



GOLF MEMBER UPDATE

MAY 2024

I am writing this Information Update to members of the Eden Golf Club in response to the current progress of the residential seniors development and subsequent changes arising to the configuration of the golf course.

As I previously reported in the last Member Update, the golf course seniors development has experienced significant delays from the original schedules set down in 2019.

These delays were initially Covid related reasons (2020-2021) and Bega Valley Council delays and in more recent times, a decision by the developer to bring forward an increase in the number of new lots and houses to be constructed than had previously been announced.

These stage 2 works (Civils) were initially planned to allow play on the existing course layout until 2026, but now are expected to be completed by December 2024 which in affect will require the Club to relocate those fairways earlier than planned. (Existing 8th, 9th and the 1st which will replace the current practise fairway).

In anticipation of these developments, club management has been involved in extensive consultation with the Eden Golf committee in addition to the Clubs golf course architects (Programmed Turnpoint) while looking to devise an interim golf course layout which has the least amount of disruption and cost.

As advised late last yea, the project delays encountered since 2020 have pushed back the previously planned project time estimates by approximately 3 years and therefore the Clubs share of project income agreement has also been delayed thus making it unviable for the Club to pay for significant upfront capital costs in the short term.

PROPOSED GOLF WORK MODIFICATIONS

Based on the briefings provided this week, it is now anticipated that the following actions commence over the next few months;

- Preparation of an Interim 18-hole golf arrangement by playing three existing tees twice from alternate tee locations. (10th, 11th & 18th).
- We anticipate this layout will commence play mid-July.
- Commencement on capital works on the 2nd stage modifications will now start mid 2025 which involves construction of 3 new greens and new tees on current holes 12, 17 & 15.
- Commencement on new fairways (On our crown land reserve adjacent the powerlines off the left side of existing 12th fairway) 2027 onwards.

Management will continue to keep the Eden Golf Committee updated as further information is received from our development partner – Lincoln Place and course works with Programmed Turnpoint.

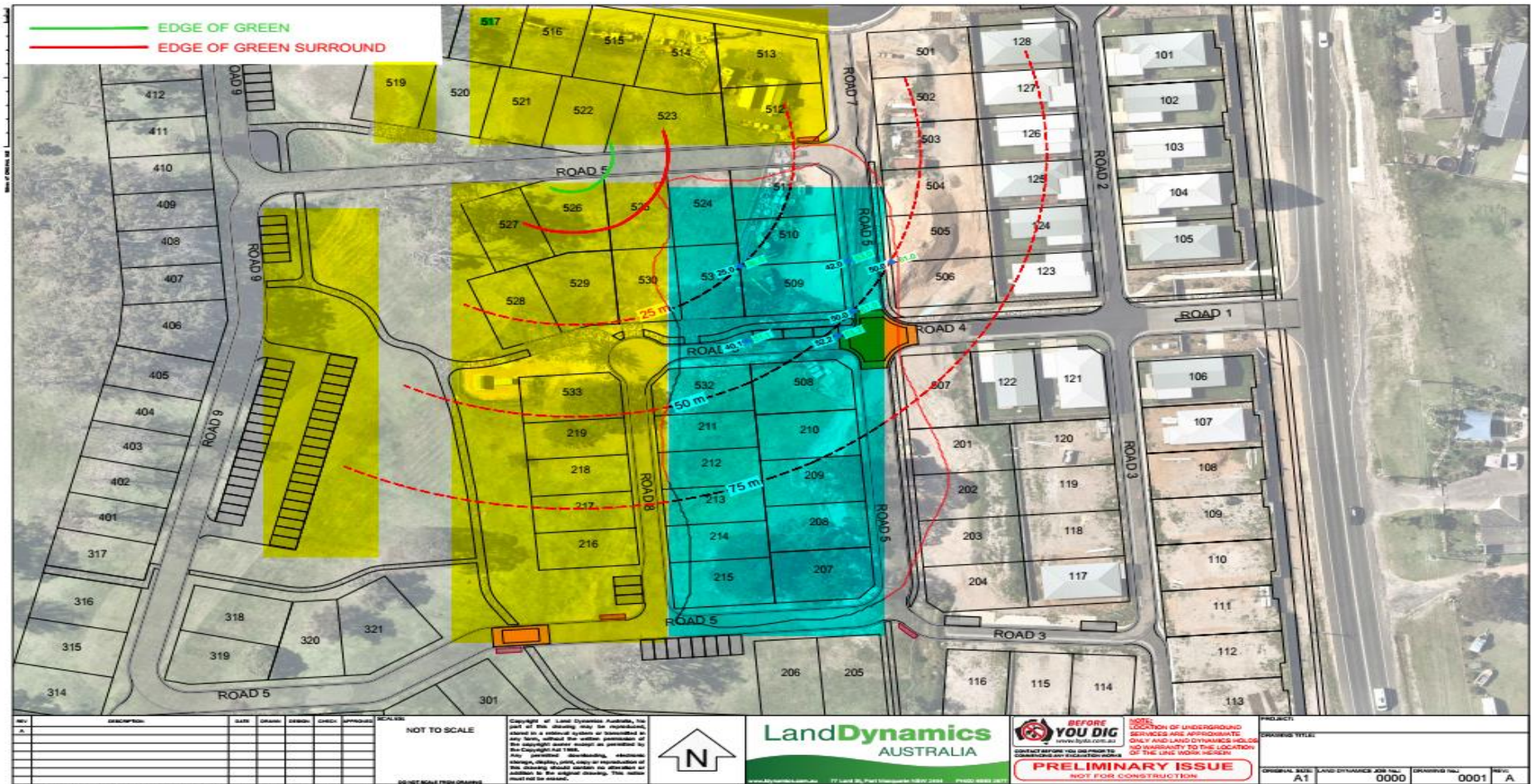
Andrew Terry

CEO

24/5/2024

ANNEXURES

Revised Stages 2 & 5 Lifestyle Village (July 2024 – late 2025)



Proposed Interim Layout as of July 2024



Phase #2 Works (2025-2026)



Phase# 3 Works (2027 onwards)

