

THE 1970s

February 1970: The original golf course architect appointed was Bob Green of Green and Knight in Sydney. He as assisted by golf course manager, Cliff Meredith. The original plan was for 10 par 4's, four par 5's and four par 3 holes, with playing into the setting sun to be avoided. This plan had the 18th as a par 3.



Bob Green, our Golf Course Architect, and Cliff Meredith, at the 6th green.

Bob Green described the original layout of the golf course in an article in NSW Golf in June 1969, which is repeated below, together with a graphic of the course layout. Note in both the text and the graphic that the original course design differs significantly to what exists today. Not only is the par for some holes different, but also the greens and tee placements, particularly the 14th and 15th. The practice area and some of the lakes are also in different locations.

Designed for all golfers

Ocean Shores Golf Course is set on the floor and one side of a typical north coast bowl surrounded by lush green hills.

Clearing has begun on the first nine holes and will be completed within a week.

Bulk earthworks and general construction will start almost immediately after clearing.

The course will run through a series of man-made lakes, having a total of 38 acres, and the degree to which these are being used as part of the course can be gauged by the fact that 14 holes of the 18-hole layout are adjacent to or completely influenced by water formation.

The manner in which this is done does not mean the average golfer could not enjoy a pleasurable round.

Certainly some of the holes are tight and demanding, but in general terms there is always a safe option.

The general intention is that the course, located as it is, is virtually a resort area which will cater for the social and average club golfer over a length of 6350 yards.

Club events will be played on 6670 yards and the championship length of the course will be 6990 yards.

From championship tees the course will be demanding of the real champion golfer.

Perhaps typical of the option approach to the design is par 5 sixth, nominally of 505 yards, along a comparatively simple and safe route but easily reached in two by the good golfer provided he carries the first dog-leg of rough and the second dog-leg over a lake.

This report of Ocean Shores Golf Course, presently under construction at Brunswick Heads, NSW, was written by Bob Green of Green & Knight, architects of the course.

With the clubhouse located on high ground, from which it will obtain a panoramic view of the coastline from Coff's Harbour lighthouse to Kingscliff, it has been necessary to arrange the order of the holes so the somewhat restricted area adjacent to the clubhouse can be played with reasonable physical facility.

This area was subjected to an intensive study before resolving the proposed layout was the only satisfactory means of connecting high ground to the generally flatter ground of the main body of the course.

Although I do not consider the par 3 to be the best form of finish hole, I was obliged to include this on the score that a good par 3 is a better finish hole than a poor quality hole of any other type.

Almost all holes on the course are dog-legged and existing timber is to be preserved to control play on many of them.

Course manager is Mr. Cliff Meredith, current president of the NSW Course Managers' Association. All work on the site will be under his superintendence and supervisory control of the architects.

Performance requirements are currently being laid down for the course watering system and this will be installed concurrently with construction.

Extraordinary conditions

Present programming is aimed for turf planting to be begun in September/October and, in view of the extraordinary growing conditions in the climatic area, there is every likelihood the first nine holes will be in play in April, 1970.

Fairways will be Blue Couch and greens and tees Tiffdwarf and of this propagation beds have already been established.

Long term, it is intended the entire course will be developed and beautified by planting many varieties of indigenous and exotic flowering shrubs and trees to blend in with natural on-site growth.

The card of the final course is:

1. Par 4	385	10. Par 3	175
2. Par 5	535	11. Par 4	400
3. Par 4	455	12. Par 5	515
4. Par 3	230	13. Par 4	385
5. Par 4	410	14. Par 4	410
6. Par 5	505	15. Par 5	550
7. Par 3	165	16. Par 4	440
8. Par 4	435	17. Par 4	415
9. Par 4	375	18. Par 3	205
Par 36	3495	Par 36	3495



Although not recorded in newspaper clippings or other public documents, one of the authors of the history of the Murwillumbah Golf Club, Mark Bilotto, says the original golf course architect chosen to design the Ocean Shores Course was Bob Green, who then owned Golf & Recreation Planners Pty Ltd in Sydney, in partnership with Dick Hartley a Victorian an ex amateur Champion of Australia and past captain of the Australian Team.

Green was responsible for either the design or refurbishment of courses such as the Sun City Country Club in Perth, Liverpool Golf Club in Sydney, the Windsor Country Club in Sydney, Indooroopilly in Brisbane and Flagstaff Hill in Adelaide, as well as the Murwillumbah course.

Bob was approached and accepted the brief from Wendell West Australia to design the golf course. His concept was accepted and work started. At that time the problem with courses north of Coffs Harbour was a suitable fine leaf grass for the putting surface. Many varieties of bent grass were tried on many courses and all failed when days and nights of high humidity set in.

Bob went to America and the USGA sent him down to Tifton, their Grass Research Centre, where he was shown a spot of Bermuda 328 called Tifdwarf. At that time Bermuda 328 was the grass of choice in the subtropical states of the USA.

Tifdwarf bermuda grass (a natural dwarf mutant of Tifgreen) was officially released by the U.S. Department of Agriculture and the Georgia Coastal Plain Experiment Station in April, 1965. It was developed by Dr Glenn Burton at Tifton in Georgia USA.

Mark Biltoft, a member of the Murwillumbah Golf Club, which also had an association with Bob Green, penned these words about Green's involvement at Ocean Shores.

BOB GREEN O.S. FIRST GOLF ARCHITECT

On returning from the second World War, Bob did architecture and set up a practice in North Sydney. Bob was a passionate golfer and a member of Pennant Hills G C. In the 1960's Bob sold his practice to his employees and followed his passion - golf architecture.

After travelling to the British Isle and the USA, he formed Golf and Recreational planners in partnership with Dick Hartley a Victorian and an ex amateur Champion of Australia and past captain of the Australian Team.

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Bob went to America and the USGA sent him down to Tifton, their Grass Research Center, where he was shown a sport of Bermuda 328 called Tift Dwarf. At that time Bermuda 328 was the grass of choice in the subtropical states of the USA. At that time Augusta National was using 328 on tees, fairways and greens.

Australian quarantine laws were very strict and prevented the importation of live stolons into Australia. Bob smuggled stolons of both Tift Dwarf into Australia. With Tift Dwarf he mailed some stolons to a friend at Ocean Shores in an ordinary envelope. He brought the stolons of 328 back hidden in his golf shoes.

After cultivating it in his front garden box he used it for the first time on a golf green at Burleigh GC which he was redesigning. These two fine leaf strains of Bermuda went on to revolutionized the playing surfaces of golf and bowls greens in the tropical half of Australia.

Bob Green was very intelligent and a fine golf architect. He was a founding member of the Australian Golf Architects Association of which he was later made a Life Member. He lectured for many years at Ryde TAFE in horticulture and even spent two years as course superintendent at his beloved Pennant Hills GC.

However, he had one failing. He could never suffer fools and thus he had trouble tolerating any director, committee or even a golf president who disagreed with his views on how and what work should be done in the construction of a course.

At Ocean Shores work had progressed to windrowing all the topsoil for the course when he had a disagreement with the Wendell West developers - he was sacked and the American golf architects, Van Hagge, Devlin and Barnes were appointed.

Tift Dwarf was said to have been first planted at Ocean Shores on September 13, 1973 by Roy Hulbert. These two fine leaf strains of Bermuda went on to revolutionized the playing surfaces of golf and bowls greens in the tropical half of Australia.

The Company engaged Von Hagge Barnes & Devlin in June 1970 as architect to design and construct the course. The first estimate being not to exceed \$400,000 plus \$65,000 service fees. The club house building being constructed by Hanna and Edmed of Murwillumbah.

Below: Golf architects Robert Von Hagge, Bruce Devlin and "Boots" Berkemeyer with Course superintendent Fred Ludkte and Merv Barnes (architect) planning the course.



Bruce Devlin seems to be saying: "How the hell am I going to make a Golf Course out of this mess!"



Bulldozers at work making the artificial lakes. It is rumoured that one was eventually bogged so badly that it could not be retrieved. Maybe it is still at the bottom of the Lake?



Bruce Devlin and a team of enthusiastic workers during construction of the Course.



Devlin (originally an apprentice plumber from Goulburn) takes time off to try a trick shot or two.

Richard A. Baril, in an online tribute to Robert von Hagge (RvH), said Robert first met Bruce Devlin when Devlin was charged to find an architect to do some design work in Australia ("The Lakes" in 1966). Bruce recommended RvH. Later (in 1969) they formed "von Hagge and Devlin". RvH and Bruce Devlin were among the original investors in Cobra Golf.

The course is said to be a direct reflection of the designers, these renowned golf course architects, who utilized traditional design elements while capitalizing on the natural beauty of this largely untouched land, blending native vegetation with the rugged beauty of a modern championship golf course.

Bruce Devlin was Australian Amateur Champion in 1959, won the Australian Open in 1960 as an amateur, and during his PGA Tour career between 1964 and 1972 scored eight major victories.

According to Wikipedia, Devlin designed and built more than 150 golf courses throughout the world including Australia, Japan, Scotland, the Bahamas, and the United States.

November 1970: Progress was reported on construction of the clubhouse, with 17,925 square feet of reinforced concrete poured October to form the roof. Brickwork was also commenced. Construction was "soon to begin" on the swimming pool.

On November 18, 1970, the Ocean Shores development company Wendell-West, then short of funds, became Princess Properties Pty Ltd, obtaining mortgage finance from Daniel K Ludwig, a famous American Shipping Billionaire. Princess Properties who also took over the rural entity known as the Billinudgel Pastoral Company.

Managing director, Mr Robert Arkell, said: *"At present we have almost completed the golf clubhouse and tournament standard 18-hole golf course and we have fully developed 20 building sites."*

"State Planning Authority permission is awaited to develop more area. With planning permission we hope to complete the current project with a total of 7500 building sites."

Ludwig was reputed to then be the world's third richest man (after oilman Paul Getty and real estate recluse Howard Hughes). He owned the world's largest privately-owned fleet of ships carrying mainly oil and coal. He also owned Clutha Development Pty Ltd, with enormous coal reserves in NSW.

The ships he owned were said to be some of the largest in the world, once described as so large "they made an aircraft carrier look like a Sydney Harbour ferry" (*Australian Women's Weekly*, January 14, 1970).

"A partial list of Ludwig's holdings gives oil wells in Canada, hotels in Bermuda and the Bahamas, a million acre cattle ranch in Venezuela, oil refineries in the US, Panama, and West Germany, a salt plant in Mexico, millions of dollars in real estate in Common Market countries and California, the world's largest citrus acreage in Panama, iron ore mines in India, a Potash mine in Ethiopia, and coal mines in Virginia and NSW."

Eventually the course was completed and the clubhouse readied. The Company was not content to just allow residents to use the course, but took steps to organise a golf club, and to this end employed as manager Mr John G McMahon of Melbourne.

A public meeting was called and a steering committee was formed to form a golf club. Mr Eddie Ring of Murwillumbah was elected Chairman of that committee.

Whilst O.S.C.C. and the Golf Club were completely separate entities, there was mutual involvement during the years and a history of O.S.C.C. cannot ignore the fortunes of the Golf Club Limited. The first issue of the Sea Horse magazine is reprinted below.

The SEA HORSE

THE VOICE OF OCEAN SHORES

VOL. 1

NOVEMBER, 1969.

BRUNSWICK HEADS, N.S.W., AUSTRALIA

No. 3

BUILDING BOOM...

The State Planning Authority of N.S.W. has accepted a \$475,000 cash bond from Wendell West.

The bond releases all land so far opened at Ocean Shores for home building. We have guaranteed our good faith by bonding, which ensures the installation of electricity water, and construction of paved roads.

Already eight plans for homes have been submitted for approval to the Byron Shire Council and many more are on the way.

With the building boom, and the growth of Ocean Shores' population, there will be a need for our golf country club, so construction will begin on this within a short time.



IT WAS A RED LETTER DAY FOR THE "BEHIND THE SCENE" WORKERS: In conjunction with the acceptance of our \$475,000 bond paid to the State Planning Authority, liens were signed by the Byron Shire Council to release individual lots for building. From right: Ian Brownell, Shire Clerk, Byron Bay; Fred Ludtke, Project Manager, Ocean Shores; Barry James, Shire President, Byron Bay; Russell Corben, Project Engineer, Ocean Shores.



Weather Beacon

THE weather's on its best behaviour.

The odd rain cloud restricts itself to night, so we have the pleasure of green countryside, morning freshness and cloudless days.

The temperatures are in the eighties . . . so leave the cold south behind and come join us!

NEW ARRIVAL

FRED LUDTKE has recently joined the staff at Ocean Shores as Project Manager.

Fred, wife Nancy and two children arrived from the U.S. two months ago and are already settling into the Australian way of life.

Fred is also a qualified architect and before coming to Australia was working with Wendell West at the Ocean Shores, Washington and Desert Carmel Arizona developments. As well as co-ordinating all on-site activities here Fred will be supervising the construction of our Country Club and Condominium. It's a busy life but let's hope he finds the time to enjoy the Brunswick Heads sunshine.



PLAN FOR RESERVOIR

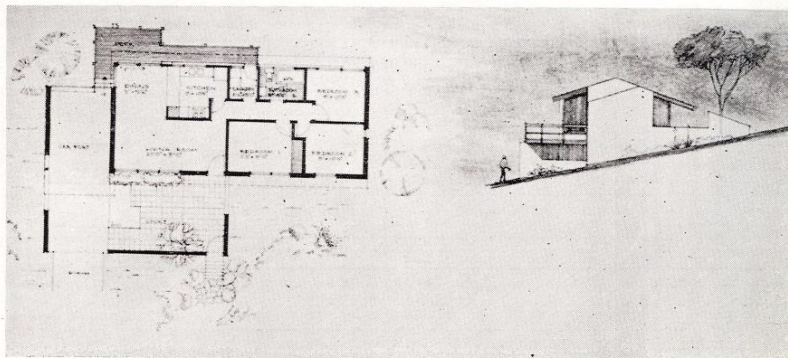
THIS MONSTER MACHINE IS BORING TEST HOLES TO DETERMINE THE LOCATION OF A 200 THOUSAND GALLON WATER SUPPLY RESERVOIR WHICH WILL PROVIDE WATER FOR THE HOMES AT OCEAN SHORES.

The water will be pumped through a pipe line by the Rous County Council via their Rocky Creek Dam, 16 miles north of Lismore. The pipe line will then lead to St. Helena bulk storage, between Bangalow and Byron Bay. From here it will continue to the Brunswick Reservoir and the final lap will bring the water to Ocean Shores.

