



AGENDA SPECIAL GENERAL MEETING

Date of Meeting: 20th July 2023
Location: Cooroy Golf Club
Time: 5:30 pm for 6:00 pm

The sole purpose of this *Special General Meeting* is to consider and, if thought fit, pass a Motion to support the development application made by GTH Project No 4 Pty Ltd (a GemLife entity).

1. **Welcome by President**
2. **Attendance Register & Apologies**
3. **Rules of the meeting**
4. **Business of Meeting – MOTION**

To consider and, if thought fit, pass the Motion set out on pages 2 and 3.

5. **Vote and Declaration of Result**
6. **Meeting Close**

NOTES:

- A quorum of 25 financial members is required.
- Proxy voting is not allowed under the Constitution.
- The Motion is resolved in the affirmative by a majority of Life and eligible financial members present at the meeting voting in favour.
- Voting is open to **Life** and financial **Ordinary Members** and **GA 9 Hole Members**. The Management Committee has approved voting by financial **Pay-As-You-Play Members** and financial **Non-GA 9 Hole Members**.
- Voting will be conducted in accordance with clause 16.2 of Constitution viz '*voting shall be by show of hands or a division of Members unless not less than one fifth of the Members present demand a ballot, in which event there shall be a secret ballot. The Chairman shall appoint two members to conduct the secret ballot in such manner as he or she shall determine, and the result of the ballot as declared by the Chairman shall be deemed to be the resolution of the meeting at which the ballot was demanded.*'
- The meeting cannot transact any business other than for which it is called.

Andrew Dick – Secretary
4th July 2023

MOTION

That the members of Cooroy Golf Club Inc (Club) support the development application made by GTH Project No 4 Pty Ltd ACN 607 629 149 (GTH) (which is the subject of Planning and Environment Court Appeal No. 970/21) which, amongst other things, will deliver a new clubhouse and associated facilities for the Club on land that is adjacent to the proposed new GemLife development and authorise the Management Committee of the Club to do all things to support the development application and development including, but not limited to (refer to Annexures 7 and 8):

- *granting an easement to the GemLife development to accommodate the shared access road;*
- *accepting the grant of an easement by the GemLife development to accommodate the shared access road;*
- *transferring to GTH (or its related entities) approximately 1.764ha of land as a boundary realignment or reconfiguration of land to facilitate the proposed GemLife development;*
- *accommodating requirements such as revegetation and rehabilitation of parts of the Club's land and stormwater management measures; and*
- *consenting and executing various documents (including dealings in relation to new and existing easements) to facilitate the proposed development and provide access to the Club's land to enable the works to be carried out; and*
- *entering a formal agreement on behalf of the Club with GTH (and any related entities) on terms the Management Committee consider appropriate which will require GTH to deliver, generally in accordance with **attached** plans (where relevant), to the Club the following:*
 - *A new golf club clubhouse that is 'turnkey' ready and includes a dedicated pro shop, restaurant, café, function room, outdoor deck and terrace area (refer to Annexures 1 to 3 and 9);*
 - *A new golf course carpark that is adjacent to the new clubhouse (refer to Annexure 4);*
 - *A new 40-space golf cart storage shed that has electric charging ports, washdown bay and members' locker room and buggy storage area (refer to Annexure 5);*
 - *Modifications and improvements to the existing golf course as generally shown on Golf Course Master Plan V7A (refer to Annexure 6), including:*
 - *Amendments to the golf course layout to accommodate the GemLife development, the Club's new clubhouse, and shared access road from Myall Street that will service the Club and GemLife development;*
 - *Modification of holes 1, 2, 10, 11, 12, 13, 14, 15, 16, 17, and 18;*

- *Improvements to the existing golf course (e.g., upgraded cart paths);*
- *Provision for bulk material storage with appropriate access;*
- *A membership contribution to the Club that is calculated on the basis of up to 214 annual golf memberships (i.e., 1 Ordinary Membership per GemLife dwelling) for a period of 10 years;*
- *A payment of \$320,000 with respect to the 8th hole, to be applied in the Club's discretion;*
- *A payment of \$320,000 for loss of revenue during delivery of the project; and*
- *An ability to bring forward certain payments as the Club may request.*
- *Payment of the Club's legal fees to date, and the Club's reasonable future legal fees, incurred in negotiating and finalising the Myall Street Agreement and any associated formal documents.*

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

Annexure 1



GOLF CLUB - DIMENSION PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
AB	29.03.22	MASTER PLAN REVISED CONSULTANT COORDINATION

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3, MYALL STREET, COOROY, QLD

