



LINKS

GOLF & WELLBEING



PROPOSED CHANGES TO THE HOPE ISLAND RESORT SCHEME OF DEVELOPMENT

GH Properties (GH) owns and operates the golf course and clubhouse of Links Hope Island. It also owns nearby development land within the Hotel, Clubhouse and Resort Living precinct. GH has prepared a development master plan for a major upgrade of the clubhouse including a new golfer's lounge and fitness centre together with the development of high-quality residential villas and apartments.

The objective of the master plan is to create a vibrant, activity-based resort precinct and position it as the premium place for wellbeing, lifestyle and leisure on the Gold Coast's north shore. The GH development philosophy is to make health and wellness a core competitive advantage. GH would like to establish Links Hope Island as a community hub by creating extraordinary facilities and experiences for our members, guests, and the whole Hope Island Resort community.

To make our vision a reality, GH needs the support of the HIR community to approve changes to the planning scheme to allow the development of another 61 dwelling units and permit a number of lot entitlements to be transferred to the apartments. This document explains the development master plan and what changes to the Scheme of Development are needed.



GH PROPERTIES

The development master plan has evolved over several years. The scale and density has been substantially reduced and reshaped by our architects and planners in response to community consultation.

COMMUNITY CONSULTATION

GH has consulted extensively with PTBC and PBC representatives and many others from the Hope Island Resort community. The motion to amend the Scheme and allow the related development proposal was lost at the 2021 annual general meeting and GH was criticised for not consulting enough with the community. GH has since consulted directly with many HIR residents and through an advisory group formed specifically to provide input into the master planning of the site. We greatly appreciate the effort and dedication of the advisory group members and others that have provided feedback and suggestions. We also recently undertook a survey to better understand preferences for the clubhouse facilities and services. In response to the input, substantial changes have been made to the development master plan and we have strived to align it with community expectations. The key changes include:

- Reducing the building heights to ensure compliance with the existing Scheme (therefore no changes to building height is sought in a Scheme change);
- Substantially reduced the additional number of dwelling units being sought;
- The golf course and clubhouse businesses will retain a much higher number of entitlements;
- Clubhouse upgrade aligned to community preferences.

The development master plan comprises a substantial upgrade and refurbishment of the Clubhouse and three upmarket residential complexes near the clubhouse.



SUBSTANTIAL UPGRADE AND REFURBISHMENT OF THE CLUBHOUSE

Even though GH undertook an upgrade of the bar/café a few years ago, the clubhouse requires very expensive repair and maintenance work. Furthermore, GH would like to provide a range of new facilities and refurbish the whole clubhouse. Although the upgrade and refurbishment of the Clubhouse does not require a change to the planning scheme, GH needs the overall development master plan to be approved to justify incurring the substantial expenditure on the Clubhouse. it is intended to proceed with these works as soon as the scheme change is approved giving GH confidence of the financial viability of the overall master plan. Some details of the exciting changes to be made include:

Golfer’s lounge

The Golfer’s Lounge is designed as a welcoming space for Members and visitors to gather and socialise after golf. The area will be suitable for post-game Member presentations. An emphasis will be to provide a good range of wines and related snacks. A design style of modern elegance will be applied by using feature ceiling battens, booth seating, high-quality comfortable furnishings, indoor planting, and seamless transition between the indoor and outdoor spaces.

Fitness Centre

A boutique, high-quality fitness facility is planned that will provide a range of cardio and resistance equipment, pilates equipment, group exercise room, yoga facilities and specialty recovery facilities.

