



DEVELOPMENT NEWS

18th MAY 2016

On Tuesday night Newcastle City Council formally approved the DA for Stage 1 of the Aveo aged care buildings along with upgrade to the entry road and parking at our course. This is one of 5 DA's to be processed in the coming weeks. Work will now commence in earnest on all aspects of the project. During this construction and redevelopment phase it is important that we retain and attract as many players as possible to our course. As members of Shortland Waters Golf Club we are all shareholders in what has been described as an iconic leisure and sporting community asset. Whilst this is a fantastic opportunity for our club it will only succeed if we all support it and help to maximize its potential.

We are now in a position to distribute the drawing for Stage 1 redevelopment but we don't expect this to come into play until late June. A copy of the Stage 1 drawing is attached. We will give plenty of notice about when this will occur. There is still work to be done clearing trees around what will be the 1st Tee and also the 2nd tee. To allow construction of the new clubhouse, the 1st Tee will be relocated forward and to the left of its current location. After playing the 1st, proceed to the old practice area adjacent to the 1st where the 2nd will be a short Par 3. You will then play the remaining front nine holes in order until you play the existing 8th hole. By this time you will have completed the front 9.

Then proceed to the existing 13th Tee which becomes the 10th hole. (This hole will be played as is for some months but a new green is to be constructed on the old green nursery, below the 13th green, and several trees will be removed to allow this.) Then proceed to play the existing 14th hole, which becomes the 11th hole, and then play the existing 12th hole as the 12th. Proceed to play the existing 11th hole which becomes the 13th. Follow this with the existing 15th hole as the new 14th Hole and you will then play the existing 16th and 17th holes as the 15th and 16th. You will then proceed to the existing 18th Tee to play a short Par 3 to a green on the 18th fairway as your 17th hole. (During the coming months a new tee will be constructed for this hole forward and to the right of the existing Ladies tee. A new green is to be built diagonally across the 18th fairway in the direction of the greenkeepers shed.) You will then proceed to the new 18th Tee, located behind the existing 10th Tee, and play to the existing 18th as your final hole. There will be directional signs in place to help you follow the revised order of play.



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There have been some thoughts expressed about Stage 1 having 7 Par 3 holes. Whilst that may not be ideal, the Greens Committee and the Board thought it preferable to be able to offer a full 18 holes during the construction period rather than reverting to a 14 hole course. None of our existing Par 3's are what you might describe as short Par 3's and nor will they be in the future. During this transition period look upon the "temporary Par 3's" as an opportunity to improve your iron play. In these holes the 2nd will comprise the recently constructed nursery green, the 17th utilizes the turf from the 9th hole for its green and the 18th utilizes the existing 18th green. Whilst these may be temporary holes we will not have any temporary greens cut into the fairway like we recently experienced on the 1st hole.

There will be a reduction in the overall length of our course during Stage 1 and Stage 2. However, we will all be able to continue to play 18 holes golf as we have before and the redevelopment of the course and construction of the new holes will proceed without the loss of play. It is fair to say there will be some short term pain for a huge long term gain. By January 2018 Shortland Waters Golf Course and Club will be so different and so much improved on what it is today.

There will be so much activity on and around our course in the next couple of years and we want to keep you well informed about all of this. I can tell you the Greens Committee have a wish list as long as your arm of improvements they would like to see carried out to the existing holes that will remain in the future. One item alone is the removal and trimming of trees in certain parts of the course that have become a pain to us all over recent years. The focus isn't just on the development and the future. As mentioned previously, we will lose the existing carpark during construction we will regain it when that is complete.

We have also attached a copy of the Aveo newsletter which includes additional detail including an artist impression of the new clubhouse building. As soon as we have further details we will forward those to you and they will go on display in the clubhouse.

In our next newsletter we will focus on the future and where we hope to be when the course and clubhouse are complete..

Allan Milton
Development Communication Officer

You may wish to enlarge or print this page.

STAGE 1 GOLF COURSE LAYOUT



MAY 2016

DEVELOPMENT UPDATE

Following on from the information provided during April 2016 we are delighted to provide a further update on the status of physical works to take place at the club in the coming weeks and an update on planning approvals.

TEMPORARY WORKS

Golf course

- With details now resolved for the staged implementation of the temporary course arrangements, a large set of course layout plans have been produced for the information of members and will be displayed in the Clubhouse.
- Works on the golf course in the coming weeks include reconfiguration of hole numbers, 2 temporary tees and some tree removal. The course arrangements for Stage 1 will be 5218m in length and will maintain 18 holes in play. These arrangements are reflected on the score cards and plans displayed in the Clubhouse.
- Final course layout plans are also nearing completion, the final course layout is to be approved by the course committee and will reflect the best possible outcome for members whilst also addressing the many environmental constraints applicable to the works.

Pro Shop

- The existing pro shop will be vacated at the beginning of June and the temporary shop will be located in the meeting room of the existing Clubhouse until the new clubhouse is built.
- The existing pro shop and surrounding out buildings will be demolished at the beginning of June.
- A storage area to replace lost space from the pro shop will be integrated into the existing men's change rooms for members equipment storage.

Cart Shed

- The cart shed is included in the buildings to be demolished and will be relocated as a permanent building alongside the maintenance sheds. Construction on the new shed is expected to begin within the next few weeks.

Parking

- The western portion of existing club and UoN carparking will be affected within the next few weeks as demolition works commence, with approximately 54 parking spaces unavailable. A temporary parking area with 47 spaces will be developed near the maintenance sheds to replace lost parking until the permanent parking arrangements are built as part of the new Clubhouse.



Contact Details

Should you have any questions regarding the development, please don't hesitate to contact the office for further information:

Email: manager@shortlandwatersgolf.com.au

Phone: (02) 4955 8169

MAY 2016

Development Update

NEW CLUBHOUSE

Jackson Teece architects have provided a rendered image of the new Clubhouse. A larger image including a landscape concept plan showing the overall site plan, final parking arrangements as well the floor plan and interior design concepts have been provided in a larger format and will also be on display at the Clubhouse for viewing by all members in the coming weeks.



PLANNING APPROVALS

With a view to commencement of development related works as early as practicable, the development team continue to work closely with Newcastle City Council (NCC) on the submission and approval of staged development applications.

Current applications with NCC for approval are expected to be approved in the coming weeks and include;

- DA for the new entry road, inclusive of separation of club and University car parking
- DA for new clubhouse
- DA for the first phase of the seniors living development
- DA for Lorna Street remediation and golf course works was lodged at the end of April and expected to be approved in the coming months.

The development team will continue to work closely with club management to ensure members are kept informed prior to works getting underway. We appreciate the ongoing support and understanding of members and guests.

We look forward to keeping members and guests informed as we progress towards commencement of the development.



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