



BGC Extraordinary General Meeting 15<sup>th</sup> April 2023  
Sewerage Easement Approval



## EGM meeting requirement

- To consider the motion:

“That the Club grant an Easement in Lot 1 on RP 37700, in Lot 2 on RP 37700 and in Lot 5 on RP 37701 to Central SEQ Distributor-Retailer Authority ABN 86 673 835 011 in the form provided with the notice for the EGM of 15 April 2023.”
- The granting of an easement is considered to be an alienation of certain freehold property of the Club and in accordance with rule 3(xiii) of the Club Rules requires the prior sanction of a majority of three fourths of the members of the Club present and entitled to vote at a meeting of the Club especially called for the purpose of considering such alienation.



## Presentation outline

- Background
- What is being requested of BGC
- Compensation receivable
- What happens if BGC doesn't approve
- Impact on the course and Members
- Opportunity for practice fairway improvements
- Questions from the floor
- Motion to be put to the Meeting
- Following the meeting David Mason will provide an overview of the indicative plans for practice fairway improvements



## Background

- Yeerongpilly Green is a master planned community being developed in stages by a developer in joint venture with Economic Development Queensland (“EDQ”), a department of the Queensland State Government.
- There is an existing 225mm sewer main that traverses BGC land approximately bisecting the practice fairway.
- The residential development requires the construction of a new 315mm sewer main under BGC land. The new sewer main is to be adjacent to and parallel to the existing sewer line with a segment being built diagonally across the front of the 9<sup>th</sup> hole green complex exiting BGC land beside the 1<sup>st</sup> tee. (refer attached plan)



## Background

- The sewer main will be well below ground and will be constructed by a mix of underground boring and open trenching with the trenches filled following laying of pipe.
- The existence of the current sewer already creates an encumbrance over BGC land. A formal easement was not required.
- The new sewer being greater than 300mm in diameter requires a formal easement to be registered.



## Background

- The BGC Committee has been in negotiations with EDQ over many years so as to develop a Works Agreement covering design, works and rectification matters and compensation amount. The agreement has now been signed, conditional on BGC member approval of the granting of the easement.
- The Works Agreement has been negotiated to have as minimal impact on BGC golf as possible during construction.
- The Works Agreement does not need BGC member approval.



LEGEND	
EXISTING	PROPOSED
	KERB AND CHANNEL
	KERB ONLY
	KERB FLUSH
	EDGE OF BITUMEN
	EXTENT OF BUILDING
	PROPERTY BOUNDARY
	EASEMENT
	FENCE
	PROPOSED EXTERNAL SEWER
	WATER
	STORMWATER
	TREE
	FLOW DIRECTION ARROW
	STRUCTURE NUMBER

SCALE A  
PLAN

PROJECT NO: 15187

DIMENSIONS IN METRES EXCEPT WHERE UNREduced; SHOW OTHERWISE. CURVERT AND PIPE SIZES IN MILLIMETRES

UNREduced / REDUCED A1 A3 REDUCED

SCALES 0 10 20 30 40 50m UNREduced / REDUCED A 1:1000 / 1:2000

STATUS

# PRELIMINARY

PROJECT NO: 15187  
DRAWING NO: SK-C0690 B

REV	DATE	DESCRIPTION	DWN	CHK	APP
B	09.09.19	ISSUED TO QUU FOR CON APP APPROVAL	MU	MS	NR
A	11.12.18	ISSUED TO QUU FOR CON APP APPROVAL	MS	MS	NR

ASSOCIATED CONSULTANTS	APPROVED	CHECKED
	7729 RPEC	
DATE	DATE	DATE



CLIENT  
YEERONGPILLY PROJECT  
PTY LTD

PROJECT  
YEERONGPILLY - GREEN  
STAGE 1 WORKS

SUBJECT  
EXTERNAL SEWER  
EASEMENT LAYOUT

PROJECT NO: 15187  
DRAWING NO: SK-C0690 B

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0 10 20 30 40 50 100 ORIGINAL SIZE A1



## What is being requested of BGC

- Granting an easement over the BGC land impacted by the new sewer pipe.
  - The easement is approx 6 metres wide aligning with the pipe.
  - The granting of the easement requires BGC member approval.





## Compensation

- An amount of \$510,414 will be receivable by BGC prior to construction commencing in respect to:
  - any loss of land value as a consequence of the easement and works,
  - the BGC advisory costs (both past and current),
  - co-operation during the works period and possible revenue loss during the construction period.
- This is a fixed amount but additional compensation may be receivable if there are delays or other impacts. BGC is not required to undertake any works.
- Rectification works to existing standards are the responsibility of the construction contractor at their cost not BGC.
- The amount was extensively negotiated over an extended period with appropriate external commercial and legal input and the Committee believes that the amount of compensation is appropriate given the impact on the course, BGC and its members.



## If BGC does not approve

- Queensland Urban Utilities (“QUU”) has a general power of resumption for wastewater services but prefers not to exercise its power unless the parties cannot agree. BGC believes that QUU would likely act to compulsorily acquire the proposed easement if EDQ and the developers cannot reach agreement with BGC in respect of said easement and sewer works.
- A compulsory easement acquisition would likely result in BGC receiving significantly less compensation than has been agreed, be much more disruptive to BGC and its members, and would provide no certainty as to outcomes or timings such that BGC could not plan for the operation of its practice facilities.
- The Committee is of the view that BGC not approving the option would be of significant detriment to BGC.



## Impact on the course and members

- Following completion of the sewer line works and site rectification there is not expected to be any lasting impact on the practice fairway and members enjoyment thereof.
- There is no risk of subsidence to 9<sup>th</sup> green since the pipe passes in front of the 9<sup>th</sup> hole green complex.
- Rectification works within the defects period will be corrected at constructor cost.
- During the construction period – anticipated to be 16 weeks from September 2023 members and teaching professionals will not have access to the existing practice fairway.
- Planning is well underway regarding alternative arrangements and David Mason will talk to this following this meeting.



## Impact on the course and members

- No use of temporary greens is anticipated, although the 1<sup>st</sup> tee will be brought forward temporarily.
- Risk of excessive project delay has been assessed as low.



## Practice fairway improvements

- Members identified improvement of practice facilities as a high priority in the member survey undertaken in 2022.
- Committee believes that this can be undertaken during the period of construction of the sewer works so as to only have one period of disruption.
- The impact would be much greater if undertaking as a separate project.
- Funding for the upgrade will utilise the compensation proceeds.
- David Mason will outline current indicative planning following this meeting.



# Questions from the Floor



## Motion for Approval

- The Committee unanimously recommends the motion:  
“That the Club grant an Easement in Lot 1 on RP 37700, in Lot 2 on RP 37700 and in Lot 5 on RP 37701 to Central SEQ Distributor-Retailer Authority ABN 86 673 835 011 in the form provided with the notice for the EGM of 15 April 2023.”
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## EGM Closure

That concludes the formal part of the meeting.

David Mason will now provide a short presentation outlining indicative plans for the practice fairway improvements and practice arrangements during the construction period mentioned earlier.