FOR
GEMLIFE



JAREDPOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
 SURFERS PARADISE, QLD. 4217 AUSTRALIA
 PO BOX 42
 ISLE OF CAPRI, QLD. 4217 AUSTRALIA
 TEL 07 5527 5300
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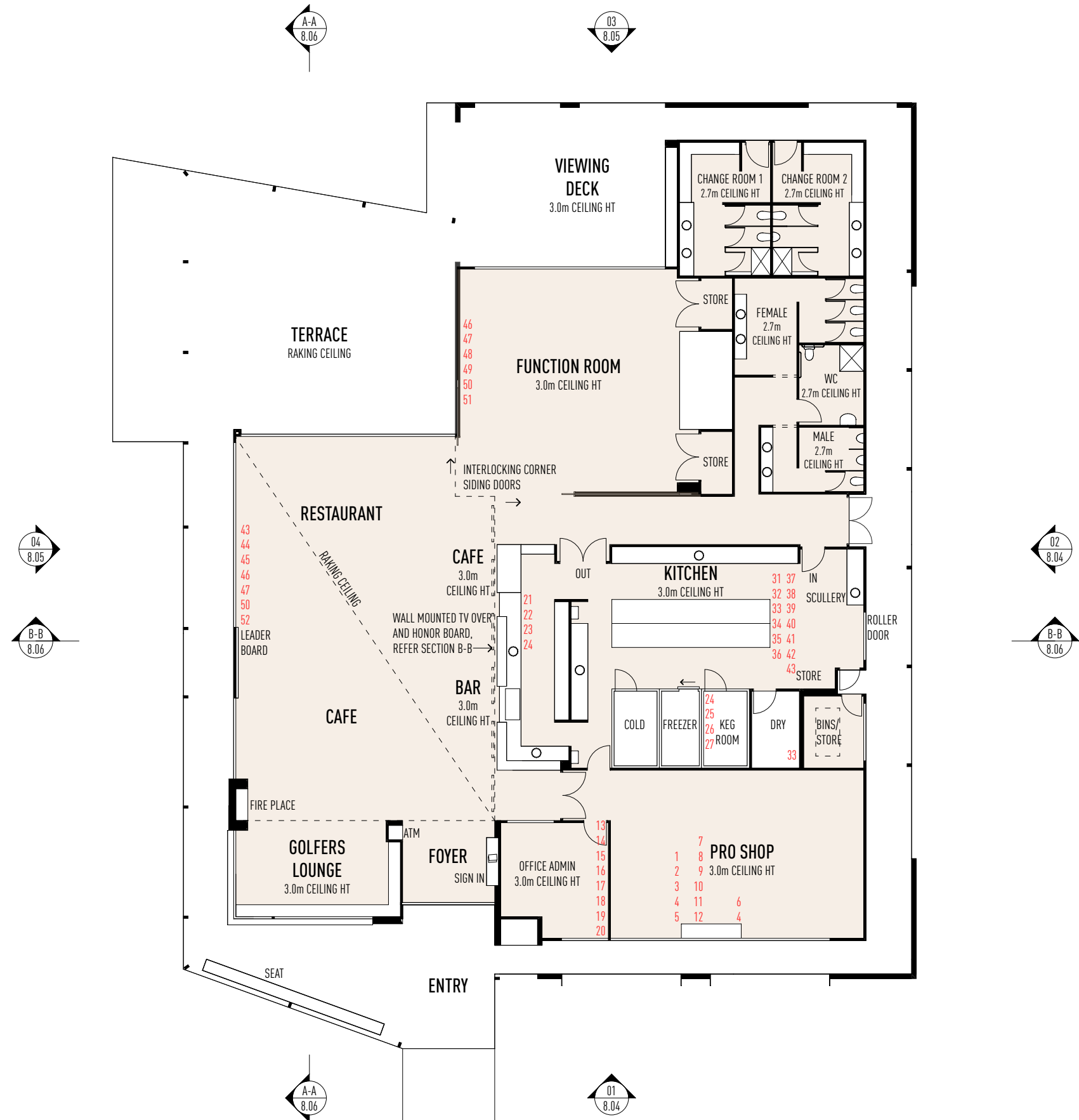
<p>1m 2.5m 5m 10m</p> <p>DRAWING No. GOLF CLUB - DIMENSION PLAN DRAWN CB / KW DATE JAN' 2023 SCALE 1:200 @ A1</p>	<p>DRAWING No. BP1074/DA/8.02</p> <p>ISSUE AB</p>
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POOLE

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

Annexure 2



GOLF CLUB - FLOOR PLAN (POST FITOUT)

1:200 @ A1

AREA SCHEDULE

EXTERNAL SPACE	423.85
INTERNAL SPACE	701.18
TOTAL	1,125.03 m²

ISSUE	DATE	DESCRIPTION
AA	09.02.22	MASTER PLAN REVISED TO REDUCE YIELD AND ADDRESS ECOLOGICAL CONSIDERATIONS
AB	29.03.22	MASTER PLAN REVISED CONSULTANT COORDINATION
AC	22.06.22	REVISED GOLF CLUB INFORMATION
AD	05.07.22	ELEVATION MARKERS ADDED TO PLAN

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FOR
GEMLIFE



JAREDDPOOLEDESIGN

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PO BOX 42

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1m	2.5m	5m	10m
DRAWING No. GOLF CLUB - FLOOR PLAN (POST FITOUT)			
DRAWN CB / KW			DRAWING No. BP1074/DA/3.02
DATE JULY 2022			ISSUE AD
SCALE 1:200 @ A1			



