

**An Alternate Vision for Federal Golf Club
Frequently Asked Questions - Issue 1 update
18 December 2020**

Why do we need an Alternate Vision for development at Federal Golf Club?

Our preference would be for no development at Federal Golf Club. However, Federal has described itself as extremely financially vulnerable and stated that it must diversify and increase its revenue sources to survive. The Alternate Vision is a solution to that need, without residential development and without varying the Club's concessional lease.

How is the Alternate Vision going to deliver at least \$1 million a year to Federal Golf Club, in addition to the income it gets from golf operations?

Financial modelling based on industry standards and sector specific experience underpins the Alternate Vision. Absolute confidence in the 'numbers stacking up' was a pre-requisite to developing and promoting the Alternate Vision.

Why didn't you consult with Federal Golf Club before releasing the Alternate Vision?

Consultations have to start somewhere. We understand the Club has expressed its commitment to its current plans, however we believe the Alternate Vision is worth consideration. Since releasing the Alternate Vision on 3 December 2020 we have had a preliminary conversation with the Club and are hopeful of meeting with them in the new year to explain its benefits. We have welcomed discussions with other interested individuals and organisations and we look forward to continuing those discussions and listening to further feedback.

Does the Alternate Vision propose development on the northern part of the course?

No. The northern-most building proposed in the Alternate Vision is the 36-suite boutique hotel on the site where the maintenance shed is located currently (it is proposed that new Greenkeeper's facilities will be located underneath the hotel).

How is the Alternate Vision in keeping with the draft Red Hill Integrated Plan?

Noting that the Alternate Vision was not available for consideration at the time the draft Red Hill Integrated Plan was created, the Vision is consistent with the draft plan, with two exceptions: the Alternate Vision does not involve developing residential housing on the golf course and it does not propose a new access road off Kitchener Street.

There has been talk of 12.5 hectares of unused land on the Club's lease being returned to the Red Hill Nature Reserve - what will happen to this proposal under the Alternate Vision?

That is entirely a matter for the Club, however the Alternate Vision does not propose anything that affects the ability of the Club to honour its intentions in this regard. There is no reason why that parcel of land could not be returned to the Nature Reserve and we strongly support this. In particular, because the Alternate Vision does not propose any change to the design of the existing golf course, that 12.5 hectares is not needed to deliver the Vision. Under the current proposal for residential development which will build on existing fairways/greens, the Club may need to use that 12.5 hectares to redesign its course.

Does the Alternate Vision propose to build more cycling/walking paths on Red Hill Nature Reserve?

No. The Alternate Vision proposes to enhance protections for the Nature Reserve whilst maintaining access for the public by better management and maintenance of existing tracks which have been established by pedestrians and cyclists around the golf course over many years.

Where is the parking?

The Alternate Vision utilises the natural fall of the site to locate all parking underground, beneath the clubhouse and wellness centre.

Are any new roads proposed to deliver the Alternate Vision?

No. New roads mooted in previous development proposals and the draft Red Hill Integrated Plan (such as off Kitchener Street, Hughes), or extensions of existing roads to provide access to the Club (such as extending Brereton Street, Garran) are not part of this proposal.

How much traffic will the Alternate Vision generate?

While a traffic study has yet to be completed for the Alternate Vision, preliminary analysis indicates any traffic likely to be generated by the proposed development would be:

- accommodated within the existing road network;
- no more significant than a residential development of 125 dwellings;
- unlikely to be coincidental with the commuter peak period; and
- less than Federal Golf Club would have generated in the past when it had substantially more members than it does today.

How big is the footprint of the Alternate Vision compared with the proposed residential development?

The footprint of the Alternate Vision is around 6,000 sqm (including 2400sqm clubhouse matching the footprint of the existing clubhouse), while the footprint of the current residential proposal is around 20,000 sqm (including 1200 sqm for the clubhouse). So, the Alternate Vision will take up less than a third of the land of the residential proposal, while providing a larger clubhouse.

