



A0211437

The Brisbane City Council

GPO Box 1434

Brisbane 4001

119/800/382/12813	
17 JUL 2026	
INFORMATION MANAGEMENT	
ATTACH No.	CA 26 / 919382

Re Application Reference A007011234

Dear Sir

I wish to object to the proposed development of land at

837, 845 and 857 Waterworks Road The Gap described as The Ashgrove Golf Club.

The details of the objection are attached.

Yours Faithfully

Application Reference A007011234

I am a long term resident of The Gap suburb - 50 years

I am a member of the Ashgrove Golf Club AGC

There has never at any time, to my knowledge, been any provision in the Town Plan, for the development of high rise buildings in The Gap.

It is proposed to erect a ten (10) storey building on land, currently owned and used by the Ashgrove Golf Club AGC. The building will be ten (10) storeys measured above natural ground level.

The building will be used as a retirement facility. Preference given to persons over 65 years old

Building law states that a passenger lift is **not** to be used in an emergency, to evacuate a building. Residents of a retirement facility, can only lawfully evacuate the building in an emergency, by using the emergency exits (stairs). It is impossible for an elderly person to walk down 10 Floors (twenty flights of stairs) to the ground in an emergency. It is harder to walk down stairs, than it is to walk up stairs. Old people have a loss of agility, balance, and strength, to deal with walking continuously down stairs. The handrail must be continuous for the full height of the building. It is most likely that, if an old person loses balance, and falls down the stairs, they will suffer serious injury, even death.

***A retirement facility should be restricted to three (3) storeys above natural ground level .
Ground Floor , First Floor, Second Floor and Roof.***

It is comparatively easy for an old person to walk up (2) storeys, carrying groceries, and safe to walk down (2) storeys in an emergency, holding the handrail. This building will have a lift installed, which can be used by residents. It will have to be installed, to be used by the paramedics. Paramedics can not remove a person, easily and quickly from a building, on a stretcher, down stairs.

The purpose of building law, is to ensure that a building is safe to occupy.

A ten (10) storey building, is not safe to be occupied by old people.

Application Reference A00701124

I object to the proposal for the following reasons.

- 1** There is **insufficient suitable land** on the AGC, for the retirement facility to be located.
- 2** The AGC land, being used for **sport and recreation**, provides maintained **open space land** in The Gap suburb, at no cost to the Council, and no cost to the residents of The Gap.
The use of the land must not change.
- 3** **Entry and exit** to the site is only available from Waterworks Road
- 4** **Entry and exit** to the site for the retirement facility, off Waterworks Road is difficult. The development should not be approved, because it will further compound the traffic problems on Waterworks Road, which get worse by the day.
- 5** The proposed ten (10) storey building is **unsafe** to be used as a retirement facility

EXPLANATION

The Lord Mayor has on a number of occasions, stated that he would not allow land currently zoned **sport and recreation**, to be used for any other purpose. I thought the use of land, zoned sport and recreation for a retirement facility, would be prohibited.

The Lord Mayor has on a number of occasions, stated that he wanted existing **open space land** to be preserved, because it is important for any modern growing city, to retain sufficient open space **to buffer development**. The land on which the proposed ten storey building will be erected, is **open space**. There is not much visible **open space** land left in The Gap. **Open space** is the priceless **amenity** of The Gap.

The dictionary defines **amenity** as pleasantness of place, mode of life, pleasant features of place. **Amenity is the result of good townplanning.**

The Gap can not afford to loose any open space if the **amenity** of The Gap is to be preserved. The erection of the proposed building will seriously alter the **amenity** of The Gap.

The erection of this building, will restrict the view of the open space, and the mountains beyond, for people living in The Gap. It could be argued, why should the occupants of the retirement facility, have exclusive rights to the view.

If approved there will be conflict on site, between the residents of the retirement facility, and golfers, because there is **insufficient land** on the site, for the uses to be effectively separated.

Application Reference A00701124

Social Golf starts at day break. Ground staff start cutting the grass on the putting surface at daybreak. I am sure that nets will be required to effectively protect the residents from golf balls, poorly hit by social golfers. There will be conflict between golfers and residents, when the owners of the poorly hit balls, innocently try to retrieve them.

Entry and exit to and from AGC *for golfers* is available from Waterworks Road, both inbound and outbound on Waterworks Road.

Entry to the retirement facility for *residents and visitors* is only available by lefthand turn from the inbound lane in Waterworks Road. **Exit** from the retirement facility is only available by left turn onto the inbound lane of Waterworks Road.

Entry to the retirement facility is *not* available, by righthand turn, from the outbound lane of Waterworks Road. **Exit** from the retirement facility, is *not* available by righthand turn, into the outbound lane of Waterworks Road.

The consequence of all this, is that the visitors and residents of the retirement facility, will use the **entry** and **exit** to AGC when it suits them. This action would be an unlawful use of AGC land, and hazardous for drivers and golfers. This will be another reason for conflict to occur between golfers, and particularly conflict between golfers and visitors to the retirement facility.

There is the added complexity of *a bike lane on the footpath*, which every driver must safely cross to enter or exit the site.

These major problems could be solved by the widening of Waterworks Road, to provide **safe entry and exit** for the retirement facility, in both directions. If the developers agree to widen Waterworks Road at their expense, as a condition of the approval, it will also enable the parking for the golf course, and the parking for the retirement facility, to be completely separated, with barriers and signs to that effect. It will also provide much easier access to the facilities of The Gap shopping centre, for the residents

Everyone using Waterworks Road at any time, will find that Waterworks Road will be a much smoother drive, if the road is widened.

RECOMMENDATION

It is recommended that the application as proposed is refused.

Application Reference A00701124

Comments

If the Council approves this highrise building, where will the next one be built, and how high will it be?

I understand that approval has been granted by the Council for work to commence on the AGC. Work has started on rearranging the layout of AGC on the "*assumption*" that the development for the retirement facility will be approved.

It appears to residents of The Gap, that the suburb is running out of water, because the reservoir is not storing sufficient water for The Gap. There is significant drop in water pressure at times during the day. It is reasonable to conclude therefore, that there is not sufficient water to supply an additional (76) Seventy Six homes in the proposed retirement facility. The Council should be imposing a condition on developers , that they contribute to the cost of providing additional water storage for The Gap, as a condition of the approval.

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