PAPWORTH + PARKER GOLF

"Providing Golf Design & Construction expertise"

To whom it may concern,

In addition to our comments regarding the benefits attained with the redesign shown on Bayview Golf Club Master Plan drawing no G265.MP.01 we have also been asked to comment on golf course operational issues in relation to the proposed development site on the north side of Cabbage Tree Road and with regard to holes 4, 5 and 6 in particular.

The Master Plan has been prepared to specifically free up the 2hectare site proposed for development on the land parcel north of Cabbage Tree Road, and whilst there are no definitive standards as such for clearances between golf holes or from golf holes to development or public activity; there are guidelines for such dimensions available from several respected sources. These guidelines are presented as being conditional upon interpretation by suitably experienced individuals, taking into account all site specific circumstances and conditions.

Included amongst these are the course layout, hole geometry, topography, prevailing weather conditions, the impact of existing and proposed vegetation, the nature of adjoining development and any innate influence the set-up or arrangement of the golf hole might have on a golfers psyche or ability to play their shot.

We generally assess these impacts in consideration of guidelines from the European Institute of Golf Course Architects (EIGCA) and the Urban Land Institute of the USA (ULI) by comparing both sets of guidelines and assessing any other available information relevant to the particular situation.

Additionally the Society of Australian Golf Course Architects has conducted a review of all published guidelines and conducted limited practical on course research so as to provide our membership with a sound base from which to formulate relevant advice. Naturally given the nature of the game and that competing circumstances sometimes require compromise, no organization, company or individual is prepared to, or can realistically be expected to present a set of standard or guaranteed safe dimensions.

We have taken into account all of the available information mentioned above when preparing the Master Plan. Our 'without prejudice' advice is that the golf layout in general and holes 4, 5 and 6 in particular satisfy the recognized internationally accepted standards and as such should not expose future residents to undue nuisance from golf balls.

Yours sincerely,

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