



Planning Report

to support a
Territory Plan Variation

Murrumbidgee Country Club

Block 16 Section 7 Kambah

28 March 2018

Prepared For:



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Document Control

#		Issued	Notes
1	Working Draft	N/A	Report Template
2	Draft	07/03/2018	Internal QA + to client
3	Final	28/03/2018	Revised Report

Cover Image source: Google Earth 2017

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EXECUTIVE SUMMARY

Murrumbidgee Country Club (MCC), situated on Kambah Pool Road in Kambah, is Tuggeranong's only public golf club. The club has around 1,100 members including over 900 golfing members. The Club offers an 18-hole golf course together with a public driving range and club house facilities.

To ensure the Club's financial security and future viability, the MCC have proposed to rezone three parcels of land for residential use by means of a Territory plan variation. The sites do not form part of the playable land on the golf course and their removal from the golf course will not impact the operation of the 18-hole course.

The objectives of the rezoning are as follows:

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

The sites are currently zoned PRZ2 – Restricted Access Recreation Zone. Residential uses are not permitted in PRZ2 zones and therefore, the MCC is seeking a variation to the zoning that permits residential use on these three sites.

A range of additional planning controls are proposed to be enacted in response to concerns expressed by residents and members. It is proposed that the Kambah Precinct Code be varied as part of the rezoning to incorporate restrictions on several aspects of future development including height, materials and finishes in order to protect amenity for local residents and the character of the suburb.

Rezoning and redeveloping surplus land will generate revenue which will assist the MCC in improving the quality of services offered and better maintain the golf course for its patrons.

Location

Site 1 is located in the south-east portion of the golf course along Learmonth Drive. It is approximately 65,000m² (6½ha) and slopes towards drainage lines and a major stormwater management pond located in the centre of the site. The site is adjacent to suburban residential areas on its northern, eastern and south-western boundaries. The western boundary adjoins the golf course.

The rezoning of Site 1 will provide for up to forty-six (46) detached single dwelling blocks. Although future subdivision layout is subject to detailed design, it is likely that the blocks will be up to 650m² in size. It is proposed that part of Site 1 that will be occupied by the new blocks of land and new roads be zoned Residential RZ1 Suburban, with the large area that currently accommodates the dam, together with existing major drainage lines, being retained as restricted access recreation for use by the Club as part of their water management system.

Site 2 is at the eastern portion of the block and is located along on the corner of Drysdale Circuit and Crozier Circuit. It is approximately 8,500m² and slopes slightly from south to north. The site is adjacent to suburban residential areas on its eastern and southern boundaries. The northern and western boundaries adjoin the golf course.

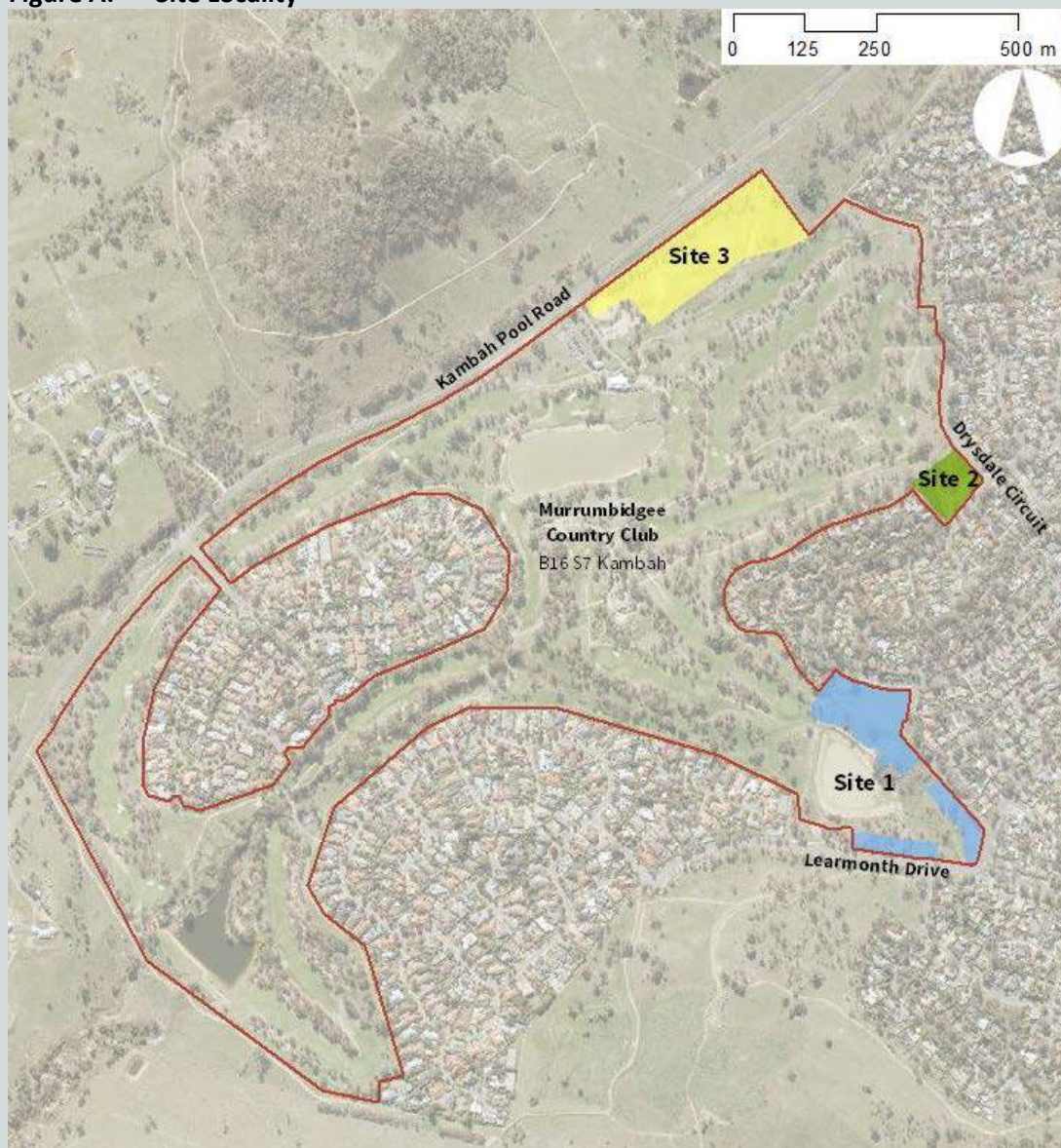
The rezoning of Site 2 will result in the creation of one large block of land of approximately 8,500m², suitable for multi-unit housing development. The creation of a new block will ensure

that the development site will be separated from the adjoining unit development by way of a 6m wide pedestrian pathway.

Site 3 is at the north-east portion of the block and is located along Kambah Pool Road. It is approximately 38,000m² (3.8ha) and slopes moderately from north-east to south-west. The site is bound by the Kambah Pool Road reserve to the north and east, with McQuoid’s Hill Nature Reserve located across Kambah Pool Road to the north. The southern and western boundaries adjoin the golf course. The site includes the MCC practice driving range.

Depending on decisions around the existing golf driving range, rezoning of Site 3 could provide for up to twenty-one (21) detached single dwelling blocks plus a site suitable for multi-unit housing development. The final subdivision design would be subject to further consultation with, and approval by, Club members. Although the future subdivision layout is subject to detailed design, it is likely that the blocks will be approximately 550-650m² in size and the layout can be achieved with minimal tree loss. It is intended that each of the 21 blocks be created for single dwelling housing on each block. The multi-unit site will accommodate approximately 20-25 units in a townhouse or villa-style arrangement.

Figure A: Site Locality



Source: ACTMAPi

Alternative Land Uses

The proposed Territory Plan variation will forego the opportunity to redevelop the land for purposes permitted under the current PRZ2 zone.

Generally, only restricted access open space and low-medium density residential uses are located within the vicinity of the subject sites. Given the character of the surrounding area, rezoning/redevelopment for these land uses are considered to be the most appropriate.

Development for other land uses **permissible in the current PRZ2** zone were also considered.

- Recreation Facilities
 - Golf courses
 - Ovals and Sportsgrounds
 - Nature Reserves and Parklands
 - Netball
 - Badminton
 - Volleyball
 - Gymnastics
 - Swimming Facilities
 - Bowling greens
 - Community gardens
 - Tennis courts
 - Basketball
 - Hockey
 - Squash
 - Futsal
- Other Sports
- Child Care Centre
- Hotel / Motel Development

Analysis of recreation areas in the Tuggeranong district highlighted that there is ample supply for all major recreation facilities. Therefore, redevelopment for these purposes would not meet the Club's objectives, nor provide a real improvement in local facilities for residents.

General commercial/retail uses were also considered to be a possible rezoning/redevelopment option. However, redevelopment for commercial purposes were considered to not be feasible given the relative proximity to surrounding commercial centres.

Community Consultation

The Club has undertaken extensive consultation with key stakeholders and the broader community during the preparation of the development proposal. Where feasible, MCC have endeavoured to address all reasonable concerns and suggestions submitted by members, local community groups and individuals to work towards an outcome to help secure the Club's future and maintain their contribution to members and the local community.

In addition to general community consultation, the Club identified the following groups of key stakeholders.

- Local residents, including but not limited to:
 - Concerned Residents for West Kambah (CROWK)
 - Urambi Village residents' association
 - Drysdale Circuit & Crozier Circuit residents
 - Learmonth Drive residents
 - Save Our Green Space group (SOGS).
- Golf club members
- Development Option holders
- Chief Minister, Planning Minister and local MLAs.

The Club have undertaken a range of consultations with each stakeholder group over the last two years including public meetings, newsletter delivery, resident meetings, and member's

briefings. The outcomes of these consultation sessions highlighted a range of issues that have been subject to further investigation and resulted in refinement of the land areas to be rezoned. The key issues included:

- Consultation process
- Visual impacts
- Public Access to Golf Course land
- Impact on open space
- Impact on golf course operations
- Alternative uses for the proposed sites
- Development density
- Traffic management and parking
- Security and noise

As a result, a number of changes have been made to the recommendations made in the original feasibility study.

Site 1 - The Learmonth site has been reduced in area to allow for parklands and walking trails for community use. Height restrictions will be imposed to protect neighbour views. Further investigations in relation to access and traffic will be undertaken as part of detailed subdivision design.

Site 2 - Drysdale site will exclude an 'arm' between the 13th fairway of the golf course and Drysdale Circuit and will include a permanent access to the rear of Urambi Village to address present access issues. Heritage walking trails and storm water engineering within the surrounds will not be compromised.

Site 3 - Kambah pool road site adjacent to the MCC Driving range, has general agreement amongst Club members to proceed with the rezoning of this site noting any subsequent Development Applications would need to take account of the impact on the existing driving range and golf facilities and would require separate member approval.

While these changes will reduce the potential yield to the Club from any development, they have been made in the spirit of ensuring that any future development meets the Club's objectives of respecting and protecting the residential and lifestyle amenity of the local precinct and facilities afforded to Club members.

Impact Assessment

The report concludes that each site is 'fit for purpose' and that the development of the residential zones will not have any significant adverse impact on surrounding land uses or on the local environment.

- Ecological Impacts
- Topography and Drainage
- Bushfire
- Traffic
- Public Transport
- Development Density
- Lighting
- Tree Assessment
- Contamination
- Heritage Values
- Parking
- Utility Services
- Visual
- Noise

Conclusions and Recommendations

The three sites have been assessed by the MCC as being the most suitable for rezoning for residential use and are not required for golf course use. The rezoning of the three sites for residential use is part of a strategy to progressively upgrade the facilities and secure a sustainable financial future for the Club which has struggled financially for many years.

It is recommended that EPSDD endorse the Planning Report as the basis for a Territory Plan variation that will facilitate use of the three sites for residential use.

1.0 INTRODUCTION

1.1 Purpose

This Planning Report has been prepared by Purdon Planning for the Murrumbidgee Country Club (the Proponent – MCC) to support an application to vary the Territory Plan to rezone three sites on part Block 16 Section 7, Kambah for low-medium density residential use.

The three sites form part of the overall golf course land and are surplus to the Club's needs. The sites have been assessed by the MCC as being the most suitable sites for the residential development proposal.

The sites are currently zoned PRZ2 – Restricted Access Recreation Zone. Residential uses are not permitted in PRZ2 zones and therefore, the MCC is seeking a variation to the zoning that permits residential use on these three sites.

This Planning Report is based on a Scoping Document (Attachment A) provided by the Environment Planning and Sustainable Development Directorate (EPSDD).

The following matters were investigated in the preparation of this Planning Report:

- residential requirements and location criteria;
- traffic and parking impacts;
- landscape assessment;
- capacity of existing utility services;
- assessment of the strategic context and urban planning framework;
- community and stakeholder consultation;
- supply and demand assessment for a range of open space and recreation uses
- impact assessment of the proposal including physical, social, community, environmental and heritage context; and
- documentation in accordance with the EPSDD scoping document.

1.2 Murrumbidgee Country Club

Murrumbidgee Country Club (MCC), situated on Kambah Pool Road in Kambah, is Tuggeranong's only public golf club. The club has around 1,100 members including over 900 golfing members. The Club offers an 18-hole golf course together with a public driving range and club house facilities.

The course is open to members of the public outside of competition times and is regularly used by corporate and social groups. Members of the public are also invited to use the Clubhouse for private functions or to dine at the restaurant.

To ensure the Club's financial security and future viability, the MCC have proposed to rezone three parcels of land for residential use by means of a Territory plan variation. The sites do not form part of the playable land on the golf course and their removal from the golf course will not impact the operation of the 18-hole course.

Rezoning of the land to low-medium density residential will allow the three parcels to be sold, generating revenue which will be used to maintain and improve the Club and its services. Removal of the concessional status of these parts of the Club site will also be required.

The course is surrounded by a range of residential developments – including Gleneagles Estate and Urambi Village. Since establishment in 1990, the Club has endeavoured to foster strong and positive relationships with the local community with a view to mutual benefit. Along with the golfing facilities, community members make use of the walking tracks surrounding the golf course and Urambi residents are provided with vehicular access to the rear of their properties via golf course tracks.

Over the years, MCC has been challenged financially. The Club has regularly incurred operating losses, including a loss in the most recent financial year. This is despite an ongoing program of reducing expenditure and staffing levels and deferring major capital expenditure. This situation is not sustainable in the long term as the facilities and infrastructure are now ageing and will require significant investment in the short to medium term.

In 2013, under reform initiatives for ACT Small Clubs, a feasibility study funded by the ACT Government identified the opportunity to re-zone three areas identified as surplus land within the Club's lease to residential development. In September 2017, MCC engaged planning consultants, Purdon Planning, to prepare a response to the Scoping Document issued by ACTPLA in order to facilitate a change to the Territory Plan. In line with advice from ACTPLA officers, the application covers all three potential sites.

The Club sees the success of this development proposal as critical to its ongoing financial viability.

1.3 Study Team

This Planning Report has been prepared by Purdon Planning for the Proponent. This report incorporates outcomes from research undertaken by the following subconsultants of the study team.

