

**Course Development Proposal - Members Information Bulletin No. 8**  
**22 April 2016**

Members,

There has not been much to update everyone on until recently, this being the reason for the lengthy time interval since the last info bulletin. The proposal to rezone the Leased Lot 152 where the new holes are proposed, is still going through the SCRC approval processes. The Developers are still very confident this will be approved, in fact, they have deposited the balance of the non-refundable deposit (\$40,000 + GST) into the Club's solicitors Trust Account as per the Contract.

The Developers are still working on various parts of the proposal in the background while the rezoning processes continue. Since the "Off The Tee" newsletter issued in December, the Developers have officially engaged Ross Watson Golf Course Architecture to design the new holes etc. Ross is a very well respected golf course architect and was responsible for the design for the Horizon Living proposal in 2007. Members wishing to view some of his work can go online to [rosswatson.com.au](http://rosswatson.com.au)

The Developers and Ross have proposed a preliminary revised design for the development. This entails a change of configuration to the land being sold, but with the actual area in square meters remaining exactly as per the Contract. The draft plan also differs in respect to the golf course, with the proposed Clubhouse relocated from the original site, new holes being constructed on Lot 152, some existing holes being reconfigured and the proposed practice range relocated. Ross Watson is in the process of doing a CAD (computer) design of the revised submission for presentation to the Club. Upon receipt of this design (hopefully by the end of this month), a plan of the full development as submitted for revision, will be posted in the Clubhouse for members to view. Hard copies will be made available to any member who requests one.

The Club's solicitor has been consulted regarding the proposed changes. He has advised that the changes are significant enough to be classed as a "material change to the Contract". His advice is that another Special General Meeting be convened so that the members can have their say and vote on accepting the changes to the Contract. It is stressed that this vote is not for the actual proposal, as this has previously been accepted by the members, but only for the changes to the land configuration and the course changes.

Once the revised drawing is available, a member's information night will be scheduled before the SGM is held. It is hoped that Ross Watson will be able to attend the information night to answer any member's questions relating to the redesign. Ross is of the firm belief that the proposed course layout is vastly superior to only constructing some new holes on Lot 152 and trying to make them integrate with the existing course. The Management Committee has met with both the Developers and Ross to view the preliminary draft submission, and are of the opinion that the proposed changes improve the development for the Club.

If the changes to the Contract are accepted by the members at the SGM, the proposed construction of the new holes and the reconfiguration of existing holes will be done in stages (planned as 3 stages) so as to always have 18 holes available to members, as per the original concept. The Developers and Ross are fully aware of this requirement and this is one of the overriding factors they have taken into account.

It should be noted that if these changes are approved, there is no financial cost to the Club. The Developers are still required to deliver the course to the satisfaction of the Club at their cost, as per the Contract.

Members will be advised when the CAD design is received by the Committee and will then be able to see the proposed changes for themselves, before the information night.

Al Bruscheiler  
President