarralumla, Deakin and O'Malley. These areas are gazetted as National Land under the control of the Australian Government through the NCA.

The current supply of diplomatic land and accommodation options does not cater for the needs of foreign states wishing to establish a mission or alter their diplomatic precinct in Canberra. It is therefore important to investigate new areas for future diplomatic estates, and also to explore various accommodation options to meet the current and future needs of foreign missions in the Australian Capital Territory (ACT).

A number of foreign missions currently have chanceries, or Head of Mission residences or other ancillary buildings (education office, cultural office, etc) within the residential/diplomatic area of O'Malley, or in other residential areas. Others rent commercial office spaces in Civic, Barton, Forrest and Deakin. The dispersal of these sites within residential and commercial areas is contrary to the intent of the National Capital Plan (the Plan) for the diplomatic estate, and may present safety and security issues.

A key consideration in the expansion of the diplomatic estate is that diplomatic issues are part of Australia's international role and thus a Commonwealth, rather than a Territory function. It is preferable that all planning and leasing matters involving diplomatic missions be managed by the Commonwealth. This means all diplomatic missions would be located on National Land sites, identified for Diplomatic Use, within a Designated Area defined by the Plan.

The NCA has nominated the three sites that were the subject of this consultation as they meet the primary requirements for prestige and proximity to central government agencies and Parliament House.

1.2 Purpose of Consultation

Consultation was undertaken to seek community knowledge and values about each location. This information was sought to inform the assessment of site suitability. Further assessment will be informed by community input and investigate the viability of each site. Emphasis will be placed on environmental, visual, safety and community impacts. The assessment will address issues of access, connectivity, transport, public space, security and bushfire risk. This consultation was intended to allow interested parties to help frame the assessment questions. It was not intended to survey community views 'for' or 'against' the development of each site.

1.3 Land South-West of Stirling Ridge

An area of land immediately south-west of Stirling Ridge (part Block 4 Section 22 Yarralumla) has been identified as one of the possible locations for diplomatic use. The land is currently managed by the NCA on behalf of the Australian Government.

The predominant land use for the area indicated is National Capital Use with part of the area designated as open space. The total site area is approximately 61,725m².

1.4 Land near Old Canberra Brickworks

An area of land near the Old Canberra Brickworks (Block 3 Section 94 and Block 7 Section 102 Yarralumla) has been identified as a possible location for diplomatic use. The Australian Government would need to transfer the land from the ACT Government for a diplomatic development to be established on this site. The NCA has not sought the ACT Government's agreement to any future transfer.

The General Policy Plan (Metropolitan Canberra) identifies the site as being within an urban area. The total site area is approximately 144,954m².

1.5 Land adjacent to Federal Golf Club

An area of land adjacent to the Federal Golf Club (part Block 1 Section 56 Red Hill) has been identified as a potential location for diplomatic development. The land would need to be transferred from the Federal Golf Club to the Commonwealth if any development is to occur. The NCA has not sought the Federal Golf Club's agreement to any future transfer.

The General Policy Plan (Metropolitan Canberra) identifies the site as being within an urban area. The total site area is approximately 158,379m².

2.0 Consultation

Community consultation commenced on 2 September 2011. A notice was published on the NCA website accompanied with letter drops to residences in the vicinity of the Stirling Ridge site (due to the large number of residences potentially affected).

In accordance with the NCA's Commitment to Community Engagement (2011) the consultation period ran for 30 business days and concluded on 14 October 2011. The consultation process made use of the NCA's Have Your Say website. Written submissions were also received. One submission was received after the consultation period closed. It has also been considered as part of this process.

3.0 Submissions Received

The NCA received 35 written submissions and 559 comments on its 'Have Your Say' website. Written submissions were acknowledged by the NCA, together with an undertaking to inform the submitters of how the NCA considered their submissions.

3.1 Land South-West of Stirling Ridge

22 written submissions and 37 online comments were received which addressed this site. A summary of the key issues raised regarding the Stirling Ridge site and the NCA's response is outlined below:

3.1.1 Comments of Support

A number of submissions were received which support the use of the site as a diplomatic precinct. These submissions identified the proximity to existing precincts, the central function of Canberra as the nation's capital to house diplomatic missions, and the ability to secure the site better than the other two sites as key points supporting a diplomatic development.

NCA RESPONSE

The assessment of the site will include a thorough investigation of these points in finding a preferred option for diplomatic development.

3.1.2 Loss of Public Access and Amenity

Submissions received expressed concern that there could be a loss of public access to Stirling Ridge.

NCA RESPONSE

The area under investigation is limited to the area adjacent to Stirling Ridge. Should this be identified as a preferred option, any subdivision plan would ensure that the main portion of Stirling Ridge remains a publicly accessible area.

3.1.3 Pedestrian Safety

A number of submissions expressed concern regarding an increase in traffic flows and a perceived danger to pedestrians due to an insufficient street network to cater for the increased volume of traffic.

NCA RESPONSE

As part of further assessment the NCA will assess the potential impact of such a development and traffic flows. The assessment will also encompass the current capacity of the existing traffic infrastructure and suggest improvements where applicable.

3.1.4 Timing of Development

A query was raised regarding the expected timing of a diplomatic development were the site identified as a preferred option.

NCA RESPONSE

Developments could be expected over the next 20 years. There is an immediate shortage of suitable diplomatic sites. If any of the areas being assessed prove viable it is expected there would be diplomatic development commencing within the next five years with site servicing works. The NCA understands that the pace of development for new diplomatic missions will vary but on average is likely to be at the rate of one or two per year.

3.1.5 Environmental & Heritage Impact

Some submissions raised concerns regarding potential environmental and heritage impacts.

NCA RESPONSE

The NCA will undertake comprehensive environmental and heritage studies in the area to ascertain endangered flora and fauna communities and heritage conservation values on the site. The environmental and heritage impact of any proposal on this site would be assessed in accordance with the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The NCA will also refer to the Lake Burley Griffin and Adjacent Lands Heritage Management Plan (Volume 2 – Stirling Ridge and Attunga Point, October 2009) to guide the ongoing assessment.

3.1.6 Bushfire Risk

Concerns regarding potential bushfire hazard to diplomatic developments on this site were raised.

NCA RESPONSE

An assessment of bushfire risk will form part of a feasibility study for the site. This assessment will determine the extent of bushfire risk and identify treatments including any flow on environmental and/or heritage impacts.

3.1.7 Traffic Capacity

Concerns were raised regarding the potential for increased traffic volumes in the surrounding area due to a potential diplomatic development.

NCA RESPONSE

An assessment of potential impacts on traffic volumes in the surrounding suburb stemming from the proposed development. Assessment on peak flows and the existing capacity of the street network will be released as part of a report for further public consultation.

3.1.8 General Infrastructure Capacity

Some submissions have raised views regarding the capacity of the existing infrastructure servicing the site including water, electricity and sewer.

NCA RESPONSE

The assessment of the site will include a review of the existing infrastructure servicing the site. The subsequent report will include a review of capacity requirements and suggest treatments.

3.1.9 Speed of Proposal

Concern was raised regarding the speed of this process which provided very little time for community responses.

NCA RESPONSE

The NCA commenced the process in this fashion to ascertain community views to help frame site assessment. This is the first stage of a multi-stage process. The NCA will provide opportunity for further input into this process as it proceeds.

3.1.10 Land Use Provisions

A point was raised regarding the prescribed land use provisions on the site.

NCA RESPONSE

The majority of the area which is being considered is identified for National Capital Use as part of Lake Burley Griffin and Foreshores in the Plan. This use category does not allow for diplomatic residences to be developed but it does allow other development such as a new national cultural institution, office or an official residence. If the site is selected as a preferred option for a diplomatic estate an amendment to the Plan would need to occur to permit a development.

Section 6(b) of the *Australian Capital Territory (Planning and Land Management) Act 1988* (PALM Act) requires the NCA “to keep the Plan under constant review and to propose amendments to it when necessary.” If the NCA proposes a draft amendment to the Plan, further consultation will be undertaken.

3.1.11 Amending the Plan

A query was raised on the process for an amendment to the Plan.

NCA RESPONSE

Section 6(b) of the PALM Act requires the NCA “to keep the Plan under constant review and to propose amendments to it when necessary.” If any of the three sites are found to be suitable for diplomatic purposes an amendment to the Plan will be required.

The process for amendments to the Plan includes preparation of a Draft Amendment, consultation and review, submission and consideration by the Minister for Regional Australia Regional Development and Local Government (The Minister) and Parliamentary scrutiny. After approval by the Minister, amendments are subject to disallowance by either House of the Commonwealth Parliament.

3.1.12 Consultation Process

A query was raised regarding the NCA beginning this process by seeking community views on each site.

NCA RESPONSE

The NCA believes it is important to be transparent and to invite this level of public participation to shape future site assessment.

This is merely the first stage of a multi-stage process. This is not the last opportunity the public will have to submit responses on this matter.

3.2 Land near Old Canberra Brickworks

10 written submissions and 25 online comments received were in reference to this site. A summary of the key issues raised during the public consultation process and the NCA's response is outlined below:

3.2.1 Comments of Support

A number of submissions were received which support the use of the site as a diplomatic precinct. These submissions identified the proximity to existing precincts and government departments, the central function of Canberra as the nation's capital to house diplomatic missions, vehicular access, the ability to secure the site, and the site not being as readily used by the local community as key points to support diplomatic development.

NCA RESPONSE

The assessment of the site will include a thorough investigation of these points in finding a preferred option for diplomatic development.

3.2.2 Loss of Amenity

Submissions received expressed concern that there could be a loss of public access to the Canberra Brickworks site.

NCA RESPONSE

Should this be identified as a preferred option, any subdivision plan would ensure that the main portion of Canberra Brickworks remains a publicly accessible area.

3.2.3 Residential Development

A query was raised regarding the potential use of unused land for a residential development.

NCA RESPONSE

The assessment of land suitability for future residential development is a function of the ACT Government.

3.2.4 Canberra Brickworks Regeneration

A query was raised regarding the further use and regeneration of the Canberra Brickworks site as part of this proposal.

NCA RESPONSE

The conservation/regeneration of the Canberra Brickworks is an ACT Government function.

3.2.5 Access to the Canberra Brickworks

A query was raised on the future access to the Canberra Brickworks site.

NCA RESPONSE

Public amenity will form a component of the NCA's site assessment. Impacts on access to the Canberra Brickworks site with subsequent treatments will be identified should this site be selected as a preferred option.

3.2.6 Utilization of Assessment Area

Submissions referred to the size and shape of the assessment area in regard to how a diplomatic estate could utilize the space. An issue of how many diplomatic missions this block could cater for was also been raised.

NCA RESPONSE

A site assessment will be performed on each of the sites to ascertain the feasibility of a diplomatic development. Part of the feasibility study will identify the amount of developable area.

The demands of diplomatic missions and their respective block sizes have been changing over the past decade. This information will help influence a decision on the feasibility of each area.

3.2.7 Environment & Heritage Impact

Some submissions raised concerns regarding potential environmental and heritage impacts.

NCA RESPONSE

The NCA will undertake comprehensive environmental and heritage studies in the area to ascertain endangered flora and fauna communities and heritage conservation values on the site. The environmental and heritage impact of any proposal on this site would be assessed in accordance with the EPBC Act.

3.2.8 Road Infrastructure Capacity

Concerns were raised regarding the potential for increased traffic volumes in the surrounding area due to a potential diplomatic development.

NCA RESPONSE

The NCA will assess potential impacts on traffic volumes in the surrounding suburb stemming from the proposed development. Assessment on peak flows and the existing capacity of the street network will be released in a report for future public consultation.

3.2.9 General Infrastructure Capacity

Some submissions have raised views regarding the capacity of the existing infrastructure servicing the site including water, electricity and sewer.

NCA RESPONSE

The assessment of the site will include a review of the existing infrastructure servicing the site. The subsequent report will include a review of capacity requirements and suggest treatments.

3.2.10 Amending the Plan

A query was raised on the process for an amendment to the Plan.

NCA RESPONSE

Section 6(b) of the PALM Act requires the NCA *“to keep the Plan under constant review and to propose amendments to it when necessary.”* If any of the three sites are found to be suitable for diplomatic purposes an amendment to the Plan will be required.

The process for amendments to the Plan includes preparation of a Draft Amendment, consultation and review, submission and action by the Minister and Parliamentary scrutiny. After approval by the Minister, amendments are subject to disallowance by either House of the Commonwealth Parliament.

3.3 Land Adjacent to the Federal Golf Course

There were 14 written submissions and 500 online comments received in reference to this site. A summary of the key issues raised during the public consultation process and the NCA's response is outlined below:

3.3.1 Comments of support

A number of submissions were received which support the use of the site as a diplomatic precinct. These submissions identified the proximity to existing precincts and government departments, the central function of Canberra as the nation's capital to house diplomatic missions, the addition of prestige land to the area, and the removal of exotic flora/fauna from the area as key points supporting a diplomatic development.

NCA RESPONSE

The assessment of the site will include a thorough investigation of these points in finding a preferred option for diplomatic development.

3.3.2 Loss of Access to Public Amenity

Concerns were raised regarding a perceived loss of access to the surrounding Canberra Nature Park, Red Hill.

NCA RESPONSE

Should this be identified as a preferred option, any subdivision plan would ensure that the Red Hill Nature Park remains a publicly accessible area.

3.3.3 Diplomatic Missions

A query was raised as to which diplomatic missions would be represented should the Federal Golf Course land be identified as a preferred option.

NCA RESPONSE

This information is not available as the timing and nature of the establishment of diplomatic missions will vary over the development period.

3.3.4 Timing of Development

A query was raised regarding the expected timing of a diplomatic development if the site is identified as a preferred option.

NCA RESPONSE

The NCA understands that the pace of development for new diplomatic missions will vary but on average is likely to be at the rate of one or two per year. Developments could be expected over the next 20 years. There is an immediate shortage of suitable diplomatic sites. If any of the areas being assessed prove viable it is expected there would be diplomatic development commencing within the next five years with site servicing works.

3.3.5 Environmental & heritage Impact

Some submissions raised concerns regarding potential environmental and heritage impacts.

NCA RESPONSE

The NCA will undertake comprehensive environmental and heritage studies in the area to ascertain endangered flora and fauna communities and heritage conservation values on the site. The environmental and heritage impact of any proposal on this site would be assessed in accordance with the EPBC Act.

3.3.6 Bushfire Risk

Concern was raised regarding a perceived bushfire hazard to a Diplomatic Mission on this site.

NCA RESPONSE

An assessment of bushfire risk will form part of a feasibility study for the site. This assessment will determine the extent of bushfire risk and identify treatments including any flow on environmental and/or heritage impacts.

3.3.7 Red Hill Nature Park

Concerns were raised on future development of the Red Hill Nature Park.

NCA RESPONSE

The site abuts, but is not part of, the Red Hill Nature Park. The Red Hill Nature Park is identified as a Hills area in the National Capital Open Space System in the Plan. Under the Plan it is considered critical that the hill areas be preserved from urban development and their essential landscape/environmental character retained and reinforced to provide the unified background and landscape setting for the National Capital.

3.3.8 Road Infrastructure Capacity

Concerns were raised regarding the potential for increased traffic volumes in the surrounding area due to a potential diplomatic development. A query was also raised regarding the potential for new road access being installed to service a potential diplomatic estate.

NCA RESPONSE

The NCA will assess potential impacts on traffic volumes in the surrounding suburb should the site be identified as a preferred option. Assessment on peak flows and the existing capacity of the street network will be released in a report for future public consultation.

An investigation will also be made to ascertain the best way to provide vehicular access to the site. This investigation will take into account the resultant social and environmental impacts which may occur from new road infrastructure.

3.3.9 General Infrastructure Capacity

Some submissions raised views regarding the capacity of the existing infrastructure servicing the site.

NCA RESPONSE

The assessment will include a review of the existing infrastructure servicing the site. The subsequent report will include a review of capacity requirements and suggest treatments. The impact of new infrastructure on surrounding residents and the environment will also be assessed.

3.3.10 NCA Legislative Responsibility

A query was raised on the NCA's responsibility in proposing a diplomatic estate on this site.

NCA RESPONSE

A key consideration in the expansion of the diplomatic estate is that diplomatic issues are a component of foreign affairs and thus a Commonwealth, rather than a Territory function. It is considered preferable for all planning and leasing matters involving diplomatic missions to be managed by the Commonwealth. This means all diplomatic missions would be located on National Land sites, identified for diplomatic use, within a designated area defined by the Plan.

3.3.11 Adherence to the Territory Plan

Some submissions queried whether the NCA needs to adhere to the ACT Government's Territory Plan (the Territory Plan).

NCA RESPONSE

The NCA is responsible for the Commonwealth's ongoing interest in the planning and development of Canberra. It discharges this primarily through the National Capital Plan, the key objective of which is to ensure that Canberra and the ACT are planned and developed in accordance with their national significance. In addition to the National Capital Plan, the *Australian Capital Territory (Planning and Land Management) Act 1988* (the PALM Act) also requires establishment of an ACT Government planning authority to prepare and administer a Territory Plan.

The PALM Act makes it clear that the National Capital Plan prevails over the Territory Plan, but the two plans are intended to be complementary.

3.3.12 Legislative Requirements

A query asked whether development on this site would be consistent with existing planning and legislative requirements.

NCA RESPONSE

Section 6(b) of the PALM Act requires the NCA “to keep the Plan under constant review and to propose amendments to it when necessary.” If any of the three sites are found to be suitable for diplomatic purposes an amendment to the Plan may be required. Any amendment to the Plan will be prepared in accordance with the PALM Act. This process involves public consultation.

3.3.13 Consultation Process

A query was raised regarding the NCA beginning this process by seeking community views on each site.

NCA RESPONSE

The NCA believes it is important to be transparent and to invite this level of public participation to shape future site assessment.

This is merely the first stage of a multi-stage process. This is not the last opportunity the public will have to submit responses on this matter.

3.3.14 Amending the Plan

A query was raised on the process for an amendment to the Plan.

NCA RESPONSE

Section 6(b) of the PALM Act requires the NCA “*to keep the Plan under constant review and to propose amendments to it when necessary.*” If any of the three sites are found to be suitable for diplomatic purposes an amendment to the Plan will be required.

The process for amendments to the Plan includes preparation of a Draft Amendment, consultation and review, submission and action by the Minister and Parliamentary scrutiny. After approval by the Minister, amendments are subject to disallowance by either House of the Commonwealth Parliament.

3.3.15 Loss of legislated Open Space

Submissions detailed concerns regarding the proposed development being on legislated open space.

NCA REPOSNSE

The area in question is already identified as an Urban Area in the Metropolitan Policy Plan set out in the Plan. If the area is identified as a preferred option for development an amendment to the Plan would be required to designate the land for Diplomatic Use as National Land.

Suggest another location

There were 21 submissions received suggesting other locations to consider. Sites suggested were:

- North Curtin Horse Paddocks
- Land West of Empire Circuit
- Land between Forster Crescent and Alexandrina Drive
- Mugga Lane or Symonston
- Majura Road
- Yarralumla Bay Oval
- Land between Mugga Way and Hindmarsh drive
- Land south of Carruthers St in Hughes
- Land along Northbourne Avenue

The NCA will consider these sites separately from the current assessment. Any future assessment of these sites will include public consultation.

4.0 Conclusion

The consultation process initiated by the NCA for the Diplomatic Estate Review attracted 185 members of the public to submit their views. This consisted of 46 written submissions and 559 online submissions.

The NCA will undertake further assessment in the form of a planning investigation for each site taking account of the matters raised in the initial consultation. From the investigation, a report will be produced outlining a preliminary proposal which will be released for further public consultation.

ASSESSMENT OF SITES FOR DIPLOMATIC USE

CONSULTATION REPORT

for

the National Capital Authority
and SGS Economics and Planning

April 2012





Contents

1.	Executive Summary	2
2.	Introduction	4
3.	Stakeholder Consultations	5
3.1.	Stakeholder Meeting Summaries	6
4.	Public drop-in sessions	9
4.1.	Land South West of Stirling Ridge	10
4.2.	Land near Old Canberra Brickworks	13
4.3.	Land adjacent to Federal Golf Club	15
5.	Conclusions	17
5.1.	Land South West of Stirling Ridge	17
5.2.	Land near Old Canberra Brickworks	18
5.3.	Land adjacent to Federal Golf Club	18
5.4.	General Comments in relation to Consultation process	19
Attachment 1	Site Maps	20
Attachment 2	Stakeholder Meeting Schedule	23
Attachment 3	Stakeholder Interview Records	24
Attachment 4	Drop-In Session Records	38
	Land South West of Stirling Ridge	38
	Land near Old Canberra Brickworks	42
	Land adjacent to Federal Golf Club	45
Attachment 5	Advertisement for Drop-in Sessions	49
Attachment 6	'Have Your Say' Report Summary	50

1. Executive Summary

SGS Economics and Planning (SGS) has been engaged by the National Capital Authority (NCA) to undertake a suitability study of three sites to consider their potential use for diplomatic purposes. To support the study process BEACONHILL Consulting was asked to conduct a tailored program of community engagement during February and March 2012. The program sought to build on an online consultation conducted by the NCA during September and October 2011.

There were two parts to the consultation process:

- individual discussions with key stakeholder groups, and
- public drop-in sessions held at each site over a period four days.

The focus of the consultation was to discover further information in relation to community uses and values for each site, as well as specific design issues and concerns should the site be developed for diplomatic purposes.

The various discussions that took place as part of this consultation highlighted values and design issues for each site, providing valuable further input to the overall study. The overview below highlights some of the main outcomes, which are set out in further detail in this report and in separate documents and correspondence.

Site	Main topics	Uses	Issues and Concerns
Land south west of Stirling Ridge	Community access to and through the site for recreational purposes Green vista Traffic and access management Stand of pinoaks and native vegetation Important social history associated with the site	Walking, recreation, and some sporting events (orienteering, triathlon)	Potential loss of community access to Stirling Ridge Retention of Yarralumla character in urban design Loss of natural environment / vegetation Possible loss of visual barrier provided by stand of pinoaks Recognition of history of the site and nearby area in terms of indigenous heritage, early European settlement and Canberra's early development
Land near Old Canberra Brickworks	Community access Traffic and road access Barrier of trees along Dunrossil Drive Brickworks Redevelopment Heritage site: old Brickworks railway	Recreation and walking/cycling access, eg route to Dunrossil Drive	Retention of community access paths for walking and cycling connections Acknowledgement and preservation of Brickworks railway Development to take into account redevelopment of Brickworks site Urban design controls to retain two story, treed, character of Yarralumla

			<p>Retention of trees as visual barrier to the suburb</p> <p>Appropriate design controls around the Uniting Church to recognize its role as community meeting place</p> <p>Preference for low-density diplomatic use (rather than medium to high density residential)</p> <p>Management of Golden Sun Moth habitat</p>
Land adjacent to Federal Golf Club	<p>Community Access</p> <p>Environment: flora and fauna</p> <p>Access and infrastructure</p> <p>Red Hill Nature Park</p>	<p>Recreation and walking</p> <p>Viewpoint over city</p> <p>Presence of flora and fauna, natural environment</p>	<p>Loss of endangered native vegetation and habitats</p> <p>Second access requirement</p> <p>Infrastructure requirements</p> <p>Potential security measures</p> <p>Loss of community access</p> <p>Layout and design of any development</p>



2. Introduction

The NCA has requested a suitability study of three sites for diplomatic purposes in order to cater for the needs of foreign countries wishing to establish a mission or change their location in Canberra. SGS Economics and Planning was engaged to lead a consultant team preparing the suitability study.

The sites identified by the NCA for investigation are:

- Land South West of Stirling Ridge
- Land near Old Canberra Brickworks
- Land adjacent to the Federal Golf Club

These sites have been selected by the NCA as meeting the primary requirements for prestige and proximity to central government agencies and Parliament House.

The suitability study is intended to:

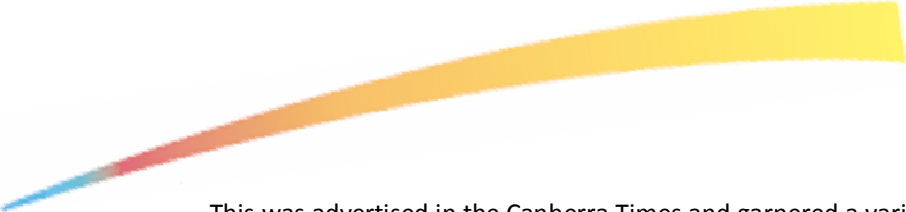
- identify heritage and conservation values on each site and consider the implications of these values;
- assess each site for its capacity to house a diplomatic estate;
- illustrate environmental, social and economic impacts of a diplomatic estate on each site identified as a viable option;
- propose a subdivision design sympathetic to community values identified in the public consultation report which integrates with the unique characteristics of each site; and
- present a preliminary subdivision plan incorporating civil & landscape engineering, infrastructure planning, and a financial impact statement.

The study area for each of these sites is defined by maps at Attachment 1.

To support the study process BEACONHILL Consulting was asked to manage a consultation program during February - March 2012, involving both public drop-in sessions and stakeholder interviews.

Background

An initial phase of community consultation (September/October 2011) on the NCA Have Your Say website was established to seek community knowledge, values and responses to the proposals for each location. This generated a number of submissions and online discussion which is informing the current study process.



This was advertised in the Canberra Times and garnered a variety of responses through 46 written submissions and 559 online comments, which are being taken into account as part of the study. A full report has been prepared by the NCA and is included as an attachment to the main report.

Responses included supporting comments for each site (eg proximity to existing precincts, ability to secure the site, and the addition of prestige to the area), as well as concerns covering a wide variety of issues (see list at Attachment 6).

Further information is available at

<http://www.nationalcapital.gov.au/haveyoursay/index.php/previous-discussions/new-diplomatic-estate>

Purpose

The consultation program aimed to provide further opportunity for direct community input to the study process and project team. The focus of the consultation was to discover further information in relation to community uses and values for each site, as well as specific design issues and concerns should the site be developed for diplomatic purposes. This consultation report forms part of the wider investigations by the study team.

It is expected that a further stage of consultation will occur in mid 2012.

3. Stakeholder Consultations


A primary stakeholder map was identified and agreed with the NCA through examination of representational roles, community interests and earlier participation.

Contact with stakeholders was made during early March 2012. Discussions were held either:

- face to face at an organised meeting,
- by telephone, or
- through attendance at a drop-in session.

Individual conversations were held with stakeholders, with a view to establishing a sound understanding of the study process, and identifying responses to five questions:

- “How do you use this site?”
- “What do you like about this site?”
- “What is important to you about this site?”
- “Consideration is now being given to the possible use of this site as a diplomatic estate. What are the issues that are important to consider?”

- 
- “If this site was selected for use as a diplomatic estate, what would be your greatest concern?”

Open conversations also elicited further comments useful to the study; these are documented further below.

A list of primary stakeholders is at Attachment 2, and meeting reports are at Attachment 3.

3.1. Stakeholder Meeting Summaries

Set out below is an overview of comments arising from each meeting held.

a. Yarralumla Residents Association (YRA)

YRA is strongly interested in the Brickworks site and the Stirling Ridge site, both of which form part of their suburb.

Land near Old Canberra Brickworks

The YRA stated that it is not against development of the Brickworks and nearby area, subject to appropriate controls. It would however, greatly prefer low-density diplomatic sites to the medium/high density housing recently proposed by the ACT Government draft Master Plan. Good access arrangements through the site would be essential, along with strong controls to ensure that the diplomatic missions were designed and built in keeping with the character of the suburb.


Main areas of interest highlighted were:

- The Uniting Church as the primary meeting space within Yarralumla: the proposed site surrounds the Church and YRA would be concerned that this important public amenity was taken into account during any development on the site, with appropriate design controls
- Environmental and heritage aspects:
 - The area as a green buffer to the suburb
 - Presence of the Brickworks Heritage Railway
- Potential traffic parking and access arrangements for the site were it to be developed.

Land South West of Stirling Ridge

Community uses and values of this site include:

- walking trails and recreational use (including access to Stirling Ridge)
- The treeline barrier along Fitzgerald St and Hopetoun Circuit; it was suggested that the treeline barrier should be retained if the site is developed.

- 
- Sporting events held on the site (triathlon, orienteering)

The main concerns raised by the YRA were:

- To have controls on the design of embassies to ensure the architectural style and height were in keeping with Yarralumla,
- Appropriate parking and traffic access
- Careful consideration of site density.
- Community access to Stirling Ridge
- Careful maintenance of fire protection zones to avoid removal of bushland

b. Deakin Residents Association (DRA)

Land near Old Canberra Brickworks

Community use and values:

- The presence of open green space and distinct edge to the suburb of Yarralumla

Concerns:

- traffic and access arrangements,
- height and character controls on any development to ensure compatibility with the surrounding areas

The DRA also commented that it would greatly prefer low-density development of a diplomatic estate to the medium-density proposal (as currently proposed by the ACT Government).

Land South West of Stirling Ridge

Community uses and values:

- Walking and recreation

Concerns:

- Appropriate design and height controls
- An appropriate investigation of heritage and indigenous issues should the site be developed.
- Traffic and access arrangements

The DRA felt that the site at Stirling Ridge was more consistent with expectations for future development than the other proposed sites.



Land adjacent to Federal Golf Club

Main uses:

- Recreation and walking.

Concerns:

- Significant ecological value of the site
- Road infrastructure: the requirement for an additional access
- Financial implications of providing additional infrastructure to service the site, and who would be responsible for these costs.

DRA would in principle oppose any change without appropriate investment by the ACT Government to examine the incremental impacts of urban consolidation on Deakin and Yarralumla's residential amenity. DRA consider that the amenity is being negatively affected by redevelopment and that a master plan is required.

c. National Trust (ACT)

Land near Old Canberra Brickworks

It is important to the National Trust that the Brickworks Railway, identified with the rest of the Brickworks site in the Heritage Risk Register, is preserved and celebrated, possibly by using tracks as pedestrian access routes.

It is considered important that the interface between current residences and the diplomatic sites is carefully managed and that the current visual screen of trees between Yarralumla and Dunrossil Drive is retained.

Land South West of Stirling Ridge

Heritage and environmental concerns were raised:

- Presence of Button Wrinklewort on the site
- Settlement history (refer various reports by Ann Gugler and 2009 Lake Burley Griffin and Adjacent Lands Heritage Management Plan)

Land adjacent to Federal Golf Club

The National Trust highlighted the natural and ecological values but considered these have already been best expressed by other parties during the consultation process.



d. Red Hill Regenerators (RHR)

Red Hill Regenerators is a registered Parkcare organization formed in 1989 to restore the original native bushland environment of the Red Hill Nature Park in Canberra.

Over many years RHR has carried out an extensive environmental study of the site along with rehabilitation works, and the environmental values have been summarized in correspondence submitted to the NCA on 28 October 2011. RHR place significant environmental value on the Federal Golf Club land adjoining the Red Hill Nature Reserve.

RHR consider that a diplomatic estate would be quite detrimental to this site and to the nearby Nature Reserve, with the possibility of the removal of a large number of native trees and habitat for local wildlife to make way for infrastructure, roads and bushfire protection zones.

e. Orienteering ACT

A member of Orienteering ACT attended a drop-in session. It uses two sites (Stirling Ridge and the Land adjacent to Federal Golf Club), and the comments received were the same in both situations:

- The available area for use would be greatly reduced
- However development of a diplomatic estate would not prevent orienteering events at either site
- Access should be made available through the sites.

Other groups also chose to participate in drop in sessions, telephone discussions, or to be involved in later stages of the process. Several reference documents, maps and copies of correspondence were also provided to the study team for consideration. These documents are addressed as appropriate in the main study report.

Full records of the stakeholder meetings can be found in Attachment 3.

4. Public drop-in sessions

Drop-in sessions were established over a period of one week from 14-21 March 2012, covering 4 consecutive days at each site. The sessions included one weekend session for each site and were timed to be towards the end of the working day to enable as many people as possible to attend, if they so wished.

Timetable for drop-in sessions:

Site	When	Meeting point
Land South West of Stirling Ridge	Wed 14 – Sat 17 March from 4.30-5.30pm	Stirling Ridge off Hopetoun Circuit, Yarralumla, near intersection Fitzgerald Street
Land near Old Canberra Brickworks	Wed 14 – Sat 17 March from 5.45 -6.45pm	Denman Street, Yarralumla opposite corner of Woolls Street
Land Adjacent to Federal Golf Club	Sun 18 – Wed 21 March from 4.30 – 5.30pm	Red Hill Lookout

The sessions were advertised in the Canberra Times on Thursday 8th, Saturday 10th and Saturday 17th March 2012. A copy of the advertisement is included at Attachment 5. The advertisement clearly set out each location and times of the drop-in sessions, as per the above timetable. A media release also resulted in radio coverage.

Each session was facilitated by staff from the BEACONHILL team, along with SGS and NCA representatives. Maps of the sites were provided at each session, along with pro-forma question sheets so that responses could be noted by staff or written directly by attendees at each session, depending on preference and attendance.

Attendance at each session varied from 5 to 17 people. Most attendees expressed their thanks for the opportunity to air concerns and speak to the consultant team directly. A varying range of uses, values and issues was expressed for each site with comments in support of and against all sites.

4.1. Land South West of Stirling Ridge

An area of land immediately south-west of Stirling Ridge (part Block 4 Section 22 Yarralumla) has been identified as one of the possible locations for diplomatic use. The land is currently managed by the NCA on behalf of the Australian Government.

The predominant land use for the area indicated is National Capital Use with part of the area designated as open space. The total site area is approximately 6 ha.

The site at Stirling Ridge received responses from 34 community members over the 4 days.

Uses	Responses
Public Access	<ul style="list-style-type: none"> • Walking access across the site to Stirling Ridge walking tracks • Recreation – walking, jogging, cycling, painting. “I use this wonderful area to walk my dogs” • Family use of woods area (eg treehouse) • Sporting Events - Orienteering and Triathlon
Landscape and topography	<ul style="list-style-type: none"> • “Visual green barrier to the Lake”
Environmental and Heritage	<ul style="list-style-type: none"> • Rock sites & other areas important to Ngunnawal people in nearby Stirling Ridge site • Wildlife/bird life, ornithologists use area

Community Values	Responses
Environmental and Heritage Impact	<ul style="list-style-type: none"> • Undeveloped area along Alexandrina Drive • Yellow box-gum woodland • Effect on wildlife eg Kangaroos using the site as a corridor • Green vista -- important to keep stand of pin oaks “love the beautiful native trees so close to the city” • Quiet peaceful green space - “rural feel”, quietness, peacefulness, darkness at night • Important settlement history associated with the site and Canberras development; “layers of history”
Public Amenity & Community Use	<ul style="list-style-type: none"> • Important to maintain community access to Stirling Ridge • “Special public amenity in the Bush Capital” • “much used and much valued” • “part of our heritage” • “Yarralumla is a special place for all residents” • Vista from residents’ homes • “showing visitors from outside Canberra this beautiful bushland on our doorstep” • Access to the lake • “It is important to me to have it left as it is. It is an area that is used by many groups of people”
Landscape	<ul style="list-style-type: none"> • “The whole aspect leading down to the lake in one green sweep” • Separates the residential area from the lake • “in keeping with Bush Capital vision”: preservation of open space within ‘Garden City’.

Site issues/concerns if the site were to be developed for diplomatic use	Responses
Loss of access	<ul style="list-style-type: none"> • Encroaching on walks • Loss of an environment used by families
Urban Design	<ul style="list-style-type: none"> • “that the design, character and height of any development is appropriately compatible with Yarralumla” • Particularly important to consider the landscape design...to maintain the character of a landscape environment
Traffic & infrastructure Capacity	<ul style="list-style-type: none"> • Appropriate parking & traffic access arrangements to manage for events • Infrastructure concerns eg no street lighting • Concern that Alexandrina Drive could turn into a commuter route
Security	<ul style="list-style-type: none"> • Embassy security requirements: lights, cameras etc, potential for invasion of privacy. “The lighting is a great worry to me”. • Potential for protest groups etc
Burley Griffin’s plan	<ul style="list-style-type: none"> • “Contrary to Burley Griffin’s concepts for Canberra • Concern that “this might set a precedent for all the open land near the Parliamentary Triangle”
Environmental concerns	<ul style="list-style-type: none"> • “Misuse of wonderful woods and green area” • Loss of pinoaks – “if this site was selected the pin oak barrier between the land and Fitzgerald St should be retained” • Firebreak eating into native eucalyptus woodland • Loss of irreplaceable green space and native bushland forever

Summary of Consultation:

The residents of Yarralumla and other surrounding suburbs highly value this site for its environmental and recreational value.

Access is typically across the site to walking trails in the native vegetation of Stirling Ridge used for a variety of recreational and sporting reason

The green vista and buffer between the lake and the suburb is highly valued, as well as access to native bushland in the heart of the city.

Residents were concerned about the loss of trees to make way for road widening, fire buffer zones and infrastructure development, the effects of security lighting in a currently unlit area, and the potential loss of access to Stirling Ridge itself and the native woodland. A strong concern was also raised regarding the architectural design of the potential diplomatic missions.

Residents provided detail of the history of the site and its use since the 19th century. Ann Gugler provided extensive personal resources from her many years of research of the area.

However, there was also acceptance by many of potential suitability of this site for diplomatic purposes given its location and proximity to other embassies.

Strongest issues of concern relate to:

- Loss of recreation area for residents
- Impact on surrounding residential areas
- Retention of tree lined buffer
- Minimizing impact on Lake Burley Griffin
- Traffic access and management arrangements - width of Hopetoun Cct, avoiding rat running, reducing speeds on the roads.

4.2. Land near Old Canberra Brickworks

An area of land near the Old Canberra Brickworks (Block 3 Section 94 and Block 7 Section 102 Yarralumla) has been identified as a possible location for diplomatic use. The Australian Government would need to transfer the land from the ACT Government for a diplomatic development to be established on this site. The NCA has not sought the ACT Government's agreement to any future transfer.

The General Policy Plan (Metropolitan Canberra) identifies the site as being within an urban area. The total site area is approximately 14.5 ha.

This site received comments from 22 community members over the 4 day period.

Uses	Comments
Public Access & amenity	<ul style="list-style-type: none"> • Recreation – walking, cycling, jogging. • Historic buffer zone to mark edge of Yarralumla
Environment	<ul style="list-style-type: none"> • Golden Sun Moth habitat

Community Values	Comments
Environment and Heritage impact	<ul style="list-style-type: none"> • Brickworks railway through trees. • Trees as protection from Westerly winds • Golden Sun Moth

	<ul style="list-style-type: none"> • Stand of oak trees
Public use	<ul style="list-style-type: none"> • Community walking access to Dunrossil Drive and recreational use
Landscape	<ul style="list-style-type: none"> • Provides “green barrier to the suburb” • “Important edge between Inner South and Woden”
Brickworks Regeneration	<ul style="list-style-type: none"> • Important that adaptive re-use of the Brickworks site is supported and facilitated as a positive heritage outcome

Site issues/concerns if the site were to be developed for diplomatic use	Comments
Urban design	<ul style="list-style-type: none"> • “It would be important that there is not a built-up hard wall interface” • “the scale and height of development..should be compatible with Yarralumla and not beyond existing treeline”
Road infrastructure capacity	<ul style="list-style-type: none"> • “traffic could be substantial” <ul style="list-style-type: none"> - Access to Brickworks should not be affected - Access to Embassies should be carefully considered – need to avoid introduction of access that could become a commuter route (“rat running” - Potential access to Weston Park should be included in development plans • Potential for parking issues, particularly taking into account high level of community use at Uniting Church which also requires parking in the area
Environmental & heritage	<ul style="list-style-type: none"> • Loss of tree cover • Visual impact of loss of open space • “Requirements for gardens and trees” • “retention of any elements of historical significance”
Security	<ul style="list-style-type: none"> • Concerned to ensure the nature of the embassies does not introduce unusual or high levels of security with accompanying consequences
ACT Government redevelopment	<ul style="list-style-type: none"> • “The ACT government has committed extensive time and effort to their development proposals for the Canberra Brickworks precinct.” • “Diplomatic estate is preferable to a major infill development”
Brickworks Redevelopment	<ul style="list-style-type: none"> • Restoration of brickworks should be coupled with development on proposed diplomatic site
Access	<ul style="list-style-type: none"> • “Retain walking paths through area linking Yarralumla to Dunrossil Drive” • “retention of woodland for common recreational use”
Location	<ul style="list-style-type: none"> • “well-suited location” • “Sensible use of the site”

Summary of Consultation:

Community members use the site for walking trails and access through to Dunrossil Drive and Dudley St, and also of note were the Golden Sun Moth habitat, the trees acting as a barrier between Woden and the Inner South, and the presence of the old Brickworks rail track within the area.

Main concerns highlighted centered around two aspects: access and traffic, and urban design. Access and traffic concerns were mostly around the potential for increased traffic and parking requirements, and the avoidance of Denman St becoming a thoroughfare for commuters. Urban design aspects included controls to ensure buildings were in keeping with Yarralumla and retention of trees where possible.

There was an overwhelming preference by residents for this site to be used for low density diplomatic missions rather than the medium density urban infill proposal that the ACT Government has been developing. However, ensuring a design connection with any future Brickworks redevelopment would be important.

4.3. Land adjacent to Federal Golf Club

An area of land adjacent to the Federal Golf Club (part Block 1 Section 56 Red Hill) has been identified as a potential location for diplomatic development. The land would need to be transferred from the Federal Golf Club to the Commonwealth if any development is to occur. The NCA has not sought the Federal Golf Club's agreement to any future transfer.

The General Policy Plan (Metropolitan Canberra) identifies the site as being within an urban area. The total site area is approximately 16ha

The site received 54 comments from community members over the 4 days.

Uses	Comments
Public amenity & use	<ul style="list-style-type: none">• "It is a community asset used by a wide array of groups & individuals – ornithologists, regenerators, walking, pet owners, nature lovers"• "Enjoy beauty of area"• "An important part of my life"• Part of the "Green Capital"• Bringing visitors to see the views
Environmental	<ul style="list-style-type: none">• Beekeeper values trees highly

Community Values	Comments
Environment and Heritage Impact	<ul style="list-style-type: none">• Ecological value of site for wildlife and plant life• "Beautiful, pristine, native bush within a city of 300,000+

	<ul style="list-style-type: none"> people – absolutely unique” “with the recent introduction of the Clean Energy Act to reduce carbon dioxide emissions we should be planting trees, not removing them”
Residential values	<ul style="list-style-type: none"> “It’s my backyard”
Landscape impact	<ul style="list-style-type: none"> “This site displays great beauty. It contains many large, very old trees that can only be described as majestic.” “Its rare and natural beauty and tranquility”
Loss of legislated open space	<ul style="list-style-type: none"> “Backs onto a Nature Reserve” “Why should we lose our precious Nature Reserve?” “It is a perfect buffer zone helping to preserve Canberra’s Bush Capital image”

Site issues/concerns if the site were to be developed for diplomatic use	Responses
Public access	<ul style="list-style-type: none"> Permeability of a gated community – loss of access for local community “Gradual erosion of recreational land”
Bushfire risk	<ul style="list-style-type: none"> “Ruin of Nature Park in creating fire buffer zones”
Road Infrastructure Capacity	<ul style="list-style-type: none"> Requirement for second access; “Opening of Downes Place/Brereton to through traffic” “New roads through Nature Reserve” “increase in traffic density” including potential impact on children. Poor condition of existing Gowrie Drive
Environment	<ul style="list-style-type: none"> Would result in a “totally changed environment” Kangaroos seen as an attraction to golfers – they would no longer be able to move through this area Lack of control over vegetation that embassies could introduce “Destruction of current peacefulness” Destruction of vegetation Loss of habitat for wildlife /cutting through wildlife corridor “Red Hill site should definitely not be used as it is an ecological site”
Impact on neighborhood character	<ul style="list-style-type: none"> “Preservation of the quiet and green nature of the neighborhood”
Weather	<ul style="list-style-type: none"> “cold and frosty in winter... hollow which will be hot in summer”
Site Design	<ul style="list-style-type: none"> Site geometry “Efficient use of site” Potential for large buildings and a green site to become a ‘concrete site’
Financial issues	<ul style="list-style-type: none"> Potentially high costs associated with infrastructure servicing and acquisition of lease
Pollution	<ul style="list-style-type: none"> Noise pollution during and post-construction



Summary of Consultation

The site was described as being of high environmental value, with large numbers of native trees and endangered flora and fauna. It is used regularly by walkers and cyclists, and as a beauty spot both for local residents and to show visitors. The site is considered by many to be a part of the adjoining Red Hill Nature Park due to the integration of the vegetation in the area being studied with the Nature Park.

A variety of strong concerns were expressed regarding the potential use of the site, most focusing on the potential loss of native bushland to diplomatic missions for a variety of reasons including fire protection, infrastructure installation, and road widening, and the effects that this would have on the vegetation and local wildlife. Concerns were also raised regarding potential loss of access to the site for walkers, and the requirement for a second road access.

5. Conclusions

All three sites are valued as a community amenity by walkers, other recreational users and local residents.

During the course of the stakeholder meetings and discussions, and the open drop-in sessions, a number of values were expressed by various members of the community regarding each of the sites proposed for diplomatic use.


5.1. *Land South West of Stirling Ridge*

The site is used not only by local Yarralumla residents, but by other Canberrans, for walking, sports, and other recreational activities including family picnics and outings. It was seen to be important that should the site be developed, the development did not encroach on Stirling Ridge and the native bush vegetation, and that access trails should be included through the site to enable people to continue accessing Stirling Ridge.

A number of residents living close to the Stirling Ridge site raised concern about the introduction of lighting and other security requirements to an area that is currently quiet and unlit, the potential effects this could have on the area, including the wildlife, and the possible threat to their privacy posed by potential active security.

The stand of pinoaks was described as an important barrier along the edge of Fitzgerald St and Hopetoun Circuit by the majority of those that attended a drop-in session. It is seen to be desirable that the barrier should be retained if the site is developed for diplomatic use, given the value the community places on the stand and their amenity as a visual and green barrier.

A number of concerns were raised regarding the potential requirements of widening streets, particularly Fitzgerald St, and improving access to the area, the possible parking requirements of embassies should they be located on this site, and the potential for the area to become a commuter rat-run following road improvements.



A number of community members identified the indigenous and heritage value of Stirling Park.

5.2. Land near Old Canberra Brickworks

Various environmental and heritage concerns were raised regarding the site, in particular the presence of Golden Sun moth, a critically endangered species, in the area, and the Brickworks Heritage railway. Any development on the site would ideally preserve and celebrate the heritage railway, and the Golden Sun moth habitat should be preserved due to the status of the species.

The barrier of trees along Dunrossil Drive was highlighted in particular as having several purposes which should ideally be retained. These trees were originally part of Burley Griffin's designs for the city, delineating the edge of Yarralumla suburb and separating the Inner South from the Woden Valley. In addition, they act as a windbreak for the suburb and the residents of Denman St in particular. It was seen to be important that this visual barrier is retained if the area is developed for diplomatic use.

