

Ashgrove Golf Club

COMMUNITY NEWSLETTER



Project Overview

The potential for long term leasing of 40,000sqm of former Department of Defence land has allowed the Ashgrove Golf Club to consider a proposal to excise approximately 7,990sqm of golf club land for residential development, along its Waterworks Road frontage.

The proposal involves the development of 105 residences across 10,535sqm of land, comprised of part Golf Club land, 3 existing residential properties (2 of which have already been acquired with contract terms

agreed on the third) and the land at 865 Waterworks Rd adjacent to the car park (contract terms agreed with owners).

The residential development proposed will be architecturally designed high quality apartments intended to provide an apartment housing option for residents within The Gap community and broader Brisbane.

Illustrative Master Plan



Q&A's

What will the residential development be like?

The residential development is proposed to:

- include 105 architecturally designed high quality residential units aimed at the local and broader SEQ owner occupier market;-
- incorporating sustainable development principles including water reuse and sub tropical design;
- provide a more diverse range of housing product for The Gap, allowing people to remain within the area through various stages of their life;
- support the SEQ Regional Plan and Council Local Growth Management Strategy which advocate increased density around major transport routes.

What will the height of the residential development be?

From ground level, the development will be up to 5 storeys high along Waterworks Road and 4 storeys along Bennetts Road.

What will the impact on the golf course be?

The Golf Course will remain as an 18 hole course. The club is finalising the long term lease of the additional land to the North of the course (Dept of Defence Land) for extension of the golf course. There will also be improvements to the layout of the existing club car park. The proposal will result in additional land to the north of the Club (Department of Defence land) being included in the golf course design and also an improved layout of the existing car park. The proposal represents an approximate 12% (11.6%) net gain for the golf club.

Is the use of the land for residential conditional upon the lease of land from the Department of Defence?

The project will not proceed if the Department of Defence land cannot be secured as the revised golf course design is dependant on securing this additional land (ie to maintain an 18 hole course and meet BCC requirements of no net loss of Sport & Recreation area through development.

Will there be any benefits to the community?

The residential proposal will include a bus slip lane off Waterworks Road to assist provision of public transport without disrupting traffic flow.

The proposal will also assist the financial viability of the golf club as a recreational facility in The Gap / Ashgrove area for future generations.

The Development & Project Team

The project is currently at the stage of design and preparation of a development application which is set to be lodged with Council in early to mid 2007.

Ashgrove Golf Club is responsible for the lease of the Department of Defence land and for the re-design and approval of the golf course.

Indigo Group has contracted with the Ashgrove Golf Club to develop the proposed residential apartments . They have engaged a consultant team for the residential development proposal including:

- Arkhefield - Architects;
- PMM - Town Planners & Community Consultation;
- Viney Traffic - Traffic engineers;
- Indigo - Developers;
- Cardno - Civil engineers; and
- GambleMcKinnonGreen - Landscape architects.

To Comment or Find Out More Information

The project team would like to offer you the opportunity to comment on the proposal in a number of ways:

- 1) Fill out the attached feedback form and send it to the address listed on the form.
- 2) Join our database! If you would like to receive further information about this development, please send your contact details to ashgrove@pmm.com.au.