

MURRUMBIDGEE COUNTRY CLUB LAND REZONING PROPOSAL



Murrumbidgee Country Club (MCC) is proceeding with an application to rezone land that is surplus to the Club's needs.

The land includes three separate sites, known as Learmonth Drive, Drysdale Circuit and Kambah Pool Road.

MCC has commissioned a team of consultants led by Purdon Planning to prepare specialist studies and address the requirements of a scoping document issued by the ACT government in April 2017. The scoping document sets out the nature of the studies required to support the rezoning.

The main issues to be addressed in the studies include:

- Proposed land use, site areas and expected densities.
- Areas to be retained as buffers, open space, ecological values etc.
- Assessment of the suitability and capability of each area's proposed use/development.
- Positive and negative impacts on the social, physical and natural environment.
- Open space and recreational needs of Kambah.
- Traffic, access, services and heritage values.

Use of these sites for low to medium density housing will not affect the operation of MCC as a golf and recreational facility and is not considered to have a material adverse environmental impact.

POTENTIAL SITES



SITE 1 – LEARMONTH DRIVE

- Site 1 fronts Learmonth Drive, Bateman Street, Armytage Circuit, Coombs Place and Crozier Circuit, Kambah.
- The site is approximately 6½ha, including an existing water storage pond.
- The land is currently unusable for any club purposes.
- It is proposed to develop this site for the purpose of detached dwellings consistent with the existing surrounding residential development and character of Kambah.
- The study will consider height restrictions on titles to protect neighbour views and outlook.
- Future subdivision design will maintain a balance between development and open space, ensuring community pedestrian access to the pond and recreation areas.
- Access via Crozier Circuit is the preferred option to ensure traffic flow on Learmonth Drive is not obstructed. Surrounding residents have suggested set back access.
- The final plan for development will be prepared after discussions with government agencies, community groups, club members and consultant

SITE 2 – DRYSDALE CIRCUIT

- Site 2 is at the corner of Crozier Circuit and Drysdale Circuit, Kambah
- The site area identified in the feasibility study is being reviewed after discussions with club members and neighbouring residents.
- Possible uses to be considered in community discussions include residential, motel units (currently allowed under the current Territory Plan and MCC lease) or a childcare centre.
- Current access and security issues will be addressed; including existing unauthorised access through restricted MCC land.
- Further consultation with local residents is proceeding

SITE 3 – KAMBAH POOL ROAD

- Site 3 fronts Kambah Pool Road just east of the entry road to the clubhouse
- This area was identified in the feasibility study and is endorsed by the local community as a preferred site.
- This area has previously been identified as a suitable site for a retirement village. The extended area proposed for development at that time required reconstruction of part of the golf course, which was, and still is, not an acceptable option for MCC members. A reduced area will now be assessed within this application process for medium density residential.
- The area does not impact on nearby residents, nor will the nature reserve to the north be compromised

ACTION TO DATE

The land occupied by the golf course is zoned restricted access recreation and is leased to the MCC, an incorporated association, as a concessional lease. The current zoning and concessional lease prevent further development of the sites. The proposal to develop the sites has been subject to consideration by the MCC for a number of years. The following is a summary of the main activities:

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| 2011 | The then Chief Minister provided an undertaking to support MCC in a number of ways, including an invitation to explore “feasible options that may provide new external revenue options”. |
| 2012 | The ACT government provided MCC a grant to undertake a feasibility study to assess surplus land for alternative uses. The study recommended the rezoning to residential purpose of any or all of three separate land parcels. The full study can be viewed at: www.murrumbidgeegolf.com.au |
| 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 the community forum, MCC submitted a request to the ACT planning authority for a scope for a planning report to support a rezoning of the land. |
| 2016 | The ACT Planning Authority advise on the scope of the studies required for the rezoning. The scoping document can be viewed at: www.murrumbidgeegolf.com.au . MCC further considers funding options to undertake the studies required for the rezoning. |
| 2017 | MCC appoint consultants to commence preparation of planning report in accordance with the revised scope to rezone the three identified sites. |

COMMUNITY CONSULTATION + FEEDBACK

MCC will continue to consult community groups and members to achieve the best possible outcomes. Issues from consultations undertaken to date, include:

- The current MCC lease is considered by some to be “gifted from the ACT government for community benefit”. It is a concessional lease which currently allows development of a golf course, licenced club, motel, golf shop, caretakers residence and ancillary uses.
- Some alternative uses for each site suggested by the community (such as heritage centre and exercise parks), have been considered but are not being pursued as they do not fall within the Club’s objective to “create income generating revenue to benefit its long term organisational objectives”. Such uses could only be funded and maintained with community assistance.
- Concern expressed about impact on the Murrumbidgee River corridor will be addressed in the planning study.
- MCC will continue its tradition of maintaining its ‘best practice’ environmental principles.
- If any of the areas are approved for rezoning, land will be released under strict caveat restrictions to protect the interest of the majority of golfing members and local residents.
- Capital raised from any project will be invested in income generating ventures to secure MCC’S future and help maintain its community contribution.

Comments should be forwarded to:

Murrumbidgee Development Committee
PO Box 3094, Weston ACT 2611
Email: devcommittee@murrumbidgeegolf.com.au

