

# Murrumbidgee Country Club Kambah

## Residential Feasibility Study

Block 16 Section 7 Kambah





**Table of Contents**

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Purpose.....	1
1.2	Background .....	1
<b>2.</b>	<b>SITE ASSESSMENT</b>	<b>2</b>
2.1	Location .....	2
2.2	Site Area.....	2
2.3	Existing Land Use.....	2
2.4	Topography and Drainage.....	4
2.5	Vegetation.....	4
2.6	Heritage.....	4
2.7	Access.....	4
2.8	Public Transport .....	4
2.9	Traffic and Parking .....	4
2.10	Existing Services .....	4
2.10.1	Easements.....	4
<b>3.</b>	<b>OPPORTUNITIES &amp; CONSTRAINTS</b>	<b>6</b>
3.1	Constraints.....	6
3.2	Opportunities.....	6
<b>4.</b>	<b>PLANNING CONTEXT</b>	<b>8</b>
4.1	National Capital Plan.....	8
4.2	Territory Plan .....	8
4.2.1	Zone Objectives – Restricted Access Recreation PRZ2 Zone.....	8
4.2.2	Zone Objectives – Leisure and Accommodation CZ6 Zone .....	8
4.2.3	Planning Controls.....	9
4.2.4	Development Code.....	9
4.2.5	Precinct Codes .....	11
4.2.6	General Codes.....	11
4.3	Crown Lease.....	11
4.3.1	Purpose.....	11
<b>5.</b>	<b>DEVELOPMENT OPTIONS</b>	<b>12</b>
5.1	Potential Development Sites.....	12
5.2	Potential land uses.....	12
5.3	Site Requirements.....	12
5.3.1	Car Parking .....	12
5.4	Assumptions Underlying Development .....	12
<b>6.</b>	<b>SITE 1: LEARMONTH DR</b>	<b>14</b>
6.1	Site 1, Option 1 – Single Dwelling Blocks .....	14
6.1.1	Planning Assessment .....	14
6.1.2	Economic Assessment.....	14
6.2	Site 1, Option 2 – Larger Single Dwelling Blocks.....	16
6.2.1	Planning Assessment .....	16
6.2.2	Economic Assessment.....	16
6.3	Site 1, Option 3 – Motel and Free Standing Cabins .....	18
6.3.1	Planning Assessment .....	18
6.3.2	Economic Assessment.....	18
<b>7.</b>	<b>SITE 2: DRYSDALE CIRCUIT</b>	<b>20</b>
7.1	Site 2, Option 1 – Townhouses and Single Dwelling Blocks.....	20
7.2	Planning Assessment .....	20
7.3	Economic Assessment.....	20
7.4	Site 2, Option 2 – Motel/Conference Centre and Serviced Apartments.....	22
7.5	Planning Assessment .....	22

7.6	Economic Assessment .....	22
<b>8.</b>	<b>SITE 3: KAMBAH POOL ROAD</b>	<b>24</b>
8.1	Site 3, Option 1 – Single Dwelling Blocks, Commercial Accommodation and Multi-Unit Housing .....	24
8.2	Planning Assessment .....	24
8.3	Economic Assessment .....	24
8.4	Site 3, Option 2 – Single Dwelling Blocks and Commercial Accommodation .....	26
8.5	Planning Assessment .....	26
8.6	Economic Assessment .....	26
8.7	Site 3, Option 3 – Single Dwelling Blocks and Commercial Accommodation .....	28
8.8	Planning Assessment .....	28
8.9	Economic Assessment .....	28
8.10	Site 3, Option 4 – Single Storey Townhouses and Commercial Accommodation.....	30
8.11	Planning Assessment .....	30
8.12	Economic Assessment .....	30
<b>9.</b>	<b>SUMMARY COMPARISON</b>	<b>32</b>
<b>10.</b>	<b>IMPLEMENTATION</b>	<b>33</b>
<b>11.</b>	<b>CONCLUSIONS &amp; RECOMMENDATIONS</b>	<b>34</b>
11.1	Conclusions.....	34
11.2	Recommendations .....	34

**Figures**

Figure 1:	Context Plan.....	2
Figure 2:	Site Plan and Adjacent Land Use .....	3
Figure 3:	Local Bus Route .....	4
Figure 4:	Site Contours .....	5
Figure 5:	Site Analysis .....	7
Figure 6:	Territory Plan Extract.....	10
Figure 7:	Crown Lease / Deposited Plan.....	11
Figure 8:	Potential Site Development Areas.....	13
Figure 9:	Indicative Development-Site 1 – Option 1: Single Dwelling Blocks.....	15
Figure 10:	Indicative Development-Site 1 – Option 2: Larger Single Dwelling Blocks.....	17
Figure 11:	Indicative Development-Site 1 – Option 3: Motel + Free Standing Cabins.....	19
Figure 12:	Indicative Development–Site 2 – Option 1: Townhouses + Single Dwelling Blocks .....	21
Figure 13:	Indicative Development–Site 2 – Option 2: Motel/Conference Centre + Serviced Apartments .....	23
Figure 14:	Indicative Development-Site 3 – Option 1: Single Dwelling Blocks, Commercial Accommodation + Multi-Unit Housing .....	25
Figure 15:	Indicative Development–Site 3 – Option 2: Single Dwelling Blocks + Commercial Accommodation.....	27
Figure 16:	Indicative Development–Site 3 – Option 3: Single Dwelling Blocks + Motel.....	29
Figure 17:	Indicative Development–Site 3 – Option 4: Single Storey Townhouses + Hotel/Motel ....	31

Prepared by:

Purdon Associates Pty Ltd  
3/9 McKay Street  
Turner ACT 2612  
ABN 20 008 610 080

Tel: 02 6257 1511  
Fax: 02 6248 8347  
Email: [purdons@purdon.com.au](mailto:purdons@purdon.com.au)  
Web: [www.purdon.com.au](http://www.purdon.com.au)

Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that Purdon Associates, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur, in relation to that person taking or not taking (as the case may be) action, in respect of any representation, statement or advice referred to in this report.

# 1. INTRODUCTION

## 1.1 Purpose

This report has been prepared by Purdon Associates Pty Ltd for the Murrumbidgee Country Club to consider future development options for parts of Block 16 Section 7 Kambah (subject site).

The stimulus for this report has been the Small Clubs Grant provided to the Club by the ACT Government in 2012 to assess the viability of the site for residential development.

The report includes a description of the site and surrounding area, a description of the proposed development and an assessment of the proposed development. It also identifies the key steps required to implement any development on site.

It should be noted that the Brief has not included liaison with Government agencies, the local community or any other potential stakeholders and that the report has been prepared on a confidential basis for the Club. This consultation will be required as an essential next step in the implementation process.

It should be noted that there is no obligation on the part of MCC to adopt any of the development options, but equally MCC could choose to pursue more than one of the development sites simultaneously.

## 1.2 Background

The Murrumbidgee Country Club (MCC) is situated on a 98 hectare site on Kambah Pool Road and provides a range of activities and services for its members and wider community. The Club was established in 1990 as a not for profit club, it is recognised as a valuable community recreational & sporting asset. The club seeks to utilise the land to create greater revenue for the Club and an initial feasibility study to assess the viability of using some of their existing club site for housing development.

This feasibility study reviews the potential of re-development to explore alternative income generating directions including development of surplus land secure the long term future of Murrumbidgee Country Club (MCC).

The initial Club Brief requested assessment of two potential development sites in the south-east and eastern parts of the course. However, a third potential development site was also identified along the northern boundary and is included in the assessment (refer Section 5 below).

## 2. SITE ASSESSMENT

This section describes the site and surrounding areas and makes an assessment of development constraints and opportunities.

### 2.1 Location

The Murrumbidgee Country Club (MCC) is located on the outskirts of Kambah and occupies Block 16 Section 7 Kambah. The site is bounded by Kambah Pool Road to the north, and residential development to the east, south and west of the subject site. Refer Figure 1.

The Club site is adjacent to Kambah Pool Road, a major road on the edge of Kambah that connects to Namatjira Dr which connects to Weston Creek and greater Canberra. The Club site is also contiguous to several local roads and adjacent residential areas.

The site is 4.5km from Tuggeranong Town Centre and 6km from Woden Town Centre.

The subject site is currently used as an 18-hole championship golf course with a licensed club house, cafe and function rooms.

### 2.2 Site Area

The land comprising Murrumbidgee Country Club (MCC) includes Block 16 Section 7 Kambah of approximately 98 hectares, and has an irregular shape.

### 2.3 Existing Land Use

The subject site includes the following broad functions and land uses (areas are approximate only):

- Golf course and adjoining 'buffer' areas = 87ha
- Club buildings and curtilage = 1ha
- Parking areas = 1ha
- Driving Range = 3ha
- Course maintenance (incl water storage) = 6ha

Adjacent residential land has a substantial direct frontage to the golf course.

Figure 1: Context Plan



Source: Actmapi, 2012

Figure 2: Site Plan and Adjacent Land Use



Total distance of adjacent residential land  
5307 meters



## 2.4 Topography and Drainage

The site is gently undulating, with a 40m upward slope from west to east. The highest elevation is at the south-eastern corner of the site with an RL of 620m, and the lowest point towards the south-western boundary with an RL of 590m. Refer Figure 4.

The golf Course is located within two arms of minor drainage lines running east to west, and there are three major storm water dams as well as smaller ponds on-site that are used for site irrigation.

There is elevated land to the north and south of the site, and mid-distant views to the Brindabella Ranges to the west.

Beyond the site, approximately 3.5km to the west, is the Murrumbidgee River and Kambah Pool Reserve.

## 2.5 Vegetation

The Golf Course, as well as the three potential development sites contain a number of mature eucalypt trees which are regulated under ACT Tree Legislation. A detailed tree assessment has not been undertaken for this study but would be required as part of any further site investigation and or application for development approval.

## 2.6 Heritage

The subject site is not currently listed on the ACT Heritage Register, but more detailed heritage assessment would be required should any part of the site be proposed for urban development.

## 2.7 Access

Access to the site is provided through a main driveway off Kambah Pool Road with two secondary and car park access also off Randwick Road. Re-development of the subject site creates the potential for a secondary access off Kambah Pool Road as well as Learmonth Dr and Crozier Cct to the south and Drysdale Cct to the east. There is currently no formal pedestrian access to the site with several informal pedestrian paths running through the site but not connecting to the Country Club.

## 2.8 Public Transport

The subject site is not currently serviced by public transport. The nearest bus stop is located along Barritt Street off Kambah Pool Road approximately 1km to the east of the subject site.

There are several bus routes through the residential area of Kambah including routes 60, 160, 62, 162.

## 2.9 Traffic and Parking

Kambah Pool Road has moderate traffic flows with usage generated by the Club, the adjacent housing estate, and access to Kambah Pool. Re-development of the north of the site along Kambah Pool Road is assumed to not have a significant impact on traffic flows. Re-development to the south east of the site may need further traffic assessment due to its location along suburban streets.

Any future re-development of the subject site would need to comply with the Parking and Vehicle Access General Code, and make provision for on-site parking.

Currently, the site provides sufficient formal parking for the Murrumbidgee Country Club facility near the entrance off Kambah Pool Road.

