

The Chairperson
The ACT Legislative Assembly Standing Committee
on Planning, Public Works and Territory and
Municipal Services.

Dear Ms Porter,

**Submission into Draft Variation to the Territory Plan No. 298
Holt Section 99 part Block 11 Belconnen Golf Course**

The Magpies Club Group lodged a submission with ACTPLA on 14th May 2010 in regards to Draft Variation to the Territory Plan No298-Holt Section 99 Part block 11 Belconnen Golf Course.

We welcome the opportunity to lodge a Submission with the ACT Legislative Assembly Standing Committee to expand on our views.

Background.

In late 2001 the then Woodhaven Golf Club was placed into Administration and the land was sold to Woodhaven Investments P/L.

In March 2002 The Belconnen Magpies Sports Club Ltd entered into a 5 year lease with Woodhaven Investments P/L (with options to extend up to a further 15 years) to manage the Golf Club which included Golf Professional Shop, a 27 hole golf course, greenkeepers compound and clubhouse. Although it was recognised that this was not going to be a significant 'money making' venture, the Board of Magpies Sports Club believed it could at least achieve a break even position with some good management, and largely entered into the venture to maintain a valuable facility for the West Belconnen community.

In April 2003 we made the decision to close the golf holes 19 to 27 (Section 99 Holt part Block 11). The holes were closed because we couldn't supply water during certain times of the year, the cost of maintaining the holes was continually increasing and the amount of play on the course did not warrant a 27 hole course. This has enabled us to operate the Golf Course at a modest profit each year necessary to re-invest into capital equipment such as mowers, tractors etc.

Since entering into the initial lease in 2002 Magpies Sports Club has maintained very good working relationships with Woodhaven Investments P/L and in July 2010 we recently signed a lease for a further 5 years.

Proposed Development detailed in DV 298.

The Magpies have had continual discussions with Woodhaven Investments P/L in regards to potential housing developments on the old holes 19 to 27. Our priority has always been to achieve the best outcome for our golf members by ensuring minimum disruption for our golfers in the use of the course and an overall improvement in course facilities which we would hope would also attract new golfers.

Woodhaven Investments P/L have been responsive to our concerns and on 13th May 2010 we signed a Memorandum Of Understanding which clarifies matters concerning changes to the golf course and improvements to golf facilities that are to be addressed if the change to the Territory Plan is approved and the development proceeds..

The proposed development will increase the immediate population; which will have spin off benefits for membership of the golf club and use of the club house. The improvements to the golf course and clubhouse will allow us to provide better facilities and allow us to compete with the bigger golf clubs in our area.

The Board of Directors of the Belconnen Magpies Sports Club Ltd support this development because we can achieve improvements for our golfers and secure the financial future of the golf course.

Jon Burrows
General Manager
Magpies Club Group
5/10/10.