That's a lot of pipe line, about 26 miles to be exact. I for one wouldn't like to walk it!

Because of pressure on space "Your Garden" has been held over until the next issue.

ADVOCATE PRINT.
MULLUMBIMBY



ONE OF THE SPEC HOUSES BOB PLANS TO BUILD (SHOWING FLOOR PLAN AND SIDE ELEVATION), WHICH WILL BE BUILT ON A LOT WITH A WONDERFUL OCEAN VIEW.

GOLD---

AUSTRALIANS REALISE that an investment in Ocean Shores is a stable one, and that the piece of land they've purchased will be a gold mine within the next few years.

The word "gold" turns everyone's head. . . Did you realise that the coastal strip which runs through Ocean Shores has the highest concentration of gold in the world?

Not many people do . . . so you're now one of the few.

If you'd like to follow the process set down by three

men some twenty years back—include a little gold hunting while holidaying at Ocean Shores.

If you're interested . . . this is how it's done . . .

Place a copper sheet in the sea and at high tide pass an electric current through it. Gold and platinum will become separated from the sand and collect on the copper sheet.

It sounds so simple doesn't it? Wonder whether a mining lease is necessary?

Let us know if you decide to try your luck, we'd like a photograph for "The Sea Horse."

It's a Full Life

Bob Miller is practically floating around the Sales Office these days. . . reason . . . he's just become the proud father of a bouncing boy . . . Eric Walter . . . the first baby to be born at Ocean Shores.

Bob, wife Lisen and daughter Domonique, arrived at Ocean Shores four months ago.

When Bob's not telling visitors about the site, he's working on details for the Californian style home, and spec. houses he plans to build at Ocean Shores.

Bob's also a professional

photographer and has already started to record the development of Ocean Shores in both movie and still photographs. He wasn't here quite early enough to photograph the farm house which stood on the site the Sales Office now dominates . . . but he's certainly covering all progress from here on.



MRS. JANET ROWLEY AND MISS KOSHUN ODA

"IKEBANA" AFTERNOON

Afternoon gatherings for women have already begun at Ocean Shores.

Janet Rowley, husband Bob and son Darrol were the first residents of Ocean Shores. They live in a modern - Japanese styled house, which has breathtaking views over the golf course and coast line.

Janet is a keen follower of the art of "Ikebana"

and recently invited Miss Koshun Oda to visit Ocean Shores to demonstrate this famous Japanese floral art.

Miss Koshun Oda was born in Osaka and studied the art of "Ikebana" under internationally known Tenshin-Koryu and Chiko Ruy Academies. She now

runs a very successful school in Sydney and is classed as a world authority.

Janet's house was an array of flowers; afternoon tea was served to about forty women and proceeds were donated to a local charity.

Salesman of the Month

WYCLIFFE DOUGLAS, BETTER KNOWN AS WYCK, IS ONE OF MELBOURNE'S LEADING REAL ESTATE AND BUSINESS CONSULTANTS.

He's studied journalism and held Directorships and Management positions in some of Melbourne's major companies over the past few years.

After extensive travel through England and the United States, Wyck chose to return to his home town of Melbourne and is now Director and Manager of the sales force at our Melbourne Office in St. Kilda Road.

If you haven't already, take your friends into our office, sit and have a cup of coffee while viewing the film about Ocean Shores. . . . Wyck and his staff will be only too pleased to

answer any questions.

Wyck has just won himself a caravan and plans to drive north at Christmas with his wife Janice and three children. They delight in swimming, deep sea diving and tennis, and there's plenty of that around Ocean Shores.

It seems that there'll be an evacuation of Wendell-West staff to Ocean Shores over the Christmas period. Why not start making plans yourself to head this way? Make yourselves known and join in our relaxed living and romping on the beach. Wyck for one will be only too eager to join you in a set of tennis.



Planned For You

People have heard and read about the advanced planning of Ocean Shores.

AS SOON AS YOU DRIVE THROUGH THE ENTRY GATES, YOU NOTICE THE WIDE ROADS, AND STREETS WHICH CURL THROUGH THE COUNTRYSIDE.

Wendell-West are extremely concerned about retaining the naturalness of the countryside. Great precaution, and often hours of replanning are necessary to save the numerous beautiful trees. In fact, in some cases a piece of land is held from sale in order that an aged or particularly large tree will not have to be destroyed.

sure a growing community, Ocean Shores has again protected you. We have agreed that for every fifteen lots sold, one house will be built. Therefore, if our buyers don't wish to build immediately, Ocean Shores will build houses themselves. The homes may be purchased on good terms and will be of the most modern design, on well chosen lots.

Buyers of land at Ocean Shores are protected by an agreement which has been drawn up between Ocean Shores and the State Planning Authority of N.S.W. Months of conferences when every aspect of Ocean Shores development were discussed, visits to the site by the Principals of the State Planning Authority and long range planning, have resulted in a better deal for you.

Ten per cent. of all land at Ocean Shores has been set aside for parks and recreational areas. Lakes are being built to add beauty to specific areas and we have made extensive study into dune control in order to preserve the naturalness of our beach front.

To ensure that houses will have space to breathe, the average square footage of lots must be no less than 7500 sq. ft. Most lots, however, are larger than this, some up to 32,000 sq. ft. in size. Homes will be built 20 feet from any boundary line which has frontage to a roadway or 50 feet from a frontage to any artificial waterway or lake, thus preserving the feeling of open space.

Many development areas open, but so often the area becomes a scar of untended roads and overgrown countryside. To en-

Due to the acreage of Ocean Shores, specific areas will be opened at a time. This ensures that our plan offers the choice lots which our buyers require. A bond is also placed for the supply of electricity, water and the construction of kerbs, gutters and paved roads for each area.

The building of our Country Club, Beach Club, Marina and Aboriginal Art Gallery are scheduled to co-ordinate with population growth and large portions of land have been set aside for the building of schools, churches and the growth of a commercial area. No hotels or motels will crowd into our residential areas, but are to be built in areas zoned for the purpose, so not to disturb the rural quiet.

Through our concern to build a community which you will be proud to live in, we spend hours planning what is best for our buyers, meeting with the State Planning Authority, Byron Shire Council and the Minister for Decentralisation.

We believe that through our steady, but thorough advancement, we shall achieve a beautiful, exclusive development and look forward to having you as a member of our community.



JUDITH AND GORDON WITH THEIR FOUR SONS, HUGH, DAVID, RICHARD AND ANDREW.

Guests of Ocean Shores

IT WAS DAYS OF SUNNING, EXPLORING AND SWIMMING FOR THE HANNA FAMILY WHEN THEY HOLIDAYED AT OCEAN SHORES LAST MONTH.

Judith, Gordon and their four sons were the winners of a competition held by our Melbourne Sales Office . . . the prize being a week at Ocean Shores as our guests.

They're from Walwa in the Upper Murray, where Gordon has a dairying and grazing property. Gordon had noticed our streets had Aboriginal names, and

mentioned that Walwa means "place of many waters." His sons are also the fifth generation of Hannas to be born at Walwa . . . almost dating back to the First Fleet.

By the time we drove the family back to Coolangatta to fly south, they looked relaxed and tanned. The boys couldn't wait to get home and tell of their

"wow" of a holiday. As it was their first trip north, they'll have lots to tell at school about their first experiences of surfing and the surrounding banana and sugar plantations.

Judith tells me they fell in love with Ocean Shores — "Being country people," she said, "we like a country atmosphere and at Ocean Shores you have this and the beach. In fact, we like the area so much we've bought two lots and Gordon and I plan to retire here."

Chincogan Fiesta

THE Chincogan Derby, which is the foot race to the top of 1002ft. Mount Chincogan, was won this year by Ron Downey of Tweed Heads. Ron defeated last year's winner Kelvin Ludlow, in the new record time of 32min. 28.8 sec.

The locals gathered in the streets of Mullumbimby to cheer the runners on their last lap. Nine-year-old Peter Robinson was given a resounding cheer when he completed the run in 37min. 20sec. Peter was escorted by a motor-cycle policeman for the last half-mile, although

he'd probably have preferred a ride on the back.

DIANNE Meredith daughter of our golf course manager, Cliff Meredith, was crowned Miss Chincogan, 1969.

The crowning is held in conjunction with the Chincogan Fiesta, and is awarded to the maid who raises most money for the club she represents. Dianne was working for the Apex Club and raised \$820.49 . . . the reward for such a wonderful effort was a week's holiday at South Molloe.

Letter To The Editor

IN reply to your letter, Mr. Wolmson, details of the Lions Club are as below—

The Lions Club meets in Mullumbimby on the first and third Tuesdays of every month. The meeting, with a guest speaker, on the third Tuesday, is held at the Court House Hotel, when fellowship begins at 6.00 p.m. and the actual meeting at around 6.30 p.m.

For any enquiries contact the President, Mr Bill James, phone: Mullumbimby 183.

Official Hosts

Fresh, rearing to go and filled with anticipation. That was the appearance of the drivers and navigators of the 73 cars who were competing in the Southern Cross International Rally.

The Rally was begun in earnest at Ocean Shores. . . . Orana Road was a major traffic jam as cars lined up to compete in a hill climb, which looked a daring feat to the amateur. However, the drivers appeared to take it in their stride and most completed the course in under the minute mark.

Ocean Shores were official hosts to the Rally and afternoon tea was served at the Sales Office before cars sped on their way to continue one of Australia's toughest car rally routes.

It was four days of zig-zagging across country with most of the driving being done at night. Internationally known Andrew Cowan, driving an Austin 1800, was first to cross the finishing line at Surfers Paradise with a loss of only 63 points.

Crews and officials had a chance to exchange hair-raising rally experiences at a luncheon served by Ocean Shores at the end of the race.

FIRST WORK FORCE

THE first work force to arrive at Ocean Shores some thirteen months ago were the surveying team attached to the company of Jones, Flint and Pike, of Brisbane.

Electronic calculators and computers are used to aid their precise and detailed surveying and tide gauges have been set to determine depths of artificial lakes and drainage requirements.

The surveyors certainly know every corner of Ocean Shores, and are continually arriving back at the office with staghorns, orchids and Monstero-delicio, which are growing in many of the wooded areas.



ALAN MONTGOMERY AND BILL RUDD outside the Sales Office at Ocean Shores. They were driving a Bellett G.T. for New Guinea Motors, Goroka, Papua. It's their first visit to Australia to compete in a rally, although they're champions in New Guinea.

Prior to the development of the estate and the golf course, the area had been exposed to some significant cyclone activity.

The Byron Shire News (January 14, 2005) reported that since 1928, there had been at least 14 recorded major cyclones which have had some kind of impact on the Byron Shire.

The worst of those were in 1954 and 1974, with destructive seas and winds in the 1954 event destroying much of the town's second jetty and wiping out the Byron Bay fishing fleet. The village of Sheltering Palms, just to the north of Brunswick Heads, was abandoned because of the severe erosion in the 1960s and 70s.

In February 1974, the shire was hit by Cyclone Pam and a month later by Cyclone Zoe. Both caused extensive beach erosion and property damage with surf club buildings at Byron Bay and Brunswick Heads threatened. Both cyclones led to widespread flooding in the region.

In February 1990, Tropical Cyclone Nancy crossed the NSW coast near Byron Bay as a category 2 cyclone (Cyclone Tracey was category 4) before moving out to sea again. Apart from cyclones, the shire also has been hit by many ferocious storms over the years, one of the worst in living memory happening in December 1979.

It caused widespread damage to buildings in the Byron Bay CBD and to homes and also to the industrial estate.

Over the years, big seas have constantly threatened homes at Belongil Beach with the most recent threat in 1999 when an emergency was declared and huge bags filled with sand were placed on the beach to protect homes.

April 1970: It was announced that Byron Shire, Mullumbimby Council, Wendell-West and local businessmen had formed a committee to organise the construction of an airport to be built at Tyagarah, initially 3500 feet in length, later to be expanded to 6000 feet. Pat Boone jetted in on April 29 to inspect progress on the estate.

On April 20, 1970 the Byron Echo reported that 520 residential blocks at the Ocean Shores estate had been completed. By the following September, 420 blocks had been sold and three residences were either completed or underway.

Col and Vicki Loomes, who both worked on the estate in its infant days, described the initial marketing effort as follows in an oral history recorded by the Heritage Committee.

"Potential buyers would be flown to Coolangatta, then went in a light aircraft (Lanham Air Taxis) to land at South Golden Beach on the road. They would go to seminars in Melbourne or Sydney and came to see the estate on a free flight— the first of this kind of selling in Australia.

"The salesmen would take people around the estate in a white jeep with blue writing down the side and would come back for morning/afternoon tea and they would be given a beach towel, a Kodak instamatic camera and a Pat Boone record to take home.

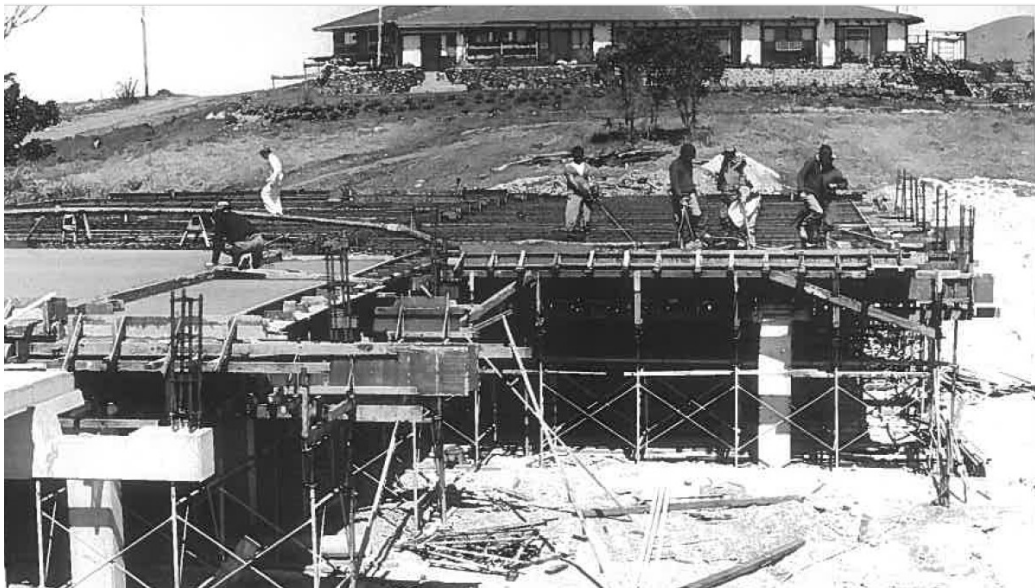
"We came here because Col was a surveyor in charge of the subdivision of the place and involved in the development. Vicki was working in the Round House and we got to know everybody who was involved in 1969."

