

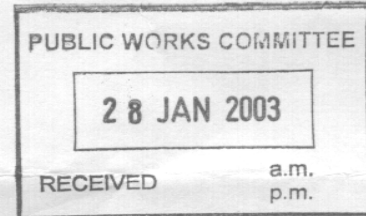
# MEREWETHER GOLF CLUB Ltd

A.B.N 47 000 978 003

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20<sup>th</sup> January 2003

The Secretary  
Public Works Committee  
Parliament House  
Canberra  
ACT 2600



Dear Sir/Madam,

## Adamstown Development Proposal

We refer to the submission to the Parliamentary Standing Committee of Public Works dated 2<sup>nd</sup> January 2003 regarding the development of off-base housing for Defence at Adamstown, Newcastle, NSW.

It is noted that Paragraph 9.4, "Amenity Provision" refers to a "landscaped" open area and buffer zone" between the development and the golf course. The final sentence in the paragraph states: "pedestrian access and links will be provided throughout the site". We trust that this does not mean access from site to Golf Course as we advise that this would not be acceptable to Merewether Golf Club.

This "buffer" zone was the subject of submissions to the Newcastle City Council by Merewether Golf Club when the site was being considered for rezoning from Open Space 6(A) to Residential 2(A) in 1999/2000. Our concern is that the area is the receival spot for accidentally miss-hit golf balls and persons in that area could receive serious injury. The Council agreed that this should not be playground or other open space, particularly with the thoughts of possible future litigation.

We have suggested that the area as highlighted on the attached "Site Master Plan" could be transferred free of cost to Merewether Golf Club with the storm water filtration system and settlement pond still being located in the area. The existing fence could be shifted by the developer from the Golf Club boundary to enclose the buffer zone but altered to include a locked gate for Council personnel accessing the filter system for maintenance.

The benefit to Council and/or site management would be that Merewether Golf Club would then become responsible for maintaining and mowing the site (except the filter system), have the responsibility of keeping children out of the way of golf balls, and the pondage would be fenced off on private property and be subject to Club care.

It would be appreciated is some consideration be given to the above and your decision forwarded to us.