- MCC – Community Consultations
- Purdon Planning – Urban Planning and Impact Assessment
- Calibre Consulting – Transport & Engineering Services
- Envirolinks – Environmental (Vegetation)
- Douglas Partners – Geotechnical & Contamination
- Past Traces – Heritage

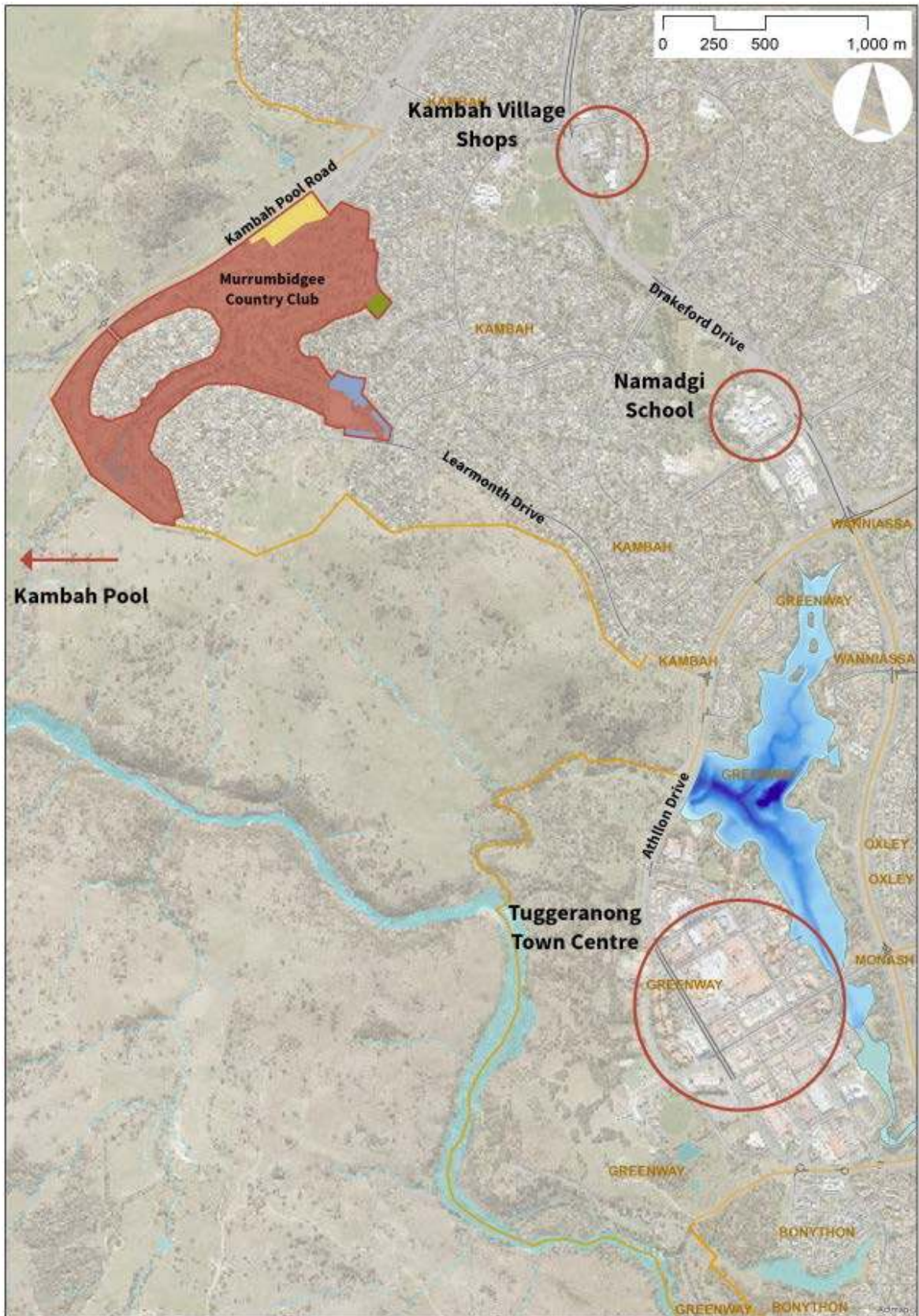
1.4 Study Area

1.4.1 Location

The overall golf course area is located on Block 16 Section 7, Kambah in the north-western part of the Tuggeranong district and is approximately 98.12 ha in its entirety (Figure 1). The three sites for residential use are located on the north-east, east and south-east portions of the block (Figure 2).

The size and shape of the proposed parcels to be rezoned have been adjusted from the original proposal in response to community feedback. The three proposed sites remain roughly in the same locations (Refer Section 2.2).

Figure 1: Site locality



Source: ACTMAPi

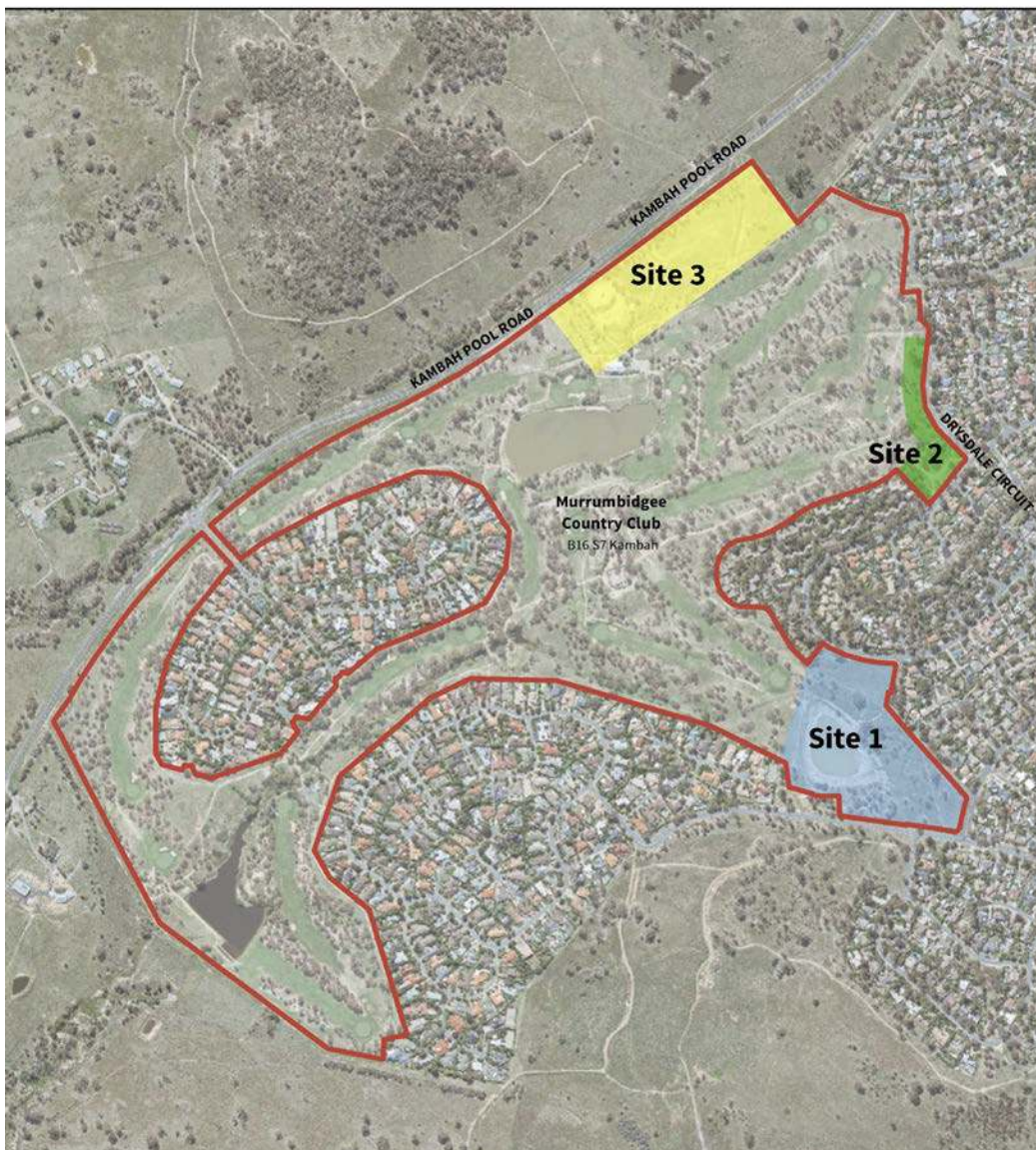
2.0 PROPOSED TERRITORY PLAN VARIATION

2.1 Initial Proposal

The 2013 Feasibility Study identified three areas for potential residential development. Initial concept plans were prepared to facilitate further detailed site assessments and assist with community consultations. These initial areas are shown in Figure 2. In response to community feedback and club member feedback, the site areas were adjusted. The changes included:

- Site 1 – Concept plan revised to avoid areas with significant geo-technical issues
- Site 2 – Row of proposed housing along Drysdale Circuit removed. Proposal now only involves one multi-unit site. Plan includes separation between this site and Urambi to allow for public access
- Site 3 – Adjustment to overall area to allow for greater separation between the golf course fairways and future development

Figure 2: Initial Rezoning Proposal

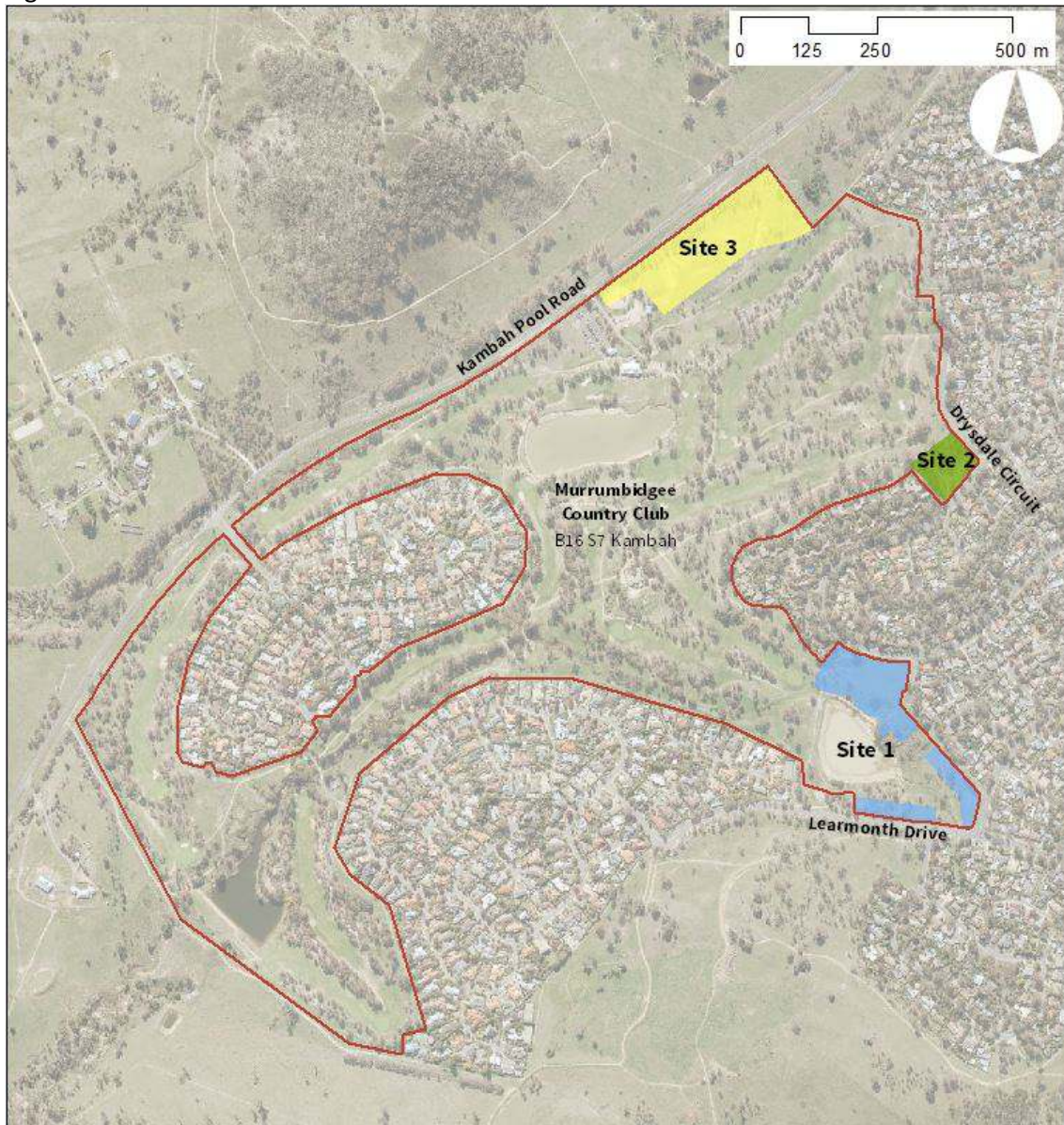


Source: Purdon Planning, 2017

2.2 Amended Site Areas

Following the community and stakeholder consultation meetings during 2017, the sites identified for rezoning were modified to reflect feedback received. The amended site areas are shown in Figure 3.

Figure 3: Amended Site Areas



Source: Purdon Planning

2.3 Proposed Land Use

The proposal is to rezone the three sites from the current PRZ2 zoning to allow the development of low-medium density housing. The land to be rezoned is surplus to the MCC's requirements, with the layout of each site setback from the golf course, allowing it to function as normal.

The variation to low-medium density residential is considered to be the most suitable given the existing character of the surrounding residential area. Other land uses for each site have been considered (see Section 4.7 below) but dismissed on the grounds of financial viability for the Club.

Detailed design plans for future subdivision and subsequent dwelling-houses and units will be subject to further design development and subsequent development applications (DAs) after rezoning is approved by the ACT Government.

2.3.1 Proposed Territory Plan Amendment

The current PRZ2 Restricted Access Recreation Zone does not permit residential use, therefore a Territory Plan variation is required to facilitate the proposed residential redevelopment.

It is the intention of the MCC to limit rezoning to the three identified parcels and leave the remainder of the block as a PRZ2 zone.

The proposed rezoning will enable sale and development for residential use which will provide revenue for the MCC and allow the Club to better maintain and upgrade their facilities.

2.3.2 Other Planning Controls

A range of additional planning controls are proposed to be enacted in response to concerns expressed by residents and members. It is proposed that the Kambah Precinct Code be varied as part of the rezoning to incorporate restrictions on several aspects of future development including height, materials and finishes in order to protect amenity for local residents and the character of the suburb.

2.4 Lease Arrangements

The subject site is considered to be a "concessional lease", as such, an application to remove the concessional status will be lodged for consideration by ACTPLA and the Minister under S261 of the Planning and Development Act 2007.

Upon finalisation of the variation to the Territory Plan, the land will need to be surveyed with new cadastral boundaries and property identifiers. This will facilitate subdivision and allow future tenure arrangements to be finalised.

3.0 Indicative Development

This section describes the key site features and indicative future development outcome for each site.

3.1.1 Site 1 Features

Site 1 is located in the south-east portion of subject site along Learmonth Drive. It is approximately 65,000m² (6½ha) and slopes towards drainage lines and a major stormwater management pond located in the centre of the site. The site is adjacent to suburban residential areas on its northern, eastern and south-western boundaries. The western boundary adjoins the golf course.

There may be a need to upgrade sewer infrastructure to service the site. Water and gas services are readily available.