Terrace Function Area

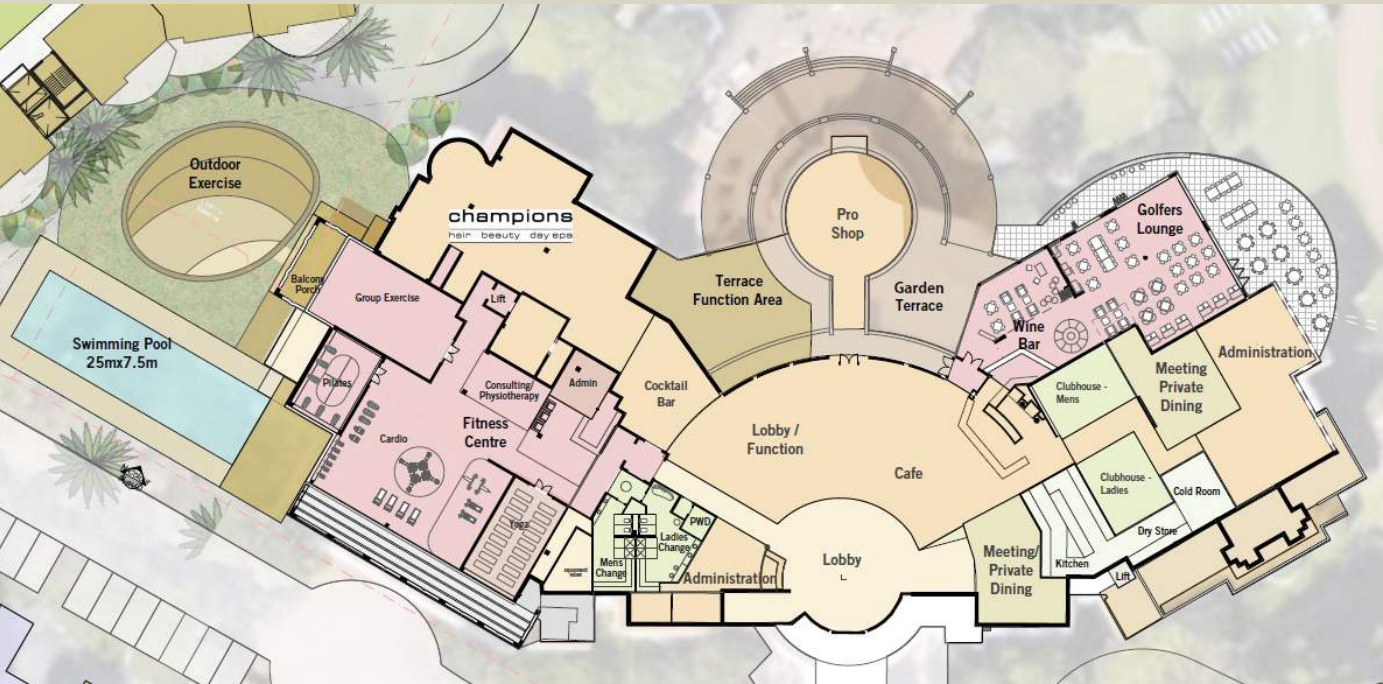
A newly designed covered outdoor seating area will be incorporated into the new food and beverage facilities. The area will extend the options for a function space, but also available for golfer and member use.

Medical Consultation Rooms

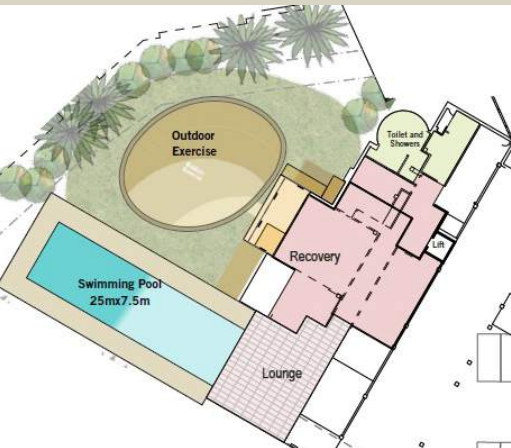
A small number of consultation rooms for medical specialties, such as physiotherapy or osteopath.

Swimming Pool

A 25-metre heated swimming pool will be used as a lap pool especially for aquatic exercise programs.



Clubhouse Upgrade Ground Floor



Clubhouse Upgrade Lower Ground

TERRACE FUNCTION AREA



Covered outdoor seating

GOLFER'S LOUNGE



Outdoor seating & Ceiling Battens Details



Ceiling Battens



Reference Arch Booth Seating



Reference Arch Booth Seating

FITNESS CENTRE



Arch Shape Mirror & Greenery details



Arch Shape Cohesive with Feature Walls shape



LUXURY APARTMENTS

The master plan seeks to create a new residential community at Hope Island Resort by establishing three unique residential complexes near the Clubhouse.

North Apartments

The finishing touches are being applied to plans for a residential building of 28 apartments to the North of the Clubhouse. The architectural intent of North Apartments is to incorporate planter boxes on the balconies to soften the façade of the building. This part of the master plan does not require a change to the planning scheme.

West Villas

10 luxury villas of two to three stories are planned to the West side of the Clubhouse. These uniquely designed villas will be situated partly over the lake and have spectacular broad outlook over the golf course and lake.

East Apartments

The East building will have 52 apartments, generously sized in two and three bedroom configurations. These apartments will have spectacular views over the golf course and water or orientated to the north.

DESIGN

Market and Quality

A market of well-heeled, empty nesters seeking wellness lifestyle benefits is a segment that GH wishes to attract to the residential apartments and villas.

Exterior Design

The external design of all buildings has particular importance to GH. It is the objective to update the clubhouse exterior and use external colours, materials and design elements to create a harmonious architectural character. Some reference images illustrating this approach follow:

Landscape Design

The master planned philosophy will be to incorporate wellness elements in the design with an emphasis on the natural environment. In doing so, it will go further than the usual green and sustainability credentials. A biophilic design philosophy will incorporate a lush, sub-tropical planting to soften the buildings and creates a heavily vegetated environment. This will benefit both the residences and Clubhouse members and visitors.

ARCHITECTURAL LANGUAGE



BALCONY WITH PLANTER BOX DETAIL



Disclaimer: All concept images included in this document are intended for reference only, and does not reflect the actual design

Traffic and Parking

Traffic engineers have determined the likely additional traffic generated by the master plan development will be:

		In	Out	Total
Weekdays (additional vehicles per hour)	AM	18	43	61
Weekdays (additional vehicles per hour)	PM	26	17	43

A traffic survey has confirmed that the Active Way - Hope Island Road roundabout is operating at capacity during the morning peak hour period. The traffic engineers have recommended modifying the exit from a single lane to two-lanes, which will substantially improve the performance of the roundabout. GH will coordinate the works and contribute to the cost of making that happen.