Yours faithfully

K J MORRIS  
President

Item 4: Site Master Plan



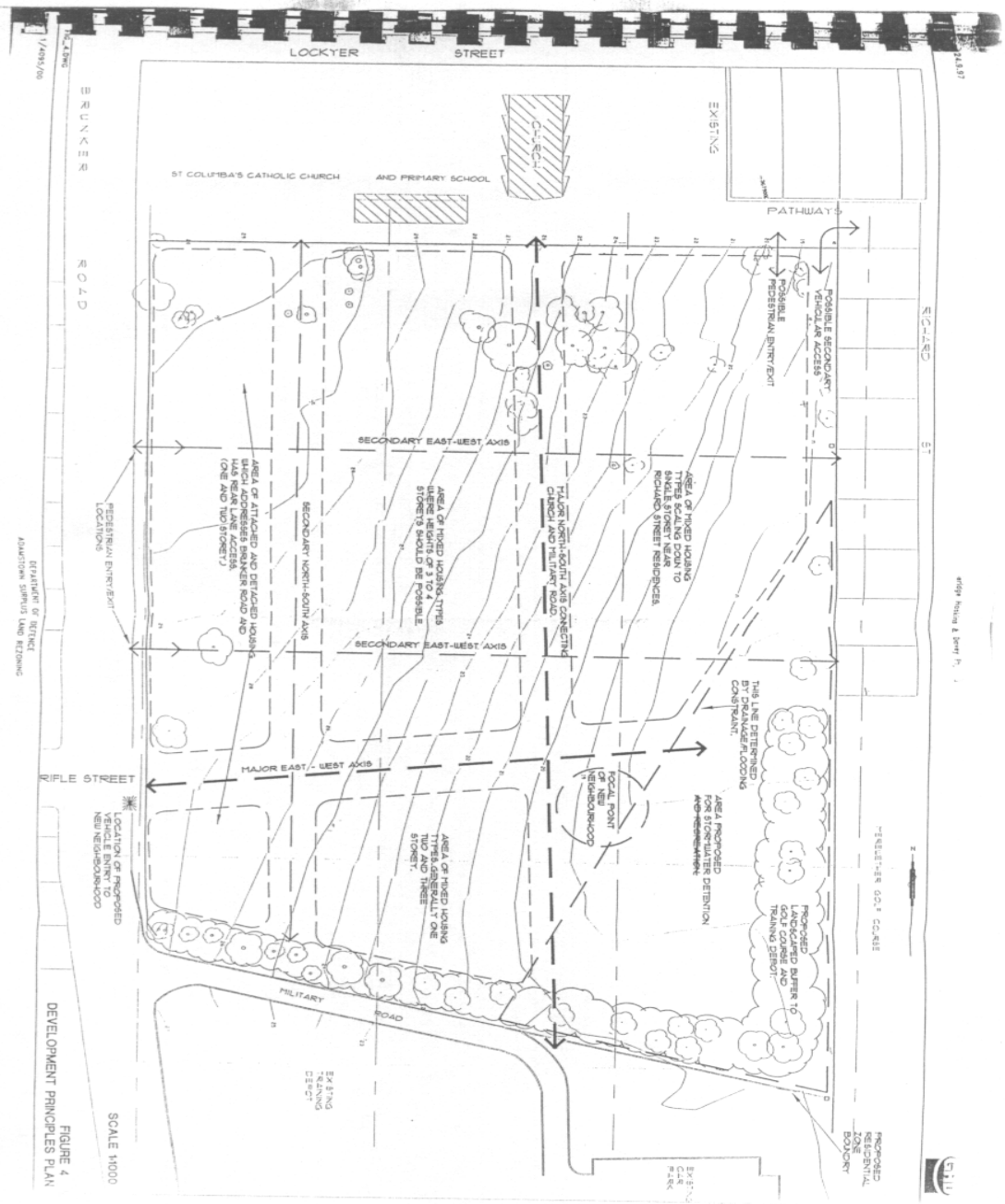


FIGURE 4  
DEVELOPMENT PRINCIPLES PLAN

SCALE 1:1000

DEVELOPMENT PRINCIPLES PLAN

LOCATION OF PROPOSED  
VEHICLE ENTRY TO  
NEW NEIGHBOURHOOD

PEDESTRIAN ENTRY/EXIT  
LOCATIONS

AREA OF ATTACHED AND DETACHED HOUSING  
WHICH ADHERES TO BREAKER ROAD AND  
MILITARY ROAD (ONE AND TWO STOREY)  
AND ONE STOREY

SECONDARY NORTH-SOUTH AXIS

AREA OF THIRSD HOUSING TYPES  
WHERE HEIGHT OF 3 TO 4  
STOREYS SHOULD BE POSSIBLE

SECONDARY EAST-WEST AXIS

TRAILOR NORTH-SOUTH AXIS CONNECTING  
CHURCH AND MILITARY ROAD

SECONDARY EAST-WEST AXIS

AREA OF THIRSD HOUSING  
TYPES WHICH SHOULD BE  
SINGLE STOREY NEAR  
MILITARY STREET RESOURCES

EXISTING

ST COLUIMBA'S CATHOLIC CHURCH  
AND PREIARY SCHOOL

SCHOOL

LOCKYER STREET

BRUNNEN ROAD

2018/19

PROPOSED  
RESIDENTIAL  
ZONE  
BOUNDARY

EXISTING  
RETAIL  
DEPOT

EXISTING  
ROAD

PROPOSED BUFFER TO  
EXISTING GOLF COURSE AND  
TRAINING SERVIC

AREA PROPOSED  
FOR STORAGED  
AND SERVICED  
MOTORVEHICLES

THIS LINE DETERMINED  
BY ORANGE/FLOODING  
CONSTRAINT

AREA PROPOSED  
FOR STORAGED  
AND SERVICED  
MOTORVEHICLES

PROPOSED  
RESIDENTIAL  
ZONE  
BOUNDARY

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