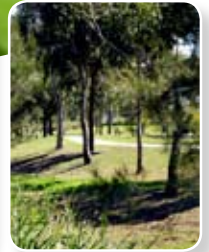


CANNON HILL COMMUNITY LINKS



Community News Update #4 | 2 July 2007

CANNON HILL COMMUNITY LINKS GETS THE GREEN LIGHT!

- A NEW COMMUNITY ASSET • ENVIRONMENTAL ENHANCEMENT • INNOVATIVE WATER MANAGEMENT STRATEGIES
- FAUNA & FLORA PROTECTION CAMPAIGN • ESTABLISHED LOCAL DEVELOPER

Cannon Hill Community Links (CHCL) recently moved one step closer to realisation following the Brisbane City Council's unanimous decision to approve the project.

The Council's decision comes following the backing of the Urban Planning and Economic Development Committee and an independent assessment of the application by UrbisJHD.

The proposed development was submitted by locally-based national civil construction and urban development organisation the BMD Group (BMD).

We believe this is a great win for the local community and the environment. CHCL is a much-needed facility that will enhance the environment and provide an improvement in ecological values.

The Council decision also mirrors recent approvals obtained from the Environmental Protection Agency (EPA) for the reclamation of the disused refuse site and from the

Department of Primary Industries & Fisheries (DPI&F) for those aspects involving marine habitat.

We are excited by the prospect of seeing this project realise its full potential and that the overwhelming backing from local government and independent assessor supports our vision for the project.

The Next Step...

We will now begin preparing the necessary management plans and construction designs, which should continue well into 2008, with construction anticipated to follow.

Our revised website was launched recently and will continue to provide timely information on the ongoing process of the proposed development. If you would like to show your support for the project, please visit the site and follow the prompts from the home page. Registering in this way will allow us to continue to promote CHCL as a much needed community asset.

CHCL WILL INCLUDE:

- An 18-hole public golf course
- A new residential community
- A network of bikeways & walkways
- Café & restaurant facilities
- Planting of over 150,000 native trees & shrubs
- A \$2M campaign to manage & enhance the squirrel glider habitat
- Rehabilitation of a former refuse site
- Open recreational & bushland areas
- No ratepayer contributions required
- Public access to land previously unusable & inaccessible

Proposed Masterplan



A Commitment

BMD is committed to developing CHCL according to sustainable development principles.

To achieve this goal, a statement of our commitment to sustainability was incorporated in the Development Management Agreement we signed with Council, which outlines our dedication to adopting best practice standards, as follows:

- **Water Management:** To exceed Council requirements for water sensitive urban design and to implement an integrated water management strategy. Potable water will only be used for domestic consumption.

- **Energy Conservation:** To ensure that any dwelling constructed by BMD is designed to achieve a five star energy rating, to provide mains gas reticulation and to prepare design guidelines to encourage all landowners to adopt energy efficient design.



- **Wildlife Preservation:** To implement the squirrel glider habitat enhancement strategy and to support the introduction of binding controls on cats and dogs in both the residential area and the golf course for environmental reasons.

- **Waste Management:** To implement a waste management plan for the construction of any dwellings/ buildings.

- **Amenity Provision:** To provide for future reticulation of cable/communication systems by laying additional conduits through the residential area and to provide a bikeway and pedestrian pathway system throughout the project for easy access. It is an aim to also ensure that as far as is practicable, public landscaping (including the planting of over 150,000 trees and shrubs) maximises the use of flora species similar to the local gene pool.





The Features

• GOLF COURSE

The main feature is an 18-hole public golf course including a golf academy and pro shop. The design includes extensive native plantings and retention of the most significant existing trees. Fairways will be planted with salt tolerant grasses that offer a great playing surface but generally do not require traditional levels of chemical weed control. The proposed design also preserves important areas of squirrel glider habitat including the majority of the brushbox woodland on the eastern ridge.



• WILDLIFE HABITAT

BMD has set aside \$2,000,000 to scientifically manage and enhance the site's squirrel glider habitat over several years, including facilitating links with other local bushland areas.