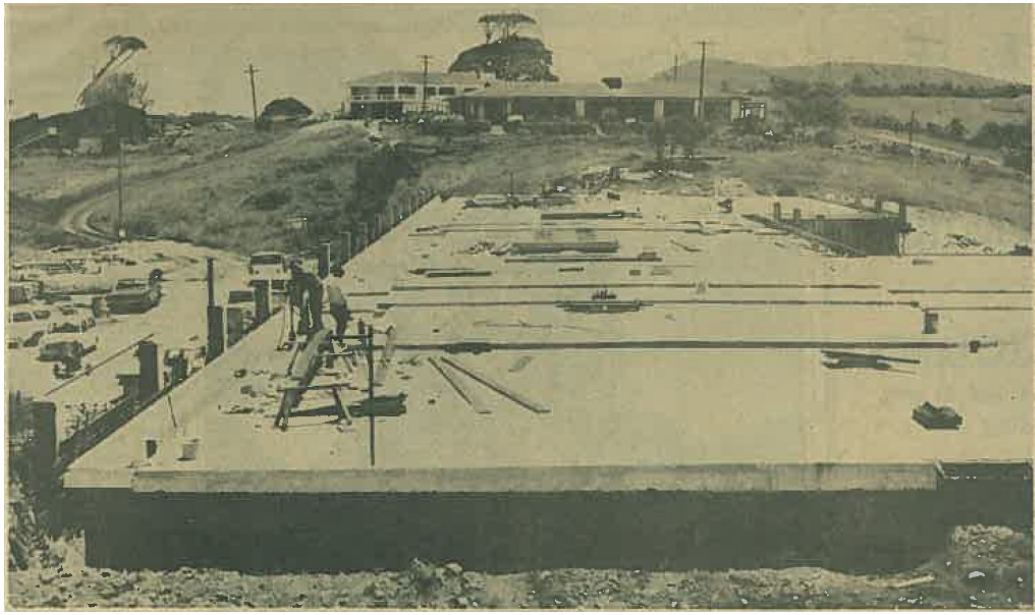
Both Col and Vicki became foundation members of the Golf Club. *"It was \$100 initially and that was a lot of money then. \$50 to join and \$50 subs. We got ours paid for."*

May 1970: The Byron Shire Council approved plans for the Ocean Shores Golf Clubhouse with an estimated value of \$150,000. Foundations were commenced by construction contractors Hanna and Edmed Pty Ltd from Murwillumbah, who expected to complete the works by January 1971 to coincide with the proposed opening of the golf course. The clubhouse was to have enclosed area of 11540 square feet and contain a restaurant, members' lounge, golf pro shop and locker rooms.

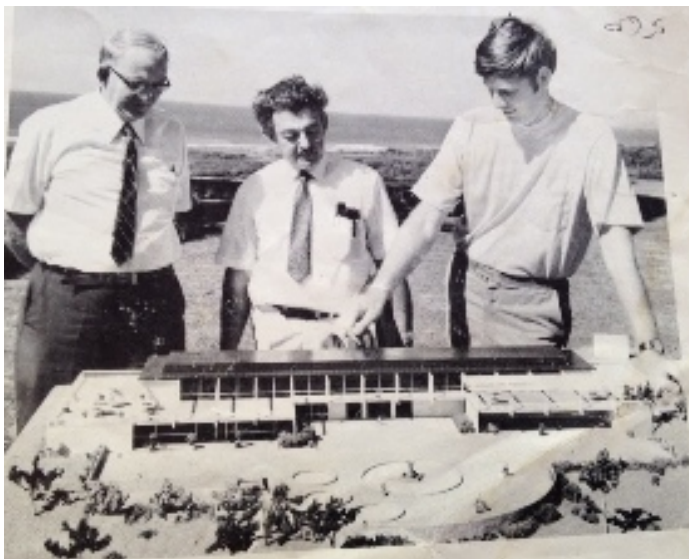
Jeff Miller, who worked on the Clubhouse construction as an employee of the builder, supplied the following photographs depicting the clubhouse and its construction process.







Pictured below, perusing a model of the original Clubhouse proposal is, at right. Fred Ludtke, project manager, with Mac Graham and Bill Edmed from Hanna and Edmed. This appeared in the July 1970 issue of the Sea Horse magazine (The Voice of Ocean Shores).



To again quote Col and Vicki Loomes: *"The club house was built in 1970 (during the construction of the golf course) by Hannah and Edmed to the design of Buchan Laird and Buchan, Architects, who were engaged by Wendell West. It was built to specifications that another storey could be built on top but the original plans are nowhere to be found apparently – they couldn't be found when they did the first revamp of the club."*

The Golf Club suffered growing pains. At formation, it had a membership of 182, but of these only 31 resided in Ocean Shores and of the 31, many were not golfers, but joined for the advantages of the club and the swimming pool.

The Company maintained the course and clubhouse, nevertheless the golf club had no funds other than member's subscriptions. To assist the golfers, O.S.C.C. gave a \$10,000 gift. To attract some publicity, the golfers held a public ceremony where O.S.C.C. President Mr John Acton made the presentation to the Golf President on the Clubhouse steps.

For the benefit of the press photographer it was done with some flourish in the presence of the entire population of the clubhouse (14 people), amongst which were some visiting ladies who missed the point of the presentation - one of whom was heard to say "Don't they give good trophies here"!!!!!!

The white house, now the Pacific Palms Motel, came on to the market offering a splendid opportunity for O.S.C.C. to acquire its own premises to house records and provide administrative functions. The large rooms provided a forum for members to meet, or used to promote recreational or hobby groups.

A large library of books was available for members; there was a full size billiards table housed in a large separate room and in the outside area, an electric barbecue was installed for members use.

The area now known as Ocean Shores is only a small part of the original proposal. The terrain being suitable for residential use did not lend itself to large recreational areas, excluding the golf course, so there was no other land available for community recreation or sport.

The present Ocean Shores is capable of housing some 4,000 people. O.S.C.C. realised that the small amount of park land would not satisfy such a population.

The Memorandum of Association being specific in Cl.2 that O.S.C.C. provides such facilities presented a problem to the Board. Therefore, when a large area of land became available on the western side of the highway behind the present nursery adjacent to the "Salad Bowl", it lent itself to the development of recreational facilities for members.

Pursuits such as horse riding trails, an archery range, shooting club, tennis courts, shady B.B.Q. areas come to mind as some suggestions. O.S.C.C. purchased the land as an asset for future use.

As mentioned, the Golf Club was caught in the position of a small active membership with smaller funds. The Company was not content to maintain the golf course indefinitely and wished to see the clubhouse used more profitably to assist the golfers to obtain the freehold.

On September 2, 1970, an article was published stating that the Ocean Shores Golf Course was nearing completion, incorporating seven artificial lakes, designed by von Hagge, Devlin and Barnes, with that company's golf course superintendent named as Ashton "Boots" Berkemeyer.

According to Col and Vicki Loomes, Jones Flint and Pike were contractors (the original surveyors) and shaped up the golf course. Cardno & Davies from Brisbane were the engineers.

"The Engineer for Wendell West was Russell Corbin (an Australian engineer). Fred Ludtke, an American, was the Project Manager. Vic O'Connell from Mullum was the Accountant – all pulled together by Wendell West.

"On the sales side there was an American "Ish" Bogue (actual name Merwyn Bogue, but as a jazz musician he was known in the States as Ish Kabibble). He was sales manager. Madge Peat a local Mullum lady, Laurie Freeman, Bob Miller, Rick Williams (went on to produce in Melbourne one of the first 4Wheel Drive magazines in Australia), and Bob Baxter, who came when Wendell West closed in Melbourne."

November 1970: Progress was reported on construction of the clubhouse, with 17,925 square feet of reinforced concrete poured October to form the roof. Brickwork was also commenced. Construction was "soon to begin" on the swimming pool.

On November 18, 1970, the Ocean Shores development company Wendell-West, then short of funds, became Princess Properties Pty Ltd, obtaining mortgage finance from Daniel K Ludwig, a famous American Shipping Billionaire. Princess Properties who also took over the rural entity known as the Billinudgel Pastoral Company.

Managing director, Mr Robert Arkell, said: *"At present we have almost completed the golf clubhouse and tournament standard 18-hole golf course and we have fully developed 20 building sites."*

"State Planning Authority permission is awaited to develop more area. With planning permission we hope to complete the current project with a total of 7500 building sites."

Ludwig was reputed to then be the world's third richest man (after oilman Paul Getty and real estate recluse Howard Hughes). He owned the world's largest privately-owned fleet of ships carrying mainly oil and coal. He also owned Clutha Development Pty Ltd, with enormous coal reserves in NSW.

The ships he owned were said to be some of the largest in the world, once described as so large "they made an aircraft carrier look like a Sydney Harbour ferry" (*Australian Women's Weekly*, January 14, 1970).

"A partial list of Ludwig's holdings gives oil wells in Canada, hotels in Bermuda and the Bahamas, a million acre cattle ranch in Venezuela, oil refineries in the US, Panama, and West Germany, a salt plant in Mexico, millions of dollars in real estate in Common Market countries and California, the world's largest citrus acreage in Panama, iron ore mines in India, a Potash mine in Ethiopia, and coal mines in Virginia and NSW."

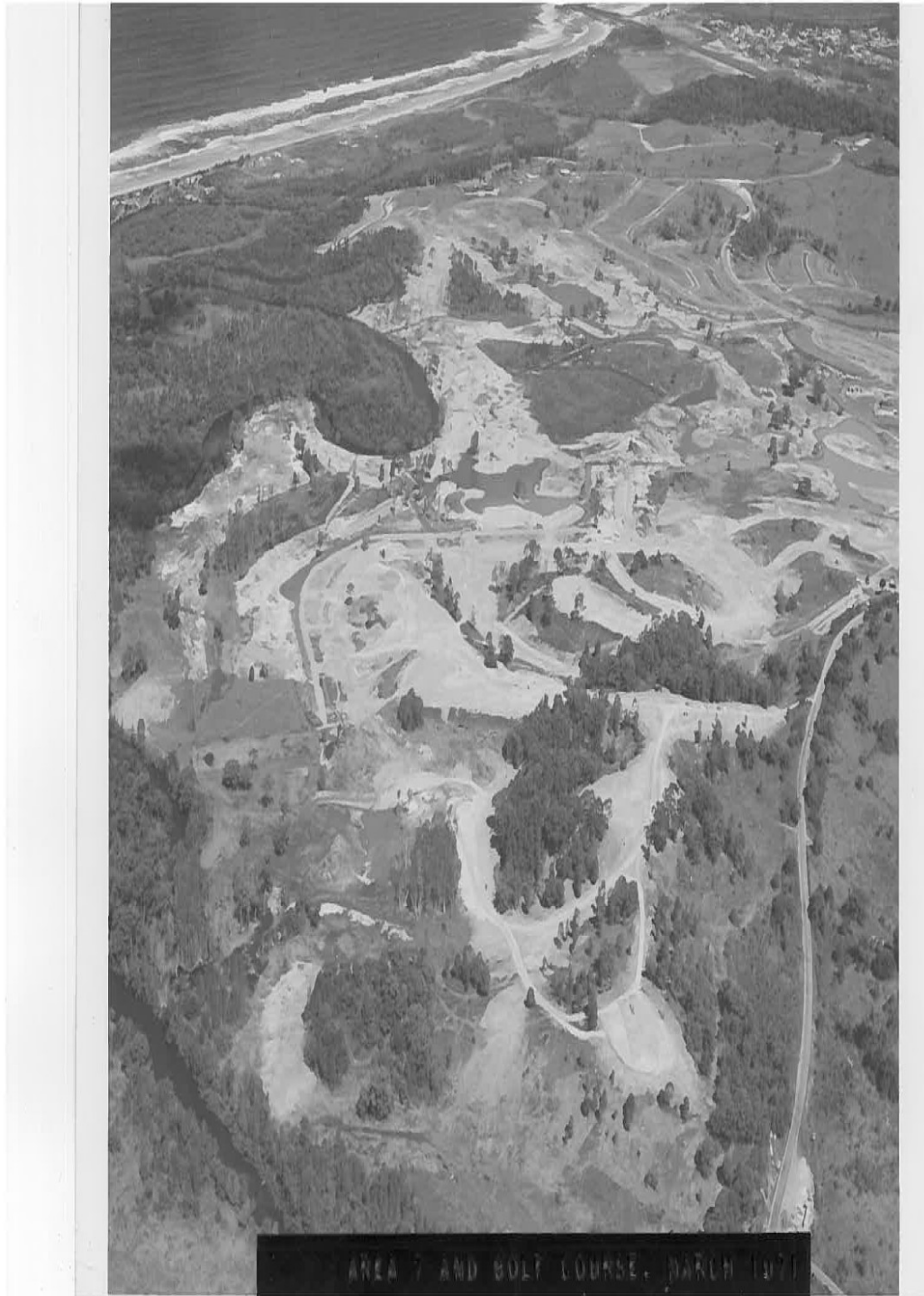


Above: Bruce Devlin and Jan Stephenson (Australian Women's Amateur Champion) at the golf course in June 1971.



Above: Bruce Devlin, Fred Ludkte, Bob Arkell and Jan Stephenson on a visit to the Golf Course.

In February 1971, the Sea Horse magazine noted that coinciding with the sale of the first stage of the Ocean Shores estate, Wendell West changed its name to Princess Properties Pty Ltd, a subsidiary of Princess Properties International, which was heavily involved in international hotel and resort development. The picture below depicts progress in the development of the Estate and the golf course in 1971.



November 1971: All Wendell-West staff from headquarters at Australia Square in Sydney re-located to Ocean Shores, but sales offices were retained in Sydney, Melbourne and Brisbane. Staff on site than totalled 116 including 82 involved in construction, 17 in administration and six in sales. The clubhouse was reported to be nearing completion, including landscaping around the pool. Work had commenced on a 15,000 square feet practice putting green. The completed clubhouse is pictured below in February 1971, with the pool area added in the November 1971 picture.



● Ocean Shores' beautiful new Golf Clubhouse as viewed from the Golf Course.