## 2.10 Existing Services

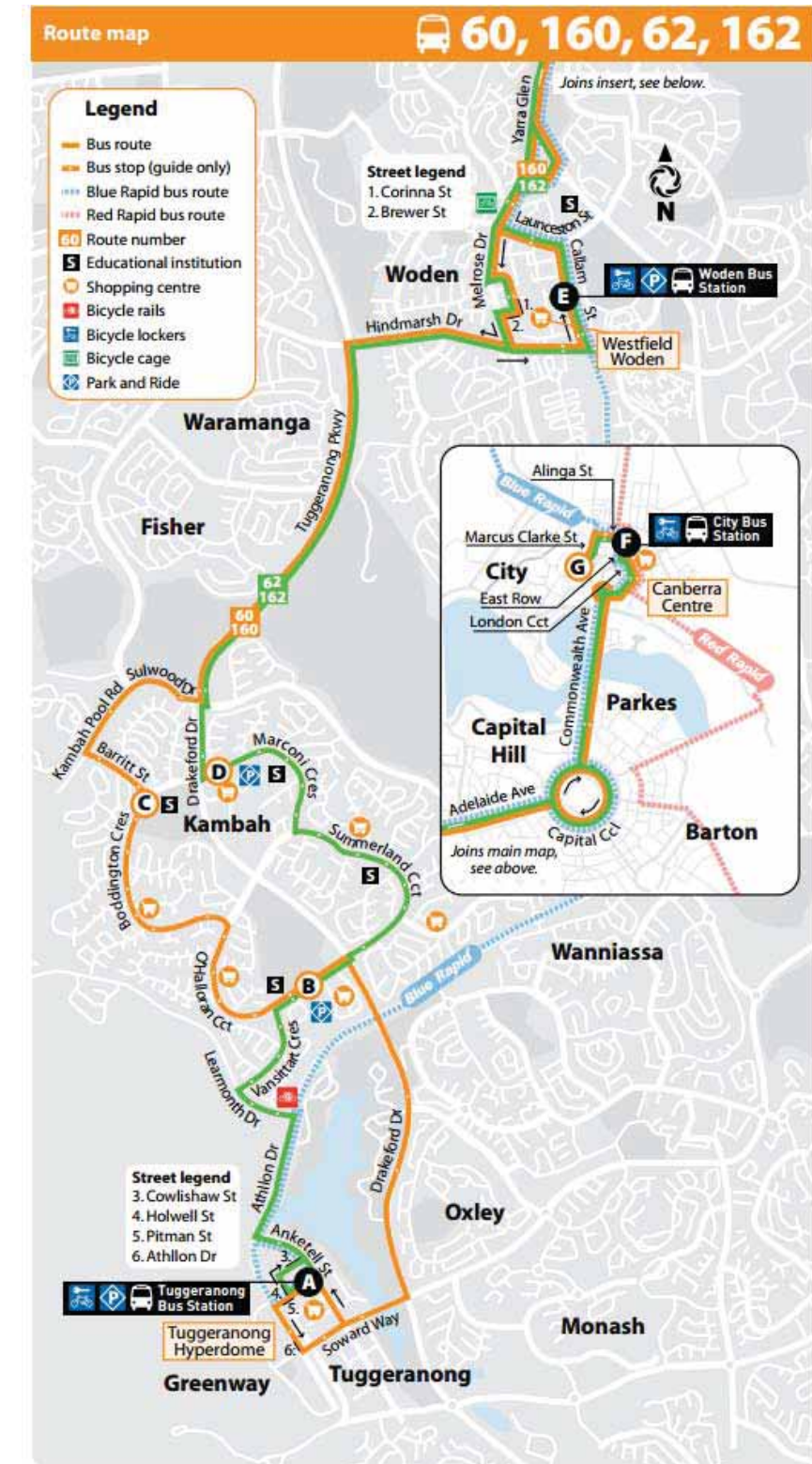
This assessment has not undertaken any investigations into site servicing (water, sewer, electricity, gas, and telecommunications).

It is understood the Murrumbidgee Country Club (MCC) site is currently connected to all utility services although the sites available for proposed future development are not connected to utility serviced due to the distance from the central Murrumbidgee Country Club building.

### 2.10.1 Easements

According to ACTMAPi records (January 2013), there are no known easements within the subject site.

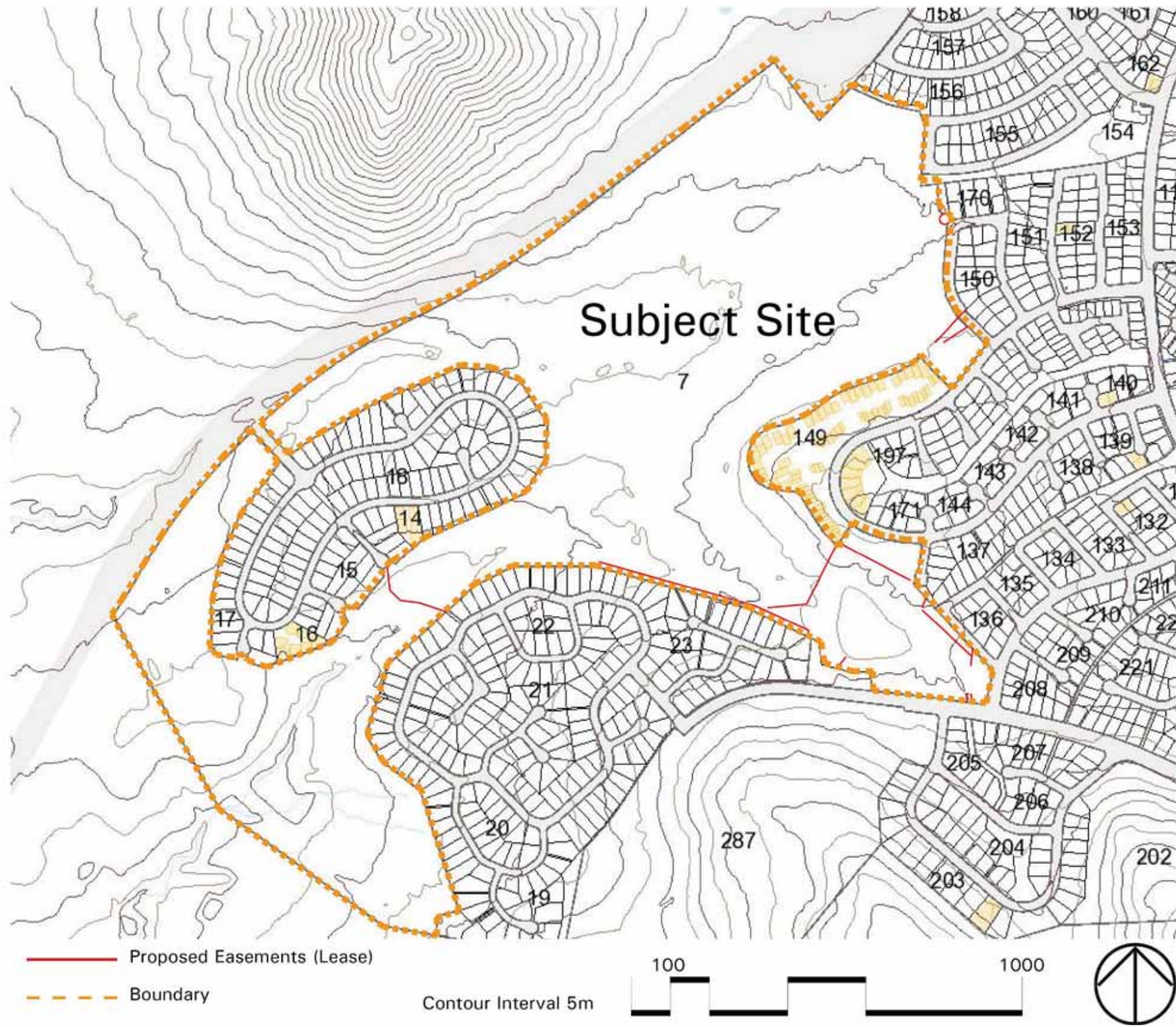
Figure 3: Local Bus Route



Source: ACTION



Figure 4: Site Contours



## 3. OPPORTUNITIES & CONSTRAINTS

This section provides a summary of the main opportunities and constraints associated with development potential for the site.

### 3.1 Constraints

From available evidence, there are no major topographic, infrastructural, heritage or environmental constraints to development of the site.

However, the following matters will need to be addressed:

- Potential removal of regulated trees within parts of the nominated study areas
- Geotechnical investigation is required to determine sub-surface conditions for design of building foundations and pavements;
- Infrastructure service capacity and costs for service relocation/removal and connection tie-ins;
- Limited access to public transport
- Current lease purpose clause creates limitations in development options. In some cases, potential land uses (eg residential) will require a Variation to the Territory Plan and this may not be supported by Government and or the local community

In addition, the surrounding residential and commercial development is low to medium density, mostly single-storey. Any proposed re development should be of a bulk and scale that does not compromise local character and amenity.

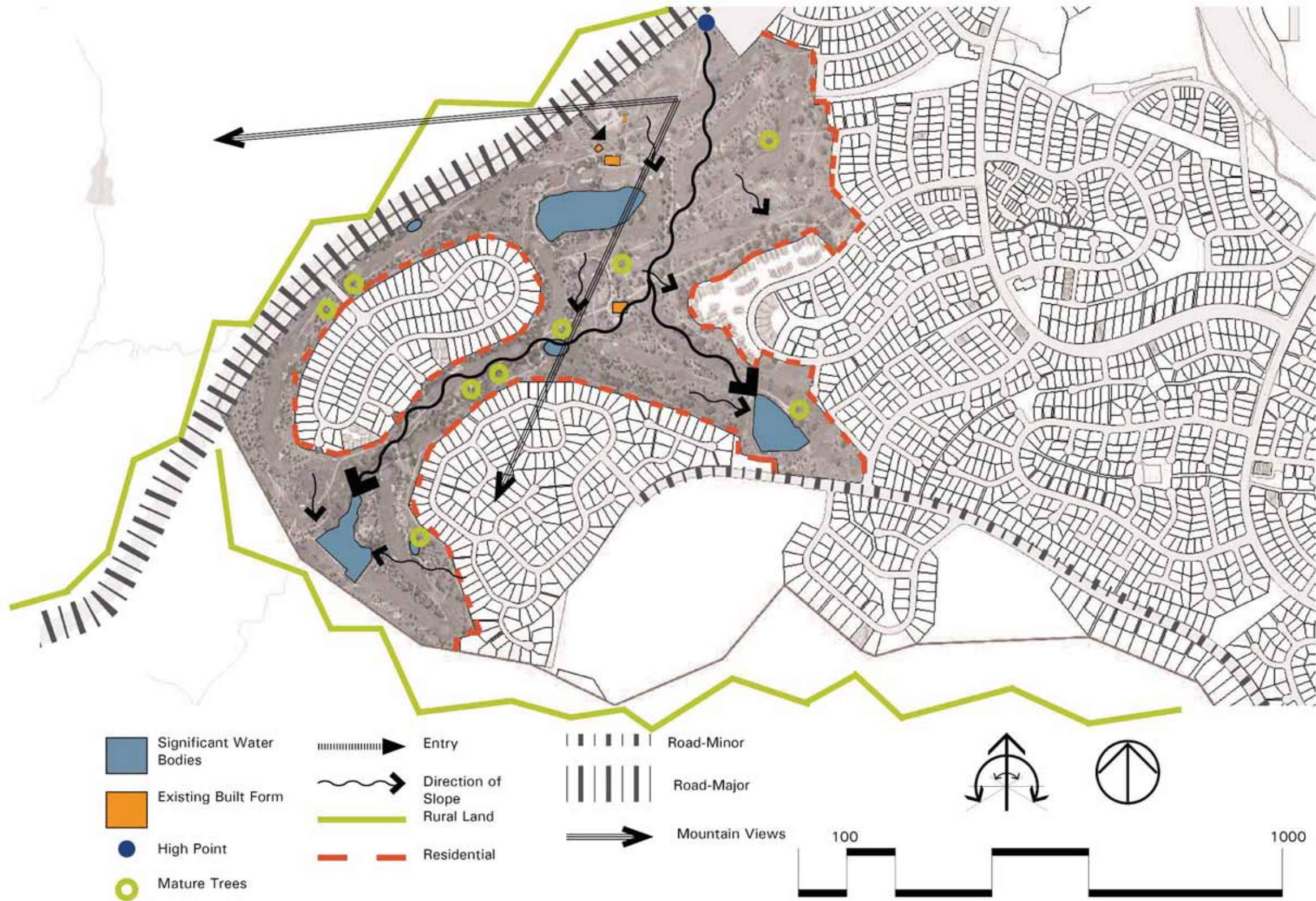
It is understood that the Club has been associated with several potential developments on land adjacent to existing residential areas in earlier times and that these plans have been opposed by the local community. Further consultation with the local community will be an essential next stage in the implementation process should the Club decide to proceed with any or all of the development opportunities identified herein.

