

FACT SHEET

ACTIVE&CONNECTED RETIREMENT COMMUNITY PROPOSAL

AUGUST 2018

DEVELOPMENT SETBACKS

The new clubhouse is the closest component of the development to neighbouring properties. Currently 100 metres from the nearest homes, this will remain at a minimum 60 metres from adjoining homes post development.

Setbacks for residents at the northern end of Brereton Street will improve, with the green-keepers residence currently 35 metres from nearest homes to be demolished. New buildings will be at least 60 metres from adjoining homes following development.

HOME TYPES & HEIGHTS

Our proposal is for a low-rise community with 62 freestanding single-storey homes, 24 town homes and three separate three-story buildings of 13 apartments each.

The maximum height of these apartment buildings will be two metres below the new clubhouse, minimising their visual impact to adjoining residents.

SCALE AND FOOTPRINT

Through community consultation over the past three years, the scale and footprint of our proposed community has been reduced to 5.3 hectares. Several alternate locations were assessed, with superior land to the north eliminated due to environmental concerns, and locations to the east and south disregarded due to increased impacts on neighbouring residents.

The current location and size of the village is the smallest footprint able to achieve a low-rise and viable village community, while also minimising impacts on the natural environment and adjoining residents.

CONSTRUCTION ACCESS

Access for construction vehicles is proposed to be from Gowrie Drive, via an existing fire trail along the northern edge of the course and approximately 700 metres from the entry to the golf course. This is aimed at reducing noise impacts to adjoining residents during the construction phase.

GOLF COURSE CHANGES

To allow the proposed development to proceed, the Club's playing and maintenance infrastructure will undergo substantial changes at significant cost and disruption to the Club. This includes:

- Upgraded irrigation throughout the course;
- Relocation and construction of practice facilities to the disused hole along Gowrie Drive;
- Construction of new ponds to provide water storage of at least 40 megalitres;
- Demolition, remediation and relocation of the maintenance facility;
- Construction of new ponds on the northern edge of the community as both a water storage and safety measure;
- Realignment and/or adjustments to the 8th, 9th, 14th, 15th, 17th and 18th holes;
- Erection of safety nets to protect from stray balls and allow wildlife passage; and
- Loss of the green-keeper's residence.

CURRENT WORKS PLAN



Please reach out to us if you have any questions:



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