The Ocean Shores Golf Club is nearing completion. The club which will be one of the finest on the east coast of New South Wales, will feature a large dining area, bar facilities, pro shop and members and associates shower and change room. Landscaping around the large swimming pool and the children's wading pool, is almost completed and work has commenced on the 15,000 sq. ft. practise putting green.



ONE IN EIGHT VISITORS MAKE AN INVESTMENT



Swimming pools at Ocean Shores development near Brunswick Heads being inspected by visitors.

One in eight of visitors shown through the Ocean Shores development, near Brunswick Heads, was investing in the project.

Sales manager, Mr. R. B. Baxter said this yesterday.

Some visitors are pictured between two of three swimming pools at the newly finished country club at Ocean Shores.

Most of the buyers were from Sydney and Melbourne, but there were a few from overseas and even the "locals" were becoming interested, he said.

Mr. Baxter said Australians tended to be fairly suspicious about land development, until they could see something being done.

At Ocean Shores in three years about \$5m has been poured into the development, and the rate was accelerating. The whole project will take about 10 years to finish.

The development now has a work staff of 117, largely drawn from the surrounding area.

Princess Properties Pty. Ltd. has earthmoving equipment valued at about \$1m and a transport fleet including a courtesy bus.

This bus brings loads of visitors from Brisbane and the Gold Coast as well as nearer centres, to inspect the development.

Opening of the company's Melbourne office has created considerable interest and potential buyers were flying from there and Sydney, he said.

The main flood of visitors should begin this week, he said.

Last year they were shown through at the rate of 100 per week. Hundreds more made unaccompanied inspections.

Apart from the round house reception area, with 360 degree angle views and its valuable collection of Aboriginal art, tourists can see the nearby clubhouse with three swimming pools, which is almost finished.

Then down the hillside in what was swampland is

the 18-hole golf course.

Dry weather held up grassing of this course, which was designed by Australian golf ace Mr. Bruce Devlin, overseas course designer Mr. Von Hagge, and another Australian expert, Mr. Barnes.

The official opening is expected to take place early next year.

SHOPPING AREA

Other new work includes the boat marina on the Brunswick River and the nearby shopping area.

The shopping complex will include high density blocks of flats and residences which are being sold now.

Mr. Baxter expects 203 blocks in this area to be sold within eight to 12 months.

Also the company has to build a motel near the Spanish-style sales office at the main entrance within 12 months.

About 15 luxury homes are being built on the 3,200 acre development.

Mr. Baxter said most of the buyers were "Mr. and

Mrs. Average" making an investment, not millionaires.

However, some of the overseas buyers were wealthy.

He said home sites were selling from \$5,500 on \$250 deposit with 10 years to pay. A young person bought one of these sites this week.

The pick allotments, with best views, were about \$16,500.

He said the company was emphasising top standard rather than luxury in its planning.

A costly feature rare in developments in this area is the underground power lines, eliminating overhead wiring.

Bitumen roads and concrete kerb and guttering are being laid throughout.

The new areas will be sewered. Large rock gardens are another attractive feature.

Ocean Shores was still the biggest development in Australia which was totally planned, Mr. Baxter said.

8. The Northern Star, Wednesday, December 29, 1971.

HEADS
308
NCESS"

March 8, 1972: The inaugural Public meeting of Ocean Shores Golf Club was held at the clubhouse. The Sec/Manager, J.G. (John) McMahon, appointed to organise the formation of the Golf Club and place it on an operating basis, organised a Cocktail Party a week or so later.

From THE DAILY NEWS, Mullumbimby, N.S.W.

DATE: 8 APR 1972

Morning daily serving the Far North Coast district of N.S.W. which is primarily a dairying and banana district, more attached to Queensland although politically in N.S.W. Offices at 17 Church Lane, Mullumbimby, N.S.W.

Committee will negotiate take-over of course

The inaugural meeting of Ocean Shores Golf Club last night elected a steering committee of seven which will negotiate with the developers of Ocean Shore, Princess Properties Pty. Ltd., to take over the golf course and clubhouse.

The committee will also finalise the

memorandum of articles of association, which have been prepared by the club's secretary-manager, Mr John McMahon.

More than 200 people attended the meeting which was chaired by Mr McMahon.

They came from Tweed Heads, Mullumbimby, Byron Bay, Ballina, Lismore, Mullumbimby, Brisbane and Victoria.

The steering committee is: Messrs E. Ring, P. Lehman, M. Smith, M. Golar, C. Schneidt, J. Acton and A. Woods.

Messrs Smith, Golar, Schneidt and Acton are lot owners at Ocean Shores.

On a motion by Mr B. Deignan the meeting authorised the steering committee to finalise the memorandum of articles of association and negotiate take over terms with Princess Properties.

The committee will make any necessary amendments to the memorandum and articles before submitting them to the company's solicitors.

Mr Ring moved that the name of the club be Ocean Shores Golf Club.

This was seconded by Mr A. Read and carried unanimously.

Mr McMahon outlined to the meeting the progress of the club and future development.

The course was designed jointly by an American, Von Hagge and two Australians, international golfer, Bruce Devlin and Merv Barnes, who has had wide experience in golf club administration.

Mr McMahon announced that the first nine was expected to be open on April 30. He described the course as a "magnificent presentation".

He said he had not seen anything in Australia that would compare with the layout.

About 750,000 yards of fill had been laid on the fairways to enable them to have proper drainage.

He said during last Sunday's downpour a number of holes were completely covered by water but by Monday morning the water had gone.

"This gives an indication that the course will take flood waters and be ready for play within 24 hours," he said.

NORTHERN
STAR 19-4-72

Committee formed for Ocean Shores Golf Club

MULLUMBIMBY. — A steering committee of seven has been elected to guide the formation of an Ocean Shores Golf Club.

The committee, comprising four lot owners and three non-lot owners, was elected at a meeting in the clubhouse attended by more than 100 people.

Members of the committee are Messrs R. Schneidt, M. Smith, M. Golar, J. Acton (lot owners), E. Ring, P. Lehmann, R. A. Wood (non-lot owners).

The election followed considerable debate on the question of control by lot owners, of whom about 30 attended the meeting.

Mr E. Ring warned that people with knowledge of administration, law and the Liquor and Companies Acts should be appointed to the committee and the balance of four lot owners to three non-lot owners was adopted.

The committee will proceed with the final preparation of articles of association for a company, which will be presented to a future meeting for adoption.

A table of suggested club fees was displayed at the meeting. Fees suggested are: Ordinary members, entrance fee \$30, membership \$50, associate, \$25, \$25; country members \$20, \$30; country associate, \$10, \$15; week-day members, \$30, \$30; week-day associate, \$15, \$15; intermediate members, \$20, \$30; intermediate associate, \$10, \$15; junior members, \$10, \$10; junior associate, \$5, \$5; non-playing members, \$10, \$20; non-playing associate, \$5, \$10; community members, nil, \$20; community associate, nil, \$10.

An outline of procedure leading to the establishment of the club was given by the secretary-manager, Mr J. McMahon.

Mr. McMahon said three-quarters of a million yards of filling had gone into the course fairways.

He said recent heavy rains had shown that the course could be ready for play 24 hours after severe floodings.

It was anticipated that the first nine holes would be ready for play by the end of April, while some further work was needed on the second nine.

Length of the course is 6,950 yards and the par 72.

Ocean Shores project manager Mr. R. Corben outlined progress on the development generally and the golf course and clubhouse.

He said the company had provided services for a population of 3,500 within 3½ years.

Programming was in progress for a further 15 years with a potential living capacity of 30,000 people.

Mr. Corben said the company had spent in excess of \$1,000,000 on the golf course and clubhouse.

The facilities would now be handed over to the management of a club, which would not be influenced by the company.

He said the company had a work force of 110 people on the development and was injecting about \$1,000,000 annually into the local economy.

There had already been a total expenditure of about \$4,500,000.

Demolition Work
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Breaking.

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or Clunes 336

On April 12, 1972 a steering committee of seven were elected to guide the formation of an Ocean Shores Golf Club. The committee, comprising four lot owners and three non-lot owners, was elected at a meeting in the clubhouse attended by 100 people.

Members of the committee were Messrs R. Schneidt, M. Smith, M. Golar, J. Acton (lot owners), E. Ring, A. Wood, P. Lehmann, R.A. Wood (non-lot owners). The election followed considerable debate on the question of control by lot owners, of whom about 30 attended the meeting. An outline of procedure leading to the establishment of the club was given by the secretary-manager.

Mr McMahon (Sec/Mgr) said three-quarters of a million yards of filling had gone into the course fairways. It was anticipated that the first nine holes would be ready for play by the end of April, while some further work was needed on the second nine. John McMahon is pictured below.



Ocean Shores project manager at that time, Mr R. Corben, outlined progress on the development generally and the golf course and clubhouse. He said the company had spent in excess of \$1 million on the golf course and clubhouse.

He said the company had a work force of 110 people on the development and was injecting about \$1 million annually into the local economy. He said there had already been a total expenditure of about \$4.5 million.

Jim Mangleson, in an oral history recorded by the Heritage Committee, explained that the final course design differed significantly from the original plans. Jim was a foundation member of the Ocean Shores Golf Club (number 69), and still has his original Golf Club badge.

"They softened the course considerably because it was too hard to play. The major changes were the filling in of bunkers. There were four bunkers filled in on the 9th hole. There is only bunker left on the right hand side.

"There was one on the left hand side and one across the middle of the fairway which you could only see standing on the tee. As you walked down the fairway it went out of sight behind the hill so if you missed it. There was also a bracket of three bunkers on the hill behind the green which you could see all the time. It was probably one of the hardest holes in the world at that stage.

"The 2nd has been considerably redesigned. There was a creek which ran in front of that green which was filled in because people complained it was too hard to play the hole. The big problem in filling it in was that it was filled in with pipes which subsequently warped and sunk, and so the 2nd fairway is always wet. It was intended to drain out through the creek which ran down around the front of the 3rd green and back out that way.

"The Americans were way ahead in what they were doing. They had fairway watering but they designed it to withstand a flood. The council closed a major flood outlet north of here and as a consequence the water was getting higher all the time.

"The first greenkeeper was Cliff Meredith, who lived in New Brighton. He couldn't grow grass. Bron Ollis was the second greenkeeper and he could grow grass on a billiard ball. That was 1972. The grass for the greens was smuggled into the country. It was tiffdwarf which is a hybrid bermuda grass

that was developed in Georgia and wasn't allowed into the country because it would destroy all the lawn seed business, because tifdwarf wouldn't grow high enough to mow!

"Bron was a brilliant landscape gardener. He got the course up to rating 7th best in NSW and 17th in the country. Bron got the greens to grow because we had a package sewerage system on the hill between the 10th and the shed because we only had pump out systems. Bron decided to use the pump out sewerage by driving trucks around the golf course to dump it."

May 20, 1972: The first competition at the Ocean Shores Golf Club was scheduled to be held on Saturday, May 20, utilising only nine holes.



The Seahorse magazine published following the opening of the Golf Course in May 1972 is reprinted below in its original form.

What's Happening at

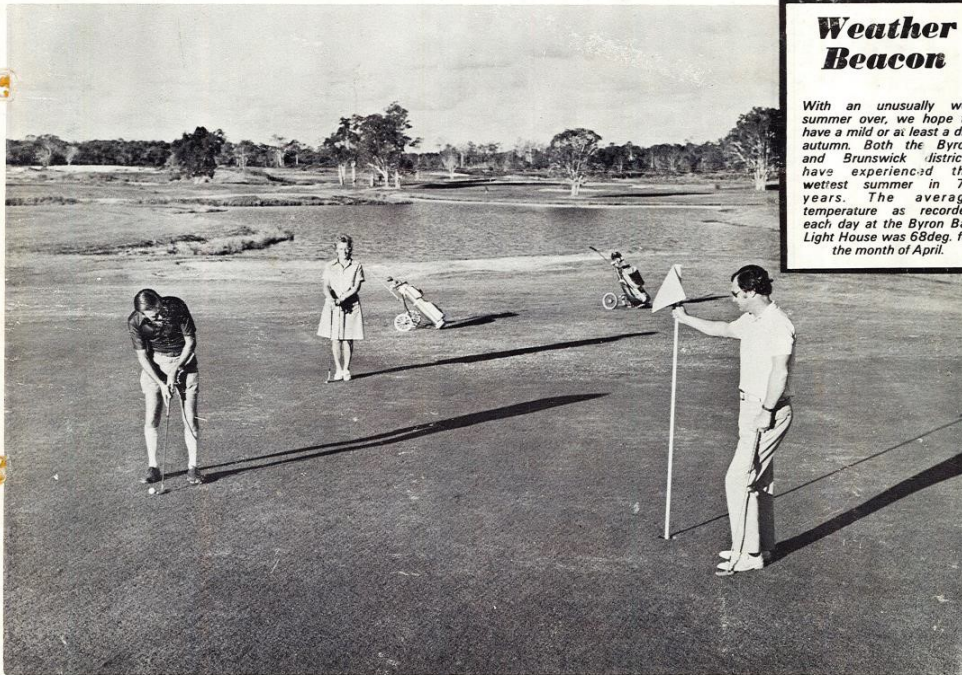
Ocean Shores

VOL. 3 No. 1 Another PRINCESS Properties Development

MAY 1972



Golf Course Opens



Weather Beacon

With an unusually wet summer over, we hope to have a mild or at least a dry autumn. Both the Byron and Brunswick districts have experienced the wettest summer in 78 years. The average temperature as recorded each day at the Byron Bay Light House was 68deg. for the month of April.

The Golf Course is nearing completion after set backs from droughts, cyclones and the wettest year for 79 years.

Nine holes of the course were available for play at the beginning of May and the second nine will be completed two months later.

The 6960 par 72 course has been given an official standard scratch rating of 72 thus endorsing the claim of a Championship Course.

Furnishings, fittings and carpeting for the Club

House are now being arranged.

An attendance of 200 guests at the inaugural meeting of the Club appointed a steering committee to finalise the Articles of Association, negotiate the terms of occupation of the Course and Club House with Princess Properties and arrange for the incorporation of the Club.

It is expected that the Foundation meeting of the Club will be held at the end of May after the completion of the work by the steering committee.

GOLF CLUB MANAGER

In line with Company policy to engage experienced administrators for differing spheres of activity, Mr John G. McMahon was engaged to organise the formation of a Golf Club and place the Club on an operative basis.