There were two small dams within the area (prior to construction of the existing major dam) and the site has uncontrolled fill across most of the area. Significant amount of earthworks will be required to ensure the site is suitable for residential development. Local road network can accommodate increased traffic flows generated by new development.

The site has a number of trees scattered across the site, with three trees being considered of “high value”.

3.1.2 Indicative Development – Site 1

The rezoning of Site 1 will provide for up to forty-six (46) detached single dwelling blocks. Although future subdivision layout is subject to detailed design, it is likely that the blocks will be up to 650m² in size. It is intended that all 46 blocks be created for single dwelling housing on each block.

Future subdivision of the site will need to be the subject of an “Estate Development Plan” (EDP) involving the creation of new public roads. Issues such as stormwater management, geotechnical requirements and tree management will need to be resolved as part of the EDP application, which is subject to public consultation.

The future subdivision pattern is likely to create approximately 8-10 single dwelling blocks fronting Learmonth Drive each with direct access to Learmonth Drive. A further 8-10 blocks could be developed with frontage, and direct access to Armysage Circuit and Bateman St. The new dwellings would be clear of the existing drainage lines achieving a significant separation between dwellings and retaining opportunities for pedestrian movement.

Approximately 8-10 new blocks could be developed with direct access off Crozier Circuit and Coombs Place. The remaining new blocks will likely require new public roads to be created off Crozier Circuit and Coombs Place. The roads can be designed to ensure that there is separation between existing dwellings and new dwellings.

It is proposed that part of Site 1 that will be occupied by the new blocks of land and new roads be zoned Residential RZ1 Suburban, with the large area that currently accommodates the dam, together with existing major drainage lines, being retained as restricted access recreation for use by the Club as part of their water management system.

Figure 4: Proposed Site 1



Source: Purdon Planning

3.1.3 Site 2 Features

Site 2 is at the eastern portion of the block and is located along on the corner of Drysdale Circuit and Crozier Circuit. It is approximately 8,500m² and slopes slightly from south to north. The site is adjacent to suburban residential areas on its eastern and southern boundaries. The northern and western boundaries adjoin the golf course.

3.1.4 Indicative Development – Site 2

The rezoning of Site 2 will result in the creation of one large block of land of approximately 8,500m², suitable for multi-unit housing development.

It is proposed that this site be zoned Residential RZ2 – Core which allows multi-unit development. The Territory Plan does not allow ‘apartment’ style units in RZ2 zones which means future development is most likely to be townhouse/villa style units. The Territory Plan also requires a maximum plot ratio of 65% and buildings are limited to two-storeys maximum height.

Although detailed designs will be subject to further investigation and submission of a Development Application that will be subject to public notification, it is expected that the site can accommodate approximately 30 units. These would most likely be a mix of single and two-storey townhouses with all parking, including visitor parking, able to be provided on-site. It is proposed that the development have two points of vehicular access with a driveway off each Crozier Circuit and Drysdale Circuit.

The creation of a new block will ensure that the development site will be separated from the adjoining unit development by way of a 6m wide pedestrian pathway.

Figure 5: Proposed Site 2



Source: Purdon Planning

3.1.5 Site 3 Features

Site 3 is at the north-east portion of the block and is located along Kambah Pool Road. It is approximately 65,500m² and slopes moderately from north-east to south-west. The site is bound by the Kambah Pool Road reserve to the north and east, with McQuoid's Hill Nature Reserve located across Kambah Pool Road to the north. The southern and western boundaries adjoin the golf course. The site includes the MCC practice driving range.

3.1.6 Indicative Development – Site 3

Depending on decisions around the existing golf driving range, rezoning of Site 3 could provide for up to twenty-one (21) detached single dwelling blocks plus a site suitable for multi-unit housing development. The final subdivision design would be subject to further consultation with, and approval by, Club members. Although the future subdivision layout is subject to detailed design, it is likely that the blocks will be approximately 550-650m² in size and the layout can be achieved with minimal tree loss. It is intended that each of the 21 blocks be created for single dwelling housing on each block. The multi-unit site will accommodate approximately 20-25 units in a townhouse or villa-style arrangement.

Future subdivision of the site will need to be the subject of an "Estate Development Plan" (EDP) involving the creation of new public roads and public open space. Issues such as stormwater management, access off Kambah Pool Road and tree management will need to be resolved as part of the EDP application, which is subject to public consultation.

The future subdivision pattern is likely to create a new road off Kambah Pool Road, possibly connecting with the existing entry road into the MCC clubhouse. This will ensure no new dwellings have direct access to Kambah Pool Road and allow retention of the line of trees along Kambah Pool Road. The site for townhouses would also be accessed from this new public road and would need to cross the existing drainage line. The new dwellings would be clear of the existing drainage lines achieving a significant separation between dwellings and retaining opportunities for pedestrian movement.

It is proposed that the whole of Site 3 be zoned Residential RZ1 Suburban, with the large block being designated as a multi-unit site in the EDP and the area to be dedicated as open space and/or stormwater drainage and roads being finalised upon approval of the EDP.

Figure 6: Proposed Site 3



Source: Purdon Planning

4.0 JUSTIFICATION FOR TERRITORY PLAN VARIATION

4.1 Objectives of the Territory Plan Variation

The objectives of the rezoning are as follows:

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

Rezoning and redeveloping surplus land will generate revenue which will assist the MCC in improving the quality of services offered and better maintain the golf course for its patrons.

4.2 Opportunity Cost of the Proposed Change

The proposed Territory Plan variation will forego the opportunity to rezone the land for any other land uses. As the land is currently zoned Restricted Access Recreation Zone (PRZ2), the most likely opportunity foregone would be to redevelop the land for open space or recreational purposes. This report has considered this use and through an analysis of the current supply of PRZ2 in the Tuggeranong district has concluded that there is ample supply for a broad range of sporting facilities. See Section 4.7.1 for details.

Residential redevelopment was highlighted as the most appropriate land use due to the sites' proximity and general connectivity to the residential areas of Kambah.

4.3 Changes Necessitating the Variation

The Club has experienced financial difficulty in recent times, limiting their ability to maintain and upgrade their facilities to a standard appropriate for their patrons. As such, the Club has explored feasible options that may provide additional revenue, without relying on increased revenue from gambling.

In 2011, the then Chief Minister provided an undertaking which supported the MCC in numerous ways and in 2012 the ACT Government provided the Club with a grant to undertake a feasibility study to assess surplus land for alternative uses. The study recommended the rezoning of the three separate land parcels to residential purposes.

In 2015, a community forum was held with local residents to discuss the feasibility study recommendations. Residents were invited to submit concerns and ideas to be considered. Following this forum, the MCC requested a scope for a planning report supporting the rezoning of the land. This planning report is based on that scoping document.

In a similar timeframe, particularly in the past decade, Canberra has progressed to be more accepting of higher-density 'brownfields' developments. This is highlighted in many of Canberra's recent strategic planning documents, including the initial 2004 Canberra Spatial Plan, the subsequent 2012 ACT Planning Strategy, the Statement of Strategic Directions and the Statement of Planning Intent (2015). These documents reflect the desire to increase compactness of the city and limit sprawl on the urban fringe.

4.4 Consequences of not proceeding

If the application to vary the Territory Plan in relation to the three sites is not successful, there is likely to be continuing adverse impacts on the future operations of the Club and golf course. Financially the club will struggle to maintain its facilities. Not only will this be detrimental for Club members and social golfers, but also for the broader Tuggeranong area as the MCC serves as the only golf club in the district and is contributes to the landscape amenity and character of the local area.

In addition, if the club was forced to scale down operations, or indeed close, the loss of such an asset will have adverse economic flow-on effects on the surrounding communities.

4.5 Rezoning Options

Given the primarily low-density character of the surrounding residential areas only two zones were considered – Residential RZ1-Suburban and Residential RZ2-Core. Both zones are considered to be compatible with the surrounding area while offering a mixture of low-density (RZ1) to medium density (RZ2) redevelopment options.

RZ1 – Suburban

Rezoning for RZ1 would facilitate detached suburban-style housing across the three sites. The RZ1 zone is primarily for low density housing, the majority of which are single residences. Multi-unit housing is permitted subject to a number of planning controls. The controls mostly relate to redevelopment of land originally used for single dwelling housing and dual occupancies.

Subdivision of blocks or unit titling of multi-unit housing are not permitted (i.e. units/townhouses cannot be sold separately).

This zone is considered appropriate for Sites 1 and 3, being proposed for single dwelling housing on residential blocks.

RZ2 – Suburban Core

The Suburban core zone establishes and maintains residential areas which are primarily low-rise and contains a mixture of single dwelling and multi-unit developments. The combination of low-medium density developments will enable Site 2 to be developed for townhouses or villa style units.

RZ2 zone applies to land approximately 150m to the east of Site 2 with a mix of single dwellings, courtyard housing and unit developments present around Boddington Crescent. In addition, the site adjoins the large Urambi multi-unit development.

This zone is considered appropriate for Site 2, being proposed as a multi-unit housing site.

RZ3, RZ4 & RZ5 – Higher Density Zones

These residential zones are intended for medium and high density housing, generally located close to town centres and along major transportation corridors to take full advantage of the public transport system. Buildings can be up to six storeys (RZ5)

These zones are not considered appropriate for the subject sites, due to the suburban location and surrounding low-medium density development.

4.6 Social Values

Kambah is a residential and commercial suburb with a number of business, community and cultural associations, as well as education facilities, local shops and open spaces.

4.6.1 Demographics

In 2016, it was estimated that 14,900 people lived in Kambah (ABS Census). The 2011 population was 15,850 people representing a population decline of 950 people or an average annual decline of about 1.2%.

The median age of residents is 40 years, which is significantly higher than the ACT median of 35 years. Kambah has 4,128 families and an average of 1.8 children per family. Kambah contains 6,050 dwellings with 2.6 people per household. Median weekly income is \$1,916 and median weekly rent is approximately \$345 per week. (ABS, 2016)

4.6.2 Land-use Mix

Kambah has an area of approximately 11.3 sq km with 650 hectares of residential use, showing a net density of about 9.3 dwellings per hectare.

The main land use is residential, representing 57% of total land. Almost half the suburb is low density residential RZ1 zoning. Overall open space represents about 25% of the land area within the suburb (including public open space, restricted access open space and hills ridges and buffer areas).

Table 4-1: Land Use Zones (% of total land area)

Division	RZ1	RZ2-RZ5	Total Res	Commercial	Industry	Transport & services	Community facilities	Broadacre	Urban open space	Restricted access rec	Rural hills bushland river corridor	Designated	Total (%)
Kambah	49.2	7.8	57.0	1.4	0.0	12.6	3.1	0.0	13.0	8.4	4.5	0.0	100
Tuggeranong	17.2	2.6	19.8	1.4	0.6	4.5	1.6	0.9	6.0	0.7	56.9	7.5	100
Central Canberra	21.7	4.3	26.0	4.3	4.0	4.9	2.9	1.8	5.0	1.9	5.6	43.7	100
Belconnen	21.5	5.5	27.0	1.7	0.0	4.8	3.6	0.4	9.2	0.8	40.9	11.7	100
Gungahlin	26.6	5.5	32.0	2.0	1.6	6.4	1.6	3.5	9.3	1.9	38.9	2.7	100
Woden	32.7	11.5	44.2	3.8	0.0	9.3	4.3	1.4	11.4	3.2	2.6	19.8	100
Weston Creek	32.5	5.9	38.3	0.8	0.0	8.5	2.9	4.8	6.3	0.5	29.3	8.6	100

Source: EPSDD

4.6.3 Social Characteristics

The following is a summary of key social characteristics of the suburb of Kambah:

- Residential accommodation and housing – Approximately 85% of all dwellings are detached houses. The median house price (2017) was approximately \$555,000. Approximately 34% of houses are fully owned, 42% being purchased and 23% are rented (www.homesales.com.au).
- Community services and facilities – The Tuggeranong area has a range of community services and facilities. A Community Needs Assessment undertaken for ACTPLA in 2004 confirmed the district accommodated the following facilities:

– Welfare and Community Services	81
– Accommodation	7
– Arts/Culture	9
– Public Facility	45
– Health	24
– Education	59
– Indoor Sport/Recreation	11
– Outdoor Sport/Recreation	48

Source: COMFIS Database (2004)

- Community use of the site – The existing golf course serves as an informal recreation area for local residents. Although the zoning of the land is “restricted access” recreation, the Club have not prevented persons from using the golf course area for casual recreation (e.g. evening walks) or to enable rear access to private houses. Although it is becoming increasingly common for areas used for casual recreation (e.g. school ovals and playgrounds) to be fenced off to deny general public access, it is the intention of the Club to continue to allow casual use of the area by local residents.
- Employment – In the Tuggeranong Town Centre, the Human Services Department are the major employer, together with other national, state and local employers. Other
- Education – A number of public and private schools including catholic school 1.2km to the east and the relatively new super school Namadgi School 3km to the south-east.
- Retail – There is a small suburban shopping centre located approximately 800m from the sites. Kambah Village Shopping Centre 2km north-east, which includes a large supermarket; the Tuggeranong Town Centre is located 3½km to the south, which has all major retailers & amenities.

4.7 Alternative Land Uses

Generally, only restricted access open space and low-medium density residential uses are located within the vicinity of the subject sites. Given the character of the surrounding area, rezoning/redevelopment for these land uses are considered to be the most appropriate.

Development for other land uses **permissible in the current PRZ2** zone including outdoor and indoor recreation facilities, child care centre and hotel/motel were also considered (refer below for full analysis).

4.7.1 Outdoor Recreation Facilities

The proposed rezoning of the sites from Restricted Access Recreation Zones (PRZ2) to low-medium density residential zones will potentially impact the supply of sports and recreation

facilities in Kambah the entire Tuggeranong district. This section analyses the loss of the subject sites for the potential redevelopment for associated PRZ2 uses.

The uses assessed below are based on those prescribed in PRZ2 zones, as identified in the Territory Plan, many of which are captured under broad umbrella terms including aquatic recreation facility, community activity centre, indoor recreation facility, outdoor recreation facility, parkland and playing field. The study accounts for the supply and demand of each open space use.

Golf courses

The Murrumbidgee Country Club is currently utilised as an 18-hole golf course. However, the club is struggling financially to maintain the entirety of their facilities. As such, the club has opted to rezone the three subject sites for low-medium residential use. The MCC will continue operating as an 18-hole course, therefore the overall supply of golf courses in South Canberra will not be impacted.

There is no scope to utilise the subject sites for an increase in the number of golf holes on the course.

MCC is the only golf course is located within the Tuggeranong district. However, the MCC is in direct competition with three other courses in South Canberra being Federal, Capital and Royal Canberra. There are an additional seven (7) courses are located in northern Canberra and Queanbeyan.

The number and distribution of courses adds to the competitive financial environment which puts pressure on MCC to ensure it provides a high quality facility.

Bowling greens

Each of the three sites could physically accommodate a bowling green complex, although only Site 3 would be in proximity to existing club house facilities.

Although it is understood that member numbers and participation in lawn bowls has remained relatively steady in recent times, demand for greens for social use has increased. This has maintained the viability of most of Canberra's bowling clubs.