Yarralumla residents expressed a preference for the site by the Brickworks to be used for a low density diplomatic estate rather than the proposal by the ACT Government which would be medium density townhouses.


It was noted that any development at the Land near Old Canberra Brickworks site should take into account the relationship of the site to the Brickworks and ensure continuity between developments, and also the relationship of the site to the Uniting Church, a major community venue in Yarralumla.

5.3. Land adjacent to Federal Golf Club

There were extensive environmental concerns raised regarding the Land adjacent to Federal Golf Club site, including both comments received at the drop-in sessions, and the submission from Red Hill Regenerators. This submission observed that there were over 2,500 native trees on the site, some of which are over 200 years old, and that the area includes box-gum woodland as well as habitats for a number of important native species for flora and fauna. These environmental concerns encompassed the potential effects of fulfilling infrastructure requirements should the site be developed.

In addition, community members were concerned about the loss of access to an area that is seen to be part of Red Hill Nature Reserve, and the walking trails that pass through the site designated for this study, as well as the potential visual alterations to an area that is seen as a beauty spot not just for locals but to bring outside visitors to.

Finally, concerns were expressed regarding the potential opening up of access from current cul-de-sacs in Hughes and Garran to allow a second access point to this site. It was noted that already some areas of Garran see increased traffic due to the Canberra Hospital.



5.4. General Comments in relation to Consultation process

Many of the community members that attended the drop-in sessions were appreciative of the opportunity to provide their input to the process.

A number of members of the public queried the reasoning behind the earlier selection of the three sites under investigation. It is suggested that information in relation to the site selection process be made available as part of the next community consultation process.

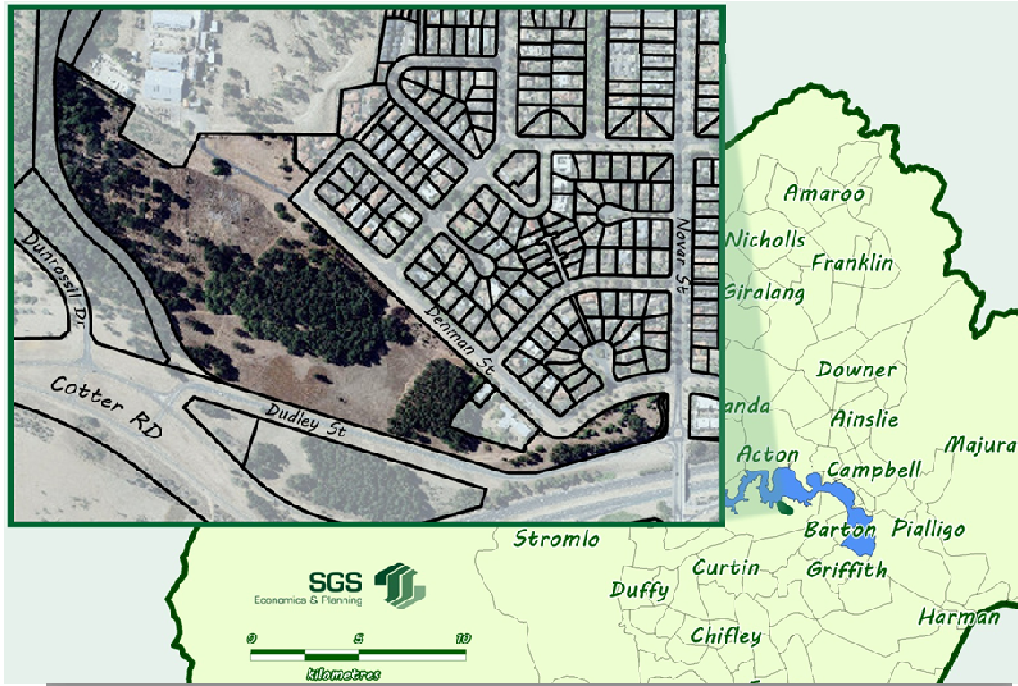
It was also important to many members of the community to understand the next stage of consultation. It is suggested that comprehensive consultation activities are undertaken at the next stage, in order to ensure the community continues to feel their input is valued.

Attachment 1 Site Maps

Land South-West of Stirling Ridge



Land near Old Canberra Brickworks



Land adjacent to Federal Golf Club



Attachment 2

Stakeholder Meeting Schedule

Name	Meeting	Notes
Yarralumla Residents Association	Thurs 8 March 5.30pm	Attended by 5 YRA members
Deakin Residents Association	Wed 14 March 6.30pm	Attended by 4 Deakin residents.
Hughes Residents Association	-	Representatives attended drop-in session.
Garran Community Association	N/A	Association no longer active
Red Hill Residents Association	-	Residents attended drop-in session.
Inner South Community Council	No meeting required	Appreciated contact, preferred engagement with relevant Residents' Associations (Red Hill, Deakin & Yarralumla).
Woden Valley Community Council		Attended drop-in session. Briefing provided.
National Trust ACT	Tues 13 th March 9.30am	Attended by 3 NT members.
Save Stirling Ridge	-	To attend a drop-in session.
Friends of Grasslands	No meeting required	Telecon with Jamie Pittock Attendance at on site consultation
Red Hill Regenerators	Thurs 8 March 3.30pm	Attended by 3 RHR members Attended on site consultations individually
Conservation Council ACT Region	-	Numerous contacts by phone and email.
Heart Foundation	No meeting required	Happy to be given further advice later in year during design stage.
Orienteering ACT		Attended drop-in session with information on trails and use
Federal Golf Club	Tues 20 th Mar 3.30pm	Provided briefing on consultation process.

Attachment 3

Stakeholder Interview Records

Yarralumla Residents' Association

Thursday 8th March 2012, 5.30pm

Attendees: Robyn Cooper, Janie Gillespie, Marea Fatseas, David Harvey, Stuart Turvey
Lincoln Hawkins (BH), Richard Nash (NCA)

Land near Old Canberra Brickworks

Questions	Answer
Land near Old Canberra Brickworks	
How do you use this site?	<ul style="list-style-type: none">- Walking trails which connect from Abbot St, Maxwell St and Woolls St through the site to Dunrossil Dr are highly valued and regularly used.- Area alongside Denman St between Maxwell St and Abbot St is used for community recreation, ballgames etc.- Golden Sun Moth areas within site <p>It is noted there are some gardens established in the area adjacent to the brickworks opposite Woolls St.</p>
What do you like about this site?	<ul style="list-style-type: none">- Area provides a green buffer to the suburb of Yarralumla in the way envisaged by the city's original planners- Walking trails- Stand of oak trees- View from the site across Yarralumla and to distant points
What is important to you about this site?	<ul style="list-style-type: none">- Original railway track (now a cutting) which loops through site adjacent to brickworks- Recreation space that links with walk from lake via Government House and Dunrossil Drive- Uniting Church is a very important space: it is Yarralumla's primary meeting venue, and is highly and regularly used. It is usual to have a large number of cars parked in the area so it would be important that any design/development adjacent would be compatible in a way which recognised and celebrated that space rather than diminishing or overcrowding it.- Historic buffer zone- Stand of oak trees is highly valued

<p>Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?</p>	<ul style="list-style-type: none"> - Density: Concern that any embassy development be on large 5,000+sq metre blocks rather than small block development, and have requirement for green infrastructure - Security: Yarralumla residents only really have major problems with the Israeli and US embassies where there is high security traffic which causes delays and impacts on the community - Traffic/Access: Will there be a connection to Weston Park? Will there be access to the Brickworks from Cotter Road? - Question: relative size of the 2 precincts (Brickworks: 60,000 m2) - Keeping the view across the site
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<ul style="list-style-type: none"> - Traffic and access arrangements - Security: ensuring the nature of the embassies does not introduce unusual or high levels of security with accompanying consequences (e.g. US embassy) - Parking - Height of development - How design and development would integrate with the Brickworks site - Retention of community walking access to Dunrossil Drive

Further comments and general questions:

ACT Government redevelopment proposals for the Brickworks site The ACT government has committed extensive time and effort to their development proposals for the Canberra Brickworks precinct. David Dawes advised the YRA he would get back to them early this year on the next steps. That has not occurred as yet. The ACT government medium density housing proposal is tied to the Brickworks i.e funding from development will underwrite the rehabilitation and development.

Scale & density of development

The ACT government considers that future embassy sites are likely to be smaller than current sites.

Q: What is the anticipated size of embassy or diplomatic sites?

A: Embassies could reasonably be expected to be of the order of 5000m² (i.e. compounds).

Is this the same size as the recent Sri Lankan Embassy?

YRA strong preference is:

- To maintain the character of the suburb
- Not to have high density housing

If there is to be any development, YRA would strongly prefer large embassy sites which assisted in keeping the character, subject to good access arrangements

YRA is not objecting to plans for the Brickworks site itself

Traffic and access is very important (where would people come into the Brickworks?)

YRA consider that the ACT govt may see a diplomatic estate as a very good outcome in that the financial transfers from Commonwealth acquisition would provide an effective way of funding Brickworks development. YRA would prefer embassy development than the planned ACT Government intensive development. This would need to be tested more broadly with residents.

Land South West of Stirling Ridge

Questions	Answer
Land South West of Stirling Ridge	
How do you use this site?	<ul style="list-style-type: none"> - Walking trails through and across site, particularly to the adjoining Stirling Ridge. It is noted that this is used both by locals and other visitors to the suburb who come specifically for walking. - Orienteering by Orienteering club and local primary school(s) : Base is usually established in open space near corner of Alexandrina Dr/Hopetoun Cct - Triathlon: extensive use of the lake surrounds and lower part of the site for parking and Access for major Triathlon events. on occasion Alexandrina Dr is closed for major events - YMCA runners hold events
What do you like about this site?	<ul style="list-style-type: none"> - The walking trails - Tree lined edge and buffer to site along Fitzgerald St & Hopetoun Circuit – suggest the treeline barrier is retained if site is developed. - Vista/view from ridge – suggest appropriate height controls in order to retain viewlines.
What is important to you about this site?	<ul style="list-style-type: none"> - Overall urban character/architectural style of Yarralumla (landscape suburb, 2 storey height maximum) - Tasteful design - Appropriate parking & traffic access arrangements to manage for events - Fire protection, asset protection zones appropriately managed to avoid erosion
Consideration is now being given to the	- Recognised that many pine trees in the large stand are not healthy and may have to be removed or replaced – needs to be considered in

<p>possible diplomatic estate locations. What are the issues that are important to consider?</p>	<p>conjunction with the design - Particularly important to consider the landscape design for any future development to maintain the character of a landscape environment</p>
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<p>- Density/number of diplomatic sites - Maintain community access to Stirling Ridge</p>

Next steps: The NCA project team would maintain contact with YRA after drop-in sessions and with a view to co-operatively planning further consultation mid-2012 It was suggested that a YRA/open community information session be held, preferably at the Uniting Church Hall or school hall

Meeting feedback: YRA reps indicated they were happy with the briefing and opportunity to provide input.

Red Hill Regenerators

Thursday 8th March 2012, 3.30pm

Attendees: Ross Kingsland, Sue Ross, Michael Mulvaney
Lincoln Hawkins, Liz de Chastel, Richard Nash, Rebecca Sorenson, Catrin Taylor

Questions	Answer
<i>Land adjacent to Federal Golf Club</i>	
How do you use this site?	The area is crucial to the Red Hill Regenerators (RHR) achieving their goal of maintaining and enhancing Red Hill's biodiversity, as it contains the only occurrence of some plant species, provides core habitat away from the urban edge and a high proportion of large hollow-bearing trees.
What do you like about this site?	Very high environmental value (see details of submission 26/10/2011 and earlier submissions to other ACT government enquiries)
What is important to you about this site?	The box-gum woodland on and surrounding it e.g. 2500 native trees on the site, together with the values summarized on the front page of the RHR submission
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?	<ul style="list-style-type: none"> - Loss and degradation of nationally significant woodland. - Inappropriate fire-prone and high risk location requiring large scale underscrubbing in surrounding reserve and multiple access points. - Location of urban development in or next to most of the remaining core habitat on Red Hill.
If this site was selected for the diplomatic estate, what would be your greatest concern?	<p>Very strong concerns are highlighted in the full submission sent by RHR during 2011 consultation</p> <p>Outside of the site itself there would be additional issues with traffic/infrastructure/access to the site from the surrounding suburbs</p> <p>Concerned that the consultation doesn't give the full story as there is as yet unknown information such as where roads and infrastructure would go.</p>



Further comments:

RHR had raised a number of questions which were responded to by the NCA:

Is there currently one development site preferred by NCA?

Not at this stage. If a site is identified as a preferred site it will be published in the final assessment report.

What are the terms of reference for Beaconhill Consulting and SGS Economics and Planning?

NCA to provide study brief to RHR.

Mr Hawkins has indicated that previous submissions from Red Hill Regenerators will be taken into account. Is the description provided by Red Hill Regenerators in previous correspondence accepted as being accurate? Are any other investigations of the area and its significance in relation to the rest of the reserve being undertaken?

The submissions of Red hill Regenerators and other members of the public have helped form the assessment currently underway. The NCA has also engaged an independent environmental assessment officer for all three sites as to their respective conservation values. The environmental report will be made publicly available as a component of the final Diplomatic Assessment.

Has NCA undertaken a review of all potentially available land and demonstrated that the three sites under investigation are the best available locations?

A large number of sites have been considered by the NCA in earlier studies, including information from a range of strategic reports and analysis, in identifying the 3 current sites for investigation. These reports took into account a number of criteria.

Has NCA contacted the Federal Department of the Environment in relation to the matters relating to the Environment Protection and Biodiversity Conservation (EPBC) Act present on the site and what was the Commonwealth's response?

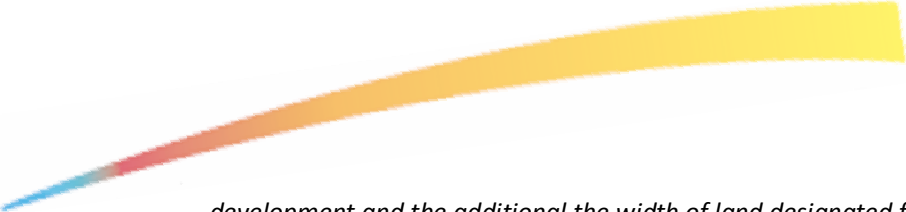
As we have previously stated publicly, we are assessing the land for the purpose of the EPBC Act 1999. Section 341ZC of the EPBC act states:

A Commonwealth agency must not take an action that has, will have or is likely to have an adverse impact on the National Heritage values of a National Heritage place or the Commonwealth Heritage values of a Commonwealth Heritage place, unless:

- (a) there is no feasible and prudent alternative to taking the action; and
- (b) all measures that can reasonably be taken to mitigate the impact of the action on those values are taken.

This sets a very high standard which must be met before any development could proceed on the land. If, on assessment, we cannot comply with this requirement, the site will not be considered suitable for diplomatic use, and our interest in it will cease.

Has the NCA contacted the Emergency Services Authority or any fire authorities and received advice on what fire protection measures would need to be put in place if embassies were developed on the land? Have these fire protection requirements been taken into account in the planning? What contingencies are being planned e.g. what is the width of cleared land next to the



development and the additional the width of land designated for controlled burning and the frequency of these burns?

This will form part of the assessment; SGS has engaged Ecological to assess the requirements for Asset Protection Zones on each site, the results of which will be made available in the final report

Has the ACT Government given an undertaking that it would allow the required infrastructure works within Canberra Nature Park?

Required infrastructure is currently being assessed in the report.

Should a requirement arise to install infrastructure in Nature Park areas it would not only come under the scrutiny of the ACT Government but also fall under the requirements of the National Capital Plan and the EPBC Act.

Has the NCA acquired the submissions and other community input from ACTPLA in relation to the other earlier development proposals on the site? Has the NCA acquired the Neighborhood Plans produced by ACTPLA for all the surrounding suburbs, which all place Red Hill and open space as the highest community value?

Yes, this information will contribute to SGS' assessment.

As the lease allows the Commonwealth Government to withdraw a part of the lease at anytime, with only the cost of improvements to be met (there are none in the proposed area) how does the NCA propose to comply with Commonwealth Government legislation to use money effectively and ethically if it provided a payment for the land to the Golf Club. How much is the expected payment to be?

It is still premature to provide the costs of any acquisition or development. This will form part of the assessment report. The report will outline the potential costs of acquisition, any acquisition would be performed under Commonwealth Procurement Guidelines which the NCA is bound by as a Commonwealth Agency.

What are the planned options for road connections of the development to Hughes and Garran?

A plan is not yet available

How many embassies and/or residences would be expected in the proposed area?


Should a particular site be identified through the assessment, a draft plan illustrating potential subdivision layout will be provided as part of the assessment report.

Will RHR have access to the report(s) prepared by Beaconhill Consulting and SGS Economics and Planning?

The final assessment will be made publicly available.

Would it be possible to meet the NCA board on the site?

A member of the NCA project team will be available during the drop in sessions to commence next week.



Further Comments

We are still amazed that it is even being considered. There is widespread angst and strong feelings across the community. Most people believe the area to be part of the reserve and are shocked that it's not.

It was noted in response to a number of questions that the process of assessing each site is a filter test looking at all the values of the site and potential constraints.

Concern was raised that residents would not want to attend a drop-in session having attended a number in the past, as they may feel that their voices have been ignored in the past and therefore that there is no point. Concern was also raised that it may turn into a 'free-for-all'.

A question was raised regarding Curtin Horse Paddocks and that this appeared to be a much more suitable site. NCA representatives explained that a study was being conducted on Canberra's open space design and the role played by green spaces between major regions. This included the Curtin Horse Paddocks and its possible future development.

RHR raised concern that the issues raised in the earlier online consultation, such as whether or not the NCA can legally provide payment for the land, the environmental site assessment requirements for the site, the points of access, and the consideration of the presence of nationally significant Box Gum woodland over most of the land, have yet to be addressed.

It was mentioned that a report had previously been undertaken by GHD to review potential embassy sites across Canberra. The Federal Golf Course site was not a site recommended for embassy location in this study. RHR requested a copy of this report.

Next steps: RHR raised the question of whether their details could be given out at the drop-in session as a source of further information.

It is intended that contact is maintained between RHR and NCA to discuss timeframes of the study process and seek to cooperatively prepare for broader engagement mid-year.

National Trust (ACT)

Tuesday 13th March 2012 at 9.30am

Attendees: Eric Martin, Bethany Lance, John Tucker
Lincoln Hawkins (BH)

Land South West of Stirling Ridge

Questions	Answer
<i>Land South West of Stirling Ridge</i>	
How do you use this site?	To give people guided tours of the history of the site
What do you like about this site?	Connection to lake and the vista to/from the lake in relation to the site
What is important to you about this site?	Button wrinklewort Ann Gugler has done work on history of Urban Settlement in Stirling Ridge area – workers settlement on eastern side of Stirling Ridge Area of West Lake settlement is identified in the 2009 Lake Burley Griffin and Adjacent Lands Heritage Management Plan prepared by Godden Mackay Logan Scarred tree nearby the defined area (identified in Heritage Management Plan) History of the site and how/when/why it was cleared of native vegetation. It is possible there may be fill on part of the site.
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?	It is important that all of the above issues are fully considered.
If this site was selected for the diplomatic estate, what would be your greatest concern?	All of the above issues, and in addition that the design, character and height of any development is appropriately compatible with Yarralumla.

Land near Old Canberra Brickworks

Questions	Answer
Land near Old Canberra Brickworks	
How do you use this site?	No history of using the site
What do you like about this site?	
What is important to you about this site?	<p>The railway easement on the side is very important. This easement was omitted from the original Brickworks Conservation Management Plan.</p> <p>The route of the railway is identified on p60 of "Canberra's Engineering Heritage" (W C Andrews et al, 1983).</p> <p>A provisional heritage registration of the Yarralumla Brickworks Railway was made by ACT Conservation Council on 21/10/10. p9 of this registration identifies the route of the railway (which operated from 1913-1927).</p>
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?	<p>That the railway be fully protected: National Trust's strong interest is in appropriate conservation and the Brickworks site has been identified for many years in the Heritage Risk Register of the National Trust. The Railway line is included in this.</p> <p>It would be possible to protect, acknowledge and celebrate the historic Brickworks railway by preserving pedestrian access routes through these sites with appropriate division of the blocks</p> <p>The impact of the development of diplomatic sites on the interface with the brickworks site: It would be important that there is not a built-up hard wall interface and there is appropriate setback interface and urban design solution that addresses the transition from the Brickworks to the potential diplomatic estate.</p> <p>Viewlines to and from Dunrossil Drive: The visual screen that existing trees provides should be carefully considered, retained or replaced in future planning. It would be important to consider how the corner of Dudley St near Cotter Rd is treated.</p> <p>Access arrangements to the site: Firstly the continuation of Denman St beyond Woolls St as the historic primary entrance to the Brickworks should be respected in the design of potential development.</p> <p>Height controls: The scale and height of development for diplomatic estates should be compatible with Yarralumla and not beyond existing treeline eg 3-storey development on a commanding position would be excessive and inappropriate.</p> <p>Recognising the Kintore Cres curvature: The curved design of Kintore</p>

	Cres is the final remaining part of Burley Griffin's earliest design and plan for Adelaide Avenue juncture. See p60 of "Canberra's Engineering Heritage".
If this site was selected for the diplomatic estate, what would be your greatest concern?	All of the above issues are fully understood Railway line is protected Heritage impacts are minimised Adaptive re-use of the Brickworks site is supported and facilitated as a positive heritage outcome

Land adjacent to Federal Golf Club

Questions	Answer
<i>Land adjacent to Federal Golf Club</i>	
How do you use this site?	National Trust do not directly use the site.
What do you like about this site?	
What is important to you about this site?	Natural and ecological values – these have been best documented by other parties. National Trust are not aware of any cultural heritage although they have not researched the site. Question: will all the information about natural and ecological values become available once report is published?
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?	
If this site was selected for the diplomatic estate, what would be your greatest concern?	

Further comments and general questions : Who is conducting heritage assessment?

Deakin Residents Association

Wednesday 15th March at 6.30pm – 7.20pm

Attendees: Peter Wurfel, Di Johnstone, John Bell, Martin Jennings
Lincoln Hawkins (BH)

Land South West of Stirling Ridge

Questions	Answer
How do you use this site?	Used for walking and recreation by people from Yarralumla, Deakin and other suburbs. Original use: there is evidence of the original use of this site for farming in photographs at the Canberra Museum & Gallery.
What do you like about this site?	Recreational value, together with its contribution to a green Canberra.
What is important to you about this site?	Heritage & Indigenous issues: ensuring there is an appropriate investigational study.
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?	Traffic and access arrangements: access to Hopetoun Cct and Alexandra Drive is quite narrow, particularly at this point and does not appear to be appropriate to cater for increased volumes of traffic. Nevertheless DRA feels this site is more consistent with expectations for future development of diplomatic estates than the other sites.
If this site was selected for the diplomatic estate, what would be your greatest concern?	Whilst DRA are relatively supportive of this site, the greatest impact would be to current residents in Fitzgerald St and off Hopetoun Cct and therefore sensitive design and appropriate height controls are required.

Land near Old Canberra Brickworks

Questions	Answer
How do you use this site?	Recreation (mainly walking)
What do you like about this site?	Recreational value, together with its contribution to a green Canberra.
What is important to you about this site?	To retain the open green spaces, the green corridor to the suburb of Yarralumla. It would be a great shame to lose it all.
Consideration is now	The DRA would greatly prefer development for diplomatic purposes over

<p>being given to the possible diplomatic estate locations. What are the issues that are important to consider?</p>	<p>the ACT's proposal for medium-density infill development. They ideally would like to see the preservation of the Yarralumla character, and at some stage a sympathetic rehabilitation of the Yarralumla Brickworks</p>
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<ul style="list-style-type: none"> • Traffic & access arrangements to the site <ul style="list-style-type: none"> - a number of new bus stops for rapid transit are proposed along Adelaide Ave; DRA support them but are concerned about their design and location. The one at Hopetoun Cct would need to be treated sensitively so that the vistas on this major processional route are preserved, while the one at Novar Street could be expensive and difficult.. - They are experiencing increasing traffic impacts and inconveniences due to Molonglo/North Weston development along Cotter Rd, Kent St access and other residential intensification. DRA believe the traffic impacts would be far less with development for diplomatic purposes as opposed to other forms of urban infill. • Height controls: very strongly believe there should be nothing above the 2-storey scale and character of Yarralumla

Questions:

Would the development be for Embassies, residents or both?

Land adjacent to Federal Golf Club

Questions	Answer
<p>How do you use this site?</p>	<p>It is used for recreation and walking</p>
<p>What do you like about this site?</p>	<p>Recreational value, together with its contribution to a green Canberra.</p>
<p>What is important to you about this site?</p>	<p>Highly value the ecological value of the area</p>
<p>Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?</p>	<p>Traffic and access:</p> <ul style="list-style-type: none"> • Red Hill Golf Club is in a relatively inaccessible location. Red Hill drive is dangerous, with a difficult turn. Police records would indicate many accidents in this location. Much of it is very narrow. • An additional access would be required, probably through Brereton St or Couvreur St in Garran. How would this be designed and with what impact on residents? <p>Financial issues:</p> <ul style="list-style-type: none"> • DRA considers this site would be very difficult to service and the

	<p>cost of infrastructure would be high.</p> <ul style="list-style-type: none"> • Query: Who would be responsible for payment of additional costs for infrastructure and servicing? For example, does the diplomatic community pay rates?
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<p>Impact of traffic through Deakin if there was an upgrade to Red Hill Drive, unless the ACT Government set in place prior to implementation a fully funded Deakin master plan.</p>

Further comments and general questions:

Whilst the DRA has identified issues and preferences in relation to the potential development, DRA would in principle oppose any change without appropriate investment by the ACT government to examine the incremental impacts of urban consolidation on Deakin and Yarralumla’s residential amenity.

DRA consider that the amenity is being negatively affected by redevelopment and that the ACT Government should develop a fully funded master plan for Deakin before any further development – including with respect to diplomatic estates – takes place.

DRA is concerned to ensure that the Canberra community is not required to fund development of diplomatic estates (water, stormwater, sewerage, roads, footpaths, communications, etc.).

DRA is concerned that individual diplomatic estates don’t become condominiums (or similar) and that residential occupancy is minimised.

Attachment 4 Drop-In Session Records

Land South West of Stirling Ridge

Questions	Weds 14 th March	Thurs 15 th March	Fri 16 th March	Sat 17 th March
No. attendees	7	9	5	12
How do you use this site?	<p>Walking / dog walking History Cycling Orienteering Families in woods Picnics Botanists Bird watchers Boot camp View/vista from our home Sporting activities</p>	<p>Jogging on the hill Walking circuit Longeared Hares on hill Bike riding Orienteering Triathlon</p>	<p>Walking Cross site to get from Yarralumla to Parliamentary Zone Enjoyment of grasslands/general area Recreation Environmental investigation and appreciation</p>	<p>Painting group Exercise Dog walking Visual green barrier to the Lake. Used by sporting groups Ornithology (see separate submission – Alan Cowan – with list of birds spotted on site) Historic tree house in pine forest Rock sites and other areas important to Ngunnawal people Contemplation, open space Bushland Wildlife/birdlife Wedding photos (observed)</p>
What do you like about this site?	<p>Special public amenity in the Bush Capital Access to lake Beautiful native trees so close to city Layers of history (ref Ann Gugler) The amount of use it gets Stand of trees Leisure area Older bushland, pines, pinoaks Darkness at night (no street lights), quietness, peacefulness Enjoyment of watching others walking dogs, children etc Rural feel</p>	<p>Walking around Stirling Ridge site Established green spaces vs diplomatic mission ‘possession’/proximity adds tremendously to enjoyment Recreation No housing development along Alexandrina Drive – area should stay undeveloped</p>	<p>Vista/views Environmental value Residential amenity value</p>	<p>Bushland in a natural state – limited amount of bush left in the ACT Trees, open space Natural beauty Wildlife – extensive bird, mammal, reptile content In keeping with Bush Capital vision Views of the lake Peaceful place Separates residential area from the Lakeside “The whole aspect leading down to the lake in one green sweep”</p>

<p>What is important to you about this site?</p>	<p>Part of our heritage To keep access to the top – beautiful location, aboriginal sites Green areas staying green and open Conservation value Nature, birdlife, night sounds Showing visitors from outside Canberra this beautiful bushland on our doorstep</p>	<p>Yellow box gum woodland – diplomatic estate would remove buffer Kangaroos using site as corridor Access to the Ridges Paddock and scrub – would hate to see covered with diplomatic estate Open space Pinoaks should be kept</p>	<p>While alternatives are available for diplomatic sites, others (which can't be re-created) should be preserved Security – openness of site (With ridgeline above open area) Consideration of site as a national asset Improvements to grassland areas Concerned about environmental impacts Impact on privacy and living amenity Disruption to quiet living</p>	<p>Recreation Heritage Ecology Break in the housing Roadworks Loss of amenity Lighting Effect on wildlife To have it left as it, it is used by many people Green band in middle of a city- "Preservation of open space in 'Garden City'" Trees - pines form corridor to the pinoaks which provide food for a variety of birdlife "Yarralumla is a special place for all residents; let's all look after this area" "This is an ecologically intact area – a wildlife corridor between the lake and bushland"</p>
<p>Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?</p>	<p>Environmental and loss of public amenity Contrary to Burley Griffin's concepts for Canberra Encroaching on the walks Security issues around embassies Keeping access open Infrastructure concerns No street lighting Narrow roads Misuse of wonderful woods and green area Heritage site Environment for families Reservation for PM & Treasurers' Residences Need for larger residence/compound (gardens, function area etc)</p>	<p>Strictly 2 storeys – ensure this happens Lighting in evening from houses Who would pay for services Road reserve: through pinoaks?? Appropriation of land from Canberra citizens to overseas countries Model having large amounts of valuable land for foreign use. Stirling Ridge was considered unacceptable for Prime Minister's site Woodland should be preserved intact as a Park Fire risk – control burn Security Natural fit in terms of purpose: could be wonderfully done</p>	<p>What would happen to trees Design</p>	<p>Effect on the wildlife Lighting Loss of trees in Fitzgerald St (Pinoaks) "If this site was selected the pin oak barrier between the land and Fitzgerald St should be retained". The shortsightedness in destroying an area of beauty that can never be replaced Firebreak eating into eucalyptus woodland Reducing area of woodland degrades conservation values Wildlife being disturbed by security guards, lights, pets etc Low key development Residents use this site every day for exercise/contemplation</p>

		<p>Architecture/design compatible with Yarralumla</p> <p>Bike path to Fitzgerald/Clarke & Hopetoun</p> <p>Alexandrina Drive being used as a thoroughfare</p> <p>Requirements for back access and setback will result in narrower blocks that may not be viable</p> <p>Traffic access management – Mosque already creates a huge issue on Fridays, would need to manage any embassy traffic carefully.</p> <p>Street lighting</p> <p>Boggy area with a number of springs</p>		<p>Close proximity to the lake</p> <p>“losing this green space will impact on all local residents, wildlife will be disrupted and a lot of people in Canberra who visit regularly”</p> <p>Alexandrina Drive could turn into a commuter route – not ideal</p> <p>Too close to Lake Burley Griffin</p>
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<p>Security (inc eg protest groups setting up, potential conflict etc)</p> <p>Cost of roads</p> <p>Traffic</p> <p>Lack of access</p> <p>Loss of pinoaks</p> <p>Building structure</p> <p>Street lighting</p> <p>Car parking</p> <p>Security lighting/cameras</p> <p>Building processes</p>	<p>Potential access through Empire Circuit rather than Fitzgerald St?</p> <p>- Friday lunchtime 100s of cars double-parking (mosque carpark)</p> <p>Equity – open space vs residences</p> <p>Late arriving missions shouldn't be given access to Open Space Areas which residents can't then access.</p> <p>Traffic access & impact on Hopetoun/Alexandrina</p> <p>Security – presence of embassies leading to potential trouble</p> <p>Accommodate displaced environmental capital by replanting directly within area</p> <p>NCA to have more design control power - to ensure height and character controls are implemented</p>	<p>Social impacts</p> <p>Environmental impact</p> <p>Land values being reduced</p>	<p>Loss of bushland</p> <p>“Half the site between Hopetoun & Alexandrina Drive should not be used as not to spoil the views from the lake”.</p> <p>Initial building disruption</p> <p>That this might set a precedent for all the open land near the Parliamentary Triangle.</p> <p>Design: needs to be sympathetic to usual aesthetics of area (not like the Chinese Embassy).</p> <p>Disruption of wildlife</p> <p>Losing the green space and bushland forever</p> <p>Interrupting the buffer zone that separates the residential area from the Lake</p> <p>Security lights, security issues, ugliness</p> <p>Losing trees to road widening.</p> <p>Increased traffic and parking requirements</p>



Other comments:

“Site near brickworks is preferred by us. Good road access and not used as a public amenity for eg. Dog walking”.

Would prefer brickworks site.

“Diplomatic developments should not intrude on quiet residential areas”

Appreciate NCA taking time to undertake these consultations

“I object to any building over of shrinking open or bushland”

Other suggestions:

Empty offices in Civic

Curtin Horse Paddocks

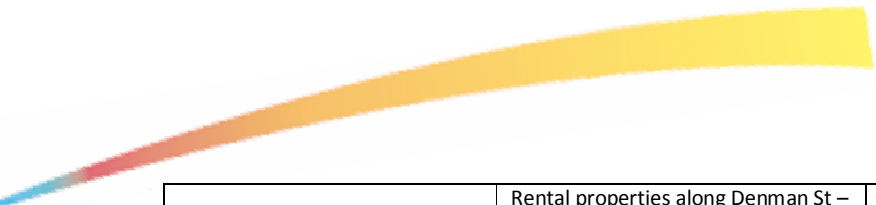
Far side of Stirling Park near end of Empire Circuit

Yarralumla Old (Bay)Oval

Land near Old Canberra Brickworks

Questions	Weds 14 th March	Thurs 15 th March	Fri 16 th March	Sat 17 th March
No. attendees	7	4	5	6
How do you use this site?	Use Dunrossil Drive area for recreation & cycling Views Open space Walking track	Used to have stall at Yarralumla Brickworks Walking Cycling	Access to Dunrossil Drive by foot and bicycle	Walks Bike riding Picnics Running
What do you like about this site?	Retain vegetation on site Trees self generate – keep green area Open bushland Tall trees Silence Occasional wildlife (esp. birds)	Ridge line Brickworks – good to have adaptive reuse Nice green area, pretty Lovely landscape	Quiet neighbourhood Trees	Space Quietness Tranquility Wilderness aesthetics which is regularly used by residents and visitors to the suburb Historic edge to Yarralumla Sense of connection to Westbourne Woods Pine trees
What is important to you about this site?	Views to the west Open space Part of a training circuit Need to keep a link to walk through to Dunrossil Drive and Golf Club Open bushland with tracks through the area Consideration of Bus Station on Adelaide Avenue	Suitable development Preferable to have embassies rather than medium density (ACT Govt's proposal) Keeps traffic separate from residential area	Quiet neighbourhood Trees	Maintaining the above qualities (quietness, tranquility, space) Removing worry about massive traffic flows – commuter ratranning, carparking in area Green barrier to the suburb Clearly defines suburb Protects from westerly winds Historic open space Setting for Brickworks & Govt House precinct Important edge between Inner South Canberra & Woden
Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to	Diplomatic estate is better than the LDA's proposal (over development – high rise, public transport interchange, office development)	Well-suited location Sensible use of site Traffic flows (consider upgrading Dudley Street)	Need for a suitable plan: "A diplomatic estate could be a good use for this land and subject to a suitable plan (maintaining trees	Security (possible targets for terrorism) Traffic flow (inc use as a commuter route)

<p>consider?</p>	<p>Haven't opposed modest development Concerned about impact of higher density development (LDA proposal) Development should be integrated with Yarralumla Traffic Retention of the woodland for common recreational use Tracks through treed areas, not "concrete highways" Electricity to be undergrounded along Denman Retain park proposed by ACT Govt along Denman Access from Dudley St rather than Denman St NCA to take on Brickworks Potential to extend site to Cotter Rd Proper entrance to Dunrossil Drive Which way buildings will face Building height How many will be built</p>	<p>Bushfire risk Diplomatic estate preferable to major infill development</p>	<p>where possible) I would support it". Parking for Yarralumla Residents Parking on site for Brickworks Parking for embassy visitors and tourists Security Potential for planning for Brickworks and Diplomatic Estate to be disconnected needs to be addressed Maintenance of connections between Denman St, Dunrossil Drive and Brickworks, particularly path from Denman to Dudley St and path from western corner of Brickworks to Dunrossil Drive</p>	<p>Parking Maintenance of parkland Retention of any elements of historical significance Retain walking paths through area linking Yarralumla to Dunrossil Drive Requirements for gardens and trees Retain views to Brindabellas Integration with Brickworks.</p>
<p>If this site was selected for the diplomatic estate, what would be your greatest concern?</p>	<p>Traffic – depending on diplomatic sites could be substantial Contamination on part of site (near Brickworks) Railway tracks Restoration of Brickworks – should be coupled with development on site Need to keep links to open space Visual impact of loss of open space Ensure height of no more than 2 storeys Good to have security on site and in the area Parking may be an issue Bus station (ACT Govt proposal) – what would happen?</p>	<p>Security (depending on type of embassy) Traffic that would result – access and roads (traffic issues less than if residential infill was developed) Access: prefer through Dudley St or Cotter Rd rather than Denman St</p>	<p>Offset area of at least 20m between existing properties and boundaries of diplomatic estates. Traffic/Access - access to Brickworks - access to Embassies - access to Weston Park</p>	<p>Security Best use of 'Burley Griffin' Forest wind breaks Golden Sun Moth Access for walks/rides Large blocks (5000 m²+) Retain stand of oaks if possible Much preferable to ACT Government plans Access through to Cotter Rd – need to avoid 'rat running' Loss of open landscape character</p>



	Rental properties along Denman St – would this affect owners? Damage to natural recreation area Enhancing of landscape along Dunrossil Drive Quercus Cerris stand Loss of tree cover Loss of access to walking trails to Dunrossil Drive			
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Other comments A lot of documentation from previous projects: many projects start from scratch without knowing what has happened before. 1980s: development started then stopped before finished. Preference for Brickworks site to be developed as Embassies rather than townhouses/medium development.

Suggestions Extend site to include area between Dudley St & Cotter Rd and “open” area near Brickworks whilst retaining bush areas

Land adjacent to Federal Golf Club

Questions	Sun 18 th March	Mon 19 th March	Tues 20 th March	Weds 21 st March
No. attendees	17	14	10	13
How do you use this site?	Regular walking Bike riding Recreational Fitness Landcare Wilfdlowers Peace & Quiet Enjoy beauty of area Pleasant outlook Orienteering Flowers (orchids) Bird watching	Walking Appreciation of flora & fauna Birdwatching Observing seasons Open space	Volunteer in the Red Hill Regenerators group Walking Cycling Part of the "Green Capital" Environmental activism	Walking Recreation Studying flora and fauna Bringing visitors
What do you like about this site?	Proximity Native bush within urban/suburban setting Native animal sightings Flora Wildlife corridor Peace & Quiet "It's my backyard" Trees valued (beekeeper) Distance from houses	"The present site is a wonderful example of natural bushland. It has relatively few vehicles to disturb hikers along the Golf Course Rd and is therefore relatively safe to use" "the expanse of the site. You can always find something new to look at" Undulating countryside providing good exercise Being able to get away from cars Variety of vegetation offering lots of different plants and birds to observe "This is a Nature Reserve with significant environmental, community value."	"This site displays great beauty. It contains many large, very old trees that can only be described as majestic" "It is unique and ought to be left alone and matured for future generations" Wildlife, birdlife, plants – ecological value Part of Burley Griffin's idea of a 'bush city' Currently have views directly over the site	High conservation quality – "magnificent nationally significant woodland" Multiple recreational use by all age groups Existence of native woodland and relative lack of built structures "It is a perfect buffer zone helping to preserve Canberra's Bush Capital image"
What is important to you about this site?	Beautiful, pristine, native bush within a city of 300,000+ people – absolutely unique Conservation values	"Any development on this site will bring devastating results to the natural bushland. Its effects will be felt greater than the designated area	Its rare and natural beauty and tranquility Natural bushland in the city Wildlife, plant life – ecological value	Conservation value – box gum woodland, 2000+ native trees. Use for long walks

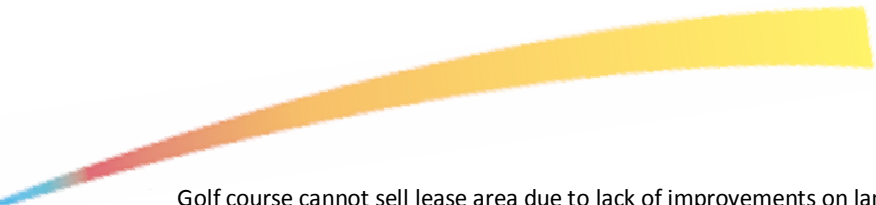
	<p>Red Hill reserve "It is a community asset used by a wide arrange of groups & individuals – ornithologists, regenerators, walking, pet owners, nature lovers" Centre of Canberra Good outlook Backs onto a nature reserve while the others don't back onto designated environmental areas Kangaroos – attraction to golfers, but wouldn't be able to move through the embassies Quality of life Residential aspect – outlook onto site</p>	<p>and will have harmful effects on a number of endangered birds and animals" "that it is in the heart of the city and accessible quickly and easily" It epitomizes "the Bush Capital" A brilliant place to bring out of town visitors Environmental 'pristine' quality, especially in light of infill mindset of ACT government, clawing back land relentlessly.</p>		<p>Having direct access to a significant nature reserve from surrounding suburbs Size and continuity of the woodland</p>
<p>Consideration is now being given to the possible diplomatic estate locations. What are the issues that are important to consider?</p>	<p>Security Access to Brereton and through Downes Place Access road (golf course) traffic: already dangerous, would get worse Loss of public amenity Weather considerations – cold and frosty in winter, hollow which will be hot in summer Area should be part of Nature Reserve (not Golf course) No new roads through Nature Reserve Environmental value of land</p>	<p>Access paths from park to golf course should be considered Access roads from Brereton St in Garran and from Hughes as well as upgrading present road. Increased traffic flow. "With extensive development of medium & high density dwellings in the area, the need for open space in a decent quantity is becoming all the more important." "the Native vegetation and increased human traffic requires a large area or degradation will increase" Not averse to development, but concerned about access bringing in extra traffic through Hughes if a road is opened up. Extra people in the park would affect the suburb's amenity of peace and quiet due to the Nature Park (the reason behind buying a house here) Development would split the</p>	<p>Recent introduction of Clean Energy Act to reduce carbon dioxide emissions – we should be planting trees, not removing them. Lack of control over vegetation embassies would introduce Loss of trees Potential compensation claim from Golf Club Fire protection Access Destruction of current peacefulness Efficient site design Need for conservation of biodiversity (including habitat for local species)</p>	<p>Inserting housing will cut wildlife corridor in half Traffic and access Bushfire risk Development already rejected here several times Significant loss of conservation value Preservation of the quiet & green nature of the neighbourhood High security fences & lights Loss of access to walking trails Negative impact of construction over a 10-year period Visual intrusion Noise pollution during and post construction</p>

		wildlife/birdlife corridor in two. “why should we lose our precious Nature Reserve just because they don’t like O’Malley?” Fire vulnerability		
If this site was selected for the diplomatic estate, what would be your greatest concern?	Lack of access Totally changed environment Overuse due to firebreaks Installing services Negative impacts on flora & fauna Opening up into Brereton Conserving the Nature Park Gradual erosion of recreational land as it gets used up for residential/other developments Opening of Downes Place to through traffic “Ruination of nature park in creating fire buffer zones” Permeability – gated community, locks out local community “Loss of an important part of my life” Size of buffer zone will greatly impact on the rest of the reserve – fire protection, security etc Noise Loss of value of houses Increase in traffic density	Red Hill site should definitely not be used as it is an ecological site. Removal of scarce bushland from public use Almost certain loss of a number of endangered species of flora & fauna Development of access points to the site resulting in increased traffic flows for vehicles using them for short cuts Effect of infrastructure/use in the surrounding area to the development More encroachment on bushland from infrastructure/fire trails Forcing recreational users into a more confined area lending to loss of habitat for birds Destruction of vegetation Potential for a lot of concrete on the site as Embassies like big buildings “Please note that Hughes & Garran in particular are already suffering the impact of significant traffic growth and congestion from TCH expansion” Opposition by Federal Police (pattern of development) for security of embassy sites.	Would view a decision to develop the site as “Environmental Vandalism” Loss of access Loss of vegetation (endangered Yellow Box-Red Gum woodland and other endangered flora/fauna) Weed germination and spread Fire protection requiring additional bush clearing Road widening Unnecessary compensation to Federal Golf Club Site geometry Construction noise Increased traffic, including potential impact on children.	Builds a barrier in centre of large wildlife reserve Traffic on roads not built for it Increased lighting at night for security Loss of understory for bushfire risk Area provides a buffer between adjacent suburbs Effect of infrastructure required “People who have devoted a great deal of effort to restoring this ecosystem would feel betrayed”

Other comments..

“Quite simply, it shouldn’t be used for any residential purposes. Environmental factors & public utility over private use.”

Many people involved in previous consultations regarding the use of the land




Golf course cannot sell lease area due to lack of improvements on land

“This area is surrounded by a wonderful nature reserve. To encroach on it to this extent is not respecting the original concept of the Bush Capital”

“What has happened to the Commonwealth Government guidelines not to reclaim nature reserves??”

Many queries regarding selection of site and process that lead to selection of this site.

PUBLIC NOTICES


Australian Government
 National Capital Authority

DIPLOMATIC ESTATES INVESTIGATION STUDY

ON SITE DROP-IN SESSIONS

The National Capital Authority is currently assessing the potential suitability of three sites as diplomatic estates.

- Land South West of Stirling Ridge
- Land near Old Canberra Brickworks
- Land adjacent to the Federal Golf Course

A consultant team headed by SGS Economics and Planning has been engaged to prepare a detailed planning investigation for each site.

An initial phase of community consultation, in September and October last year, generated a wide range of submissions and online discussion which is informing the study process.

In order to continue the community engagement process a series of drop-in sessions will be held at each of the sites during March. This opportunity for direct input to the study team will assist in the definition of community values, local uses and site issues. However, all input received during the 2011 consultations is being considered and there is no need to resubmit earlier comments.

The on-site drop-in sessions will be held:

SITE	WHEN	MEETING POINT
South West of Stirling Ridge	Wed 14 - Sat 17 March from 4.30-5.30pm	Stirling Ridge off Hopetoun Circuit, Yarralumla, near intersection Fitzgerald Street
Near Old Canberra Brickworks	Wed 14 - Sat 17 March from 5.45 -6.45pm	Denman Street, Yarralumla opposite corner of Woolfs Street
Near Federal Golf Club	Sun 18 - Wed 21 March from 4.30 - 5.30pm	Red Hill Lookout

It is expected that broad community consultation on the outcomes of the investigation will occur mid- 2012

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From 2 September to 14 October 2011 the NCA conducted an online consultation in relation to the diplomatic sites investigation and the three sites under consideration.