John has 10 years of experience as a Golf Administrator in N.S.W. and Victorian Clubs and hails from Greenacres, one of Melbourne's leading inner suburban Clubs.

He believes the environment, climate, magnificent Course layout and splendid Club House provides Ocean Shores Golf Club with the opportunity to become one of Australia's best Country Clubs.

CHARTER FLIGHTS FROM MAITLAND



Mr Barry Brown, our Ocean Shores Representative in Maitland, has begun operating Charter Flights to Coolangatta. Visitors are transported from the Airport to Ocean Shores by the Company's courtesy bus.

Barry says that there is a lot of interest from people in Maitland and nearby Newcastle, in the Development.

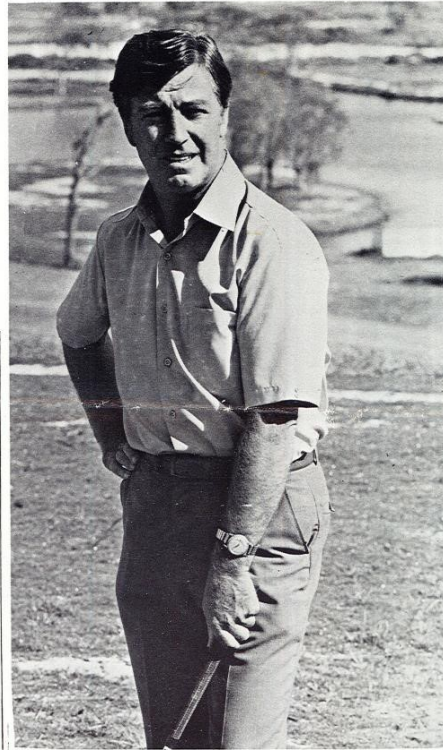
No scheduled airline operates directly from Maitland to Coolangatta. The obvious answer was to charter an aircraft to bring people to Ocean Shores quickly and safely. A Cessna 402, Twin Engine, nine-passenger aircraft was selected. The plane is fully equipped with radar and has the ultimate in navigation instruments.

On arrival to Ocean Shores visitors are toured through the development and shown the result of three years' careful planning in a growing community. The Golf Club House and 18 Hole Championship Golf Course are always found impressive.

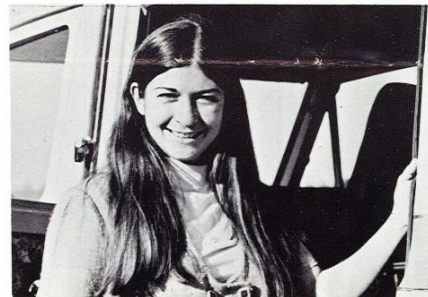
After the tour a buffet lunch is served before returning to Maitland.

Should anyone be interested in making the trip, contact Barry Brown, Hunter Development, P.O. Box 305, N.S.W. 2320 or phone 336554 Maitland.

You will be glad you did.



OUR MISS JUDY

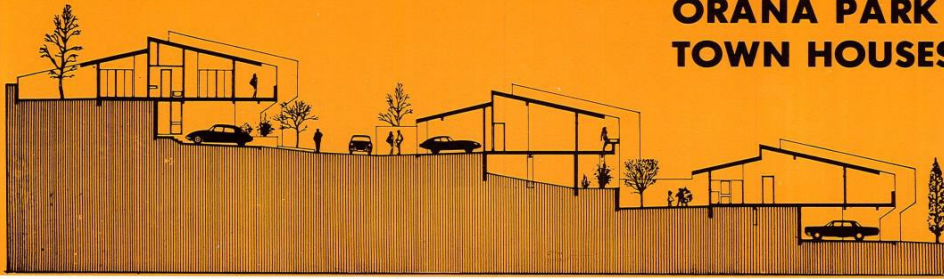


Meet Judy Dobbs, our Courtesy Girl. Many of you who have visited Ocean Shores through the Company's Fly-up Programme will remember Judy meeting you at Coolangatta Airport with the words, "Hi folks! I'm Judy Dobbs, your Courtesy Bus Hostess to Ocean Shores."

Judy was born at the Dalles in Oregon, U.S.A., where she lived with her family until they moved to California, where according to Judy she lived the longest and grew up.

Judy's first trip to Australia was back in 1970. The country and the friendly people she met there prompted her to return again in 1971, when she joined Ocean Shores.

ORANA PARK TOWN HOUSES



Development of 33 individual Town House Apartments at Ocean Shores is well under way. The first display unit is hoped to be open for exhibition by May.

They will include 10 Three Bedroom Units, 11 Two Bedroom Units and 12 Two Bedroom Units — stepped down a hill located near the Ocean Shores Golf Club House.

Unique in the design are courtyards to separate the top row of Town Houses from the bottom, ensuring a maximum of privacy.

Each unit is complete with top quality carpet and drapes; many built-ins are included so that a minimum of furniture will be needed.

Ocean Shores Building Co-Ordinator, Mr M. Smith, is on hand to assist Apartment Owners with their individual interior decorating problems.

Orana Park is for year round living or rental when desired. These Town Houses offer the ultimate in holiday living as well. You may lease, sell, bequeath or encumber your Town House at any time.

More progress photos and information in our next issue.

Lucky Draw

The result of the Ocean Shores Building Questionnaire Contest initiated last January, has been a huge success according to our Management Consultants.

Mrs M. A. Ring, the Licensee of the Billi-

nudgel Hotel, drew the lucky winner, Mr and Mrs I. Hicks, of Box Hill, Victoria. As a prize they received a \$200.00 discount off the purchase price of their Lot.

Questionnaires were sent to 825 Ocean Shores

Lot Owners asking what they would like to have included in future development plans.

● Pictured at right: Watching the drawing in the foreground are from left to right, Mr G. Linnegar, Secretary and Director of Princess Properties; Mrs M. A. Ring; Miss Judy Dobbs; and Mr M. Smith, Company Building Co-Ordinator.

● At left, Mr M. Smith, Company Building Co-Ordinator, with the winners, Mr and Mrs I. Hicks.



AIRSTRIIP RECEIVES FIRST AIRCRAFT

Tyagarah Airstrip, just five miles from Ocean Shores, received its first aircraft on April 10th.

Mr John Robinson, of Byron Bay, flew in his Piper Colt as the airstrip committee members discussed future plans.

Three thousand feet of grassed runway is now complete and will

soon be fully operational and an additional 6000 feet is part of the master plan for the future or as air traffic requires.

Princess Properties Pty. Limited has contributed both equipment and labour to this worthwhile community project.



From the Corporate Family Album

For the second of our series of the world wide empire of Princess Properties Hotels and Resorts we are proud to present the South Hampton Princess in South Hampton, Bermuda.

Construction of the new U.S. \$20 million Hotel was started early last year. Beautifully situated on a picturesque

hilltop adjacent to the Princess Golf Course, and looking over the Atlantic Ocean and Little Sound. The hotel is designed for 300 rooms and 50 suites.

Four restaurants will accommodate the hotel guests. The main dining room, which is built in three levels with curved windows, offers a panoramic view of the ocean.

The hotel has both indoor and outdoor pools for year round swimming; adjacent to the indoor pool are sauna and massage rooms.

Recreation facilities aside from the 18 Hole Golf Course are riding stables, private boat dock, catamarans, sail boats and illuminated tennis courts for night playing.

First Golf Course Home

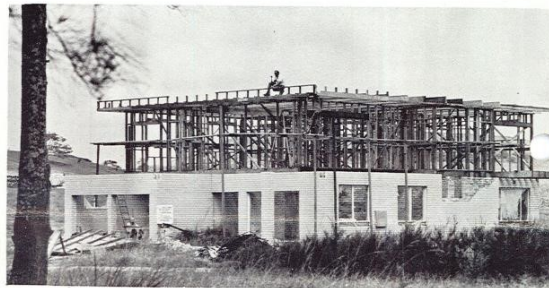
Now under construction is the new home of Mr and Mrs Leo Cimpric, located in Wirree Drive.

The design of the Cimpric home has taken full advantage of a unique lot position that backs right on the Golf Course.

The two storey floor plan gives it the height to overlook the 18th Hole of the course with lakes and the beautiful McPherson Ranges beyond; while the front of the home looks out at the surfing beach.

Construction is in Cavity Brick for the lower floor, while the upper floor will be finished in Brick Veneer.

More photos of the finished home will appear in our next issue.



Home With A View

This just completed hill top residence of Robert and Inger Miller takes in a panoramic view of the sea and coastline.

The home is designed as a Split Level with the living areas above and sleeping below. This concept was to minimise house keeping since only half of the house is in use at once.

A wide timber deck spans the entire length of the home, while floor to ceiling windows ensure a view from every front room.

A full year went into the design and planning of the home even before the Millers' volumes of sketches and ideas were shown to their Architect and Builder.

ENQUIRIES

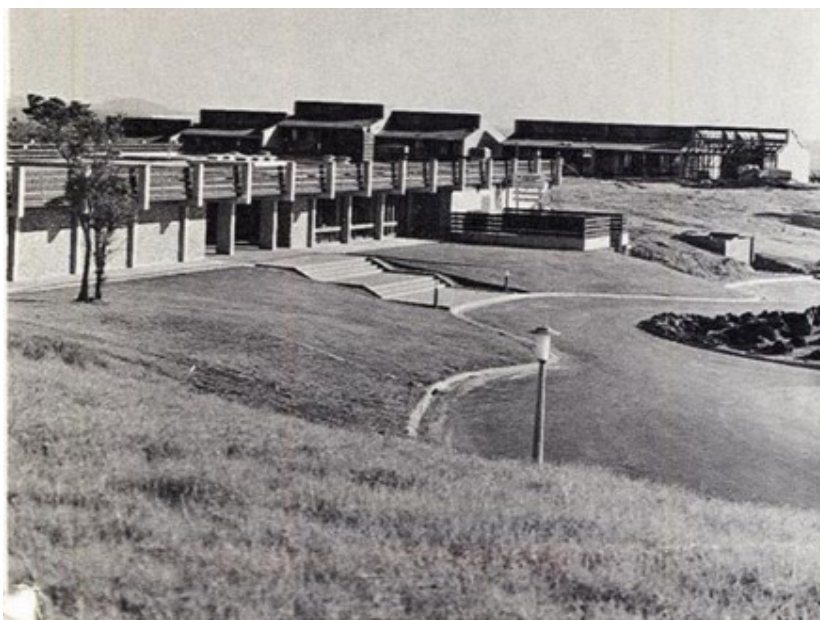
If you would like to enquire about the price of land, how much does it cost to build a house at Ocean Shores, or if you feel that you have something of interest that we could use in this publication, please write to The Editor of "What's Happening at Ocean Shores" C/- Post Office Box 19, Brunswick Heads, N.S.W., 2483.

TWIN TOWNS PRINTERY, GOLD COAST, PHONE 361944.

May 1972: Development of 33 individual Town House apartments adjacent to the clubhouse were said to be nearing completion (two bedroom \$32,000, three bedroom \$45,000). The first aircraft landed at Tyagarah airstrip, a Piper Colt flown by John Robinson from Byron Bay.

The Town Houses under construction are shown below. The first picture was published in May 1972, and the second and third pictures around November 1972.





ENTRANCE TO OCEAN SHORES GOLF CLUB

The following picture shows the course, clubhouse and adjacent town houses in the early 1970s. It was taken from an early Princess Properties promotional brochure. Note the number of bunkers on the 9th hole and the absence of bunkers around the green on the 18th.



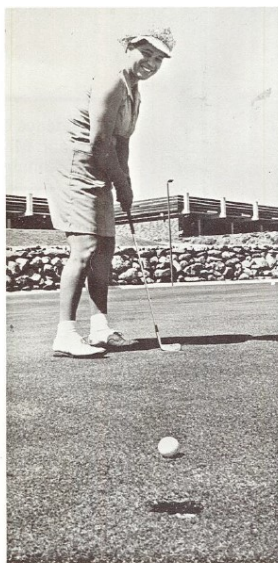
The following photo shows the completed Town Houses and the Clubhouse, prior to the construction of the bowling greens, with bunkers now evident on the 18th.



On Friday July 28, 1972, more than 220 people became foundation members of Ocean Shores Golf Club. The new club was officially established at a meeting in the clubhouse. An application for a liquor licence was to be lodged. Chairman of the provisional committee, Mr E. Ring, said it was proposed that Princess Properties Pty Ltd should lease the course to the club, with an option to purchase.

On October 10, 1972, the Ocean Shores Golf Club was incorporated under the Companies Act. Registered number 151554.

On March 23, 1973, some 27 ladies gathered for the inaugural meeting of the Foundation Committee of Ladies Golf; Jan Rowley was elected foundation president of the Ocean Shores Golf Associates, Vice Presidents Gwen Acton and Inger Odner, Secretary Mary McMahon, Treasurer Susie Arkell, Captain Jane fry, Handicap Manager Dorothy Harris, and committee members: Joan Corben, Joan Meredith, Colleen Mudge and Ms Miller and Wood. Note in the photo below, presumably on the practice green, the absence of the bowling green.



JAN ROWLEY, Associates' President,
winner of single stableford on Associates'
first competition day.

OCEAN SHORES GOLF CLUB LIMITED

MEETING OF ASSOCIATES

Dear Member,

As we move into a new season of Golf the time is right for our Associates to form a Committee and take an active part in the affairs and play organised under the auspices of the L.G.U.

To do this we need an Associates Committee who will finalise a Constitution, affiliate with the L.G.U. and organise play and social activity for the ensuing year.

Under the Articles of Association of the Club, Associates of all categories, excepting Juniors, have voting rights and all are invited to attend a meeting of Associates in the Clubhouse on:-

WEDNESDAY, 21st March 1973 at 2.00 p.m.

The whole-hearted co-operation of Associates is an essential requisite for the success of a Golf Club in its formative period, and we seek that support from you to ensure that we get away to a good start. Participation is an imperative ingredient so don't leave it to some-one else - please come along and be part of your Club.

Yours Faithfully

J.G. McMahon
(J.G. McMahon)
Secretary/Manager.

The first Ladies Club competition was a 9-hole stableford event on March 28, 1973, won by Jan Rowley. The first Associates Championship, played over two stroke rounds of 18 holes in August 1974 was also won by Jan Rowley, who retained the title until 1978, when it was won by Betty Abbott in 1979, before Jan won again in 1980.