Supply of bowling greens in the Tuggeranong district is wholly within the Vikings Lawn Bowls Club in Greenway. The Vikings Lawn Bowls Club accommodates three professional quality greens suitable for tournament and social use. An additional three bowling greens are located at the Weston Creek Labor Club, primarily for social use.

The existing supply of bowling greens meets current demand in the Tuggeranong district. Additionally, it is not considered viable to compete against the Vikings Lawn Bowls Club which offers well-established and high-quality services to the district.

Ovals and Sportsgrounds

None of the sites are considered suitable for use as ovals sportsgrounds.

There is an abundance of ovals, sporting grounds and playing fields facilitating many sports and informal uses in Kambah and the Tuggeranong district. For the purpose of this analysis only the major suburban sporting fields and ovals in Kambah and the suburbs directly adjacent in the Tuggeranong district have been assessed. The suburbs to be considered include Kambah, Greenway and Wanniasa.

The analysed ovals and sportsgrounds are unfenced and fenced and act as the primary open space in their respective suburbs. Each ground has the ability to host local/regional sporting events including soccer, football (rugby union and league), cricket and Australian rules. A summary of the ovals is provided in Table 4-2.

Table 4-2: Ovals and sportsgrounds by suburb

Suburb	Field Name (Location)	Formal uses	Approx. ground size
Kambah	Kambah District Playing Field 1 (Block 12 Section 115)	Australian rules, Cricket, Soccer, Oztag, Rugby league, Rugby union, Touch football and Ultimate frisbee	Three fields totalling approximately 71,000m ² across the 108,160m ² block
	Kambah District Playing Field 2 (Block 30 Section 286)	Australian rules, Baseball, Soccer and Cricket (nets)	Numerous fields totalling 50,000m ² across the 105,325m ² block
	Kambah District Playing Field 3 (Block 10 Section 353)	Soccer, Rugby league, Rugby Union and Model Car Racing	Numerous fields totalling approximately 114,000m ² across the 173,480m ² block
Greenway	Tuggeranong Enclosed Oval (Block 15 Section 46)	Australian rules, Soccer, Rugby league and Rugby Union	26,000m ²
Wanniassa	Wanniassa Playing Fields 2 (Block 5 Section 202)	Soccer, Rugby league and Rugby Union	37,500m ²
	Wanniassa Playing Fields 1 (Block 1 Section 140)	Soccer, Cricket Rugby league and Rugby union	40,000m ²
	Viking Park (Block 16 Section 126)	Rugby union – home of Tuggeranong Vikings	2 fields totalling 25,000m ² across the 68,791m ² block

Given the relatively high-density of fenced and unfenced ovals in Kambah and the immediately vicinity, particularly with Kambah District Playing Fields 1, 2 and 3 all located within 2km of the subject site, it is considered unviable to re-use the subject sites as an oval/sportsground.

Community gardens

Each of the sites could be developed for community gardens, especially sites 1 and 2.

The ACT Government licenses the Canberra Organic Growers Society to operate community gardens on its land. COGS operate just one community garden in the Tuggeranong district located within Kambah itself. A COGS operated community garden also exists at Theodore, however, it is currently not operational.

The Kambah Community Garden is located at the corner of Springbett Street and O’Halloran Circuit – adjacent to the Kambah Woolshed and comprises of 25 individual plots.

A non-COGS operated community garden is also located nearby the subject site in Wanniassa. The Erindale Community Garden is located off Comrie Street within the Erindale commercial

centre. The small-scale garden provides additional horticultural opportunities for the surrounding residents.

There is ample supply of community gardens in the Tuggeranong district, particularly provided via the large plots in the Kambah community garden, located just 2km from the subject site.

Nature Reserves and Parklands

Each of the sites could be converted to parkland reserves.

There are a range of nature reserves, lookouts, gardens and district parks within an approximate 3km radius from the subject site which supply an abundance of hiking and mountain biking (trail) bike riding opportunities for residents and users around the Tuggeranong district.

The McQuoid Hill Nature Reserve is located directly north of site 3. McQuoid Hill provides both short and long trail opportunities including particularly challenging tracks for more adventurous hikers, all overlooking the Murrumbidgee River. The Kambah District Park and Kambah Woolshed, Urambi Hills Nature Reserve, Tuggeranong Town Park and Lake Tuggeranong District Park are all within cycling distance of the subject site and provide a range of formal and cross-country recreation opportunities.

4.7.2 Indoor Recreation Centres

Each of the sites could be used in whole or part for indoor recreation centres.

Much of the following analysis on indoor sports recreation, including facility information and future trends/demand is based on the ACT Indoor Sports Facilities Study (December 2015).

A variety of multi-purpose indoor recreation facilities exist within the Tuggeranong district. These facilities accommodate a range of uses and are vital in the supply of formal sporting venues to the Tuggeranong district. The primary multi-purpose facilities in the district include:

- The Southern Cross Stadium in Greenway accommodates four indoor courts for volleyball, netball, basketball and roller derby use.
- The Tuggeranong Indoor Multi-Use Facility in Greenway accommodates a range of uses including badminton (4 courts), gymnastics, trampolining, table tennis (2+ tables) and archery. The open layout offers flexible configuration opportunities and has the potential to accommodate a wide range of uses.
- The Active Leisure Centre located at the Erindale centre in Wanniasa provides one full-sized indoor court accommodating futsal, volleyball and badminton. The centre also includes four tennis courts, five squash courts, two group fitness studios, a 436-seat professional theatre, fitness centre and a 25m heated lap pool.
- Kambah Indoor Sports Centre offers two full-sized synthetic courts accommodating indoor cricket, futsal, netball and volleyball use.
- The mpowerdome is a privately-owned facility located in the suburb of Fadden that accommodated eight indoor tennis courts, three outdoor courts and ancillary spaces. It was closed in 2016 and is yet to re-open. When operational it held weekly competitions for netball, futsal, volleyball, futsal, tennis and floorball (indoor hockey).

Notwithstanding the existing supply of indoor recreation centres in Tuggeranong, issues of accessibility, local traffic impact, noise and lighting, it is concluded that use of the sites for indoor recreation is not appropriate.

Tennis courts

Each of the sites could be developed for tennis courts.

The Tuggeranong district accommodates a range of tennis clubs for both competitive and social use and includes a range of surfaces.

A total of 12 tennis courts exist between the operating tennis centres in the district (plus an additional 12 courts in the former mpowerdome facility).

The main tennis centres within the Tuggeranong District include the Kambah Tennis Centre, the Tuggeranong Tennis Centre (Erindale Active Leisure Centre) and the Pines Tennis Centre (Chisholm). Each of these facilities have four outdoor courts.

The current supply of courts within the Tuggeranong District is considered sufficient in meeting the current needs of local and surrounding residents. Future needs would be best accommodated through the re-opening of the mpowerdome, rather than provision of another facility

Netball (indoor and outdoor)

The supply of netball courts in the Tuggeranong district is primarily located at the Calwell netball centre. The Tuggeranong Netball Association run the Were Street facility which includes 8 outdoor hard courts and 9 supplementary grass courts.

A range of secondary and casual competitions are run around the Tuggeranong district and primarily makes use of the multi-facility centres above including the Kambah Indoor Sports Centre and Southern Cross Club in Greenway.

The ACT Indoor Sports Facilities Study deduced that, although there is growing participation in the sport, there is a need to increase efficiency and effectiveness of the existing infrastructure given their large supply.

Basketball (indoor and outdoor)

Basketball in the ACT is based out of their main centre in Belconnen. The Belconnen Basketball Centre features four regulation sized indoor basketball courts and four 3-on-3 outdoor courts. While the supply of basketball courts in the Tuggeranong district is housed multi-use facilities at the Southern Cross Club in Greenway and schools throughout the area. These facilities permit competitive and social use.

Outdoor neighbourhood basketball courts are located throughout the Tuggeranong district with a range of outdoor basketball courts in the vicinity of the subject site for public use (refer Table 4-3).

Table 4-3: Outdoor basketball court supply

Tuggeranong district outdoor basketball courts	
Burgoyne Street Neighbourhood Park in Bonython (one half court)	Rundle Place Neighbourhood Park in Kambah (4-way hoop)
Alston Street Neighbourhood Park in Chisholm (one half court)	Boddington Crescent Neighbourhood Park in Kambah (4-way hoop)
Point Hut District Park in Gordon (one full court)	Kambah District Park (2x 4-way hoops)

Lake Tuggeranong District Park in Greenway (one half court)	Hawkesworth Place Neighbourhood Park in Macarthur (one single court)
Boddington Crescent Neighbourhood Park in Kambah (one half court)	Griffin Place Pedestrian Park in Monash (one half court)
Attiwell Circuit Neighbourhood Park in Kambah (4-way hoop)	Lansell Circuit Pedestrian Parkland in Wanniasa (one half court)

The ACT Indoor Sports Facilities Study indicated strong growth in participation rates, currently around 5% p.a. However, all facility upgrades and proposed expansion is to occur at the main Belconnen Centre. Basketball ACT have not expressed any desire to open a new specialised south-side basketball facility with majority of participation growth occurring in the north. Therefore, redevelopment of the subject sites as a basketball facility is not considered viable.

Badminton

Badminton is primarily housed in indoor multi-use facilities where 3 courts can be fit onto a regulation basketball court. In the Tuggeranong district badminton is limited to the Erindale Active Leisure Centre (6 courts), the Tuggeranong Indoor Multi-Use Facility in Greenway (4 courts) and surrounding schools.

The ACT Indoor Sports Facilities Study indicates that there is latent demand for more specialised Badminton courts. Notwithstanding the demand assessment for badminton courts, it is considered that the subject sites are not suitable to meet this demand.

Hockey

There are two competition standard hockey fields adjacent to the Tuggeranong Town Centre that service the local competitions. The second field was developed in 2011 in response to increased demands.

The ACT Indoor Sports Facilities Study confirmed that hockey's participation in Canberra as moderate and stable. It is considered that the Tuggeranong Town Centre location is appropriate as the base for hockey in the Tuggeranong district.

Volleyball

Competitive volleyball in the ACT is primarily housed at the ACT Hockey Centre at Lyneham with the courts being recently being resurfaced. Competitive volleyball in the Tuggeranong district is accommodated in the Southern Cross Stadium (Greenway).

Despite the sport experiencing strong participation growth in recent years, rising on average by 5% p.a., future plans for volleyball facilities is focussed on the maintenance and improvements of the existing courts at the Lyneham Hockey Centre. The ACT Indoor Sports Facilities Study highlighted limited demand for new southside volleyball facilities.

Squash

Squash has experienced growth in popularity in recent years, increasing by approximately 6% per year according to the ACT Indoor Sports Facilities Study. However, the sport recognises standalone facilities as being financially unviable. As such, squash is to be maintained wholly within the multi-facility centres they are currently situated.

The ACT Indoor Sports Facilities Study indicates squash's intentions to strengthen existing facilities within the Tuggeranong district, including the Vikings Squash Club at the Active Leisure Centre in Erindale (5 courts). Additional squash facilities also located a few kilometres

north of the subject site in the South Canberra Squash Club in Phillip (8 courts) and Weston Creek Community Centre in Weston (4 courts). Due to the strong supply of squash courts in the district, a specialised squash facility on the subject site considered to be an inappropriate development option.

Gymnastics

Gymnastics in the territory boasts strong participation rates. The sport is run through two means – publicly or privately by a facility manager.

Gymnastics in the Tuggeranong district is primarily run through the Southern Canberra Gymnastics Club run out of its purpose built 1,300m² Erindale facility and trampolining which operates out of the Tuggeranong Indoor Multi-Use Facility in Greenway.

The ACT Indoor Sports Facilities Study highlighted gymnastics positive development in the territory and its lack of concern over facility access. Therefore, redevelopment of the subject site for gymnastics use is not feasible.

Futsal

Futsal is experiencing constant growth in the territory, with participation rates increasing on average by 5% p.a. in recent years. Futsal in Canberra is run by Capital Football, including North Canberra Futsal and South Canberra Futsal. Currently, the sport does not have a dedicated facility to operate out of and relies on multi-use indoor arenas in the Tuggeranong district including Active Leisure Centre in Erindale, Southern Cross Stadium in Greenway and Kambah Indoor Sports Centre.

The ACT Indoor Sports Facilities Study shows that there is a lack of infrastructure for futsal and this is suppressing growth potential of the sport. As such, the study recommends the development of a speciality four-court facility in a central location is required to meet demand.

It is considered that the sites are not appropriate for development as a south-side base for Futsal, which would need to incorporate a four-court facility in one central area.

Swimming Facilities

The Tuggeranong district boasts numerous swimming pools and aquatic centres. Each centre provides a variety of pools spanning from toddler-orientated learning pools to leisure pools to heated lap pools. See Table 4-4 for the major aquatic centres servicing the district.

Table 4-4: Aquatic centre supply

Aquatic centre name	Location	Description
Lakeside Leisure Centre	Greenway	Includes a 25m indoor heated leisure pool, a learn to swim pool and a secondary indoor pool. All pools are open to public, club and competition use.
Aqua Harmony Enriched Learning Partnership	Kambah	Houses two indoor heated pools which primarily functions as a swim school focusing on toddler, infant and adult lessons.
Aqua Calwell	Calwell	Accommodates a single indoor heated pool purpose built for teaching toddlers, infants and adults how to swim.

Additional pools are also available in Canberra’s inner south in the Phillip Swimming and Ice Skating Centre, Deakin Pool and Manuka Pool. There is a good supply of both indoor and outdoor aquatic centres within close proximity to the subject site.

4.7.3 Other Sports

A range of other, less popular indoor sports occur throughout the territory including roller derby, mixed martial arts and fencing. All other sports in Tuggeranong are generally accommodated in multi-use indoor facilities including Southern Cross Stadium, the Tuggeranong Indoor Multi-Use Facility, Active Leisure Centre and Indoor Sports Centre (Kambah). Martial arts make use of a combination of the above facilities and surrounding halls, community centres and school facilities.

4.7.4 Child Care Centre

Redevelopment for the purposes of a child care centre was considered. A desktop analysis identified that there are a number of child care and early learning centres in the Tuggeranong district.

A summary of the child care centres in the vicinity of the subject site is provided in Table 4-5 below.

Therefore, redevelopment of the sites for use as a child care centre is not considered viable due to the existing supply in the district.

Table 4-5: Child care centre provision Tuggeranong district

Child care and early learning centres in Tuggeranong district		
Goodstart Early Learning Kambah	Saint Anthony's Early Learning Centre (Wanniassa)	Greenway Child Care and Education Centre (Greenway)
Urambi Early Learning Centre Kambah	KidStart Southside Education and Activity Centre (Wanniassa)	Stardust Child Care Centre (Greenway)
Mt Neighbour After School Care (Kambah)	Kids Fun Club (Wanniassa)	Tuggeranong Child Care and Education Centre (Greenway)
Uniting Salem Early Learning Kambah	Appletree House Child Care and Education Centre (Wanniassa)	Oxley Early Learning (Oxley)
Taylor Child Care and Education Centre (Kambah)	Illoura Child Care and Education Centre (Wanniassa)	

4.7.5 Hotel / Motel Development

Motels/hotels were also considered as a potential redevelopment option on the sites. However, a desktop analysis of the current supply of motels/hotels in the Tuggeranong confirms that there is adequate supply. Table 4-6 below summarises the motels/hotels in Kambah and surrounding suburbs.