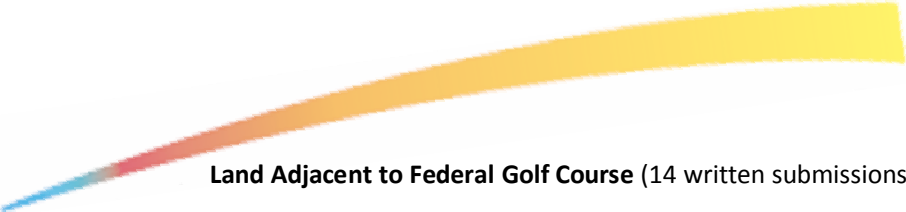
The following topics were identified and discussed through this consultation.

Land South West of Stirling Ridge (22 written submissions, 37 online comments)

- Loss of public access and amenity;
- Pedestrian safety;
- Timing of development;
- Environmental and heritage impact;
- Bushfire risk;
- Traffic capacity;
- General infrastructure capacity;
- Speed of proposal;
- Land use provisions;
- Amending the plan;
- Consultation process.

Land near Old Canberra Brickworks (10 written submissions, 25 online comments)

- Loss of amenity;
- Residential development on unused land;
- Canberra brickworks regeneration;
- Access to the Canberra brickworks;
- Utilisation of assessment area;
- Environment and heritage impact;
- Road infrastructure capacity;
- General infrastructure capacity;
- Amending the Plan.



Land Adjacent to Federal Golf Course (14 written submissions, 500 online comments)

- Loss of access to public amenity;
- Type of diplomatic missions;
- Timing of development;
- Environment and heritage impact;
- Bushfire risk;
- Red Hill Nature Park;
- Road infrastructure capacity;
- General infrastructure capacity;
- NCA legislative capacity;
- Adherence to the Territory Plan;
- Legislative requirements;
- Consultation process;
- Amending the plan;
- Loss of legislated open space.

The report in full is provided in the main report and can also be found at:

<http://www.nationalcapital.gov.au/haveyoursay/index.php/previous-discussions/new-diplomatic-estate/consultation-report>

Environmental assessment of blocks for proposed Diplomatic Subdivision

- **Stirling Ridge** (part Block 4 Section 22 Yarralumla)
- **Near Old Canberra Brickworks** (Block 3 Section 94 and Block 7 Section 102 Yarralumla)
- **Land adjacent to Federal Golf Club** (Part Block 1, Section 56 Red Hill)

Report prepared for the National Capital Authority

by

Alison Rowell
Biologist and Environmental Consultant
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DICKSON ACT 2601

March 2012

1. THE BRIEF	3
2. THREATENED SPECIES AND COMMUNITIES CONSIDERED.....	4
<i>Table 1. Threatened grassland/woodland communities, species and migratory birds in vicinity.....</i>	<i>5</i>
<i>Table 2. Species and communities potentially present at sites surveyed.....</i>	<i>6</i>
<i>Table 3. Description of relevant threatened communities and species</i>	<i>7</i>
3. DESCRIPTION OF SITES AND EXISTING INFORMATION	8
3.1. STIRLING RIDGE (SR)	8
3.2. CANBERRA BRICKWORKS AREA (BW).....	8
3.3 FEDERAL GOLF CLUB (FGC)	8
4. METHODS.....	9
4.1 STIRLING RIDGE (SR)	9
4.2 CANBERRA BRICKWORKS AREA (BW).....	10
4.3 FEDERAL GOLF CLUB (FGC).....	10
5. RESULTS.....	11
5.1 SUMMARY	11
<i>Table 4. Summary of survey results</i>	<i>12</i>
5.2 STIRLING RIDGE (SR)	13
5.2.1 Vegetation	13
5.2.2 Fauna.....	14
5.3 CANBERRA BRICKWORKS AREA (BW).....	16
5.3.1 Vegetation	16
<i>Table 5. Diversity in 20 x 20 metre NTG quadrats at the Brickworks site.....</i>	<i>18</i>
5.3.2 Fauna.....	18
5.4 FEDERAL GOLF CLUB (FGC).....	20
5.4.1 Vegetation	20
5.4.2 Fauna.....	23
6. DISCUSSION.....	25
6.1 STIRLING RIDGE	25
6.2 BRICKWORKS.....	26
6.3 FEDERAL GOLF CLUB	26
6.3.1 Access.....	26
6.3.2 Eastern area.....	27
6.3.3 Northern area.....	27
6.3.4 Western area	28
6.3.5 Effect on Red Hill Nature Reserve	28
7. REFERENCES	29
APPENDIX 1. FLORA RESULTS	30
APPENDIX 2. FAUNA RESULTS	35

Environmental assessment of blocks for proposed Diplomatic Subdivision

1. The Brief

An environmental survey is required for the following areas being considered for expansion of the diplomatic estate, as shown in Figure 1:

- **Land adjacent to Stirling Ridge (SR):** Adjoining Alexandrina Drive and Hopetoun Circuit (part Block 4 Section 22 Yarralumla)
- **Near Old Canberra Brickworks, South Yarralumla (BW):** Adjoining Dudley and Denman Streets (Block 3 Section 94 and Block 7 Section 102 Yarralumla)
- **Land adjacent to Federal Golf Club (FGC):** Part Block 1, Section 56 Red Hill



Figure 1 - Locality Map

The survey is to include:

- A literature and internet review of environmental data for the sites and adjacent areas that might be affected by development on the sites
- An assessment for presence of threatened flora and fauna species and ecological communities listed under the Commonwealth *EPBC Act 1999* and the ACT *Nature Conservation Act 1980* (Tables 1 and 2)
- Mapping of the vegetation communities present, including quality assessment of threatened communities and searches for threatened flora
- Mapping of habitat for threatened fauna (birds, reptiles, invertebrates)
- Surveys for presence of Golden Sun Moth, Perunga Grasshopper and threatened woodland bird species
- Recommendations for future survey requirements for other threatened species for which habitat is present but which are not detected during the current project.

2. Threatened species and communities considered

Threatened species and communities to be considered were selected after consulting the Action Plans for lowland woodlands and lowland native grasslands (ACT Government 2004, 2005), and using the Protected Matters Search Tool on the website of the Commonwealth Department of Sustainability, Environment, Water, Populations and Communities. The woodland communities listed under Commonwealth and ACT legislation are defined slightly differently, but are essentially the same community, and the same is true for the threatened grassland community listed under both Acts. These communities are shown separately in Table 1, and thereafter are treated as one woodland and one grassland community and described in the report as Box-Gum woodland and Natural Temperate Grassland (NTG) (Table 2).

Species for which no habitat is present were excluded (e.g. wet forest, aquatic, wetland and riparian species). Species to be considered for each site were further determined by the broad habitat type present.

Table 1. Threatened grassland/woodland communities, species and migratory birds in vicinity

Threatened Species/Community	Status	
	Commonwealth EPBC Act 1999	ACT Nature Conservation Act 1980
Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT	Endangered	-
Natural Temperate Grassland	-	Endangered
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically endangered	-
Yellow Box-Red Gum Grassy Woodland	-	Endangered
Golden Sun Moth <i>Synemon plana</i>	Critically endangered	Endangered
Striped Legless Lizard <i>Delma impar</i>	Vulnerable	Vulnerable
Grassland Earless Dragon <i>Tympanocryptis pinguicollis</i>	Endangered	Endangered
Pink-tailed Worm-lizard <i>Aprasia parapulchella</i>	Vulnerable	-
Perunga Grasshopper <i>Perunga ochracea</i>	-	Vulnerable
Canberra Spider Orchid <i>Caladenia (Arachnorchis) actensis</i>	Critically endangered	Endangered
Tarengo Leek Orchid <i>Prasophyllum petilum</i>	Endangered	Endangered
Button Wrinklewort <i>Rutidosis leptorrhynchoides</i>	Endangered	Endangered
Hoary Sunray <i>Leucochrysum albicans</i> var. <i>tricolor</i>	Endangered	
Small Purple-pea <i>Swainsona recta</i>	Endangered	Endangered
Austral Toadflax <i>Thesium australe</i>	Vulnerable	-
Little Eagle <i>Hieraaetus morphnoides</i>	-	Vulnerable
Swift Parrot <i>Lathamus discolor</i>	Endangered	Vulnerable
Superb Parrot <i>Polytelis swainsonii</i>	Vulnerable	Vulnerable
Rainbow Bee-eater <i>Merops ornatus</i>	Migratory species	-
Rufous Fantail <i>Rhipidura rufifrons</i>	Migratory species	-
Brown Treecreeper <i>Climacteris picumnus</i>	-	Vulnerable
Painted Honeyeater <i>Grantiella picta</i>	-	Vulnerable
Regent Honeyeater <i>Xanthomyza phrygia</i>	Endangered, migratory species	Endangered
Varied Sittella <i>Daphoenositta chrysoptera</i>	-	Vulnerable
Hooded Robin <i>Melanodryas cucullata</i>	-	Vulnerable
White-winged Triller <i>Lalage sueurii</i>	-	Vulnerable

Table 2. Species and communities potentially present at sites surveyed

Threatened Species/Community	FGC	BW	SR
Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT (NTG)		✓	✓
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Box-Gum Woodland)	✓		✓
Golden Sun Moth <i>Synemon plana</i>		✓	✓
Striped Legless Lizard <i>Delma impar</i>		✓	✓
Grassland Earless Dragon <i>Tympanocryptis pinguicolla</i>		✓	
Pink-tailed Worm-lizard <i>Aprasia parapulchella</i>	✓		
Perunga Grasshopper <i>Perunga ochracea</i>	✓	✓	✓
Canberra Spider Orchid <i>Caladenia (Arachnorchis) actensis</i>	✓		✓
Tarengo Leek Orchid <i>Prasophyllum petilum</i>	✓	✓	✓
Button Wrinklewort <i>Rutidosia leptorrhynchoides</i>	✓	✓	✓
Hoary Sunray <i>Leucochrysum albicans</i> var. <i>tricolor</i>	✓	✓	✓
Small Purple-pea <i>Swainsona recta</i>	✓	✓	✓
Austral Toadflax <i>Thesium australe</i>		✓	
Little Eagle <i>Hieraaetus morphnoides</i>	✓		
Swift Parrot <i>Lathamus discolor</i>	✓		
Superb Parrot <i>Polytelis swainsonii</i>	✓		
Rainbow Bee-eater <i>Merops ornatus</i>	✓		
Rufous Fantail <i>Rhipidura rufifrons</i>	✓		
Brown Treecreeper <i>Climacteris picumnus</i>	✓		✓
Painted Honeyeater <i>Grantiella picta</i>	✓		
Regent Honeyeater <i>Xanthomyza phrygia</i>	✓		
Varied Sittella <i>Daphoenositta chrysoptera</i>	✓		
Hooded Robin <i>Melanodryas cucullata</i>	✓		
White-winged Triller <i>Lalage sueurii</i>	✓		

Table 3. Description of relevant threatened communities and species

Community or species	Requirements/occurrence
Natural Temperate Grassland of the Southern Tablelands of NSW	Forb-rich lowland grassy community dominated by tussock grasses. Former former distribution of this community in the ACT is below 625 m.
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Lowland woodland (formerly) dominated by <i>Eucalyptus albens</i> and/or <i>E. melliodora</i> , <i>E. blakelyi</i> , with grasses and forbs in ground layer, sparse shrub layer. Former distribution in the ACT above 600 m.
Striped Legless Lizard	Mostly in primary lowland native grasslands, with good tussock structure and relatively little past disturbance
Grassland Earless Dragon	Mostly in primary lowland native grasslands with open or patchy structure, usually with relatively low levels of past disturbance or pasture improvement
Pink-tailed Worm-lizard	Usually in open native grassland habitats with a substantial cover of small shallowly embedded rocks
Golden Sun Moth	Lowland native grassland dominated by Wallaby Grasses, also occurs with Chilean Needlegrass in the ACT
Perunga Grasshopper	Lowland native grassland, native pasture, grassy woodland
Canberra Spider Orchid	Rare in transitional zone between box-gum woodland and dry forest, with ground layer of grasses, forbs, low shrubs
Tarengo Leek Orchid	Rare orchid of ungrazed grasslands and grassy woodlands of the Southern Tablelands of NSW and the ACT
Button Wrinklewort	Margins of open Yellow Box Red Gum grassy woodland, with native grasses and forbs
Hoary Sunray	Grassland and woodland clearings, usually in areas protected from stock grazing
Small Purple-pea	Open woodland with a grassy understorey, usually in areas protected from stock grazing
Austral Toadflax	Grassland and grassy woodland dominated by Kangaroo Grass
Little Eagle	Woodland and open forest, often near river. Known from Murrumbidgee-Molonglo area in ACT
Swift Parrot	Occasional winter migrant to flowering box woodlands below 700m
Superb Parrot	Spring/summer migrant to box woodlands in northern ACT with mature trees for nest hollows
Rainbow Bee-eater	Open forest and woodland, often near water. Summer breeding migrants to ACT
Rufous Fantail	Summer passage migrant in lowland ACT, breed in tall wet forest
Brown Treecreeper	Relatively undisturbed dry woodland, grassland and open forest below 1000m
Painted Honeyeater	Rare visitor to woodlands with abundant mistletoes
Regent Honeyeater	Rare breeding summer visitor in dry woodland, open forest with mature flowering eucalypts
Varied Sittella	Treed habitat, especially with rough bark, dead branches
Hooded Robin	Dry eucalypt forest and woodland, paddocks with regrowth, avoids urban areas
White-winger Triller	Occasional summer migrant to grassy woodland in the ACT

3. Description of sites and existing information

3.1. Stirling Ridge (SR)

This site is about 6.2 ha of land immediately south-west of Stirling Ridge, near the boundary of the original grassland and woodland communities. It contains some remnant woodland/grassland vegetation, exotic-dominated grassland and mature plantings of exotic and native trees.

The site is not known to have particular environmental values, but is adjacent to high quality Box-Gum woodland (critically endangered community) on Stirling Ridge which contains a large population of the endangered Button Wrinklewort and threatened bird habitats, and is close to a remnant Natural Temperate Grassland (NTG, endangered community) patch at Black Street Yarralumla which is also habitat for the critically endangered Golden Sun Moth (GSM, ACT Government 2004, 2005).

3.2. Canberra Brickworks area (BW)

This site covers about 14.5 ha of land south of the Old Canberra Brickworks in south Yarralumla. The original vegetation of the area would have been native grassland. Most of the site now contains exotic tree plantations and exotic grassland. There are some small patches of NTG in the area between Denman and Dudley Streets.

1.5 ha of the site is identified as a Category 2 (Complementary Conservation) Site (ACT Government 2005), with NTG and GSM present. Previous surveys of the NTG and GSM have been undertaken on the site (Richter *et al* 2009, Rowell 2007, 2010).

There are other small patches of NTG nearby in Yarralumla, south of Guilfoyle Street and north of Black Street, which also contain GSM. The Guilfoyle Street site formerly contained a single Button Wrinklewort plant (endangered species), an outlier of the large populations of this species at Stirling Ridge and State Circle in Yarralumla (ACT Government 2004, Rowell 2006, Sharp 2009). GSM have also been observed in an area west of Lady Denman Drive, and in the North Curtin horse paddocks south of Dudley Street (Richter *et al* 2009, Rowell 2010). A small patch of Hoary Sunray (endangered species) occurs on the southern Cotter Road verge about 1 km west of the site (A. Rowell, pers. obs. Oct 2011).

3.3 Federal Golf Club (FGC)

This site is about 16 ha of land adjacent to the northern part of the Federal Golf Club and Red Hill Nature Reserve. It contains native woodland vegetation, habitat for threatened woodland birds, a disused fairway, landscaping depot and mature plantings of exotic and native trees.

The western part of the site has been mapped as high quality critically endangered Box-Gum woodland community (ACT Government 2004), which is continuous with the larger Red Hill-Callum Brae-Jerrabomberra Valley woodlands. Previous surveys have been undertaken of the vegetation and bird habitats on the site (Rowell and Crawford 1997, Rowell and Gardner 1997, Rowell 2009), and the flora and fauna of the Red Hill Nature Reserve have been extensively surveyed by community groups such as the Red Hill Regenerators and the Canberra Ornithologists Group. There is a population of the endangered Button Wrinklewort about 500 metres north of the site.

4. Methods

4.1 Stirling Ridge (SR)

The site was surveyed over seven days between September 2011 and January 2012. Searches were made for threatened plants and insects, notes were made on vegetation quality and fauna habitats, and the vegetation was mapped. Parts of the site dominated by native grasses or Chilean Needlegrass were revisited to search for Golden Sun Moths. GSM surveys (meandering transects and timed point observations) were carried out on five days of suitable weather between 14 November and 4 January, when the moths had been recorded flying on nearby sites in Yarralumla or Barton. An area of grassland on the other side of Hopetoun Circuit where GSM have been recorded in a previous year (Rowell 2007) was also walked over during these visits. The targeted survey effort for GSM over the period was 3 hours, and there were additional opportunities to detect GSM and Perunga Grasshopper during the mapping and assessment of the vegetation communities.

During site walkovers the vegetation was assessed visually to determine whether it met the criteria for the threatened grassland or box-gum woodland community, and the community boundaries were measured with a handheld GPS. A standard 20 x 50 metre quadrat was surveyed where Box-Gum woodland understorey was present, recording species diversity and abundance. Searches for GSM pupal cases were undertaken in this area in November and January.

4.2 Canberra Brickworks area (BW)

The site was surveyed over seven days between November 2011 and January 2012. Searches were made for threatened plants and insects, notes were made on vegetation quality and fauna habitats, and the vegetation was mapped with a handheld GPS. Parts of the site dominated by native grasses or Chilean Needlegrass were revisited to search for Golden Sun Moths. Pre-season surveys to determine the start of the GSM flight period began on 1 November. After flying began on 8 November, GSM surveys (meandering transects and timed point observations) were carried out on four days of suitable weather between 15 November and 9 January. Nine hours were spent surveying for flying male GSM during this period. The site was also used as a reference site by two other consultants (Dr Will Osborne and Mr David Hogg) during the GSM season, and they provided their observations of GSM activity from six other days between November and January.

Standard 20 x 20 metre quadrats were surveyed in two areas of NTG in January, recording species diversity and abundance. Searches for GSM pupal cases were undertaken in the grassland quadrats and during vegetation mapping.

4.3 Federal Golf Club (FGC)

This site was surveyed over five days between September 2011 and February 2012. Searches were made for threatened plants, birds and insects, notes were made on vegetation quality and fauna habitats, and the vegetation was mapped using a handheld GPS.

In the woodland areas the tree species were noted, as well as their size, density, presence of hollows and the quality of the understorey. Two targeted bird surveys were undertaken early in the morning and one in the late afternoon, and bird observations were also made during vegetation assessment. A standard 20 x 50 metre quadrat was surveyed in the highest quality area of Box-Gum woodland threatened community.

5. Results

5.1 Summary

The results of the surveys are summarised in Table 4.

NTG was confirmed to be present at the Brickworks site, and Box-Gum woodland was found at Stirling Ridge and Federal Golf Club.

Button Wrinklewort was found at Stirling Ridge. No other threatened plant species were recorded. It is concluded that some more easily detected species are therefore not present at these sites (Hoary Sunray, Button Wrinklewort, Austral Toadflax), and that some difficult to detect species are unlikely to be present due to the quality and history of disturbance of the habitats (the orchids, Small Purple-pea).

Golden Sun Moth was recorded at the Brickworks site (Denman Street area), despite a poor season for the species in the district. Marginal GSM habitat was found at Stirling Ridge, but seasonal conditions meant that a low density population was unlikely to be detected in 2011-12.

Perunga Grasshopper was not recorded, but this species is difficult to detect and potential habitat occurs at all three sites.

There were no targeted surveys for threatened reptile species, but the potential for their presence was assessed by the size and quality of potential habitat. None of the threatened reptiles is considered likely to occur on these sites.

Only one of the target bird species was recorded (Rufous Fantail, migratory species at FGC), but potential habitat was present at Federal Golf Club for several other species. Apparently suitable habitat for some species at FGC (Brown Treecreeper, Hooded Robin) is unlikely to be occupied as these species have not been recorded within the city area for many years (Taylor and COG 1992, ACT Government 2004).

Table 4. Summary of survey results

Threatened Species/Community	FGC	BW	SR
Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT		✓	
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	✓		✓
Golden Sun Moth		✓	?
Habitat for Striped Legless Lizard			
Habitat for Grassland Earless Dragon			
Habitat for Pink-tailed Worm-lizard			
Habitat for Perunga Grasshopper	✓	✓	✓
Canberra Spider Orchid			
Tarengo Leek Orchid			
Button Wrinklewort			✓
Hoary Sunray			
Small Purple-pea			
Austral Toadflax			
Habitat for Little Eagle			
Habitat for Swift Parrot	✓		
Habitat for Superb Parrot	✓		
Habitat for Rainbow Bee-eater	✓		
Rufous Fantail	✓		
Habitat for Brown Treecreeper	✓		
Habitat for Painted Honeyeater			
Habitat for Regent Honeyeater	✓		
Habitat for Varied Sittella	✓		
Habitat for Hooded Robin	✓		
Habitat for White-winged Triller	✓		

5.2 Stirling Ridge (SR)

5.2.1 Vegetation

The north-western part of the site contains mature plantings of Monterey Pine and Oaks. The ground layer in this area is dominated by exotic species, with some native grasses. Chilean Needlegrass (a Weed of National Significance) is common.

The open central part of the site contains a mixture of native grasses and exotic species, and native diversity is low. Chilean Needlegrass and native Tall Speargrass are co-dominants.

The eastern and north-eastern margin of the site contains a mostly degraded remnant of the threatened Box-Gum woodland community (Figure 2). Few mature eucalypts remain, and regeneration is uncommon, probably due to annual mowing of this part of the site. However the ground layer, while weedy in parts, is dominated by native species and the diversity is sufficient for an area of about one hectare to meet the definition of White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Box-Gum woodland). One threatened plant species was found in this community (see below).



Figure 2 - SR, areas of potential environmental conservation value

A 20 x 50 metre quadrat (Appendix 1) was surveyed in the best part of this area, where the moderately diverse ground layer covers about 0.2 ha near the northern boundary of the site. The ground layer in the quadrat contained 33 native species, including 19 forbs and one subshrub. There were nine species from the EPBC list of 'important' species for this community, and ten 'indicator species level 2' (Rehwinkel 2007), i.e. species which are grazing-sensitive, regionally significant or uncommon.

There were 12 Button Wrinklewort plants (endangered species) in the quadrat (Figure 2). These were in a small patch covering 1.5 x 2.5 metres, and included seedlings and mature multi-stemmed plants. The patch is close to the boundary of the site and is an outlier of the large population on Stirling Ridge, and does not appear to have been recorded previously. The conservation management plan for Stirling Park woodland shows this area as cleared woodland with no significant environmental values (Sharp 2009).

The south-eastern edge of the site adjacent to Fitzgerald Street contains a mixture of planted Blakely's Red Gum *Eucalyptus blakelyi* and (non-local) Blue Gum, with remnant Brittle Gum *E. mannifera* and a mixed native and exotic understorey. It is in poor condition compared to the area containing Button Wrinklewort, but has been included in the threatened Box-Gum community due to the presence of several native understorey species.

The vegetation adjoining the site on Stirling Ridge contains woodland and open forest eucalypt species, mixed with plantings of local and non-local eucalypts and wattles. It has been broadly mapped as threatened Box-Gum woodland (ACT Government 2004, Sharp 2009), and has a diverse native understorey.

5.2.2 Fauna

There was evidence of small numbers of Eastern Grey Kangaroos grazing on the site. These animals probably shelter in the adjacent Stirling Ridge woodland during the day.

No threatened bird species were recorded on the site, nor was there habitat for them. The mature exotic trees in the western half of the site would provide feeding habitat for more common species such as Sulphur-crested Cockatoos, White-winged Choughs and Yellow-tailed Black-cockatoos, nesting habitat for species such as Australian Magpie, Australian Raven and Magpie Lark, and roosting sites for Sulphur-crested Cockatoos, Pied Currawongs, King Parrots, Boobook Owls etc. Eight native bird species were recorded on the site, including an Australian Hobby (Little Falcon) in the pine plantation.

The woodland on Stirling Ridge adjoining the site contains habitat for threatened woodland birds. The Varied Sittella is likely to be resident on Stirling Ridge, and Swift Parrot and White-winged Triller may be rare visitors.

There was no habitat suitable for the three threatened reptiles, due to the small size of the secondary grassland remnant, long history of separation from known habitat and lack of suitable rocks for Pink-tailed Worm-lizard.

The cleared woodland area with native-dominated understorey is potential low quality habitat for the Perunga Grasshopper, but it was not recorded during the survey. The species is difficult to detect and could be present on the site, but is more likely to occur in less weedy open woodland elsewhere on Stirling Ridge.

Golden Sun Moth was not recorded on the site. GSM is a species of primary native grassland, but may occur in derived grassland (cleared woodland) in contact with GSM habitat. There is a known population of GSM about 500 metres away near Black Street Yarralumla. The area in between is mown grassland dotted with small oaks, and both areas contain a moderate component of Wallaby Grasses *Austrodanthonia* and Chilean Needlegrass which are believed to be food plants for GSM larvae. The potential habitat on the site is marginal at best, due to high biomass (infrequent mowing), weed invasion and surrounding woodland. However, numbers of flying GSM in spring-summer 2011-12 were unusually low across the ACT, including on several sites which are known to contain large populations (pers. obs.), and it is likely that a very small or low density GSM population would not be detected under these conditions.

5.3 Canberra Brickworks area (BW)

5.3.1 Vegetation

Remnants of the original Natural Temperate Grassland community occur on the site, in varying condition. A low-lying area of NTG near Dudley Street is dominated by Kangaroo Grass *Themeda triandra*, and a band of NTG between Denman and Dudley Streets is dominated by Speargrasses and Wallaby Grasses *Austrostipa* and *Austrodanthonia* (Figure 3). The Kangaroo Grass area was tall and dense, and the Speargrass-Wallaby Grass area had been more recently mown. Vegetation quadrats were surveyed in January 2012 in the best part of each patch (Appendix 1), and compared with results from the same quadrats surveyed in December 2009 (Rowell 2010).



Figure 3 - BW, Vegetation of potential conservation value

A Floristic Value Score (FVS) was calculated for each quadrat using the method of Rehwinkel (2007). This quantitative method allows the assessment of the relative values of sites containing native woodland or grassland communities in the Southern Tablelands of NSW by assigning scores to the presence and abundance of indicator species. These are generally species which have undergone declines since European settlement, from disturbances such as over-grazing and application of fertilisers. A natural grassland with a FVS of four or more is considered to have values consistent with those defined for the Natural Temperate Grassland Endangered Ecological Community. The two NTG patches

were small but diverse, with many native species and high FVS scores. The diversity and FVS were very similar to the results from 2009, after years of drought (Table 5).

No EPBC threatened plant species were found, but an additional two locally uncommon (and indicator level 2) plant species were found in the core area of the *Austrodanthonia* patch. These were Swainson's Purple-pea *Swainsona sericea* and Native Storksbill *Pelargonium australe*. Swainson's Purple-pea is listed as a vulnerable species in NSW.

The strips on the verges of Dudley and Denman Streets dominated by *Austrodanthonia* were weedier and less diverse than the core area of NTG, presumably due to increased disturbance and more frequent mowing of the roadsides.

Table 5. Diversity in 20 x 20 metre NTG quadrats at the Brickworks site

Quadrat	Number of native species		Floristic Value Score	
	Dec 2009	Jan 2012	Dec 2009	Jan 2012
<i>Themeda</i> dominated	26	25	27	29
<i>Austrodanthonia/Austrostipa</i> dominated	26	25	14	15

5.3.2 Fauna

No threatened bird species were recorded on the site, nor was there habitat for them. The small area of grassland and its long history of separation from known habitat for threatened reptiles mean that none of these species are likely to occur on the site.

There is potential habitat for Perunga Grasshopper in the small native-dominated grassland areas (Figure 4), but the search effort (3.5 hours) during the activity period of this species was probably not sufficient to detect a low density population.



Figure 4 - BW, habitat for threatened fauna

The native-dominated grasslands and the road verges with a high component of Chilean Needlegrass are potential habitat for the Golden Sun Moth. The first GSM for the season on this site were recorded on 15 December 2011, one week later than the first records in the northern ACT for the season. From this date GSM were recorded on each of the four visits made during the flying season, and also on two other occasions by other consultants. Meandering transects were used to survey the site, as GSM numbers were too low to warrant parallel transects.

GSM were found in very low numbers in the NTG areas, and in the weedy but shorter grassland on the verges and traffic islands of Dudley Street (Figure 5). A total of 24 male GSM were seen flying during a survey period of nine hours spread over four days, which is an average of less than 3 GSM per hour of survey. In 2009 GSM occupied a similar area, but the counts averaged 5 to 20 GSM per *minute* of survey (Rowell 2010). At the time, this higher recording rate was thought to have been depressed by the spraying of an area of Chilean Needlegrass between the NTG patches.



Figure 5 - BW, GSM observations 2011/2012.

No pupal cases and no female GSM were recorded during the survey. In 2009, sixteen female GSM were seen on the site, and pupal cases were common in an area of recently sprayed Chilean Needlegrass, and occasional in the *Austrodanthonia*-dominated NTG.

5.4 Federal Golf Club (FGC)

5.4.1 Vegetation

The vegetation is described for the eastern, northern (central) and western areas of the site (Figure 6).



Figure 6 - FGC, vegetation communities

Eastern area (ca. 4 ha)

The vegetation in this area has been described previously (Rowell & Crawford 1997, Rowell 2009). The original vegetation would have been the Box-Gum critically endangered ecological community. Most of this was cleared for construction of a fairway, since abandoned, with some eucalypts left around the edges. The access road (Gowrie Drive) is bordered by mature and senescent Monterey Pines which are about 60 years old. These trees have given rise to many other pines of various ages, which have invaded and dominate a remnant of Box-Gum woodland bordering the road. By 2008 a dense growth of many types of woody weeds had replaced the native understorey, many of the remnant eucalypts were dead or in poor health due to drought and competition from woody weeds, and the vegetation did not meet the criteria for Box-Gum community (Rowell 2009). There are a few eucalypts in better condition on the western edge of this site, beside an

active fairway. There is also a large Yellow Box in good condition near where a Rufous Fantail was recorded (Figure 7).



Figure 7 - FGCC, Bird Habitats

Northern area (ca. 4 ha)

The original vegetation of this area would have been Box-Gum threatened community, with Yellow Box and Blakely's Red Gum and also Apple Box *E. bridgesiana* and Broad-leaved Peppermint *E. dives* due to the southerly aspect and footslope position. The remaining eucalypts are mainly Apple Box, many of them mature and with large hollows. The understorey is substantially disturbed with Phalaris and other perennial exotic grasses dominating, and thickets of woody weeds are common. As in the eastern area, woody weeds include Hawthorn, Cotoneaster, Firethorn, Service Tree, Nettle Tree, Blackberry, Plum, Sweetbriar, Pine, Privet, Blue Gum, Cootamundra Wattle and Elm. There are also exotic ground covers like Ivy, Blue Periwinkle and Asparagus Fern. There are scattered patches of native understorey plants and the vegetation grades into the threatened Box-Gum woodland community north of the golf course fence. Parts of the area between the boundary track and the fence could be rehabilitated with an intensive program of woody weed removal followed by spraying of herbaceous weeds and replanting of native understorey species.

The central part of the area is used as a dump and storage area for landscaping materials such as sand, soil, gravel, logs and prunings.

Western area (ca. 8 ha)

Most of this area is covered by Box-Gum threatened community in moderate to very good condition, with a diverse native-dominated understorey containing many uncommon and/or sensitive species, and a sparse shrub layer. The structure is moderately complex with many mature trees, moderate regeneration, and occasional dead trees and logs. The density of mature trees in this area is greater than in much of the nearby Red Hill Nature Reserve, and mistletoe is also more common. As well as Yellow Box and Blakely's Red Gum; Apple Box, Broad-leaved Peppermint and Red Box *E. polyanthemos* are present. The drainage lines contain some exotic perennial grasses and St Johns Wort and other herbaceous weeds are common in much of the area, but woody weeds have been fairly well controlled. The western end near Downes Place is more disturbed, with plantings of exotic and non-local species near the houses.

The 20 x 50 metre vegetation quadrat surveyed in the northwestern part of the area contained 49 native species (Appendix 1). These included 12 from the EPBC list of 'important' species for this community and 16 identified as 'indicator species, level 2'; these are rare grassy ecosystem species which occur on high quality sites (Rehwinkel 2007). Such species included Swainson's Purple-pea (also seen south of the quadrat) and Australian Trefoil *Lotus australis*. Swainson's Purple-pea is listed as a vulnerable species in NSW.

No EPBC listed plant species were found, though the surveys probably started too late in the season to detect most orchids. The listed species were however considered unlikely to be present due to the past disturbance of the understorey and the mainly south-facing slope. Other sensitive species noted include Flax Lily *Dianella longifolia* var. *longifolia*, Fringe Lily *Thysanotus tuberosus* and Chocolate Lily *Dichopogon fimbriatus*.

5.4.2 Fauna

Eastern area

There was evidence that Eastern Grey Kangaroos graze in the open part of this site, and there are well-worn kangaroo tracks from the Red Hill Nature Reserve to the golf course area. Rabbits were common in the area.

A Rufous Fantail (listed as a terrestrial migratory species under the EPBC Act) was seen in the south-east of this area, in a gully at the corner of Gowrie Drive containing two large eucalypts and dense woody weeds (Figure 7). This species passes through Canberra on its way to and from its breeding areas, and the place where it was seen resembles in structure the wet forest gullies it usually occupies. Immature Satin Bowerbirds were also seen in this gully. The mature pines provide feeding habitat for Sulphur-crested Cockatoos and Yellow-tailed Black-cockatoos, plus roosting and nesting sites for other bird species.

There is a small amount of potential feeding habitat for Varied Sittellas in the remnant eucalypts, but no significant habitat for other threatened bird species.

There is no potential habitat for Pink-tailed Worm-lizard or Perunga Grasshopper in this area.

Northern area

There was evidence that Eastern Grey Kangaroos use and pass through this area (tracks and occasional droppings), and there are tree hollows suitable for use by Brush-tailed Possums and Sugar Gliders.

There is a small amount of potential habitat for threatened woodland birds such as Varied Sittellas, White-winged Trillers and Rainbow Bee-eaters (feral honeybees) in the remnant eucalypts in this area. Many of the remnant eucalypts contain large hollows suitable for nesting by larger species such as Laughing Kookaburras, Gang-gang Cockatoos, Dollarbirds, Wood Ducks and Boobook Owls, as well as smaller hollows suitable for other birds and insectivorous bats. The size and position of these trees between the golf course and the woodland means that they are well-used by many birds occupying either or both habitats.

There is no potential habitat for Pink-tailed Worm-lizard or Perunga Grasshopper in this area.

Western area

There was evidence that Eastern Grey Kangaroos use this area (tracks and occasional droppings), and there are many tree hollows suitable for use by Brush-tailed Possums. There are also numerous small tree hollows suitable for insectivorous bats, and the adjacent open golf course with ponds would provide additional feeding areas for these animals.

Twenty eight bird species were observed in this area (Appendix 2), but none of the threatened woodland birds were seen. There is potential habitat for several of the threatened species, including Swift Parrot, Superb Parrot, Rainbow Bee-eater (feral honeybees), Regent Honeyeater, Varied Sittella and White-winged Triller. The threatened species most likely to be present is the Varied Sittella.

Gang-gang Cockatoos were common, and two probable nest trees were noted (Figure 7), with pairs of birds attending and/or entering large hollows. This species is listed as vulnerable in NSW. Groups of up to five Gang-gangs were seen, including young birds, and several were seen feeding in native and exotic trees and shrubs. Kookaburras were seen carrying food, and young were heard begging from a large tree hollow. Other birds which nest in large hollows were also present: King Parrots, Galahs, Sulphur-crested Cockatoos, Little Corellas, Eastern Rosellas, Crimson Rosellas and Dollarbirds.

The hindquarters of an introduced Black Rat and several pellets containing vertebrate prey remains were found under a large eucalypt just outside this area. These may indicate the roost site of a Boobook Owl or diurnal raptor.

Noisy Miners were common in this area, and were seen mobbing a fox. Their aggressive behaviour towards other birds may explain the relatively low number of small birds seen in this area. The observed heavy use of the area by runners, dog walkers and mountain bikes would also have an impact.

There is some potential habitat for the Perunga Grasshopper, especially in the higher parts of this area. The species was not recorded during the surveys, but could be present as it has been recorded elsewhere on Red Hill (ACT Red Hill Bush Regeneration Group website).

There is an old record of Pink-tailed Worm-lizard from the Red Hill Reserve (Osborne and McKergow 1993), but no potential habitat was seen on this site. The site is mainly south-facing with no suitable rock cover, and the overstorey is moderately dense.

6. Discussion

6.1 Stirling Ridge

The site contains about one hectare of mainly cleared Box-Gum woodland critically endangered community, in poor to moderate condition, and has low value for fauna. The better quality part of this community is about 0.2 hectares adjacent to the northeastern boundary of the site, and contains twelve plants of the endangered Button Wrinklewort daisy.

The adjacent Stirling Park woodland contains up to 50,000 Button Wrinklewort plants and 46 hectares of Box-Gum woodland with high native plant diversity (ACT Government 1998, Sharp 2009) and high quality bird habitat. The ACT Lowland Woodland Conservation Strategy recommends the protection of Stirling Park for its high conservation value (ACT Government 2005).

Development of the whole site for embassy use would entail the loss of the threatened plants, one hectare of threatened Box-Gum community and potential Perunga habitat, and low quality potential Golden Sun Moth habitat. Development could also degrade part of the adjacent higher quality Box-Gum woodland and bird habitats on Stirling Ridge through disturbance to wildlife by noise and additional human/pet activity, shading from buildings and associated landscaping, weed invasion, maintenance of asset protection zones and drainage alterations on the site, additional pedestrian access and maintenance of asset protection zones.

These effects could be partially mitigated by a buffer zone (preferably of mown grass) of 20 metres between the boundary of the Box-Gum community (Figure 2) and the boundary of a development site. This setback refers also to the land adjacent to the wooded part of Stirling Ridge above the exotic-dominated western section of the subject site.

There is low potential for Golden Sun Moth to occur on the grassed parts of the site, but the site is close to a known GSM population. Surveys for the species should be repeated in a better season to determine whether the species is present.

6.2 Brickworks

The patches of NTG between Denman and Dudley Streets may have reduced in size slightly in the last five years, but they retain a diversity of native species and GSM continue to occupy both the NTG patches and the less diverse road verges. The area between the NTG patches had become infested with Chilean Needlegrass, which also previously supported a large population of GSM (Will Osborne, pers. comm.). This weed was sprayed in 2009, and that area is now covered with other weed species (and some native species) which do not support GSM. The other small areas of GSM habitat in Yarralumla are mostly in lower quality grassland, and some of these have been built on or degraded in the last five years, or are in insecure locations like road verges.

The NTG patches and GSM population on this site are part of a small number of such remnants in central Canberra, only one of which is protected (0.4 ha in York Park, Barton). Larger areas of NTG and GSM habitat occur in Gungahlin, Belconnen, Jerrabomberra Valley and Majura Valley, some in reserves (Gungahdera, Mulanggari and Jerrabomberra Grassland reserves).

The area of NTG has been determined to be a Complementary Conservation Site with a moderate Botanical Significance Rating (ACT Government 2005). Sites in this category may contain threatened species habitat that is not key habitat, but complements or buffers core conservation grassland or habitat. Populations of threatened species in these areas are considered to be viable in the medium term. The small areas of GSM habitat and NTG could be expected to persist if current management continues, but impacts from development nearby could eventually result in the loss of both. Detrimental effects would arise from construction, shading from buildings and associated landscaping, weed invasion, additional foot traffic, changes in mowing frequency and alteration to drainage on the site. These effects could be partially mitigated by a buffer zone (preferably of mown grass) of 20 metres between the boundary of the Natural Temperate Grassland community and associated Golden Sun Moth habitat (Figure 3) and the boundary of a development site. This buffer zone could for example be within the footprint of the existing surrounding pine plantings.

6.3 Federal Golf Club

6.3.1 Access

Development of any part of the FGC site would presumably require widening of Gowrie Drive and construction of an additional access road, provision of utilities and maintenance of asset management zones between the development and the adjacent woodland. This would entail loss of some remnant eucalypts and threatened Box-Gum community, and may affect a group of Drooping She-oaks *Allocasuarina verticillata* near the junction of Gowrie Drive and Red Hill Drive. These trees are potential habitat for the Glossy Black-cockatoo, which is listed as vulnerable in NSW.

6.3.2 Eastern area

The eastern area is mostly of low conservation value due to extensive invasion by woody weeds, including Monterey Pines from the eastern boundary. The other woody weeds are mostly those spread by birds, suggesting that the pines are used as a roost by fruit-eating species such as Pied Currawongs. Nine eucalypts containing hollows were noted in this area in 1997 (Rowell and Crawford 1997), and by 2009 several of these had declined in health, died or fallen, probably due to the combined effects of prolonged drought and competition from woody weeds (Rowell 2009). Development of this area would result in the loss of some bird habitat, and hinder free movement of kangaroos and birds between Red Hill Nature Reserve and the golf course.

Many of the eucalypts in the eastern half of this area are unnaturally tall and slender due to competition from woody weeds. Many would probably be damaged if the surrounding pines and woody weeds were removed, and may be unsuitable for retention within a developed area. Eucalypts of various ages in the more open western half of this section are in better condition, and would merit retention as habitat trees.

Development would probably require the removal of the mature Monterey Pines along Gowrie Drive. This would reduce the fire hazard, and remove a source of pine seedlings that invade the Nature Reserve.

6.3.3 Northern area

Although the understorey of the woodland south of the golf course fence has been degraded by weed invasion to the extent that it no longer meets the definition of the threatened Box-Gum community, the remnant eucalypts provide valuable habitat for birds, bats and possums. The dense woody weeds also have habitat value for some small birds, and provide a screen that may reduce the effect on the adjacent fauna habitats from noise and human activity on the golf course. If the woody weeds were removed and herbaceous weeds controlled thereafter, assisted eucalypt regeneration or native shrub plantings could perform the same function.

Development of this area would result in loss of bird and mammal habitat, and degradation of adjoining woodland as described in section 6.3.4. and 6.3.5 below.

6.3.4 Western area

This area is on a south-facing slope, an aspect which is not well represented in the adjacent Red Hill Nature Reserve. The Box-Gum woodland community here contains Broad-leaved Peppermint and other plant species typical of south-facing slopes. There are also many large hollow-bearing trees, and more logs and mistletoes than much of the Red Hill woodland. The aspect may have partially protected the site from bushfires that affected parts of the reserve in 1998 and 2001.

This area has been categorized as partially modified Yellow Box Red Gum Grassy Woodland endangered ecological community in the ACT Lowland Woodland Conservation Strategy (ACT Government 2004). This category contains the highest quality remaining woodlands of this type in the ACT. Much of the Box-Gum woodland in the Red Hill Nature Reserve is in a lower quality category.

The diversity of the threatened woodland community in this area, its complex structure and continuity with the Red Hill Nature Reserve woodland and golf club fauna habitats, and the number of uncommon or sensitive plant species present all contribute to its high environmental value.

Development of part of this area would involve loss of threatened community and fauna habitats, and degrade the value of the remainder through fragmentation, weed invasion, increased human disturbance and impeding wildlife movements.

6.3.5 Effect on Red Hill Nature Reserve

Red Hill Nature Reserve contains 261 hectares of threatened Box-Gum woodland (ACT Government 2004) on a variety of aspects and slopes, and is only separated from the larger Callum Brae-Mugga woodlands by Hindmarsh Drive. This continuity, variety and the diversity of the vegetation provides habitat for many birds, with 82 species recorded in the reserve between 1998 and 2006 (COG 2006). This includes a number of raptors, and several threatened or declining species. The ACT Red Hill Bush Regeneration Group report that 196 native woodland plant species have been recorded in the nature reserve.

Development close to the boundary of the existing woodland in Red Hill Nature Reserve would cause some degradation of the adjoining woodland and fauna habitats through disturbance from construction of buildings and utilities, maintenance of asset protection zones, weed invasion, additional pedestrian use, barriers to wildlife movement, and through disturbance to wildlife by increased noise and human activity.

