



DEVELOPMENT NEWS

13th January, 2017

Since the partnership between Aveo and Shortland Waters Golf Club was announced it has been the focus for our board to maintain an 18 hole golf course for the members with as little inconvenience as possible. Along the way we have had one or two moments but in general terms we have enjoyed a good degree of success with this approach.

There are currently two new major works programmes - one commenced last Wednesday and another is due to commence on Monday 16th January. Whilst these works are essential to the development programme the board has worked tirelessly to continue to focus on minimal disruption for members.

The time has come to connect the Retirement Village to Hunter Water supply. The supply line needs to be directed under the forward tee on the 3rd Hole (original 2nd hole), then down the hill beside the concrete path running up from the 1st green and then under the 1st fairway. The board has negotiated with Aveo for the supply line to be installed in tunnelling under the 3rd tee and under the 1st fairway rather than in trenches in these areas. Aveo have agreed to the additional costs involved in this plan. After the supply line crosses the 1st fairway it will then proceed through the gully and up across the 8th and 9th fairways. Trenches will be dug across those fairways but will be restored to current conditions once the piping is in place.

The second task relates to the supply lines for High Voltage power lines and telecommunications lines to the new clubhouse site, maintaining those services to the existing clubhouse and supplying those services to the Retirement Village before the next section of the access road is completed. Attached is a copy of the Aveo Works Notice for this work.

To give you a greater insight into this work and how members are affected the following comments are offered. The power and telecommunications services need to be run from a starting point located in the western carpark. The lines will be directed from that point across the carpark side of the existing clubhouse, down the eastern end of the clubhouse, under the existing practice putting green and across the access road. This work will commence from Monday 16th January.

A consequence of this work is that we will lose the eastern half of the existing practice putting green. Aveo have agreed to rebuild the old 9th green, adjacent to the sales office, as an interim practice putting green. Turnpoint have been engaged to carry out this work and, rather than use the turf from the existing putting green, they intend to prepare and seed this green. It is anticipated that this green will be available for use in 8 to 9 weeks. During this time we will have a reduced size practice green.

NOTIFICATION OF UPCOMING WORKS—PUTTING GREEN

Beginning next week (Monday 16) service works will begin which require a trench through the existing putting green. Unfortunately this will result in only half the putting green being available for use at this time.

A new interim putting green will be provided on the old 9th green, however due to construction and grow in times this will not be immediately available.

The interim putting green will then be available until the permanent one is established as part of the overall course works.

We apologise for any inconvenience and thank you for your ongoing patience and support.



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

The work required along the carpark side of the clubhouse will be carried out at night time to minimise the effect on access to the club and on trading. All of this work is being carried out to Ausgrid requirements. Following negotiations with our board, Aveo have agreed to finance the cost of replacing the 9th green.

We very much appreciate Aveo's contribution to these tasks and for maintaining progress on the development. Delays incurred early have been frustrating but we are now seeing good progress.

In the original plans for the course redevelopment it was planned that the 12th hole and the 14th hole would be shortened by moving the tee blocks forward on both holes around the middle of this year. This will now not be happening at that time. Whilst some development works may take place on Stage 2 of the Retirement Village, there will be no major changes to the course until the six new holes are brought into play in early 2018.

You have probably noticed a considerable increase in activity on the new clubhouse in the past week. Graph Building staff commenced on site last Wednesday and there is already a noticeable difference. Due to this increased activity you will probably notice some limitations on parking in the western carpark at times on weekdays. Negotiations are continuing to determine an alternate parking area for the contractors working on the clubhouse. In the meantime, we urge members to make greater use of the temporary parking area on the eastern side of the clubhouse.



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 (02) 4955 8169

 office@shortlandwatersgolf.com.au

 Off Vale Street Shortland 2287

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