Table 4-6: Motel/hotel provision in the Tuggeranong district

Motels/hotels in the Tuggeranong district	
Kambah Inn (Primmer Court)	Valley Tavern Wanniassa
Abode Tuggeranong (Greenway)	Georgie's Boutique B+B (Monash)
Alpha Hotel Canberra (Greenway)	

4.7.6 Summary

The proposed Territory Plan variation will forego the opportunity to redevelop the land for associated PRZ2 purposes. This analysis of the current supply of PRZ2 zones and recreation areas in the Tuggeranong district has concluded that there is ample supply of all indoor and outdoor sporting facilities. In the case of most facilities there is latent demand or an oversupply. Therefore, redevelopment for associated PRZ2 land uses is not considered viable.

Analysis of indoor and outdoor recreation areas in the Tuggeranong district highlighted that there is ample supply for all major recreation facilities. Therefore, redevelopment for these purposes would be not meet the Club's objectives, nor provide a real improvement in local facilities for residents.

General commercial/retail uses were also considered to be a possible rezoning/redevelopment option. However, redevelopment for commercial purposes were considered to not be feasible given the relative proximity to surrounding commercial centres.

5.0 STRATEGIC PLANNING POLICY CONTEXT

5.1 National Capital Plan

The National Capital Plan (NCP) is the strategy giving effect to the Commonwealth's interests and intentions for planning, designing and developing Canberra and the Territory. The NCP requires sites located in areas of particular importance to meet a range of specific design, siting and general planning criteria.

5.2 ACT Strategic Planning Framework

5.2.1 Statement of Planning Intent (2015)

Broad planning principles are outlined in the *Statement of Planning Intent* issued by the Minister for Planning in 2010. The Statement includes the principles for sustainable development as well as the spatial planning and urban design principles that guide the more specific policy content of the Territory Plan. The principles include:

- planning for a compact, affordable city;
- preparing for a sustainable future;
- planning for our neighbourhoods;
- listening to the community; and
- supporting Canberra's economic growth.

The proposed Territory Plan variation from PRZ2 to low-medium density residential will directly support the above strategies by enhancing compactness and regional economic growth. The rezoning will facilitate redevelopment for residential purposes on a brownfields site. Additionally, the sale of the sites will ensure the long-term financial viability of the MCC.

5.2.2 ACT Planning Strategy 2012

The purpose of the ACT Planning Strategy 2012 is to set the direction for future development of Canberra.

The strategy includes nine (9) individual strategies detailing the future vision for Canberra:

1. *Create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes, and balancing where greenfield expansion occurs*
2. *Improve everyone's mobility and choice of convenient travel by integrating the design and investment of the various networks and transport systems with the land uses they serve.*
3. *Provide more cost effective and sustainable living options by improving the existing housing stock and establishing more choice in housing types in a variety of locations.*
4. *Ensure everyone has convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group and local centres as community hubs.*

5. *Enhance Canberra's system of public spaces, providing vibrant, pleasant urban parks and places that everyone can enjoy by ensuring they are safe and accessible for the most vulnerable in our community.*
6. *Invest in design that will ensure urban change creates amenity, diversity and a more sustainable built form, and adds to Canberra's landscape setting.*
7. *Improve the city's efficiency, resilience to change and environmental sustainability by designing and incorporating innovative technologies and 'clean' initiatives into the physical infrastructure.*
8. *Value the land and natural resources of the region by working collaboratively to manage urban growth, ensure connectivity and continuity in the natural systems and, where appropriate, conserve agriculturally productive land.*
9. *Facilitate the development of a more prosperous region and a diverse economy by enhancing our travel and information networks and creating opportunities for a range of new enterprises.*

Due to the scale and location of the site in close proximity to the Tuggeranong Town Centre and public transport, the existing development is considered compatible with the ACT Planning strategy.

Additionally, the proposed rezoning and redevelopment for the three sites for residential use is considered to be consistent with the objectives and outcomes of the ACT Planning Strategy as it will directly enhance compactness, ensure the economic prosperity of the MCC and will enhance the diversity of housing stock in the Kambah area.

5.2.3 Statement of Strategic Directions 2010

The Statement of Strategic Directions sets out the principles for giving effect to the main object of the Territory Plan.

The Statement recognises that the ACT must be planned as both the setting for the National Capital and as a self-governing community in its own right. Accordingly, the Statement recognises that the Territory must have regard for its regional role and impacts including its responsibilities under any intergovernmental agreements, such as memorandums of understanding between the ACT and NSW Governments.

The Statement includes the principles for sustainable development as well as the spatial planning and urban design principles that are intended to guide the more specific policy content of the Territory Plan.

The principles for sustainable development follow a 'triple bottom line' approach with specific principles relating to environmental, economic and social sustainability. The spatial planning and urban design principles are divided into specific principles relating to urban areas, non-urban areas, and urban design.

The proposed Territory Plan variation complies with the Statement as it directly promotes economic and social sustainability. The variation will facilitate a wider range of residential developments in the Kambah suburb. Additionally, the land sale and decreased maintenance requirements for the MCC will ensure the long term financial stability of the well-established club.

5.3 Transport for Canberra Policy

The Transport for Canberra policy was prepared in conjunction with the ACT Planning Strategy to ensure relationships between land use and transport support a shift to more sustainable Canberra. As such, Transport for Canberra sets the policy direction for transport around six core principles:

1. Integration with land use planning
2. Encourage active travel
3. Provision of sustainable transport options to decrease transport emissions
4. Increase safety of people and how they get around
5. Equity is accessible, regardless of level of mobility
6. Efficiency and cost effectiveness – providing good value transport options by managing demand across the entire transport system

The proposed Territory Plan variation reflects the Transport for Canberra policy objectives through access to public transport routes and encouragement of active transport.

5.3.1 Public Transport

The western portion of Kambah is currently serviced by ACTION buses. Bus routes 60 and 160 make numerous stops nearby the sites proposed for residential development. Stops along Barritt Street, Boddington Crescent and at Carleton Street Shops and Mount Vernon Drive all have the potential to service to proposed development.

5.3.2 Active Transport

The relative distance from the proposed residential sites and current bus stops indirectly encourages active transport. The average distance from each residential site to the nearest bus stop is approximately 800m. Good pedestrian and cycle connection can be made to the above bus routes via shared pathways along Kambah Pool Road, Learmonth Drive, Bateman Street and Crozier Circuit.

5.4 Other Territory Policies

5.4.1 Plans of Management

Whilst the proposal is located adjacent a Declared Nature Reserve, no specific Plan of Management exists for the site.

5.4.2 Threatened Species Action Plans

A review of ACT threatened species mapping data (ACTMAPI) indicates there are no occurrences of threatened plants or animals within the site.

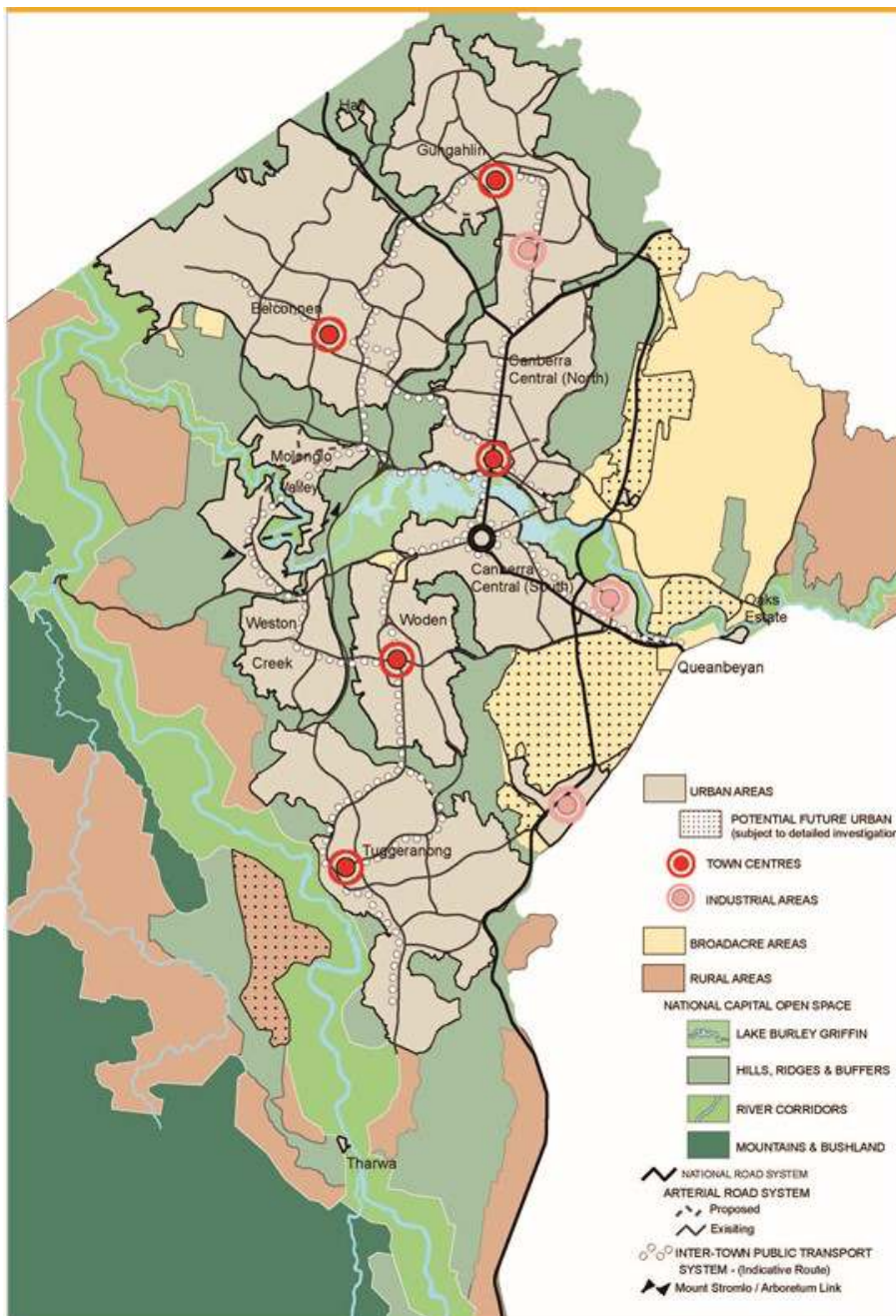
6.0 CURRENT STATUTORY PLANNING CONTEXT

6.1 National Capital Plan

In addition to providing the broad strategic framework for the National Capital, the NCP also sets statutory controls for sites located in areas of particular importance to meet a range of specific design, siting and general planning criteria.

Block 16 Section 7 Kambah is wholly located within Territory Land. Land to the north of Site 3, across Kambah Pool Road is within a Designated Area. Also land to the west and south of the overall golf course area is within the National Capital Open Space System.

Figure 7: National Capital Plan – General Policy Plan



Source: National Capital Plan

6.2 Territory Plan

The Territory Plan is prepared and administered by the ACT Planning and Land Authority as required by Section 12(1)(a) of the *Planning and Development Act 2007*.

The object of the Territory Plan is to ensure the pattern of land use across the ACT is appropriate. The Territory Plan sets out the land use, urban design framework and statutory planning controls for Canberra and is applicable to the subject site.

6.2.1 Current Zoning

The sites are currently zoned PRZ2 Restricted Access Recreation Zone (Figure 8). The Territory Plan sets out the following objectives for the PRZ2 Zone.

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

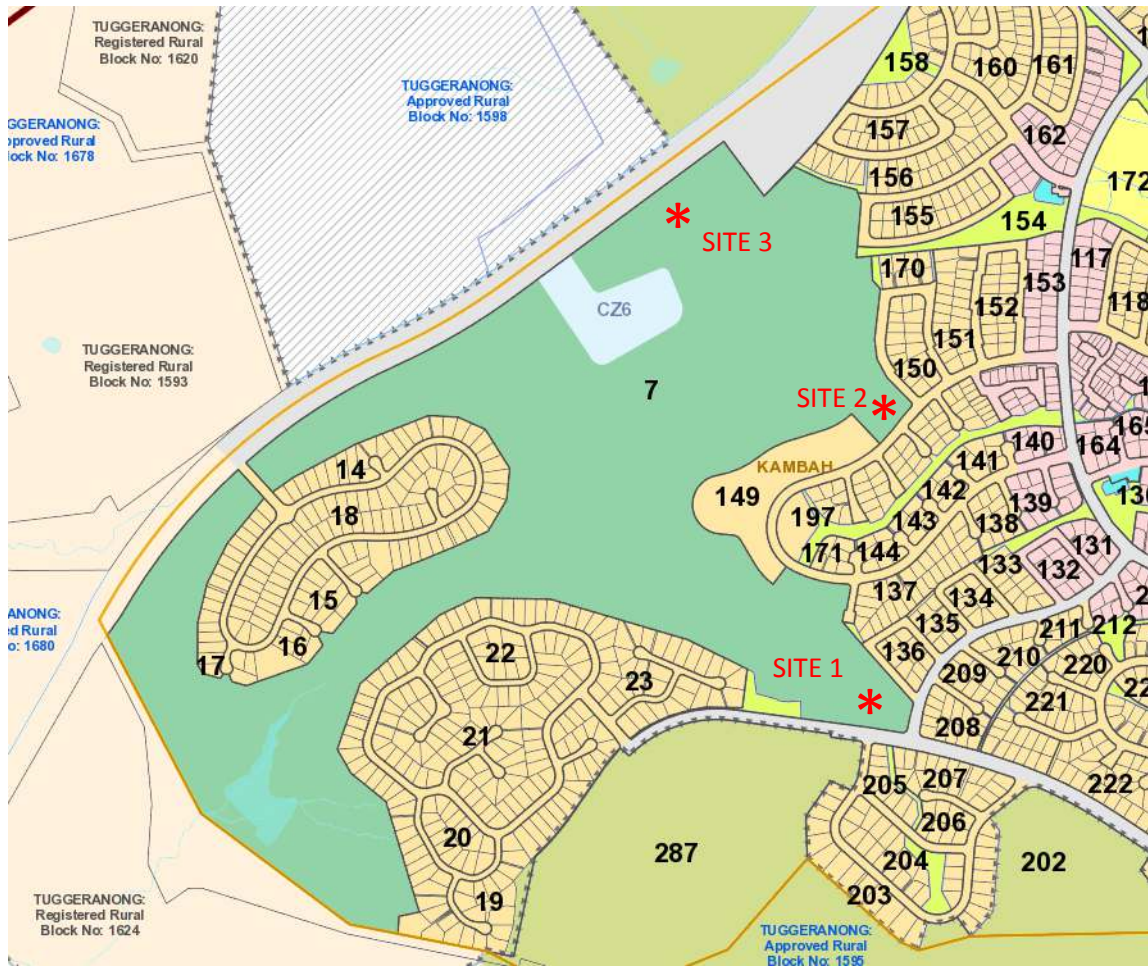
Permissible Uses

The proposed rezoning is for residential use which is a permissible use only in certain zones under the Territory Plan. This land use is not permissible in the PRZ2 Restricted Access Recreation Zone.