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Appendix 1. Flora results

WOODLAND VEGETATION SURVEY SHEET, 20 x 50 m quadrat

Project: NCA, potential embassy locations				Date: 22 January 2012				Site name: Stirling Ridge			
Plot ID: SR1		Aspect: SW		Recorder: A Rowell				Location: SW end of Stirling Ridge, NE corner of site			
Datum: WGS 84		Easting: (see notes below)		Northing:				Soil type: Clay / Loam / Sand / Organic			
Landform: midslope		Rock %: 0		Average vegetation height: grass leaves ~ 20cm				Biomass removal: EGK, hares, slashing			
Bare Ground %: <1		Litter %: 5		Moss/Lichen %: <1 / 0				Photo no:		Cover Abundance	
	Native Species	§ Imp	† Sig 2	CA		Native Species	§ Imp	† Sig 2	CA	r - <5%, solitary	
1	<i>Eucalyptus blakelyi</i> (1–6 metres tall)			1	26	<i>Eragrostis trachycarpa</i>			r	+ - <5%, few	
2	<i>Austrodanthonia laevis</i>			2	27	<i>Acaena ovina</i>			r	1 - 5%, numerous	
3	<i>Austrostipa bigeniculata</i>			2	28	<i>Bossiaea buxifolia</i>	✓	✓	r	2 - 5-25%	
4	<i>Bothriochloa macra</i>			2	29	<i>Carex inversa</i>			r	3 - 25-50%	
5	<i>Microlaena stipoides</i>			2	30	<i>Glycine clandestina</i>	✓	✓	r	4 - 50-75%	
6	<i>Austrodanthonia caespitosa</i>			1	31	<i>Hydrocotyle laxiflora</i>		✓	r	5 - >75%	
7	<i>Panicum effusum</i>			1	32	<i>Lomandra bracteata</i>			r		
8	<i>Chrysocephalum apiculatum</i>	✓		1	33	<i>Oxalis perennans</i>			r		
9	<i>Desmodium varians</i>	✓	✓	1	34						
10	<i>Glycine tabacina</i>	✓	✓	1	35						
11	<i>Goodenia pinnatifida</i>	✓	✓	1	36						
12	<i>Tricoryne elatior</i>	✓	✓	1		Exotic Species	CA	Exotic Species	CA		
13	<i>Wahlenbergia luteola</i>			1	1	<i>Plantago lanceolata</i>	2	14	<i>Setaria parviflora</i>	+	
14	<i>Xerochrysum viscosum</i>		✓	1	2	<i>Avena</i> sp.	1	15	<i>Vulpia</i> sp.	+	
15	<i>Austrostipa scabra</i>			+	3	<i>Briza maxima</i>	1	16	<i>Conyza</i> sp.	+	
16	<i>Elymus scaber</i>			+	4	<i>Festuca arundinacea</i>	1	17	<i>Bromus hordeaceus</i>	r	
17	<i>Poa sieberiana</i>			+	5	<i>Nassella neesiana</i>	1	18	<i>Celtis australis</i>	r	
18	<i>Convolvulus angustissimus</i>			+	6	<i>Paspalum dilatatum</i>	1	19	<i>Sorbus domesticus</i>	r	
19	<i>Plantago varia</i>	✓	✓	+	7	<i>Centaurium erythraea</i>	1	20	<i>Chondrilla juncea</i>	r	
20	<i>Rutidosia leptorrhynchoides</i>	✓	✓	+	8	<i>Hypericum perforatum</i>	1	21	<i>Petrorhagia nanteulii</i>	r	
21	<i>Vittadinia cuneata</i>			+	9	<i>Hypochaeris radicata</i>	1	22	<i>Silene gallica</i>	r	
22	<i>Vittadinia muelleri</i>			+	10	<i>Salvia verbenaca</i>	1	23			
23	<i>Wahlenbergia communis</i>			+	11	<i>Sanguisorba minor</i>	1	24			
24	<i>Austrodanthonia carphoides</i>			r	12	<i>Pyracantha</i> sp.	+	25			
25	<i>Chloris truncata</i>			r	13	<i>Dactylis glomerata</i>	+	26			

Notes: Meat ant nest, European Hare forms, fox scat. Only native shrub is subshrub *Bossiaea*, presumably due to annual slashing. Very old *E. rossii*, various shrubs uphill
Co-ordinates of corners of quadrat: 691831E 6091441N; 691873 6091412; 691862 6091395; 691826 691424

§ Imp : 'Important species' list, EPBC listing for endangered Box-Gum community

† Sig 2: 'Indicator species level 2', Rehwinkel (2007)

GRASSY VEGETATION SURVEY SHEET, 20 x 20 m quadrat

Project: NCA, potential embassy locations		Date: 9 January 2012		Site name: Brickworks				
Plot ID: BW Austroanthonia	Aspect: SW	Recorder: A Rowell		Location: between Dudley and Denman Streets, Yarralumla				
Datum: WGS 84, centre	Easting: 690377	Northing: 6090301		Soil type: Clay / Loam / Sand / Organic				
Landform: gentle midslope	Rock %: 0	Average vegetation height: grass leaf 15 cm		Biomass removal: slashing				
Bare Ground %: 5	Litter %: 10	Moss/Lichen %: <1 / <1		Photo no: 1, from N	Cover Abundance			
No.	Native Species	†Sig 1/2	CA	No.	Native Species	†Sig 2	CA	r - <5%, solitary/<4
1	<i>Austrostipa bigeniculata</i>		3	26	Floristic Value Score = 15			+ - <5%, few/4-15
2	<i>Austroanthonia laevis</i>		2	27				1 - <5%, num/>15
3	<i>Bothriochloa macra</i>		2	28				2 - 5-25%
4	<i>Themeda triandra</i>		1	29				3 - 25-50%
5	<i>Chrysocephalum apiculatum</i>	1	1	30				4 - 50-75%
6	<i>Euchiton sphaericum</i>		1	31				5 - >75%
7	<i>Hypericum gramineum</i>	2	1	32				
8	<i>Schoenus apogon</i>		1	33				
9	<i>Austroanthonia carphoides</i>		+	34				
10	<i>Austroanthonia eriantha</i>		+	35				
11	<i>Dichelachne ?rara</i>		+	36				
12	<i>Gonocarpus tetragynus</i>	1	+		Exotic Species			
13	<i>Microtis</i> sp.	2	+	1	<i>Centaurium erythraea</i>		1	
14	<i>Lomandra bracteata</i>	1	+	2	<i>Conyza</i> sp.		1	
15	<i>Triptilodiscus pygmaeus</i>	2	+	3	<i>Gnaphalium americanum</i>		1	
16	<i>Wahlenbergia communis</i>		+	4	<i>Plantago lanceolata</i>		1	
17	<i>Wahlenbergia ?gracilentia</i>		+	5	<i>Hypochaeris radicata</i>		1	
18	<i>Wahlenbergia luteola</i>		+	6	<i>Hypericum perforatum</i>		+	
19	<i>Cheilanthes sieberi</i>	2	r	7	<i>Petrorhagia nanteuillii</i>		+	
20	<i>Eryngium rostratum</i>	2	r	8	<i>Briza minor</i>		r	
21	<i>Goodenia pinnatifida</i>	2	r	9	<i>Nassella neesiana</i>		r	
22	<i>Oxalis perennans</i>		r	10	<i>Paspalum dilatatum</i>		r	
23	<i>Rumex dumosus</i>		r	11	<i>Hypochaeris glabra</i>		r	
24	<i>Senecio quadridentatus</i>		r	12	<i>Tolpis barbata</i>		r	
25	<i>Vittadinia muelleri</i>		r	13				

Notes: One Golden Sun Moth seen during vegetation survey, 21°C at 1320 hours

†Sig 1/2 : 'Indicator species level 1 or 2', Rehwinkel (2007)

GRASSY VEGETATION SURVEY SHEET, 20 x 20 m quadrat

Project: NCA, potential embassy locations		Date: 9 January 2012		Site name: Brickworks				
Plot ID: BW Themeda	Aspect: S	Recorder: A Rowell		Location: near Dudley Street, Yarralumla				
Datum: WGS 84 (centre)	Easting: 690202	Northing: 6090280		Soil type: Clay / Loam / Sand / Organic				
Landform: footslope	Rock %: 0	Average vegetation height: grass leaf 40 cm		Biomass removal: occasional slashing				
Bare Ground %: <1	Litter %: 1	Moss/Lichen %: <1 / <1		Photo no: from N	Cover Abundance			
No.	Native Species	†Sig 1/2	CA	No.	Native Species	†Sig 2	CA	r - <5%, solitary/<4
1	<i>Themeda triandra</i>		5	26	Floristic Value Score = 29			+ - <5%, few/4-15
2	<i>Chrysocephalum apiculatum</i>		1	27				1 - <5%, num/>15
3	<i>Goodenia pinnatifida</i>		1	28				2 - 5-25%
4	<i>Hypericum gramineum</i>		1	29				3 - 25-50%
5	<i>Lomandra bracteata</i>		1	30				4 - 50-75%
6	<i>Microtis</i> sp.		1	31				5 - >75%
7	<i>Plantago varia</i>		1	32				
8	<i>Schoenus apogon</i>		1	33				
9	<i>Austrodanthonia laevis</i>		+	34				
10	<i>Austrodanthonia carphoides</i>		+	35				
11	<i>Asperula conferta</i>		+	36				
12	<i>Dianella longifolia</i>		+		Exotic Species			
13	<i>Eryngium rostratum</i>		+	1	<i>Centaurium erythraea</i>		1	
14	<i>Rumex brownii</i>		+	2	<i>Hypochaeris radicata</i>		1	
15	<i>Wahlenbergia communis</i>		+	3	<i>Vulpia</i> sp.		+	
16	<i>Bothriochloa macra</i>		r	4	<i>Conyza</i> sp.		+	
17	<i>Elymus scaber</i>		r	5	<i>Avena</i> sp.		r	
18	<i>Pentapogon quadrifidus</i>		r	6	<i>Hypericum perforatum</i>		r	
19	<i>Poa labillardieri</i>		r	7				
20	<i>Poa sieberiana</i>		r	8				
21	<i>Acaena ?ovina</i>		r	9				
22	<i>Euchiton sphaericus</i>		r	10				
23	<i>Leptorhynchus squamatus</i>		r	11				
24	<i>Tricoryne elatior</i>		r	12				
25	<i>Wahlenbergia luteola</i>		r	13				

Notes: 1 Golden Sun Moth seen flying over quadrat at 1430 hrs.

†Sig 1/2 : 'Indicator species level 1 or 2', Rehwinkel (2007)

WOODLAND VEGETATION SURVEY SHEET, 20 x 50 m quadrat

Project: NCA, potential embassy locations				Date: 7 January 2012				Site name: Federal Golf Club			
Plot ID: FGC1		Aspect: flat to NW		Recorder: A Rowell				Location: N of golf course, near N boundary of site			
Datum: WGS 84 (centre)		Easting: 691148		Northing: 6088528				Soil type: Clay / Loam / Sand / Organic			
Landform: ridge top		Rock %: 0		Average vegetation height: -				Biomass removal: occasional EGK			
Bare Ground %: <5		Litter %: 25		Moss/Lichen %: - / -				Photo no: 1		Cover Abundance	
	Native Species	§ Imp	†Sig 2	CA		Native Species	§ Imp	†Sig 2	CA	r - <5%, solitary	
1	<i>Eucalyptus melliodora</i>			3	30	<i>Cheilanthes sieberi</i>		✓	+	+ - <5%, few	
2	<i>Eucalyptus blakelyi</i>			2	31	<i>Desmodium varians</i>	✓	✓	+	1 - <5%, numerous	
3	<i>Eucalyptus dives</i>			1	32	<i>Dichopogon fimbriatus</i>	✓	✓	+	2 - 5-25%	
4	<i>Austroanthonia laevis</i>			2	33	<i>Gonocarpus tetragynus</i>			+	3 - 25-50%	
5	<i>Austrostipa scabra</i>			2	34	<i>Hardenbergia violacea</i>	✓	✓	+	4 - 50-75%	
6	<i>Microlaena stipoides</i>			2	35	<i>Hibbertia obtusifolia</i>	✓	✓	+	5 - >75%	
7	<i>Acacia dealbata</i>			1	36	<i>Pimelea curviflora</i>		✓	+		
8	<i>Aristida ramosa</i>			1	37	<i>Scleranthus diander</i>		✓	+		
9	<i>Austrostipa bigeniculata</i>			1	38	<i>Wahlenbergia communis</i>			+		
10/11	<i>Elymus scaber</i> , * <i>Themeda triandra</i>	*✓		1,1	39	<i>Wahlenbergia luteola</i>			+		
12	<i>Poa sieberiana</i> var. <i>sieberiana</i>			1	40	<i>Brachyloma daphnoides</i>	✓	✓	r		
13	<i>Acaena echinata</i>			1	41	<i>Cassinia quinquefaria</i>			r		
14	<i>Chrysocephalum apiculatum</i>	✓		1	42	<i>Einadia nutans</i>			r		
15	<i>Geranium solanderi</i>			1	43	<i>Euchiton sphaericum</i>			r		
16	<i>Glycine clandestina</i>	✓	✓	1	44	<i>Lomandra multiflora</i>		✓	r		
17	<i>Hydrocotyle laxiflora</i>		✓	1	45	<i>Lotus australis</i>	✓	✓	r		
18	<i>Plantago varia</i>	✓	✓	1	46	<i>Oxalis perennans</i>			r		
19	<i>Tricoryne elatior</i>	✓	✓	1	47	<i>Senecio quadridentatus</i>			r		
20	<i>Xerochrysum viscosum</i>		✓	1	48	<i>Swainsona sericea</i>	✓	✓	r		
21	<i>Acacia baileyana</i>			+	49	<i>Vittadinia cuneata</i>			r		
22	<i>Acacia implexa</i>			+		Exotic Species			CA	CA	
23	<i>Austroanthonia eriantha</i>			+		<i>Hypericum perf., Centaurium e</i>	2,2			r, r	
24	<i>Austroanthonia racemosa</i> var. <i>racem.</i>			+		<i>Coryza, Cynosurus echin.</i>	1,1			r, r	
25	<i>Dichelachne crinita</i>			+		<i>Plantag lanc, Hypo. radi, Vulpia</i>	1,1			r	
26	<i>Panicum effusum</i>			+		<i>Acetosella vulgaris, Avena sp.</i>	+,+			r, r	
27	<i>Poa sieberiana</i> var. <i>cyanophylla</i>			+		<i>Bromus diandr., Holcus lanat.</i>	+,+			r, r	
28	<i>Amyema pendulum</i>			+		<i>Lolium peren., Phalaris aquat.</i>	+,+			r, r	
29	<i>Carex inversa</i>			+		<i>Orobanche minor</i>	+			r, r	

§ Imp : 'Important species' list, EPBC listing for endangered Box-Gum community

† Sig 2: 'Indicator species level 2', Rehwinkel (2007)

Appendix 2. Fauna results

Birds observed at Federal Golf Club site, September 2011 to February 2012

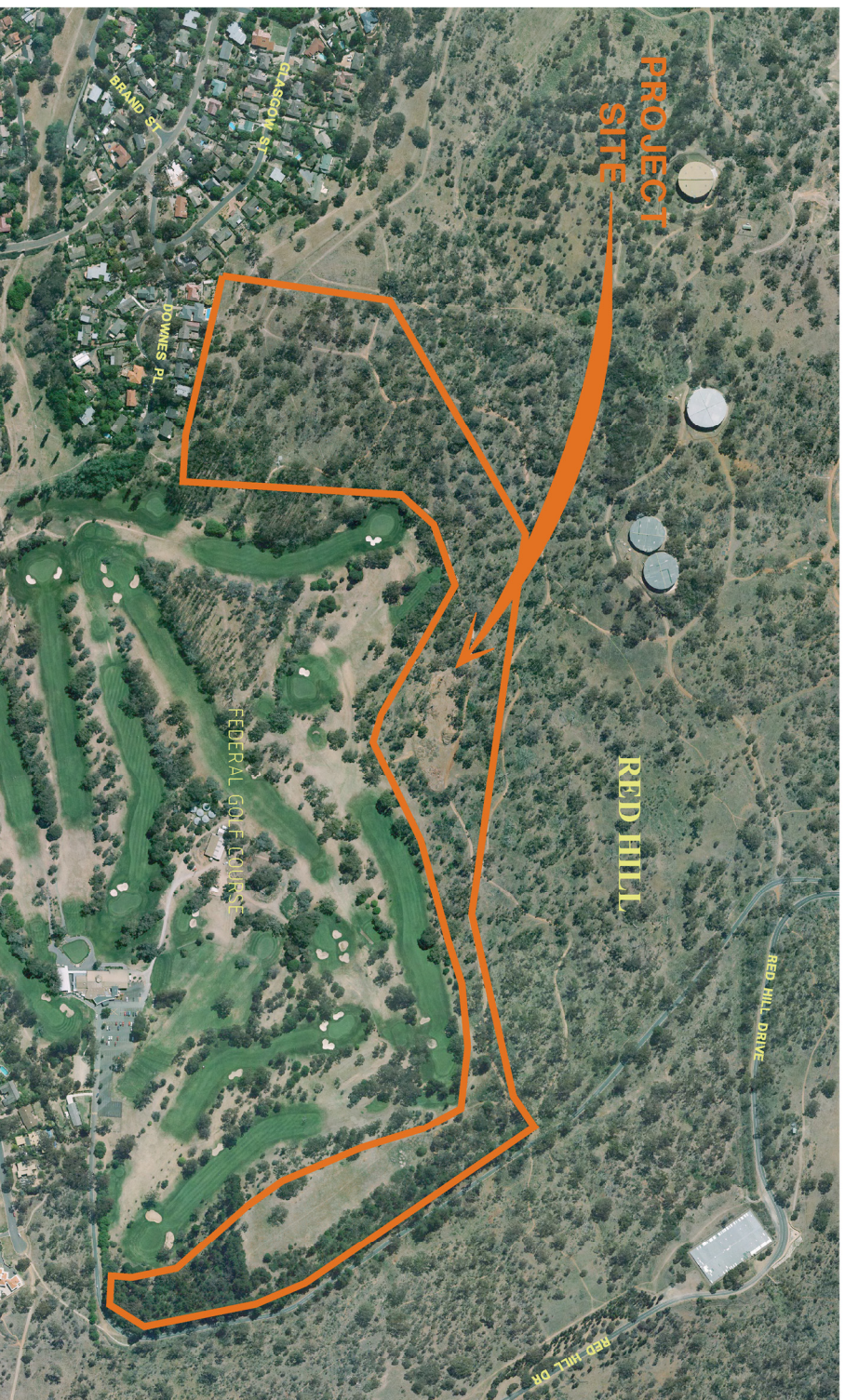
Bird species	Common Name	Notes
<i>Phaps chalcoptera</i>	Common Bronzewing	Mainly under exotic trees and shrubs
<i>Ocyphaps lophotes</i>	Crested Pigeon	
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Two nest trees in western part of site
<i>Eolophus roseicapillus</i>	Galah	
<i>Cacatua sanguinea</i>	Little Corella	On golf course
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	One nest tree just outside northern area
<i>Alisterus scapularis</i>	Australian King-Parrot	Mainly in exotic trees and shrubs
<i>Platyercus elegans</i>	Crimson Rosella	
<i>Platyercus eximius</i>	Eastern Rosella	
<i>Dacelo novaeguineae</i>	Laughing Kookaburra	Carrying food to large hollow in eucalypt
<i>Eurystomus orientalis</i>	Dollarbird	
<i>Cormobates leucophaeus</i>	White-throated Treecreeper	
<i>Malurus cyaneus</i>	Superb Fairy-wren	Mainly in blackberries and exotic shrubs
<i>Pardalotus punctatus</i>	Spotted Pardalote	
<i>Pardalotus striatus</i>	Striated Pardalote	
<i>Smicronis brevirostris</i>	Weebill	
<i>Anthochaera carunculata</i>	Red Wattlebird	
<i>Philemon corniculatus</i>	Noisy Friarbird	
<i>Manorina melanocephala</i>	Noisy Miner	Common, carrying food
<i>Rhipidura albiscapa</i>	Grey Fantail	
<i>Rhipidura rufifrons</i>	Rufous Fantail	In gully dominated by woody weeds
<i>Grallina cyanoleuca</i>	Magpie-lark	
<i>Oriolus sagittatus</i>	Olive-backed Oriole	
<i>Ptilonorhynchus violaceus</i>	Satin Bowerbird	In gully dominated by woody weeds
<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike	
<i>Cracticus torquatus</i>	Grey Butcherbird	
<i>Gymnorhina tibicen</i>	Australian Magpie	
<i>Strepera graculina</i>	Pied Currawong	
<i>Corvus coronoides</i>	Australian Raven	
<i>Corcorax melanorhamphos</i>	White-winged Chough	
<i>Zosterops lateralis</i>	Silvereye	

DIPLOMATIC SITES PLANNING STUDY RED HILL



LAND ADJACENT TO FEDERAL GOLF CLUB CONCEPT SUBDIVISIONAL PLAN

DRAWING SCHEDULE	
C1114.3-100+	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
C1114.3-101+	SUBDIVISIONAL PLAN
C1114.3-102+	EXISTING SERVICES PLAN
C1114.3-103+	PROPOSED SERVICES PLAN
C1114.3-104+	PROPOSED STORMWATER SERVICES
C1114.3-105+	PROPOSED SEWER SERVICES
C1114.3-106+	PROPOSED WATER SERVICES
C1114.3-107+	PROPOSED UTILITIES SERVICES
C1114.3-110	TYPICAL CROSS SECTION ROAD 1



MAY 2012

LOCALITY PLAN
SCALE: 1:4000



NATIONAL CAPITAL AUTHORITY

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DIPLOMATIC SITES RED HILL
CONCEPT SUBDIVISIONAL PLAN

REV	DATE	BY	CHKD	DESCRIPTION
A	18/05/12			
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	18/05/12
2		
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PROJECT NO.	
DATE	

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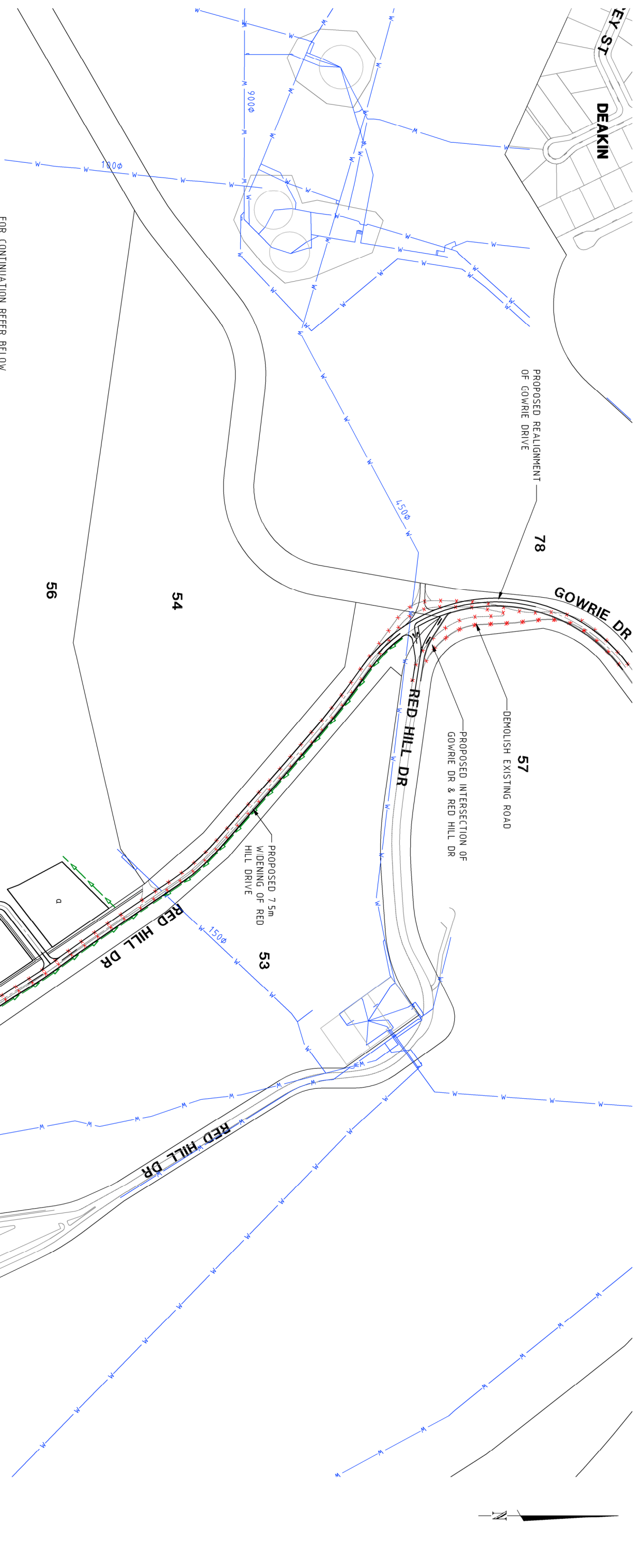
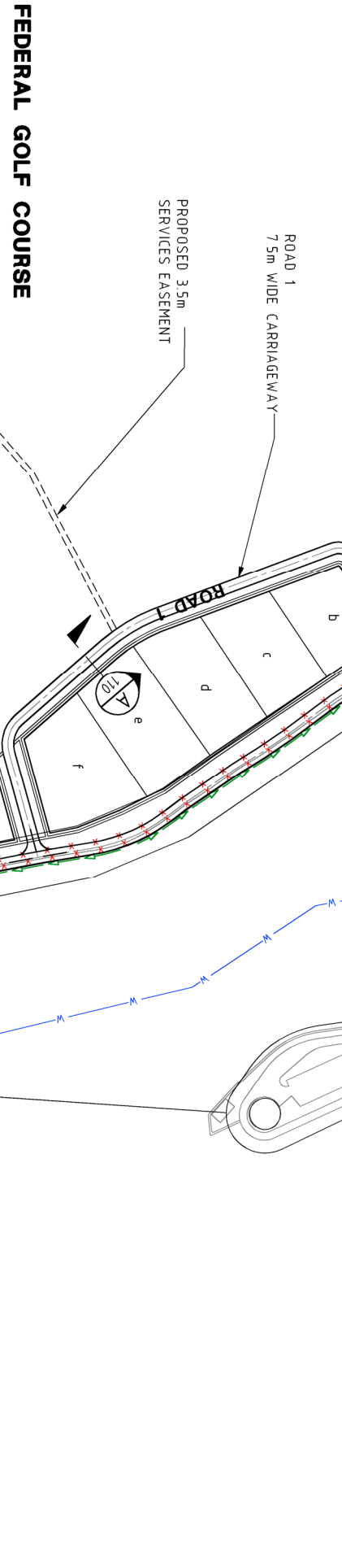
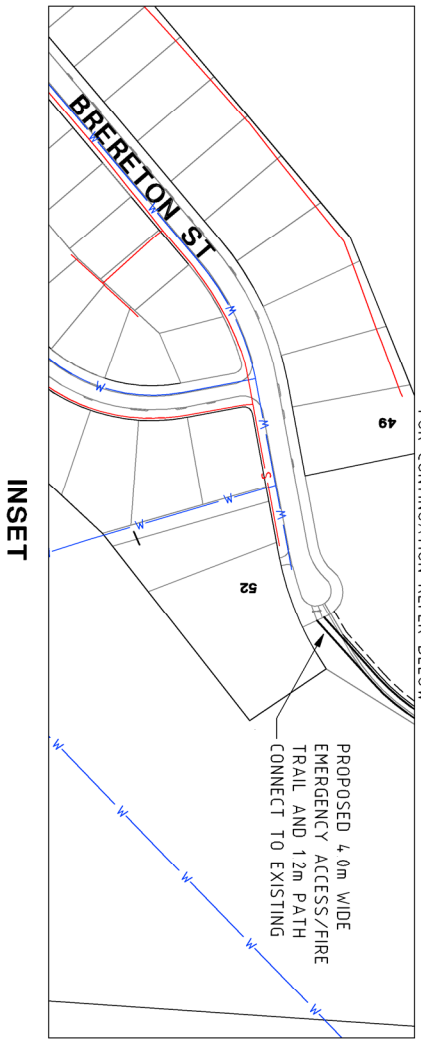
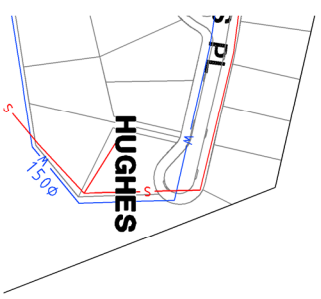
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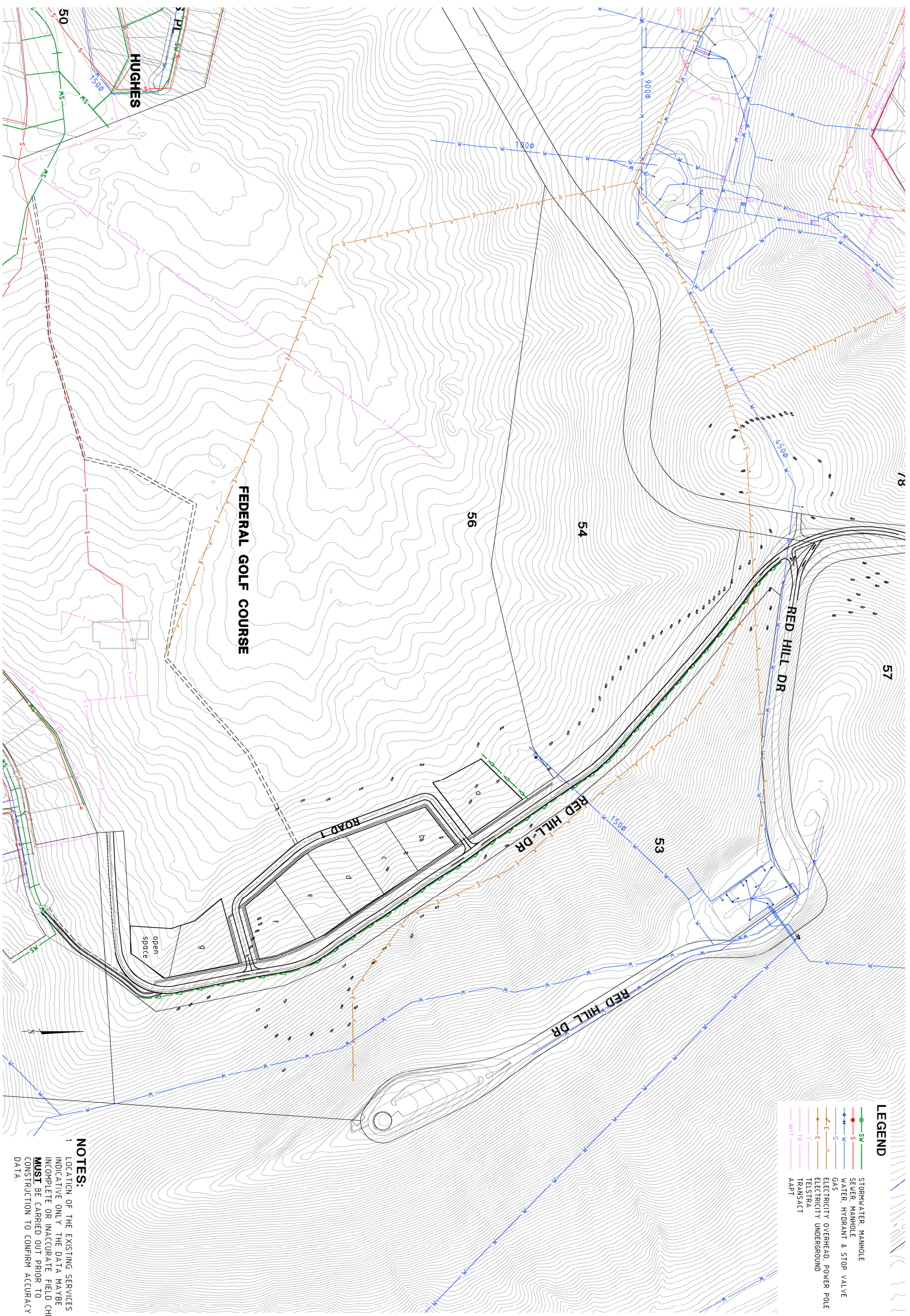
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LEGEND

- SW - Stormwater Manhole
- S - Sewer Manhole
- W - Water Manhole & Stop Valve
- G - Gas
- E - Electricity Overhead Power Pole
- E - Electricity Underground
- ELSTR - Telstra
- TR - Transact
- APT - AAPT

NOTES:

1 LOCATION OF THE EXISTING SERVICES IS INDICATIVE ONLY. THE DATA MAYBE INCOMPLETE OR INACCURATE. FIELD CHECKS **MUST** BE CARRIED OUT PRIOR TO CONSTRUCTION TO CONFIRM ACCURACY OF DATA.

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PROJECT NO.	

SCALE METERS

SCALE METERS

SCALE FEET

SCALE FEET

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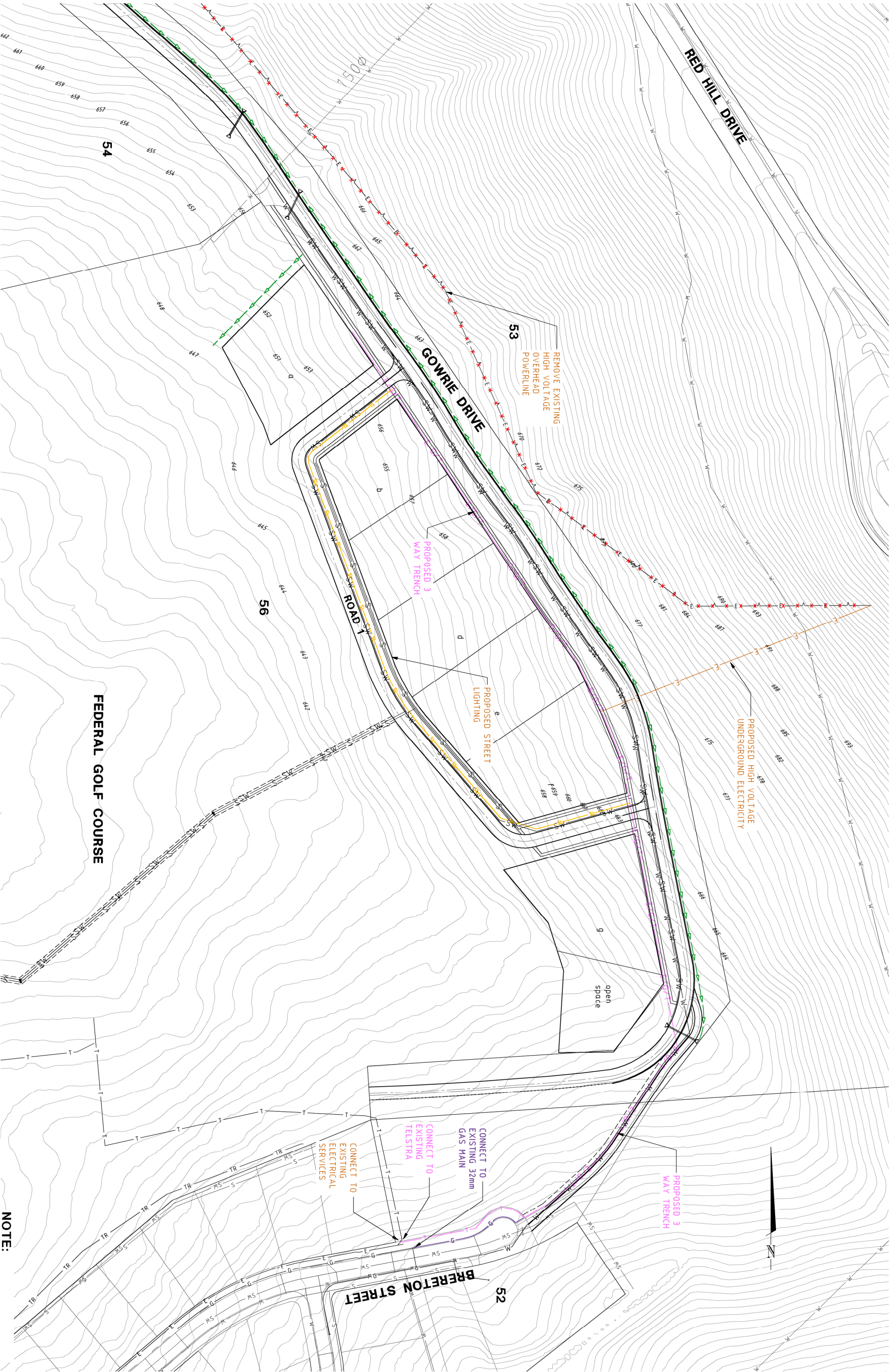
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DRAWING TITLE

PROPOSED UTILITY SERVICES

DRAWING NUMBER

C11143-107+



NOTE:
 REFER C10118-103+ FOR LEGEND

DIPLOMATIC SITES PLANNING STUDY YARRALUMLA



LAND NEAR OLD CANBERRA BRICKWORKS CONCEPT SUBDIVISIONAL PLAN

DRAWING SCHEDULE

C1114.3-200+	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
C1114.3-201+	SUBDIVISIONAL PLAN
C1114.3-202+	EXISTING SERVICES PLAN
C1114.3-203+	PROPOSED SERVICES PLAN
C1114.3-204+	PROPOSED STORMWATER SERVICES
C1114.3-205+	PROPOSED SEWER SERVICES
C1114.3-206+	PROPOSED WATER SERVICES
C1114.3-207+	PROPOSED UTILITIES SERVICES
C1114.3-210	TYPICAL CROSS SECTIONS SHEET 1
C1114.3-211	TYPICAL CROSS SECTIONS SHEET 2



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LOCALITY PLAN
SCALE: 1:4000



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DIPLOMATIC SITES YARRALUMLA
CONCEPT SUBDIVISIONAL PLAN

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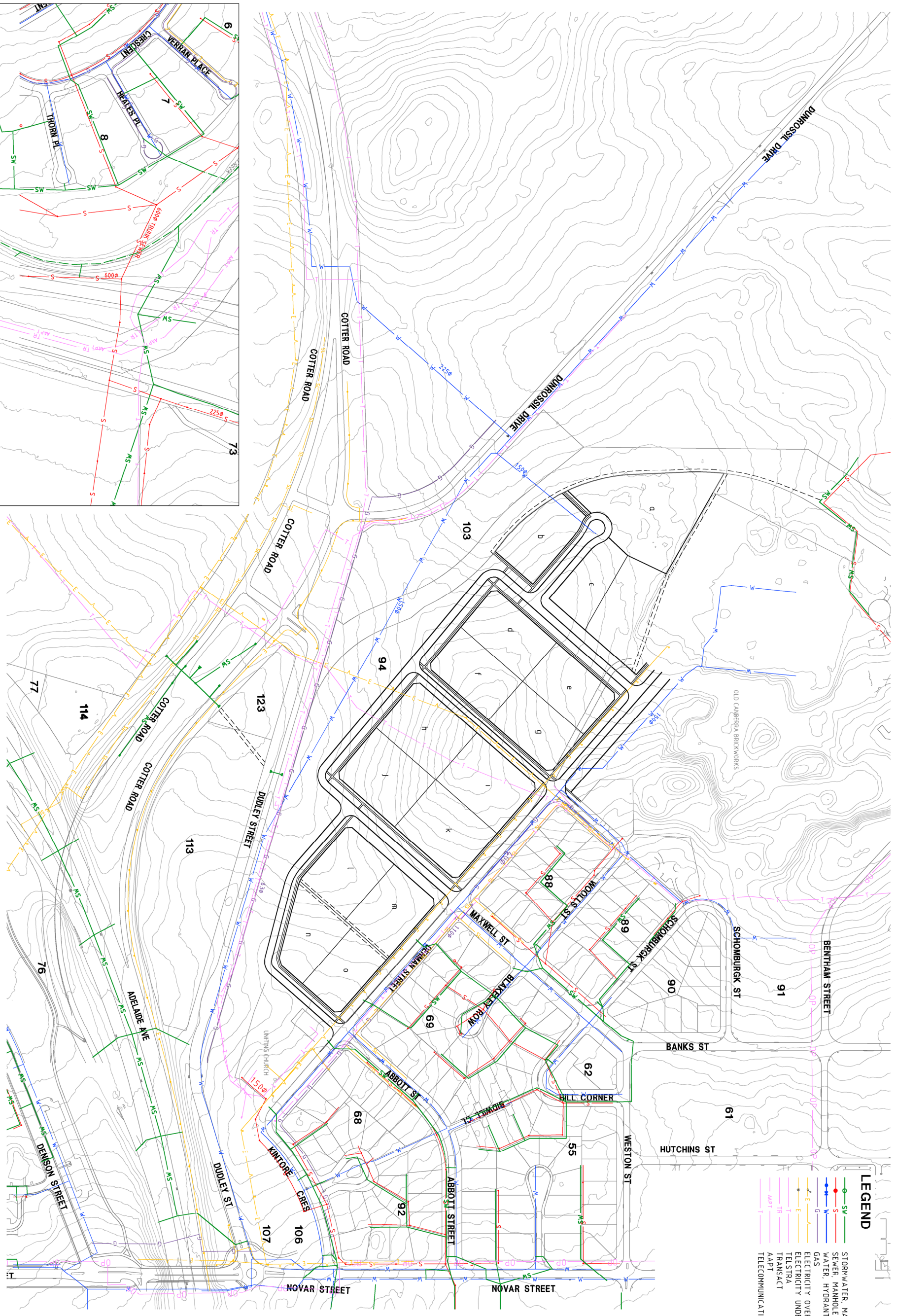
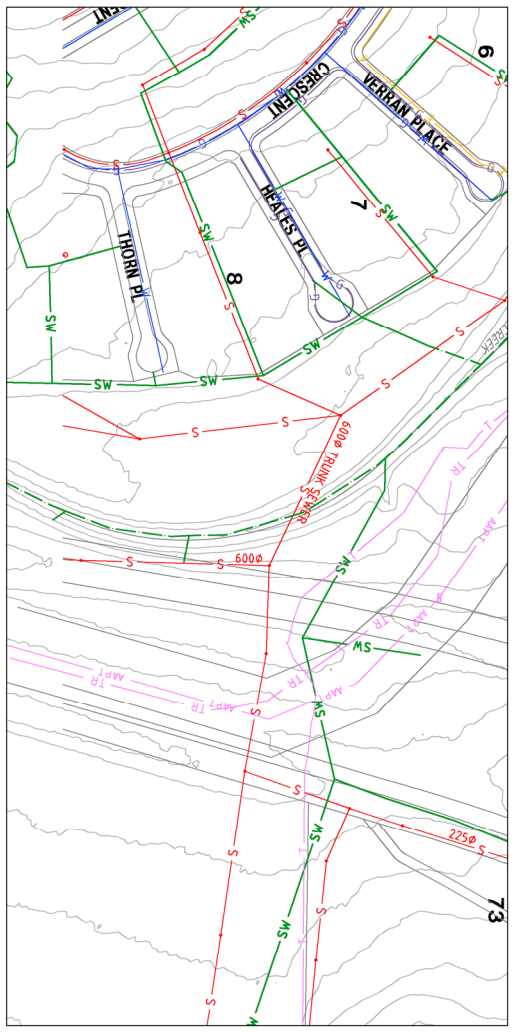
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DRAWING TITLE: EXISTING SERVICES PLAN
 DRAWING NUMBER: C11143-202+
 SHEET NO: 1

INSET: EXISTING SEWER NETWORK SOUTH OF FLOODWAY



LEGEND

- SW - STORMWATER, MANHOLE
- S - SEWER, MANHOLE
- W - WATER, HYDRANT & STOP VALVE
- G - GAS
- E - ELECTRICITY OVERHEAD, POWER POLE
- EP - ELECTRICITY UNDERGROUND
- TEL - TELSTRA
- TR - TRANSACT
- AAPT - AAPT
- TEL - TELECOMMUNICATIONS

NOTES:
 1. LOCATION OF THE EXISTING SERVICES IS INDICATIVE ONLY. THE DATA MAYBE INCOMPLETE OR INACCURATE. FIELD CHECKS **MUST** BE CARRIED OUT PRIOR TO CONSTRUCTION TO CONFIRM ACCURACY OF DATA.