Annexure 3

FITOUT ITEMS

GENERAL

- 30kw roof top solar system - position to centre of upper north facing skillion roof over cafe, all fixings to match roofing colour, grid connected
- Ducted air conditioning to service Function, Restaurant, Cafe, Bar, Foyer, Offices, Pro Shop
- Fire detection and protection as per NCC code requirements

PRO SHOP

- 1 POS SYSTEM AND CASH REGISTER
- 2 GOLF CARD READING SYSTEM (2 TERMINALS)
- 3 GOLF CARD PRINTER
- 4 FURNITURE FIT OUT INCLUDING SLAT WALLS, SHELVING, STORAGE CUPBOARDS AND COUNTER. COMPUTER
- 5 FRIDGE (GLASS DOORS)
- 6 TV SCREEN
- 7 CCTV
- 8 SECURITY SYSTEM
- 9 PIE WARMER
- 10 AUTOMATIC COFFEE MACHINE
- 11 AUDIO SYSTEM (INCLUDING TO OUTSIDE) SPEAKERS AND MICROPHONE
- 12 PHONE

OFFICE

- 13 COMPUTER AND PHONE
- 14 CCTV CONTROLS FOR WHOLE CLUB INCLUDING CART AND BUGGY SHED
- 15 SECURITY ALARM BASE STATION (BACK TO BASE)
- 16 SOUND SYSTEM FOR WHOLE CLUB INCLUDING PAGING SYSTEM PLUS MICROPHONE. FURNITURE FIT OUT INCLUDING STORAGE
- 17 STORAGE
- 18 LARGE SAFE
- 19 PHONE SYSTEM
- 20 WI FI SYSTEM COVERING WHOLE CLUB

SERVING AND BAR AREA

- 21 TWO POS SYSTEM'S PLUS TWO CASH REGISTERS. BARRISTER COFFEE MACHINE
- 22 CAKE DISPLAY FRIDGE
- 23 FULLY MAINTAINED AND OPERATIONAL BAR
- 24 PHONE

KEG COLD ROOM.

- 24 FULL BEER SYSTEM (GLYCOL SYSTEM)
- 25 LARGE FRIDGE BEHIND BAR FOR STOCK, GLASSES, DRINKS. UNDER BAR GLASS CHILLER
- 26 SMALL FRIDGE UNDER COFFEE MACHINE
- 27 GLASS WASHER
- 28 ICE MACHINE

KITCHEN AREA

- 29 FULLY MAINTAINED AND OPERATIONAL COMMERCIAL KITCHEN FIT OUT INCLUDING ALL APPLIANCES AND EQUIPMENT
- 30 POS SYSTEM AND CASH REGISTER
- 31 COOL ROOMS, FRIDGES AND FREEZERS
- 32 COMMERCIAL DISHWASHER. HOT AND COLD DISPLAY FRIDGES. PHONE
- 33 DRY STORAGE AREA
- 34 OVEN
- 35 DEEP FRYER
- 36 GAS STOVE
- 37 MICROWAVE
- 38 DISHWASHER
- 39 SINKS
- 40 PREPARATION BENCHES
- 41 SERVING AREA WITH HEAT
- 42 PHONE

CLUBHOUSE, GOLFERS LOUNGE AND FUNCTION ROOM

- 43 ALL FITTINGS AND FURNITURE TO CATER FOR 120 PEOPLE. PA AND AUDIO SYSTEM
- 44 CCTV
- 45 SECURITY ALARM
- 46 INDOOR PLANTS
- 47 FUNCTION ROOM WILL HAVE SMART BOARD, POLY SPEAKER, PHONE, DIGITAL VISUAL PRESENTER
- 48 FACILITY FOR VIDEO CONFERENCING IN FUNCTION ROOM
- 49 STORAGE
- 50 PHONE
- 51 TV (LARGE)
- 52 PROJECTOR AND SCREEN