An assessment of the car parking required for the master planned development is summarised as:

		Number of Carparks Required	Number of Carparks Provided
Dwelling Units	North	44	56
	East	79	104
	West	18	23
Clubhouse	Main complex	98	134
	Overflow	-	94
Overall (incl overflow)		239	411

In summary, the proposed car parking exceeds what is required and, in particular, the car parking spaces provided for the clubhouse will be sufficient for the usual business and when coupled with the overflow parking will provide for parking demands of the occasional larger event.

Titling and Management

The apartments and villas will be strata-titled and sold to residents. Each stage will be administered by their own body corporate in the usual manner and proprietors will be entitled to control the management of their complex.

GH intends to operate the fitness facilities, golfers lounge and all related businesses. The golf course, golf shop and practise facilities will continue to be operated by GH.

Development Stages

It is envisaged that the development master plan will be staged as follows:

1. The North Building does not require a scheme change approval, so will proceed as soon as practical;
2. Upon the scheme change receiving the Minister’s approval, the detailed design and construction of the Clubhouse upgrade and refurbishment will proceed;
3. The West villas are expected to be developed next and possibly in conjunction with the clubhouse works; and finally
4. The East building apartments.

SOCIAL
MEMBERSHIP
COMING
SOON
Mid-August 2022

A VIBRANT COMMUNITY HUB
ON YOUR DOORSTEP

PRESENTED BY



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PLANNING SCHEME CHANGES NEEDED

The Hope Island Resort has its own planning scheme that regulates development and land uses within the precincts of the Resort. It is a living document and legislation provides for a process to amend the Scheme of Development, which has occurred several times since the Resort's inception. GH needs two changes to the planning scheme for it to proceed with the master planned development.

1. Increase Dwelling Units allowed by 61

GH proposes to fund the substantial cost of upgrading and refurbishing the Clubhouse from the development profits of the apartments. A change to the number of dwelling units allowed in the Hotel, Clubhouse and Resort Living precinct to increase by 61 dwelling units (from 130 to 191). In addition to the dwelling units already allowed (sufficient to build the North Building), this will allow all apartments of the master plan to be constructed and provide the financial support for the Clubhouse upgrade and refurbishment.

2. Transfer lot entitlements to dwelling units

First, allow for 369 lot entitlements of the golf course land to be transferred to the Clubhouse land. Second, allow 810 lot entitlements of the Clubhouse land to be transferred to the Dwelling Units.

Restructuring the liability for body corporate levies by transferring the entitlements to apartments, will substantially reduce this cost to the Clubhouse and Golf Course, which will put the operations on a financially viable footing. The Clubhouse and Golf Course will retain 701 lot entitlements, which reduces the levies to approximately \$200,000 per annum based upon the current rates. A table setting out more detail follows.

Relevant Lot	Current		Proposed Stage 1	Proposed Stage 2	
	Lot Entitlement Allocation	Levies*		Lot Entitlement Allocation	Levies*
Golf Course Lot	569	\$161,092	200	200	\$56,623
Golf Clubhouse Lot	1222	\$345,966	1591	501	\$141,840
				280	\$79,272
North Development Lot	235	\$66,532	235	452	\$127,968
East Development Lot	235	\$66,532	235	828	\$234,419
TOTAL	2261	\$640,122	2261	2261	\$640,122

The golf course and clubhouse businesses will retain 701 lot entitlements and continue to contribute \$200,000 in levies.

The rest 1560 lot entitlements will be allocated to individual dwelling units which has little risk to the body corporate, as the liability for the levy is transferred to many owners.

*For illustration purposes the current levies have been applied, which are \$244.44 and \$66.98 per entitlement per annum for the Admin Fund Sinking Fund respectively incl-GST.

The master planned development will be a game-changer for the HIR community. It will put the golf course and clubhouse on financially viable footing. It will fund the substantial upgrade and refurbishment proposed for the Clubhouse and re-establish it as a social hub for the community.

GH seeks the support of the Hope Island Resort community by voting in favour of the application to amend the Scheme of Development when it is considered by the body corporate at the upcoming annual general meeting. In doing so, it will allow GH to proceed with the master planned development and deliver the substantial benefit it will bring to the community. We appreciate your support.

MORE INFORMATION

Should you have further questions please contact us or attend one of our upcoming information sessions to be held at the Clubhouse.

Please RSVP your attendance or send your query to info@ghproperties.com.au

JOIN US AT OUR INFORMATION SESSIONS

- Saturday 16 July 2-4pm
- Saturday 23 July 2-4pm
- Saturday 30 July 2-4pm
- Saturday 6 August 2-4pm

Location: Thomson Room, Links Clubhouse



GH PROPERTIES



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