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AMENDMENT DETAILS

SCALE: METERS

1:5000

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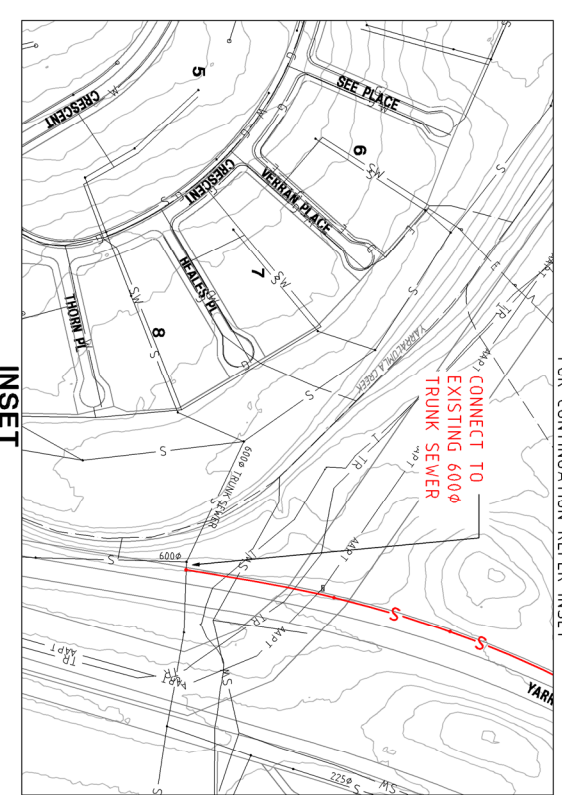
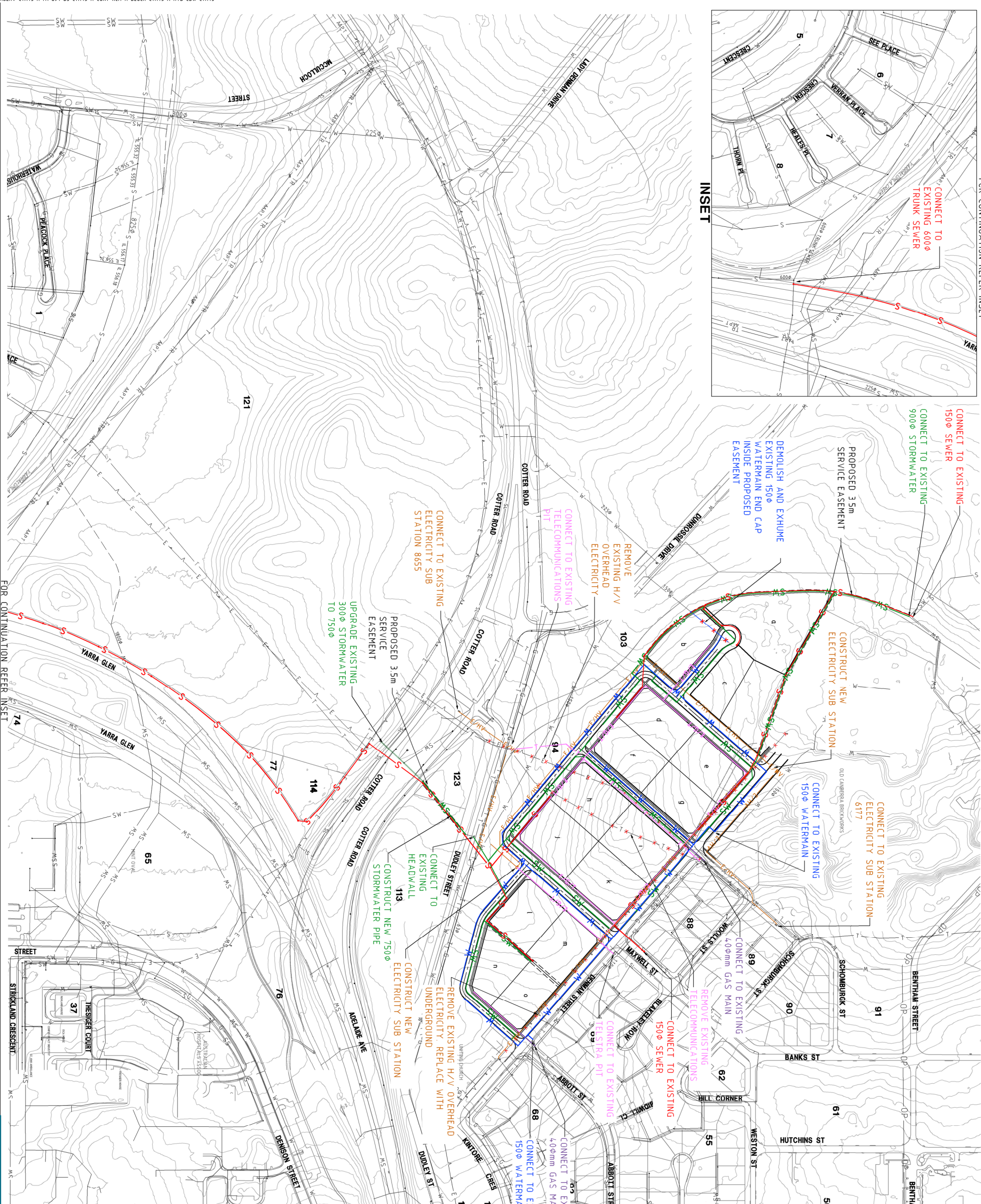
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FOR CONTINUATION REFER INSET

FOR CONTINUATION REFER INSET

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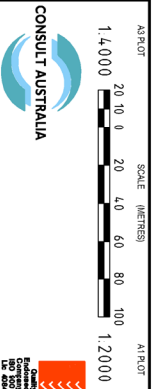
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| — S | SEWER, MANHOLE |
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| — G | GAS |
| — SL | STREET LIGHTING, STREET LIGHT |
| — E | ELECTRICITY OVERHEAD, POWER POLE |
| — TR | TELESTRA |
| — T | TRANSACT |
| — APT | APART |
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| — E/G/T | ELECTRICITY GAS & TELECOMMUNICATIONS |
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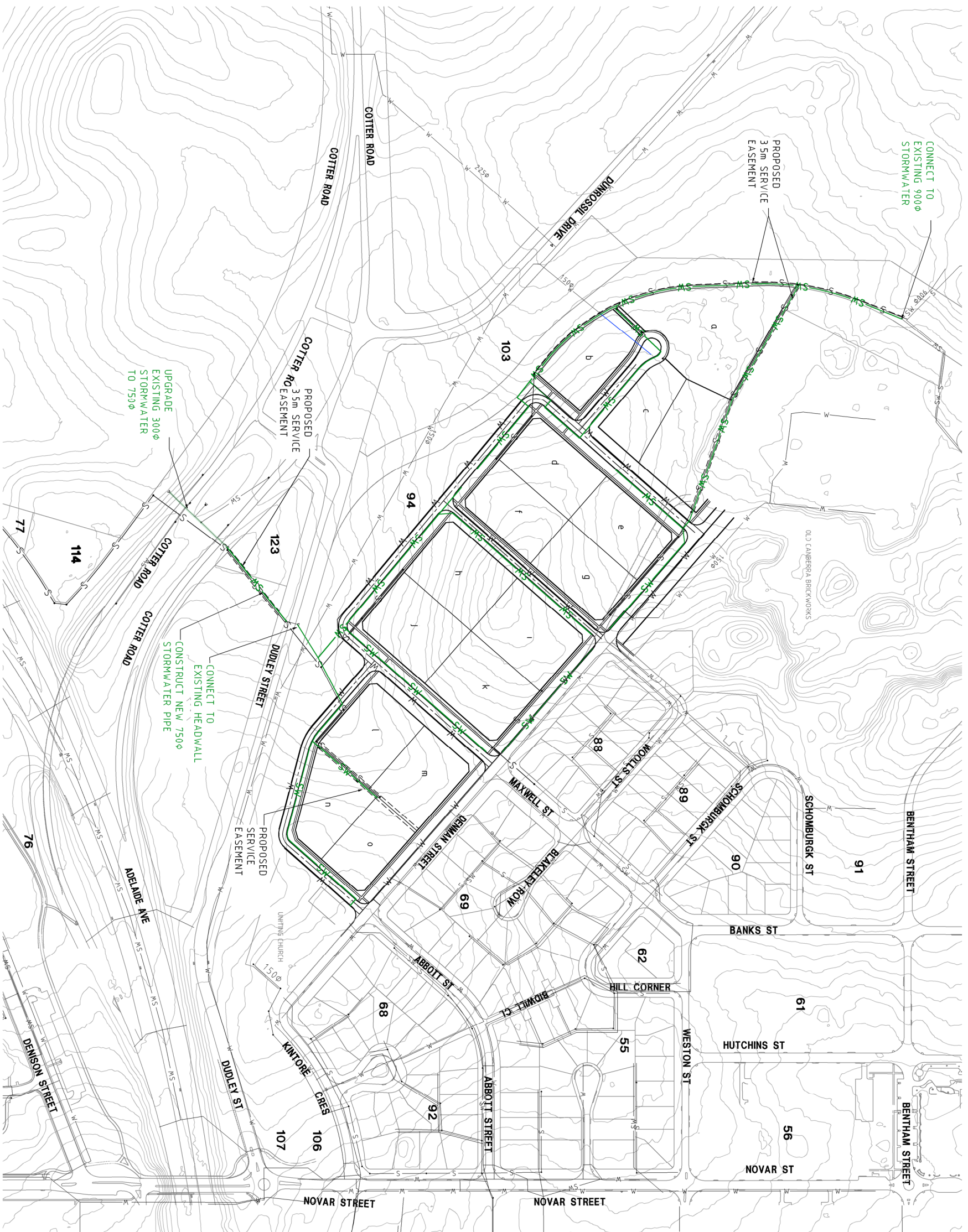
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CLIENT	NATIONAL CAPITAL AUTHORITY
PROJECT	DIPLOMATIC SITES PLANNING STUDY - LAND NEAR OLD CANBERRA BRICKWORKS YARRALUMLA



DRAWING TITLE	PROPOSED STORMWATER SERVICES
DRAWING NUMBER	C11143-204+
VERSION	



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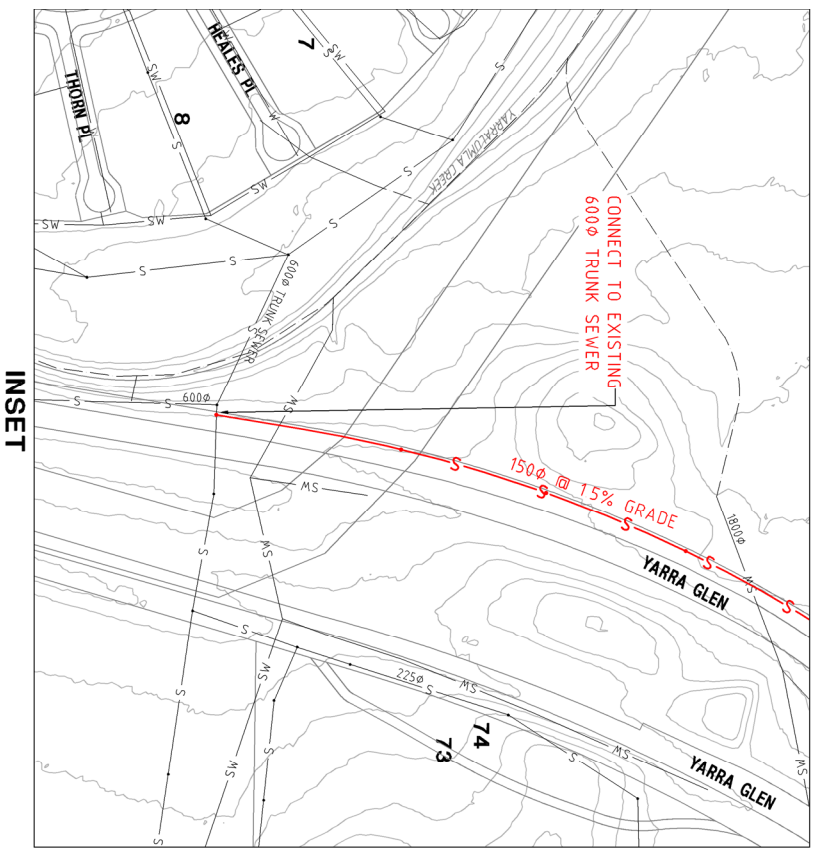
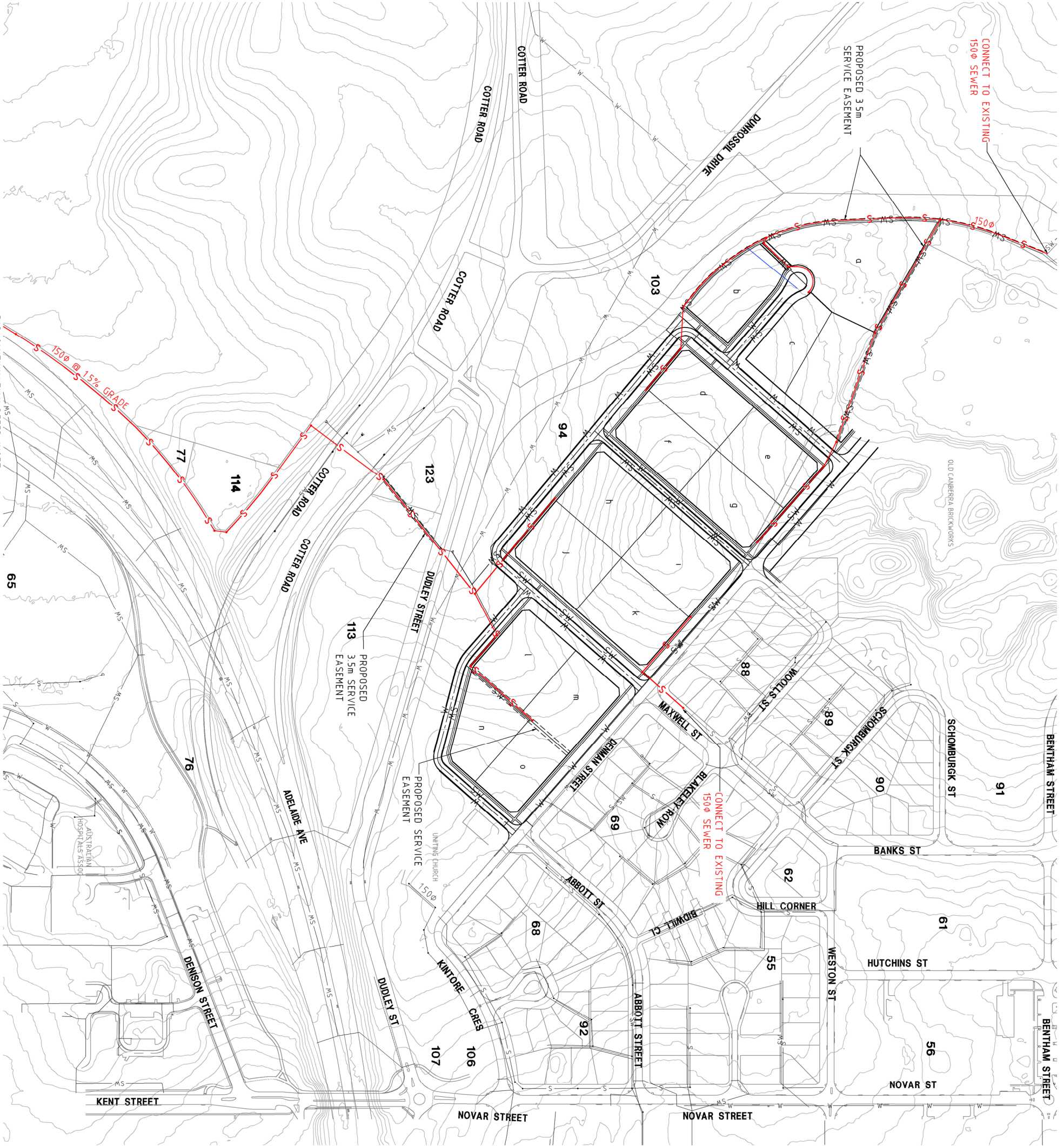
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DRAWING TITLE: PROPOSED SEWER SERVICES

DRAWING NUMBER: C11143-205+



- LEGEND:**
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 - S — SEWER MANHOLE
 - W — WATER, HYDRANT & STOP VALVE
 - PROPOSED
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 - S — SEWER
 - W — WATER

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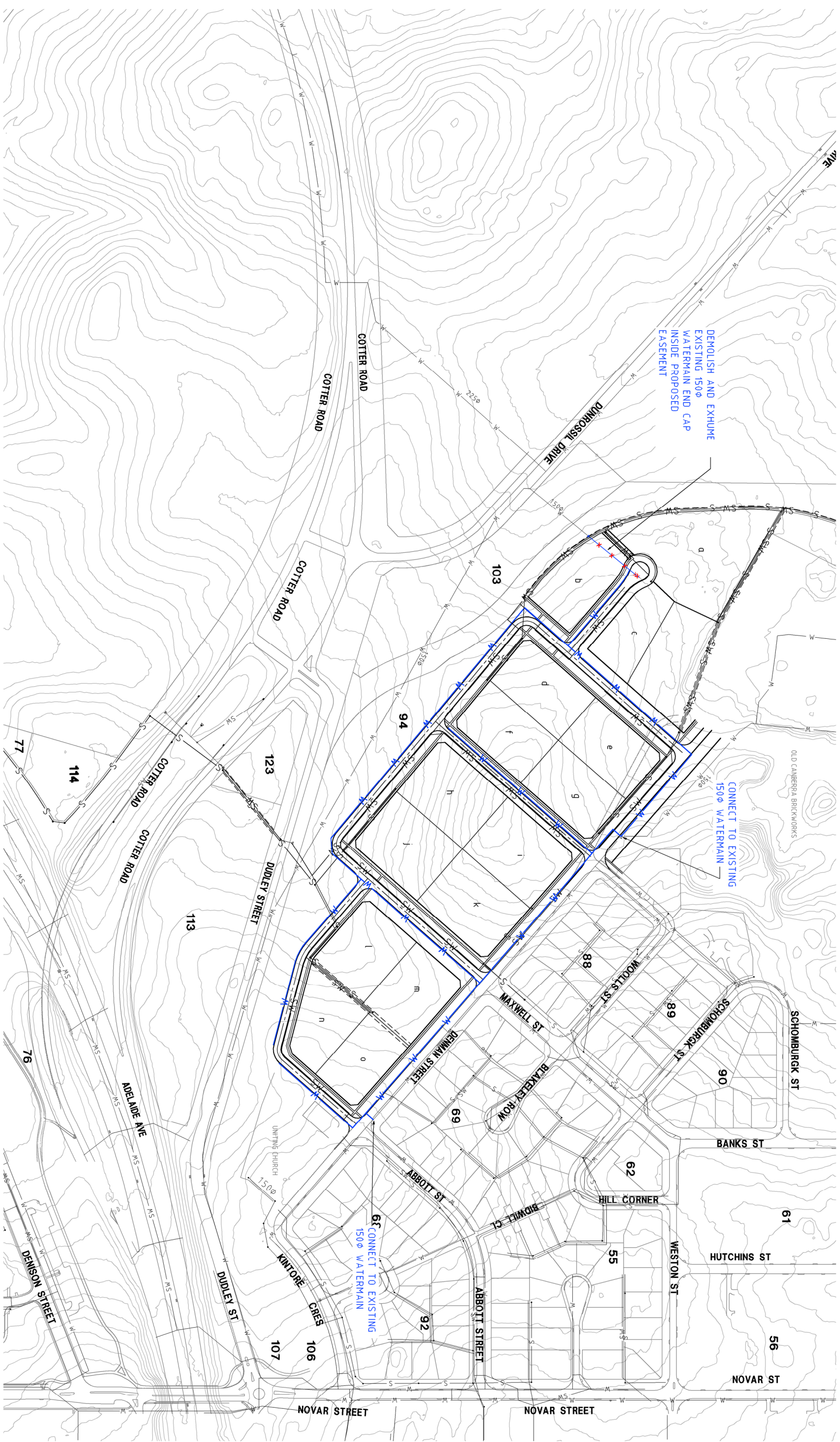
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DRAWING TITLE: PROPOSED WATER SERVICES

DRAWING NUMBER: C11143-206+



LEGEND:

EXISTING

- SW — STORMWATER MANHOLE
- S — SEWER MANHOLE
- W — WATER, HYDRANT & STOP VALVE

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- SW — STORMWATER
- S — SEWER
- W — WATER

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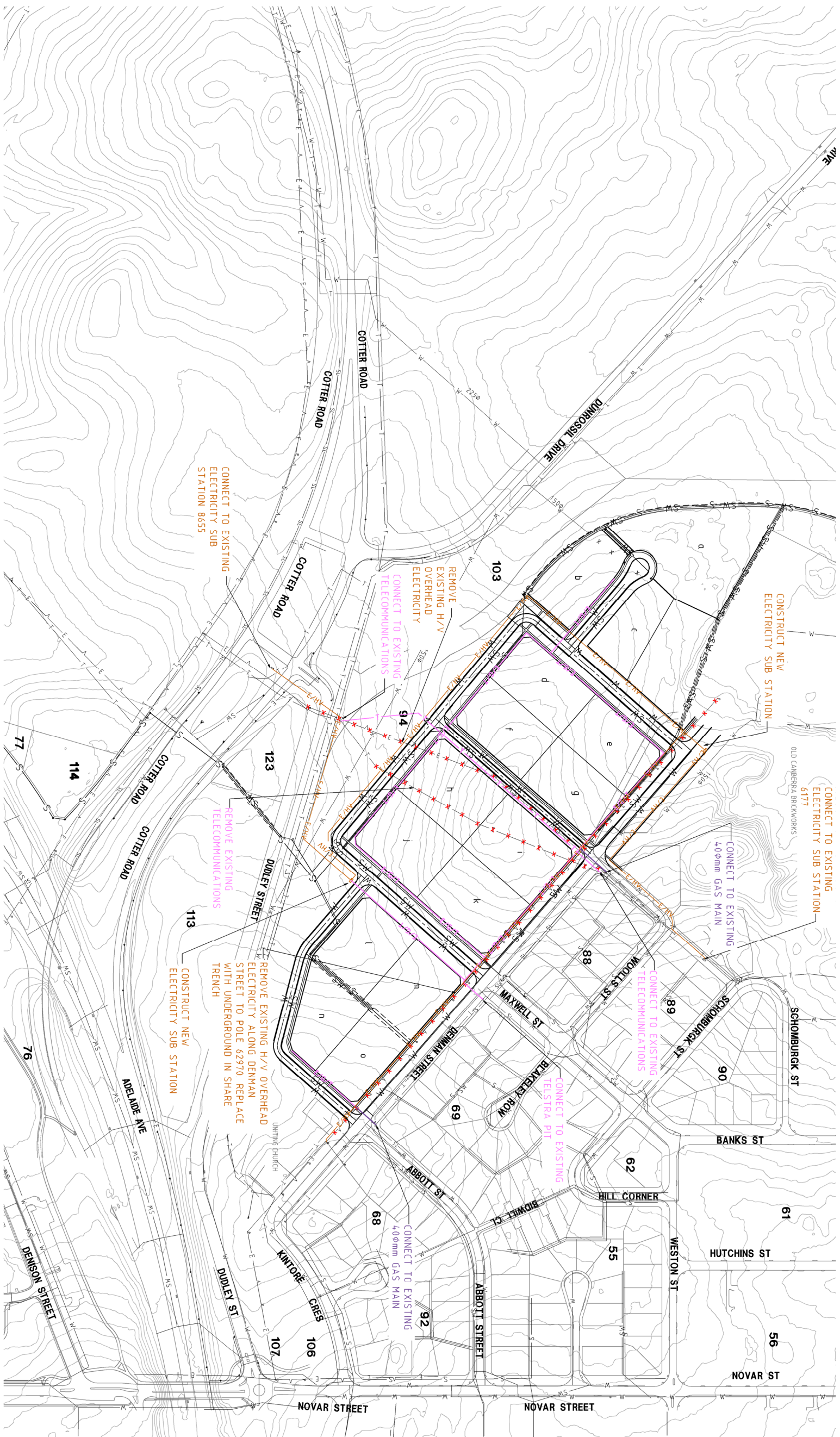
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DRAWING TITLE: PROPOSED UTILITIES SERVICES

PROJECT NUMBER: C11143-207+



LEGEND:

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- SW STORMWATER, MANHOLE
- S SEWER MANHOLE
- W WATER HYDRANT & STOP VALVE
- G GAS
- SL STREET LIGHTING, STREET LIGHT
- E ELECTRICITY OVERHEAD, POWER POLE
- T TELECOM UNDERGROUND
- TR TELSTRA
- AAPT AAPT
- T TELECOMMUNICATIONS

PROPOSED

- E— REMOVE EXISTING OVERHEAD ELECTRICITY
- T— REMOVE EXISTING TELECOMMUNICATIONS
- SW— STORMWATER
- S— SEWER
- W— WATER
- G— GAS
- E/O/T— ELECTRICITY, GAS & TELECOMMUNICATIONS
- SL— STREET LIGHTING
- TR— ELECTRICITY HIGH VOLTAGE
- AAPT— TELECOMMUNICATIONS



DIPLOMATIC SITES PLANNING STUDY YARRALUMLA



LAND SOUTH-WEST OF STIRLING RIDGE CONCEPT SUBDIVISIONAL PLAN

DRAWING SCHEDULE

C1114.3-300+	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
C1114.3-301+	SUBDIVISIONAL PLAN
C1114.3-302+	EXISTING SERVICES PLAN
C1114.3-303+	PROPOSED SERVICES PLAN
C1114.3-304+	PROPOSED STORMWATER SERVICES
C1114.3-305+	PROPOSED SEWER SERVICES
C1114.3-306+	PROPOSED WATER SERVICES
C1114.3-307+	PROPOSED UTILITIES SERVICES
C1114.3-310	TYPICAL CROSS SECTION ROAD 1



MAY 2012 LOCALITY PLAN SCALE: 1:2000



DIPLOMATIC SITES YARRALUMLA CONCEPT SUBDIVISIONAL PLAN

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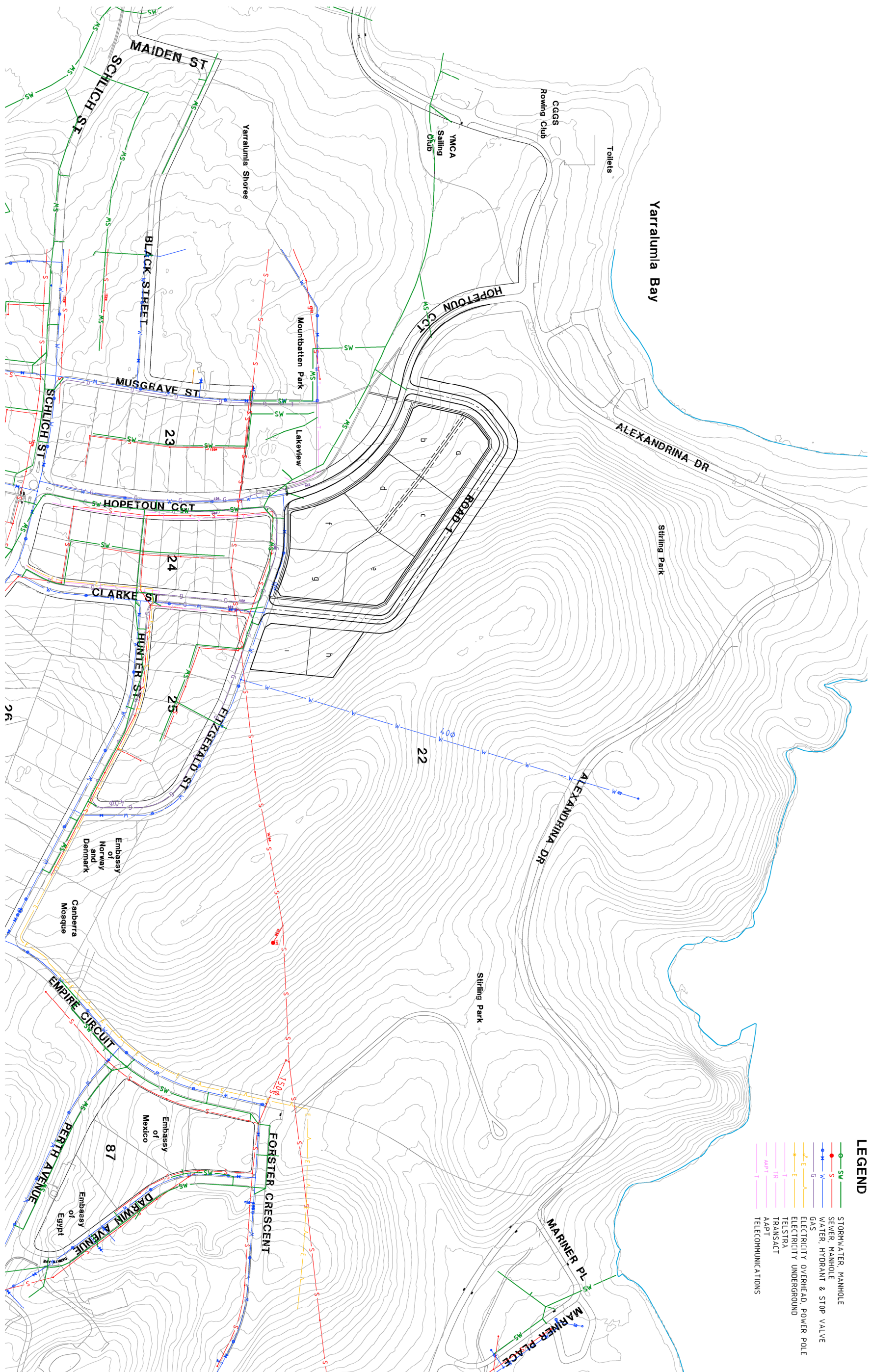
PROJECT: DIPLOMATIC SITES PLANNING STUDY - LAND SOUTH-WEST OF STIRLING RIDGE YARRALUMLA

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DRAWING TITLE: EXISTING SERVICES PLAN

DRAWING NUMBER: C11143-302+



NOTES:

- 1 LOCATION OF THE EXISTING SERVICES IS INDICATIVE ONLY. THE DATA MAY BE INCOMPLETE OR INACCURATE. FIELD CHECKS **MUST** BE CARRIED OUT PRIOR TO CONSTRUCTION TO CONFIRM ACCURACY OF DATA.

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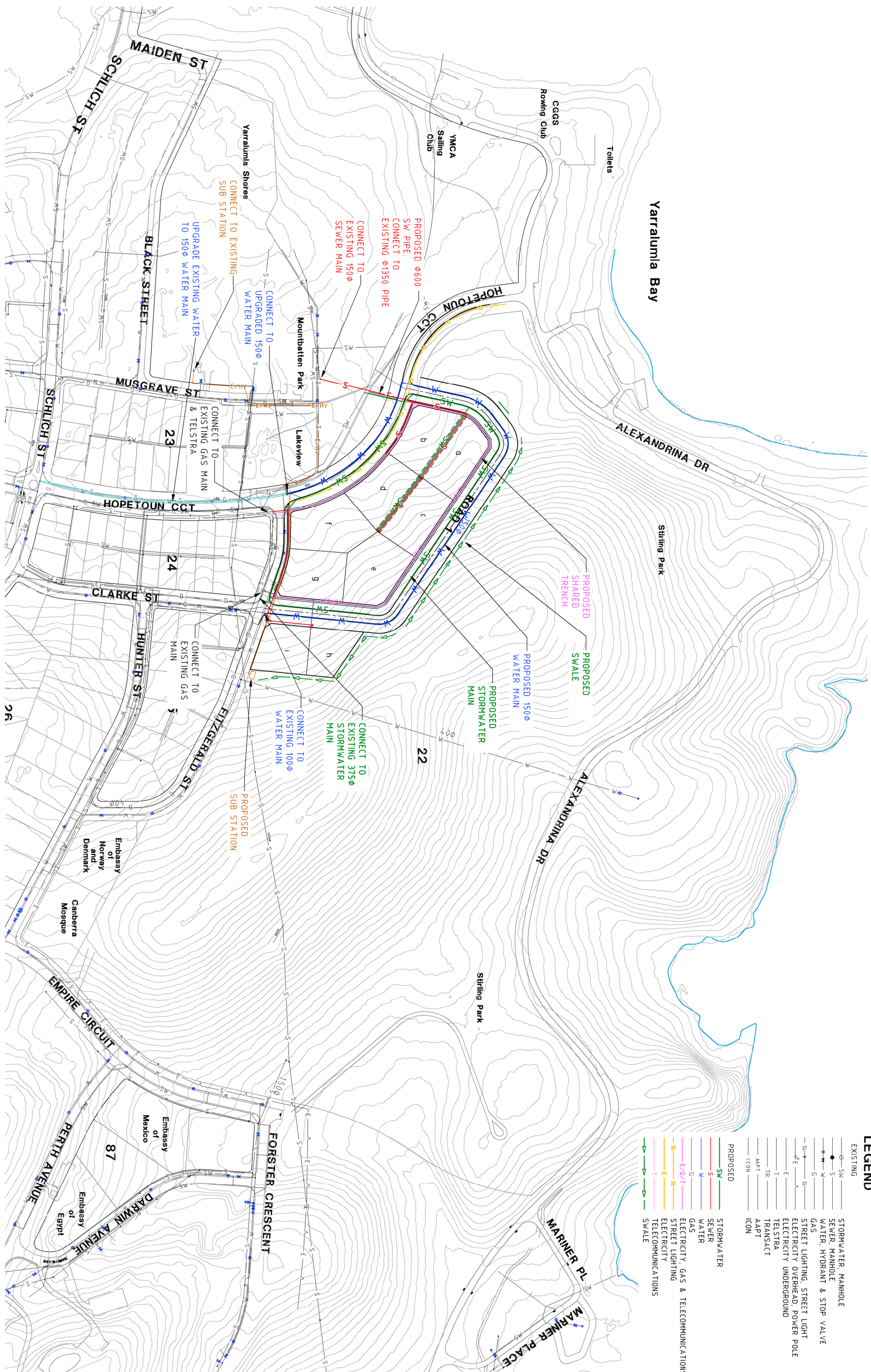
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DRAWING NUMBER: C11143-303+



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CLIENT: NATIONAL CAPITAL AUTHORITY

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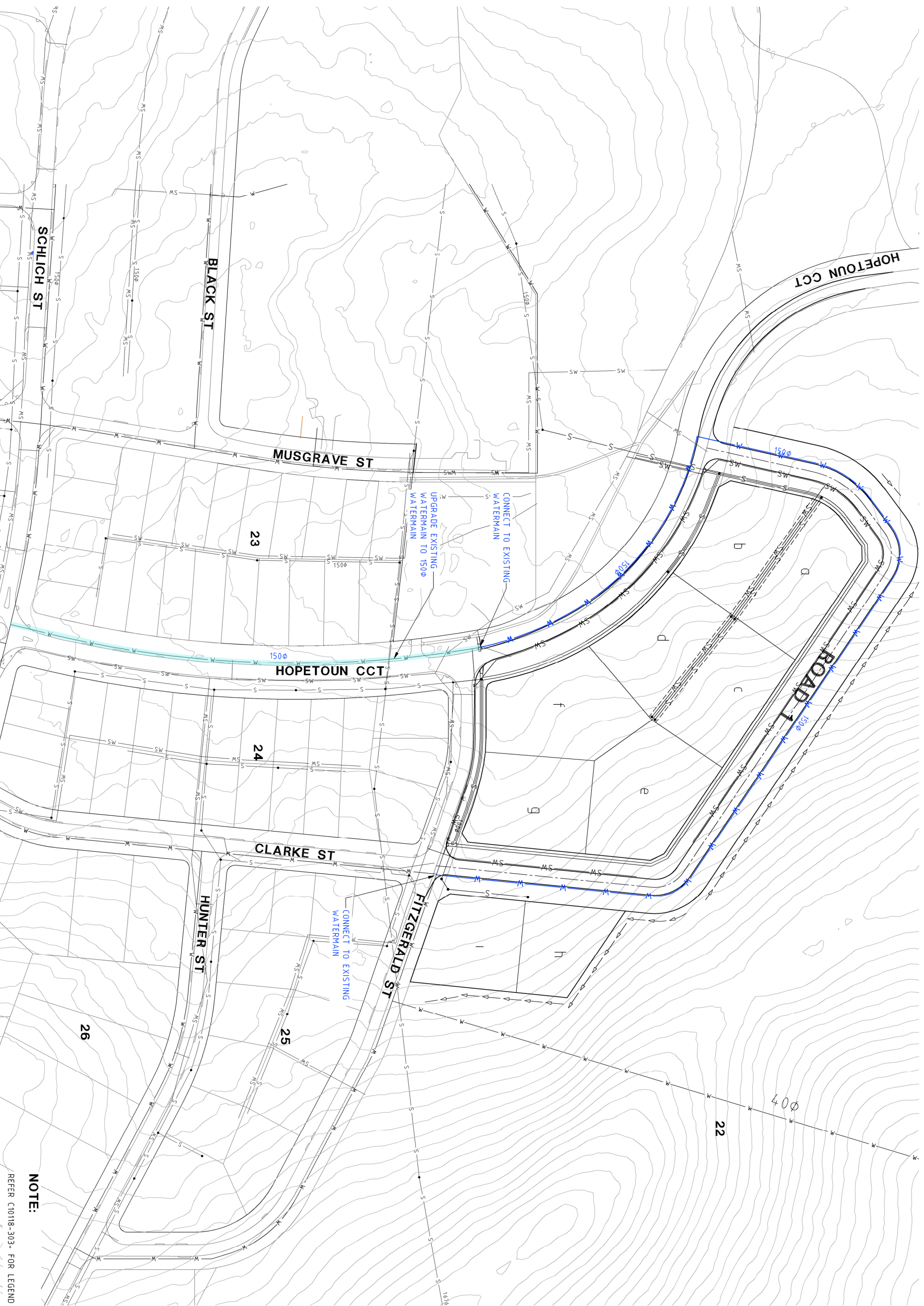
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DRAWING TITLE: PROPOSED WATER SERVICES

DRAWING NUMBER: C11143-306+

DATE: 18/05/12



NOTE:
 REFER C10118-303 FOR LEGEND

Bushfire assessment methodology

The methodology used to prepare the bushfire assessment is summarised as follows:

- The urban interface of each study site was classified and mapped as primary, secondary or lee in accordance with the SBMP
- Surrounding vegetation types (forest/shrubland or woodland/grassland) were classified
- Requirements for inner and outer asset protection zones (APZs) were determined using the interface and vegetation classifications

Asset interface classification

The urban edge has been classified by TAMS/ESA as primary, secondary or lee according to the aspect of potential fire run and length of potential fire run to the asset interface (refer to table below).

Aspect of Fire Run	Length of Fire Run to Asset Interface (m)		
	<100	100 - 350	>350
N	secondary	primary	primary
NW	secondary	primary	primary
W	secondary	primary	primary
SW	lee	secondary	primary
S	lee	secondary	secondary
SE	lee	lee	lee
E	lee	lee	secondary
NE	lee	lee	secondary

Fuel management standards

Schedule C of the SBMP identifies fuel management standards for two vegetation types. The characteristics of these two types are as follows.

- Forest and shrubland – shrubby understorey with or without tree canopy; tussock grass understorey with shrubs and/or tree canopy
- Grass and woodland – widely spaced or no trees with a grass understorey

Asset protection zones

The following table indicates acceptable widths for the inner and outer APZs for different vegetation types. This indicates that, for example, the outer APZ on the western boundary of

Red Hill would need to be 200-300 m wide. The table below shows APZ widths in accordance with these guidelines.

Vegetation type	Asset Interface Classification	Inner APZ width (m)	Outer APZ width (m)
Forest and shrubland	primary	30	target 300, min. 200
	secondary	20	100
	lee	10	0
Grass and woodland	primary	30	100
	secondary	20	0
	lee	10	0

The following table indicates the fuel management requirements for vegetation types within the inner APZ, outer APZ and strategic firefighting advantage zone.

Zone	Vegetation Type	Fuel management standard
Inner APZ	Forest and shrubland	Maintained at an overall fuel hazard* \leq low 3-5 m canopy separation or fuel gap to crown $>$ 3 m maintained
	Grass and open woodland	Grassland maintained at $<$ 0.2 m height when grassland curing \geq 70%
Outer APZ	Forest and shrubland	Overall fuel hazard* \leq moderate
	Grass and open woodland	Grassland fire hazard \leq 35 when grassland curing \geq 70% (i.e. grassland $<$ 0.5 m height – refer to <i>Grassland Fuel Hazard table</i>)
Strategic firefighting advantage zone	Forest and shrubland	Overall fuel hazard* \leq high
	Grass and open woodland	Grassland fire hazard \leq 50 when grassland curing \geq 70%
	Arterial roads and easements	Grassland fire hazard \leq 35 when grassland curing \geq 70%

* Overall Fuel Hazard = (the sum of the influences of) Bark Hazard + Elevated Fuel Hazard + Surface Fine Fuel Hazard (*Overall Fuel Hazard Guide* 3rd ed. Victorian Department of Sustainability and Environment 1999)

Typical features of the inner and outer APZ are illustrated in the diagram below.

OUTER ASSET PROTECTION ZONE (OAPZ)

may contain open spaces, & / or reserves or rural lands

INNER ASSET PROTECTION ZONE (IAPZ)

contains edge roads & / or management tracks

HOUSE ASSET PROTECTION ZONE (HAPZ)

may contain houses and gardens, roads and open spaces

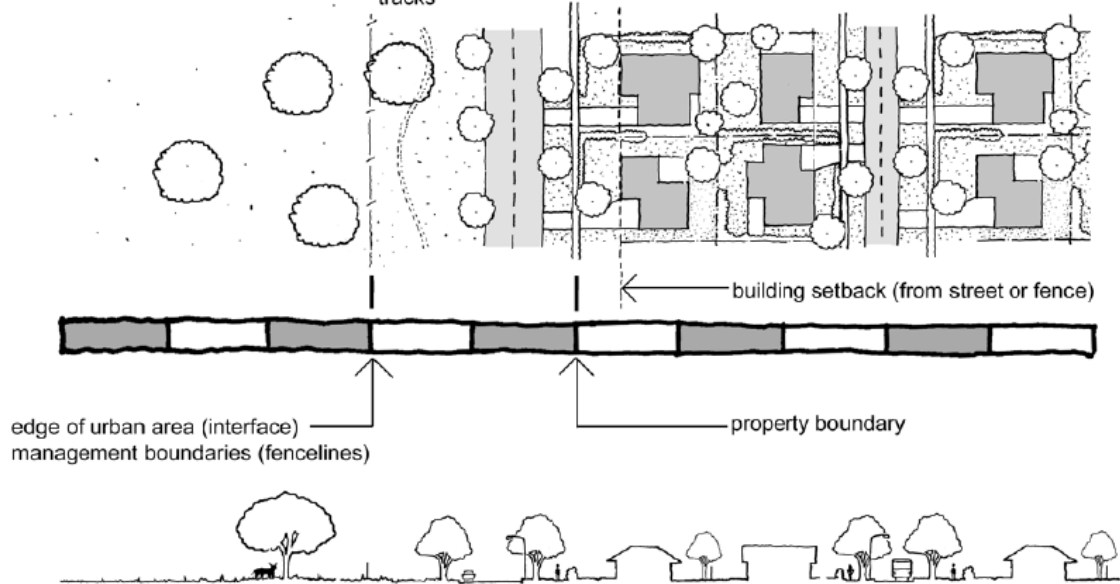


FIGURE 2 : ASSET PROTECTION ZONES

Distance of each zone varies depending upon specific risk assessment.

Asset Protection Zones (ACTPLA 2008)



Australian Government
National Capital Authority

REPORT ON CONSULTATION

DRAFT AMENDMENT 78

STIRLING RIDGE & ATTUNGA POINT

JANUARY 2013

Contents

1	Introduction.....	4
1.1	Purpose.....	4
1.2	Background.....	4
1.3	Existing National Capital Plan provisions	6
1.4	Effect of the draft Amendment on the National Capital Plan	6
2	Consultation	9
3	Key issues.....	9
3.1	Ecological communities	10
	Stirling Ridge.....	10
	Attunga Point.....	11
	Section 2 Capital Hill.....	12
3.2	Heritage values.....	12
3.3	Community impacts	13
	Traffic and parking.....	13
	Recreational use	13
	Visual impact.....	14
3.4	Diplomatic estate.....	15
	Demand for diplomatic sites	15
	Supply of diplomatic land.....	16
3.5	Prime Minister’s future residence.....	18
3.6	Other matters	19
	Timing of development.....	19
	Cost benefit analysis	19
	Planning inconsistencies.....	19
	Lake Burley Griffin permissible uses	20
	Consultation period.....	20
4	Recommended changes	20
5	Conclusion	21
6	Attachments	21
	Attachment 1 – Canberra Times notice.....	22
	Attachment 2 – Commonwealth Gazette notice	23
	Attachment 3 – Summary of submissions.....	25
	Attachment 4 – Online comments.....	57

Attachment 5 – Revised draft Amendment 78..... 60

1 Introduction

1.1 Purpose

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on Draft Amendment 78 – Stirling Ridge and Attunga Point (DA78) to the National Capital Plan (the Plan). The statutory requirements of the Plan amendment process are described in the *Australian Capital Territory (Planning and Land Management) Act 1988* (the PALM Act).

The purpose of DA78 is to adjust current land use boundaries within Sections 17, 22 and 128 Yarralumla to accommodate diplomatic land use, to secure Stirling Ridge as an Open Space area and to foster management of Attunga Point as a possible future location for the Prime Minister’s residence.

The draft Amendment also seeks to remove the National Capital Use area intended as an extension to Empire Circuit, passing through part of Stirling Ridge and the former Westlake community to connect with Alexandrina Drive.

The proposed adjustment of land use boundaries results in a net increase in open space for the area while fulfilling the NCA’s responsibility to provide sites for the purposes of diplomatic use and for a future residence for the Prime Minister of Australia.

DA78 has been prepared in accordance with section 23 of the PALM Act.

1.2 Background

DIPLOMATIC ESTATE

Australia’s international obligations in regard to diplomatic missions are outlined in the *Vienna Convention on Diplomatic Relations*. Under this convention, Australia has an obligation to facilitate the acquisition of, or assist in obtaining, accommodation for diplomatic missions and their protection.

The NCA manages Canberra’s diplomatic estate on behalf of the Australian Government under the *Leases (Special Purposes) Ordinance 1925*.

Currently, the diplomatic estate is comprised of 101 blocks. The majority of these blocks (93) are located within three estates at Yarralumla, Deakin and O’Malley. The remaining eight blocks are separately located within the Central National Area (CNA) in Deakin, Forrest and Yarralumla.

Of the 101 blocks in the diplomatic estate, 80 are either developed, leased or reserved for development. Of the remaining blocks, 15 have been deemed unsuitable for diplomatic use, due to easements or environmental conditions. Therefore only six blocks within the diplomatic estate remain suitable and vacant for new missions. 15 sites are currently required to meet short-term demand. This includes sites for those countries that have formally expressed interest in obtaining a site, or have leased or reserved a site now deemed unsuitable.

The Department of Foreign Affairs and Trade (DFAT) anticipates a strong interest in establishing new diplomatic missions in Canberra, reflecting Australia’s growing profile in the international arena and as a member of the G20.

A key consideration in the expansion of the diplomatic estate is that diplomatic issues are part of Australia's international role and thus a Commonwealth, rather than a Territory function. It is preferable that all planning and leasing matters involving diplomatic missions be managed by the Commonwealth. Ideally all diplomatic missions would be located on National Land sites, identified for Diplomatic Use, within a Designated Area defined by the Plan. Identification of new areas suitable for diplomatic estates is therefore necessary to meet the anticipated growing demand for the establishment of diplomatic missions.

In June 2012, SGS Economics and Planning (SGS) completed a detailed site investigation into the suitability of land for diplomatic purposes to the southwest of Stirling Ridge, near the Old Canberra Brickworks and adjacent to the Federal Golf Club. The results of the study found that the land adjacent to Stirling Ridge meets short-term demand of the diplomatic community while meeting environmental conservation, bushfire risk and infrastructure requirements.

The SGS report initially identified a potential for nine blocks on four hectares. The NCA decided to exclude land currently recognised as Open Space on the western side of the subject area. It has been estimated that the revised area of approximately three hectares can be developed for up to seven blocks.

The outcome of this report and subsequent Authority decision established that while the Stirling Ridge site presents a feasible option for the development of a diplomatic estate, with a comparative advantage to the other two sites assessed, further investigation regarding the consideration of Stirling Ridge for a potential future official residence was required.

PRIME MINISTER'S FUTURE RESIDENCE

Identification of a potential future site for the Prime Minister's residence is necessary to provide certainty to government and the community regarding the location of the facility and ensure that the site is appropriately managed over the long-term.

The Plan currently notes that the Official Establishments Trust considers Stirling Park and Attunga Point as possible future sites for the Prime Minister's residence. This note reflects work undertaken by the Official Establishments Trust and the National Capital Development Commission in the early 1980s into possible sites for a new Prime Minister's residence. No active consideration of a location for this purpose has occurred since that time.

In September 2012, the NCA assessed the suitability of Lodge Park (adjacent to the existing Prime Minister's residence), Stirling Ridge and Attunga Point as sites for possible future official accommodation use.

Any potential future site needs to be in a nationally significant location with appropriate access points, and close to the Parliamentary Zone. It is important that potential sites meet a range of long-term and nationally significant requirements.

The majority of the Stirling Ridge area previously identified for this purpose has significant ecological conservation values and bushfire constraints. This area is unlikely to be suitable for development.

Lodge Park provides an opportunity for expansion of the Lodge and this is consistent with the existing planning and land management framework. Existing heritage values would need to be carefully managed.

Attunga Point provides an opportunity to develop a new official residence in a prestigious location similar to that of the Governor General's residence. This land use reservation will

be retained. The assessment of sites established that, based on space requirements, a realignment of Alexandrina Drive would be required to accommodate such a facility.

1.3 Existing National Capital Plan provisions

Figure 17 *The Central National Area (Lake Burley Griffin & Foreshores)* of the Plan identifies the majority of Stirling Ridge and Attunga Point as having a land use policy of National Capital Use. A small portion of land to the western edge of the subject area is recognised as Open Space. The Plan recognises both localities as possible future sites for the Prime Minister's residence, being reserved for this purpose until a decision is made.

Figure 6 *The Central National Area (Yarralumla)* of the Plan identifies the remaining area of Stirling Ridge (Section 128, Yarralumla), as National Capital Use.

Development of Stirling Ridge and Attunga Point is subject to the principles and policies of the Plan.

1.4 Effect of the draft Amendment on the National Capital Plan

DA78 as released for public consultation proposed the following changes:

- Amendment to Figure 17 *The Central National Area (Lake Burley Griffin & Foreshores)* to change the current land use policies for the site. The proposed amendment changes the land use policy for the majority of Stirling Ridge from National Capital Use to Open Space. The change also introduces the land use policy of Diplomatic Mission to approximately three hectares of land currently recognised as National Capital Use.
- Amendment to Figure 6 *The Central National Area (Yarralumla)* to change the current land use policies, removing the intended extension of Empire Circuit. The proposed change of land use policy results in a net increase of Open Space reducing developable land for National Capital Use.
- Amendment to the policies for Lake Burley Griffin and Foreshores to include Diplomatic Mission as a permissible land use.
- Removal of reference to Stirling Ridge as a site for consideration for a future residence for the Prime Minister of Australia.
- Maintenance of the potential for Attunga Point to be used for the purpose of a future residence for the Prime Minister of Australia.