On May 2, 1973, the application for a liquor licence by Ocean Shores Golf Club Ltd had been refused in the Metropolitan Licensing Court. The reasons were that The Club was "not bona fide"; There was "no genuine need for a licensed club in the Ocean Shores area." The club, described as having an 18 hole course, had a membership then of more than 300, with more than 150 active playing members.

In an oral history recorded by the Heritage Committee, John Govett recounted his impression of the early days of the Country Club.

"I arrived here in May 1973 and joined the club in June – there were 8 of us. It was a real struggle in the early days. They gave us the clubhouse and after 4 to 5 years Princess Properties wanted out and they said OK, you've got your club now and you can take over the maintenance and you can have the course, the clubhouse all for nothing – we just want out.

"We had a President of the lot owners association called Alec Toll who was trying to be a businessman, so he goes to the office and sees Bob Arkell who was the American who ran the show and said thanks very much, we would love to take it over, but the equipment in the workshop is all stuffed, all tired and worn out. If you are prepared to replace the equipment we will be happy to take it over, so Bob says yes to that.

"In 1973 when I arrived it would have been a year since the club had opened – the first 9 holes in 1972 and the 18 in late 1972.

"We took over Cliff Meredith as green keeper who stayed with us for around four years; then we ended up with Doug Cope for about five years; then Barry Cox who was here around 20 years, then Richard Phillips. Bron Ollis only took it on short term until we got somebody else. He wasn't a greenkeeper, only a landscape gardener but he could grow grass. He did a pretty good job for about 18 months – about 1977/1978.

"Ralph McGee – he was semi-retired around the age of 42 -- went to see Copey who only had two staff people and offered to help in his spare time. He used to drive the tractor mowers and mowed fairways, the rough etc.

"Then Jim (Stuart) retired and offered to help and he and Ralph started the Goonies. They went around planting, picking up sticks, etc. In 1985 I joined; then Dal Andrews joined, so now there were four of us. We all drove tractors then Merv Brady and quite a few more joined. No obligation to turn up, just arrive at 7:30 and knock off at 12.

"We decided we needed something because we started to get a lot of social clubs down so "Ziggy" Alle built the halfway house. The players used to come up here at half time and have 3 to 4 middies which stuffed up the play. We made over \$20,000 one year because there were no wages, we all volunteered. All the money that they made was put into the course.

"I bought (a house) on the 8th in 1975 after leaving Mullumbimby. There were quite a few houses on the course which were company houses. Judy Anning and Leo's wife ran the pro shop. Bill Warby from Long Island (on the sand belt) in Victoria originally had the pro shop and he sent Johnny Furness his young assistant to run it for about two to three years.

"Then Morrie Sorrell came up and said he would stock it, but not pay any rent and he stocked it with shirts, cigarettes, etc. We had three golf carts – they went with the business. He was renting them at around \$5 to \$10 at the time.

"He went to Sydney for a pro am and met Barry Burgess and Barry had just come back from the tour, South Africa, Europe, etc. and was wondering what to do. He had played with Morrie and

Morrie said we need a pro at Ocean Shores and Barry came up and said, OK you've got me. He had it for eight to ten years. He tossed it in and we got Greg (Smith).

"I was on the original board. When I signed up John Acton (Prue Acton's father), I said, you my boy are on the board. I brought Jim Mangleson in about three weeks later because he was getting sick of the 9-hole course at Mullum.

"There were about six of us on the board and the only one who could make decisions was the Secretary Manager, John McMahon – he was the first. As soon as anyone rocked up, he would be there saying welcome, let me buy you a beer – a very personable guy. He worked for the company at first; they brought him up from Victoria. He got sick of the infighting etc. Then we didn't have anyone for a while.

"Leo McDonald was one of our members, he didn't play golf but his wife did. He was Murdoch's Editor of The Australian and retired and moved here. He offered to be Secretary Manager with no salary – he agreed to run the joint but didn't want any hassles in decisions.

"Chris Thompson was the next one, then Teddy Forster, then Geoff Heaton. Sam Ridgewell took over – Only until we got somebody else. He did it for three to four years, then Todd Martin.

"The golf club became the country club in the early 1980's, after the purchasing deal. Leo McDonald said we have to get ourselves a licence. Bob Askin was NSW Treasurer at the time and I said if we can raise \$10,000 we're in. But we didn't get it.

"We decided when the licensing inspector came up regularly, we would get about 15 of us, just having played golf, and we can't have a drink – this went on for a couple of months. Morrie Sorrell said every Wednesday and Saturday you can come to my unit over there and have some drinks out of eskies.

"We did this for a few weeks then the police sergeant changed and he supported us by saying look at the revenue you are missing out on when we get poker machines, etc. So we got our licence.

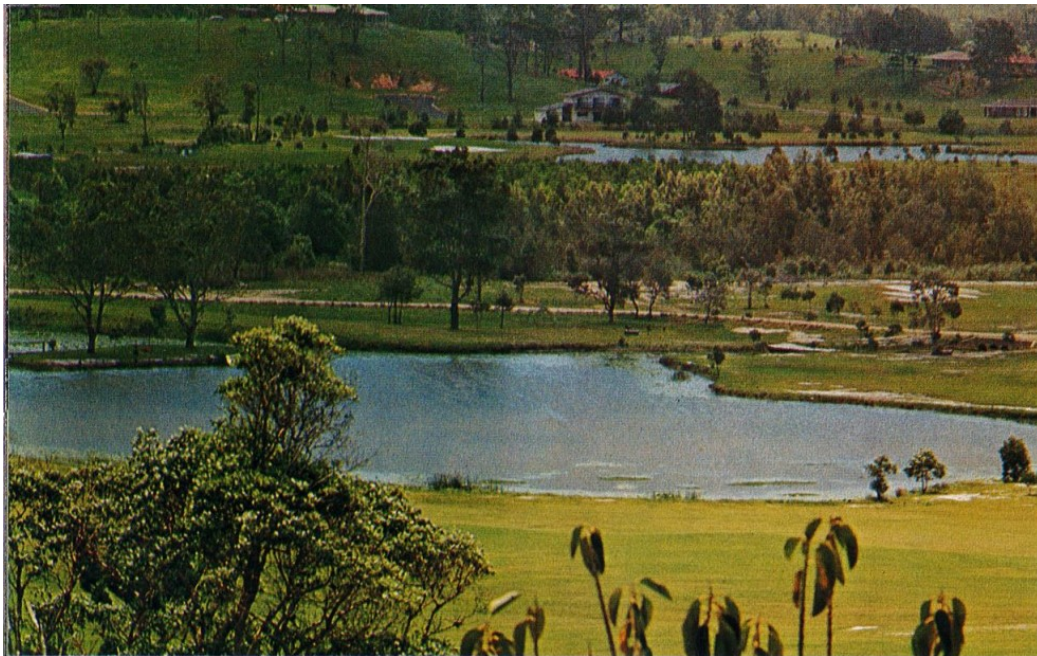
"Mullum golf club was saying we were only silvertails, exclusive to golf members etc. Alec said the big deal overseas was country clubs. So we went from golf club to country club because it didn't seem to be so exclusive – the community would think they could come in here, no trouble. This was the late 1970's.

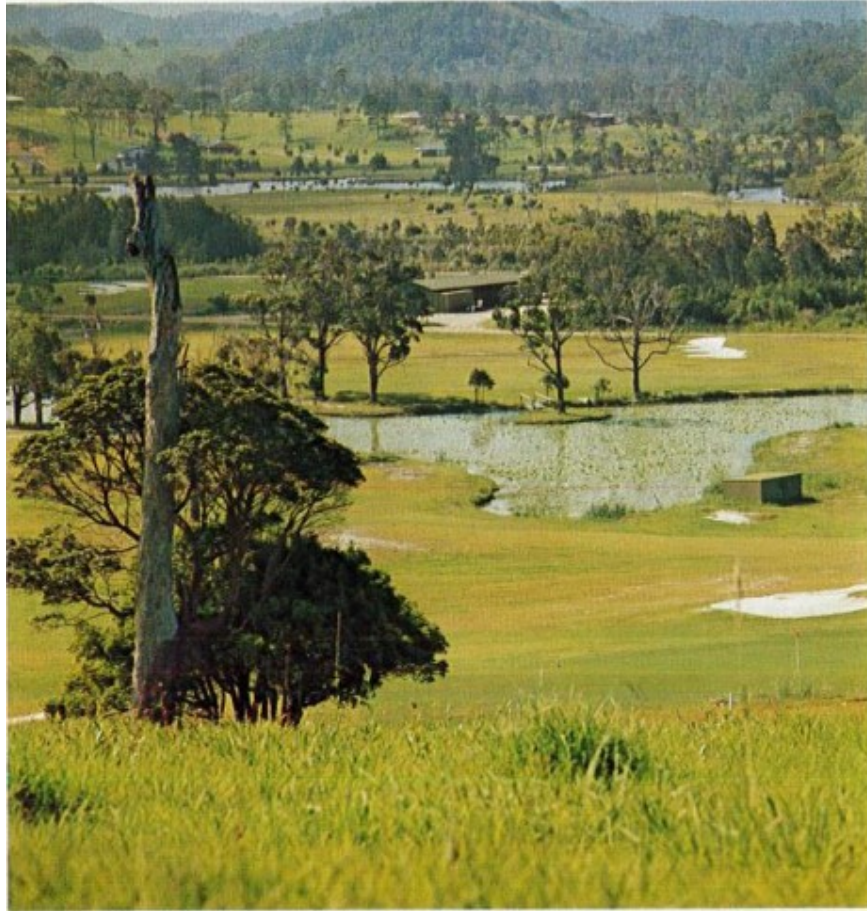
"This course was designed in 1968/69 and not many changes since. In those days it was designed as a penal course – it was not easy. After 25 years or so we would lose social players because they would lose too many balls. A lot of us wanted to bring it up to date. It is not a championship course because with 6 par 5s, 6 par 4s and 6 par 3s, the pros would murder it. Instead of changing it to suit, we had people who didn't want change because it "would spoil the integrity of the course".

"We wanted media attention so went to the PGA re running a pro am and they were happy to let us have this – tacked on to the end of the Queensland "Troppo" Circuit. We had our first one on in 1980's and Wayne Riley murdered the course. We never made any money, it was a waste of time. We put another pro am on a couple of years later which was reasonably successful – we probably had about five all up." (The picture below is an early view of the first tee).



Another view from the Roundhouse area, looking directly across the 18th tee with a small number of houses on the horizon, followed by a shot across the 1st fairway overlooking the pumping station and the machinery shed near the 18th tee. Note the absence of trees adjacent to all fairways compared with the present day.





Magnificent views across the golf course and lakes.

"There was a great big horseshoe trap up on the 18th but every second day we were raking it because the architects didn't check our rainfall so Copey suggested we fill them in. On the 1st there was one in front of the fairway trap which was taken out.

"The 2nd was a drain with a connection between the 6th and 2nd to level the water out. It was a metre deep right across the fairway. The girls used to hit their second shot into the drain and said they wouldn't play unless it was filled in. So we piped it in. The 3rd used to be virtually flat.

"The greenkeepers didn't have staff and they were going around chipping the edges of the bunkers with a hoe so after 10 years the hole ended up much bigger. Now they use whipper snippers. The original sand was that stuff on the 14th – it was like powder and in a high wind would blow out.

"We didn't have bunkers, we had traps and when it rained it got coppery. So Copey bought some decent sand, then couldn't get that one, then couldn't get another lot and when Barry took over we ended up with five different sands.

"The traps were flat and you could putt out of most of them originally – every bunker was a trap. The 13th was built around the wrong way. There were two traps on the left hand side and 1 trap on the right hand side so you had a 20ft gap across the front – it would have been a very playable hole.

"But when the course was constructed, it was put around sideways which made it near impossible. It wasn't built the way it was designed. It shows on the layout on the table maps in the clubhouse. The tables must have been made originally because they were here in 1973 (see photo below).



"The tee on the 4th hole has been changed dramatically and the water came right up to the 5th tee. 6th hole is totally original. 7th hole original except for tree. A lot of trees on the course got die back.

"8th hole original. 9th hole – could have been another bunker up there. The tee was changed a lot – swung around to the right - and there were no trees then. The green on the 9th sloping to the front – did balls go off the front in the 1970's and 1980's? Yes, its probably got worse with subsidence, etc.

"The pro am we had when Wayne Riley won, Barry Burgess put the pin four metres from the front of the green on the right hand side – some of the pros were smart enough to work it out but a lot of the young pros chipped, hit the green and the ball rolled back down again. It was treacherous. Coxey said we should two tier it, chop it off the front and drop it down but it never occurred due to the "integrity" of the course.

"10th hole – no major changes. 11th – no changes. 12th – Tee was changed because too easy to go in the water before. Barry changed this. 13th – we have discussed. 25 metres was put on the back by Barry to make longer tee. 14th – the tee was always short by 30 metres of the 680 it was supposed to be from the blues – same as the 8th which was short for the blues also – 148 instead of 160.

"15th exactly the same. A little different only where we put the blues. 16th – we had to skew it round from the water. There were no trees on it and was the only hole with no bunkers on the fairway. Greens have been altered, but not much.

"17th – pretty much the same. 18th hole – the big tree on the left is still there, the big horseshoe bunker half way up on the left has gone – lightning took out a troublesome mahogany tree and we were happy about it.

"Coxey said we would plant another one, but we said no you won't. The Goonies carted it away and chopped it up. There was another tree next to it that we wanted gone so Barry backs his tractor into it "accidentally" and pulled all the roots out. When this happened in the Goonies were myself, Jimmy, Ralph, Merv Brady, Barry Smith....about eight of us.

"Bob Hawke used to play here a bit, Doug Anthony was a founding member. Hawke was ACTU President at the time and needed relaxation. Everybody used to play with him, I did once, and he was a big racing man. He knew all the jockeys. He asked to use the office phone to put our bets on in Melbourne and after 20 minutes or so, someone on the board said this is costing us a fortune, so it was suggested Bob should reimburse us, and he said of course he would.

"Larry Pickering used to come in his helicopter at the time he was doing the political calendars. He heard Hawkey was up here so he parked where Seagrass is now and went out to play golf but he never came into the clubhouse. He sat out front and had a couple of drinks and then off he went. Pickering used to come down about once a fortnight in the early 1980's."

July 1973: Land sale contracts on the estate exceeded \$1 million in July, twice the previous monthly record in May. Golf course development had expanded significantly, as depicted in the following photograph.



