



Aura Retirement Facility Public Benefit Statement

837-857 Waterworks Road, The Gap

Introduction

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This document provides a Public Benefit Statement in support of the proposed Aura Retirement Facility at the Ashgrove Golf Club, located at 837 - 857 Waterworks Road, The Gap

The facilities location in the southern portion of the Golf Course offers a unique, high-quality opportunity that provides comfort, tranquility, and accessible amenity for retirees seeking independent living arrangements.

The development will not only unlock much needed retirement housing and alleviate broader housing pressures; but will provide necessary investment into the Golf Club to ensure its' financial sustainability and continued operation.

The key public benefits are outlined in the following slides and are summarised into the following themes:

- 1 Retirement Need
- 2 Ongoing Feasibility of the Golf Course
- 3 Integration with Environment
- 4 Design Excellence



1 Responding to the Housing Crisis

South-East Queensland and Brisbane is in the midst of a housing crisis, with far too few homes available to accommodate the current population. As the population of Brisbane grows **to 3.8 million people in 2046**, this situation will be significantly exacerbated.

The proposed development will respond to this crisis, by unlocking additional housing options for older people, allowing them to 'age in place' outside of their family homes.

Within the catchment, residents aged 65 years and over are projected to account for more than 12% of the population by 2041, equating to approximately 14,150 people. This large portion of the community will result in **strong local demand for retirement housing** as residents seek to maintain their existing community networks whilst being able to live in accommodation that is responsive to their changing needs.

The proposal will cater for the ageing population and those who are seeking **independent living with a high degree of scenic and lifestyle amenity**. It will also contribute to Brisbane's sustainable growth by concentrating much-needed housing supply in an existing urban area, reducing urban sprawl, and considering the surrounding natural and landscape values.

A development that allows The Gap community to age in place

14,150

65+ Residents by 2046

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1.9%

Growth per annum 65+ Residents in 2046

2 Ongoing Feasibility of the Golf Course

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The future of Ashgrove Golf Club is closely linked to its ability to realise a complementary commercial opportunity through co-location with the proposed Aura Retirement Facility. Like many established sporting clubs, Ashgrove Golf Club faces ongoing and increasing costs associated with course maintenance and facility upgrades.

The proposed development has been sensitively designed to maintain the facility as an 18-hole course which achieves the same current standard of play and par. The investment generated through the retirement facility will enable the Club to reinvest in course improvements, clubhouse facilities and broader site management, supporting member retention and attraction and ensuring the long-term economic sustainability of the Club.

Ashgrove Golf Club is an important recreational and social asset for the local community and contributes significantly to the green and leafy character of The Gap. Enabling the Club to evolve in a considered manner, while retaining its core sporting function, allows it to continue to meet contemporary community needs.

**Supporting a sustainable future for a
valued community and recreational
asset**



Ongoing Feasibility of the Golf Course

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Synergies between Golf Course and Retirement Living

The Retirement Facility's colocation with the existing Golf Course encourages club membership and the use of the existing facilities as a leisure activity which **promotes the physical health and wellbeing** of residents.

The residential area surrounded with natural amenities and bushland, including the Enoggera Hill Bushland, the Enoggera Creek and the Walton Bridge Reserve Playground, all of which **underpin the outstanding Brisbane lifestyle**. The nearby recreation opportunities enhance the overall liveability of the retirement facility.

The communal recreation areas integrated into the facility in addition to surrounding recreation and open space contribute to creating a **vibrant and inviting environment** which enriches the lives of residents and **fosters a strong sense of community for all to enjoy**.