### 3.2 Opportunities

The key opportunities are considered to be

- Several land parcels with scope for a mixture of new land uses that would not conflict with the main purpose of the Golf Course, and which in some cases (eg serviced apartments; hotel) could complement the operations of the Club
- Three specific potential development sites within the overall site boundary with access to the existing road network, including access to collector roads connecting to Tuggeranong Town Centre (Learmonth Dr)
- Potential re-development of car park and driving range
- The site is also located within reasonable proximity to the Tuggeranong and Woden Town Centres
- No major construction constraints located on site

Figure 5: Site Analysis



## 4. PLANNING CONTEXT

### 4.1 National Capital Plan

The site is within the Urban Area as defined under the National Capital Plan (NCP). It is not National Land or Designated Land, and there are no specific clauses or provisions within the National Capital Plan applicable to the site.

### 4.2 Territory Plan

The site is contained in the Restricted Access Recreation PRZ2 Zone in the Territory.

The immediate area of the MCC clubhouse and its parking facilities are zoned CZ6: Leisure and Accommodation Zone. Refer Figure 6.

The PRZ2 Zone is controlled by the Parks and Recreation Zones Development Code. The CZ6 Zone is controlled by the Commercial Zones Development Code.

#### 4.2.1 Zone Objectives – Restricted Access Recreation PRZ2 Zone

The Territory Plan objectives for the Restricted Access Recreation Zone are:

- 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*

In general, the following uses are currently permissible under the Territory Plan for the subject site (shown bold below) are applicable to potential future use of the land by MCC – see section 5 below):

- Ancillary use
- Aquatic recreation facility
- Car park
- **Child care centre**
- 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
- Minor use
- **Motel**
- Outdoor recreation facility
- Parkland
- Playing field
- Public agency
- Sign
- **Subdivision**
- Temporary Use

In summary, under the current PRZ2 zone, the range of land uses that could be explored (other than uses directly associated with the club) include:

- Hotel
- Motel
- Indoor recreation facility
- Outdoor recreation facility
- Child care centre

These uses are further assessed in Section 5 below.

*Importantly uses such as residential subdivision, townhouses, residential apartments and aged care facilities are not permissible.*

A Territory Plan Variation and lease variation would be required for such uses, together with suitable subdivision and lease Variations.

Lease variations would be required for those uses permitted under the PRZ2 zone.

#### 4.2.2 Zone Objectives – Leisure and Accommodation CZ6 Zone

The Territory Plan objectives for the Leisure and Accommodation CZ6 Zone are:

- a) *Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region*
- b) *Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects*
- c) *Ensure leisure and accommodation facilities have convenient access to public transport*
- d) *Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy*
- e) *Ensure the location of facilities, and their design and landscaping is compatible with environmental values*
- f) *Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape*
- g) *Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm*

In general, the following uses are permissible under the CZ6 Zone:

- Ancillary use
- Aquatic recreation facility
- Car park
- **Caravan park/camping ground**
- **Club**
- Commercial Accommodation Use
- Community Use
- Consolidation
- Demolition
- **Drink establishment**
- Drive-in cinema
- Group or organised camp
- **Indoor entertainment facility**
- **Indoor recreation facility**
- Minor use
- **Outdoor recreation facility**
- **Overnight camping area**
- Parkland
- Pedestrian plaza
- **Place of assembly**
- Public agency
- Public transport facility
- **Restaurant**
- **Shop**
- Sign
- **Subdivision**
- Temporary use
- **Tourist facility**
- Zoological facility.

In summary, under the current CZ6 zone, the range of land uses that could be explored (other than uses directly associated with the club) include:

- Commercial accommodation
- Indoor/outdoor recreation facility
- Caravan park/camping ground

*Importantly uses such as residential developments, townhouses, residential apartments or aged care facilities are not permissible.*

A Territory Plan Variation would be required to implement re-development for land uses such as residential.

#### 4.2.3 Planning Controls

Any future development on the site under the current zone would most likely be assessed in the Merit track as the Territory Plan does not specify any types of development within the Impact or Code assessment track for development applications under the *Parks and Recreation Zones Development Code* and the *Commercial Zones Development Code*.

The Territory Plan states that proposals in the Merit track have the option to comply with the rules or criteria unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.

#### 4.2.4 Development Code

The relevant Development Codes under the Territory Plan for development on this site are:

- Parks and Recreation Zones Development Code; and
- Commercial Zones Development Code.

Assessment against the Development Code highlights a number of issues to be addressed as part of the site planning evaluation. These issues include:

##### *Parks and Recreation Zones Development Code*

- Development for these purposes in the PRZ2 restricted access recreation zone does not unreasonably restrict the availability of land in the zone for recreation purposes and development is of an appropriate scale and compatible with the recreational purposes of the zone.

- The building height and setbacks minimises the impact of developments on adjoining residential zones.
- The development meets the requirements of the Community and Recreation Facilities Location General Code.
- Subdivision is only permitted where it is part of a development application for another assessable development or it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant section of this Code.
- The development is compatible with the surrounding landscape through sympathetic placement and form of buildings and appropriate materials.
- Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.
- The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.
- The existing road network can accommodate the amount of traffic likely to be generated by the development.
- Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.
- The development application is accompanied by an Assessment of Environmental Effects that addresses the following:
  - a) provision for tree planting and appropriate landscape treatment
  - b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value
  - c) impacts on public health and safety, including crime prevention
  - d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system
  - e) whether public transport services are necessary and, if so, whether they are available and adequate
  - f) impacts on the likely accessibility to facilities and services for users and consumers
  - g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects
  - h) impacts on the watercourses and drainage characteristics of the area, including water quality

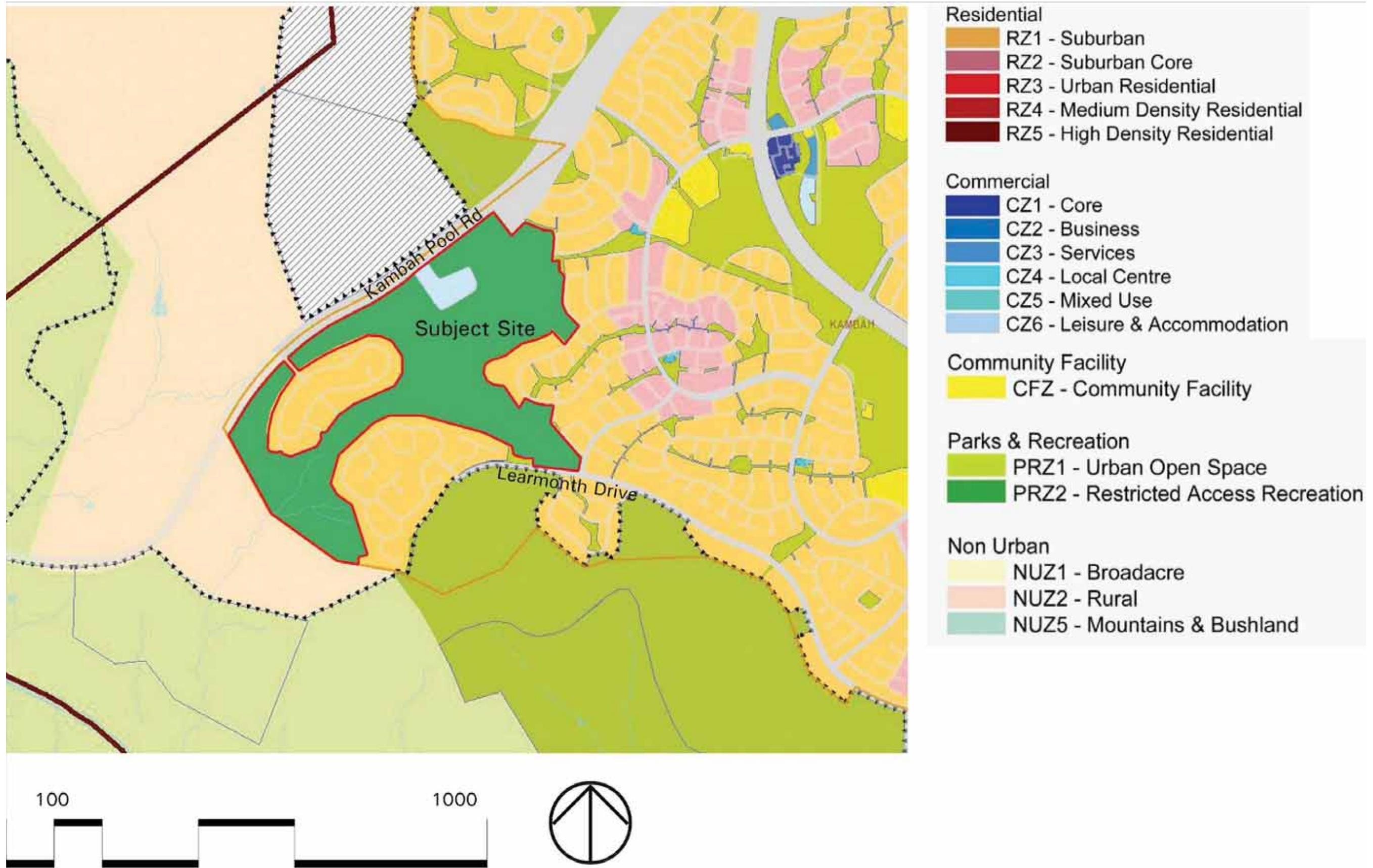
i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.

- The authority shall refer the development application to the Conservator of Flora and Fauna.
- Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.
- Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site.
- Outdoor storage areas do not encroach on required car-parking spaces, driveways exclusively required for vehicular circulation or landscape areas.

##### *Commercial Zones Development Code*

- building heights must be 2 storeys or must comply with criteria;
- setback of buildings to boundaries must be 6m or must comply with criteria;
- the existing road network can accommodate the amount of traffic that is likely to be generated by the development;
- for buildings higher than 28 m, a report on wind testing must be conducted by a suitably qualified person establishes that the following wind speeds are met by the development: main pedestrian areas and routes: 10 m/s, and all other streets and public places: 16 m/s
- a noise management plan will need to be conducted for a potential club, drink establishment, hotel, industry (except light industry), indoor entertainment facility and restaurant
- where permitted, all multi-unit housing must be designed to comply with Part C (5) of the Residential Zones Multi Unit Housing Development Code
- where permitted, all single dwelling housing must be designed to comply with the relevant parts of the Residential Zones Single Dwelling Housing Development Code.

Figure 6: Territory Plan Extract



#### 4.2.5 Precinct Codes

The Kambah Precinct Code identifies restrictions on development within the Kambah Group Centre and the Drakeford Drive corridor site within central Kambah. This does not affect the subject Murrumbidgee Country Club Site.

#### 4.2.6 General Codes

The relevant General Codes under the Territory Plan for development on this site include:

- Community and Recreational Facilities Location Guidelines General Code
- Parking and Vehicular Access General Code
- Access and Mobility General Code
- Bicycle Parking General Code
- Crime Prevention through Environmental Design General Code
- Signs General Code
- Home Business General Code
- Water Ways: Water Sensitive Urban Design General Code

The provisions of the above Codes generally need to be addressed as part of the detailed design process and assessment of a development application.

However, *Community and Recreational Facilities Location Guidelines General Code*, and the *Parking and Vehicular Access General Code*, include requirements that have a direct influence on site planning options and, hence, potential development yield. This includes restrictions on the type of development according to location requirements under the *Community and Recreational Facilities Location Guidelines General Code*. Limitations in development size may occur due to parking requirements under the *Parking and Vehicular Access General Code*.

#### 4.3 Crown Lease

The crown lease for Block 16 Section 7 Kambah (delineated on DP9802) was issued on the 14<sup>th</sup> of May 2002.