The permissible uses under this PRZ2 zone are listed below:

- ancillary use
- aquatic recreation facility
- car park
- child care centre minor use
- club
- communications facility
- community activity centre
- consolidation
- demolition
- development in a location and of a type identified in a precinct map as additional merit track development
- educational establishment
- guest house
- hotel
- indoor recreation facility
- major road
- major utility installation (distribution reservoir; major electrical sub-station; major gross pollutant trap; major pump station; major service conduits; power generation station; treatment plant; tunnel; urban lake, pond and/or retardation basin; water storage dam)
- minor road
- motel
- outdoor recreation facility
- parkland
- playing field
- public agency
- sign
- subdivision
- temporary use
- varying a lease

Figure 8: Territory Plan Extract



- | | | | |
|---|-------------------------------------|---|--------------------------------|
|  | PRZ1 – Urban Open Spaces |  | NUZ2 - Rural |
|  | PRZ2 – Restricted Access Recreation |  | NUZ3 – Hills, Ridges & Buffers |
|  | CF – Community Facilities |  | NUZ4 – River Corridor |
|  | CZ4 - Local Centre |  | RZ1 - Suburban |
|  | CZ6 – Leisure & Accommodation |  | RZ2 – Suburban Core |
|  | TSZ1 - Transport |  | Designated Areas |

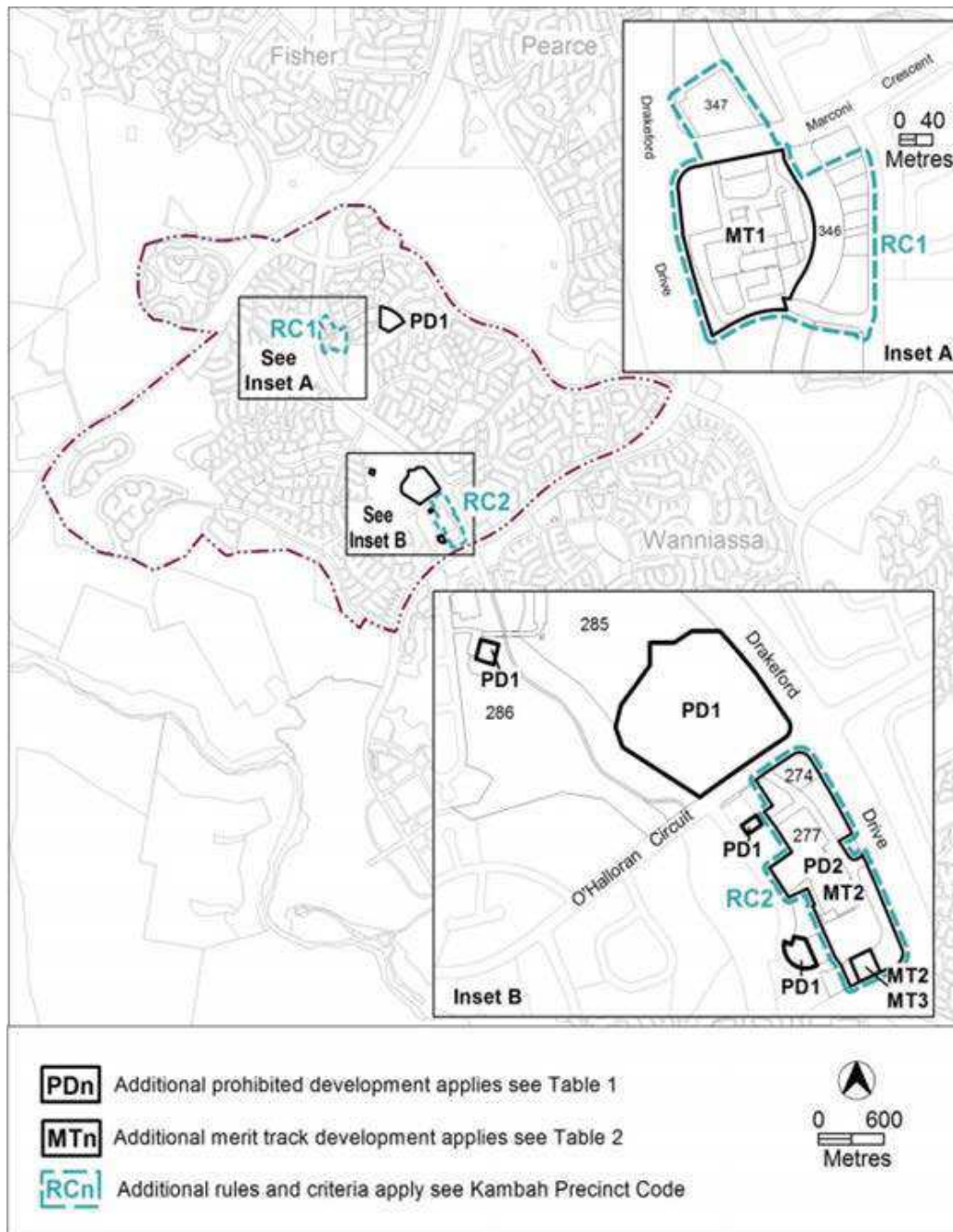
Source: ACTMAPi

6.2.2 Kambah District Precinct Code

The three sites are located within the suburb of Kambah and are subject to the Kambah Precinct Map and Code under the Territory Plan. The purpose of the Code is to provide additional planning, design and environmental controls for specific areas or blocks throughout the suburb. It is used by ACTPLA to assess Development Applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Review of the precinct code reveals that the Block 16 is not subject to any additional controls (Figure 9).

Figure 9: Kambah District Precinct Map



Source: Kambah District Precinct Code

6.2.3 Parks and Recreation Zone Development Code

Development under the current zone applying to the sites is controlled through the *Parks and Recreation Zone Development Code*. This Code outlines restrictions on land use, building and site controls and general development controls.

The key planning controls relate to:

- Building height
- Building setbacks
- Development scale and form
- Restricting use – location and type of development
- Building and site controls, regarding to subdivisions and demolition
- Built form – to ensure materials and finishes, building compatibility and access and mobility is aligned with the character of the suburb
- Parking and site access
- Amenity including lighting and signs
- Environment including water sensitive urban design, heritage, contamination, trees, erosion and sediment control, hazardous materials and water use.
- Services including waste management, waste water, utilities, storage and service management.

6.2.4 Community and Recreation Facilities Location Guidelines

This Code sets guiding principles about where to locate a broad range of community and recreational facilities, whether new facilities or the re-use of existing ones.

Generally, community and recreation facilities require easy access to public transport routes, local parks should be within 400m of residential areas, be located in a central location near retail centres, be clustered with compatible facilities, have a degree of noise and social separation, have parking for all users, have safe pedestrian access and be well-lit.

The Code sets out a range of detailed location guidelines for all community and recreation uses.

6.2.5 Neighbourhood Plan

A neighbourhood plan is a document that provides a future direction for a neighbourhood and the actions and initiatives required to create that future. Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and ensuring its social, environmental and economic sustainability. It is based on partnerships and collaboration between the ACT Government and those who live, work, play, learn and invest in a neighbourhood.

There is no Neighbourhood Plan applicable in Kambah and therefore to the subject site.

7.0 PRELIMINARY COMMUNITY CONSULTATIONS

Extensive community engagement and stakeholder consultations have been undertaken by the MCC as part of the planning process to date.

7.1 Background

7.1.1 Consultation Strategy

Since initiation, the Club has determined that the development proposal would be prepared in close consultation with, and be informed by feedback from, the local community and members.

Community consultation commenced in 2015 and is ongoing. Separate meetings have been held with interested residents/stakeholders in relation to each of the three potential development sites. This has been supplemented with general updates via the MCC website, member meetings, community forum, and regular updates to a development specific email group. In response to issues raised as a result of this consultation, MCC has agreed to a number of changes to the recommendations of the original feasibility study – the feedback and changes are outlined in detail below.

The Club's appointed Development Committee, Mr Ron Shepherd (Chair), Mr Bernie Wilson and Ms Lynne O'Brien have led community consultation with support and advice from Purdon Planning.

7.1.2 Key Messages

The key messages utilized throughout community consultation have been as follows:

- As with many small clubs, MCC struggles financially and needs an ongoing revenue stream to ensure the future survival and development of the Club
- MCC is therefore proposing to develop up to three areas of land leased by the Club not currently utilized for club purposes
- In doing so, MCC are looking to optimize the financial returns to the Club from the development whilst:
 - respecting and protecting the residential and lifestyle amenity of the local precinct
 - protecting and enhancing facilities afforded to Club members
- To this end, community and member consultation has and will continue to be a priority as proposals are developed
- The Club has ready taken on board a range of community feedback in amending initial proposals.

7.2 Consultation

7.2.1 Key Stakeholders

Along with the general public, the Club has identified the following groups of key stakeholders.

- Local residents, including but not limited to:
 - Concerned Residents for West Kambah (CROWK)
 - Urambi Village residents' association
 - Drysdale Circuit & Crozier Circuit residents

- Learmonth Drive residents
- Save Our Green Space group (SOGS).
- Golf club members
- Development Option holders – in order to fund preparation of the planning application, the Club has issued 23 non-refundable options at \$5,000 each. These options will provide the holder with a priority selection of a site on the proposed Learmonth Drive development if and when it proceeds.
- Chief Minister, Planning Minister and local MLAs.

7.2.2 Key community consultation activities

Consultation has involved the provision of information and feedback via the Club's website and dedicated development email list together with a range of face-to-face discussions and meetings.

The Club's website includes a page dedicated to the development proposal and contains copies of relevant documentation such as the original 2013 Feasibility Report, the 2017 Scoping Document and general information on the proposal. A copy of the Club's information brochure on the proposal, which invites public comments, is at Attachment B.

In addition, a dedicated email group has been established through which stakeholders are able to communicate directly with the Club to seek information, raise concerns or receive feedback in relation to the development proposal. The Club also uses this email list to provide updates on progress with the development proposal. Ninety-eight individual stakeholders are currently included in the email group.

Club members are provided with regular updates and consultation opportunities on the proposal through ongoing communication avenues such as the General Manager's Weekly Blog, Board and General Meeting reports.

In addition to these general consultative processes, the following specific consultation or action in response to consultation has occurred.

Initial public forum – 1 September 2015

In August 2015, members and the community were notified via a letter box drop, email to members and community data bases and Club communications of a public forum to discuss the potential development. The forum was held at the Club on 1 September and attended by approximately 95 persons. A copy of the minutes is attached (Attachment C).

The key issues discussed at this meeting were:

- Queries in relation to the process for preparation of the development proposal, its status and the consultation processes which would be followed – attendees were advised on these matters at the meeting
- The legal status of golf course land including whether it had been gifted to the Club by the ACT government under its concessional status– this was addressed at the meeting
- Concerns about the impact on the golf course from some aspects of the proposed development
- Concerns about the impact on residential views, property values, traffic and parking as a result of some aspects of the proposed development

- Queries in relation to the club's intentions regarding expenditure of any proceeds from development – in response the Club advised that decisions around expenditure of any funds would be a matter for the Club members and Board at an appropriate time in the future.
- Possible alternate uses of the proposed sites.

Where possible, queries were answered at the meeting and the Club advised that it would take into account the concerns raised in future consideration of the development proposals.

CROWK meeting – 25 October 2015

On October 25, Club representatives attended a meeting of some 60 Kambah residents hosted by CROWK to discuss the proposed Learmonth development. The major issues discussed were:

- Concerns over the Club benefitting from changing of the concessional status of the golf course lease to enable development to proceed
- A view that the Club was in a solid financial position and therefore the need for the development was unclear
- A desire for the Club to work with the community in developing proposals for the sites in question
- The possibility of alternative uses for the site with sustainable activities for native flora gardens, vegetable growing, a restaurant, arts activities, smart water use demonstrations, environmental walks, and a history and cultural interpretation centre.

CROWK subsequently issued a press release reporting on the results of the meeting and wrote to Chief Minister suggesting a range of alternative uses for the Learmonth site.

Media interviews with MCC and CROWK addressed:

- CROWK's view that the community should benefit from any sale of gifted land
- MCC's financial situation
- Proximity of proposed site to the Murrumbidgee corridor.

Community letter box drop and email registration – 9 November 2015

In November 2015, the Club contacted the Urambi Residents Association to ask if the views expressed by the CROWK group represented those of Urambi and surrounding residents. Urambi advised that the views expressed by CROWK did not represent those of the Urambi residents.

In order to correct and respond to some of the matters raised publicly by CROWK, on 9 November, the Club issued an update on the project to local residents and club members (Attachment D). This update invited members of the public to register on the dedicated email address so as to be able to communicate directly with the Club on development related matters.

Scoping document received – 17 March 2016

The initial scoping document was received, and circulated to club members and to the community including CROWK.

Revision to plans for Learmonth Drive – May 2016

In May 2016, the Club published revised proposals for the Learmonth Drive site to address community concerns. Changes were that the site would accommodate a reduced yield to allow for parklands and walking trails for community use. Open spaces and the existing dam would remain MCC property and responsibility. Height and single story restrictions would be imposed on any development to protect neighbour views.

Development options released to members – 13 December 2016

In December 2016, a meeting of club members was held to discuss and release development options, the sale of which would be used to fund preparation of the planning application. Options were subsequently made available to members of the public in March 2017. Twenty three options, which will provide the holder with a priority selection of a site on the proposed Learmonth Drive development if and when it proceeds have been sold to members. The options cost \$5,000 each and are non refundable in the event that the development is unable to proceed. The purchase of these options is a strong demonstration of commitment by club members to the development.

Save Our Green Space (SOGS) concerns raised – mid 2016

In mid 2016, the SOGS group was formed and contacted the Minister raising concerns with the proposed development. In July 2016 the Club contacted SOGS seeking specifics of their concerns so that they could be considered and addressed in the planning process. No response was received at the time however, after a follow up email, SOGS advised in December 2016 that they were too busy to reply at that time. In January 2017, SOGS distributed a flyer suggesting an alternate use for the Learmonth Drive site would be a health park. On 17/1/17 the club committee chairman replied to SOGS and issued a public reply (Attachment E) inviting community response. The majority of replies did not support the SOGS suggestions relating to a health park.

General update – 3 August 2017

In August 2017, a letter box drop, email and the website were used to provide community groups, local residents and members with an update on the development proposal and advice on decisions taken in relation to community feedback on the Learmonth site. See Attachment F.

Meeting of Drysdale circuit (including some Urambi) residents - 14 August 2017

In August 2017, 29 residents around Drysdale circuit attended a meeting to discuss the proposed development on Drysdale Circuit (the second site). Feedback from attendees in relation to the proposed development included:

- There was a strong and general desire to retain the golf course and general acceptance that the Club needed to take some action to protect its financial viability and long term sustainability and that some development was inevitable
- The major concerns expressed were in relation to an arm on the proposed development which ran along side the 13th fairway on the golf course and had the potential to block views from existing residents on Drysdale circuit. Concerns raised included loss of property value, loss of views and the risks generated by the proximity of any new housing to the golf course. In response to these concerns, the Club has agreed to remove this arm from the development proposal

- Urambi residents sought assurances that there would be a buffer between future development and the existing Urambi residences. They also requested that formal access be provided to the rear of the Urambi development as part of any development. The Club agreed to incorporate these suggestions in planning proposals.
- Other matters discussed included a desire to ensure existing water courses were protected, that access to the Heritage Trail was maintained and potential impacts on traffic and environment. The Club advised that these matters would be considered in detail in the planning reports.