A vibrant retirement community shaped by nature, activity and connection



3 Integration with Environment

Respecting The Gap's open space while enabling sustainable community growth



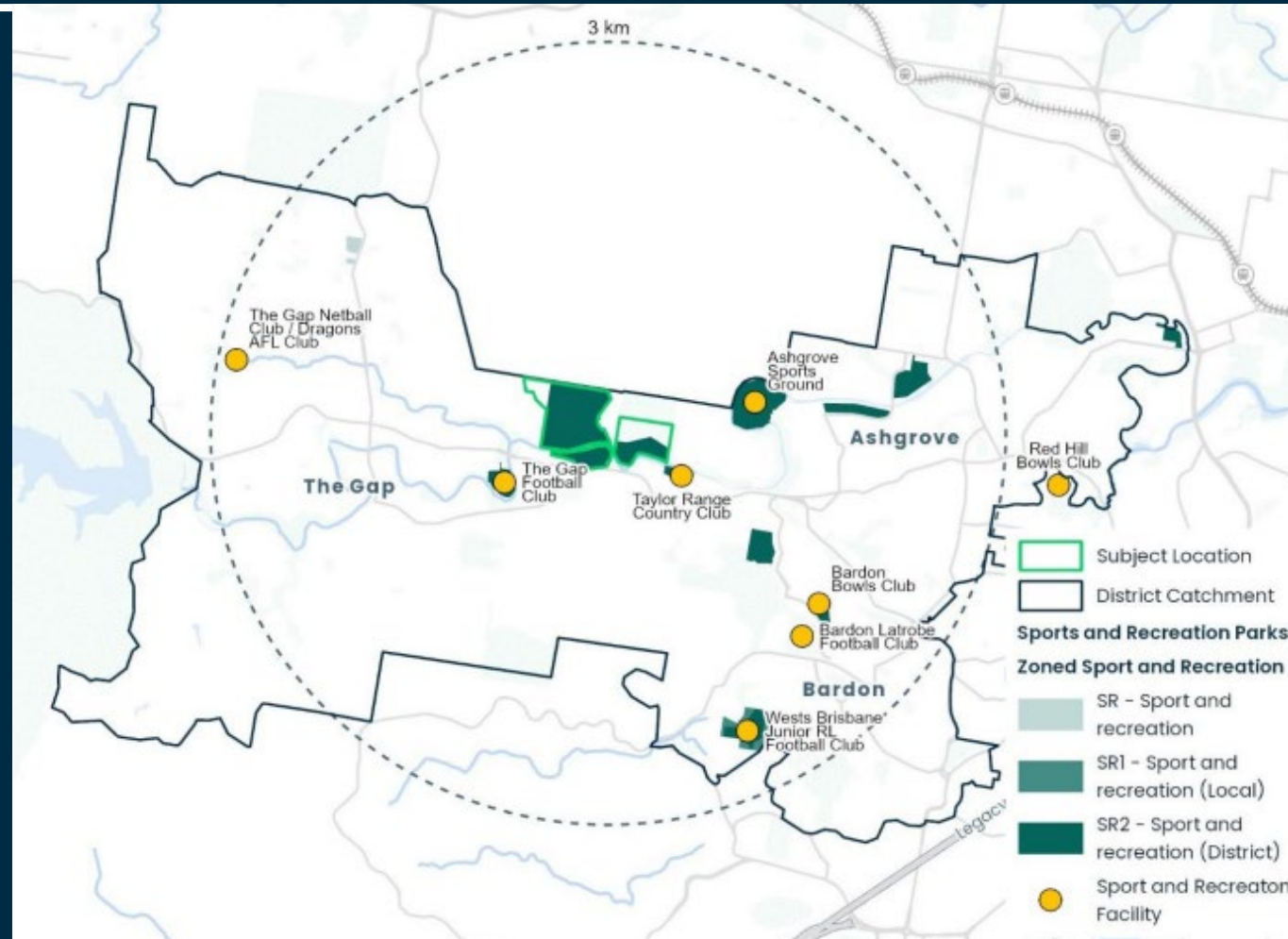
The Community

The development maintains the strong environmental and open space values offered by the Ashgrove Golf Club through its sensitive design which minimises the impact on sport and recreation land required for the club. The current design will utilise only 1.7% of the 40.6ha Ashgrove Golf Course.

The development is contextually-sensitive to the surrounding natural environment and land uses, ensuring that **ample sport and recreation areas are preserved for community use.**

The Sport, Recreation, and Open Space needs assessment determined that there is a high per-capita percentage of recreational and open space areas that currently fulfill the community need. The study also found that the development proposal is sustainable, with the recreational **open space areas able to meet the future needs of the catchment**, especially catering for expected population growth.

The development will allow **a greater number of people to access and enjoy the natural features** of Ashgrove Golf Club.



4 Design Excellence

The proposed Retirement Facility will deliver an exceptional purpose-built retirement living opportunity in a catchment where population ageing continues to outpace appropriate supply delivery. Featuring truly first-class amenities and quality of living, the development will be a unique offering for the community looking to downsize or have access to a greater level of amenities and support.

The design of the buildings features high-quality architectural design that responds to the 'Buildings that Breathe' principles. These principles include:

- Creating a range of great outdoor spaces for residents to gather and enjoy Brisbane's subtropical climate
- Generous access to daylight and breezes through cross ventilation
- Strong building identity that reflects the surrounding natural and residential character
- Integration of living greenery across the building, including at ground level and along facades
- Sustainable design elements that responds to the needs of the users and provides options to reduce emissions

**Thoughtfully designed retirement living
for Brisbane's subtropical lifestyle**



Design Excellence

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The building is positioned to the east of a landmark fig tree, offering sweeping city views to the east, expansive golf course vistas to the north, and a framed outlook to the fig tree in the west. **The valley setting provides striking views of the surrounding mountain ranges**, reinforcing the connection between the built form and its natural context.

A material palette of brick, stone and timber highlights along with pockets of vegetation have been selected and inspired from the surrounding environmental features.

The pool and communal spaces are **shaped by sweeping curves that mirror the rolling hills**, creating a refined, resort-style atmosphere. Strong pedestrian connections to the clubhouse support an active and social relationship between the club and the retirement community, with easy access to food, beverage, and golf play opportunities.



“Considered architecture and generous landscaping working together to shape a high-quality subtropical design...”

Cox Architecture

ORBIT



AURA