

Maleny Golf Club Inc



Submission

to

Sunshine Coast Regional Council

for

Maleny Precinct Master Plan

December 2008

Summary

- 1 The current position of the Maleny Golf Club is closely linked with five key events that led to the creation of the Maleny Community Precinct and adoption of the Approved Plan:
 - i) the purchase of Armstrong's 62 ha dairy farm in 1995 by Caloundra City Council, primarily for effluent disposal. The land was then rezoned to Open Space, Sport and Recreation
 - ii) the request from Maleny Golf Club Inc in July 2001 to use Armstrong's Farm for an 18 hole community golf course
 - iii) the purchase by Council of the neighbouring 62 ha dairy farm belonging to Stephen Porter in August 2004 to create the Maleny Precinct
 - iv) adoption of an Approved Maleny Community Precinct Plan by Caloundra City Council on 22 November 2007 which included a community golf course, and
 - v) confirmation of the Approved Precinct Plan by the Sunshine Coast Regional Council on 21 August 2008, and the appointment of a Precinct Community Working Group under Cr Jenny McKay.
- 2 This submission notes that seven designs for an 18 hole golf course have been prepared by competent golf course architects for the Maleny Precinct between 2001 and 2008. There is no question of the general technical suitability of the site for a high quality community golf course. However, the challenge is its integration with other uses for the Maleny Precinct, especially for other sporting and social activities. Sound environmental stewardship has always been the commitment of the Maleny Golf Club. This commitment applies to construction *and* operation of a golf course reflecting best environmental practice, and its full integration with the surrounding environment.
- 3 The Maleny Golf Club presents a draft Design Brief for a 12-15 hole community-standard golf course, driving range and practice facilities. A final golf course design will be prepared by professional golf course architects once the Golf Club has received an appropriate lease from Council.
- 4 With agreement from the Maleny District Sport and Recreation Club, the Golf Club proposes a realignment of the boundaries between Precinct Areas 7 and 7A such that the golf course will commence and return to the proposed joint Club House which is to be located in area 7A.
- 5 The Club's draft Business Plan is attached. It provides a ten-year viability analysis for a community golf course on the Maleny Precinct, using a group of neighbouring community golf courses as a basis for comparison. It also provides costing for construction of a 12 hole golf course with a \$2 m budget.

The Business Plan assumes a \$1 m contribution from Council (decision of 5 July 2007) with the balance being sourced elsewhere.

- 6 We propose that Council prepare a Precinct Business/Strategy Plan before finalisation of any Precinct Master Plan. We argue that the former should subsume the latter. This sequence is logical because the Master Plan must recognise Council's decision of 5 July 2007 to part finance Precinct developments with income generated from residential development on site.
- 7 This submission makes reference to 20 appendices. These are provided in electronic form only (either as PDF or PowerPoint files) on CD. This comprehensive set of appendices is included to assist Council and others reading this submission to readily access material and information covering the period 2001 - 2008 which continues to be relevant as Council finalises its Precinct Master Plan and prepares a Business Plan for the Maleny Precinct.
- 8 Finally, the Golf Club recommends the appointment of a Project Manager with demonstrated skills, experience and commitment to ensure that this valuable Council asset is developed in a timely manner to meet the social and economic needs of the wider hinterland communities, now and into the future.

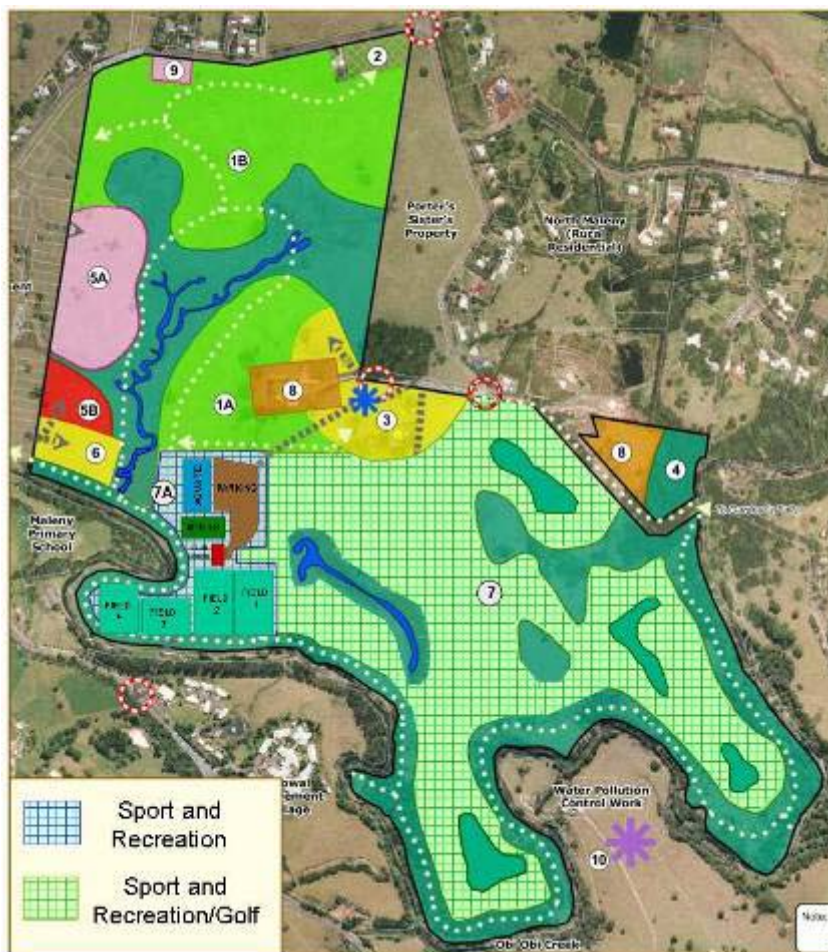


Figure 1
Approved plan
showing proposed
boundary
realignment
between Area 7
and Area 7A