GOLF CLUB - FIT OUT LEGEND

N.T.S @ A1

ISSUE	DATE	DESCRIPTION

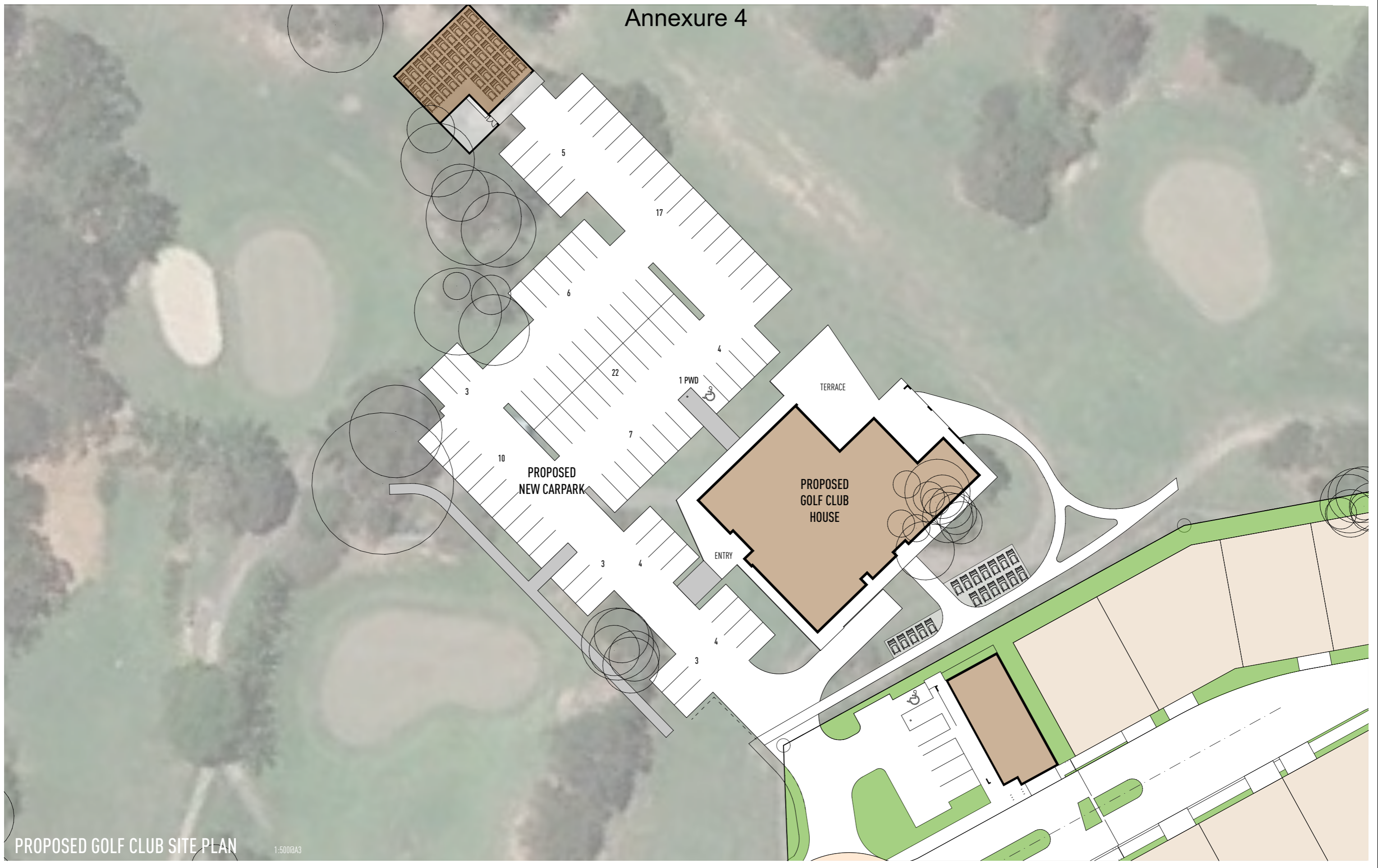
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PROJECT	PROPOSED NEW DEVELOPMENT
AT	LOT 2 & 3, MYALL STREET, COOROY, QLD
FOR	GEMLIFE

DRAWING		DRAWING No.		ISSUE
GOLF CLUB - FIT OUT LEGEND				
DRAWN	CB / KW	DATE	JULY 2022	
SCALE	@ A1			



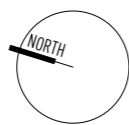
Annexure 4



PROPOSED GOLF CLUB SITE PLAN

1:500 (GA3)

