



4th September 2020

CLUB RENEWAL PROJECT - UPDATE FOR MEMBERS

Dear Members,

My last update on the Club Renewal Project included the fact that we had signed an agreement with Arden in May to proceed with the project as approved by members in November 2019. Arden are now busily getting this very large project underway and I thought it would be timely to update members.



Note: Images are conceptual – final design will be subject to approval



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To give some perspective on the scale of the project it is worthwhile having a look at the type and number of consultants engaged by Arden.

CONSULTANTS	SERVICE
Keylan	Town Planning
ALTIS	Architecture
Dickson Rothchild	Urban Design
PTC	Traffic
Site Image Landscape Architects	Landscape
Ethos Urban	Social and Economic Assessment
Land Partners	Infrastructure
El Australia	Contamination
Travers Bushfire and Ecology	Flora and Fauna Arboriculture
Weirs Phillips	Heritage
Mitchell Brandtman	Quantity Surveyor
TBA	Stormwater
Veris	Surveyor
Northrop	Structural
TBA	CGI's
HWL	Legal
Elephants Foot	Waste Management
Acouras	Acoustics

Arden and the Club are actively working with The Hills Council to gain a complete understanding of Council's requirements around the following important issues to be included in the Draft Master Plan and ultimately the Development Approval.

- Land Use.
- Heritage Conservation.
- Transport and Access.
- Parking and Servicing.
- Treatment of Interfaces.
- Built Form.
- Open Space and Communal Facilities.
- Public Domain; and
- Environmental Performance.

Members would have noticed a drilling machine around the grounds early in August. Contractors have drilled down 14 metres to test soil and rock samples. They have also set up water quality monitoring sites in a number of locations.

A lot of members have asked about timing of the project. As many of you would know, the timing of these types of development projects is dependent on the length of time of the planning approvals process. Arden will be submitting the Planning Proposal to the Council in October, and this will start the approvals process with the NSW Government lasting approximately two years.

This means that we could be bowling until the end of 2022. We are envisaging project completion in April 2025

Arden have suggested an innovative approach to the staging of the project which may be of great benefit the club. Rather than keeping the existing club house and building around it; they are exploring the possibility of building a “pop-up” clubhouse in the south-west section of our property, and after the construction of the new club, subsequently converting the pop-up to a residential block. This option could reduce the construction period by upwards of 18 months and provide considerable cost savings - which works to our advantage. Put simply this would mean we could have the entire new club operation including greens completed sooner, and potentially gain a substantially increased financial outcome.

The Club is working closely with the Architects to design the new club house to meet the future needs and expectations of our members. This includes the design of the indoor bowling green and bowling facilities.

On another note, I am pleased to communicate that since the completion of the renovations that occurred during the Covid-19 shutdown period, the club has been trading exceptionally well. We are confident that the financial position of the club has stabilised as a result of the improved trading throughout July and August.

I would finally like to take the opportunity to acknowledge the great work of all of the volunteers that have been working exceptionally hard to keep the greens maintained since March this year. Thank you all for your invaluable contribution.

Ken Carroll

Chairperson