



## DEVELOPMENT NEWS

**11<sup>th</sup> November 2016**

Contract negotiations between Aveo and the various construction tenders has taken longer than any of us would have liked. However, we are now in a position to provide members with an update of that situation.

### **CLUBHOUSE AND AVEO COMMUNITY CENTRE.**

Newcastle company Graph Building have been selected to carry out construction of the new clubhouse and the Community Centre for the Village. Both of these contracts will be carried out concurrently.

Graph Building have extensive experience in large commercial builds including clubs. They are the preferred contractor for West and recently completed work on West Cardiff and West Newcastle for example.

Graph have been working to obtain construction certificates to commence work on the clubhouse in the next fortnight. It is anticipated that the clubhouse will be completed by mid-2017. A hoarding has been erected around the clubhouse site and does provide a little insight into future expectations. As further details come to hand on internal finishing we will distribute these via our newsletters.

### **Dwellings for the Village.**

McDonald Jones Homes will be responsible for the Stage 1 dwellings including internal fit out, private landscaping, public landscaping and park areas.

McDonald Jones Homes need little introduction as they have been one of the leading home builders in our area for some time now. They have also recently taken out naming rights for what was known as Hunter Stadium as well as sleeve sponsorship with the Newcastle Knights.

### **CIVIL WORKS.**

As you are probably already aware all civil works to date have been completed by Daracon and they will continue after the existing clubhouse is demolished as completion of roadworks is required.

## COURSE REDEVELOPMENT.

Programmed Turnpoint have been selected to construct the six new holes as well as the new greens for the current 10<sup>th</sup> and 17<sup>th</sup> holes. Turnpoint are one of the leading golf course, race course and turf management companies in Australia. They have recently completed construction of two new courses on King Island near Tasmania. Locally they were responsible for construction of Koohinda Waters and Magenta Shores courses on the Central Coast.

In addition Turnpoint were engaged to rebuild our 1<sup>st</sup> hole following significant damage during the April 2105 storm so we are familiar with their work. At this point it is worth mentioning the brief that was provided, and has been accepted, regarding the type of construction required by our club.

**The Shortland Waters Golf Course reworks are designed to be playable by members of the SWGC with a subtle mix of medium length holes and strategic bunkering rewarding thoughtful shot making.**

**The existing course could be classified as a parkland style with a mix of narrow short to medium length holes with minimal bunkering. It is a course which requires accuracy from the tee rather than brute length and rewards shots into the green which are played from the correct side of the fairways. This fundamental strategy is to be maintained with the new holes albeit the planting of large trees on the Lorna Street site is prohibited due to the strict environmental requirements set out by the auditor.**

It is very much our wish to retain a quality course that provides a challenge for the low handicap golfer but at the same time is an enjoyable course for high handicap and social golfers.

Turnpoint will be on site in the next few days putting up signage and organising equipment ready to commence in the next two weeks. We have received the latest update for the proposed course redevelopment and there is a meeting next Wednesday between Turnpoint, Aveo and club officials to review that plan. Once agreement is reached on the two new greens, the six new holes and the final course layout we will display those plans on the noticeboard in the clubhouse.

Work will commence first on getting the new greens on the 10<sup>th</sup> and 17<sup>th</sup> underway. Completion of the course redevelopment is still expected to be December 2017.

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