● One of the man-made lakes you'll encounter whilst playing the 18-hole championship course at OCEAN SHORES. This shot taken across the lake looking towards the Country Club.

ASSOCIATES WITH GOLF HANDICAP AS AT 4. 7. '73			
NAME	HANDICAP	GAINED AT	VALID UNTIL
ACTON. GWEN	36	TORQUOY. VICTORIA	31. 1. '74
FRAZER. BERYL	19	MULLUMBIMBY N.S.W.	31. 1. '74
FRY. JANE	21	" "	31. 1. '74
CONNINGTON-POWER DIZ	36	MORNINGTON COUNTRY C. VIC	31. 1. '74
ROWLEY. JAN	10	MULLUMBIMBY N.S.W.	31. 1. '74
TOWLE. STELLA	20	BELMONT. "	31. 1. '74
GOLF HANDICAPS AS AT 14. 9. 73			
ACTON. GWEN	36		
ARKELL. SUSIE	36	OCEAN SHORES	31. 1. 74
ESSERY. MAY	36	" "	31. 1. 74
FRAZER. BERYL	19	MULLUMBIMBY	31. 1. '74
FRY. JANE	21	"	31. 1. 74
KERRISON RAE	36	GLEN INNES	31. 1. 74
CONNINGTON-POWER DIZ	36		31. 1. 74
MEREDITH. JOAN	36	OCEAN SHORES	31. 1. 74
MILLER. INGERLISE	36	" "	31. 1. 74
MUDGE. COLLEEN	36	" "	31. 1. 74
ODNER. INGER	36	" "	31. 1. 74

NAME	HANDICAP	GAINED AT	VALID UNTIL
ROWLEY. JAN	10	MULLUMBIMBY	31. 1. 74
TOWLE. S	20	BELMONT N.S.W.	31. 1. 74
BOMFORD. S.			
BUSWELL. E	36	OCEAN SHORES	31. 1. 75

Ocean Shores Golf Club cordially invites you to their first Open Day, Wednesday, September 19th, 1973.

1. Best 18 holes net, all Grades.
2. Best 18 holes Gross, A Grade.
3. Best 18 holes Net, A Grade.
4. Best 18 holes Gross, B Grade.
5. Best 18 holes Net, B Grade.
6. Best 18 holes Gross, C Grade.
7. Best 18 holes Net, C Grade.
8. Best 9 holes in, A, B, C, Grades.
9. Best 9 holes out A, B, C, Grades.
10. Putting competition, A, B, C, Grades.
11. Nearest the pins 3rd and 15th.
12. Longest Drive 9th. hole.
13. Teams, 3 in a team, (extra teams, 10 cents each.)
14. Special trophy

Entries must be in by September 12th, 1973.

Nomination Fees: \$1.80, includes morning and afternoon tea
Lunch available at Clubhouse.

Hitting off time is at 9:30 a.m. Draws will be in the Daily News and the Northern Star on September 17th, 1973. Clubs may call clubhouse direct if desired. Ocean Shores Golf Club tel: 851-398. We look forward to having you help us make this a happy golfing and social day.

On October 17, 1973, the first AGM of Ocean Shores Golf Club Associates re-elected Mrs R. Rowley as president.

October 27, 1973: The first Open Day was held on the Ocean Shores Golf Course, was won by Vic Reynolds, a dual Ocean Shores/Byron Bay member (date presumably changed from above notice).

October 30, 1973, the first AGM of Ocean Shores Golf Club was reported, with Mr R.A. Wood of Mullumbimby, elected president, with Mr W.D. Sherrington Vice-President; captain, Mr J.D. Acton, vice-captain, Mr J.G. Slater; and treasurer, Mr A.J. Bomford.

As more and more residents settled, they took an active interest in O.S.C.C. affairs, so, **by 1974**, control of O.S.C.C. passed into the residents hands. Up to this point club director meetings were held in the Company Administrative Office (The Roundhouse).

It was then thought prudent to discontinue this, and use was made of the Resident Surveyor's office in Portla Way. That gentleman, Mr Kon Larsen, being the Club President (1975).

January 1974: Reported in the Princess Properties publication "The New Life": "At the time of writing, all of about 1400 lots (land) produced had been sold and a total of \$8 million spent on land purchases, development works and overall expenditure."

"The Community Centre is a group of which every lot owner at Ocean Shores must be a member. For a fee of \$24 a year, the lot owner is entitled to his or her say in the building of the Ocean Shores

Community, and shares the social, sporting and recreational activities the Community Centre promotes.

"The Centre is self-governing and completely separate from both Princess Properties and the Ocean Shores Golf Club. Membership is obligatory for 10 years after the date of initial sale by Princess Properties and responsibility passes to successive owners."

Also reported that the Orana Bridge linking Ocean Shores and New Brighton had been paved and completed in less than a year at a cost of \$180,000. The 33-unit Orana Apartment block near the Golf Club was also reported as completed.

Elsewhere on the estate, 92 dwellings were complete or under construction at that time. The Golf clubhouse, swimming pool and Golf Course (174 acres, par 72, 6969 yards, 18 holes) were also operating.

the new life

It's looking alive . . . looking beautiful



OCEAN SHORES.
visionary new town
resort where the
Brunswick meets the
Pacific, is one-fifth complete. The
\$100 million development is making
progress and looking good.

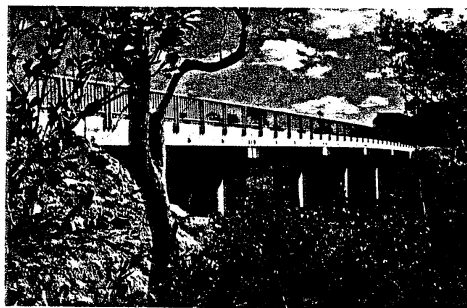
The visions of the planners are
crystallising. The 'new life' concept
is alive in the rolling hills of the
northern New South Wales Pacific
coast.

It is a concept that ultimately will
give at least 22,000 permanent resi-
dents the life that millions wish they
had . . . the millions of the crowded
cities and towns who look for open
space.

Much has happened since 1970.
when Princess Properties Pty.
Limited (then Wendell-West Com-
pany of Australia Pty. Limited) was
acquired from The Wendell-West
Company of the United States.

This, the first issue of 'the new life'
reviews the years and weighs the
future. It is both an expression of
pride in the accomplishments of
many people and an instrument of
confidence in the continuing
progress of an exciting develop-
ment.

Princess Properties commissioned
the publication for full-colour pro-
duction to represent the new resort
town as closely as possible . . . to
capture the spirit of Ocean Shores
both for those who know it and
those yet to be introduced.



THREE-LANE, \$180,000 Orana Bridge.

At time of writing, all of about 1,400
lots produced had been sold. A total
of \$8 million had been spent on land
purchase and development works,
and overall expenditure, including
administration and sales, was run-
ning at a rate of \$2.3 million a year.
Byron Shire Council had approved a
new, all-encompassing Strategic
Plan and development applications
for a number of divisions.
However, the Council approvals re-
quired the concurrence of the State
Planning Authority.
The Strategic Plan was submitted to
the Authority in February, 1973, and
had not been dealt with eight
months later.
Delays within the Authority so frus-
trated the project work flow that the
stock of lots available for sale
reduced to nothing.
This prompted Princess Properties

to close its sales offices in
Melbourne, Brisbane and Sydney.
The company had been alert to this
possibility for some time and had
begun to organise a new method of
selling via established real estate
agents in major centres which for-
tunately is proving successful. At
the same time, it concentrated its
own sales staff at Ocean Shores.

As this first issue of 'the new life'
went to the printer, the company
hoped to have the State Planning
Authority approvals within weeks.

With this approval, further progress
can be made towards the first stage
total of 2,500 lots, and ultimately
towards the three-stage total of
7,500.

The \$100 million development that's
looking good will be looking better
still.

The New York Times
 Vol. 1, No. 1, 1/74



OCEAN Shores is just over 100 miles of Pacific Highway from Brisbane, 40 miles from the Gold Coast and 526 miles from Sydney. Eventually, it will be a 3,550-acre resort town of rolling hills rising to 300 ft above sea level, rivers, lakes, coves, lagoons, boardwalks, secluded parks, promenades and open living.

A park town — a town in concert with its environment. At its widest point it is 2 miles wide, at its longest, 4½ miles long. The sun shines an average eight hours a day in summer, seven in winter — better than Sydney and Melbourne.

Average seasonal temperatures are about 25°C in summer, 21°C in autumn, 18°C in winter and 20°C in spring.

The Brunswick River runs along the southern boundary, and the river's north arm curls and sweeps around the south-eastern corner. To the east is four and a half miles of ocean beach, to the west the Pacific Highway, a proposed expressway and the North Coast railway.

In the south, a rain forest borders the two rivers and a proposed boat channel leading to a site for a marina. A Crown reserve runs along the whole of the estate's ocean frontage.

Ultimately, up to 50,000 people will live at Ocean Shores. Apart from 22,000 residents, an average of 9,500 people will be holidaying there at any one time, reaching a peak of about 28,000 at Christmas-New Year.

Primary industries of the region include banana growing, dairying, fishing, cane and small crops production, beef raising and timber getting.

Brunswick Heads, a key prawning port, ranks third in fish sales with the New South Wales Fish Marketing Authority.

Tourism is a major industry of the north coast area and secondary industry is well established at Lismore, Ballina, Murwillumbah and Tweed Heads.



Tens of thousands will live or stay here

BELOW, the trawlers of Brunswick Heads, and ABOVE, the country just south of Ocean Shores.





th Arm of
each fish-



The Ocean Shores philosophy

THE underlying philosophy of Ocean Shores is not just compatibility with the rolling hills, rivers and ocean shore of the beautiful Brunswick valley in and around it — the philosophy is union with nature as far as practical limitations will allow.

Such is the emphasis on a balance being established with nature that three of the project planning objectives defined in 1970 concern the project's harmony with the natural landscape and the complementary relationship between project and environment.

These objectives were, and still are:

- To produce large areas of land for recreation
- To conserve the quality of the natural landscape
- To modify the landscape where necessary in harmonious fashion for development works
- To create beautiful landscape for active recreation
- To provide the best conditions for living, and
- To provide a safe and efficient traffic system.

These objectives, and the basic principles that sponsored them flow from the project planners' concern with the crowded, congested and polluted life-in-a-capsule living conditions of the average Australian city dweller in what is the most urbanised country on earth.

Ocean Shores is more than an exercise in aesthetics. It is a meaningful response to the problems of rapid growth and cosmopolitan sprawl, a new way of life again underlined by the project's close attention to geography, landscape planning, land use planning and town planning.

Specialist studies

Specialist studies have:

- Pinpointed explicitly the geographical features of the district and Ocean Shore's place in the local environment
- Merged new town planning and development with the natural landscape without destroying unique or ecologically important natural environments
- Defined firm land use criteria, and
- Produced an imaginative layout in keeping with modern town planning principles and sound business management.

Thirty-five per cent of the project so far developed is open space, 13 per cent of which is dedicated parkland and 22 per cent other open space, including the golf course. These proportions will change from time to time but illustrate the planners' attention to preserving better than average recreation space.

The complete physical environment — architecture, landscape, waterscape — has been studied as an integrated whole.

The people who live or holiday at Ocean Shores will live in an area thoroughly identifiable with the Australian landscape that stretches for hundreds of square miles around them.

Trees are being preserved wherever possible. Others will be planted with meticulous attention to an overall view.

The 2¼ miles of ocean beachfront will have limited access and be kept in its natural state. A supplementary river channel between Billinudgel and New Brighton will be inter-connected with the existing river channel and will be designed to preserve the qualities of the existing river.

Ocean Shores is a totally planned residential resort-community where even the mountable kerbing and guttering is different, where water, power and sewerage are below ground.

Where man-made lakes look like nature built them.

Where a city is being built that won't look like a city — a city with a character of its own.

Where many a stone was left unturned to help preserve existing topography.





ONE, two, three swimming pools on the western side of the golf club, the first of them (foreground) a therapeutic pool.

1973 saw a number of mileposts passed



OCEAN Shores has established a number of benchmarks in recent months.

- Land sale contracts exceeded \$1 million in July, 1973 — twice as much as the previous monthly record of \$500,000 in May.
- Orana Bridge, linking Ocean Shores with the beach at New Brighton, is paved and complete. Built in less than a year at a cost of \$180,000, the five-span bridge is 215 ft long and 34 ft wide overall. Kerb to kerb, it is 26 ft wide (three lanes) with a 6 ft footway. One of the largest privately constructed bridges in New South Wales, it was built by Allco Civil Construction Pty. Ltd.

- The 33-unit Orana apartment block near the Golf Club is complete. The apartments comprise four, three and two-bedroom units and range in size up to 22 squares. All are self-contained with carpet, drapes, light fittings, refrigerator, wardrobes, piped music outlet, telephone and TV outlets, and private courtyards and balconies.
- All available lots produced were sold and lot values rose to between \$7,000 and \$20,000. The trend is continuing.
- Ninety-two dwelling units were complete or under construction at time of writing.
- Eighteen miles of asphaltic concrete road paving throughout Stage 1 is complete.

It will have just about everything

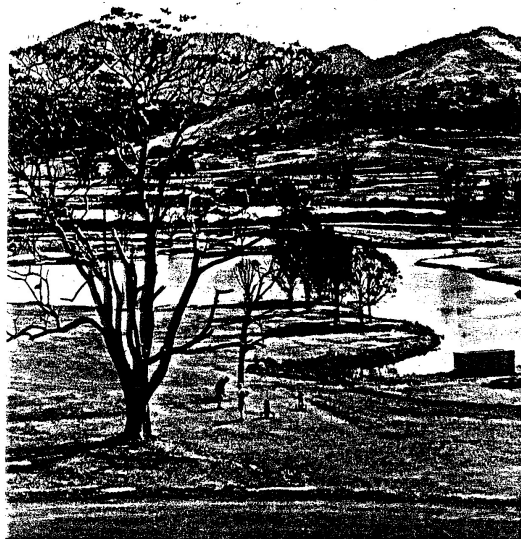


OCEAN Shores will be a totally planned new town-resort. An impressive list of facilities

for modern, easy living will be established as the project develops. Several of the facilities have been mentioned in various articles throughout this issue of 'the new life' and in past issues of the Princess Properties newsletter.