The main provisions of the current lease are as follows:

##### 4.3.1 Purpose

The current lease outlines the following purpose of the site:

*“To use the premises only for the following purposes:*

*Restricted to the area marked with cross hatching as indicated on the plan annexed to this lease -*

- a) *Club with a maximum gross floor area of 800m<sup>2</sup>*
- b) *Shop limited to the sale of golf related goods with a maximum gross floor area of 250m<sup>2</sup>*
- c) *Motel not exceeding twelve (12) suites having a maximum gross floor area of 1,200m<sup>2</sup> for use only by patrons of the club*

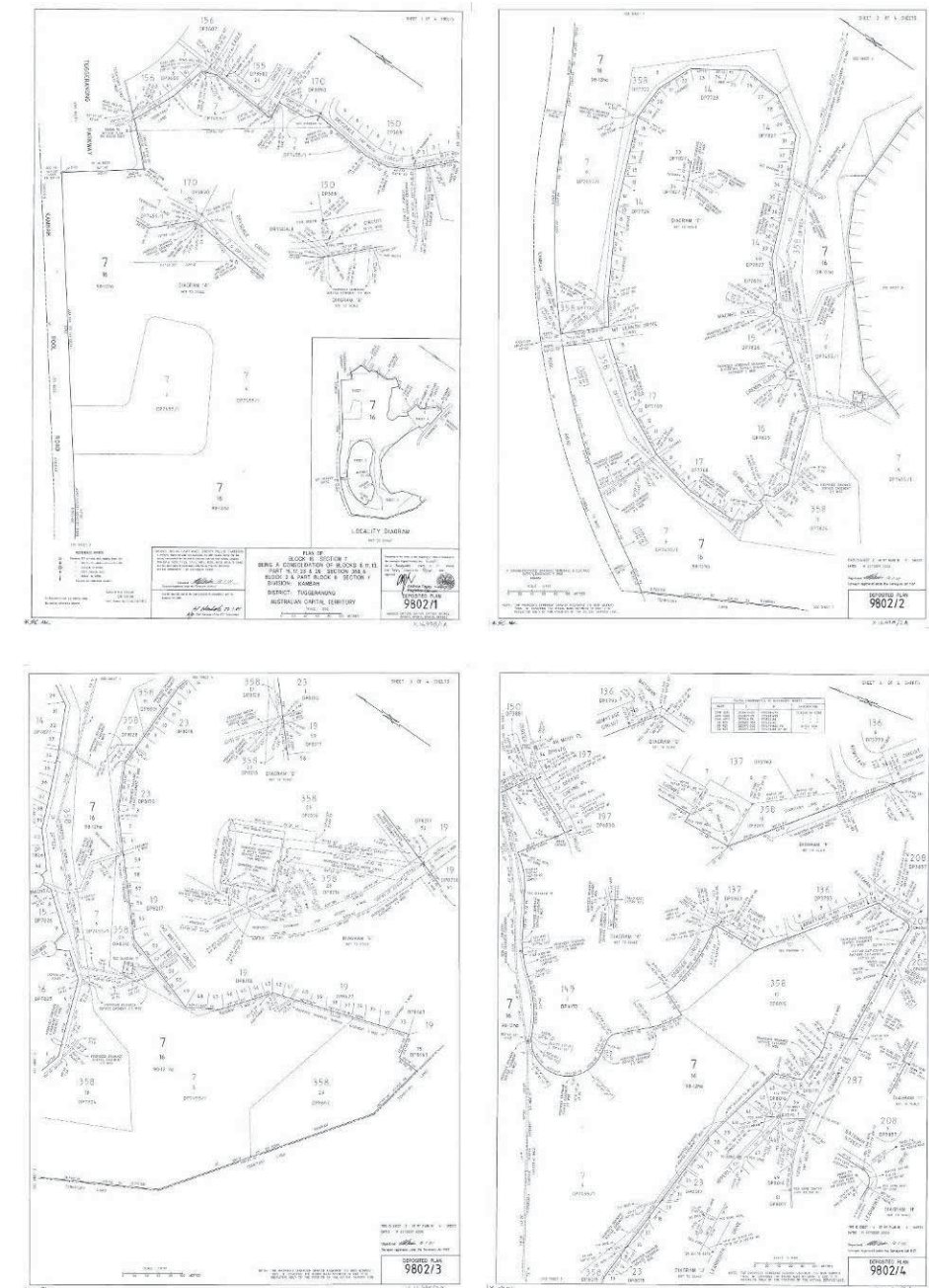
*Provided always that the following ancillary facilities are limited as follows:*

- a) *No more than one detached house with a maximum gross floor area of 200m<sup>2</sup> for use only by club staff members*
- b) *Storage facilities with a maximum gross floor area of 120m<sup>2</sup> only for club maintenance use; and*

*Restricted to the area marked hatched on the plan annexed to this lease outdoor recreation facility limited to an eighteen (18) hole golf course provided always that ancillary facility are limited to:*

- a) *A practice golf driving range;*
- b) *A practice fairway and putting greens*
- c) *Outbuildings for the storage of landscaping/green keeping equipment and toilets, all with a maximum gross floor area of 500,<sup>2</sup>; and*
- d) *A single caretakers residence with a maximum gross floor area of 200m<sup>2</sup>*

Figure 7: Crown Lease / Deposited Plan



## 5. DEVELOPMENT OPTIONS

This section of the report outlines three potential re-development options for part of the Murrumbidgee Country Club site, based on the assessment of available information for the subject site.

### 5.1 Potential Development Sites

Within the subject site (Block 16 Section 7 Kambah), three sites have been chosen as potential development sites.

**Site 1** is located to the south of the Murrumbidgee Country Club site along the corner of Learmonth Drive and Bateman Street. The site is approximately 65,500m<sup>2</sup>; area within the site for development (less pond) is 51,000m<sup>2</sup>.

**Site 2** is located to the eastern boundary of the golf course and includes Parcel A and Parcel B. Parcel A is located along the corner of Crozier Circuit and Drysdale Circuit with an area of 8,700m<sup>2</sup>. Parcel B is located along Drysdale Circuit to the north of A and has an approximate area of 8,000m<sup>2</sup>. The two parcels have a combined area of 16,700m<sup>2</sup>.

**Site 3** comprises of parcels A, B and C to the north of the site along Kambah Pool Road, adjacent to the Murrumbidgee Country Club. Parcel A is the site to the south-west of the Murrumbidgee Country Club car park with an area of 14,000m<sup>2</sup>. Parcel B is the club car park with an area of 5,200m<sup>2</sup>. Parcel C is the driving range site has an area of 41,000m<sup>2</sup>. The combined area of the three sites is approximately 60,200m<sup>2</sup>.

### 5.2 Potential land uses

The range of land uses permissible under the current zoning were identified in Section 4.

For **sites 1 and 2**, zoned PRZ2: Restricted Access Recreation Zone, the main “commercial” uses include:

- Hotel
- Motel
- Outdoor recreation facility
- Indoor recreation facility
- Child care

**Hotel**– The sites are not considered sufficiently large nor in an appropriate location for a hotel to be a feasible land use. A small motel is a more feasible option.

**Motel**– The sites are considered large enough to accommodate a small scale motel. Site 1, located along Learmonth Dr, provides easy access to Tuggeranong Town Centre. The sites have the potential to incorporate a mixed use motel.

**Outdoor recreation facility** (Archery, bowling green, BMX track, Swimming pool, Tennis court etc) – The sites are not considered sufficiently large or in an accessible location for a commercial outdoor recreation facility to be a feasible land use.

**Indoor recreation facility** – The sites are not considered sufficiently large or in an accessible location for a commercial indoor recreation facility to be a feasible land use.

For **site 3**, zoned CZ6: Leisure and Accommodation Zone, the main “commercial” uses include:

- Commercial accommodation
- Indoor/outdoor recreation facility
- Caravan park/camping ground Club

**Motel**– The site is considered large enough to accommodate smaller scale commercial accommodation. Site 3, located along Kambah Pool Road, provides access to Weston Creek and Woden Group Centres. The sites have the potential to incorporate a mixed use motel to be co-located with the Murrumbidgee Country Club and its facilities.

**Indoor/Outdoor recreation facility** – The site is not considered sufficiently large or in an accessible location for a commercial indoor recreation facility to be a feasible land use.

**Caravan park/Camping ground** – The site is considered sufficiently large enough for a caravan park/camping ground. Site 3 may not be the most feasible location for a caravan park/camping ground due to the close proximity to the Murrumbidgee Country Club and lack of access along Kambah Pool Road with minimal public transport.

**Child Care Centre**– This could be located on any of the 3 sites, without a Territory Plan variation. The industry trend is toward larger facilities (120 places) which could be accommodated on a site of 2,500m<sup>2</sup>, but preferably 3,500m<sup>2</sup> given its suburban location and the need for on-site parking.

Notwithstanding the uses permissible under the Territory Plan, a number of land use options have been assessed in detail including consideration of development yield. Each of these options would require a variation to the existing Crown Lease as well as (in some cases) a Variation to the Territory Plan. These options include:

- Single Dwelling Blocks
- Motel
- Free Standing Cabins
- Free Standing Serviced Apartments
- Townhouses
- Aged care accommodation

### 5.3 Site Requirements

#### 5.3.1 Car Parking

All future development must be consistent with the *Parking and Vehicular Access General Code*. An apartment under the residential zoning requires one (1) parking space per single bedroom dwelling and a minimum average provision of 1.5 spaces per two bedroom dwelling, provided that each two bedroom dwelling is allocated a minimum of one (1) parking space and each two (2) bedroom dwelling is allocated no more than two (2) parking spaces; or two (2) parking spaces per two bedroom dwelling; and two (2) parking spaces for each dwelling with three or more bedrooms; plus one (1) visitor space per four (4) dwellings or part thereof where a complex comprises four (4) or more dwellings.

A motel requires 1 space/ employee plus 1 space/guest room or unit for establishments of up to 36 units or, 25 spaces plus 0.3 spaces/guest room or unit for establishments of more than 36 units plus 10 spaces/100m<sup>2</sup> GFA of bars and function rooms plus 1 space/10 restaurant seats plus 3 spaces/100m<sup>2</sup> of retail space.