The proposed changes to Figure 17 and Figure 6 of the Plan are detailed in Figures 1 and 2 below.

If approved, DA78 would not change or diminish the role and responsibilities of the NCA in future planning and land management of Stirling Ridge and Attunga Point.

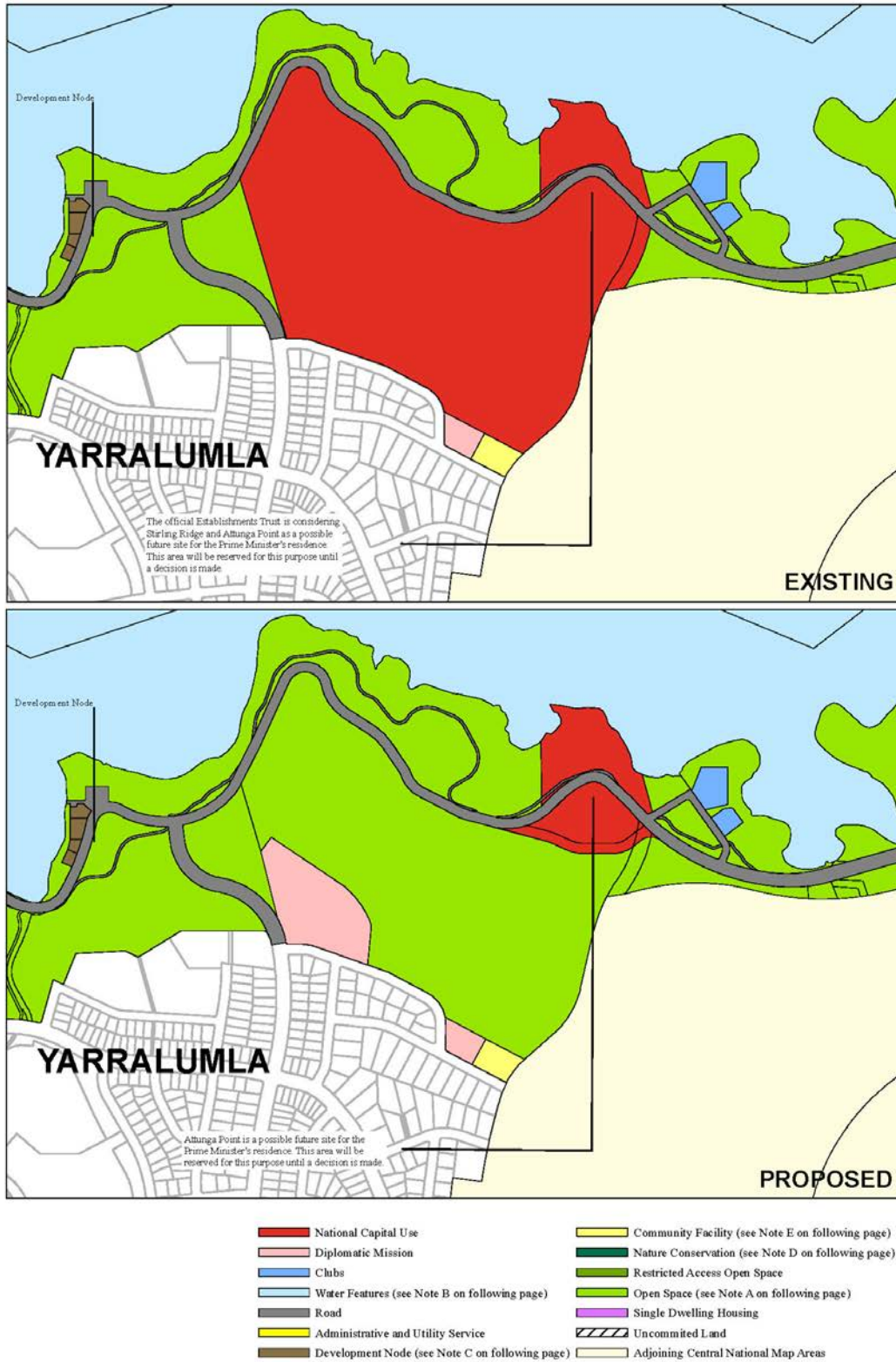


Figure 1 – Proposed land use policy change to Figure 17 of the Plan

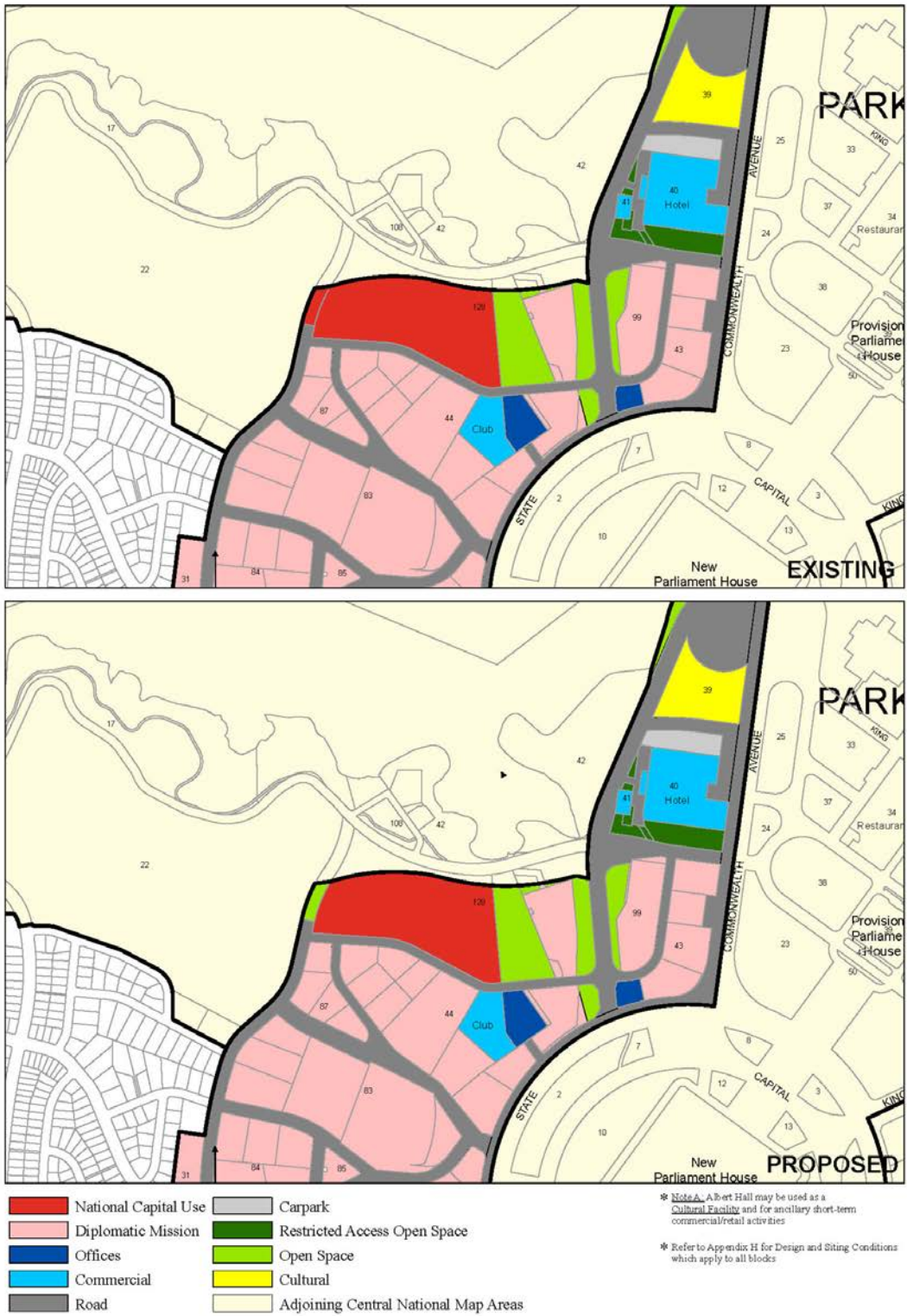


Figure 2 – Proposed land use policy change to Figure 6 of the Plan

2 Consultation

On 3 November 2012, the NCA released DA78 for public comment. On this day, a notice was published in *The Canberra Times* (**Attachment 1**). On 7 November 2012, a notice was published in the *Commonwealth Notices Gazette* (**Attachment 2**). A media release was provided to national media outlets advising DA78 was open for public comment.

In accordance with the NCA's Commitment to Community Engagement (August 2011) the period for public comment ran for 30 business days, concluding on 14 December 2012. Hard copies of DA78 were made available to the public at the National Capital Exhibition, as well as the NCA offices. DA78 and supporting documentation was available on the NCA's Have Your Say website.

Key activities during the consultation period of DA78 included:

- On 2 November 2012, the NCA referred DA78 to the following stakeholders:
 - Submitters to Have Your Say website for the Diplomatic Sites Planning consultation in September 2011
 - Yarralumla Residents Association
 - Deakin Residents Association
 - Friends of Grasslands
 - Red Hill Regenerators
 - Inner south Canberra Community Council
 - National Trust ACT.
- Between 2 November and 5 November 2012, letters were provided to all Yarralumla households.
- On 12 November 2012, a request for an exemption to undertake a Regulation Impact Statement was sought from the Office of Best Practice Regulation.
- On 14 November 2012, the NCA referred DA78 to the ACT Government Environment and Sustainable Development Directorate.
- On 22 November 2012, the Office of Best Practice Regulation advised no Regulation Impact Statement would be required for DA78.
- On 13 November 2012, the NCA held a public information session at the Yarralumla Uniting Church. More than 60 members of the public attended the session.
- On 11 December 2012, the Environment and Sustainable Development Directorate provided a response to the draft Amendment. Comments were made by the Conservator of Flora and Fauna and the ACT Heritage Council.

3 Key issues

The NCA received 36 written submissions and seven comments via the Have Your Say website in response to DA78. The NCA also received 19 Twitter comments. All written submissions were acknowledged by the NCA, together with an undertaking to inform the submitters of how the NCA considered their submissions.

A summary of the key concerns and issues raised during the public consultation process (in written and on-line submissions, verbally at the public information session and other meetings) and the NCA's response is outlined below. A summary of each submission is included in **Attachment 3**. A copy of comments from the Have Your Say site and Twitter is at **Attachment 4**.

3.1 Ecological communities

Stirling Ridge

ISSUES RAISED:

Respondents raised concern regarding the impact of development on the ecological conservation values of Stirling Ridge. In particular, concerns related to the impact of development on Critically Endangered White Box-Yellow Box Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Box Gum Woodland) and the Endangered Button Wrinklewort, listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), along the woodland edge of the proposed diplomatic estate. It was suggested that future diplomatic development would encroach on these communities and would result in adverse impacts.

While acknowledgement of a possible EPBC Act referral was received, submitters queried whether the EPBC Act applies to diplomatic leases. Details of the specific controls that can be applied in leasing and development conditions were also requested.

Issues raised also related to weed invasion, increased pedestrian activity, soil disturbance and fire control from the proposed diplomatic development. Suggestions for mitigation measures regarding these potential impacts were received.

Removal of Indigenous and exotic trees from Stirling Park and along Fitzgerald Street and Hopetoun Circuit was mentioned as a concern, many respondents wish to retain all of the trees located in the park as well as the Pin Oaks and pines on the southern and eastern sides of the proposed diplomatic site. Concerns were also raised regarding the types of plantings permissible for developments close to the high ecological conservation area of Stirling Ridge.

Some submitters requested that the remaining portion of National Capital Use land on Section 128 Yarralumla, east of Empire Circuit, be converted to Open Space. This request is based on the conservation values of this area being similar to those proposed for protection under DA78.

Finally, a number of submissions requested that recognition of Stirling Park's natural conservation values should be annotated in the Plan with a significant title such as Stirling Ridge Nature Park.

NCA RESPONSE:

The NCA has undertaken an initial environmental study for the area and has established that the site proposed for diplomatic purposes has low ecological conservation value. The area set aside for diplomatic purposes is predominantly cleared exotic grassland and pine trees. Many of these trees are dead and require removal for public safety reasons, regardless of the DA78 proposal. DA78 proposes a land use configuration which should ensure minimal impact to the high conservation values on Stirling Ridge.

A more detailed environmental assessment will be undertaken for the proposed diplomatic development to inform the requirement for an EPBC Act referral. The assessment will also inform subdivision planning, detailed site controls and leasing and development conditions to mitigate possible disruptions to the high conservation area. The NCA will seek input from interest groups such as Friends of Grasslands during this assessment process.

Adherence to the EPBC Act for diplomatic missions is imposed in individual leasing and development conditions. These conditions will also impose planting types, landscape treatments and set-backs. All of which can be used to address the high conservation values nearby by promoting landscapes sympathetic to these values.

Pedestrian traffic through the Stirling Ridge site can be channeled onto existing walking tracks through detailed subdivision plans, creating a permeable block layout for the proposed diplomatic estate. By channeling pedestrians onto existing walking trails the subdivision design can minimise the impact of foot traffic to the high conservation area.

Minimal disturbance to mature native trees and significant grassland woodlands is envisaged. There are no known mature native trees within the diplomatic development envelope. Individual leasing and development conditions can be applied to retain mature trees on individual blocks.

Should DA78 be successful, the NCA will retain the majority of Pin Oaks along Fitzgerald Street. The retention of trees can be managed with detailed subdivision planning and through leasing and development conditions for individual blocks. The NCA will investigate replacement of pine trees with native plantings where possible.

The remainder of Section 128 Yarralumla currently shown as National Capital Use in Figure 6 of the Plan did not fall into the scope of the original proposal. However, given that the ecological values for the site are similar to those on Stirling Ridge, the NCA will alter Figure 6 of the Plan to convert the remaining area of National Capital Use to Open Space.

The NCA believes the high ecological and cultural heritage values are being adequately recognised on Stirling Ridge by affording the site better protection through the Open Space land use policy in the Plan. This provides an additional layer of protection. Recognition of the ecological and cultural heritage values are also represented by the EPBC Act.

The NCA will control the extent of diplomatic development to protect the high conservation area on the woodland edge through detailed planning for the site.

Attunga Point

ISSUES RAISED:

Comments raised concern regarding the ecological conservation values present on Attunga Point. The critically endangered Box Gum Woodland present to the south of the current alignment of Alexandrina Drive has been the focus of many of these comments.

Comments have also been received regarding the presence of Button Wrinklewort along the potential realignment of Alexandrina Drive and the fenced off area of Natural Temperate Grassland. The comments identified the potential loss of these plants should the realignment go ahead.

NCA RESPONSE:

DA78 retains the existing land use for Attunga Point, the land is currently recognised as National Capital Use in the Plan. The aim of this is to keep the existing reservation of the site for an official residence.

Should the site be used for a Prime Minister's residence, development of the site will need to meet Commonwealth Heritage and ecological conservation requirements. Ecological and cultural heritage impact studies would be required specific to a proposed development of an official residence.

Section 2 Capital Hill

ISSUE RAISED:

A comment raised the fact that an area at Section 2 Capital Hill contains ecological conservation values, and should therefore be converted from Parliamentary Use to Open Space in the Plan.

NCA RESPONSE:

This area is outside of the scope of the current draft Amendment.

3.2 Heritage values

ISSUES RAISED:

Comments regarding cultural heritage referred to Indigenous heritage values found along Stirling Ridge. Queries were raised whether these Indigenous heritage values, with particular reference to significant scarred trees in the high conservation area, would be afforded protection under the current proposal.

Numerous concerns were raised regarding the perceived impacts to the north and east of the Westlake settlement. The possible realignment of Alexandrina Drive was of concern as it potentially encroaches on the northern edge of the settlement. Concern was also raised regarding land to the east including Howie's settlement and tradesman's camp over perceived development in this area.

A submission from the ACT Heritage Council noted registration for Canberra's Main Outfall Sewer. The comment outlined extent features of the Main Outfall Sewer visible above ground within the subject land.

NCA RESPONSE:

An initial desktop assessment for cultural heritage on the land adjacent to Stirling Ridge and on Attunga Point established no Indigenous heritage values on either site. The Indigenous values identified on Stirling Ridge fall within the land proposed for conversion to Open Space. Further assessment of Indigenous heritage values will be undertaken during the design phase should DA78 be successful.

The reservation retained for a future residence for the Prime Minister encroaches on the northern part of the Westlake settlement. DA78 retains a reservation only, the amount of land required for such a development is a matter for the specific project should it go ahead. Were realignment of Alexandrina Drive to occur, the project would need to address impacts on the Westlake settlement. Options to educate the community about the history of the Westlake settlement could include interpretive treatments in the form of signage and parking.

The eastern boundary of Westlake falls outside of the area subject to the draft Amendment. There is no proposed development to the eastern side of the area. As mentioned in section 3.1 of this report, the NCA will convert the remainder of Section 128 Yarralumla, currently recognised as National Capital Use, to Open Space in Figure 6 of the Plan. This will provide an additional layer of protection to the heritage values present in the area.

The NCA has taken the Main Outfall Sewer into consideration as part of two studies in the area and has concluded that the land identified for diplomatic purposes does not encroach on it.

Detailed Indigenous and European cultural heritage assessments would be undertaken as part of subdivision planning.

3.3 Community impacts

Traffic and parking

ISSUES RAISED:

Concern was raised regarding increased traffic from development and the day-to-day operations of the diplomatic estate. Many comments focused on the potential danger to pedestrians along Fitzgerald Street.

Concern was also raised regarding the current parking issues for the surrounding area, and the provision of parking for the proposed diplomatic estate. This concern centred on increased on street parking volumes during cultural events, with a perception that diplomatic development would exacerbate current conditions.

NCA RESPONSE:

Increased traffic for five to seven diplomatic blocks is estimated to add an additional 60 vehicle trips per day (or seven trips during the AM Peak) between Hopetoun Circuit and Fitzgerald Street, this number is considered a quite negligible increase on current traffic volumes. The NCA requires all new embassies to demonstrate that all predicted staff and general visitor parking be accommodated on site, thus reducing the impact of additional embassies on parking arrangements in the area.

On occasion there may be increases in traffic due to functions at embassies, for example days of cultural significance or during community events put on by embassies, similar to existing arrangements in the established diplomatic estates. Subdivision and road network plans will incorporate on-street parking and/or additional visitor parking in a dedicated area to mitigate the impacts of increased traffic during such events.

Improvements to the road and path infrastructure on Fitzgerald Street and Hopetoun Circuit would be investigated as part of any proposed subdivision plan. Pedestrian safety would form a key component of the infrastructure planning phase.

The current parking issues for the surrounding area are currently under investigation by the NCA as part of a separate process.

Recreational use

ISSUES RAISED:

Responses highlighted the importance of Stirling Ridge for recreation use to the community. Concern was raised that access to Stirling Ridge would be reduced or lost due to the high security nature of diplomatic missions.

Concern was also raised that access to Attunga Point and part of the lake foreshore would also be diminished should a Prime Minister's future residence be built on the site. Disruption to cyclists and motorists along Alexandrina Drive was also raised.

NCA RESPONSE:

Any proposed subdivision of the land adjacent to Stirling Ridge would take the current uses and access into account. Detailed design can provide linkages to many of the existing trails cutting through Stirling Ridge, not only around the proposed site, but through it in the form of paths permeating the proposed diplomatic estate.

Public access along Alexandrina Drive would need to be redirected along a new road alignment to the south should the Attunga Point site be used for an official residence. This would mean a loss of access to part the Lake Burley Griffin foreshore at Attunga Point. Any development of the site and realignment of infrastructure will be designed to limit disruption to pedestrians, cyclists and motorists.

Visual impact

ISSUES RAISED:

Concerns regarding visual impact related to: potential negative visual impacts of a diplomatic estate on Stirling Ridge and possible visual impacts of a Prime Minister's residence on Attunga Point and Lake Burley Griffin. The potential visual impact of flood lighting for diplomatic residences to the local community was also raised.

NCA RESPONSE:

Typical leasing and development conditions for individual leases set out conditions of design and development relating to such matters as: built form and height, materials and colours, plot ratios and setbacks, tree retention, allowable plantings and weed control. Any diplomatic development must also conform to the principles and policies set out in the National Capital Plan.

Retention of the majority of Pin Oaks along Fitzgerald Street as a natural screen to the new development will form part of detailed subdivision planning should DA78 be successful. The stand of pine trees however have been deemed dangerous by the NCA, and will be removed regardless of the outcome of this proposal. Replacement of some pine trees with native plantings will form part of a landscape plan for the future estate.

Controls on the use of floodlighting can be administered through leasing and development conditions. Treatments like full cut-off lighting can significantly reduce light pollution and disruption to local residents.

In regards to the possible development of Attunga Point for a Prime Minister's future residence, the perceived negative visual impact can be mitigated through the use of high quality, sympathetic design and building materials, landscape treatments and plot ratios. A future Prime Minister's residence would be subject to design controls to ensure the development is not intrusive and fits with the surrounding landscape.

3.4 Diplomatic estate

Demand for diplomatic sites

ISSUES RAISED:

Respondents have requested information on the actual demand for diplomatic sites, and which countries are in the queue. A query was also raised on which agency decides on allocations for countries on the waiting list.

Comments were also received regarding the countries not yet represented in Canberra. It has been suggested that these countries do not need sites as prestigious as those found at Stirling Ridge due to the major nations already being represented.

The location for diplomatic estates has also been queried, this query centres on the desire for diplomatic land in the central national area.

A comment was also made regarding the supply of land at Stirling Ridge not meeting the current demand communicated by DFAT.

NCA RESPONSE:

Australia's international obligations in regard to diplomatic missions are outlined in the *Vienna Convention on Diplomatic Relations*. Under this convention, Australia has an obligation to facilitate the acquisition of, or assist in obtaining, accommodation for diplomatic missions and their protection.

These obligations in the Convention have been implemented in Australia by the *Diplomatic Privileges and Immunities Act 1967* and the *Consular Privileges and Immunities Act 1972*, and augmented by the *Public Order (Protection of Persons and Property) Act 1971* and the *Crimes (Internationally Protected Persons) Act 1976*.

The NCA manages Canberra's diplomatic estate on behalf of the Australian Government under the *Leases (Special Purposes) Ordinance 1925*. The NCA therefore has an obligation to provide accommodation for nations wishing to establish their chanceries and related diplomatic activities, or alter their current lease here in Canberra.

There are significant foreign policy advantages if land allocation and planning is controlled by the Commonwealth. Negotiation of land swaps provide the Australian Government with opportunities to save on the cost of acquiring land overseas. The ability to offer reciprocal arrangements also puts the Australian Government in a strong position to negotiate for its diplomatic land requirements overseas.

The NCA receives advice from DFAT regarding demand for sites for Diplomatic purposes. These estimates are for one to two missions per year over the next 20 years. This advice accords with the queries received by the NCA and the number of countries that have registered their interest in acquiring a site for diplomatic use.

The current land holdings for diplomatic purposes do not meet this demand. It is therefore important to seek new accommodation for nations wishing to establish a mission here in Canberra.

The proposal for the use of land adjacent to Stirling Ridge for diplomatic purposes forms part of a larger strategy for the supply of accommodation for diplomatic purposes. The Stirling Ridge option can potentially meet short-term demand, however a longer term option will be required.

The NCA is seeking other options for this supply including the Canberra brickworks site and the North Curtin site. These options combined with reclaiming of vacant blocks, subdivision of developed blocks and some alternate accommodation options have the potential to meet future demand.

The decision to allocate diplomatic sites proximate to each other is based on securing these sites efficiently, as well as providing access to Parliament House, government departments and other key decision makers in key sectors. The current model also minimises risks to Canberra residents in regards to security during demonstrations.

The NCA is not responsible for deciding which countries occupy which sites, nor is it an important component of the decision making process. If relations with a particular nation are such that it warrants representation in the Nation's Capital it is the obligation of the NCA to provide options for accommodation.

Supply of diplomatic land

ISSUES RAISED:

Comments have mentioned the number of apparently vacant blocks that have not yet been developed as they have been deemed unsuitable. Particular reference has been given to blocks in O'Malley and Deakin. Submissions also pointed to the number of leased blocks that are currently undeveloped throughout the Yarralumla and O'Malley diplomatic estates.

Comments received included reference to DFAT protocol guidelines on rescinding diplomatic leases if they are not developed within 18 months of allocation.

Some submissions suggested alternate leasing options for diplomatic accommodation such as the use of commercial office blocks and the use of Territory Land.

Comments received alluded to the large size of diplomatic blocks currently being sought. It has been suggested that 0.5 hectares is too large and that smaller block sizes and medium density development should be considered.

Suggestions have been raised regarding the strategy for accommodating diplomatic missions in Canberra. A number of suggested alternate sites have included vacant Territory Land in O'Malley, Gunghalin, Symonston and Molonglo as well as Queanbeyan. Interspersing sites around Canberra on Territory Land has also been suggested.

A comment also suggested that the Federal Golf Club site was not properly assessed and would be more suitable to accommodate diplomatic sites when compared to Stirling Ridge. The Brickworks site was also suggested as a preferred option.

NCA RESPONSE:

There are a number of reasons the sites in Deakin and O'Malley are unsuitable for diplomatic purposes. These reasons include topography, easements and environmental constraints.

Constraints hindering diplomatic development in O'Malley include easements, environment and particularly terrain (steep and rocky). These constraints affect 12 of the 22 undeveloped blocks in O'Malley. The NCA is currently investigating ways to make these 12 blocks useable and more attractive for nations wishing to establish a mission in Canberra.

The remaining 8 blocks are either reserved or leased and undeveloped. DFAT is in discussions with the nations in question to either facilitate their development or to resume

the blocks. These discussions are subject to diplomatic relations with the countries in question.

The possibly five additional blocks alluded to along the south of Jindalee Crescent in O'Malley are on unleased Territory Land. This land is excessively steep and rocky. Were it to be proposed for diplomatic development it would be subject to the same terrain constraints as the vacant blocks between Dunoon Street and Jindalee Crescent.

Apart from the vacant sites within the O'Malley diplomatic estate there is very little vacant land within the suburb that is not either steep or rocky (to the west) or contains Box Gum Woodland (to the east). The available land for development within O'Malley is virtually exhausted.

Alternate leasing options are being considered both by the NCA and the JSCNCET inquiry. The results of the inquiry will inform the NCA's future strategies for diplomatic accommodation. The wishes of the diplomatic community will also be taken into consideration as to preferred accommodation options. Supply of accommodation choices including smaller blocks and/or office space is being considered.

Unfortunately, even if all vacant blocks were developed and a number of blocks subdivided there is still a requirement for additional land and accommodation types to meet current and future demand.

A number of sites are already housed on Territory Land. The current intent of the Plan identifies a preference for diplomatic missions to be housed on National Land, managed by the NCA as international relations are a Commonwealth and not a Territory function.

Development in Gungahlin, Molonglo, Symonston or Queanbeyan would require purchase of land from the Territory or New South Wales Governments which may already be planned for residential development. This would also introduce significant costs in acquisition of land and in securing the sites further afield from existing diplomatic enclaves.

Diplomatic development at these proposed sites poses additional impacts as the Territory has a broader scheme for housing residential development in these areas, and these sites may prove costly to secure.

Acquisition of land in these locations formally designated for residential development could represent a financial loss for the Territory as the value of diplomatic blocks is traditionally less than that of residential blocks. This is due to the restricted permissible land use and the number of sites produced.

The assessment of three sites identified Stirling Ridge as the preferred option based on environmental, infrastructure, bushfire risk, community and economic constraints. The Stirling Ridge site can house between five and seven blocks and is easily connected to existing infrastructure, with minimal requirements for upgrading roads and without the requirement for purchase of the land.

The Federal Golf Club site was constrained by Environmental values from the Red Hill Nature Reserve but this was only part of the reason for deciding against pursuing the site further. Bushfire constraints were the main impact as the required outer Asset Protection Zone (APZ) needed to develop the whole of the site would have entailed clearing of large swathes of the adjoining Nature Park and high conservation ecological communities. The Federal Golf Club site also required substantial infrastructure works to connect to existing services and required a full depth reconstruction and widening of the existing access road.

In comparison, the Stirling Ridge site is not constrained by the requirement for a large outer APZ. This is due to the woodland north east of the site not meeting fuel thresholds which would have required an outer APZ encroaching into the high conservation area. The site only requires an inner APZ of up to 20 metres, manageable within the development envelope.

The NCA is currently in discussion with the ACT Government in regards to the use of the Canberra Brickworks site. However, even if this and a number of other options for supply of accommodation were to be successful there would still be a requirement for development at the Stirling Ridge site based on current demand.

The Stirling Ridge site has been identified as a suitable option to accommodate short-term diplomatic demand. While other options are also being investigated this does not affect the sites suitability.

3.5 Prime Minister's future residence

ISSUES RAISED:

Submitters requested information regarding the amount of land required for a Prime Minister's residence and the associated costs. The need for a new residence for the Prime Minister was also questioned.

Suggestions for a future site have also been received including the Stirling Ridge site, Collins Park, and redevelopment of the current lodge.

NCA RESPONSE:

Detailed planning for a future residence for the Prime Minister has not yet been undertaken. However, it is envisaged that the development will require a private apartment, guest rooms, a formal reception room for official functions, service buildings, on-site parking, service yards and a large lawn area. The cost of such a development would be ascertained as part of detailed planning for the site.

The site of the current Lodge provides limited opportunity for expansion and is consistent with the existing planning and land management framework. There is still an option to redevelop the Lodge site if this direction is adopted by the Official Establishments Trust and the Department of the Prime Minister and Cabinet.

Attunga Point provides an opportunity to develop a new official residence in a prestigious location similar to that of the Governor General's residence.

Both Lodge Park and Attunga Point have advantages and disadvantages, should development of a new official residence occur the decision on the preferred site would not be made by the NCA, instead the decision would be made by the Official Establishments Trust and the Department of the Prime Minister and Cabinet. The NCA has an obligation to reserve land for this purpose should a requirement for a new official residence be recognised.

The area of Stirling Ridge indicated as a potential site for a future official residence has high environmental conservation values, development would require extensive clearing of Critically Endangered Box Gum Woodland listed under the EPBC Act.

Due to these high values it has been decided to remove the Stirling Ridge site from further consideration as an official residence, and to convert the land use from National Capital Use

to Open Space providing an additional layer of protection to this high conservation value area.

Investigation of Collins Park is outside the scope of the current process, the NCA will consider this option separately.

3.6 Other matters

Timing of development

ISSUE RAISED:

A query was raised regarding the timing of development should the proposal for diplomatic missions on the land adjacent to Stirling Ridge be successful.

NCA RESPONSE:

Should DA78 be successful, it can be expected that subdivision planning would commence immediately, with construction commencing soon after planning of the proposed subdivision is completed. As there are already a number of nations on the waiting list for accommodation, it is expected that negotiations with missions seeking to establish in Canberra and subsequent development thereafter would be relatively swift.

Cost benefit analysis

ISSUES RAISED:

Comments have been raised regarding the lack of a full cost-benefit analysis being undertaken for the diplomatic proposal in the draft Amendment.

NCA RESPONSE:

A preliminary analysis was undertaken as part of the investigation of three sites carried out by SGS. The analysis estimated the infrastructure and land acquisition costs for sites near the Canberra Brickworks, Federal Golf Club and Stirling Ridge. It was subsequently established that development of Stirling Ridge represents the lowest financial costs, has low additional infrastructure requirements and has minimal environmental conservation impacts on the site.

Cost estimates will need to be revisited, however the site represents a preferred option due to minimal costs of establishment in comparison to the other two sites assessed.

Planning inconsistencies

ISSUE RAISED:

Some submitters suggested that the draft Amendment is inconsistent with the Plan, the Griffin Legacy, Walter Burley Griffin's 1918 Plan and the Lake Burley Griffin and Adjacent Lands Heritage Management Plan (LBG HMP).

NCA RESPONSE:

Section 6(b) of the PALM Act requires the NCA 'to keep the Plan under constant review and to propose amendments to it when necessary.' As the land adjacent to Stirling Ridge is suitable for diplomatic purposes an amendment to the Plan has been proposed. The draft Amendment process is being undertaken in accordance with the provisions of the PALM Act.

While general policies in the Plan have been derived, in part, from the Griffin Legacy it is not a legislated planning document and therefore does not apply to this process.

Furthermore, it is unclear how DA78 is inconsistent with the Griffin Legacy as this was not clearly stated in the submission, and Stirling Ridge and Attunga Point do not form a specific component of the document.

Parts of Walter Burley Griffin's 1918 plan have been recognised on-ground, while other aspects have been reinterpreted. The Plan fosters recognition of the 1918 Griffin Plan but seeks to build on that legacy, not be inexorably bound to it.

The NCA has interpreted the LBG HMP plan to not prohibit development in the subject area. The NCA therefore considers the proposal to not be inconsistent with the heritage management plan.

Lake Burley Griffin permissible uses

ISSUE RAISED:

Concerns were raised regarding the additional land use of Diplomatic Mission being added to the permissible uses for Lake Burley Griffin and Foreshores. It was asserted that the current proposal would set precedence for the development of more diplomatic missions around the lake.

NCA RESPONSE:

The NCA has no further plans to develop diplomatic missions within the Lake Burley Griffin and foreshores areas. In addition, the NCA would need to undertake further public consultation to amend the Plan were it to consider such an action. This would be subject to public and Parliamentary scrutiny.

Consultation period

ISSUE RAISED:

Submitters asserted that the consultation period was too short.

NCA RESPONSE:

DA78 is the culmination of over 18 months research for the area, including three public consultation processes undertaken during 2011 and 2012.

The draft Amendment was released for public consultation on 3 November 2012 and ran for a period of six weeks in accordance with the NCA's Commitment to Community Engagement (August 2011).

4 Recommended changes

One change to DA78 as released for public consultation is recommended in response to issues raised by individuals and organisations during the public consultation process. The recommended change to the proposed amendment (**Attachment 5**) is as follows:

- Conversion of the remaining National Capital Use land in Section 128 Yarralumla to Open Space in Figure 6 of the Plan. This is based on the request of a number of submissions to protect the significant high conservation values of the area.

5 Conclusion

The consultation process initiated by the NCA for DA78 attracted over 60 attendees at the public information session and 37 written submissions.

Following a review of issues raised, one change to DA78 as outlined in section 4 of this report has been recommended by the NCA.

The NCA recommends that DA78 be approved in its revised form (refer **Attachment 5**) pending guidance from the JSCNCET inquiry into the allocation of land to diplomatic missions in the Australian Capital Territory.

6 Attachments

Attachment 1 – Canberra Times Notice

Attachment 2 – Commonwealth Gazette Notice

Attachment 3 – Summary of Submissions

Attachment 4 – Online Comments

Attachment 5 – Revised DA78 (with Track Changes)

Attachment 1 – Canberra Times notice





DRAFT AMENDMENTS TO THE NATIONAL CAPITAL PLAN

DRAFT AMENDMENT 78 STIRLING RIDGE AND ATTUNGA POINT

National Capital Plan Draft Amendment 78 – Stirling Ridge and Attunga Point (DA78) proposes to adjust current land use boundaries within Sections 17, 22 and 128 Yarralumla to accommodate diplomatic land use, to secure Stirling Ridge as an Open Space area and to foster management of Attunga Point as a possible future location for the Prime Minister's Residence.

The draft amendment also seeks to remove the National Capital Use area intended as an extension to Empire Circuit, passing through part of Stirling Ridge and the former West Lake community to connect with Alexandrina Drive.

The proposed adjustment of land use boundaries results in a net increase in open space for the area while fulfilling the NCA's responsibility to provide sites for the purposes of diplomatic use and for a future residence for the Prime Minister of Australia.

A public information session will be held on Tuesday 13 November 2012 at 6pm, at the Yarralumla Uniting Church, Denman Street Yarralumla 2600.

The NCA requests that people who want to attend, register their interest by completing the RSVP form at www.nationalcapital.gov.au/DA78rsvp.

DRAFT AMENDMENT 79 REMOVAL OF WEST BASIN PEDESTRIAN BRIDGE

National Capital Plan Draft Amendment 79– Removal of West Basin Pedestrian Bridge (DA79) proposes to remove from the National Capital Plan, all references to a pedestrian bridge connecting the Acton Peninsula to the Parliamentary Zone across the West Basin of Lake Burley Griffin.

DA79 is in response to Immigration Bridge Australia's decision to use an alternate site for commemorative purposes.

A public information session on DA79 will be held on Wednesday 7 November 2012 from 12pm to 1pm at the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, PARKES ACT 2600.

DRAFT AMENDMENT 80 YARRAMUNDI REACH

National Capital Plan Draft Amendment 80 – Yarramundi Reach (DA80) proposes to remove the development reservation at Yarramundi Reach to more adequately reflect the capacity of the site for development. DA80 will assist in protecting the natural and cultural heritage values of Yarramundi Reach.

A public information session on DA80 will be held on Wednesday 7 November 2012 from 1pm to 2pm at the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, PARKES ACT 2600.

DA78, DA79 and DA80 of the National Capital Plan have been prepared in accordance with sections 15(1) and 23 of the Australian Capital Territory (Planning and Land Management) Act 1988 and are now available for public inspection and comment.

The National Capital Authority invites interested people and organisations to provide written comments on DA78, DA79 and DA80 by close of business on 14 December 2012 to:

Andrew Smith, Chief Planner, National Capital Authority, GPO Box 373, CANBERRA ACT 2601.
Email: draft.amendment@natcap.gov.au

Copies of DA78, DA79 and DA80 are available from www.nationalcapital.gov.au or

National Capital Authority Treasury Building Ground floor King Edward Terrace PARKES ACT 2600 between 9am and 5pm Monday to Friday	National Capital Exhibition Barrine Drive Commonwealth Park between 9am and 5pm weekdays and 10am to 4pm weekends
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Further information is available by telephone on (02) 6271 2888 or email draft.amendment@natcap.gov.au.

WWW.NATIONALCAPITAL.GOV.AU

DA78/79

Attachment 2 – Commonwealth Gazette notice

Draft Amendments to the National Capital Plan

Draft Amendment 78 – Stirling Ridge and Attunga Point

National Capital Plan Draft Amendment 78 – Stirling Ridge and Attunga Point (DA78) proposes to adjust current land use boundaries within Sections 17, 22 and 128 Yarralumla to accommodate diplomatic land use, to secure Stirling Ridge as an Open Space area and to foster management of Attunga Point as a possible future location for the Prime Minister's Residence.

The draft amendment also seeks to remove the National Capital Use area intended as an extension to Empire Circuit, passing through part of Stirling Ridge and the former West Lake community to connect with Alexandrina Drive.

The proposed adjustment of land use boundaries results in a net increase in open space for the area while fulfilling the NCA's responsibility to provide sites for the purposes of diplomatic use and for a future residence for the Prime Minister of Australia.

A public information session will be held on:

Tuesday 13 November 2012 at 6pm, at the Yarralumla Uniting Church, Denman Street Yarralumla 2600.

The NCA requests that people who want to attend, register their interest by completing the RSVP form at www.nationalcapital.gov.au/DA78rsvp.

Draft Amendment 79 – Removal of West Basin Pedestrian Bridge

National Capital Plan Draft Amendment 79– Removal of West Basin Pedestrian Bridge (DA79) proposes to remove from the National Capital Plan, all references to a pedestrian bridge connecting the Acton Peninsula to the Parliamentary Zone across the West Basin of Lake Burley Griffin.

DA79 is in response to Immigration Bridge Australia's decision to use an alternate site for commemorative purposes.

A public information session on DA79 will be held on:

Wednesday 7 November 2012 from 12pm to 1pm at the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, PARKES ACT 2600

Draft Amendment 80 – Yarramundi Reach

The purpose of Draft Amendment 80 – Yarramundi Reach (DA80) is to remove the development reservation at Yarramundi Reach to more adequately reflect the capacity of the site for development. DA80 will assist in protecting the natural and cultural heritage values of Yarramundi Reach.

A public information session on DA80 will be held on:

Wednesday 7 November 2012 from 1 pm to 2pm at the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, PARKES ACT 2600

DA78, DA79 and DA80 of the National Capital Plan have been prepared in accordance with sections 15(1) and 23 of the *Australian Capital Territory (Planning and Land Management) Act 1988* and are now available for public inspection and comment.

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Andrew Smith
Chief Planner
National Capital Authority
GPO Box 373
CANBERRA ACT 2601

email: draft.amendment@natcap.gov.au

Copies of DA78, DA79 and DA80 are available from:

www.nationalcapital.gov.au

National Capital Authority
Treasury Building
Ground floor King Edward Terrace
PARKES ACT 2600
between 9am and 5pm Monday to Friday

National Capital Exhibition
Barrine Drive
Commonwealth Park
between 9am and 5pm weekdays and 10am to 4pm weekends

Further information is available by telephone on (02) 6271 2888 or email draft.amendment@natcap.gov.au.

Attachment 3 – Summary of submissions

Note: Details of each submitter have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority for the purposes of the Report on Consultation for Draft Amendment 78.

No.	Details of submitter	Key points raised in submission	NCA consideration
1	Territory and Municipal Services (TAMS) Directorate of ACT Government. GPO Box 158 Canberra, ACT 2601	Territory and Municipal Services (TAMS) understand that the draft Amendment intends to remove the proposed extension of Empire Circuit. There is no perceived reason for the Territory to maintain ownership of Block 4 Section 128 Yarralumla between Block 4 Section 22 and Block 3 Section 128 Yarralumla.	Noted.
	Environment and Sustainable Development Directorate (ESDD) of the ACT Government.	ESDD has considered DA78 and advises that it has no objections to the proposal. The following comments were provided during circulation of DA78. ACT Heritage Unit The ACT Heritage Unit notes that the subject land in Stirling Ridge is a part of a registration on the Heritage Register for Button Wrinklewort habitat. The registration for Canberra's 'Main Outfall Sewer' and the possible clearing of endangered species is noted. Consequently, the Heritage Unit recommends: <ul style="list-style-type: none"> • An assessment of heritage impacts on the Button Wrinklewort be undertaken. • An assessment of the impacts from the proposed diplomatic area to the registered Main Outfall Sewer. • An assessment of the heritage significance of Stirling Ridge be undertaken. The assessment should include a cultural heritage assessment to determine Aboriginal heritage values. 	Noted.

		<p>Conservator of Flora and Fauna</p> <p>Conservation Planning & Research (CPR) supports the key intention of DA78 to provide appropriate zoning of Stirling Ridge.</p> <p>The ecological values of Stirling Ridge are indistinguishable from those of Attunga Point which is proposed for National Capital Use.</p> <p>In 2005, Adam Muyt undertook a vegetation survey encompassing both Stirling Ridge and Attunga Point. The report estimated 50,000 Button Wrinklewort Daisies of which 1800 plants were observed within Attunga Point.</p> <p>CPR advises that the draft Amendment should better reflect the ecological values and include Attunga Point for Open Space zoning.</p>	Noted.
2	Martin Bonsey	<p>I am not sure the sites for countries not yet represented need to be quite as good as this one.</p> <p>It would be desirable to pressure countries who have not yet taken up offers made to them to proceed or relinquish their sites.</p> <p>I strongly support the preservation of the main part of Stirling Ridge.</p> <p>Reserving Attunga point for a future PM's residence may be the best possible way to preserve the point from any development forever as there is no sign a PM would be brave enough to go ahead.</p> <p>Should such a development ever go ahead I think further consideration should be given to using Collins Park in Tasmania Circle. It has been considered favourably by Official Establishments Trust, it is closer to the Parliament House Ministerial wing and would be preferable from the security perspective. Retaining foreshore access for the public.</p> <p>Prime Minister's spend little time in Canberra, sacrificing Attunga Point for such a relatively small use would lead to public opposition.</p>	Noted.