BMD's proposal includes short and long term measures to provide the squirrel gliders with food sources, sufficient habitat and monitoring. Based on research into the long-term viability of the site's colony, the proposed community is located on land that is already substantially cleared. This will minimise impacts on existing squirrel glider habitat.

• BUSHLAND

An exciting feature of this project is the major expansion and improvement of bushland on and around to the site. More than 150,000 native trees and shrubs will be planted in the existing natural area, throughout the golf course, along degraded waterways and in adjacent parklands. This will create a newly enhanced habitat - a beautiful, green refuge for the local community and fauna.

• RESIDENTIAL COMMUNITY

About 10% of the proposed site (12.5 hectares) will comprise a residential community of between 160 - 180 dwellings. It is proposed that these homes are low density and include detached houses and townhouses. BMD plans to encourage the development of homes that reflect environmentally sustainable design principles and to incorporate these principles in subdivision works.

• BIKEWAYS AND WALKWAYS

CHCL will include a network of cycle paths and walking tracks which will connect with Brisbane City Council's expanding bikeway network in the area. Development of the bikeways and walkways, building of the golf course and preservation of the squirrel glider colony will be funded by the sale of home sites - not ratepayer contributions.

• LIFESTYLE HUB

CHCL is set to incorporate a range of recreational opportunities for the community. Everyone will be able to enjoy a casual cup of coffee, a meal at the bistro, a drink from the bar or a visit to the golf pro shop. Function facilities will also be made available to hold a community meeting or even a special function for family and friends.

• WETLANDS & WATERWAYS

The ecology of the site's waterways and wetland areas will be greatly improved following BMD's extensive rehabilitation program. Supporting this effort, extensive computer modelling has shown that the development of CHCL will not adversely affect existing flood patterns or levels in areas surrounding the site.



Frequently Asked Questions

Q: Will I be able to play golf at this course?

A: Yes. The proposal is for a public golf course with playing fees in line with those charged by other Queensland golf courses that offer public access.

We propose that the golf course will be a 'book and play' facility which is not membership based but can be booked for corporate golf days, charity events or other social functions from time to time.

Q: What will happen to the site's vegetation and wildlife?

A: BMD has fully identified impacts of the development on existing wildlife and vegetation during the Environmental Impact Assessment process and will develop management plans to address a range of environmental issues.

The existing squirrel glider habitat will be enhanced, and links created with other local bushland via a \$2 million campaign.

BMD proposes to plant more than 150,000 native trees and shrubs improving the existing squirrel glider habitat, and creating new fauna friendly habitat throughout the golf

course, along degraded waterways and in adjacent parklands.

The proposed golf course design maximises the retention of existing vegetation.

Q: What sort of housing is proposed?

A: Between 160 and 180 dwellings on 12.5 hectares (approximately 10% of the total site). These low to medium density dwellings are expected to include detached houses and townhouses.

BMD plans to encourage the development of homes that reflect environmentally sustainable design principles. We will incorporate these principles into our subdivision works.

Q: What is the size and cost of the residential blocks?

A: The proposal is for individual residential blocks of between 400 m² and 750 m².

The size of townhouse blocks would vary. Prices of the residential blocks have not been determined.

Q: How will the development address water restrictions?

A: It is our goal to exceed Council requirements for water sensitive urban design and

total water cycle management by implementing an integrated water management strategy.

No potable water will be used during construction. Potable water will only be used for domestic consumption and the golf course will use salt-tolerant grasses and will be irrigated using tidal water from Bulimba Creek.

Q: Where exactly is the development and will it include any of the Minnippi Parklands?

A: The 125 hectare site is located on Brisbane City Council owned grazing land on the western side of Bulimba Creek, east of Creek Road and north of Fursden Road at Cannon Hill. It is currently unused and inaccessible to the public.

Bulimba Creek separates the development site from the existing Minnippi Parklands recreation area.

No part of the existing parklands are incorporated in the proposed development of CHCL.

It is proposed that the only vehicular access to the residential community and hub will be from Creek Road with no connection to the adjoining residential areas such as Windrush Street and Foxmont Drive.