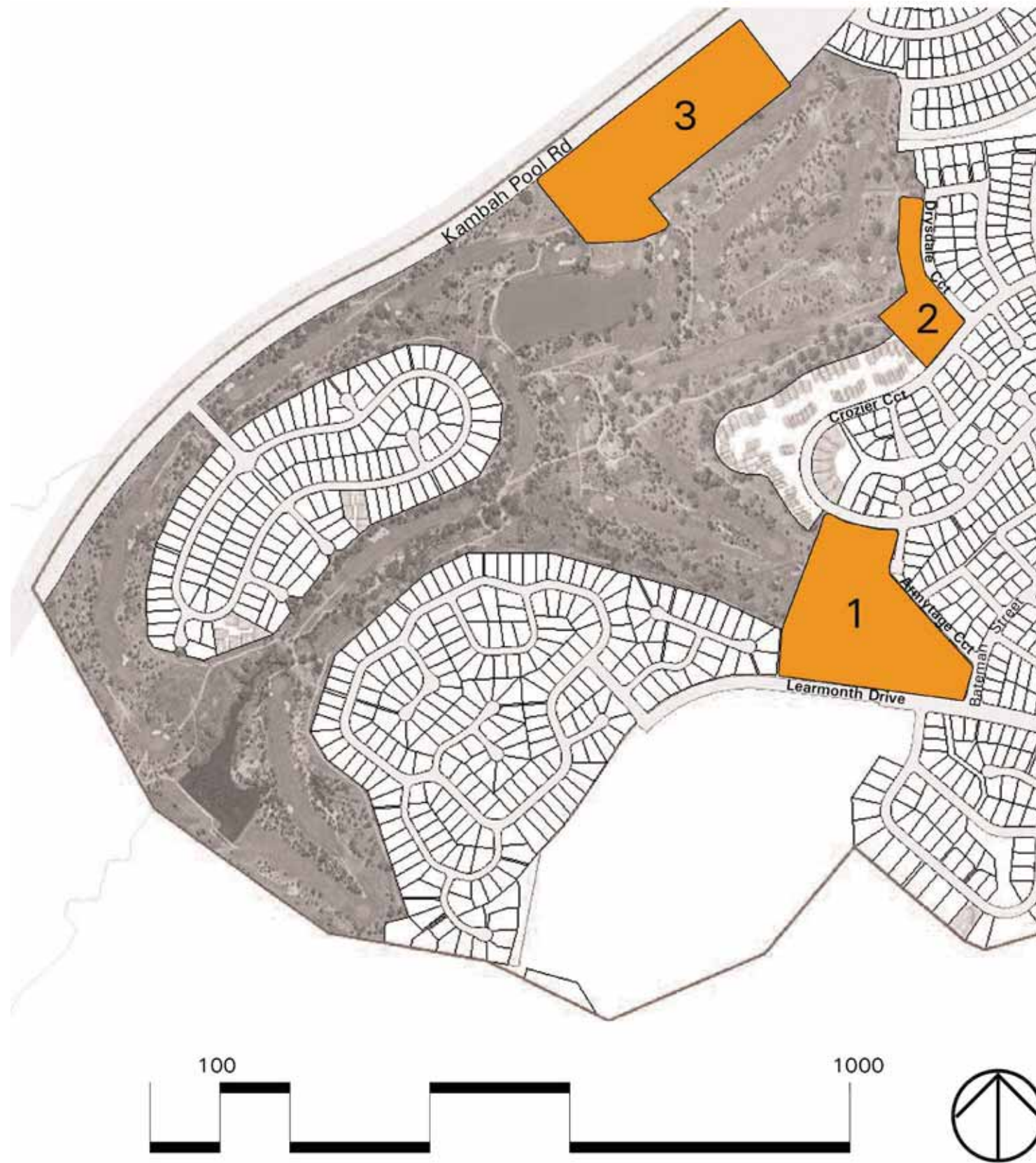
### 5.4 Assumptions Underlying Development

The following assumptions are made regarding the future development potential of the following subject site:

- Existing Murrumbidgee Country Club and its facility is maintained
- Provision of on-site parking,
- Geotechnical investigation is required to determine sub-surface conditions for design of building foundations and pavements.
- All services are available to the site
- Lease purpose clause is amended to allow for additional purposes of the site (could trigger Lease Variation Charges)
-



Figure 8: Potential Site Development Areas



CLUBS ACT  
Murrumbidgee Country Club in K

Site 1:  
Total area: 68,800 sqm  
Area less pond: 54,300 sqm

Site 2:  
Total area: 14,800 sqm

Site 3:  
Total area 68,000 sqm

## 6. Site 1: Learmonth Dr

### 6.1 Site 1, Option 1 – Single Dwelling Blocks

This development scenario considers Site 1 to the southern boundary of the site for development of single dwelling blocks currently vacant land. Figure 9 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 46 single dwelling blocks (450m<sup>2</sup> – 650m<sup>2</sup>, most 450m<sup>2</sup>)
- Approx 380m road construction

The schematic layout involves construction of approximately 380m of road, creating new streets off Crozier Circuit. The blocks will also have frontages off Coombs Place, Armytage Circuit, Bateman Street and Learmonth Drive.

#### 6.1.1 Planning Assessment

Implementation of the subdivision scheme outlined in Figure 9 would require a Territory Plan variation.

The schematic layout and size of the blocks is broadly consistent with the existing surrounding residential development and character.

All parking will be provided on site. The new road construction will limit impact on existing traffic flows in the area. The layout makes use of the existing access points and frontages adjacent to the site.

While many of the trees on the selected site will be retained, some will need to be removed and replaced to ensure a functional layout of blocks.

The site is undulating and contains a drainage point from the south east corner which may cause constraints to development.

The site layout is designed to utilise the amenity of the central pond, maintaining pedestrian access to the pond and a balance between development and open space. The pond can be used as an opportunity for views and could possibly be upgraded into a wetland, furthering amenity. The northern aspect of the site also has great views overlooking the golf course, pond and mountain range. The children's playground to the south west corner of the site also adds to the appeal of family size single dwelling blocks.

The schematic layout of single dwelling blocks provides minimal impact on the surrounding area and is broadly compatible with the existing character of surrounding residential development. The smaller block sizes create greater yield and efficient and economic use of the land.

A child care centre could also be included in this option as a separate land use.

Any development of the site should ensure that MCC has access to water usage rights from the existing storage pond.

#### 6.1.2 Economic Assessment

There are few recent examples of large unserviced residential sites in Kambah or north Tuggeranong that have come to market in recent years.

A specific valuation would be required to determine the raw land value of the site for commercial accommodation purposes.

A site in Ngunnawal of 35ha was sold as an en globo parcel in June 2011 for \$36.25M. This site could yield 475 small single dwelling blocks. This calculates at a raw land price of \$76,000 per dwelling site.

It is considered the subject subdivision proposal is a superior site to the Ngunnawal site, with opportunity for larger blocks and limited market competition in the Tuggeranong area. In addition, the smaller scale of the estate makes the development opportunity more attractive to a wider market in the development industry.

Having regard to the above factors, and indicative en globo sale price for the site as a residential development would be **\$4.6M** at \$100,000 per dwelling site gross value. If the same per dwelling value as Ngunnawal was used the raw land value would be in the order of \$3.5M.

The costs associated with establishing the site include:

- Territory Plan Variation (timeframe, plus Planning Report)
- Site Servicing
- Car Park re-location
- Survey
- Tree Assessment
- Flood Assessment
- Planning Approvals (Subdivision DA)
- Lease Variation Charge

Figure 9: Indicative Development-Site 1 – Option 1: Single Dwelling Blocks



## 6.2 Site 1, Option 2 – Larger Single Dwelling Blocks

This development scenario considers slightly larger single dwelling blocks on Site 1. Figure 10 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 26 single dwelling blocks (600m<sup>2</sup> – 700m<sup>2</sup>, most 650m<sup>2</sup>)
- Pond and surrounding land will be retained as part of the golf course/private open space

The schematic layout does not involve new road construction and provides access of frontages, Coombs Place, Armytage Circuit, Bateman Street and Learmonth Drive.

### 6.2.1 Planning Assessment

Implementation of the subdivision scheme outlined in Figure 10 would require a Territory Plan variation.

The schematic layout and size of the blocks is consistent with the existing surrounding residential development and character. Option 2 provides less yield on the site but removes the requirement of new road construction which can often dramatically reduce costs.

All parking will be provided on site. While this layout does not involve new road construction, the fewer number of blocks will limit impact on existing traffic flows in the area. The layout makes use of the existing access points and frontages adjacent to the site.

While many of the trees on the selected site will be retained, some will need to be removed and replaced to ensure a functional layout of blocks.

The site is undulating and contains a drainage point from the south east corner which may cause constraints to development.

The site layout is designed to utilise the amenity of the central pond, maintaining pedestrian access to the pond and a balance between development and open space. The pond can be used as an opportunity for views and could possibly be upgraded into a wetland, furthering amenity. The northern aspect of the site also has great views overlooking the golf course, pond and mountain range. The children's playground to the south west corner of the site also adds to the appeal of family size single dwelling blocks.

The schematic layout of single dwelling blocks provides minimal impact on the surrounding area and is very compatible with the existing character of surrounding residential development.

A child care centre could also be included in this option as a separate land use.

Any development of the site should ensure that MCC has access to water usage rights from the existing storage pond.

### 6.2.2 Economic Assessment

There are few recent examples of large unserviced residential sites in Kambah or north Tuggeranong that have come to market in recent years.

A specific valuation would be required to determine the raw land value of the site for commercial accommodation purposes.

A site in Ngunnawal of 35ha was sold as an en globo parcel in June 2011 for \$36.25M. This site could yield 475 small single dwelling blocks. This calculates at a raw land price of \$76,000 per dwelling site.

It is considered the subject subdivision proposal is a superior site to the Ngunnawal site, with opportunity for larger blocks and limited market competition in the Tuggeranong area. In addition, the smaller scale of the estate makes the development opportunity more attractive to a wider market in the development industry.

Having regard to the above factors, and indicative en globo sale price for the site as a residential development would be **\$3.9M** at \$150,000 per dwelling site gross value. The higher figure, compared with Option 1, is a response to larger block size. If the same per dwelling value as Ngunnawal was used the raw land value would be in the order of \$2M.

The costs associated with establishing the site include:

- Territory Plan Variation (timeframe, plus Planning Report)
- Site Servicing
- Car Park re-location
- Survey
- Tree Assessment
- Flood Assessment
- Planning Approvals and Subdivision DA
- Lease Variation Charge

Figure 10: Indicative Development-Site 1 – Option 2: Larger Single Dwelling Blocks



### 6.3 Site 1, Option 3 – Motel and Free Standing Cabins

This development scenario considers Site 1 for development of a 2 storey motel with a GFA of approximately 4,000m<sup>2</sup>. The development scenario also includes free standing cabins scattered around the pond and an area along Crozier Circuit for possible future development. Figure 11 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 70 motel units (Average 30-35m<sup>2</sup>)
  - Foyer/Reception (100m<sup>2</sup>)
  - Offices (100m<sup>2</sup>)
  - Dining/Restaurant (100m<sup>2</sup>)
  - Guest gym/games (200m<sup>2</sup>)
  - Indoor Pool (400m<sup>2</sup>)
  - Function Room (500m<sup>2</sup>)
  - Back of House (200m<sup>2</sup>)
- 50 free standing cabins (design as indicated in Figure 11)
- Crozier Circuit for a possible future development (additional cabins)

The schematic layout is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges).

The site layout is based on two storey buildings with surface parking. This built form minimise construction costs (avoiding basements and lifts) and ensures motel units have a parking space nearby.

#### 6.3.1 Planning Assessment

The schematic layout includes surface car parking in accordance with the current Parking Code. However, detailed design options may chose to increase on-site parking as it is likely that the majority of clients would arrive at this motel by car. Any increase in on-site parking above Code requirements would result in a reduction of guest facilities or number of units, or parking would need to be provided through construction of a basement.

While many of the trees on the site will be retained, some will need to be removed and replaced to ensure a functional layout of blocks.

The site is undulating and contains a drainage point from the south east corner which may cause constraints to development.

The site layout is designed to utilise the amenity of the central pond, maintaining pedestrian access to the pond and a balance between development and open space. This layout promotes continued connectivity with the existing golf course.

The pond can be used as an opportunity for views and could possibly upgraded into a wetland, furthering amenity. The northern aspect of the site also has great views overlooking the golf course, pond and mountain range. The children’s playground to the south west corner of the site also adds to the appeal of family size single dwelling blocks.

The layout makes use of the existing access point off Learmonth Drive. Learmonth Drive provides an accessible location for a potential commercial/tourist accommodation of motel and cabins as it provides a link to the Tuggeranong Town Centre. The demand for further commercial/tourist accommodation in the Tuggeranong area may not be feasible due to the existing three commercial accommodation sites within the Tuggeranong Town Centre. The lack of public transport to the site may impact on the viability of commercial accommodation in the area.

While the schematic layout utilises the selected site to its full advantage, development of commercial/tourist accommodation on the site is not the most feasible of viable option due to the existing commercial/tourist accommodation in the Tuggeranong Town Centre, the location of the site and lack of access to public transport.

A child care centre could also be included in this option as a separate land use.

Any development of the site should ensure that MCC has access to water usage rights from the existing storage pond.

#### 6.3.2 Economic Assessment

There are few recent examples of large sites for motel development in Kambah or north Tuggeranong that have come to market in recent years.

A specific valuation would be required to determine the raw land value of the site for residential purposes.

A site in Nicholls (Gold Creek) of 2.1ha was sold by the ACT Government in May 2011 for commercial accommodation purposes for \$2.9M. That site is much smaller than the size of the land area shown in development Option 3 (Figure 11) but the Nichols site is closer to a wide range of tourist facilities and will cater to a wider commercial market allowing for a more diverse range of tourist accommodation options.