<p>3</p>	<p>Brett Odgers Swinger Hill bjodgers@iinet.net.au</p>	<p>Has a full cost-benefit analysis for Stirling Ridge been undertaken?</p> <p>Issue One - Demand & Supply of Diplomatic Land</p> <ul style="list-style-type: none"> • Are 20 missions awaiting sites? Who are in the queue? Are there preferences? • What alternatives have evolved for embassies? • The average block size of 0.5 hectares is questionable. • The supply figures do not allow for the availability, resumption or sub-division of existing allocations. • Why have 15 designated diplomatic sites been deemed unsuitable? • Can diplomatic missions seek territorial land or rent private sector properties? • There are available blocks in Deakin (apparently eight) and O'Malley (up to 15) and alternatives outside designated diplomatic estates. <p>Issue Two - O'Malley</p> <ul style="list-style-type: none"> • There appear to be 10 reserved or undeveloped blocks in O'Malley. • Diplomatic leases legislation places an obligation on the NCA, provided Australia's diplomatic relations allow, to resume reserved leases if there is no development after 18 months. • Topography can only be referring to land between Jindalee & Dunoon Streets, which indeed the NCDC decided would never be developed. The blocks I have enumerated exclude the hillside area of O'Malley Section 4 alongside Yamba Drive. • Can further Territory Land within O'Malley be leveraged? <p>Issue Three - If DA78 is enacted the diplomatic estate will have exceeded all reasonable dimensions, envisioned and prospective land uses in this area.</p> <p>The mass of embassies in east Yarralumla and around State Circle has</p>	<p>Noted</p>
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		<p>unbalanced land uses close to Capital Hill and excludes other potential federal elements and land uses under the Plan. This development is contrary to Griffin's vision and plans for the symbolism, functions and layout of the Capital Hill precinct.</p> <p>DA78 should be properly assessed against the Plan (including Griffin Legacy) along with a thorough review of the planning framework and criteria governing the location of foreign missions.</p> <p>Issue Four - Opportunity Costs of proposed alienation of Stirling Park for diplomatic estate.</p> <ul style="list-style-type: none"> • the highest value use for the land adjacent to Stirling Ridge would be residential blocks. • A second obvious prime land use is retaining the land in Stirling Park for the very high bushland values and ecological integrity. • The environmental and recreational values of Stirling Park are more valuable than the Federal Golf Club site considered for diplomatic leases. • According to the <i>Lake Burley Griffin and Adjacent Lands Heritage Management Plan</i> (adopted by the NCA in 2009) the region of Westlake should, as a high priority, 'conserve the naturalistic foreshore precincts.' Conservation of the heritage values of Stirling Park is also accorded high priority. • If the proposed diplomatic estate went ahead it would create significant parking and access issues for participants and spectators who come to embassy events. • With the development of the PM's Lodge on Attunga Point, Alexandrina Drive would presumably be re-aligned in effect resembling the roadway and community access boulevard that Griffin envisaged for the foreshores of Westlake. <p>Issue Five - NCA officers advised incorrectly that environmental impact assessment would only be required under the EPBC Act.</p> <ul style="list-style-type: none"> • The EPBC process should not exempt NCA from carrying out environmental, ecological and heritage assessments before submission to the Authority and the Minister. 	
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		<ul style="list-style-type: none"> • Under NCA policies of public participation, such studies should also be released for public scrutiny and expression of values. • The EPBC Act of course has a very limited scope and is usually is too late in the process to alter decisions. <p>General recommendations</p> <ul style="list-style-type: none"> • DA78 excision from Stirling Park has not previously been indicated and thus represents a departure from existing policies for Diplomatic Estates. • The determination of Attunga Point as the site for the PM’s Lodge is no surprise, not urgent and not really connected with the expansion of the Diplomatic Estate into Stirling Park. • DA78 is seriously inconsistent with the Plan, the Griffin Legacy, Griffin’s plans and vision for the National Capital, and the Lake Burley Griffin and Foreshores Heritage Management Plan. • The time frame for public consultation is out of order. 	
4	Maureen Bell Cook	<p>No objection to the Attunga Point site for a badly needed PM's residence. Stirling Ridge is a precious resource which, once given over to diplomatic residences, will never be regained.</p> <p>There is no law which says that diplomatic buildings have to be grouped together and in other cities of the world are scattered over the built-up area. Stirling Ridge needs to be kept as is.</p>	Noted
5	Kate Field	<p>Should be left undeveloped as a community resource. I'm concerned that the area could be taken away from the community.</p> <ul style="list-style-type: none"> • I find it astonishing that Australia's hosting of the G20 is one of the reasons why this community amenity could be lost. • Why should over indulged diplomats be given more prime land. Instead put them out in the community - Gungahlin or Queanbeyan. • The NCA also has an obligation to Canberra's residents and it's about time the NCA started meeting that obligation. 	Noted

<p>6</p>	<p>Bryn Challis Lyneham</p>	<p>My comments are about building a national capital rather than protecting the amenity of local residents.</p> <ul style="list-style-type: none"> • Griffin's plan for Canberra had to look centuries ahead, and now that the bones of the city are in place it is time to consolidate the inner areas of the capital. • I see the future of Stirling Ridge as an intensely urban diplomatic, residential and accommodation precinct with densities increasing from embassies and detached residences for diplomatic staff adjoining the existing residential areas of Yarralumla. • I suggest high density mixed-use buildings lining Alexandrina Drive overlooking the lake. Alexandrina Drive would be an 'Esplanade' in the tradition of European seaside towns. • The conversion from National Capital Use to Open Space is a short-term trade-off that will make it much harder to accommodate the future growth needs of the diplomatic sector in Canberra. • Many of Canberra's more recent new embassies have been relegated to O'Malley. • If the proposal goes ahead, catering for further new embassies anywhere close to the government core and other national capital functions will be that much more difficult, as it would involve rezoning parkland back to urban uses. • The expansion of an embassy precinct supported by residential development and accommodation of commensurate quality into the Stirling Ridge area is a natural fit with both the existing embassy precinct adjacent, and other national capital functions like the proposed new Prime Minister's residence at Attunga Point. • Is preserving a large area of little-used and unremarkable woodland with unrivalled access to lakeside parklands, with beautiful lake views, and so close to the core government functions of the national capital really the right thing to do? • I believe the NCA should look to its long-term charter to develop 	<p>Noted</p>
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		<p>the national capital and make sure the potential of this land to accommodate core national capital functions and to enhance the urban fabric of the city and its relationship to the lake is not wasted.</p>	
7	<p>Ann Gugler 6 Stillwell Place Mawson ACT 2607 Former resident of 27 Westlake</p>	<p>I am pleased that Stirling Ridge and part of the former home sites in 'the gap' Westlake are now to be saved and that some recognition for the contribution of the Federal story is made.</p> <p>Particularly of importance to me is that the proposed extension to Empire Circuit is to be removed. This road if built would have destroyed the area of our plaques, the tree planted on March 1998, house sites and the temporary septic tank near the creek.</p> <p>DA78 brings a new threat to the area of Attunga Point. This land of Section 22 Yarralumla if developed would remove the area of Westlake Hall and a number of cottages. The realignment of Alexandrina Drive would intrude into the site of the former construction workers settlement of Westlake.</p> <p>I am concerned about the possible destruction of the Tradesman's Camp and Contractor John Howie's Settlement in Block 3 Section 128.</p> <p>There are numerous stone arrangements throughout Stirling Park which should be fully recorded and local Indigenous communities should be consulted.</p>	Noted
8	<p>Roger Bacon</p>	<p>Closing off access to an entire stretch of lakeshore is just not an option. We've already got one private section at Government House.</p> <p>It would be extremely disruptive to existing cycling and pedestrian infrastructure which is ideal for recreation, as well as to sensitive natural ecosystems.</p>	Noted
9	<p>Matthew Frawley</p>	<p>I support the changing of the land use policy for Stirling Ridge from National Capital Use to Open Space.</p> <p>I do not support development of embassies at Stirling Park.</p> <p>Any development at this site will adversely impact and degrade the high conservation value land in the rest of Stirling Ridge.</p> <p>I believe the NCA should look elsewhere for the building of embassies, such as along Constitution Avenue or in the Russell area.</p>	Noted

		<p>I do not support Attunga Point as a possible future location for the Prime Minister's residence. This location has very high conservation value.</p> <p>I support the removal of the National Capital Use area intended as an extension to Empire Circuit. The eastern end of Stirling Park, Section 128 Yarralumla, is still zoned as National Capital Use. I request that this land also be rezoned as Open Space.</p> <p>As well, the land in Section 2 City Hill zoned Parliamentary Use, between State and Capital Circles contains a Button Wrinklewort population and Yellow Box-Red Gum Grassy Woodland. I request that this land is also rezoned as Open Space.</p> <p>I request that the newly zoned Open Space be annotated to acknowledge that these lands are to be:</p> <ol style="list-style-type: none"> a. managed primarily for natural and Indigenous heritage conservation purposes, and that b. management may continue to require burning for ecological and fire fuel management. <p>I ask that the grassy woodlands are granted a suitable formal title on the Plan, for example, Stirling Ridge Nature Park.</p>	
<p>10</p>	<p>Patricia Frei</p>	<ul style="list-style-type: none"> • Eastern Boundary of Westlake – The Westlake Settlement extended east of this line as did John Howie & Co's Settlement - <i>See Ann Gugler's books.</i> • The Protected Button Wrinklewort extends to the east of this line and to the south of Alexandrina Drive, where it is planned to extend Attunga Point. • The Yellow Box-Red Gum Grassy Woodland throughout Stirling Park is a threatened ecological community. <p>Significant and very aged trees, revered by the Ngunnawal, are scattered all over the park and ridge area. Will these be removed?</p> <p>The eastern area should have been regarded as a national site/park, yet the NCA seems bent on destroying the area by building diplomatic missions.</p> <p>It is far preferable to intersperse diplomatic residences around Canberra than use a 1950s ideology of having them built on top of one another. Better protection for others when demonstrations are held against one – more likely these days than in the '50s.</p>	<p>Noted</p>

		<p>How much ground does the Prime Minister require?</p> <p>No <i>thorough</i> archaeological or heritage investigation has ever been pursued on the <i>whole</i> of Stirling Park, only piecemeal areas, and some reports are totally suspect, especially the Navin Officer Report. I propose that the entire area is subjected to a proper and thorough investigation by a <i>competent</i> consultant before anything is planned.</p>	
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<p>11</p>	<p>Juliet Ramsay</p>	<p>The existing planning must consider what is most important for the city of Canberra and its presentation to the world.</p> <p>The fact that the environmental importance of Stirling Ridge is given pre-eminence in planning decisions is questionable.</p> <p><i>Lake Burley Griffin and Lakeshore Parklands</i> has been nominated to the National Heritage List (No 106206) for several heritage values including design and aesthetic significance.</p> <p>There is also consideration underway that Canberra will be nominated to the World Heritage List and for that role, the lake and its lakeshore parklands will be a major contributing factor to the World Heritage significance.</p> <p>Objection to Attunga Point zoning for a future Prime Minister’s Residence</p> <p>The lakeshore area of Attunga Point north of Alexandrina Drive should remain as public parkland into the future and not dedicated for the Prime Minister’s residence.</p> <p>Stirling Ridge should be used for the Prime Minister’s residence rather than the lakeshore be impacted with a public exclusion zone.</p> <p>I do not agree with Stirling Ridge being made ‘public open space’ if that means allocation of lakeshore land for a Prime Ministers Lodge.</p> <p>I strongly object to proposed changes of DA78 for Lake Burley Griffin and Foreshores to include ‘Diplomatic Mission’.</p> <p>The proposal for embassies in the southern part of Stirling Park seems to be a short-term inadequate solution that will involve chipping away at Canberra’s Hills, Ridges and Buffers in the future.</p> <p>A larger dedicated diplomatic estate should be allocated in one of the proposed new suburb regions such as Symonston.</p> <p>The existing Prime Minister’s Lodge is an ideal location. Although the Lodge is small and inadequate for modern use, a new Lodge building could be constructed and its gardens extended into Lodge Park.</p>	<p>Noted</p>
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12	Joyce Wallington Yarralumla	There are other areas in Canberra available for foreign embassies and the present Lodge could well be upgraded leaving this area of natural beauty adjoining the lake whole and unspoiled for future generations.	Noted
13	John Wallington Yarralumla	<p>The DA78 proposal will without doubt create a serious incursion into the lake corridor.</p> <p>The siting of embassies will damage forever the greater lake environment and its ability to be used and appreciated by Canberra residents.</p> <p>The proposed development will interrupt the movement of people in the area and force traffic into the environmentally sensitive ridgeline.</p> <p>This small diplomatic region will go nowhere near to solving the long term requirements for diplomatic land and does not even appear to be the preferred short term option.</p> <p>Is the Molonglo corridor a possibility? There is a well established precedent in O'Malley of not locating all diplomatic missions in the central Canberra area. Is there a longer term and more thorough solution?</p> <p>The short-term brickworks option has many advantages.</p>	Noted
14	Friends of Grasslands advocacy@fog.org.au	<ol style="list-style-type: none"> 1. Securing much of Stirling Ridge by changing the land use policy from “National Capital Use” to “Open Space” is a most welcome proposal. 2. FOG does not support development of embassies at Stirling Park. While much of the land to be developed does not have significant ecological values, its woodland fringe most certainly does have significant habitat that should not be developed: <ol style="list-style-type: none"> a. Button Wrinklewort populations on the north-east border of the proposed development envelope. b. Button Wrinklewort in two locations in quadrats that appear to cross the border of the proposed development envelope. c. The endangered Button Wrinklewort is difficult to locate, it is not surprising that a viable population may not be located during a short survey. 3. Long term impacts from the proposed development – such as weed invasion, fire control impacts and recreational disturbance – will degrade the high conservation value land immediately adjacent to the 	Noted.

		<p>proposed embassies.</p> <ol style="list-style-type: none"> 4. We urge the NCA to consider alternative ways of housing the greater numbers of missions, as 25 were originally said to be required in the next 30 years. 5. In the undesirable case that the NCA recommends proceeding with the development we include the attached guidelines developed by FOG. <p>Guidelines for minimising impacts</p> <p>Grassy ecosystems are particularly vulnerable to soil disturbance and weed infestations, trampling through uncontrolled recreational activities, and lack of ecological burning from time to time. In undertaking developments close to high conservation value grassy remnants, FOG recommends adoption and enforcement of a range of environmental conditions, including the following.</p> <ol style="list-style-type: none"> 1. The areas of significant grasslands and woodland should be excluded from developments and no mature, Indigenous trees removed. 2. Any security measures, boundary tracks and inner and fire asset protection zones (fire breaks) to be included within the development envelope. 3. Care should be taken in planning road and pedestrian access since: <ol style="list-style-type: none"> a. A boundary road placed between developments and woodland may obviate the need for more security measures, a separate boundary track or firebreak, but will increase the risk of weeds that spread along roads (like African Lovegrass) infesting open spaces, as well as increasing recreational access; b. Alternatively, an internal access road may reduce access to grassy ecosystems but increase the risks of weed infestations from garden escapes and development of firebreaks and other access impacts on the boundary of the development. 4. Standard construction and occupation mitigation procedures need to be put in place, including: <ol style="list-style-type: none"> a. Permanent fencing for endangered ecosystems; 	
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		<ul style="list-style-type: none"> b. Controlling weeds associated with construction activities; c. Landscaping parameters including approved non-invasive plant species and containment of pet cats. 	
15	Pam & Allan O'Neil Yarralumla	<p>There is insufficient certainty that the use of part of the land for diplomatic missions can be achieved without risking the high environmental values of much of Stirling Ridge.</p> <p>Of the land now proposed to be used for a diplomatic estate, the Management Plan said that it can be “managed for landscape, aesthetic, recreational and fire mitigation purposes, where these do not impact on the conservation values of” those areas with higher conservation values.</p> <p>Even if a 20 metre mown grass buffer zone were included in any development, it would at best achieve only “partial” mitigation of adverse effects on an area of nationally recognised environmental significance. In our submission, “partial” mitigation is insufficient to meet the statutory obligations imposed by the EPBC Act.</p> <p>The difficulties attendant upon development of such a site would be exacerbated by the need to include a substantial 20 metre buffer zone within it. In those circumstances, the prospect of achieving seven allotments of the size envisaged is much reduced. A reduction of the number of allotments, in turn, would result in an increased development cost per allotment.</p> <p>The extra-territorial status of diplomatic estates would render the EPBC Act futile in protecting an area of national environmental significance from any threats, albeit inadvertent, such as the introduction of weed species.</p>	Noted
16	Susan Cowan Yarralumla	<p>I would like to see the whole of Stirling Park designated as a nature reserve in view of its outstanding natural values.</p> <p>I do not support the proposed change of use to allow diplomatic missions, or any similar development, to be built in Stirling Park.</p> <p>To this end I would like to address some comments that the CEO Gary Rake made recently on ABC Radio 666 while being interviewed with Gai Brodtmann. It is too easy these days to pull the racist card and Mr Rake’s comments in my view, did him no justice and were insulting to residents of this suburb.</p>	Noted

		<p>A piecemeal approach to housing diplomats is, in my view, a very poor planning principle.</p> <p>There are plenty of empty blocks set aside in Yarralumla, Deakin and O’Malley for housing future diplomats.</p> <p>It makes a lot more sense to use up current space, while re-thinking a much larger area for diplomats which would make for better security.</p>	
17	Sue Cannon Yarralumla	<p>I was not quite sure what to say, apart from the obvious things such as -</p> <ul style="list-style-type: none"> · Taking away habitat from native animals and birds (whether they are an endangered species or not). · The Pin Oaks in Fitzgerald Street and other beautiful trees that will need to be cut down. · The increased traffic and parking problems that will occur due to building the embassies. · Loss of corridor to animals <p>Stirling Park is enjoyed by so many Canberrans (not just those living in Yarralumla) for walking/jogging/orienteering.</p> <p>I don’t think that Canberra needs to lose any more bushland and green open spaces, especially with so many Canberrans now living in apartments. They need as many spots as possible for recreational activities.</p>	Noted
18	John Richardson Yarralumla	<p>RELEVANCE OF LARGE DIPLOMATIC BLOCKS</p> <p>The massive blocks designated for diplomatic missions in the 50s, 60s and 70s may no longer be viable or sustainable.</p> <p>Investigations should be made into subdividing and developing the remaining vacant blocks in existing Diplomatic precincts.</p> <p>Leave the Stirling Ridge site as it currently is - green space.</p> <p>Develop a more forward looking model of higher density Diplomatic accommodation in more appropriate areas.</p> <p>I suggest that the area is prestigious because of the undeveloped and freely accessible bush and parkland in close proximity to the Lake, the</p>	Noted

		<p>suburb and the city.</p> <p>What is driving the requirement for 'prestigious' locations such as Stirling Ridge - is it the Diplomats, the Department of Foreign Affairs and Trade or the NCA?</p> <p>EMBASSY DESIGN</p> <p>The idea of allowing diplomatic missions to design their own buildings as a reflection of their culture must surely have had its day.</p> <p>The NCA is required to manage the Diplomatic precincts but where are the design standards and controls? How does the NCA assess and manage the suitability of proposed designs?</p> <p>How does the NCA assess the suitability as to which missions are able build on large blocks - surely mission budgets must be assessed to ensure adequacy for suitable and appropriate buildings and grounds and for ongoing maintenance?</p> <p>URBAN DESIGN</p> <p>Residents have been assured by the current zoning that embassies cannot be built on Stirling Ridge. Why adversely impact the local amenity for all Canberrans who use this area by allowing embassies to be built?</p> <p>The amendment to allow embassies will definitely change the character of Stirling Ridge for a significant population in the local vicinity and the wider community as a whole.</p> <p>Embassy development on Stirling Ridge will have the effect of significantly reducing the publicly enjoyable area of the ridge.</p> <p>CURRENT USES OF THE RIDGE AND PARKLAND</p> <p>People from all over Canberra (including Diplomats) enjoy the Stirling Ridge area on a daily basis. Building embassies will detrimentally affect the enjoyment of the area for all.</p> <p>IMPACTS ON LOCAL RESIDENTS</p> <p>Building works will have daily impacts on the local residents for years to come.</p> <p>Removal of the pines will be very sad.</p>	
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		<p>What measures at the outset and into the future can be put into place to ensure that lighting and security do not unduly affect nearby residents?</p> <p>How will local residents be supported in potential disputes with diplomatic missions?</p> <p>What controls over planting and the spread of invasive species into the high conservation bushland area will be put in place?</p> <p>PM's LODGE</p> <p>It seems unlikely for the foreseeable future that any Government will build a new Lodge for the Prime Minister. Rather than build on Attunga Point it may be feasible to build on the site of the current Lodge.</p> <p>What is to become of the Governor-Generals house should Australia decide to become a Republic? Perhaps the new President (?) will symbolically break from the past.</p> <p>BRICKWORKS</p> <p>The NCA and the ACT Government should work together to restore and repurpose the Brickworks, and provide medium to high density diplomatic accommodation.</p>	
19	<p>Marea Fatseas President Yarralumla Residents Association</p>	<p>A. Executive summary</p> <p>The Yarralumla Residents Association (YRA) supports the proposal to change the land use policy for the majority of Stirling Ridge to “Open Space”.</p> <p>Supports the inquiry by the Joint Standing Committee on the National Capital and External Territories into the allocation of land for diplomatic missions in the ACT.</p> <p>Concern about the long term implications of the proposed amendment to the policies for Lake Burley Griffin and Foreshores to include “Diplomatic Mission” as a permissible land use. Will more diplomatic missions be built along the Lake foreshore?</p> <p>Assessment of the Brickworks site should continue.</p> <p>Consultation must be undertaken with YRA should DA78 be successful.</p> <p>B. Broad Principles</p>	Noted

		<p>Surveys by the YRA indicate the residents support the following principles.</p> <ul style="list-style-type: none"> • Minimise traffic congestion in the suburb • Ensure there is adequate parking • Maximise visual buffer between developments and existing residential areas • Ensure that relevant government departments consult with the YRA on subdivision plans • Minimise impact on existing trees • measures to minimise impact of development, including fire breaks and pedestrian access. • Ensure easy pedestrian access to open green spaces, and pedestrian safety. <p>C. Changing Land Use for Majority of Stirling Ridge to Open Space</p> <p>Supports changing the land use for the majority of Stirling Ridge to Open Space.</p> <p>Stirling park and Attunga Point should become a Nature Reserve</p> <p>D. Diplomatic precinct adjacent to Stirling Ridge</p> <p>The range of comments from YRA’s survey included.</p> <ul style="list-style-type: none"> • “YRA should be opposing any development in Stirling Park”. • “I fully support the NCA position on this development which is moderate with minimal environmental impact.” • “Any development should be limited in the number and size of embassy blocks. A major embassy would attract unwelcome traffic and be more likely to be out of context with the adjacent residential areas”. <p>Other key points included.</p> <ul style="list-style-type: none"> • Concern regarding pedestrian safety and traffic along Fitzgerald Street. 	
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		<ul style="list-style-type: none"> • Disruption of Yarralumla Green Belt • Floodlighting of diplomatic missions • Strong community desire to retain the stand of Pin Oaks along Fitzgerald Street <p>DFAT Protocol Guidelines require diplomatic missions to build within 18 months of being allocated land. Why are new sites being investigated when land is available that has not been developed?</p> <p>DA78 is inconsistent with Walter Burley Griffin’s Plan and the Griffin Legacy Amendments of 2007.</p> <p>The proposed amendment is inconsistent with the Lake Burley Griffin and Adjacent Lands Heritage Management Plan which was adopted by the NCA in 2009.</p> <p>The YRA would appreciate clarification of the proposed amendment to the policies for Lake Burley Griffin and Foreshores to include “Diplomatic Mission” as a permissible land use. Does this amendment raise the spectre of a succession of diplomatic precincts being built along the Lake foreshore in future?</p> <p>Diplomatic development should be considered further at the Canberra Brickworks rather than near Stirling Ridge.</p> <p>E. Attunga Point</p> <p>More than two thirds of respondents to the YRA survey expressed some concerns about development at Attunga Point. Particularly around environmental concerns. Some comments are listed below.</p> <ul style="list-style-type: none"> • “Relocating the Lodge to the Attunga Point would: create security issues resulting in restrictions on recreational use of the lake; negatively impact on the natural beauty of the lake foreshore; be significantly more costly compared to renovating the existing Lodge site.” • “The existing brick fence topped with barbed wire around the present Lodge would be a complete eyesore at Attunga Point.” • “A PM Lodge would be accompanied by a large inaccessible security zone, fences etc.” 	
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		Should the proposed development proceed further, the YRA requests that all the issues outlined above be addressed in the planning process to minimise the negative consequences of such a development.	
20	Janet McGhie Yarralumla	<ul style="list-style-type: none"> • Pin Oaks on Fitzgerald Street should not be cut down. • Will development of this site impact the high conservation areas of the park? • Access to the park would be funnelled into one point of the park creating a greater impact to the high conservation area. • To date there has been no evidence presented of great urgency for new diplomatic missions. • Some embassies have land surplus to their requirements. Perhaps the NCA could become pro-active and approach embassies with excess land? <p>It is also worth bearing in mind that one of the conditions of being allocated a diplomatic lease is to begin building within 36 months and complete building within 18 months after that. This condition seems to be honoured very much in the breach.</p> <p>Has the NCA investigated the current vacant blocks of land around Yarralumla? There are also the undeveloped sites in West Deakin and O'Malley.</p>	Noted
21	Michael Lewis Save Stirling Ridge Yarralumla	<p>In principle we support the proposal to change much of Stirling Park to open space but would prefer to see the whole of Stirling Park designated as a nature reserve in view of its outstanding natural values.</p> <p>We do not support the proposed change of use to allow diplomatic missions, or any similar development, to be built in Stirling Park. We would also like to see any new Prime Minister's Lodge located at Lodge Park and not at Attunga Point.</p>	Noted
22	Peter Davie	<p>Is it really appropriate to consider this area for the placement of new embassies? How much of the surrounding bush would have to be cleared to allow adequate security provisions for these embassies?</p> <p>If a new "Lodge" was created for our Prime Minister, what would become of the existing Lodge?</p>	Noted

23	Ciotter	<p>One of the best training grounds for young triathletes and cyclists is Stirling Ridge due to its varied rolling terrain and its central location.</p> <p>If the proposed diplomatic estate were to go ahead this would restrict access to only one side of Stirling Ridge, significantly reducing access to this area for major events and training on a regular basis.</p> <p>Additionally, I have concerns over the loss of opportunity in extending the conservation value of this area.</p> <p>Why doesn't the NCA spend some money and rehabilitate the area ensuring that the whole area's conservation value is enhanced?</p>	Noted
24	John Bruggeman	<p>I feel the area should be maintained as public open space (and zoned as such) and be heritage listed. No new developments should encroach on these areas.</p> <p>Environmental values abundant here should be protected, due to their significance as endangered ecosystems in the ACT, and the biodiversity they contain.</p> <p>I also support Ann Gugler's submission.</p>	Noted
25	Lesley Wallington Yarralumla	<p>Development will seriously damage the integrity of the bushland and open space that provides a natural corridor around Lake Burley Griffin. Furthermore, I feel that development of this area would mean.</p> <ul style="list-style-type: none"> • Interruption of wildlife corridors and destruction of natural habitat • Destruction of the aesthetic beauty of the area • Loss of pedestrian access to the many walking tracks in the area • Increased traffic flow • Interruption of sporting events • Permanent loss of valuable area of open space close to the centre of Canberra. 	Noted
26	Leslie Kelety Yarralumla	<p>Damage to the values of the parkland</p> <p>Stirling Park is one of the "jewels in the crown" of the parkland surrounding Lake Burley Griffin.</p>	Noted

		<p>The main evil of the proposal is quite simply that it would destroy a part of this beautiful park.</p> <p>The proposed diplomatic estate will jut deep into the park like a dagger, almost cutting it asunder into an eastern portion and a western portion. What possible justification can there be for doing this to what is now a large and unified park in the centre of our capital city?</p> <p>Effect on the visual amenity</p> <p>While some of the subject land contains introduced pine trees, this does not diminish its long-term conservation value, because it forms a natural buffer that helps to protect the native species further inside the park, and more importantly, because the pine trees can be progressively removed over time and the endangered native species encouraged to re-colonise the space.</p> <p>The decision-making process</p> <p><i>Justification for decision to excise part of Stirling Park</i></p> <p>The NCA should weigh and balance diplomatic considerations against the other important planning objectives set out in the Plan.</p> <p>Many other sites in Canberra are suitable for diplomatic missions</p> <p><i>High conservation values on site</i></p> <p>The NCA should not approve an amendment to the Plan that is deleterious to the objectives of the Plan on the basis that the amendment will result in a financial saving for the Commonwealth.</p> <p>It is an indisputable fact that large amounts of land are available in Canberra for the use of diplomatic missions. There are many individual embassies spread throughout the prestigious inner-southern residential suburbs of Deakin, Forrest and Red Hill.</p> <p>The NCA should not base its decision on financial constraints given the relatively small cost of having to fund the purchase of a handful of embassy sites (which, incidentally, would earn revenue for the Commonwealth in the form of rent paid by the embassies).</p> <p>The proposal to set aside Attunga Point for a future Prime Ministerial residence</p>	
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		<p>Setting aside part of Stirling Park, namely Attunga Point, for a future Prime Ministerial residence has more merit than building a diplomatic estate on part of the park.</p> <p>The Prime Minister’s residence justly merits a more unique and prominent site than embassies.</p> <p>I am nevertheless opposed to this part of the draft Amendment, for the following reasons.</p> <p>Building the residence on Attunga Point would have a significant deleterious impact for the environmental and visual values of the park, and would exclude the public from a large and beautiful portion of the park.</p> <p>It is not aesthetically desirable to build buildings on the edge of the lake, which has the bad effect of visually breaking up the shoreline.</p> <p>The residence should be well back from the water, on a high point which overlooks the lake from a distance. (Indeed, in this regard it would be preferable to locate the Prime Minister’s residence on the site of the proposed diplomatic estate.)</p> <p>The Lodge continues to be appropriate for the Prime Minister’s residence.</p> <p>An extension to the existing Lodge does not need to be a large one. It would not sit well with our democratic traditions for the Australian Prime Minister to live in a residence which is of the scale of an imperial palace.</p> <p>The proposal to remove the provision for a future extension of Empire Circuit</p> <p>I support this part of the draft Amendment, which will put paid to the disagreeable prospect of a road cutting through Stirling Park – a relic of a less enlightened age.</p>	
27	Mark Stafford-Bell Yarralumla	<p>Stirling Ridge attracts visitors. It is a popular orienteering area and is a beautiful place for walkers, joggers, picnicking families and naturalists.</p> <p>The proposal threatens the ‘bush’ capital.</p> <p>One suggestion I make is to use office space in the city for embassy accommodation.</p> <p>Having multiple embassies in an office block would also make security</p>	Noted

		<p>easier.</p> <p>Land set aside for certain countries and their embassies is being left unused. Why not use reserved space which these countries no longer require as they already have embassies?</p> <p>The proposed plan is just a short-term fix.</p> <p>The land set aside for this proposal is also home to many species of flora and fauna. It has been noted that 95 species of birds are located in and around Stirling Ridge.</p> <p>How does the NCA plan to make sure that no animals are located in the trees and bush that will be destroyed if this amendment goes ahead?</p> <p>The noise from the development would drive fauna away, even if the wooded area is not directly used for nesting.</p> <p>How can one be assured that the assessment of flora and fauna encompasses all the facts when the plans and assessments have been conducted in such a short period of time?</p> <p>Stirling Ridge is an aspect of Canberra’s history that needs to be maintained, just as Canberra’s bush capital name.</p> <p>All options and possibilities need to be considered before destroying an iconic park of Canberra.</p>	
28	George Haridemos	<p>The streets immediately adjacent to Stirling Park are narrow (approximately six metres wide) and have no footpaths. This poses a danger to local children during and after development.</p> <p>I have concerns regarding elevated traffic volumes after development.</p> <p>I am trying to explain to the NCA and yourself as clearly as I can, that what you plan to do is dangerous. It will quite possibly end in injury to a pedestrian before the subdivision and the construction of the buildings is complete.</p> <p>The part of DA78 relating to “adjusting current land use to accommodate diplomatic land use” should be withdrawn.</p>	Noted
29	Dr Alan Cowan Save Stirling Park	<p>It is my sincere belief that there is an evident inbuilt bias leaning towards Stirling Park as the preferred site for a diplomatic estate.</p>	Noted

	<p>Yarralumla</p>	<p>The material in the Rowell report has been incorporated virtually intact by the SGS report authors who do not appear to have carried out any proper environmental study at all themselves.</p> <p>The consideration of the site is very strictly confined to the actual grassland area while only passing reference is made to the adjacent woodland.</p> <p>I submitted a detailed bird list of 95 species and a list of mammals and reptiles seen on Stirling Park to the NCA in September 2011. The Rowell report might have reached somewhat different conclusions were the report informed by the submission.</p> <p>EXPLANATORY NOTE</p> <p>I have recorded three of these vulnerable or endangered species at Stirling Park, and the one species (Brown Treecreeper) for which "potential" habitat is said to be present at Stirling Park does not in fact occur there.</p> <p>Fauna characteristics</p> <p>Red Hill: Twenty-eight bird species have been observed, though none of the threatened woodland birds were seen. There is potential habitat for several of the threatened species (p39).</p> <p>Stirling Ridge: The woodland contains habitat for threatened woodland birds (p 91).</p> <p>Of the listed species I have observed Varied Sittella on a number of occasions. More generally the bird habitat in the adjacent woodland is no less valuable than Red Hill.</p> <p>Summary of potential and identified ecological values</p> <p>I have recorded Rufous Fantail on Stirling Ridge on a number of occasions.</p> <p>No proper or adequate environmental study of the Stirling Park site has been made.</p> <p>Rowell set out to make some sort of assessment but seems to have interpreted the terms of reference so tightly as to restrict studies literally to the area of grass paddock actually enclosed within the proposed development perimeter whereas for the Red Hill site the woodland</p>	
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		<p>adjacent to the proposed site is studied in considerable detail.</p> <p>Development at Stirling Park would involve widespread destruction of a substantial fringe of the woodland on the Ridge as well as many of the Pin Oaks on Fitzgerald Street most or all of the pines in the western part of the area.</p>	
<p>30</p>	<p>Adrian Aylott Yarralumla</p>	<p>This amendment is based on the flawed assumption that the needs for diplomatic sites can only, or best, be provided by the inner south suburbs including O'Malley, Deakin and Yarralumla.</p> <p>The expansion of the city has widened the choice of inner suburbs and with changes in communications and transport, is offering alternatives to continued reliance on the customary areas.</p> <p>Development is arguably harmful to Stirling Ridge, disrupts residents in the adjoining streets and is detrimental to the wider ACT community.</p> <p>The exercise which produced a short list of three possible sites, each with problems, may not have been sufficiently imaginative and covered all of the options.</p> <p>A forward looking re-evaluation of the way diplomatic sites are allocated and managed is needed.</p> <p>Information on sites</p> <p>Short term demand for sites has not been properly established nor is it they convincing.</p> <p>None of the countries wanting new sites are named. Some at least must be known or it would be impossible to compile a list. This detail would give weight to the case.</p> <p>No timeline is given in the paper for the development of the five sites. Some forecast is needed to show how soon development would follow approval.</p> <p>Need for new sites</p> <p>The reference to the G20 should also be clarified as all the G20 countries already have missions in Canberra.</p> <p>Considering alternative sites</p>	<p>Noted</p>

		<p>What other areas in the suburbs currently hosting diplomatic missions were considered?</p> <p>Was any effort made to spread the investigation wider to examine the suitability of sites in inner suburbs in north Canberra, say, Campbell and Russell, or in south Canberra, say, Curtin or Molonglo?</p> <p>What consideration has been given to putting missions in office buildings at town centres?</p> <p>Unsuitable sites</p> <p>When were the 15 sites in O’Malley and Deakin discovered to be unsuitable and ruled out?</p> <p>Have any missions presently established on acceptable sites indicated that they would like to move to Yarralumla ?</p> <p>Are there any new requests from missions for sites as a result of Australia's recent efforts to raise its international profile?</p> <p>There is some confusion about the number of remaining available sites in Deakin, where several sites appear to be vacant with only two showing reserved signs.</p> <p>Limits on numbers of sites in suburbs</p> <p>A brake on the number of diplomatic sites in suburbs is shortage of suitable land. The problem with continuing to rely on a few suburbs to provide sites is that the search is concentrated on shrinking resources.</p> <p>Given the apparent backlog of about 16 to 25 new sites to be found over a number of years, does the NCA plan to attempt to put more diplomatic missions into Yarralumla?</p> <p>If there are no changes in the policy what prevents the NCA, or its successor, taking more open space for embassies from the compromised (if the project goes ahead) remainder of the land to the east of the proposed site?</p> <p>Environmental impacts</p> <p>The proposal that the approximately three hectares site is suitable for development because it has no significant environmental values ignores</p>	
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		<p>the close physical links between Stirling Ridge and its lower slopes.</p> <p>Any suggestion that the area proposed for the diplomatic estate is degraded by weeds and is therefore less valuable can be dismissed because of the volunteer clearing work in hand.</p> <p>It is inevitable that construction work on the site, later occupancy, traffic and other people and vehicle movements will have an adverse effect on the flora and fauna on the Ridge.</p> <p>Open space</p> <p>It is a common observation that governments constantly chip away at open space and this general area is no exception.</p> <p>The eastern end of Stirling Park was quietly chopped off at Flynn Drive for the extension to the already huge Chinese embassy.</p> <p>It is clear that this open space has been targeted for development, but it is difficult to gauge from the paper whether the five sites are intended as the irreducible minimum to be located in Stirling Park, or are the opening moves of a much larger embassy building program.</p> <p>Equity</p> <p>An aspect of the allocation of any land in the ACT for diplomatic purposes is equity.</p> <p>It can be supposed that no mission coming late to the capital at this stage of the city's development could reasonably expect to be offered exactly the same advantages (key central location and facilities) enjoyed by earlier arrivals.</p> <p>This is not equitable treatment. This is an unexpected (and for that reason unnecessary) gift to diplomatic missions at the expense of the community.</p> <p>PRIME MINISTER'S FUTURE RESIDENCE</p> <p>Comment</p> <p>Attunga Point is prestigious site, but building on this site would block public access to the west lake shore.</p> <p>Extra land would have to be taken from the Stirling Ridge buffer zone, with the realignment of Alexandrina Drive reducing public open space</p>	
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		<p>south of the road.</p> <p>Parts of Attunga Point have not been managed properly for ten years, in particular efforts to prevent car access to the area have been unsuccessful.</p> <p>I do not support the proposal to build a new Prime Minister's residence on Attunga Point. The existing Lodge site in Deakin seems to meet basic needs and there is scope for re-development of the building and Lodge Park.</p> <p>STIRLING RIDGE AS OPEN SPACE</p> <p>Comment</p> <p>No other capital city has at its centre such a gem of unspoiled open woodland. It must be preserved.</p> <p>Conclusion</p> <p>The proposal to secure Stirling Ridge as open space is warmly welcomed.</p> <p>Consideration should be given to naming it Stirling Ridge Park, or a similar title, to mark its new status.</p>	
31	Lachlan Kennedy Yarralumla	<p>The demand for embassy land</p> <p>There are many vacant blocks of diplomatic land but the NCA has suddenly declared that many of these are unsuitable.</p> <p>The NCA has not disclosed the location of the allegedly unsuitable blocks nor has it disclosed the reason why a particular block is unsuitable.</p> <p>It is entirely possible that the apparent demand for embassy land has been manipulated by the NCA and the Department of Foreign Affairs and Trade in order to create an appearance of a sudden urgent need for more land, particularly given the reported association with the development proposal with promises allegedly made by Australia in the course of its successful bid for a seat on the Security Council.</p> <p>Publicly owned land in Canberra should not be disposed of in such opaque circumstances.</p> <p>Stirling Ridge</p> <p>The introduction of Diplomatic Mission land use category opens up the possibility of land in the Central National Area being used for diplomatic</p>	Noted

		<p>purposes by future amendments to the plan.</p> <p>Even if Stirling Ridge is developed, there is a short fall in the short term of 7 sites, and nothing has been said about where the land for these sites might be found, if indeed it can be found at all. Will more land in the Central National Area be converted?</p> <p>Traffic issues</p> <p>To develop embassies on the site proposed in DA 78 would mean that a dead end road would have to be built on the site.</p> <p>The SGS report suggested that each embassy might generate 4 traffic movements a day based on the residential standard. The ACT has written to me stating that there is no traffic movement standard for embassies, but that up to 10 movements on average might be anticipated. 90 traffic movements a day are a lot for roads designed to carry residential traffic.</p> <p>Footpaths and Road widening would be required for much of the streets in the surrounding area. The SGS report recommended only the lower end of Fitzgerald Street be upgraded and costed the project on that basis. The entire street would have to be upgraded, but these costs have not been estimated.</p> <p>Visual impacts of the development</p> <p>The development would have a severe impact on the government pin oak plantation along Fitzgerald Street.</p> <p>The development would be visible from most vantage places around the western end of the lake. Some west facing walls could be up to 16 metres high based on the indicative planning guidelines in the SGS report. Such a development would radically impact on the bushland appearance of the lake foreshores.</p> <p>Environmental impacts</p> <p>The block abuts rare woodlands. To have a development which would require security infrastructure and fire breaks so close to these woodlands means that it would adversely impact on them.</p> <p>Attunga Point</p> <p>I am also opposed to the proposed amendment for the Prime Minister's</p>	
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		<p>residence.</p> <p>The realignment of Alexandrina Drive would have a significant impact on the environmental values of Stirling Ridge.</p> <p>The construction of an official residence on the foreshores of Lake Burley Griffin would mean that it would no longer be possible to access the foreshore in front of the residence, and the security infrastructure would have a severe visual impact on the lake.</p> <p>It would be preferable for the residence to be built at the northern end of Empire Circuit on land already disturbed by the construction of the West Lake settlement.</p>	
32	Helen Cameron Yarralumla	<p>It is a park for people and taking away the pedestrian entrance through diplomatic development is taking people away from the park.</p> <p>Seeking to establish a few embassies near the junction of Hopetoun and Fitzgerald, inevitably creates the expectation that in due time the whole of the park along Fitzgerald up to the mosque will be taken from Canberrans and used for a string of further embassies.</p> <p>There is a large area along Empire Circuit where there is already a mosque as well as embassies across the road. If there must be embassies in Stirling Park, surely this would be a more appropriate area and need not impinge on Westlake. Or there is area to the east of the park, where there is already an embassy.</p> <p>It seems that the embassy building process could be very long drawn out, with embassies built as and when nations decide.</p>	Noted
33	Susan Kon Yarralumla	<p>Expanding the number of diplomatic missions in the Stirling Ridge area will increase traffic in the Empire Circuit, Foster Crescent and Alexandrina Drive. The roads are not particularly wide and increases the danger to other road users.</p> <p>Parking along two of these roads is already an issue.</p> <p>The extension to the Chinese Embassy is hardly a charming development.</p> <p>The areas bordering Lake Burley Griffin attracts people from all over Canberra and visitors to the city to enjoy its open spaces and wildlife. The Lake itself needs space to breadth - its northern shore is next to the city centre while the Southside side with its bushland is one of the loveliest</p>	Noted

		<p>spots in Canberra. Stirling Park and Stirling Ridge are among the favourite spots particularly for Yarralumla residents. More embassies in the area will only detract from its charm.</p> <p>As a former President of the Yarralumla Residents Association I know the organisation did a lot of work trying to maintain the attractiveness of this area for Canberrans to enjoy the open spaces and bushland atmosphere surrounding the vicinity of the Lake and impacting in various to the health and serenity of this area. This area should be protected from any more development; it only results in more trees being removed and driving away wild life.</p> <p>Why is there a need for more foreign missions to be situated in Yarralumla? Is there any other country in the world where all embassies are within coo-ee distance of the seat of government. It is not for foreign countries to dictate where they wish to set up shop, it is for us to decide where land is available for them, within reasonable distances.</p> <p>I therefore request that you take this letter as an objection to the plans to locate more foreign missions in the areas mentioned. Perhaps other areas surrounding the city could be looked at to achieve your stated purpose where the resultant impact by locating embassies has less impact on the serenity and wonderful bushland atmosphere that is Stirling Ridge/Park.</p>	
34	Jean Geue	<p>Stirling Ridge should be conserved as a nature reserve.</p> <p>Lodge and Embassy locations spelt out in this proposal should be given up.</p> <p>The whole area should be gazetted as a nature reserve.</p> <p>Fire mitigation measures should be outside the conservation values to mitigate impacts on ecologically significant areas.</p>	Noted
35	Gai Brodtman Member for Canberra www.gaibrodtmann.com.au	<p>All options for developing future estates must be explored before breaking virgin ground on Stirling Ridge. These options must include:</p> <ul style="list-style-type: none"> • Sunset clauses on existing vacant sites • Building on existing vacant sites • Sub-dividing existing diplomatic sites, and • Choice and flexibility, through strata title, smaller sites and 	Noted

		<p>townhouses.</p> <p>The NCA needs to broaden its thinking for future diplomatic estates.</p> <p>Consider approach for future diplomatic estates and explore the diverse range of opportunities in Civic and Molonglo.</p> <p>The changing needs of the diplomatic community should be taken into consideration.</p> <p>I urge the NCA to take a strategic and holistic view to future diplomatic estates, which takes into account the variety and choice offered by Canberra in its modern context.</p>	
36	Lisa Cliff	<p>I wish to express my support for FOG’s wish to rezone all of the area as a Natural Temperate Grassland, and to ensure endangered species are identified accurately.</p> <p>It appears inequitable to forsake Canberrans recreational and conservational interests while proposed developments could potentially be placed upon sites which are already developed.</p>	Noted

Below is a summary table outlining the origin of written submissions.

Distance from DA78 Area	No. of Submissions	Percentage
0 to 2.5km	19	53%
2.5 to 5km	4	11%
5 to 10km	7	19%
Unknown Location	6	17%
TOTAL	36	100%

Attachment 4 – Online comments

Have Your Say comments

Submitter	Comment
igardner	<p>This latest DRAFT Policy is not as bad as it could have been -- but it does not seem to have taken into account any of the concerns of residents, environmental groups and others who use the Stirling Ridge grassland areas for passive recreation.</p> <p>In spite of the NCA claims of Canberra needing 16 more diplomatic sites -- I continue to be amazed at the number of premier sites supposedly reserved for future diplomatic missions on which there has no semblance of activity for more than 10 years. Why can't these be freed up and allocated to a country that will commit to building an appropriate Embassy within, say, 2 years!!</p>
1PE	<p>You say, "Of the remaining blocks, 15 have been deemed unsuitable for diplomatic use, due to easements, environment (protected grasslands), or terrain (steep and rocky)."</p> <p>Please provide as a download at "Attachments:" a map/diagram of where these unsuitable properties are located, the issues that prevent them being used, and notations of the nation states to which they are currently allocated.</p>
sunn1e	<p>I welcome the change to zone the majority of Stirling Park as open space and have no problem with Attunga Point remaining listed as a possible site for a new Lodge. However I think it would be such a shame for the part of Stirling Park currently marked to be re-zoned to provide for Diplomatic Missions. This would cause huge disruption to the residents in the area and would undoubtedly change their neighbourhood, not necessarily for the better, due among other things to the infrastructure requirements that would need to be made. Other alternatives should be considered if new sites for diplomatic missions are really needed.</p>
Adam SB	<p>Whilst the development of new embassies is necessary, I do not see a need/want in destroying native land, and one of the few areas left where there has not been industrialisation. Not only would such a development cause great difficulty for nearby (and especially parallel) residents, but also for the animals that will be forced to relocate.</p> <p>The area is enjoyed by both young children and families, and the destruction of such cherished land would most certainly result in sustained protest and debate. As I said, I realise that embassies must be developed, but surely an area closer to other embassies would be more suitable for not only residents but for the associated diplomats. One alternate I wish to put forward is the area adjacent to the Federal Golf Club in Red Hill. The area is familiar with such development, is not of such value to residents and would provide a much more pleasing position for related diplomats in terms of minimal protest as well as increased security/safety</p>

wallabyact	<p>I similarly welcome the rezoning of much of Stirling Park to open space. Moving the reserved space for the new lodge from Stirling Ridge to Attunga Point is sensible, notwithstanding that it would be better to expand or rebuild the Lodge at its present site.</p> <p>I have significant concerns over the loss of opportunity in extending the conservation value of this area. How often is an ecologically significant woodland found in the heart of a city? I think the community should react in the way New Yorkers would react to rezoning Central Park for development. It is narrow to argue that because a small section forming part of the ridge is of no (current) conservation value then it should be developed. A more far sighted view would be to rehabilitate ensuring that the whole area's conservation value is enhanced. I also wonder at the circularity of the argument - this land has been in Commonwealth hands and left degraded and its own inaction is now an argument for development.</p>
BruceB	<p>As a member of Orienteering ACT I am very concerned about the possible loss of use of any land associated with Stirling Ridge. Orienteering is a fast growing sport in the ACT and for its population the ACT leads Australia in producing orienteers that go on to compete at an international level. One of the best training grounds for young Orienteers is Stirling Ridge due to its varied rolling terrain and its central location. Currently both sides of Stirling Ridge can be used and can link through to the parkland adjacent to Yarralumla Bay. If the proposed diplomatic estate were to go ahead then this would restrict the orienteering to only one side of Stirling Ridge significantly reducing its value for orienteering. Orienteering organisations and schools use this area for major events and training on a regular basis. We should be encouraging people to be active not discouraging it by taking away usable public land in the middle of the city.</p>
warmemorials	<p>In my opinion there is no need to have a new residence for the Prime Minister</p>

Twitter comments

Tweeter	Tweet
@Stirlingpark	balloon this am in yarralumla. Was NCA draft ballooning policy finalised - pls put it on your website pic.twitter.com/2qVxR5bK
@stirlingpark	why cut a 9 m wide road through these pin oaks - Canberrans use this space for recreation pic.twitter.com/I5KiqDBT
@stirlingpark	Ngunnawal history on Stirling Park - "land from the beginning":RuthBell Ngunnawal elder http://earlycanberra.webs.com/-%20New%20Folder/22%20April%202012%20The%20Trees%20of%20Stirling%20Park.pdf .
@stirlingpark	Stirling Park home to Vulnerable Varied Sitella at risk from fragmentation of habitat requiring large habitat areas
@TheKouk	Yes. How much environmental damage will be done incl to Lake Burley Griffin

	if that land is built upon?
@stirlingpark	Pls make pubic NCA's Environmental Impact Statement for Stirling Park proposed Development. Or does it not exist?
@stirlingpark	Friends of Grasslands "gravely concerned" about NCA draft amendment 78 to Nat Cap Plan.
@stirlingpark	Excellent op Ed by Dr Pittock re saving Stirling Park from development @nca_media @GaiBrodtnannMP @garyhumphries http://m.canberratimes.com.au/opinion/planners-should-keep-off-the-grass-20121115-29ez8.html .
@stirlingpark	- @GaiBrodtnannMP @nca_media Thanks for attending - lots of issues raised - lets hope we can find a solution
@GaiBrodtnannMP	Great turnout at last night's NCA Stirling Ridge and Attunga Point information session. Plenty of robust questions @stirlingpark @nca_media
@stirlingpark	retweeted you - Don't forget a public info session will be held today, 13/11 6pm re DA78 Stirling Ridge & Attunga Point. Pls RSVP at http://bit.ly/TFss5x
@stirlingpark	Really hoping NCA will acknowledge Ngunnawal traditional owners of Stirling Park at public meet t'morro to discuss carving it up
@OAICgov	Please see #OAIC 's #FOI guidance on reviews and complaints: http://bit.ly/QSX7ea and http://bit.ly/RsqAKN
@stirlingpark	would this machinery have been cleaned before entering this site - contamination risk to endangered woodland pic.twitter.com/d0LfigGx
@stirlingpark	NCA fails to meet its FOI obligations on request for info re controversial Stirling Park development
@stirlingpark	can draft revised subdiv plan be available for inspection at public meeting Tuesday please?
@stirlingpark	Dangerous traffic situation at top fitzgerald st for info of andrew smith as discussed http://twitter.com/stirlingpark/status/223760471252156416/photo/1pic.twitter.com/SQA3yBvQ
@stirlingpark	See ABC news tonight re public oppos'n to embassies at Stirling Park
@Walkers Curse	Or instead of a PM's Lodge you could build an enormous three-tower 55 storey hotel with a boat on top like in Singapore.

