

I am pleased to advise that the work on the Relocation Project remains very much on schedule despite some minor delays.

## **THE NEW SITE**

The Development Application (DA) was delayed because of the need to obtain closure of part of Rafting Ground Road which required Dept of Natural Resources, EPA and Council approval. This has now been concluded and the DA on the site submitted to Council.

Final design on both the Courses and the Clubhouse continues and when completed those final designs will be shared with Members and incorporated into the final DA.

We thank those Members who made constructive comments on the drawings which have been on display in the clubhouse. Your comments have been noted and acted upon. The drawings will be updated from time to time and you are always welcome to submit your comments either in the book provided or on separate sheets provided.

Members should be aware that the New Site is in the Regional Landscape and Rural Production Area within the South East Queensland Regional Plan. As the name implies land designated in this Area is envisaged as largely remaining as open space and therefore protected from urban development. All the advice we have received is adamant that NO application for On Site accommodation would be approved and indeed were we to apply for such it would seriously jeopardize our overall application. Therefore despite a number of Club Members continuing to advocate we make such an application we have decided not to do so. Should the Regional Plan be altered in the future the subject can be revisited.

## **THE EXISTING SITE**

Members would be aware that Maroochy Council approved a Draft Structure Plan for the whole CBD and it is now with the State Government for their "First interest check". Once this has been completed it will return to the new council where it will go on public display for comments prior to again going before Council and back to State for final approvals.

The initial view of the Plan as it affects the Club land is that by setting aside over 55% of the existing property for rail, roads and public open spaces it has marginalized the JV's potential return. However it is believed that there are a number of inbuilt areas for negotiation which should enable a satisfactory outcome for all parties. These negotiations are expected to occur throughout the ensuing 12 months.

The Club (and B&B) has had the opportunity to comment on the recent Lend Lease redevelopment proposal for "the Plaza". Whilst we could have objected to the additional retail floor space applied for which is above their existing planning approval our comments were limited to issues where their application compromised the implementation of the Draft Structure Plan such as their design continuing to be "inward facing" which results in ugly car parks and product delivery bays facing Plaza Parade instead of Lend Lease creating pleasant retail frontages and public open spaces along that stretch. They have also not provided for connectivity between their facility and the planned rail facility. It is proposed to also review the Big Top proposal in the near future with a view to perhaps commenting on this as well.

## **FUTURE ACTIVITY**

The Project Team and the Board have set aside a whole day later in February to workshop resolving the answers to several hundred detailed questions on the new site so that the designers can finalize detailed designs. This is seen as key to the work which will be done over the next 12 months.

One of the many issues which we hope to resolve will be the Motorized Cart issue. We thank all those who responded to our survey and assure you that all comments will be considered carefully. Once we have finalized our position on this topic we will call a meeting of interested Members and would hope this would occur during March.

## **RELOCATION DATE**

The target date for relocation remains at April 2011 at which time all facilities other than the second course will be completed. The second course will be completed by April 2012.

Tony Nicholson

Director Relocation

## ***STOP PRESS***

## **MOTORIZED CARTS**

At the Board meeting held on 19<sup>th</sup> February the Board (subject to finalizing one or two questions) decided to move to Club owned carts exclusively at the new course.

The decision was based on a number of powerful drivers including:-

- \* Significantly reduced building footprints
- \* Significantly reduced building costs
- \* Significantly reduced annual costs to Club
- \* All carts stored under clubhouse for easy access
- \* Full involvement of Professionals
- \* Lower annual outlays for existing cart owners than
- \* Greater opportunity for ALL other Members to afford carts on regular basis
- \* Guaranteed access to a cart whenever a participating member requires to do so
- \* Uniformity of carts on new course – all being well maintained & regularly updated
- \* The opportunity for existing owners to trade in carts as part of Club purchase
- \* Golf Club storage will be avail adjacent to golf carts, Day one at new course

A paper outlining the way the scheme will work, the costs involved and the full benefits to be had by Members and the Club is being prepared and will be distributed to Members as soon as possible.

This will be followed by an information evening at which Members will have the opportunity to seek any further clarification required as well as being updated on other facets of the Relocation Project.