A site in Gungahlin Town Centre of 4,276m<sup>2</sup> was sold in June 2009 for \$900,000. This site has been developed as the Abode Hotel.

Based on the above figures, it is possible that the raw land price of the site, shown in Option 3 - Figure 11, for 70 motel units, plus associated facilities, together with 50 free standing cabins apartments is in the order of \$2.4M.

The costs associated with establishing the site include:

- Site Servicing
- Survey
- Tree Assessment
- Flood Assessment
- Planning Approvals and subdivision
- Lease Variation Charge

Figure 11: Indicative Development-Site 1 – Option 3: Motel + Free Standing Cabins



## 7. SITE 2: Drysdale Circuit

### 7.1 Site 2, Option 1 – Townhouses and Single Dwelling Blocks

This development scenario considers Site 2 to the eastern boundary of the site for development of townhouses on a multi-unit site (Parcel 2a) and single dwelling blocks (Parcel 2b) on currently vacant land. Figure 12 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 30 townhouses - Multi-unit site (Approx 8,000m<sup>2</sup>)
- 8 single dwelling blocks (650m<sup>2</sup>)

The schematic layout involves creating access to multi unit site off Drysdale Circuit. The single dwelling blocks will also have frontages to Drysdale Circuit.

### 7.2 Planning Assessment

A variation to the Territory plan would be required to implement the subdivision for residential dwellings and multi-unit housing.

The schematic layout and size of the blocks is consistent with the existing surrounding single dwelling and multi-unit residential development and character.

The site is relatively level. The site has drainage to the north with less than 1:40 slope allowing for minimal infrastructure issues on site.

The small number of blocks will limit impacts on existing traffic flows in the area. The layout makes use of the existing access points and frontages off Drysdale Circuit.

The site contains 14 established native trees. While many of the trees on the selected site will be retained, some will need to be removed and replaced to ensure a functional layout of blocks.

The schematic layout of single dwelling blocks provides minimal impact on the surrounding area and is compatible with the existing character of surrounding residential development. The mix of block sizes creates greater yield and efficient and economic use of the land.

A child care centre could also be included in this option as a separate land use.

Pedestrian access to the golf course could be maintained in this option.

### 7.3 Economic Assessment

As outlined in Section 6 above, it could be expected that the single dwelling blocks with existing road frontage and backing onto the golf course could achieve a raw land value of at least \$100,000 per dwelling site. The multi-unit housing site could achieve a raw land value of \$30,000 per unit site.

Based on the above figures, it is possible that the raw land price of the site, shown in Site 2 – Option 1, for 30 townhouses and 8 residential blocks is in the order of **\$2.3M**.

Development costs include the following (refer summary comparison Chapter 9 below):

- Territory Plan Variation
- Site establishment (clearing)
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals including subdivision
- Lease Variation Charge



Figure 12: Indicative Development–Site 2 – Option 1: Townhouses + Single Dwelling Blocks



#### 7.4 Site 2, Option 2 – Motel/Conference Centre and Serviced Apartments

This development scenario considers Site 2a for development of a 2 storey motel/conference centre with a GFA of approximately 1,000m<sup>2</sup>. The development scenario also includes free standing serviced apartments behind the central building. Site 3b remains undeveloped as open space. Figure 13 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- Motel/Conference centre (1,000m<sup>2</sup>)
- Ground Floor
  - Function Room (650 m<sup>2</sup>, 500 people)
  - Foyer/Entry (70m<sup>2</sup>)
  - Back of house (250m<sup>2</sup>)
- First Floor
  - 25 small motel units/rooms
- 25 serviced apartments (free standing units)

The schematic layout is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges).

The site layout is based on two storey buildings with surface parking. This built form minimise construction costs (avoiding basements and lifts) and ensures motel units have a parking space nearby.

#### 7.5 Planning Assessment

This option would not require any variation to the Territory Plan, but would require a Lease Variation.

The site is relatively level. The site has drainage to the north with less than 1:40 slope allowing for no draining issues on sites.

The schematic layout and size of the blocks is consistent with the existing surrounding single dwelling and multi-unit residential development and character.

All parking will be provided on site. Small number of blocks will limit impact on existing traffic flows in the area. The layout makes use of the existing access points and frontages off Drysdale Circuit.

While many of the trees on the selected site will be retained, some will need to be removed and replaced to ensure a functional layout of blocks.

A motel/serviced apartments complex in this location is relatively inaccessible to the travelling public, would be less compatible with adjacent land uses and would have no synergy with the MCC clubhouse environs.

A child care centre could also be included in this option as a separate land use, and could be considered as a stand-alone facility without the hotel/apartments.

Pedestrian access to the golf course could be maintained in this option.

#### 7.6 Economic Assessment

As outlined in Section 6 above, it could be expected that the motel and serviced apartments integrated with the golf course could achieve a raw land value of at least \$20,000 per motel room and \$25,000 per serviced apartment.

Based on the above figures, it is possible that the raw land price of the site, shown in Site 2 – Option 2, for motel and Serviced apartments is in the order of **\$1.1M**.

Development costs include the following (refer summary comparison Chapter 9 below):

- Site establishment (clearing)
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals
- LVC

Figure 13: Indicative Development–Site 2 – Option 2: Motel/Conference Centre + Serviced Apartments



## 8. SITE 3: Kambah Pool Road

### 8.1 Site 3, Option 1 – Single Dwelling Blocks, Commercial Accommodation and Multi-Unit Housing

This development scenario considers site 3 along Kambah Pool Road for development of single dwelling blocks, multi-unit housing and commercial accommodation on the site. The area is currently used as an informal dirt car park and practice driving range.

Figure 14 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 23 single dwelling blocks (550m<sup>2</sup> – 650m<sup>2</sup>, most 550m<sup>2</sup>)
- Commercial Accommodation of 100 motel units/serviced apartments (3,600m<sup>2</sup>)
- Function room/guest facilities
- Multi-unit housing – 16 terrace style houses (7,500m<sup>2</sup>)
- Approx 430m new road construction

The schematic layout for the commercial accommodation is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges).

The schematic layout for the single dwelling blocks and multi-unit housing involves construction of approximately 430m of road, creating a new access off Kambah Pool Road. Single dwelling blocks have the potential to increase to 650-800m<sup>2</sup> in size without decreasing yield.

### 8.2 Planning Assessment

This option assumes the site would require a Territory Plan Variation to permit residential development on the site.

The selected site 3 is currently the golf club’s driving range plus an informal car parking area. Re-development of this site would require the relocation of the driving range, possibly to the south-west entrance to the club.

The site contains an established vegetation buffer along Kambah Pool Road which will be retained and act as a visual and noise buffer. The remainder of the site is mostly free of vegetation; any trees that need to be removed will be replaced.

The site slopes to the south, mostly level with drainage to the south and no easements present on site.

The site layout is designed to create privacy for the single dwelling blocks and multi-unit housing from the main Kambah Pool Road. The site is adjacent to a nature reserve and backs onto the golf course, providing an appealing lifestyle attraction with high amenity for the market.

The layout makes use of the existing access point off Kambah Pool Road for the Motel. A new road will be constructed for the single dwelling blocks and multi-unit housing to create privacy from the main road and commercial accommodation.

There is no public transport to the site.

Market demand for commercial accommodation will require further investigation but there appears to be a relative shortage of this type of accommodation in Tuggeranong, particularly with excellent views to the mountains and across the golf course.

The plan shows a motel site outside the CZ6 zone to retain current car park arrangements for Club members but this would require a rezoning of the site to be undertaken at the same time as the residential rezoning.

The residential development would require relocation of the driving range.

### 8.3 Economic Assessment

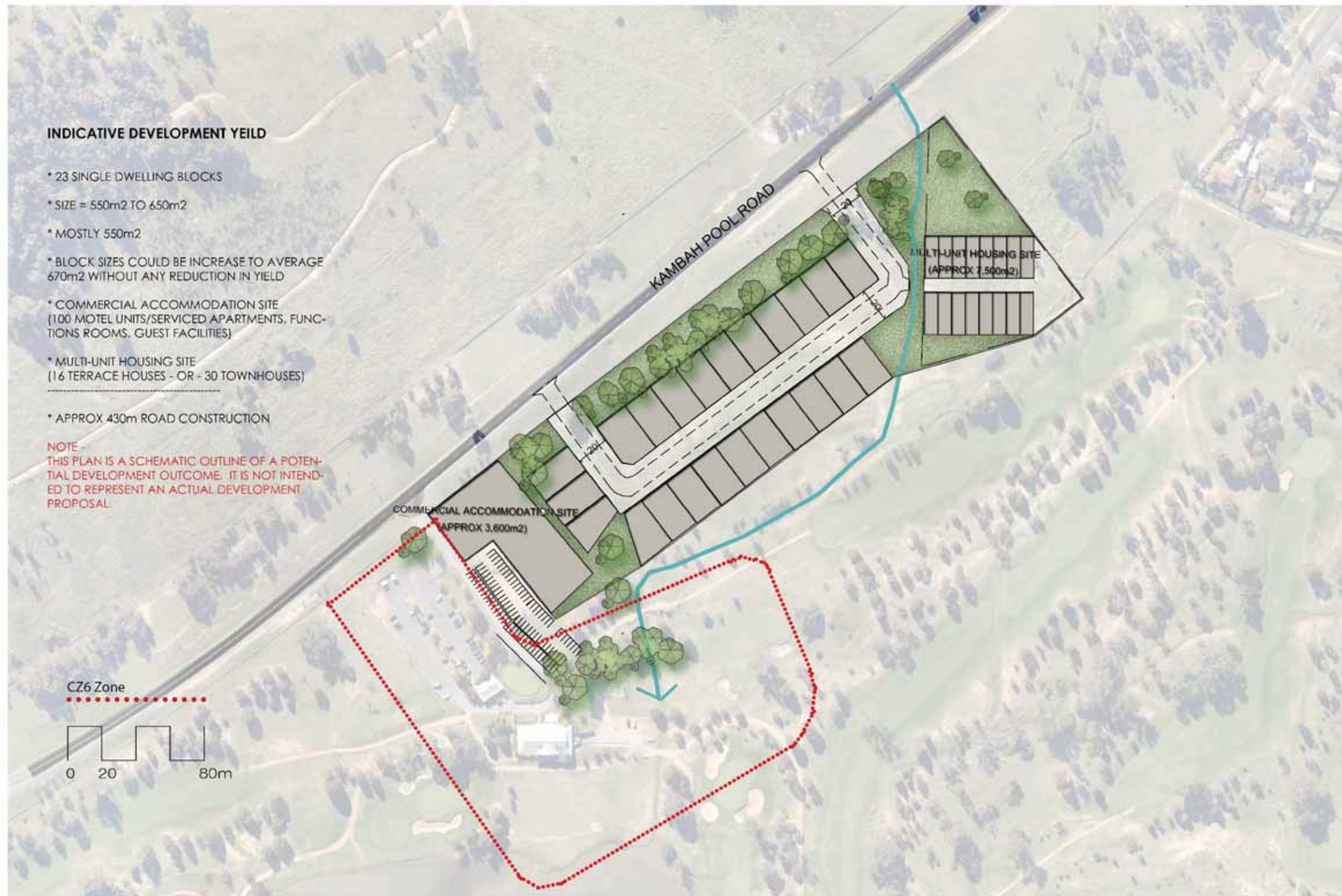
As outlined in Section 6 above, it could be expected that the single dwelling blocks backing onto the golf course could achieve a raw land value of at least \$100,000 per dwelling site. The multi-unit site providing for terrace-style housing could achieve a raw land value of \$50,000 per unit site. The commercial accommodation site could yield a return of approximately \$20,000 per motel room.

Based on the above figures, it is possible that the raw land price of the site, shown in Site 2 – Option 1, for 23 residential blocks, 16 terrace housing blocks, and 100 room motel is in the order of **\$5.1M**.