Attachment 5 – Revised draft Amendment 78

Introduction.....	2
Part 1 Context.....	3
1.1 Background.....	3
1.2 Conclusion.....	6
1.3 Site description.....	7
1.4 Explanatory statement.....	10
1.4.1 Purpose of the Draft Amendment.....	10
1.4.2 Existing National Capital Plan provisions.....	10
1.4.3 Effect of the Draft Amendment.....	10
1.5 Draft Amendment process.....	14
1.6 Draft Amendment process.....	14
Part 2 National Capital Plan Amendment 78 – Stirling Ridge and Attunga Point.....	15
Part One Principles, Policies and Standards, Designated Areas, Special Requirements.....	15
Chapter 1 The Central National Area.....	15
Part Three Background Notes.....	17
The Future of the Capital – Impact of National Parliament and the Executive.....	17

Introduction

The National Capital Authority (NCA) is established under the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). The current National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Act, the NCA is required to keep the Plan under constant review and to propose amendments to it where necessary. The object of the Plan is *'to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.'* The Plan identifies matters of national significance in the planning and development of Canberra and the Territory. These are:

- The pre-eminence of the role of Canberra and the Territory as the National Capital.
- Preservation and enhancement of the landscape features which give the National Capital its character and setting.
- Respect for the key elements of Walter Burley Griffin's formally adopted plan for Canberra.
- Creation, preservation and enhancement of fitting sites, approaches and backdrops for national institutions and ceremonies as well as National Capital Uses.
- The development of a city which both respects the environmental values and reflects national concerns with sustainability of Australia's urban areas.

Within the framework of this legislative object or goal, key objectives of the Plan are to:

- Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital.
- Further develop and enhance the Central National Area which includes the Parliamentary Zone and its setting and the main diplomatic sites and national institutions, as the heart of the National Capital.
- Emphasise the national significance of the main avenues and approach routes.
- Respect the geometry and intent of Walter Burley Griffin's formally adopted plan for Canberra.
- Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.
- Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban area.
- Provide a plan offering flexibility and choice to enable the Territory government to properly fulfil its functions.
- Support and promote environmentally responsible urban development practices.

The purpose of Draft Amendment 78 - Stirling Ridge and Attunga Point (DA78) is to adjust current land use boundaries within Sections 17, 22 and 128 Yarralumla to accommodate diplomatic land use, to secure Stirling Ridge as an Open Space area and to foster management of Attunga Point as a possible future location for the Prime Minister's Residence.

The draft amendment also seeks to remove the National Capital Use area intended as an extension to Empire Circuit, passing through part of Stirling Ridge and the former Westlake community to connect with Alexandrina Drive.

The proposed adjustment of land use boundaries results in a net increase in open space for the area while fulfilling the NCA's responsibility to provide sites for the purposes of diplomatic use and for a future residence for the Prime Minister of Australia.

Draft Amendment 78 to the Plan (set out in Part 2 – National Capital Plan – Draft Amendment 78 – Stirling Ridge and Attunga Point) has been prepared in accordance with section 23 of the Act.

Part 1 Context

1.1 Background

Diplomatic Estate

Australia's international obligations in regard to diplomatic missions are outlined in the *Vienna Convention on Diplomatic Relations*. Under this convention, Australia has an obligation to facilitate the acquisition of, or assist in obtaining, accommodation for diplomatic missions and their protection.

The NCA manages Canberra's diplomatic estate on behalf of the Australian Government under the *Leases (Special Purposes) Ordinance 1925*.

Currently, the diplomatic estate is comprised of 101 blocks. The majority of these blocks (93) are located within three estates at Yarralumla, Deakin and O'Malley. The remaining eight blocks are separately located within the Central National Area (CNA) in Deakin, Forrest and Yarralumla.

Of the 101 blocks in the diplomatic estate 82, are either developed or reserved for development. Of the remaining blocks, 15 have been deemed unsuitable for diplomatic use, due to easements, environment (protected grasslands), or terrain (steep and rocky). Therefore only four blocks within the diplomatic estate remain suitable and vacant for new missions. Sixteen sites are currently required to meet short-term demand. This includes sites for those countries that have formally expressed interest in obtaining a site, or have leased or reserved a site now deemed unsuitable.

The Department of Foreign Affairs and Trade anticipates a strong interest in establishing new diplomatic missions in Canberra reflecting Australia's growing profile in the international arena and as a member of the G20.

A key consideration in the expansion of the diplomatic estate is that diplomatic issues are part of Australia's international role and thus a Commonwealth, rather than a Territory function. It is preferable that all planning and leasing matters involving diplomatic missions be managed by the Commonwealth. This would require all diplomatic missions to be located on National Land sites, identified for Diplomatic Use, within a Designated Area defined by the Plan. Identification of new areas suitable for diplomatic estates is therefore necessary to meet the anticipated growing demand for the establishment of diplomatic missions.

In June 2012, SGS Economics and Planning (SGS) completed a detailed site investigation into the suitability of land for diplomatic purposes to the southwest of Stirling Ridge, near

the Old Canberra Brickworks and adjacent to the Federal Golf Course. The results of the study found that the land adjacent to Stirling Ridge meets short-term demand of the diplomatic community while meeting environmental conservation, bushfire risk and infrastructure requirements.

The SGS report initially identified a potential for nine blocks on four hectares. The NCA decided to exclude land currently recognised as 'Open Space' on the western side of the subject area. It has been estimated that the revised area of approximately three hectares can be developed for up to seven blocks.

The outcome of this report and subsequent Authority decision established that while the Stirling Ridge site presents a feasible option for the development of a diplomatic estate, with a comparative advantage to the other two sites assessed, further investigation regarding the consideration of Stirling Ridge for a potential future official residence was required.

Prime Minister's Future Residence

Identification of a potential future site for the Prime Minister's residence is necessary to provide certainty to government and the community regarding the location of the facility and ensure that the site is appropriately managed over the long-term.

The Plan currently notes that the Official Establishments Trust considers Stirling Park and Attunga Point as possible future sites for the Prime Minister's residence. This note reflects work undertaken by the Official Establishments Trust and the National Capital Development Commission in the early 1980s into possible sites for a new Prime Minister's residence. No active consideration of a location for this purpose has occurred since that time.

In September 2012, the NCA assessed the suitability of Lodge Park (adjacent to the existing Prime Minister's residence), Stirling Ridge and Attunga Point as sites for possible future official accommodation use.

Any potential future site needs to be in a nationally significant location with appropriate access points, and close to the Parliamentary Zone. It is important that potential sites meet a range of long-term and nationally significant requirements.

The majority of the Stirling Ridge area previously identified for this purpose has significant ecological conservation values and bushfire constraints. This area is unlikely to be suitable for development.

Lodge Park provides some opportunity for expansion of the Lodge and this is consistent with the existing planning and land management framework. Existing heritage values would need to be carefully managed.

Attunga Point provides an opportunity to develop a new official residence in a prestigious location similar to that of the Governor General's residence. The SGS study established that, based on space requirements, a realignment of Alexandrina Drive would be required to accommodate such a facility.

The following table summarises the assessment of each site:

Issue	Strategic planning principles assessment	Stirling Ridge, Yarralumla	Attunga Point, Yarralumla	The Lodge, Deakin
Location	The location of the site including securing a prestigious location, proximity to the Parliamentary Zone and meeting security requirements.	This is a relatively isolated area surrounded by bushland but its elevated position offers views over the Lake and beyond. The bushland area is an important part of the NCOSS and scenic backdrop to the Lake.	This is a prestigious location on the shore line of Lake Burley Griffin. It is surrounded by bushland and is elevated in part.	The site is in close proximity to the Parliamentary Zone and adjoins Adelaide Avenue, a major road thorough fare. It is located within the urban fabric of Deakin.
Planning and Land Management	Steps required to create a land management and planning framework necessary to develop the site as a secure accommodation facility.	Development on this site will require gazettal of road reserves for access into the site and required environmental clearances.	Development of the site will require: Gazettal of a new road alignment for Alexandrina Drive; Acquisition of land from ACT Government in the western part of site; Inclusion of this land within Designated Area under the NCP for National Use; and Environmental clearances.	Development of the site will require heritage clearances for any changes to the heritage listed Lodge and gardens precinct.
Infrastructure	The provision of existing infrastructure services such as sewer, gas, water and electricity.	The site can be serviced from existing surrounding services.	The site can be serviced from existing surrounding services though steep slopes constrain sewer services.	The site can be serviced from existing surrounding services
EPBC Assessment	The certainty of gaining approval for the facility, including factoring in any possible delays in approvals.	Requires referral to Federal Minister for Environment for EPBC Act assessment (nationally significant flora).	Requires referral to Federal Minister for Environment for EPBC Act assessment (nationally significant flora on southern part of site).	Referral to Federal Minister as Lodge is on the Commonwealth Heritage List

Issue	Strategic planning principles assessment	Stirling Ridge, Yarralumla	Attunga Point, Yarralumla	The Lodge, Deakin
Access	Provision of vehicular access available to the site for security, emergency services and traffic management.	Two access roads are likely to be required, traversing high value environmental areas.	Alexandrina Drive and associated bike path will require realignment. Access to the adjoining Canberra Yacht Club will also require reconfiguration.	Access is available from existing entry/exit points or additional ones from National Circuit or Canterbury Crescent.
Environmental impact	The protection of high value flora and fauna habitats and endangered species.	The development site would require clearing of endangered species and bushfire management provisions and access would also require clearing or treatment of the vegetation.	Endangered species on the southern part of the site could be protected through open space buffers.	Not relevant
Heritage impact	The protection of heritage values.	An investigation of impact on past use of the site by Indigenous people is recommended.	The former Westlake development site in the southern part of the site can be protected and enhanced through interpretive signage.	Any new buildings or gardens on this site would require assessment of impact on the existing heritage listed Lodge and gardens.
Community Use and Values	The extent to which community uses and values of the site can be addressed.	This site is highly valued by the community for its environmental values, recreation and landscape values. The development proposal is unlikely to be able to mitigate against concerns.	Public access along the Lake foreshore would need to be redirected along a new road alignment for Alexandrina Drive to the south.	An open space area can be retained abutting Adelaide Avenue and State Circle.

1.2 Conclusion

The conclusions leading to this Amendment are:

- The majority of Stirling Ridge contains areas with high conservation values. The current land use policy (National Capital Use) does not reflect these values.
- Stirling Ridge should not be considered as a possible future site for the Prime Minister's residence due to areas of ecological conservation values.

- Attunga Point provides an opportunity to develop a possible future residence for the Prime Minister. Should the site be developed, partial realignment of Alexandrina Drive would be required.
- Lodge Park is suitable for official accommodation use subject to heritage considerations. Existing planning and land management arrangements should be retained. No amendment of the Plan is required to retain these arrangements.
- The land adjacent to Stirling Ridge is suitable for development as diplomatic use.

1.3 Site description

The area subject to this amendment is situated in Yarralumla and has an area of approximately 41 hectares. The area is made up of parts of Sections 17, 22 and 128 Yarralumla. The area is National Land.

Yarralumla is an established residential suburb situated in the Inner South of Canberra South of Lake Burley Griffin (the Lake). The area subject to this amendment sits between the established component of Yarralumla and the Lake.

Figure 1 illustrates the location of the area subject to this amendment in the context of central Canberra.



LEGEND

-  Area Subject to Draft Amendment



DA 78 - LOCALITY MAP



LEGEND

 Area Subject to Draft Amendment



DA 78 - LOCALITY MAP

Figure 1 – Draft Amendment 78 – Subject Area

1.4 Explanatory statement

1.4.1 Purpose of the Draft Amendment

The purpose of DA78 is to:

- reduce the area of land for 'National Capital Use' on Stirling Ridge
- change the land use for the majority of Stirling Ridge to 'Open Space' in recognition of areas of high conservation values
- remove Stirling Ridge from consideration as a possible future site for the Prime Minister's residence
- retain 'National Capital Use' for Attunga Point, recognising the potential partial realignment of the Alexandrina Drive road reserve
- amend reference to consideration by the Official Establishments Trust of Stirling Ridge and Attunga Point as possible future sites for the Prime Minister's residence
- remove provisional land use for the intended extension of Empire Circuit from 'National Capital Use' to 'Open Space' in recognition that the road will not be extended through Stirling Ridge and the former Westlake community site
- change land use for part of the land adjacent to Stirling Ridge from 'National Capital Use' to 'Diplomatic Mission'.

1.4.2 Existing National Capital Plan provisions

Figure 17 *The Central National Area (Lake Burley Griffin & Foreshores)* of the Plan identifies the majority of Stirling Ridge and Attunga Point as having a land use policy of 'National Capital Use'. A small portion of land to the western edge of the subject area is recognised as 'Open Space'. The Plan recognises both localities as possible future sites for the Prime Minister's residence, being reserved for this purpose until a decision is made.

Figure 6 *The Central National Area (Yarralumla)* of the Plan identifies the remaining area of Stirling Ridge (Section 128, Yarralumla), as 'National Capital Use'.

The existing land use policies are available in Figures 2 and 3 of this document.

Development of Stirling Ridge and Attunga Point is subject to the principles and policies of the Plan.

1.4.3 Effect of the Draft Amendment

The following changes are proposed as part of DA78:

- Amendment to Figure 17 *The Central National Area (Lake Burley Griffin & Foreshores)* to change the current land use policies for the site. The proposed amendment changes the land use policy for the majority of Stirling Ridge from 'National Capital Use' to 'Open Space'. The change also introduces the land use policy of 'Diplomatic Mission' to approximately three hectares of land currently recognised as 'National Capital Use'.
- Amendment to Figure 6 *The Central National Area (Yarralumla)* to change the current land use policies, removing the intended extension of Empire Circuit. The

proposed change of land use policy results in a net increase of 'Open Space' reducing developable land for 'National Capital Use'.

- Amendment to the policies for Lake Burley Griffin and Foreshores to include 'Diplomatic Mission' as a permissible land use.
- Removal of reference to Stirling Ridge as a site for consideration for a future residence for the Prime Minister of Australia.
- Maintaining the potential for Attunga Point to be used for the purpose of a future residence for the Prime Minister of Australia.

The proposed changes are detailed in Part 2 *National Capital Plan Amendment 78 – Stirling Ridge and Attunga Point* of this document. The existing condition and proposed changes to Figure 17 and Figure 6 of the Plan are shown at Figures 2 and 3 below.

If approved, DA78 would not change or diminish the role and responsibilities of the NCA in future planning and land management of Stirling Ridge and Attunga Point.

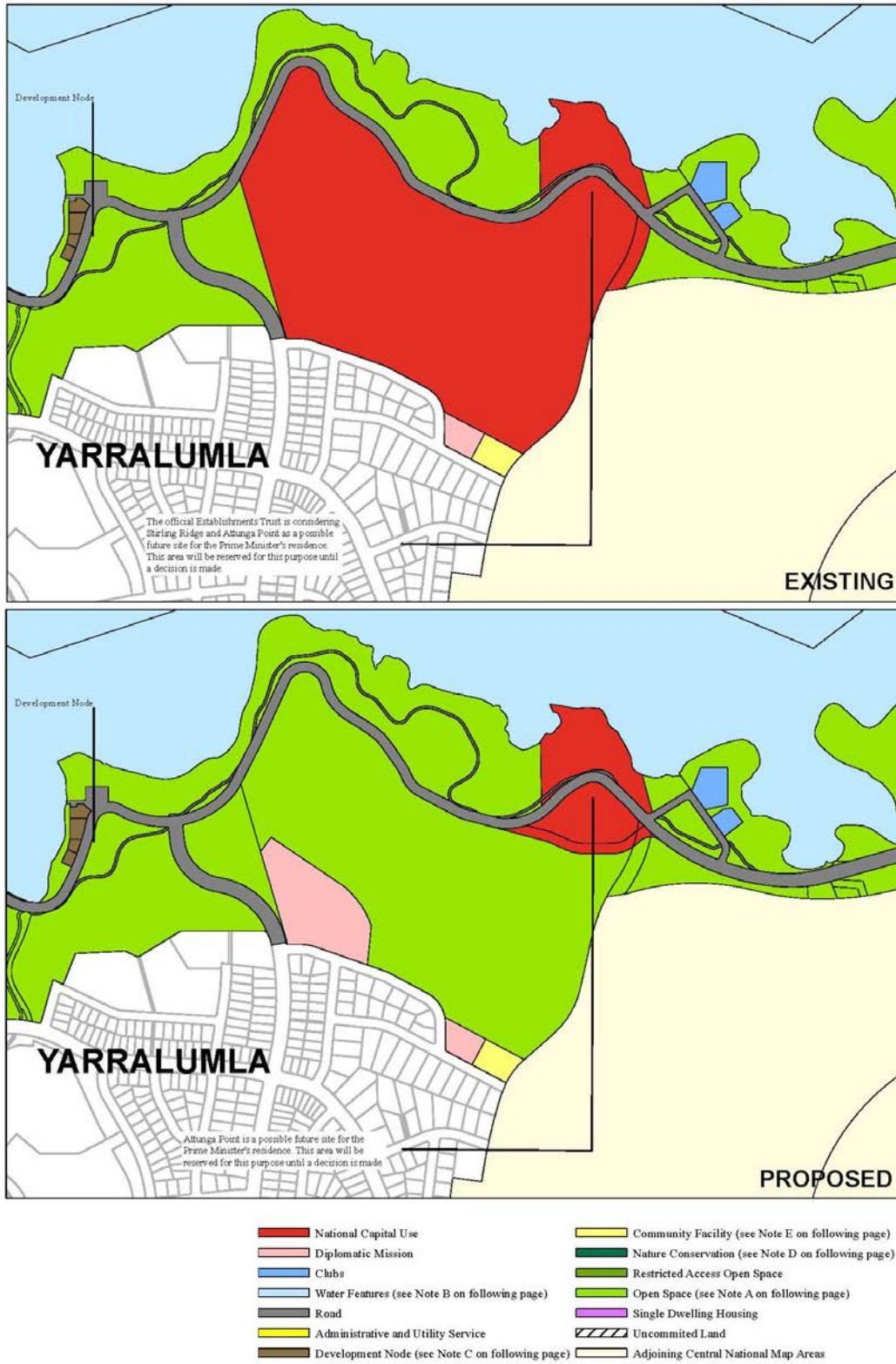


Figure 2 – Proposed Land Use Policy Change to Figure 17 of the Plan

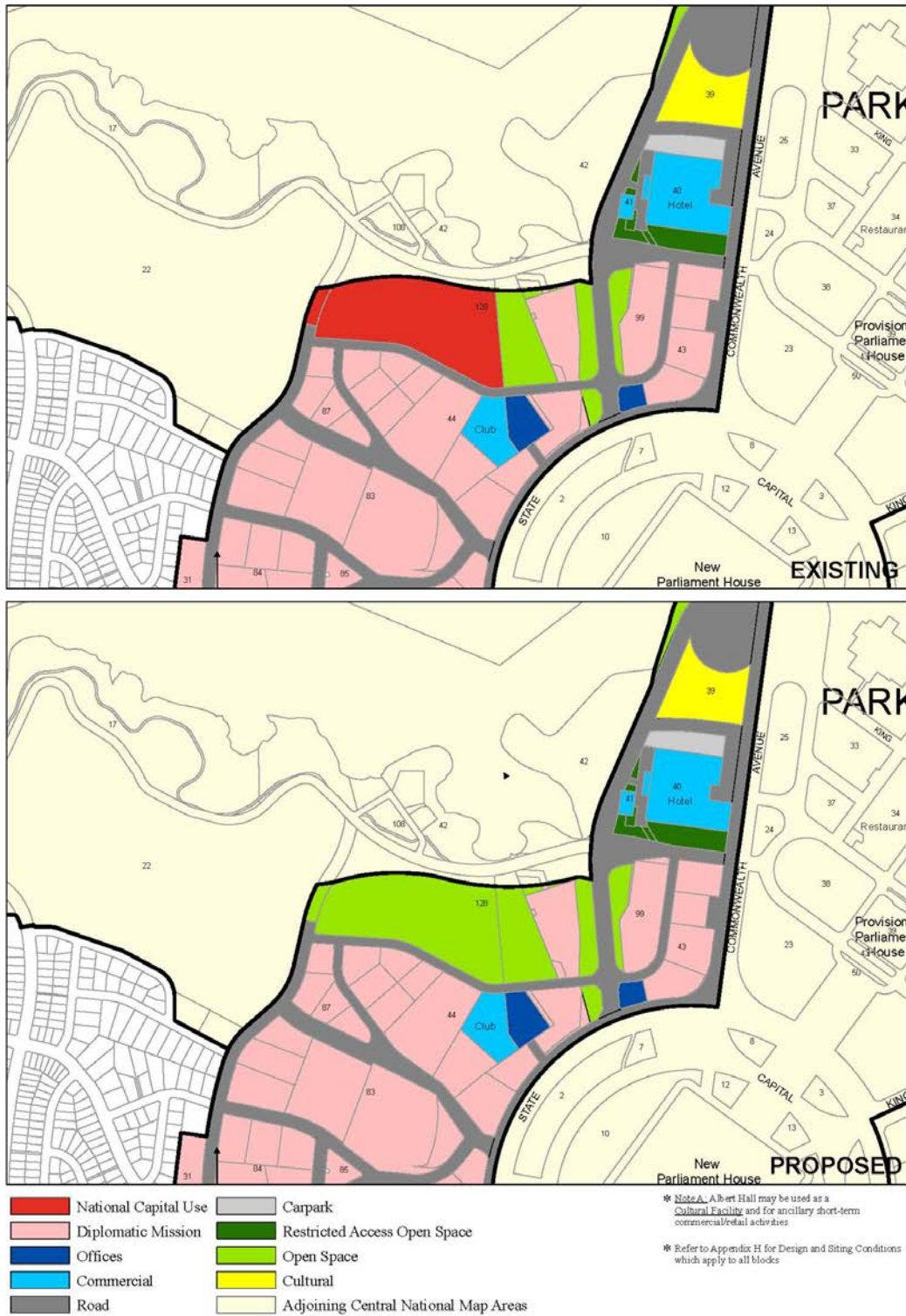


Figure 3 – Proposed Land Use Policy Change to Figure 6 of the Plan

1.5 Draft Amendment process

The process for making an amendment to the Plan is outlined in Figure 4.

Figure 4: Outline of the Draft Amendment process.

Standard Figure to be inserted

1.6 Draft Amendment process

The NCA welcomes written comments on National Capital Plan DA78 – Stirling Ridge and Attunga Point from interested individuals and organisations as part of the consultation process. All responses received will be considered before Amendment 78 is submitted to the Minister for Regional Australia, Regional Development and Local Government in accordance with the provisions of the Act.

Copies of DA78 are available from:

www.nationalcapital.gov.au

National Capital Authority
Ground Floor, Treasury Building
King Edward Terrace
PARKES ACT 2600
Between 8.30am and 5pm Monday to Friday

National Capital Exhibition
Barrine Drive
Commonwealth Park
Between 9am and 5pm Monday to Friday, and 10am and 4pm weekends

A public information session will be held 6pm on 13 November 2012, at the Yarralumla Uniting Church, Denman Street Yarralumla. The NCA requests that interested parties register their interest in attending the information session by completing the RSVP form at www.nationalcapital.gov.au/DA78rsvp.

The NCA invites interested people and organisations to provide written comments on DA78 by close of business on 14 December 2012 to: **Mr Andrew Smith, Chief Planner**, National Capital Authority, GPO Box 373, CANBERRA ACT 2601 or **Email** draft.amendment@natcap.gov.au.

Or delivered by hand to the NCA office at: Ground Floor, Treasury Building, King Edward Terrace, PARKES ACT 2600.

Further information on DA78 is available from Richard Nash by telephone on 02 6271 2888 or email draft.amendment@natcap.gov.au.

Permission to disclose name and address

In accordance with the Information on Privacy Principles under the *Privacy Act 1988* regarding the handling of personal information, we seek agreement to publish the name and address of each submitter, or the principal submitter, with their submission in the Consultation Report and the Public Submissions Table which will be made available on the NCA website.

When making a submission, please indicate whether you agree or disagree to your name being published together with the information being published.

Part 2 National Capital Plan Amendment 78 – Stirling Ridge and Attunga Point

The National Capital Plan is amended by the following:

Part One Principles, Policies and Standards, Designated Areas, Special Requirements

Chapter 1 The Central National Area

- a) Add to clause 1.2.3 (e) a new permitted land use in Lake Burley Griffin and Foreshores:
 - Diplomatic Mission
- b) Delete the existing Figure 17 *The Central National Area (Lake Burley Griffin & Foreshores)* and replace with the following:

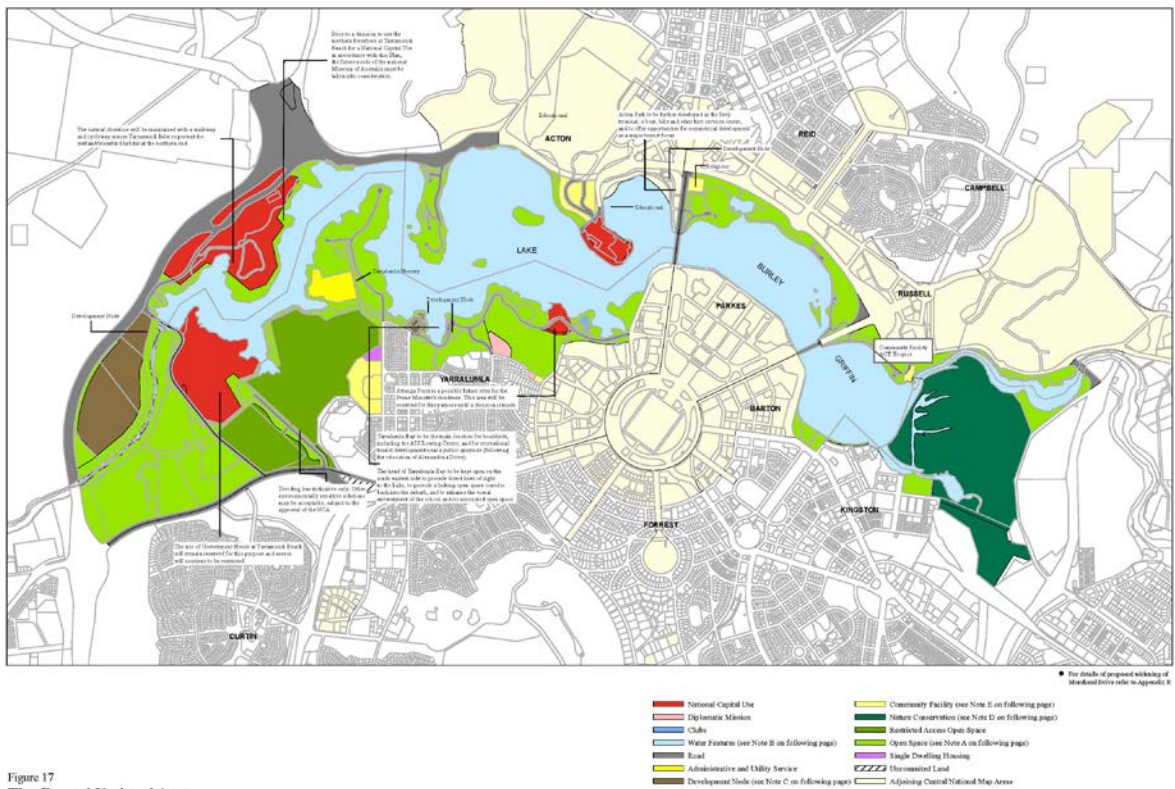
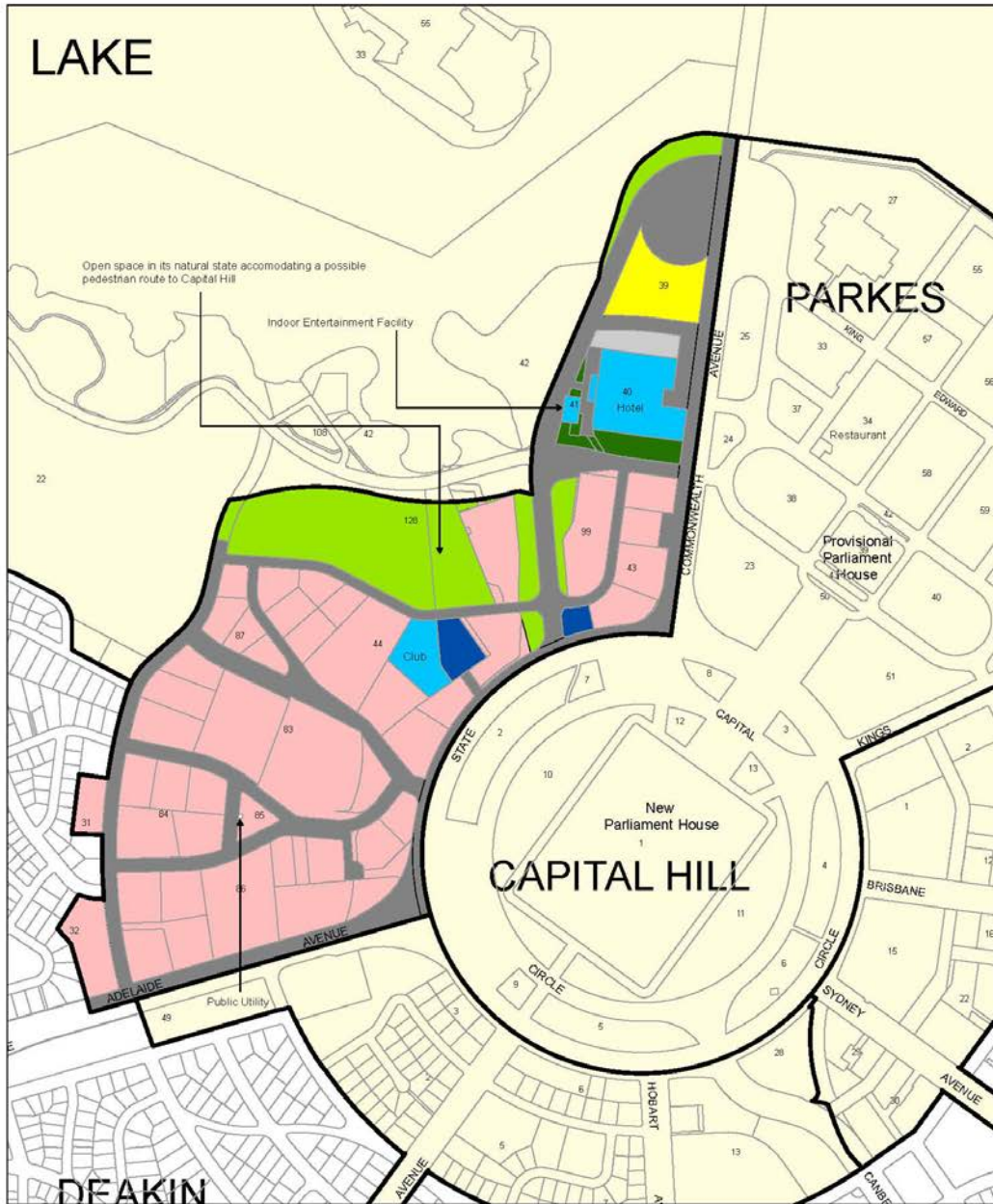


Figure 17
The Central National Area
(Lake Burley Griffin and Foreshores)

c) Delete the existing Figure 6 *The Central National Area (Yarralumla)* and replace with the following:



- | | |
|--|--|
| National Capital Use | Carpark |
| Diplomatic Mission | Restricted Access Open Space |
| Offices | Open Space |
| Commercial | Cultural |
| Road | Adjoining Central National Map Areas |

* Note A. Albert Hall may be used as a Cultural Facility and for ancillary short-term commercial/retail activities

* Refer to Appendix H for Design and Siting Conditions which apply to all blocks

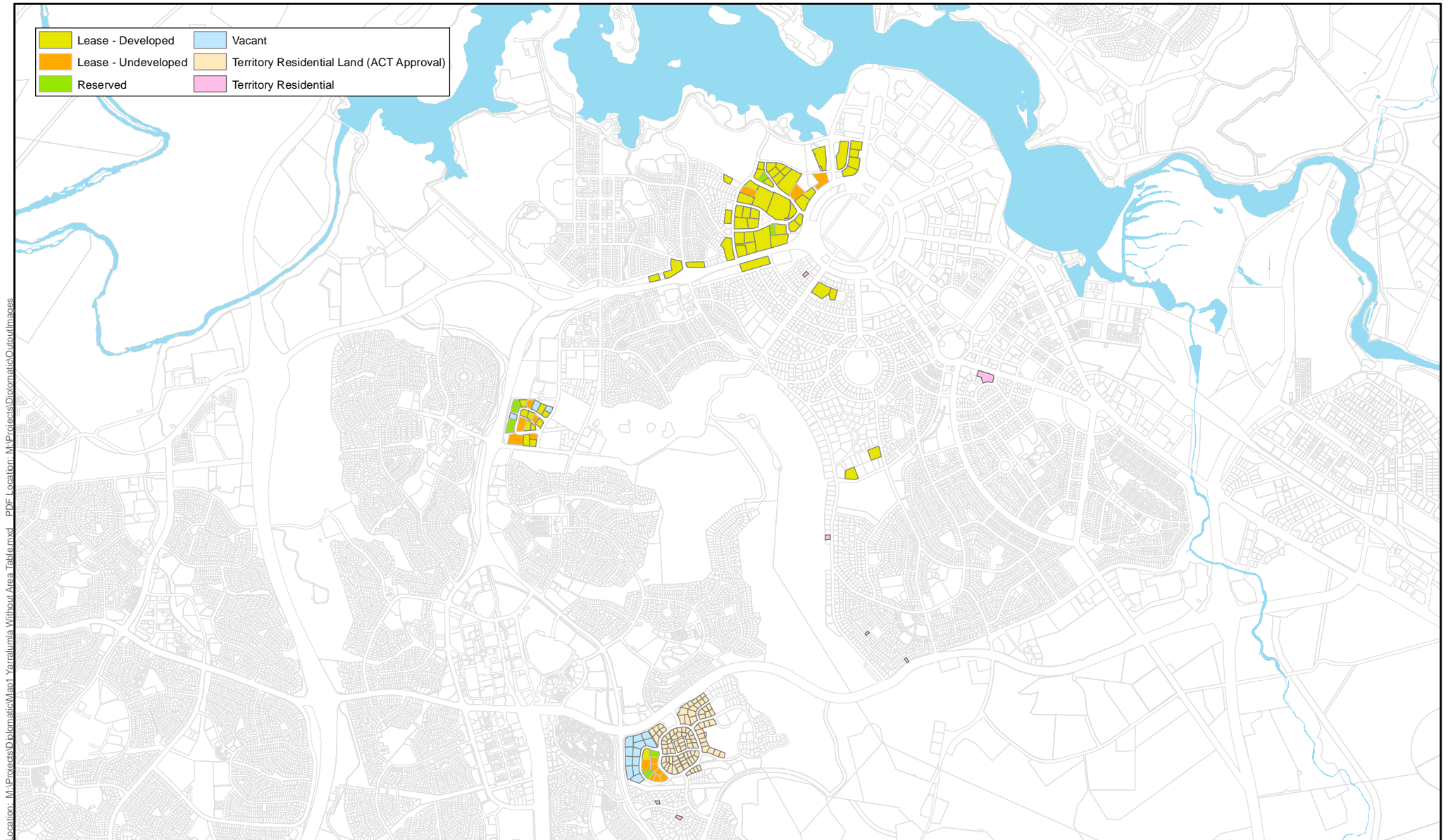
Part Three Background Notes

The Future of the Capital – Impact of National Parliament and the Executive

d) Amend paragraph 5 of this section to read as follows:

Provision for a new Prime Minister's Lodge will require consideration within the relatively near future. A site has been identified at Attunga Point.

FIGURE 1



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Australian Government
National Capital Authority

Treasury Building, King Edward Terrace, Parkes ACT 2600. GPO Box 373 Canberra ACT 2601
T 02 6271 2888. F 02 6273 4427. www.nationalcapital.gov.au www.virtualcanberra.gov.au

DRAWING TITLE:
Diplomatic Missions
Overview

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REVISIONS

NO.	DESCRIPTION	DATE

DATE: 4 Oct 2012

SCALE: 1:50,000

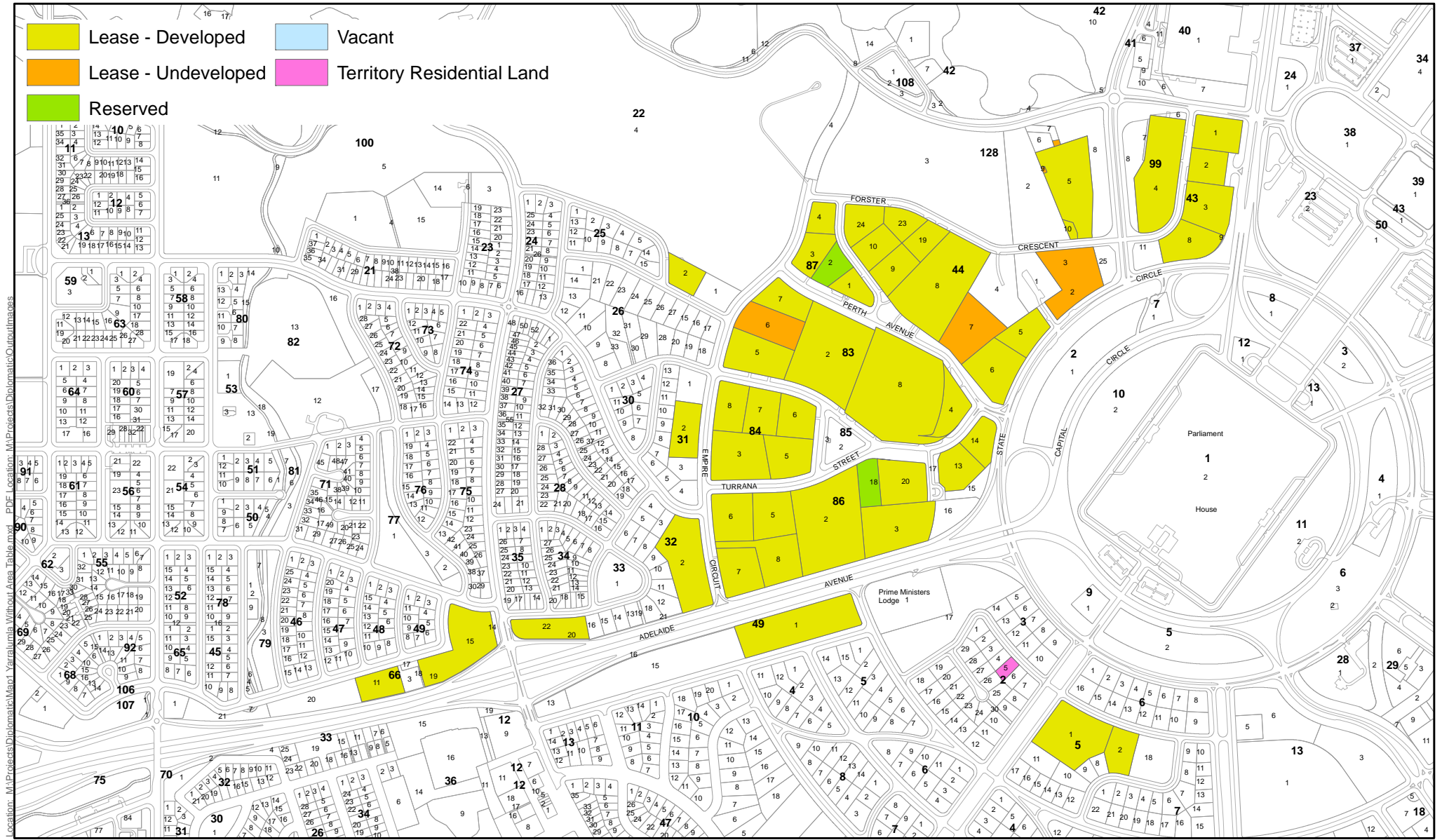
DRAWN: RN

CHECKED:

REVISION:



FIGURE 2



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Australian Government
National Capital Authority

DRAWING TITLE:
Diplomatic Sites in Yarralumla
Diagram 1



REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 4 Oct 2012
SCALE: 1:12,000
DRAWN: RN
CHECKED:
REVISION:

PROJECT NO:

DRAWING NO:
NCA 01

FIGURE 3



Australian Government
National Capital Authority

Treasury Building, King Edward Terrace, Parkes ACT 2600. GPO Box 373 Canberra ACT 2601
 T 02 6271 2888. F 02 6273 4427. www.nationalcapital.gov.au www.virtualcanberra.gov.au

DRAWING TITLE:

**Diplomatic Sites in West Deakin
 Section 67 and 80**



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DATE: 18 Jan 2013

DRAWN: JS

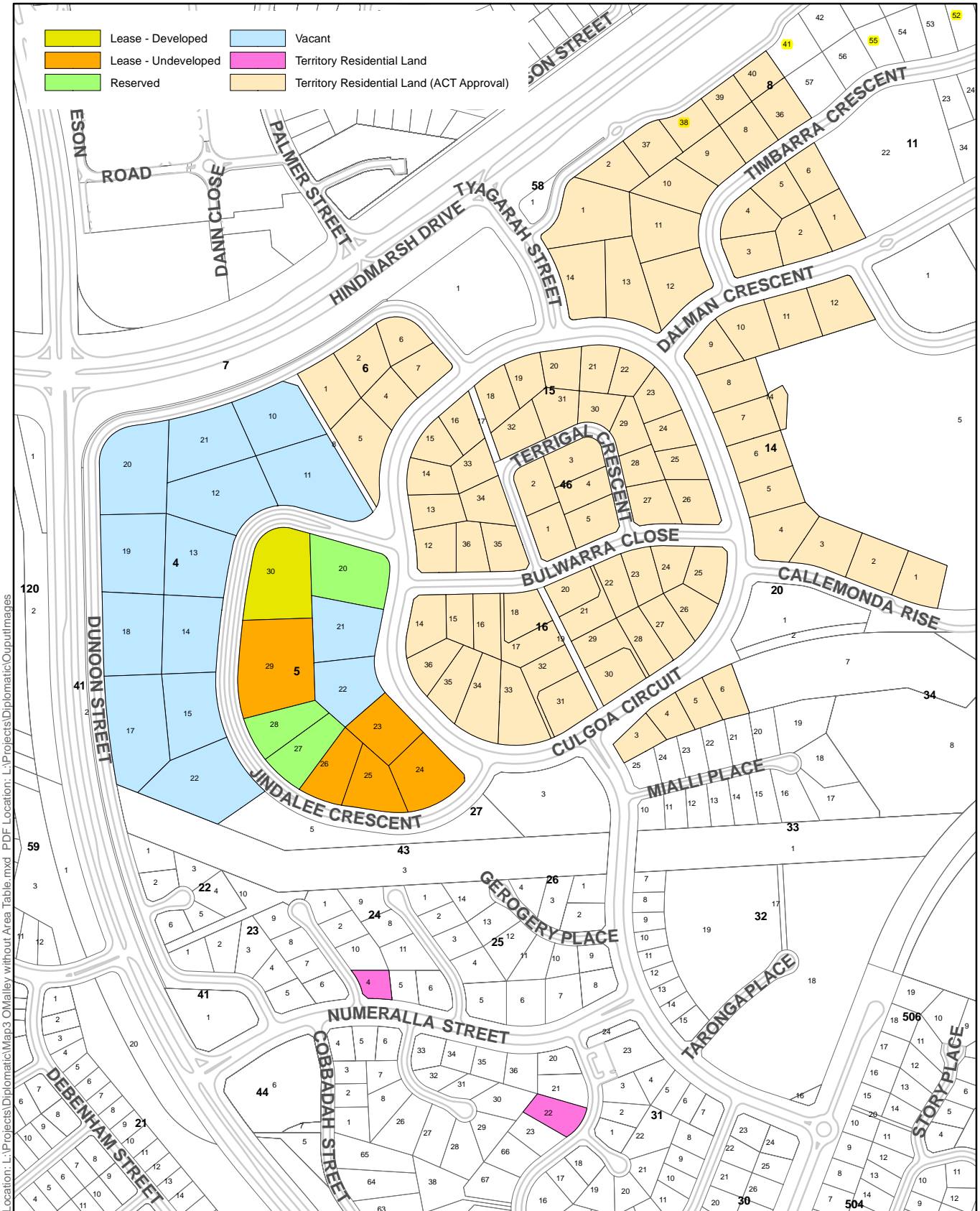
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NCA 02

FIGURE 4



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DRAWING TITLE:

Diplomatic Sites in O'Malley
Diagram 3



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DATE: 30 Jan 2013

DRAWN: JS

DRAWING NO:

SCALE: 1:6,000

CHECKED:

NCA 03