ISSUE	DATE	DESCRIPTION
AA	03.03.23	ISSUED FOR INFORMATION



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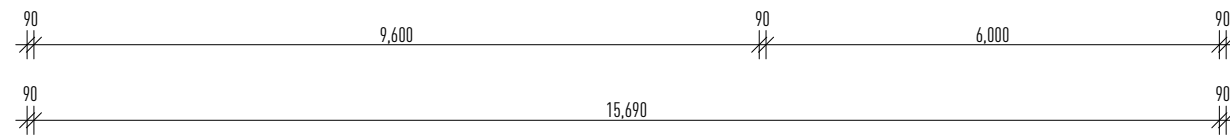
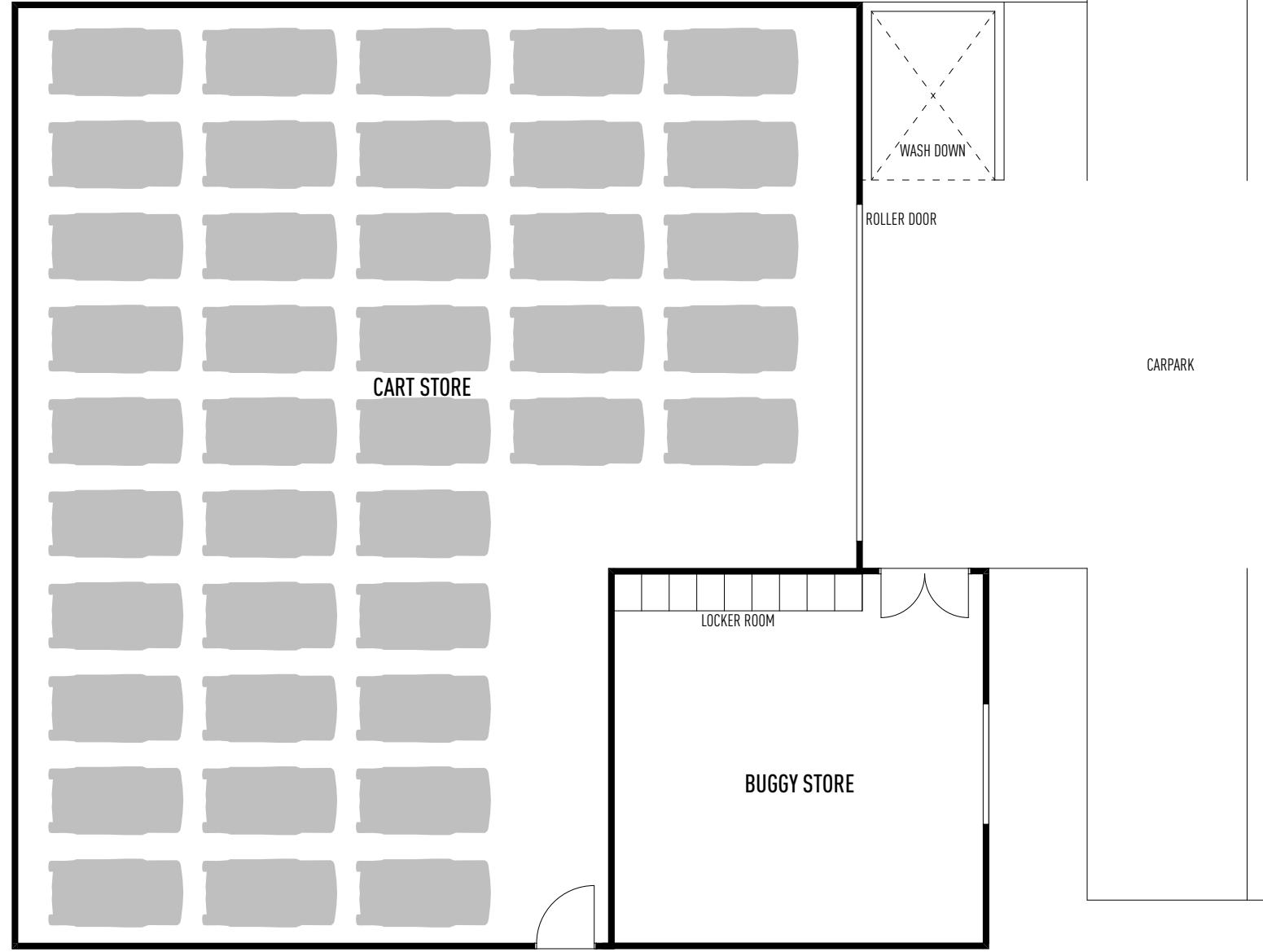
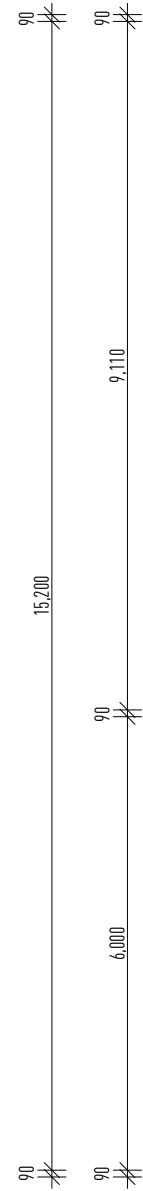


		DRAWING No. BP1074/DA/2.01	ISSUE AA
PROPOSED GOLF CLUB SITE PLAN			
DRAWN CB / KW	SCALE 1:500 @ A1		
DATE JAN' 2023			

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

Annexure 5



CART/BUGGY STORE - FLOOR PLAN

1:100 @ A1

ISSUE	DATE	DESCRIPTION
AB	29.03.22	MASTER PLAN REVISED CONSULTANT COORDINATION

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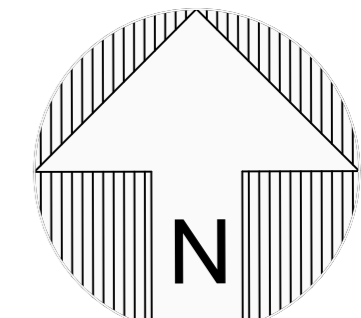


DRAWING		DRAWING No.	
CART/BUGGY STORE - FLOOR PLAN		BP1074/DA/8.03	
DRAWN	CB / KW	ISSUE	AB
DATE	JAN' 2023		
SCALE	1:100 @ A1		





SCORECARD				
BLUE	METRES	PAR	METRES	RED
1	345	4	300	1
2	100	3	100	2
3	334	4	284	3
4	467	5	389	4
5	267	4	266	5
6	358	4	353	6
7	347	4	270	7
8	176	3	160	8
9	332	4	292	9
10	2726	35	2414	OUT
11	180	3	140	10
12	166	3	135	11
13	270	4	266	12
14	300	4	290	13
15	250	4	200	14
16	482	5	430	15
17	140	3	130	16
18	410	5	400	17
19	170	3	165	18
IN	2368	34	2156	IN
OUT	2726	35	2414	OUT
TOTAL	5094	69	4570	TOTAL

