

## Attachment 1 - Maleny Golf Club Inc. Submission November 2016

### Basis for minor amendments to Lease Boundaries for Maleny Golf Club

12 November 2016

**Background:** Provisional Lease Boundaries for the 18 hole Maleny Golf Course were approved by Council in June 2011. In October 2013 Council approved the actual lease boundaries for Stage 1, the first nine holes; and a ten year lease for this area was registered in late 2013.

In July 2016 Council received an Officer's Report which outlined the Maleny Golf Club's intention to construct the second nine holes. Provisional plans for Stage 2 were approved by Council and a copy of these plans, prepared by Definium Surveyors, was sent to the Club by Council in August 2016.

The attached draft survey plan (both on plain background and on an aerial photo copied from Council's map room) accords with all previous Council decisions, with a few minor exceptions. These are labelled A to F, and the justification for these amendments are given below for each proposed variation. Variations A, C, D, E and F were the subject of a site visit by Nathan Walker Edwards and Kay Porter. A map indicating variations A, D and E was sent to the Club by Nathan Walker Edwards. Variation C (land for future Club House) was discussed with Nathan and Kay but not included in the map provided by Nathan

**Variation A.** This variation includes open pasture in the SW corner of the Heritage Precinct, and a gully outside the Heritage Precinct. There is no intention of build any structure or change the vegetation (currently kikuyu mown by Council contractors). There is a tree barrier between this area and Pattermore House so there are no impacts on the heritage value of PH. The gully and the southwest corner of the Heritage area would have been substantially modified had Council proceeded with construction of Parkland Drive and the entrance road to the top car park as proposed in the Council Approved Precinct Master Plan.

Inclusion of the gully west of PH heritage area (i.e. inside the former Porter farm) has the following advantages: the Golf Club would maintain the gully either as managed kikuyu, or plant native shrubs in the area following agreement with Council. The Golf Club has a vested interest in managing this area to high standards both aesthetically and environmentally; as it is the introductory hole for the Stage 2 nine holes (and will, in fact, be Hole 1 on the 18 hole course). The Friends of Pattermore House are agreeable to this arrangement. A new Director of Green Hills (Spencer Shaw) has been shown the gully site and was to discuss the matter with his fellow Directors.

**In summary, the land requested under Variation A will allow Graham Papworth to design a great par 3 hole without disadvantaging any other parties.**

**Variation B.** This minor variation (not discussed with Nathan or Kay during the site visit) will make better use of otherwise fallow land and gives Papworth more scope for tee placements for the par 3 first hole. It also removes the mature satin ash from play (see aerial photo). There is no other proposed use for this small piece of land.

**Variation C.** This variation covers the location for the eventual Club House. This area was envisaged in the June 2010 Precinct Master Plan for a multi-function club house. In the intervening years, a number of possibilities have been explored (e.g. sharing with Bridge), but the most recent advice from Council was that if the Golf Club put up a case for a modest club house to meet the core needs of the Golf Club it would be carefully considered by Council. There is merit in including this parcel of land in the revised lease as it would remove the need for an annually renewed licence. Council will still have full control over any developments in this area, as owner of the site. **If a decision about including this area or not would cause delay in finalising a lease for Stage 2, then the Club would recommend not proceeding with Variation C at this stage.**

**Variation D.** Inclusion of this area will allow Papworth to include a championship tee for this par 4 hole. Currently, big hitters can drive the green which is not ideal for a par 4. The additional tee will convert a good hole into a great hole. The area of land was originally within the Provisional Lease Boundaries for Barung but with the construction of the Heritage Path, it became 'fallow' land between Golf and Barung. Barung are no longer presumptive lessees for this area of the Precinct. There will be no constructions by Golf in this new area and the planned championship tee (which, by definition, is used infrequently) will have no impact on sight lines – or on vegetation which is currently kikuyu lawn regularly mown by Council contractors. This area was highlighted on the map sent to the Club by Nathan Walker Edwards following his site visit with Kay Porter.

**Variation E.** This additional area was actually within the Provisional Lease Boundaries for the Golf Club (Council decision of June 2011) but was surrendered by the Golf Club as we presumed it would not be needed for entry and construction of the Maintenance Facility. However, with subsequent construction of the walking trail along the Obi Lane easement and related earthworks, it is now required to enable entry of articulated trucks into the Maintenance Facility area.

Council contractors constructed a concrete crossing for this purpose in the trail but this will need to be relocated (at the Club's expense) to a more suitable point on the trail. The Golf Club will be submitting provisional plans to Council for construction and operation of the Maintenance Facility; but we request Council not to delay approval of the lease for registration as it will delay construction of the first three holes of Stage 2 and restrict our ability to secure funding for Stage 2. Variation E was highlighted on the map sent to the Club by Nathan Walker Edwards following his site visit with Kay Porter.

**Variation F.** On the Approved Provisional Lease Boundaries map, the river walk is shown as a 10m easement with a 15m *Licence to Use for Golf* on the northern side and a 20m LTU on the southern side. On a site visit with Nathan Walker Edwards and Peter Nagel, it was suggested by Peter that Golf include all of the southern LTU behind the planned new 4<sup>th</sup> tee and also half of the remaining LTU which is behind the planned 6<sup>th</sup> green. What the Golf Club is now proposing is the following: abolish the northern 15m *LTU from Golf* and combine it with the 10m trail easement to make a 25m trail easement under full Council control; **and** abolish the southern LTU by absorbing it within the new Golf Lease. This proposed arrangement provides maximum flexibility for both Council and the Golf Club when Golf submits its detailed plans for Stage 2 to Council for approval.

**Variation G.** The Papworth layout of the 3<sup>rd</sup> new hole has located the back tee in the *Licence to Use for Golf* area. It was accepted on a site visit with Nathan Walker Edwards and Peter Nagel that Council preferred all playing surfaces to be contained within the lease and not within LTU areas. This policy had been applied to tees on 3 holes in the existing nine hole course. It resulted in the lease boundary being shifted (effectively absorbing the LTU section) resulting in the relevant tees (current holes 3, 5 and 9) being located within the Golf lease. The LTU for the tee area on this hole tapers to zero at the back of the tee, with the tee now being contained within the proposed Golf lease.

