

June 2016

The 2016 Redevelopment Proposal for Federal Golf Course – **VOTE NO**

Members - You are again being asked to allow the Club's Board to proceed with housing development at your Course. There are already many who find serious fault with this proposal. Please consider the following, as a yes vote now will put the matter beyond your control and the Course will never be the same again.

Massive Disruption to the FGC over the next 6 years and longer

- Do you want to share the Course for 6 years (Developer's own construction timetable) with construction workers, noise, visual impact, course redesign/reconstruction and continuing safety issues? **MANY MEMBER RESIGNATIONS COULD WELL BE LIKELY.**
- Members will be horrified when they begin to see what they voted for – eg. Four storey blocks of flats next to the Clubhouse and towering over the 18th green. Scattered and remote parking for members. Practice facilities hundreds of metres from parking and tee off locations. **MORE RESIGNATIONS LIKELY**
- The Board is gambling right now with the Club's future. The Club could be defunct before the 6 years construction period is even up.

Flawed Development Proposal

- A massive development including over **120+ dwellings covering 5.7ha of golf course land** and **DOMINATING THE LANDSCAPE. Developer will not consider less.**
- Incompatibility – Over time the 250+ **retired residents** will want to determine their own lifestyle. The quiet life and pets are incompatible with golf. There will be complaints about noise, early golf and course maintenance_ **IS FEDERAL A GOLF COURSE OR A HOUSING ESTATE?**
- By far the biggest benefit for the Club is a clubhouse of up to **\$12m (Developer's figure)** with swimming pool, gym, theatre etc which **most members won't use and don't want.** How can we expect community/Government support for such extravagance?
- **Developer** will not accept as an alternative, a scaled down clubhouse design + cash injection to Club. It wants a **grand clubhouse and facilities for its retirement village members.** WHO PAYS FOR STAFFING, ONGOING COSTS, MAINTENANCE & REPAIRS?
- Long delays before receiving new facilities – up to 6 years before the new Clubhouse is completed - **most benefits are dependent on sales.** WHAT HAPPENS IF THE DEVELOPMENT OR DEVELOPER FAILS BEFORE COMPLETION?

Strong Community Opposition

- Well organised community groups with strong support are waiting to oppose again.
- Bushfire Safety Protocols are likely to require a bitumen road connection between Brereton Street, Garran and the proposed new development. Fervent local opposition is certain.
- There are deep concerns about the impact of development on the Yellow Box woodland on the Course. The potential destruction of this important environment has stopped past developments and will likely stop this proposal

Alternative Strategies

- There are better ways to earn the stream of income Federal needs without destroying the amenity of the Course and its surrounds.
- Develop a professional and realistic business plan (under the current Crown Lease) and involve interested parties and the community in the process.

**DECADES OF HISTORY AND A PROUD
REPUTATION ARE ABOUT TO BE LOST**

**This is the last chance for members to have a meaningful
influence over the outcome of this development. Please
exercise your right to say NO to an ill-conceived proposal**

See our Website garranresidents.wordpress.com for detailed letter on these issues we have sent to the Club