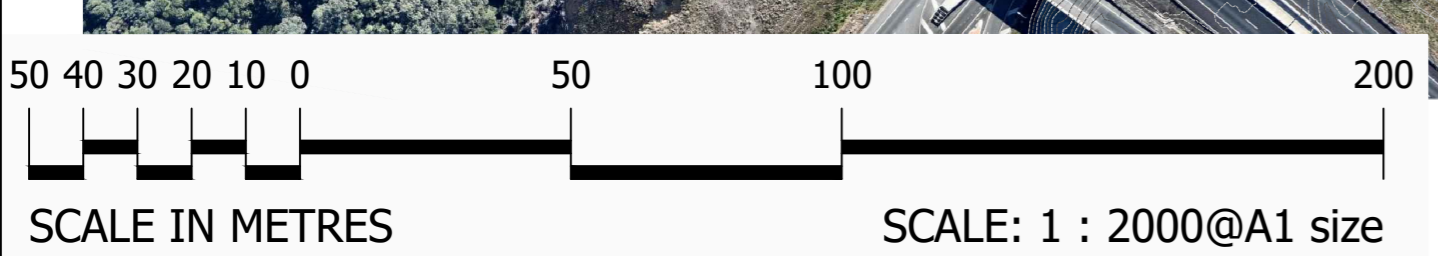


LEGEND:

- Putting surface
- Bunker
- Existing vegetation
- Fairway profile
- Order of play
- Hole centreline
- All weather path
- Single or multiple tees

EXISTING HOLE

NOTE:
REFER ENGINEERS DESIGN FOR
BIO-RETENTION POND DETAILS



**GEMPLIFE
RESORT
SITE**

**GEMPLIFE COOROY
GOLF COURSE DRAFT MASTER PLAN 7A
SHOWING PROPOSED CHANGES TO COOROY GOLF CLUB**

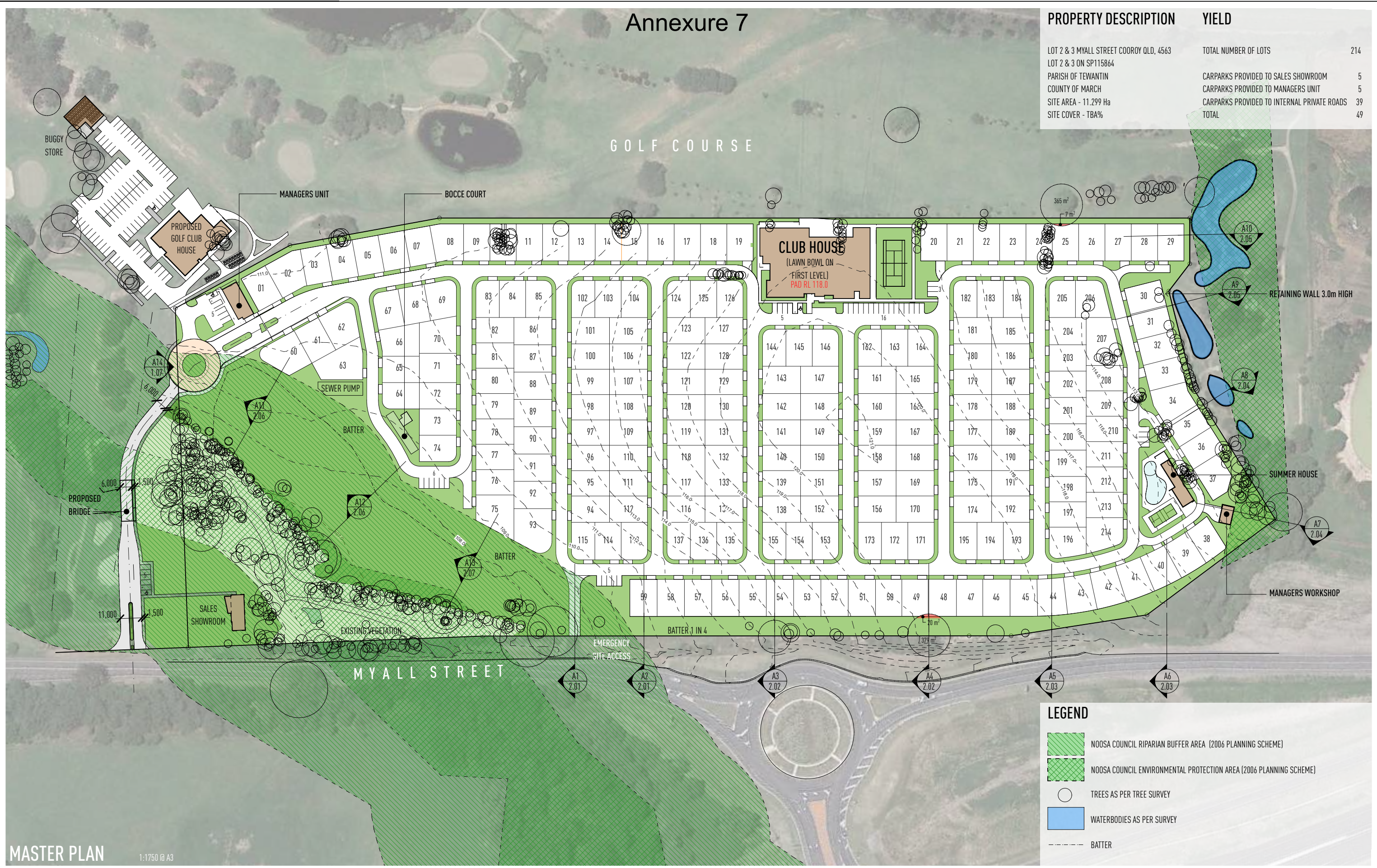
prepared by:

GND
GOLF DESIGN
PTY.LTD.

email: graham@gnpgolf.com.au
 date: January 2023 drawing no: G288.MP.07A
 A - convert 16th hole to a par 4 1st hole and a par 3 2nd hole

Annexure 7

PROPERTY DESCRIPTION	YIELD	
LOT 2 & 3 MYALL STREET COOROY QLD, 4563	TOTAL NUMBER OF LOTS	214
LOT 2 & 3 ON SP115864	CARPARKS PROVIDED TO SALES SHOWROOM	5
PARISH OF TEWANTIN	CARPARKS PROVIDED TO MANAGERS UNIT	5
COUNTY OF MARCH	CARPARKS PROVIDED TO INTERNAL PRIVATE ROADS	39
SITE AREA - 11.299 Ha	TOTAL	49
SITE COVER - TBA%		



MASTER PLAN 1:1750 @ A3

LEGEND	
	NOOSA COUNCIL RIPARIAN BUFFER AREA (2006 PLANNING SCHEME)
	NOOSA COUNCIL ENVIRONMENTAL PROTECTION AREA (2006 PLANNING SCHEME)
	TREES AS PER TREE SURVEY
	WATERBODIES AS PER SURVEY
	BATTER

ISSUE	DATE	DESCRIPTION
AB	29.03.22	MASTER PLAN REVISED CONSULTANT COORDINATION
AC	12.07.22	PROPOSED SCREEN FOR GOLF BALLS ADDED TO MASTER PLAN
AD	24.01.23	ENTRY BOULEVARD AMENDED, ISSUED FOR REVIEW

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DRAWING		DRAWING No.		ISSUE
MASTER PLAN		BP1074/DA/1.01		AD
DRAWN	CB / KW			
DATE	JAN 2023			
SCALE	1:1750 @ A1			




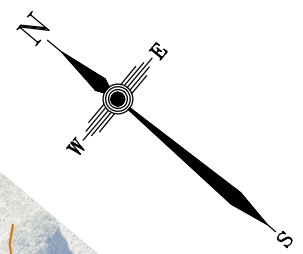
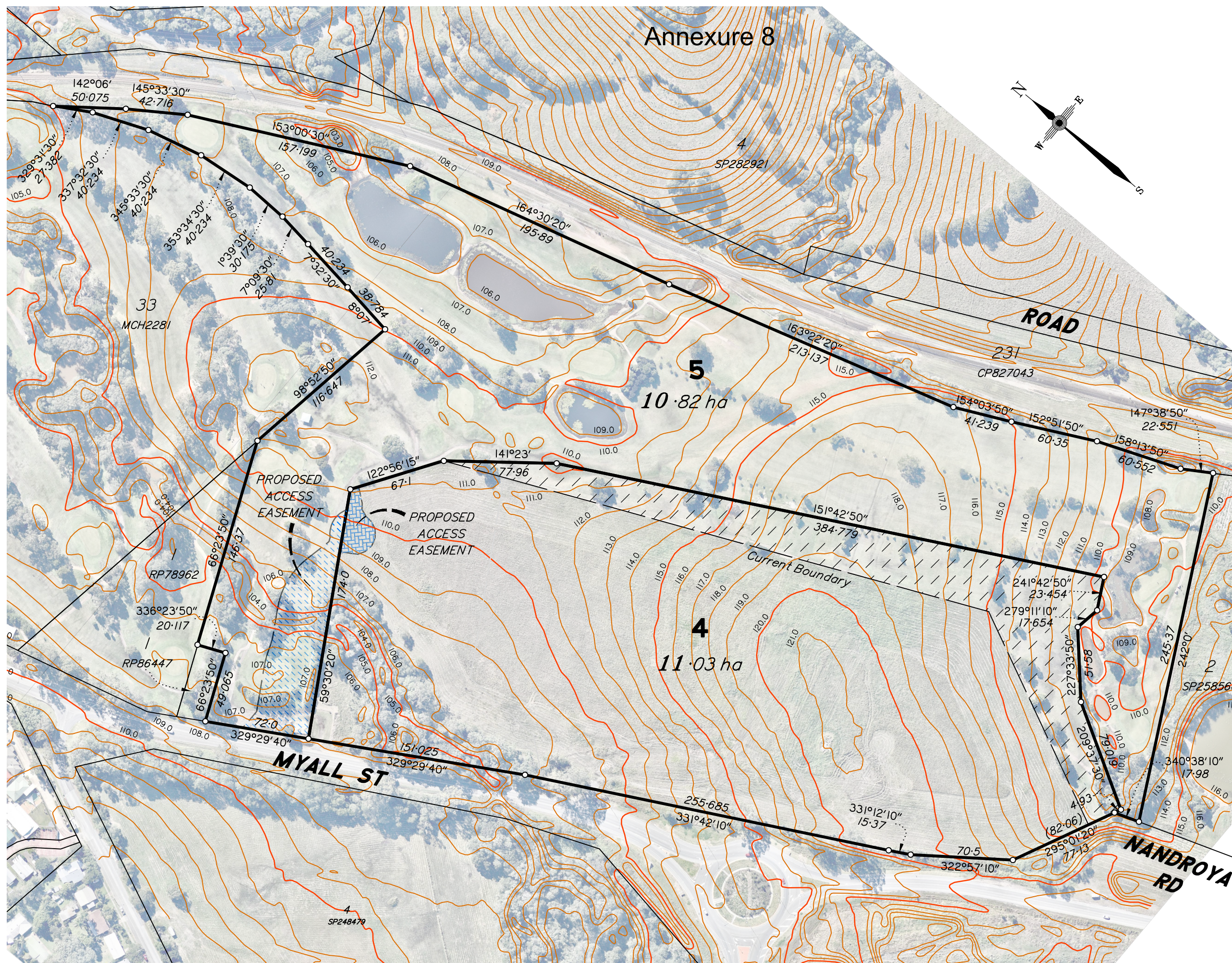
**Proposed Reconfiguration
& Licence Area
Lots 1, 2 & 3 on SP115864
Myall St, Cooroy**

