



Port Douglas District Combined Clubs Inc.

The Tin Shed Rag

Join in!
Play Social Golf
 with your Friends
All equipment available for hire

We are planning to start a Social Golf Club for all those Members who enjoy the occasional game but have not got the time to play week in week out.

It is hoped to play the last Sunday of the month with Social Handicaps being allocated so an informal competition can be played.

To gauge interest of Members a Social Golf Day is scheduled for Sunday, 3rd September, Teeing Off from 8.00am. Cost for the day is \$35, which includes 18 Hole Ambrose Event, Cart and a Sausage Sizzle. \$20 for those who wish to walk. Clubs are available for hire.

Number are limited and is only available to Members of either Club. Contact either Club to register.

Those willing to give up some of their time to help run and manage this Club please contact the General Manager.

Golf Members Q & A

The President and General Manager will make themselves available for a Q & A meeting on Saturday, 19th August at 11.00am prior the Holden Scramble. Golfing Members who have any questions or concerns should take the time to attend the meeting.

COUNCIL UNDERTAKES RENT REVIEW

Under the Club's Lease a rent review should be undertaken every five years during the term of the lease with CPI Reviews conducted on every other Rent Day. The first of these review should have been carried out in 2014 and again in June 2019. As Douglas Shire Council failed to undertake this review in 2014 one was done in September 2016 with the outcome seeing the Clubs Rent being increased by 131%. If there is a bright side they have decided only to back date payment to October 2016. The Management Committee appealed the Councils decision and tabled an offer, which was rejected by Council. This matter is still ongoing as the Committee is doing everything it can to reduce the increase. A previous committee were placed in a

difficult situation when the then Douglas council refused the request to remove the reference of commercial entity and return on capital investment in the proposed Lease and decided against the advice of the club's solicitor to sign the lease. Both these matters have found to be detrimental to the Club. The Committee can not understand why DSC does not recognise the Club as a Not for Profit Community Sports Club or why a return on capital investment is looked at even though they do not invest any funds in extensions or maintenance.

The Management Committee have requested and will continue to request a meeting with the Mayor and Councillors as it is believed that they do not understand the role of the Club and the part it plays within the community.

CLUB EXTENSION FACING HURDLES

Our Builders, Paynter Dixon, have been requested to stop work on the Club's Development/Building Application for the Deck Extension upstairs due to carpark issues. As part of the Douglas Shire Planning Scheme, Council have indicated that there is a need for a minimum of an extra six carpark spaces. The Management Committee have requested a meeting with the Mayor and Councillors to discuss the matter, however this was rejected. A Pre-lodgement Application was submitted and the Club is waiting on an official reply. However, this matter did go to the Monthly Council Meeting on Tuesday, 1st August. The following is an extract of the Minutes of that meeting:

Recommendation:

1. Council considers the proposed extension to the Combined Club to be an overdevelopment of the land.
2. In the event that the applicant proceeds to a formal application, the proposed extensions constitute a material change of use for either a restaurant or tavern use, being impact assessable development in the Community and Recreational Facilities Planning Area under the Douglas Shire Planning Scheme 2006 (as amended).
3. Any formal application would need to fully justify any proposed car parking arrangements via an evidence-based traffic study prepared by an appropriately qualified traffic consultant for the additional floor space.

The Minutes go on and state that Cairns Regional Council wrongly granted approval for the previous development application to proceed as an 'undefined use' given the definitions of the land use is defined as either being a 'restaurant' use or a 'tavern' use.

Our Council continues to place hurdles in front of businesses who not only provide for the community, but also our visitors, which provides employment for those who live in the Shire.

Again, Members will be kept updated. However, at this stage it has been decided that this matter be put on hold until the Rent Increase issue can be sorted out.

GOLF CLUB UPDATE

It has now been five months since the amalgamation with most of the major issues having been finalised. However, there were a number of teething problems and some still exist. Golf Club Members should realise even though there continue to be some problems, the benefits already gained by the amalgamation certainly outweigh the problems. Members fees have been reduced along with drinks prices. Food is being made available every other Friday. On top of that the Combined Club has taken on some unexpected debt totalling approx. \$57,000 and has also provided funds for a Golf Management System, Bar Upgrade, POS System and a number of other items at a cost of approx. \$50,000. Monies will continue to be spent in the future for further improvements.

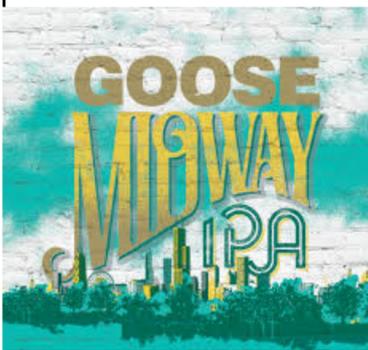
It is hoped that the proposed Caravan Park will get off the ground. The State Government gave 'Concurrence Agency Approval' subject to conditions. One of these was the need for a Left-hand Turn Bay from Mossman-Daintree Road into Newell Road at the Clubs cost. A submission to have the Conditions amended was submitted and we have received a favourable reply. Next step is to put it back to Council for approval.

It was hoped that funds would be allocated to renovate three or four greens this Financial Year. However, with the pending Rent Review, Club Extension possibility, costs associated with the amalgamation and a number of other matters this has been put back 12 months. The Management Committee are committed to this project and funds will be allocated in the next Financial Year.

PRICE INCREASE

For those who don't know the Breweries and the Government Excise increases each year and in most cases twice. The Club does its best to absorb these increase the best it can.

However, it has become necessary to pass on an increase as at 1 September. With this increase we will still have the cheapest prices in the Shire and with Members Discount it is even cheaper still.



Chicago famous Micro Brewery, Goose Island Brewery craft some of the best beers in the USA. We have been fortunate enough to secure their Goose Midway IPA. This will be available on Tap early September. If you are into beers you should not miss this one!

TREASURER'S REPORT

Well an interesting year so far and most of my report is good and the club is trading strongly with the season now in full swing.

You will all be aware that we amalgamated with the Mossman Golf Club in March and effected some helpful improvements both for the members and in our ability to administer the club in streamlining the operations. Most of the glitches have now been sorted out and members including myself seem content.

Trading has picked up since the wet finished and many more folks are out there playing than previous years, all in all a much more positive feeling amongst members.

With that in mind we intend now to establish a social club for those folk that don't want to play on a permanent basis but would like to take part in a fun day perhaps once a month, Kym has some excellent ideas for this, so please contact him or myself if you would like to participate or be part of the social club committee.

We are still endeavouring to have meeting with the council to determine an outcome in relation to the proposed upper deck extensions which our committee feels is necessary in order to provide better facilities and be able to compete with

our opposition enterprises in attracting the tourist dollars. There is much more competition out there. We will keep you informed of any progress.

Trading has been back to normal for the last six weeks and with the reductions that we have been making to the principle debt over the last two years, we are several months ahead in our mortgage payments, these funds can be drawn back at any time should we require them for the deck extensions.

As at the end of the financial year our membership was 4489 and our bank balances were:

General Account: \$153,176
Gaming Account: \$73,254

We have paid \$350,000 extra off our Loan. However, this is available as a redraw facility if and when we need it for our extensions.

Please come along and enjoy all your club has to offer

Mal Philips