Members meeting Kambah Pool Road site – 5 December 2017

A meeting of Club members was held in December to discuss proposals in relation to the Kambah Pool Road site (site 3). This site is the location of the Club's driving range and cart shed. There was general support to proceed to seek rezoning of this site noting that any subsequent and specific development plans would require further consultation and agreement with members and the Club.

Feedback consultation – December 2017

On 14 December, follow up correspondence was issued to SOGS updating them on changes made to the proposal as a result of community consultation and advising that concerns raised in relation to heritage, social, environmental, traffic and access issues were being addressed in the planning report. The Club has invited SOGS to a follow up meeting to identify and address any new or amended concerns.

Similar correspondence was issued to the Urambi Residents Association on 18 December and it has been agreed that MCC would meet again in January.

Chief Minister, Planning Minister and local MLAs.

In January 2017, the Club wrote to the Chief and Planning ministers to update them on the Club's response to concerns raised. In December 2017, progress updates on the development proposal were sent to the Chief Minister and Minister for Planning and Environment. A copy is provided at Attachment .

7.3 Key Issues

7.3.1 Consultation process

Stakeholders have sought the opportunity to work with the Club in developing proposals.

As a result, the Club designed comprehensive consultation processes which sought to identify and address concerns as the proposals were developed, rather than after they were finalized. All comments and concerns received have been considered and, where feasible, taken into account in the planning process. As detailed below, this has resulted in a number of changes and concessions made to recommendations contained in the original feasibility report. As a result, potential yields have been reduced considerably.

The Club will continue to consult as the proposed developments proceed.

7.3.2 Alternative uses for the proposed sites

During consultation, some stakeholders suggested a range of possible alternative uses for the proposed development sites including utilizing the Learmonth Drive site for sustainable

activities including native flora gardens, vegetable growing, a restaurant, arts activities, smart water use demonstrations, environmental walks, a history and cultural interpretation centre or alternatively a health park. Similarly, a suggestion was made that the Drysdale Circuit site be utilized for a community play park.

The Club is undertaking these development proposals in order to raise funds necessary to ensure its ongoing financial viability. No funding or income options were offered by the proponents, and the Club is not confident that the above uses would generate revenue.

It has also been suggested that future development be considered in the context of a larger golf course redesign by an external professional golf design team. Changes to golf course design and layout are very costly and the club is not in a financial position to proceed down this path. Further, suggestions for modest changes to the course layout in the past have been strongly resisted by club membership so it is unlikely that any such proposal would receive the support of the membership.

7.3.3 Visual impacts

Residents abutting the proposed Learmonth Drive and Drysdale Circuit sites expressed concern regarding loss of aspect and views from their properties with a resultant decrease in property value.

To respond to this, the Club has agreed to impose height and single-story restrictions on the Learmonth site development to protect neighbour views. Similarly, the Club has excluded the arm between the 13th fairway and Drysdale Circuit from development proposals which will ensure existing views from Drysdale Circuit residences are not affected.

7.3.4 Development density

The Learmonth Drive site has a potential yield of up to 100 townhouse blocks on an area of 67,866 square metres.

However, one of the Club's key development objectives has been to respect and protect the existing residential and lifestyle amenity of the local precinct. Accordingly, the Club has determined that it will seek approval for a reduced yield of approximately 46 single title blocks in the order of 600 square metres each. This will ensure a quality residential development thereby protecting local property values. The reduced yield will also allow the development of parkland and walking trails within the development precinct.

The footprint of the Drysdale Circuit site has been reduced as outlined above to take account of community concerns and to protect existing views. Within the remaining footprint, there is potential for approximately 25 -30 double story units. This is not dissimilar to Urambi Village residences. The Club has agreed to ensure there is an appropriate buffer between any development on this site and existing Urambi residences.

The club has also agreed to respect the architectural values of the nearby Urambi village.

7.3.5 Public Access to Golf Course land

Under its lease, the golf course is private property with access restricted to members. The exception to this is one provision in the lease which requires that the Club permit members of the public to utilize a pathway linking Stages 1 and 2 of the Gleneagles Estate. Notwithstanding this, the Club has, since initiation, sought to build strong relationships with local residents and, as such, residents regularly utilise golf course walking paths and Urambi

residents are provided vehicular access, through the golf club, to the back of their property. Such access would continue under any development and it has been agreed that arrangements for access to the back of Urambi would be formalised.

However, use of the dam and its surrounds on Learmonth Drive by members of the public is, and remains a concern of the Club. The land is uneven and eroded in places, and the dam walls steep. Even if this land remained undeveloped, the Club would be obliged to consider restricting access in order to address public safety issues.

7.3.6 Traffic management and parking

Concerns in relation to traffic management and parking were raised in various community forum.

Traffic impact assessments have been completed for each of the three proposed development sites. Each of the traffic impact assessments concluded that the proposed development would not significantly impact the neighbouring streets nor peak hour traffic flows. Parking will be provided in each of the developments in accordance with the requirements of the ACT Parking and Vehicular Access General Code.

7.3.7 Impact on open space

Concerns were raised regarding the potential impact on open space by members of the local community including the fact that the proposed development was encroaching on the Murrumbidgee Corridor. Investigations show no proximity or boundary issues with the Murrumbidgee Corridor.

At the request of ACTPLA, the Planning Report includes a specific assessment of the impact on the nature reserve north of the Kambah Pool Road. In summary, the proposed development sites are all within existing golf course leasehold land, are not on the Murrumbidgee corridor and do not impact on existing nature reserves.

7.3.8 Security and noise

Neither security nor noise were raised as significant issues during community consultation.

7.3.9 Impact on golf course operations

Club members have sought assurances that there will be no adverse impact on golf course operations.

The Learmonth Drive site is outside of the boundaries of the golf course proper and thus has no impact on golf operations. Retention of access to the water in the dam on this site is important to golf course operations and hence the proposal for Learmonth Drive site would see the actual dam and surrounds remaining the property of the Club.

Similarly, the decision to remove the arm on the 13th fairway from the Drysdale Circuit footprint means that this proposal will have no impact on the golf course itself.

Decisions around the Kambah Pool Road site have the potential to impact upon the existing driving range and cart shed. As such, it has been agreed that no decisions on any development of this site will occur without further member and Board consultations and agreement.

7.3.10 General comments

During consultation, concerns were expressed over the possibility of deconcessionalising parts of the existing golf course lease to enable residential development to occur. The underlying concern appears to be that ACT tax payers may lose out to the benefit of private organisations should deconcessionalisation proceed.

The Club appreciates that any decision to deconcessionalise part of the existing lease is a decision for the Minister which will take into account a 'public interest' test and that the imposition of lease variation charges should benefit both the club and the local community

In this context:

- There is a strong public interest in retaining a viable golf course in Tuggeranong. As indicated earlier, MCC is the only golf club in Tuggeranong and has over 1,100 members. The Club's facilities are regularly used by members of the public and local residents. Consultation with stakeholders and local residents indicated a strong and widespread preference to retain the golf club as a going concern
- The Club needs to generate an ongoing revenue stream in order to provide ongoing financial sustainability. Despite all efforts at reducing costs and increasing revenue, financial losses have been incurred on a regular basis over recent years and, in the past, the Club has been formally warned by its auditors about its ongoing solvency. The Club has been unable to invest in maintaining or improving an aging course infrastructure and facilities.
- The development proposal is the best opportunity to raise the additional funding needed to ensure the ongoing viability of the Club.

7.4 Consultation Outcomes

The Club has undertaken extensive consultation with key stakeholders during the preparation of the development proposal. Where feasible, the Club have endeavoured to address all reasonable concerns and suggestions submitted by members, local community groups and individuals to work towards an outcome to help secure the Club's future and maintain their contribution to members and the local community.

As a result, a number of changes have been made to the recommendations made in the original feasibility study.

The Learmonth site will now accommodate a reduced yield to allow for parklands and walking trails for community use. Open spaces and the existing dam will remain MCC property and responsibility. Height and single-story restrictions will be imposed to protect neighbour views. Access and traffic issues will be addressed with local residents and planning officials before a Development Application is prepared.

To protect the views of existing residents, the **Drysdale site** will now exclude an arm between the 13th fairway of the golf course and Drysdale Circuit. It will also now include a permanent access to the rear of Urambi Village to address present access issues. Heritage walking trails and storm water engineering within the surrounds will not be compromised.

The Kambah pool road site adjacent to the MCC Driving range, along Kambah Pool road, was identified as one of the 3 potential areas to be rezoned. There is general agreement amongst Club members to proceed with the rezoning of this site noting any subsequent Development

Applications would need to take account of the impact on the existing driving range and golf facilities and would require separate member approval.

While these changes will reduce the potential yield to the Club from any development, they have been made in the spirit of ensuring that any future development meets our objectives of respecting and protecting the residential and lifestyle amenity of the local precinct and facilities afforded to Club members.

8.0 IMPACT ASSESSMENT

This section identifies and assesses the impact of proposed rezoning/land use changes on the surrounding environment

8.1 Environmental Values

8.1.1 Ecological Impacts

Review of ACTMAPi database for significant plants and animals confirms that there are no threatened species or habitat for threatened species within the golf course area. Each of the sites have been modified from their natural state, including alterations to land form, tree planting, stormwater management and occasional soil stockpiling for ground maintenance purposes.

The sites have a number of trees, some of which may have some landscape value – refer Section 8.1.2 below) that could provide refuge or nesting for species that are common and readily adapted to urban environments (e.g. possums, magpies).

The nature reserves to the south and north of the golf course contain threatened species, including:

- Box-Gum Woodland
- Pale Pomaderris (*Pomaderris pallida*)
- Pink-tailed Worm-lizard (*Aprasia parapulchella*)

There are no significant ecological values within any of the three sites that could have an impact on the Nature Reserves and specific measures will be adopted during the construction and operation phases to minimise potential impacts.

8.1.2 Tree Assessment

A tree assessment was undertaken by Envirolinks to determine the vegetation values of the three sites. Sites 1 and 2 have scattered trees across each site, while Site 3 has a number of small trees around the perimeter of the site.

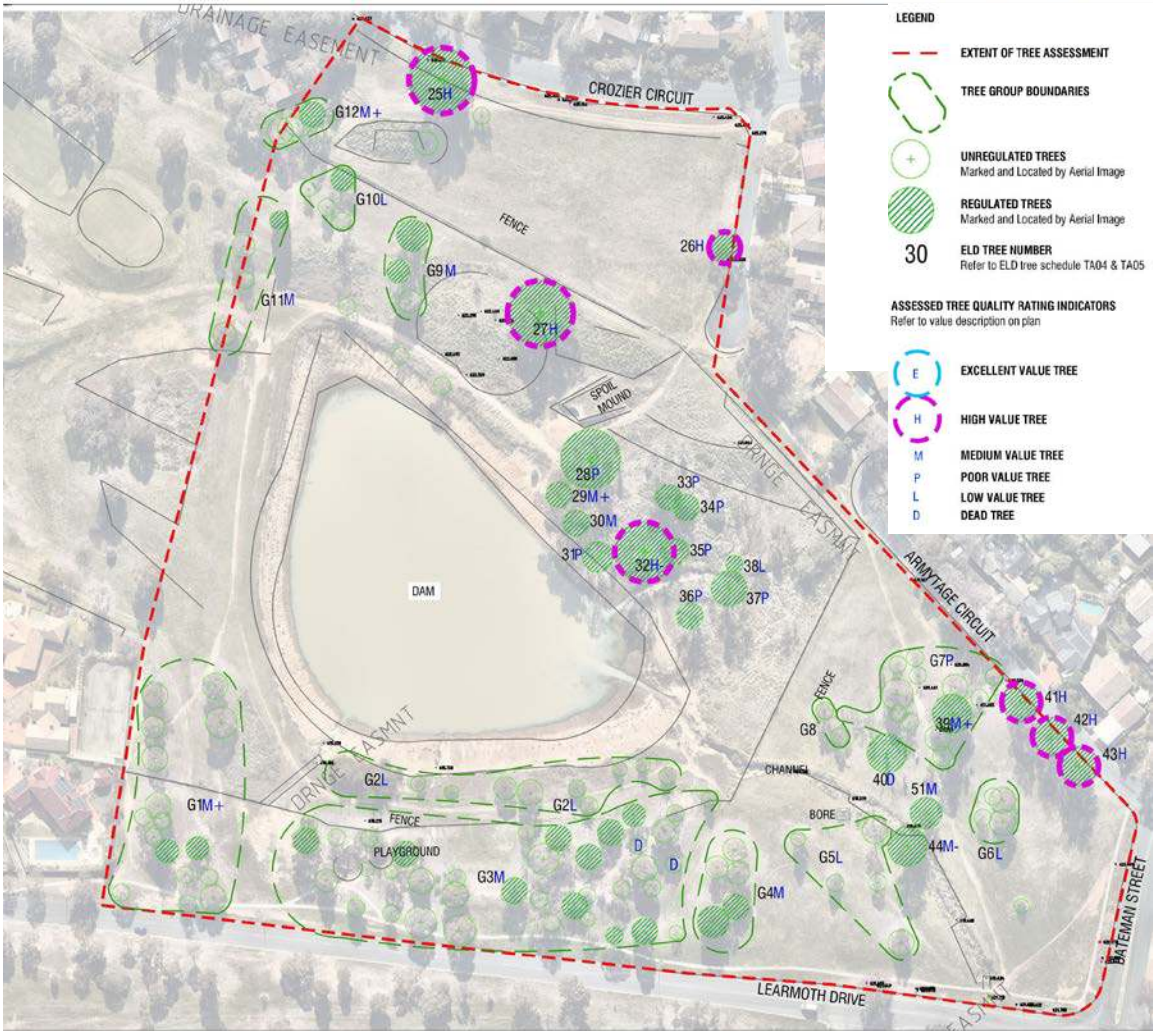
Site 1 has two 'high value' trees within the site and a further four high value trees at the perimeter of the site (adjacent to Crozier Circuit and Armytage Circuit). Site 2 has two high value trees located in the south-western corner of the Site. There are no high value trees on Site 3. There are no 'exceptional' value trees on any of the sites.

High value trees are those that are good examples of their species, are healthy specimens with good size and no arboricultural problems and have significant visual impact. High value trees should be preserved if possible.

The high value trees within Site 1 adjacent to existing roads should be able to be retained as part of future development of the site. Further investigation will be required in relation to earthworks and finished ground levels to determine whether the two high value trees within the centre of Site 1 can be retained.