GENERAL NOTES:

- NO SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- BOUNDARIES HAVE NOT BEEN SURVEYED OR REINSTATED
- BOUNDARIES SHOWN ARE PLOTTED FROM REGISTERED PLANS.
- LOT DIMENSIONS AND AREAS ARE SUBJECT TO FINAL FIELD SURVEY
- CONTOURS SHOWN DERIVED FROM QUEENSLAND STATE GOVERNMENT WEBSITE
- CONTOUR INTERVAL SHOWN IS 1.0 METRE.

LEGEND

 Area affected by Boundary Realignment (1.764 ha)



Revisions	Surveyed	Drawn	Checked	Passed	Date	
G	EMT AREA	—	JJ	AJP	AJP	01.02.23
F	ROUNDBABOUT	—	JJ	AJP	AJP	26.07.22
E	LOT BDRY	—	JJ	AJP	AJP	15.03.22
D	LOT BDRY	—	PJC	AJP	AJP	09.04.20
C	EASEMENT	—	JJ	AJP	AJP	13.02.20
B	LOT BDRY	—	PJC	AJP	AJP	22.11.19
A	ORIGINAL PLAN	—	JJ	AJP	AJP	07.08.19



SUNSHINE COAST
PO Box 1073, Buddina QLD 4575 Ph: (07) 5437 8555
mail@dsqsurvey.com ABN: 91 615 043 251
www.dsqsurvey.com ACN: 615 043 251
WESTERN DOWNS

Signed _____
Cadastral Surveyor/Director
Date _____

Horiz. Datum MGA Vert. Datum AHD
Origin _____ Origin RL _____

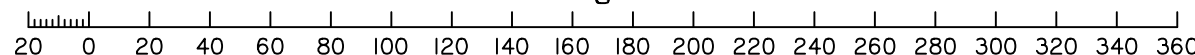
Locality: COOROY
Local Government: NOOSA SHIRE COUNCIL

SHEET 1 OF 1 Scale **A3 1:2500**

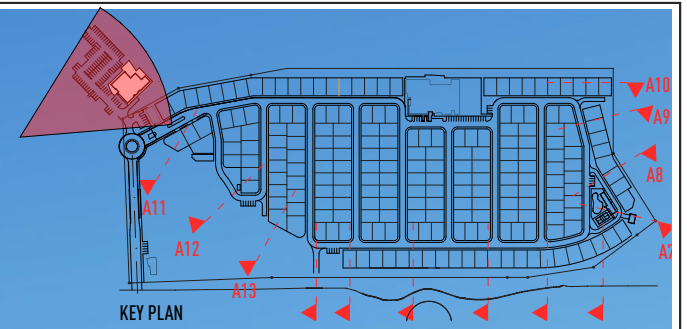
FILE 13422 PRO 01 Rev G.dwg Date 07.08.19
DRAWING NUMBER _____ REV. _____

13422-PRO-01 **G**

Scale 1:2500 - Lengths are in Metres.



Annexure 9



PERSPECTIVE - GOLF COURSE BUILDING

ISSUE	DATE	DESCRIPTION
AA	09.02.22	MASTER PLAN REVISED TO REDUCE YIELD AND ADDRESS ECOLOGICAL CONSIDERATIONS
AB	29.03.22	MASTER PLAN REVISED CONSULTANT COORDINATION
AC	22.06.22	REVISED GOLF CLUB INFORMATION

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DRAWING	
DRAWN	CB / KW
DATE	JULY 2022
SCALE	1@ A1

DRAWING No.
BP1074/DA/2.02

ISSUE
AC

POOLE