

RESIDENTIAL DEVELOPMENT PROPOSAL

Murrumbidgee Country Club

What are we proposing?

Murrumbidgee Country Club is proposing to rezone up to 3 parcels of land for residential use by means of a Territory Plan variation.

We are doing this to generate necessary funding for the golf club in a way that will:

Respect and protect the residential and lifestyle amenity of the local precinct

Protect and enhance the existing course and facilities forwarded to Club members

Why are we doing this?

As with many golf clubs, MCC struggles financially. Our club's facilities and infrastructure are aging and require investment. We need an ongoing revenue stream to ensure the future survival and development of the Club.

In recent times, other golf clubs, such as the Gold Creek Country Club in Canberra and the North Lakes Golf Club in Brisbane have announced plans to close all, or a significant portion of their golfing facilities due to the lack of financial sustainability.

Our proposed development impacts on only a small proportion of the over 90 hectares of land on which the golf course is located.

We plan to use proceeds from the development to generate ongoing revenue streams for the Club, which will allow us to sustain and enhance our existing 18 hole golf course and associated social and recreational facilities.

What have we done so far?

Earlier this year, we lodged a Planning Report which applied to rezone the three tracts of land with the ACT Government.

We have worked hard to ensure that the development proposal was prepared in close consultation with, and was informed by feedback from, the local community and members. We have undertaken extensive consultation with a range of groups since 2015, and made a number of changes to original plans. Although these compromises reduce the yield to the Club, they have been made to ensure that any future development respects and protects the residential and lifestyle amenity of the local precinct.

Questions?

Is the golf course on public land?

No. The golf course is zoned 'Restricted Access Recreation' not 'Public Open Space'. The Club has, however, since inception, elected to share access under commonsense rules.

Who will benefit from this proposed development?

There will be substantial social and economic benefits to the entire local community by ensuring the future viability of the Golf Club and course. Without the development to generate a source of ongoing funding for the Club, there is a risk that, the golf course may not be sustainable in the longer term.

In addition, the proposed development of the Learmonth Drive site will include parklands and trails for safer, more accessible community use. The Drysdale site development will include permanent access to the rear of Urambi Village to address present access issues.

Will the Learmonth Drive site be developed into medium/high density multi story units?

No. Following public consultation, the proposed Learmonth site has been reduced in area to allow for parklands and walking trails for community use. Height restrictions will be imposed to protect neighbor views. While this will reduce the potential financial yield to the Club, it will ensure a quality residential development thereby protecting local property values.

At this stage the Club has only applied to rezone the sites in question. No DA has been lodged. If and when the rezoning is approved, the Club will undertake further community engagement in preparing Development Applications.

YOUR SUPPORT IS NEEDED TO ENSURE THE ONGOING SURVIVAL OF THE GOLF CLUB

The club has appointed a committee to co-ordinate our community consultation and make appropriate recommendations to the board: **Ron Shepherd.** Former club president and local resident. **Lynne O'Brien.** Local resident and current board member. **Bernie Wilson.** Local resident and club member.

The club has issued 23 options to members and members of the public who, in support of the proposed development have purchased 'at risk' non refundable options for first right to purchase one of the proposed blocks at valuation price IF and WHEN the project is approved. This raised the capital necessary to finance the application process.

MCC has prepared extensive Environmental, Traffic, Heritage, Contamination, and community reports recommended by the ACT government scoping guidelines. These and the full report can be viewed at murrumbidgeegolf.com.au

Here's what you can do.

If you support the proposed project, please sign our online petition at :

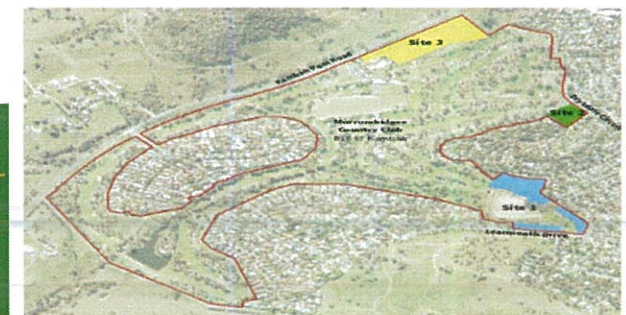
<https://www.change.org/p/speakers-and-members-of-the-legislative-assembly-for-the-australian-capital-territory-support-our-local-golf-club>

(Or via the MCC web site).

If you would like us to keep you informed on progress and discussions email us at:

devcomitee@murrumbidgeegolf.com.au

A SUMMARY OF EACH OF THE 3 PROPOSED AREAS IS OVERLEAF.



Please support your local club

Murrumbidgee Country Club

PROPOSED SITES



Site 1 Learmonth Drive

The rezoning of a 6.5 hectare site on the south-east portion of the golf club along Learmonth Drive will provide for up to 46 detached single dwelling blocks in the order of 600 m². The development will include parklands and trails for community use comprising around half of the site. **Height and single story restrictions** will be imposed to protect existing views.



Site 2 Drysdale Cct.

Just under 1 hectare in size on the corners of Drysdale and Crozier Circuits. The site can accommodate up to 30 units. The development site will be separated from Urambi Village by a 6m wide pedestrian pathway and will include 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 Rd.

This site of approximately 3.8 ha is located on Kambah Pool Road and includes the current golf driving range and cart storage facilities. Subject to consideration of the impact on the golfing facilities and further member approval, this site could provide for detached single dwelling blocks plus multi-unit housing.

Visitors and locals
are welcome

7 Days a week

Social membership \$10 P.A.

WEDNESDAY NIGHT

**\$12
SCHNITZEL**



\$20 STEAK

ALL WELCOME

Murrumbidgee Country Club

Bistro open Daily plus
Wednesday & Friday nights
See website for details

Murrumbidgee Country Club

COMMUNITY NOTICE



**YOU ARE INVITED TO A
PUBLIC MEETING TO
DISCUSS THE DEVELOPMENT
PROPOSAL.**

**AT THE CLUB ON THURSDAY
OCTOBER 11 at 6pm.**

Support your local
Club

Kambah Pool Road
Tuggeranong
www.murrumbidgeegolf.com.au

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