Development costs include the following (refer summary comparison Chapter 9 below):

- Territory Plan variation
- Site establishment (clearing)
- Car park relocation
- Driving Range relocation
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals and subdivision
- LVC

Figure 14: Indicative Development-Site 3 – Option 1: Single Dwelling Blocks, Commercial Accommodation + Multi-Unit Housing



#### 8.4 Site 3, Option 2 – Single Dwelling Blocks and Commercial Accommodation

This development scenario considers site 3 along Kambah Pool Road for development of single dwelling blocks. The area currently used as an informal dirt car park considers the development of commercial accommodation on the site. Figure 15 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 13 single dwelling blocks (650m<sup>2</sup>)
- Commercial Accommodation of 100 motel units/serviced apartments (3,600m<sup>2</sup>)
- Function room/guest facilities
- Approx 280m new road construction

The schematic layout for the commercial accommodation is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges).

The schematic layout for the single dwelling blocks involves construction of approximately 280m of road, creating a new sub access off Kambah Pool Road. Single dwelling blocks have the potential to increase to 800m<sup>2</sup> in size without decreasing yield.

#### 8.5 Planning Assessment

This option assumes the site would require an “allowance clause” is introduced to permit motel and residential development on the site.

The selected site 2 is currently the golf club’s driving range. Re-development of this site would require the relocation of the driving range to the south-west entrance to the Murrumbidgee Country club.

The site contains an established vegetation buffer along Kambah Pool Road which will be retained and act as a visual and noise buffers. The remainder of the site remains mostly free of vegetation; any trees that need to be removed will be replaced.

The site is mostly level with drainage to the south and no easements present on site.

The site layout is designed to create privacy for the single dwelling blocks and multi-unit housing from the main Kambah Pool Road. The site backing a nature reserve and golf course also provides an appealing selling point for the dwellings and increases amenity.

The layout makes use of the existing access point off Kambah Pool Road for the Motel. A new road will be constructed for the single dwelling blocks and multi-unit housing to create privacy from the main road and commercial accommodation.

This options allows for less road construction than in ption1 which will reduce overall construction costs, although the small number of dwellings with large separation from the existing Kambah area may not be appealing to the market demand.

There is no public transport to the site.

Market demand for commercial accommodation will require further investigation but there appears to be a relative shortage of this type of accommodation in Tuggeranong, particularly with excellent views to the mountains and across the golf course.

The plan shows a motel site outside the CZ6 zone to retain current car park arrangements for Club members but this would require a rezoning of the site to be undertaken at the same tome as the residential rezoning.

The residential development would require relocation of the driving range.

#### 8.6 Economic Assessment

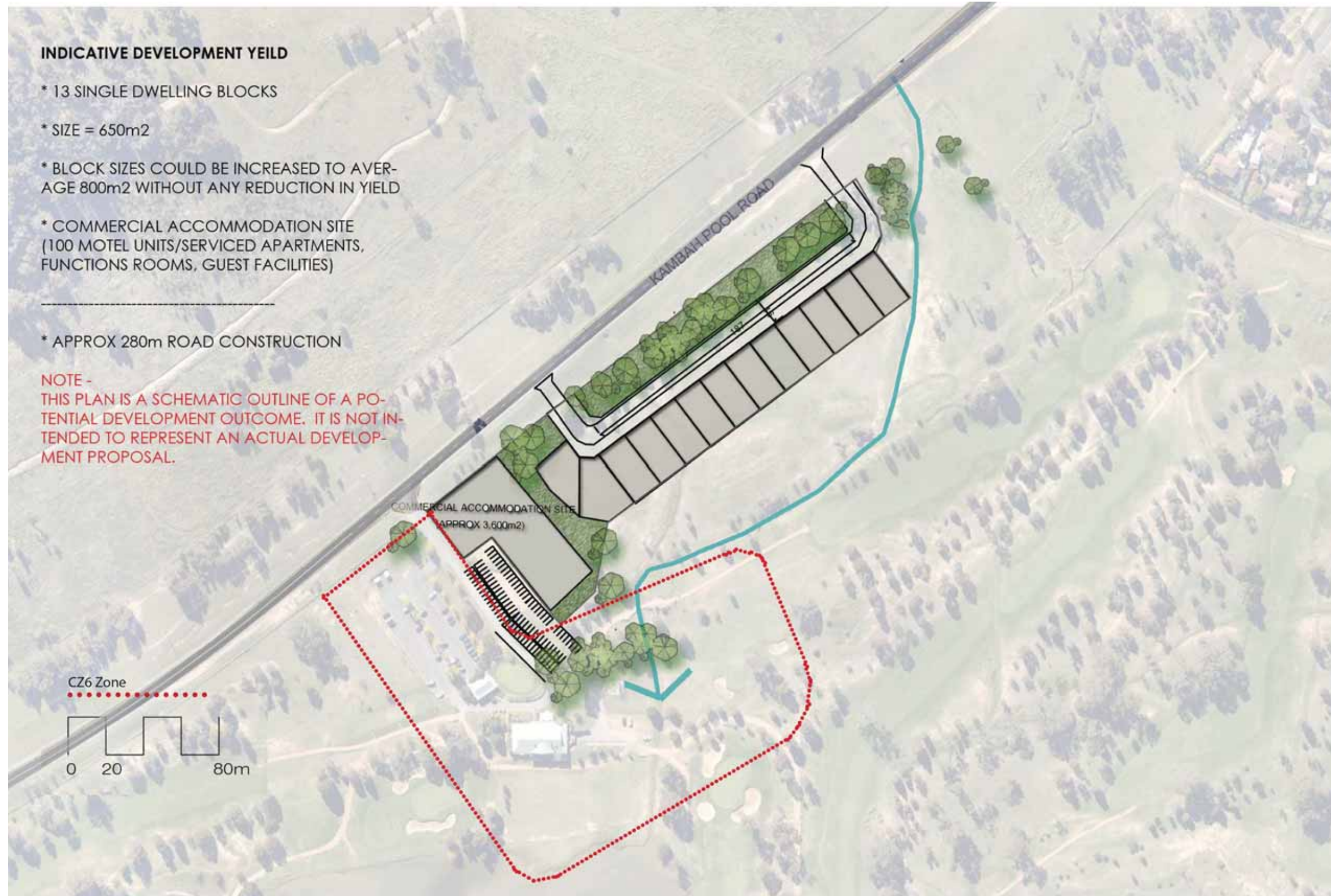
As outlined in Section 6 above, it could be expected that the single dwelling blocks backing onto the golf course could achieve a raw land value of at least \$100,000 per dwelling site. The multi-unit site providing for terrace-style housing could achieve a raw land value of \$50,000 per unit site. The commercial accommodation site could yield a return of approximately \$20,000 per motel room.

Based on the above figures, it is possible that the raw land price of the site, shown in Site 2 – Option 1, for 23 residential blocks, 16 terrace housing blocks, and 100 room motel is in the order of \$5.1M.

Development costs include the following (refer summary comparison Chapter 9 below):

- Territory Plan variation
- Site establishment (clearing)
- Car park relocation
- Driving Range relocation
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals and subdivision
- LVC payment

Figure 15: Indicative Development–Site 3 – Option 2: Single Dwelling Blocks + Commercial Accommodation



### 8.7 Site 3, Option 3 – Single Dwelling Blocks and Commercial Accommodation

This development scenario considers site 3 along Kambah Pool Road for development of single dwelling blocks. The area currently used as the Murrumbidgee Country Club car park is proposed to be re-developed as commercial accommodation on the site. The existing informal dirt car park will be converted to a 200 space car park for the golf/course/club. Figure 16 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 13 single dwelling blocks (650m<sup>2</sup>)
- Commercial Accommodation of 100 motel units/serviced apartments (4,400m<sup>2</sup>)
- Function room/guest facilities
- Approx 280m new road construction
- 200 space golf course/club car park

The schematic layout for the commercial accommodation is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges). The commercial accommodation layout is based on single storey units and two storey guest facilities.

The schematic layout for the single dwelling blocks involves construction of approximately 280m of road, creating a new sub access off Kambah Pool Road. Single dwelling blocks have the potential to increase to 800m<sup>2</sup> in size without decreasing yield.

The 200 space car park for the golf course/club will replace the existing parking facilities and will accommodate parking for the golf course/club and commercial accommodation.

### 8.8 Planning Assessment

Site 3 is currently the golf club’s driving range. Re-development of this site would require the relocation of the driving range to the south-west entrance to the club. A Territory Plan variation would be required for the residential development.

The site contains an established vegetation buffer along Kambah Pool Road which will be retained and act as a visual and noise buffers. The remainder of the site remains mostly free of vegetation; any trees that need to be removed will be replaced.

The site is mostly level with drainage to the south and no easements present on site.

The site layout is designed to create privacy for the single dwelling blocks and multi-unit housing from the main Kambah Pool Road. The site adjacent to a nature reserve and golf course also provides an appealing selling point for the dwellings and increases amenity.

The layout makes use of the existing access point off Kambah Pool Road for the Motel. A new road will be constructed for the single dwelling blocks and multi-unit housing to create privacy from the main road and commercial accommodation.

This option shows a motel site inside the CZ6 zone and would require relocation of the existing members’ carpark to the eastern (left) side of the main entry. This site also provides a close link to the existing Club house and golf course which provides demand for patronage at the commercial accommodation.

Market demand for commercial accommodation will require further investigation but there appears to be a relative shortage of this type of accommodation in Tuggeranong, particularly with excellent views to the mountains and across the golf course.

There is no public transport to the site.

The residential development would require relocation of the driving range.

### 8.9 Economic Assessment

As outlined in Section 6 above, it could be expected that the larger sized single dwelling blocks backing onto the golf course could achieve a raw land value of \$150,000 per dwelling site. The commercial accommodation site could yield a return of approximately \$20,000 per motel room.

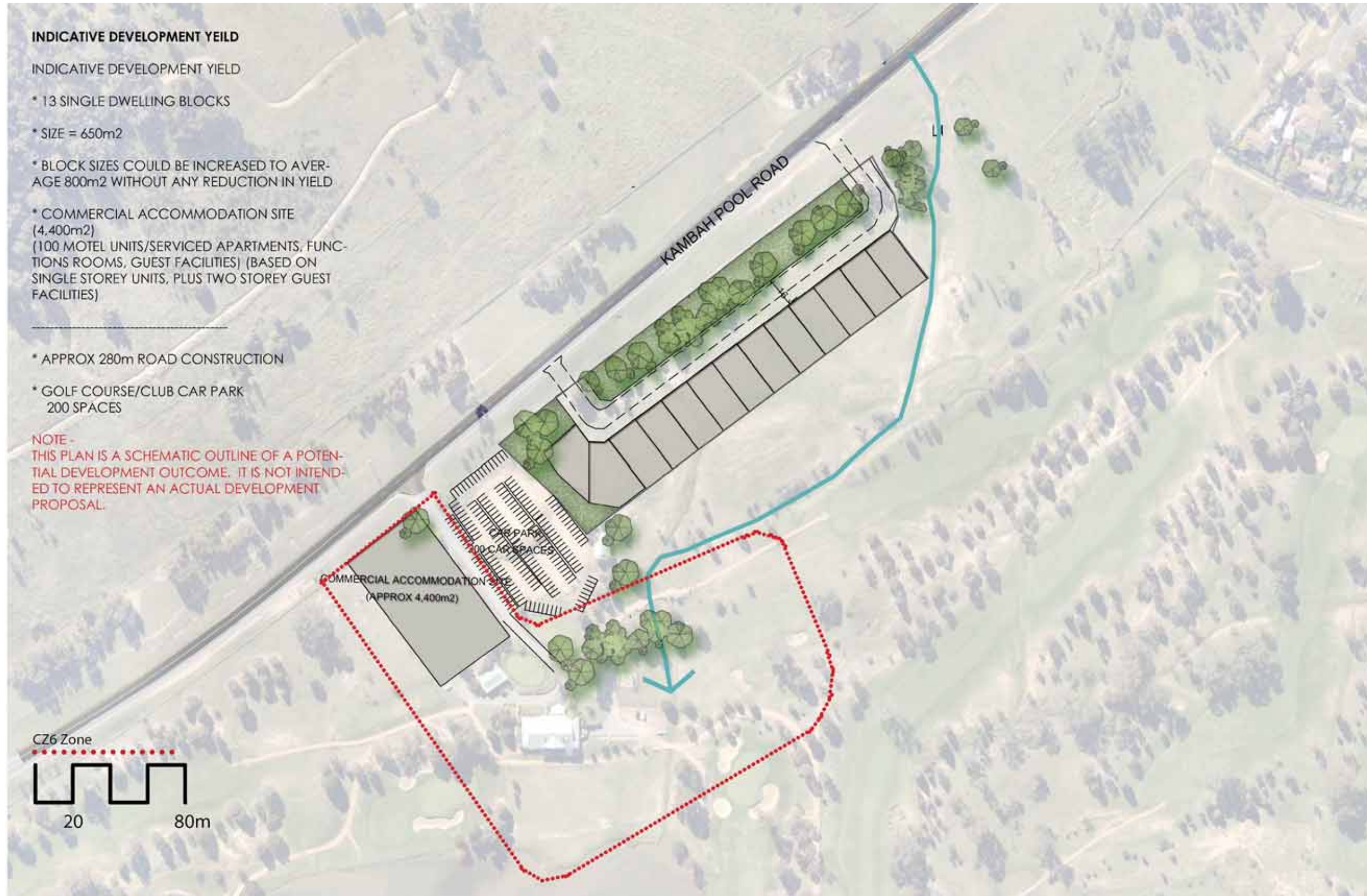
Based on the above figures, it is possible that the raw land price of the site, shown in Site 3 – Option 3, for 13 large residential blocks and 100 room motel is in the order of \$3.5M.