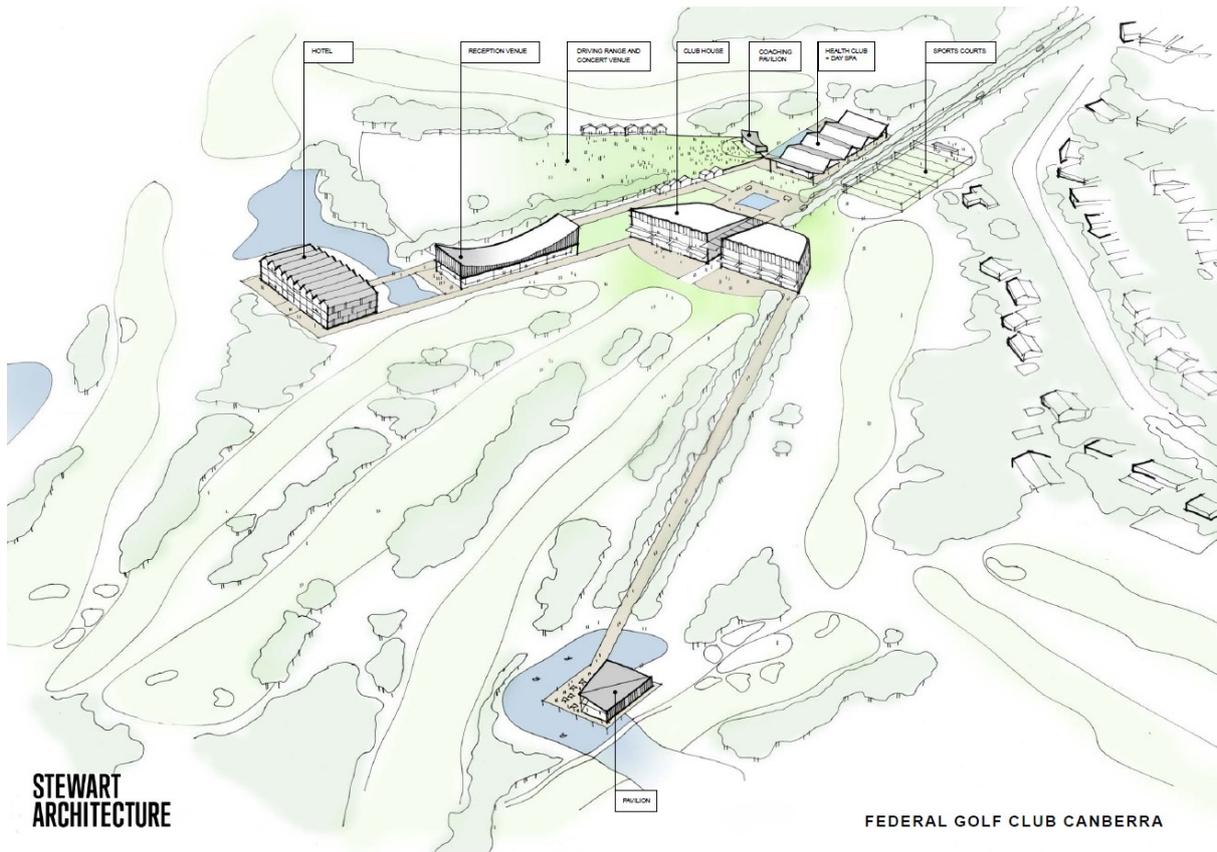
Why was the Canberra Southern Cross Club invited by your group to participate?

In order to progress the Vision, we sought out a hospitality provider who is local and has a strong connection with the Canberra community, who understands member-based organisations, who has a sound financial track record, and who is focussed on delivering services to members.

Canberra Southern Cross Club is a long-standing and successful Canberra institution with a strong record as a not-for-profit, member-based organisation providing hospitality and health and wellness services. The Club is a strong supporter of local sporting clubs.

Canberra Southern Cross Club has deep expertise in the key revenue-generating elements of the Alternate Vision - namely hospitality and wellness/fitness - which would provide the financial lungs for Federal Golf Club into the future. They have a demonstrated history of mutually beneficial collaboration with member-based sporting organisations, which has enabled those organisations to thrive and focus on what they do best - manage their sport - for example, the Canberra Yacht Club and Western District Rugby Union Club. This support enables such clubs to operate effectively by concentrating on their specific expertise whether that be sailing, rugby or in this case running a successful golf course.

It may be that Canberra Southern Cross Club is not the ideal partner to operate all or indeed any of the services proposed in the Alternate Vision, but given their expertise in the area we asked for their input and as the Alternate Vision progresses we are looking to work collaboratively with stakeholders to get the best outcome for the Canberra community.



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