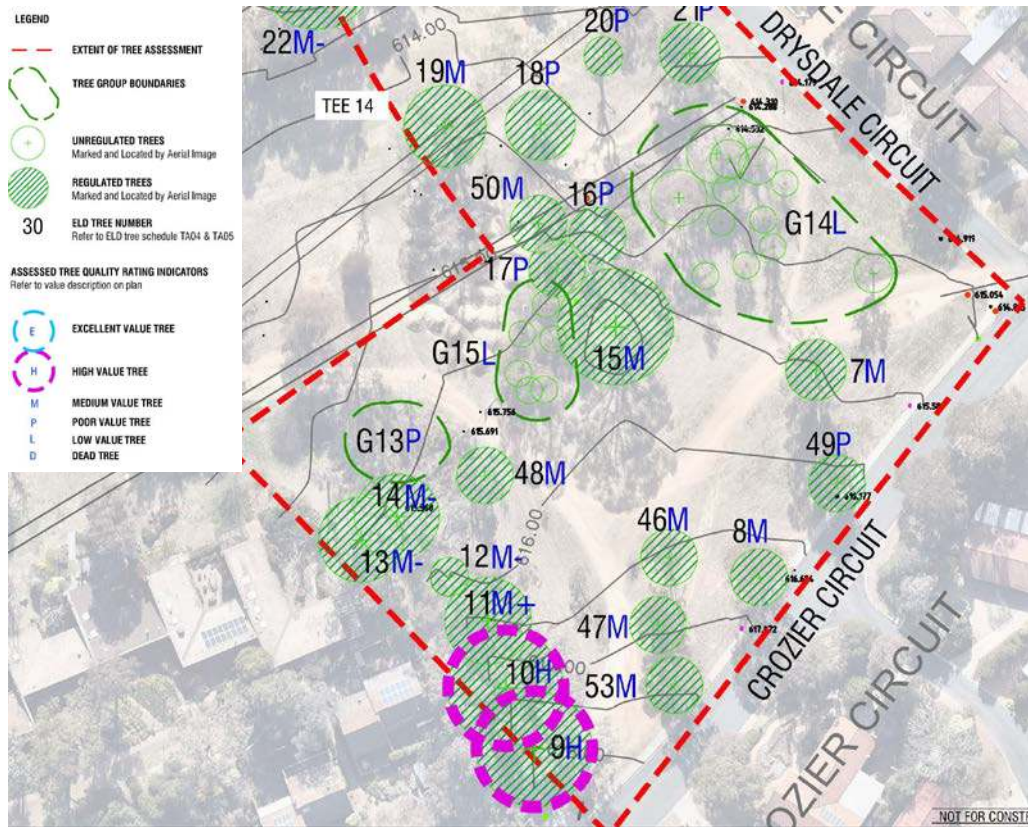
The two high value trees within Site 2 can be retained and are proposed to be protected by retaining a 6m wide area adjacent to existing development as RZ2 zone.

Figure 10: Tree Assessment – Site 1



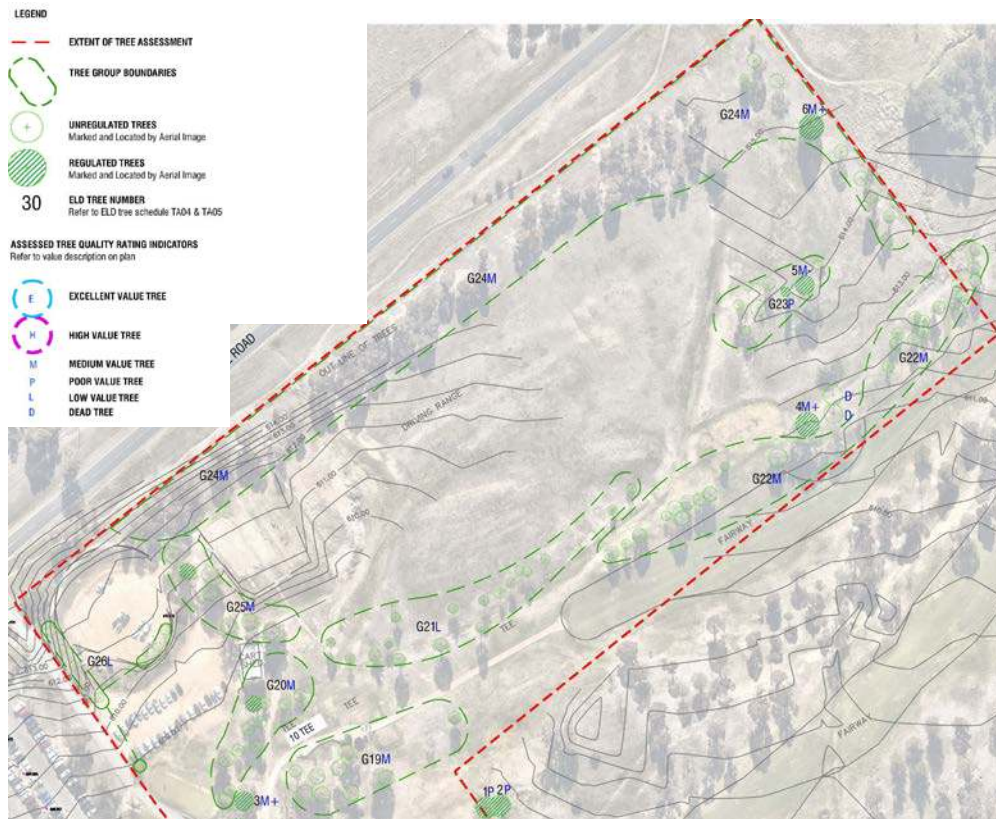
Source: EnviroLinks Design

Figure 11: Tree Assessment – Site 2



Source: EnviroLinks Design

Figure 12: Tree Assessment – Site 3



Source: EnviroLinks Design

8.1.3 Topography and Drainage

The proposed residential zones will impact site topography through the construction of building foundations and placement of fill. Other earthworks will potentially be required for stormwater management, to ensure that rainfall and stormwater runoff which flows onto and off the site is managed and redirected.

8.1.4 Contamination

Douglas Partners have undertaken a preliminary site investigation for each of the three sites.

Site 1

The investigation identified a number of potential contaminating practices within the site. These generally involve the backfilling and construction of dams and placement of imported filling from unknown sources and the application of surface sprays.

Imported filling materials have been placed at various times over the past 50 years. Filling within the site was observed in the 1975 Aerial Photograph and recent filling works was observed during the site inspection. The uncontrolled fill material has the potential to contain a range of contaminants.

A former dam located in the central western portion of the site has been backfilled as part of the construction of the current dam. This also has the potential to contain a range of contaminants.

Potential contaminants from current ongoing use as a golf course are unlikely to be present, given its 'Out of Bounds' position away from the course.

Previous to the site being used as a golf course it was used as grazing agricultural land which may have used chemicals that are potential contaminants. It is considered that these practices are likely to have a low to moderate potential impact upon surface and groundwater quality within the site.

Due to the Douglas Partners findings, further intrusive-based investigation was carried out covering each of the identified potential sources of contamination to confirm the suitability for residential land-use.

The supplementary assessment of contamination targeted areas of filling that may be impacted by contamination and included subsurface investigation and sampling at 18 locations.

The Douglas Partners report determined that the potential for gross contamination to be present within the site is considered to be low, with areas of more elevated contamination potential associated with mounded and surface filling and concluded that the site is likely to be suitable for the proposed development, following further investigation of the site filling and remediation (if required).

Site 2

The contamination investigation for Site 2 confirmed that it is likely that construction rubble will be encountered within the fill mounds and disturbed ground across the site.

The investigation identified a number of potential contaminating practices within the site. These generally involve the historical surface filling and disturbance and the recent stockpiling of imported filling from Chapman as well as the application of surface sprays. It is considered

that these practices are likely to have a low to moderate potential impact upon surface and groundwater quality within the site.

Based on the investigation findings, it is considered that the site can be rendered suitable for the proposed residential development, subject to further subsurface investigation being undertaken at the subdivision application stage, focusing particularly on the potential sources of contamination identified and the development and implementation of appropriate remediation action, if required.

Site 3

The contamination investigation for Site 3 also confirmed that it is likely that construction rubble will be encountered within the imported filling. The investigation identified a number of potential contaminating practices within the site. These generally involve the backfilling of dams and placement of imported filling from unknown sources and the application of surface sprays. It is considered that these practices are likely to have a low to moderate potential impact upon surface and groundwater quality within the site.

Based on the investigation findings, it is considered that the site can be rendered suitable for the proposed residential development, subject to further subsurface investigation being undertaken at the subdivision application stage, focusing particularly on the potential sources of contamination identified and the development and implementation of appropriate remediation action, if required.

8.1.5 Bushfire

Part of Sites 1 and 3 are located in bushfire prone areas as identified on the ACT Mapping Database (ACTMAPi). It is considered that each of the sites can be managed to mitigate bushfire risk.

Site 1 adjoins existing residential development and includes a major dam that can assist with fire suppression, in addition to the irrigated fairways located to the north-west of Site 1.

Site 2 also has irrigated fairways to the north-west and residential development on all other sides.

Site 3 is the most exposed with a nature reserve across Kambah Pool Road. However, the road reserve of Kambah Pool Road is 70m wide across the frontage of Site 3 and this provides a good asset protection zone. Site 3 has irrigated fairways along the southern boundary and the club house and car park to its west.

8.1.6 Heritage Values

A Heritage Desktop Assessment was conducted by Past Traces. The three sites do not contain any aboriginal heritage sites or areas of potential archaeological deposits (PADs). The potential for unrecorded aboriginal heritage objects and scarred tree were assessed as low due to the high level of landscaping and land modification.

A cultural heritage assessment, field survey and RAOs consultation for Site 1 will be undertaken at the detailed design stage including a proposed 'unexpected finds protocol' to ensure the protection of items of cultural heritage found during construction. No further heritage investigation is needed for Sites 2 and 3 due to the high level of prior landform modifications.

8.2 Physical Infrastructure

Calibre Consulting have assessed the availability of utility services for each site and consulted utility authorities to confirm details on any additional work that will be needed for the proposed residential use. Existing services do not encumber site potential; and in most cases, are of sufficient capacity to incorporate residential use on the three sites.

8.2.1 Traffic

A traffic impact assessment was conducted by Calibre Consulting. The impacts are considered below:

Each of the proposed residential zones have good connections to the surrounding road networks. Calibre Consulting as part of their traffic impact assessment recommended access for Site 1 be provided via Learmonth Drive or Bateman Street, via Crozier Circuit for Site 2 and via the entrance to the MCC for site 3.

An analysis of pre and post development scenarios concluded that no additional upgrades to any existing intersections or roads were required as all infrastructure is appropriate in accommodating any traffic generated as a result of the development.

The proposed rezoning and associated traffic will have some minor local impacts but are not expected to cause any significant changes to existing traffic flow in the area, these impacts can readily be addressed during the detailed design phase.

8.2.2 Parking

All parking generated as a result of the proposed developments will be accommodated on individual blocks provided within each block.

8.2.3 Public Transport

The closest ACTION bus route to all sites is located on Boddington Crescent/Barrit Street, approximately 350-900m from each site. Multiple bus stops are located along the route and provide linkages between Woden Bus Station and Tuggeranong Bus Station.

A local school bus services the residents surrounding site 1 and a dedicated pull over zone is located along Learmonth Drive.

Shared use paths are located surrounding Sites 1 and 2 along Learmonth Drive, Crozier Circuit and Armytage Circuit. These paths provide safe pedestrian and cycle linkages from site 1 and 2 to surrounding bus routes and active travel routes. An unsealed path provides cycle and pedestrian links along Kambah Pool Road and to Site 3.

8.2.4 Utility Services

Table 8-1 below provides a summary of the utility services for each of the three sites.

Table 8-1: Utility Services

Site 1	
Stormwater	Relocation of existing pond to downstream location and catchment analysis undertaken. The existing water feature located in the centre of the site cannot be removed as it currently serves as a significant stormwater structure.
Sewer	Will require installation of new sewer main and sewer line extension to service the site.
Water	Service readily available, will require tapping into 225mm diameter water main service.
Gas	Will require extension of gas main to service the site.
Telecommunications	Will require NBN installation.
Site 2	
Stormwater	Requires installation of appropriately sized stormwater network
Sewer	Service readily available – Will require two easements across the two existing sewer mains one 3.5m being and the other 2.5m.
Water	Service readily available – Will require tapping into 100mm diameter water main to service site
Gas	Service readily available – Will require extension of gas main to service site.
Telecommunications	Will require NBN installation.
Site 3	
Stormwater	Adjacent to the intersection of Learmonth Drive and Bateman Street
Sewer	Service readily available – Will require an extension of the existing 150mm sewer line west of the site.
Water	Service readily available – will require tapping into existing 225mm distribution main north of the site as well as installing additional hydrants along the main.
Gas	Service readily available – Will require extension of gas main to service site.
Telecommunications	Will require NBN installation.

8.3 Urban Amenity

8.3.1 Development Density

The proposed densities for future development are slightly higher than surrounding existing residential development, due primarily to the proposed block sizes being smaller than the typical 800-1,000m² block sizes that were common when Kambah was initially developed. The smaller block sizes provide a different market product while still achieving a low density detached housing neighbourhood.

It is considered that the development density is consistent with the objectives of the RZ1 and RZ2 zones under the Territory Plan.

8.3.2 Visual

Whilst the proposed rezoning and development would present residential buildings on previously vacant sites, there are no major constraints to development and the suggested mitigation measures are considered appropriate and acceptable to prevent adverse impacts on the locality, local environment and existing use.

It is considered that the rezoning opportunities far outweigh site constraints for use of the three sites as residential zones.

8.3.3 Lighting

The proposed residential development will increase the lighting in the immediate area of each development through new street lighting associated with new roads. While the issue of 'spill lighting' can be readily managed, it is considered that the additional lighting in residential areas is a positive impact.

8.3.4 Noise

It is not expected that future residential development will generate noise any different from adjoining residential neighbourhoods.

Site 3 is approximately 150m from the club house and front Kambah Pool Road. However, noise mitigation measures can be implemented to ensure that any functions held at the club house do not affect future occupants of residential blocks.

9.0 CONCLUSIONS AND RECOMMENDATIONS

This Planning Report has presented and assessed a variety of studies prepared for the MCC in support of rezoning three sites for residential use which are located on part Block 16 Section 7 Kambah.

The report concludes that each site is 'fit for purpose' and that the development of the residential zones will not have any significant adverse impact on surrounding land uses or on the local environment.

The three sites have been assessed by the MCC as being the most suitable for rezoning for residential use and are not required for golf course use. The rezoning of the three sites for residential use is part of a strategy to progressively upgrade the facilities and secure a sustainable financial future for the Club which has struggled financially for many years.

Rezoning the three sites to residential zones will not impact any protected or endangered wildlife or habitat. Once developed, the residential blocks will have frontage to local road networks and the golf course. The residential developments will be seen from the opposite side of residential streets but will be designed and landscaped to reduce the visual impact of new structures in the area.

The proposed rezoning and development are not considered to have any adverse impacts on existing traffic movement and will have minimal noise effects on adjacent land use.

It is recommended that EPSDD endorse the Planning Report as the basis for a Territory Plan variation that will facilitate use of the three sites for residential use.

**Purdon Planning
28 March 2018**

Attachments

Attachment A: EPSDD Scoping Document

Attachment B: Brochure – Murrumbidgee Country Club Land Rezoning Proposal

Attachment C: Minutes Community meeting 1 September 2015

Attachment D: Residential Development Update – 9 November 2015

Attachment E: SOGS correspondence – January 2017

Attachment F: Residential Development Update – 3 August 2017

Attachment G: Engineering Services Reports

Attachment H: Geotechnical and Contamination Reports

Attachment I: Heritage Report

Attachment J: Tree Assessments