Development costs include the following (refer summary comparison Chapter 9 below):

- Territory Plan variation
- Site establishment (clearing)
- Car park relocation
- Driving Range relocation
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals
- LVC



Figure 16: Indicative Development–Site 3 – Option 3: Single Dwelling Blocks + Motel



### 8.10 Site 3, Option 4 – Single Storey Townhouses and Commercial Accommodation

This development scenario considers site 3 along Kambah Pool Road for development of single storey townhouse/villa units. The area currently used as the Murrumbidgee Country Club car park is proposed to be re-developed as commercial accommodation on the site. The existing informal dirt car park will be converted to a 200 space car park for the golf/course/club. Figure 17 shows a schematic site plan for this option including indicative built form and development yield. The option includes:

- 35 single storey townhouse/villa units (120m<sup>2</sup>)
- Commercial Accommodation of 100 motel units/serviced apartments (4,400m<sup>2</sup>)
- Function room/guest facilities
- 200 space golf course/club car park

The schematic layout for the commercial accommodation is based on a “3-4 star” motel similar to those found in more suburban areas (e.g. Country Comfort Tuggeranong, Belconnen Premier Inn) rather than the higher density hotels of inner Canberra (e.g. Novotel, Rydges). The commercial accommodation layout is based on single storey units and two storey guest facilities.

The schematic layout for the single storey townhouse/villa units involves creating a new sub access off Kambah Pool Road.

The 200 space car park for the golf course/club will replace the existing parking facilities and will accommodate parking for the golf course/club and commercial accommodation.

### 8.11 Planning Assessment

The selected site 3 is currently the golf club’s driving range. Re-development of this site would require the relocation of the driving range to the south-west entrance to the club. A Territory Plan Variation would be required for the residential development.

The site contains an established vegetation buffer along Kambah Pool Road which will be retained and act as a visual and noise buffers. The remainder of the site remains mostly free of vegetation; any trees that need to be removed will be replaced.

The site is mostly level with drainage to the south and no easements present on site.

The site layout is designed to create privacy for the multi-unit housing from the main Kambah Pool Road. The site adjacent a nature reserve and golf course also provides an appealing selling point for the dwellings and increases amenity.

The layout makes use of the existing access point off Kambah Pool Road for the Motel. A new access point off Kambah Pool Road will be required for the multi-unit housing.

This option shows a motel site inside the CZ6 zone and would require relocation of the existing members’ carpark to the eastern (left) side of the main entry. This site also provides a close link to the existing Club house and golf course which provides demand for patronage at the commercial accommodation.

Market demand for commercial accommodation will require further investigation but there appears to be a relative shortage of this type of accommodation in Tuggeranong, particularly with excellent views to the mountains and across the golf course.

There is no public transport to the site.

The residential development would require relocation of the driving range.

### 8.12 Economic Assessment

As outlined in Section 6 above, it could be expected that the multi-unit site for a medium density townhouse style development backing onto the golf course could achieve a raw land value of \$65,000 per unit site. The commercial accommodation site could yield a return of approximately \$20,000 per motel room.

Based on the above figures, it is possible that the raw land price of the site, shown in Site 3 – Option 4, for 35 townhouses and 100 room motel is in the order of **\$4.3M**.

Development costs include the following (refer summary comparison Chapter 9 below):

- Territory Plan variation
- Site establishment (clearing)
- Car park relocation
- Driving Range relocation
- Site Servicing
- Construction
- Survey
- Tree Assessment
- Flood Assessment
- Planning and Crown Lease Approvals and subdivision
- LVC

Figure 17: Indicative Development–Site 3 – Option 4: Single Storey Townhouses + Hotel/Motel



## 9. Summary Comparison

The following table summarises the comparative yield and indicative revenue for each site and option. A more detailed market assessment would be required by MCC prior to development. None of the three development sites are mutually exclusive, although only one child care facility and one motel would be appropriate given market demand. New residential development could be pursued on all three sites (subject to approvals) in either a staged or concurrent manner without mutual detriment.

Site	Location	Land Use	Indicative Yield	Indicative Unit Price	Indicative Total Revenue	Comments	
One	Learmonth	Option1: small block residential	46	\$100,000	\$4,600,000	Requires rezoning and site servicing; could be adapted to aged care(ILUs) but distant from local centre; water rights to MCC; opposition from adjacent residents	
		Option 2: Large block residential	26	\$150,000	\$3,900,000		
		Option 3: motel+ cabins	120	\$20,000	\$2,400,000		
		Option 4: Child Care	120 places		\$650,000		
Two	Crozier	Option1: units + large blocks				Requires rezoning; likely opposition from residents	
		houses	8	\$100,000	\$800,000		
		units	30	\$50,000	\$1,500,000		
					\$2,300,000		
		Option 2: motel+ apartments				No rezoning; requires servicing; likely opposition from residents	
		rooms	25	\$20,000	\$500,000		
		serviced units	25	\$25,000	\$625,000		
					\$1,125,000		
Three	Kambah Pool	Option 1:motel+ dwellings+ T/houses				Requires partial rezoning; relocate driving range; new club parking arrangements; cost of public road	
		rooms	100	\$20,000	\$2,000,000		
		houses	23	\$100,000	\$2,300,000		
		terraces	16	\$50,000	\$800,000		
					\$5,100,000		
		Option 2:motel+ single dwellings					Requires partial rezoning; relocate driving range; new club parking arrangements; cost of public road
		rooms	100	\$20,000	\$2,000,000		
		houses	13	\$150,000	\$1,950,000		
					\$3,950,000		
		Option 3:motel + single dwellings					Requires partial rezoning; private road; more flexibility for motel; relocation of driving range
rooms	100	\$20,000	\$2,000,000				
houses	13	\$120,000	\$1,560,000				
			\$3,560,000				
Option 4:motel+ t/houses				Requires partial rezoning; private road; exclusive lifestyle opportunity; relocate driving range			
rooms	100	\$20,000	\$2,000,000				
t/houses	35	\$65,000	\$2,275,000				
			\$4,275,000				

## 10. Implementation

Implementation of any of the above scenarios for re-development of the subject site will require the following actions:

- Agreement by the Club Board
- Negotiations with the ACT Government and its agencies, particularly in relation to support for rezoning of parts of the golf course
- More detailed site studies to confirm market viability and technical suitability of each development site
- Architectural design of the project(s)
- Planning approvals including Rezoning, Crown Lease Variation, possible site subdivision, and Development approval including community consultation
- Payment of government fees and charges including DA fees, Lease Variation Charge, etc (this could be paid by the developer but with a corresponding reduction in raw land sales price)
- A lead time of about 2 years for market feasibility, technical studies, Lease variation, DA approval
- Discussions with potential partners regarding project delivery. This could involve calling for expressions of interest for a joint venture development (Club provides the land), or a direct sale approach where the Club gets (less) revenue up front but is not burdened with the costs and process of development facilitation.

The following table lists indicative actions and timetable.

	Action	Indicative Timetable
1	Board Direction	April 2014
2	Liaison with ACT Government	April - May 2013
3	Prepare detailed market assessment	April - May 2013
4	Prepare development concept plans	May – July 2013
5	Planning studies for re-zoning	May – July 2013
6	Rezone site(s)	Aug 2013 – Aug 2014
7	Prepare & lodge DA and Lease Variation	Sept 2014 – Nov 2014
8	DA approval and LVC	Nov 2014 – May 2015
9	Start / complete construction	June 2015 – June 2016

## 11. CONCLUSIONS & RECOMMENDATIONS

This report has undertaken a feasibility study for the Murrumbidgee Country Club Block 16 Section 7 Kambah and has identified a range of potential development options/yield for three specific sites within the existing MCC lease boundary.

### 11.1 Conclusions

Based on the above assessment it is **concluded** that:

- The Murrumbidgee Country Club site is large 98 hectare site and is zoned PRZ2: Restricted Access Recreation Zone and the site of the club itself is zoned CZ6: Leisure and Accommodation Zone.
- Within the Block 16 Section 7 (MCC), three sites are selected as possible re-development locations comprising:
  - Site 1 along Learmonth Dr, Bateman St and Crozier Cct;
  - Site 2 along Drysdale and Crozier Cct; and
  - Site 3 along Kambah Pool Road.
- Options for re-development include commercial accommodation/motel, serviced apartments, single dwelling blocks, townhouses/villa units, aged care accommodation and child care.
- There is provision for all parking as per Code to be located on site for each development.
- The sites need to be better serviced by public transport to provide more feasible development options.
- Implementation of re-development options will require various actions (subject to specific land uses and sites) including a Variation to the Territory Plan, lease variation, community consultation, and detailed planning, design and engineering studies.
- All development will attract a Lease Variation Charge unless special concessions are negotiated with the Treasurer in support of small clubs policy.
- None of the potential development sites would have a significant impact on the day-to-day operations of the MCC although some of the scenarios for Site 3 (Kambah Pool Road) may require realignment of existing parking and driving range facilities.
- Concurrent development of one of all sites would not be mutually exclusive although it would be prudent to only consider one child care centre and one motel
- The line of least resistance for approvals to generate new development opportunities for the MCC would be the

commercial part of Site 3. Development on sites 1&2 are likely to encounter opposition from adjacent residents.

If the development plans are broadly endorsed by the MCC Board, a second stage process will be required to progress the implementation phase of this project. This will include:

- A Consultation & Communication Strategy (club members and adjacent residents).
- Liaison with government agencies and exploration of political support.
- Detailed design and engineering studies.

### 11.2 Recommendations

It is **recommended** that the Board consider the following actions

1. Endorsement of a development strategy
2. Advise club members regarding the development strategy
3. Respond to EDD in relation to the grant
4. Note the potential conflict with existing residents associated with development of Sites 1 and 2
5. Note the scope for early development of at least the commercial part of Site 3
6. Commence urgent discussions with senior government officials and/or Ministers about assistance to MCC through support for the proposed developments. As part of the latter conversation, it would be appropriate for the Club to join with *Clubs ACT* in an approach which sought a commitment from the Government to support re-development initiatives by individual clubs to generate new revenue sources
7. Depending on the above, initiate actions to commence detailed planning for the development site(s); commence negotiation with developers, and prepare a strategy for on-going community consultation.

Purdon Associates  
March 2013