Here are a few of the Ocean Shores facilities, with notes on progress. (Some await local and State Government approval.):

- Golf clubhouse with dining room, swimming pools, therapeutic pool — operating.
- Golf course, par 72, 6,960 yards, 18 holes — operating.
- Marina and boat harbour on the North Arm of the Brunswick River with a deep water connection to the main arm of the river and the sea. Located near proposed shopping centre and hotel off Rajah Road. Being planned now, and construction could begin within a year, subject to government approval.
- Bowling greens, tennis courts, other sporting facilities — various sites are being considered.
- Schools — six sites allocated throughout the project. The first site is already developed in a park-like setting just south of the golf course. This is apart from off-site existing schools.
- Motels within sight of the Pacific Highway — suitably zoned land is already available.
- Shopping. A regional shopping centre will be established. Also several neighbourhood shopping centres. Plans for the first neighbourhood centre are being drawn up, and construction of the first stage is likely to begin within the next 12 months.
- Beach Club for Ocean Shores Community Centre Limited — planning underway.
- Recreational lake system for boating and fishing — construction begun.
- Light industry on 17 acres adjoining Billinudgel Railway Station — part of area is developed and occupied.



This one's better than par



WHEN golf course architects Robert von Hagge, former Lakes Golf Club Manager, Merv Barnes and international championship golfer Bruce Devlin were commissioned to design the Ocean Shores golf course, left, they had a magnificent landscape at their disposal.

They did it justice. They improved it. Today, the 174-acre golf course is the pride of the estate, its several lakes, fairways and greens setting the tone for things to come, when thousands of people will come to know every 6,960 yards of it.

The 18-hole Ocean Shores course is of international standard, one of the country's finest.

The rare hybrid couch greens are in fine-tune playing condition, the fairway grasses have consolidated and the course is complete and in play. At the first open day on the course, on October 27th, Vic Reynolds of the Byron Bay and Ocean Shores Clubs, hit 76 off the stick. Vic plays off scratch.

FUTURE ISSUES:

AS we said on the cover, much has happened at Ocean Shores and much remains to happen.

For future issues of the company newsletter, Princess Properties is establishing a 'news watch' to keep you fully informed.

And there are stories to tell, articles to be written . . . about Billinudgel Pastoral Company; the people of Princess Properties; the future and what it holds; stories of the boat harbour and marina, the shops, hotel and motels to come; of the history and the people of Brunswick; schooling and industry; our art museum; the therapeutic pool; the golf club; Tyagarah airstrip; Ocean Shores' contribution to shire development; the estate rain forest; the 17-acre light industry area at Billinudgel, sports fishing off-shore; and the stride-by-stride progress of the resort new town we are building.

PAGE 3



OUR ADDRESS:

Ocean Shores,
P.O. Box 19,
Brunswick Heads,
N.S.W.
2483.

OUR
'PHONE:
351 308 (STD 066)

SOME OF THE COMPANY STAFF:

Robert H. Arkell, managing director

Russell G. Corben, director and project manager

Gary J. Linnegar, director and financial controller

Chris Adams, construction engineer

Jim Anning, sales manager

Cyril Cadby, salesman

Ron Drake, chief accountant

Craig Hutchinson, salesman

Phil Kerrison, salesman

Mal Smith, building co-ordinator

Merv Smith, customer relations manager

On September 17, 1974, a cheque for \$10,000 was presented to the Ocean Shores Golf Club by the Ocean Shores Community Centre Committee. The money was part of a \$420,000 grant being made available by the committee over the following two years to assist the club to establish itself.

The presentation was made during the Golf Club's Spring Cup by the president of the Community Centre, John Acton (centre) accompanied by Leo McDonnell (left) and club director Leo Cimpric.



It was also announced that the committee would share equally with Princess Properties the cost of construction of a bowling green, estimated at \$15,000.

On September 25, 1974, it was announced that construction of an eight rink bowling green was "expected to begin soon" at Ocean Shores. Cost of the project was to be shared equally by the Ocean Shores Community Centre and the estate developers, Princess Properties Pty Ltd.

A \$20,000 grant was made to the Golf Club by the Community Centre. The first \$10,000 installment of the grant was presented to club president Alan Wood by Community Centre president John Acton. Club Secretary was then Leo McDonnell.

A Princess Properties publication, *New Life*, circa 1974, noted that Leo McDonnell was then the Club's Honorary Secretary Manager. He had retired to Ocean Shores in November 1973, following 32 years in journalism including a stint as General manager for News Limited for Queensland and the Northern Territory.

In the belief that lawn bowls would attract more patrons to the clubhouse, the Company approached O.S.C.C. to contribute to the cost of building a bowling green near the swimming pool. The Company proposed to provide men, materials and machinery in value to half the cost with O.S.C.C. meeting the other half. This proposal was approved and the bowling green was built at a cost to O.S.C.C. of \$12,000.

On September 26, 1974 the Ocean Shores Golf Club Limited entered into a terms contract with Princess Properties Limited to purchase three parcels of land, described as Lot 604 in Deposited Plan No.559328 being the whole of the land in Certificate of Title Volume 12052 Folio 246; Lot 992 in Deposited Plan No. 559369 being the whole of the land in Certificate of Title Volume 12105 Folio 2; and Lot 993 in Deposited Plan No. 559369 being the whole of land in Certificate of Title Volume 12105 Folio 3--all being situated in the Shire of Byron, Parish of Billinudgel and County of Rous.

By October 9, 1974, it was reported that the Ocean Shores Golf Club had purchased the Ocean Shores course and clubhouse from Princess Properties Pty Ltd for \$625,000., despite the absence of a liquor licence. The money was to be paid in annual instalments over 21 years.

Announcing this, the club secretary, Leo McDonnell, said the course, designed by Messrs Von Hagge, Barnes and Devlin, covered 70.5 hectares, with a par 71 circuit. He said club membership had reached 357 and was steadily increasing.

By March 26, 1975, Club Secretary, Leo McDonnell had retired due to ill health, being replaced by R. Hokin.

A short time later, around May 14, 1975, the Hungry Turtle Restaurant, the first at the Ocean Shores Golf Club, was open for business, offering "a fantastic three course steak dinner by candlelight for only \$3.50, and all night dancing."

Ross Lumsden, who had moved to Ocean Shores from Sydney in November 1974 – just after the big cyclone demolished part of the area-- building a house on 7 acres just behind Billinudgel, joined the Golf Club in 1975. In an oral history recorded by the Heritage Committee, Ross reminisced about those early times.

"At the start of 1976 I was employed here, looking after the swimming pool, external lawns – the club house surrounds basically. That lasted for a very short time because I was offered the job of cleaner here, which incorporated the pool anyway.

"I was employed by the club on wages and I could see it wasn't going to work, so I offered them a contract. I would start at 4am doing cleaning, spend a day cleaning the windows, doing the lawns etc.

"Probably 6 months after that I was asked to apply for the Assistant Manager's job which was virtually cheap labour getting someone to work long hours It was a great experience.

"I was under Les Edmunds who was the Manager at the time. I worked the bar, did the cold room, did the stock control, did the poker machines, did the poker machine analysis and on Thursdays I was the only one here from 7am until 2pm when the first staff would come in to relieve me.

"On Thursdays I did the pays, got the beer lines up and did the poker machine analysis here on the counter when I was serving beers. There weren't many people here then so it was no great drama.

"Ziggy Alle built the first part of halfway house. I built the second part... an extension on one end. The ladies ran it – Delney Linton was the organiser with a roster of helpers. They couldn't have a pie warmer - only an urn as the power was so weak. Merv Brady was Chairman at the time and the ladies were making a lot of money. I asked them for an upgrade and they said no-one had ever asked. They then put in a cable."

The Murwillumbah Daily News on November 11, 1975, reported the official opening of the newly licensed (September 1975) Ocean Shores Golf Club, by Northern Rivers District Golfing Association president, Earl Williams.

Among dignitaries attending were the leader of the National Country Party, local Murwillumbah resident (and Club member) Doug Anthony (later deputy Prime Minister of Australia).

THE NIGHT EVERYONE HAS BEEN WAITING FOR

Ocean Shores has certainly come a long way since American recording star, Pat Boone hit the first ball down the number one fairway.

That day seems so many years ago, and yet in a round about way, Ocean Shores Golf Club Limited owes its existence to those grandiose plans of that entertainer.

On Friday night, the official opening of the licensed Ocean Shores Golf Club will take place.

President of the Northern Rivers District Golfing Association, Mr Earl Williams, will perform the opening at a special dinner to mark the occasion.

Other dignitaries who have been invited to attend the opening include the Leader of the Country Party, Mr Doug Anthony, Member for Byron, Mr J. C. Boyd, and presidents' and club captains of neighboring golf and bowls clubs.

President of Ocean Shores Golf Club, Mr Bert Fisk, said that the opening will be followed on Saturday with the Spring Cup competition sponsored by Princess Properties, developers of the Ocean Shores project.

He said that already there are a large number of entries for the cup and competition for the many trophies to be won on the day will be very keen.

The greens and fairways are in excellent order and the many lakes, which are an added feature to the course abound with bird life, at this time of the year.

Mr Fisk said that one very big advantage at Ocean Shores is that the course was designed with ride-on buggies in mind, thus catering for the player who wants to fit in a round of golf, but whose time is at a premium.

the Ocean Shores project.

He said that already there are a large number of entries for the cup and competition for the many trophies to be won on the day will be very keen.

Poker machines had been supplied by Nutt & Muddle, and full paying membership was then \$22.50. The Daily News said the Club was "said to have the largest greens of any course in Australia, covering an area of over two hectares.

"Ocean Shores members and visitors are well catered for in the way of facilities, with a well appointed bar and carpeted lounge bar and lounge, dining room and snack bar, dance floor area, golf shop, swimming pool and junior room.

"Equipment provided in the juniors' room at Ocean Shores probably makes it the best equipped golf club junior room in the State. The carpeted rooms contain a TV, stereogram, bob's table, pinball machine and tables, here young people can play drafts, dominos, monopoly and scrabble, all provided by the Club.

"A built-in area and equipment has also been provided for table tennis. These facilities are used extensively socially, and the first table tennis competitions are to be played in the near future. Carpet bowls equipment has been installed in the main clubhouse and regular competitions are conducted."

The Daily News also reported that a draw from the hat was needed to decide the new president of the Ocean Shore Golf Club at the annual meeting.

"Mr Bert Fisk was elected to the position after he and Mr Phil Kerrison tied with 39 votes each in a secret ballot. Phil Kerrison was subsequently elected as a committeeman.

"A former member of the Roseville Golf Club in Sydney, Mr Fisk has been an active member of the Ocean Shores Golf Club for two years, and a member of the committee since September 21, 1975. He succeeds Mr Alan Wood, who was a foundation member of the Club, president for two years, was a member of the steering committee, and has been on committee since.

"During his term in office as president, membership of the club has doubled, the club has been granted a liquor licence, an agreement has been reached with Princess Properties for the purchase of the course and clubhouse by the Club, and amenities available to members have been expanded and brought up to capital city standards.

"The course has been developed to a point where it compares favourably with the best courses in the world, and construction of an eight-rink bowling green, due to be completed in about three months, is well underway."

Apart from Mr Fisk, the following were elected to the Golf Club Committee: Vice president, Mel Hansen, captain, Jim Mangleson, vice-captain, Maurie Sorrell, Honorary treasurer, Chris Thomson, and committee members: Jim Anning, Phil Kerrison, Gary Linnegar, Laurie Mangleson, Lloyd Pointing and Klaus Werninghaus.

Leo McDonnell resigned as honorary secretary and as nominated and accepted as an honorary life member and patron of the Club "in appreciation of his tireless efforts on the Club's behalf for both the successful liquor licence application and the general business, public relations and devotion the Club's activities." Phil Kerrison was appointed honorary secretary/manager in this place.

The Ocean Shores Community Centre Limited newsletter in March 1976 (the second published to keep its members informed) noted that local conditions have some bearing on trees and plants.

"Trees suitable for planting at Ocean Shores on sites exposed to sea winds: There are many types and sizes. Most, however, need some protection. Species such as Sydney Wattle, Horsetail Oak, Norfolk Island Pine, Coastal Cypress, Melaleuca Armillaris, Melaleuca Stepheloides and Anacardium. Combined with these, several Banksias and Melaleucas, coastal Red Gum, Callistomens, Salignus and the Boobialla help for a good windbreak.

"A number of exotics also do well, such as Lagunaria, Metrosideros Excelsa, Oleanda Olea, Quercus Ilex and Pinus Elliottii has also been used in sandy soils."

The newsletter pointed out that membership of the Ocean Shores Community Centre Limited was restricted to those who had purchased land on the Ocean Shores Estate or have contracted to purchase land on the Estate.

The Community Centre's previous Newsletter mentioned that the Ocean Shores Golf Club was soon to attend the hearing of its Liquor Licence Application. *"We are happy to announce that the Licence was granted in September, 1975, and full N.S.W. Club facilities are now available in the Clubhouse."*

The Community Centre newsletter No. 3, February, 1977 noted that the Community Centre was formed primarily to promote the social, recreational, sporting and cultural activities for the enjoyment of Ocean Shores lot owners. To this end all lots were encumbered for the first ten (10) years of their existence by an amount of up to \$48 per annum. This mandatory annual charge was payable to the Community Centre to be administered within the scope of the articles and bylaws for the benefit of lot owners.

"With the increasing number of lot holders residing on the Estate the Directors sought ways to more properly fulfil the charter and spirit of the Centre. it was soon evident that the Centre must acquire property to provide such facilities.

"Ocean Shores is bounded in the west by the Pacific Highway and almost opposite the Entrance and on the other side of the Highway a 28-acre property became available. This property had the potential to accommodate all outdoor sporting and recreational activities, excepting those requiring an oval such as football, cricket, etc.

"What could be provided are horse trail riding, a gun club, tennis club, archery range, swimming pool, etc., etc. The use of this property is limited only by the imagination and enthusiasm of lot holders."

"The building on the corner of Balemo Drive and Orana Road at the Entrance to the Estate and used by the developers as an administrative building, came on the market and it was realised that this would be an excellent administrative centre for Committee meetings and more importantly facilities would be immediately available for social and cultural activities for residents.

"In the (past two years both these properties have been purchased by this Committee and are available for Club members to put to use an enjoy.

"The Administrative building, known locally as the White House is fully air-conditioned and contains four rooms which may be used as Club rooms, a large lounge, entrance foyer, kitchen and office. An annex houses billiards, table tennis, and darts board.

"Apart from administrative functions the building is now available for use by members and facilities are available for meeting rooms, for groups to form clubs such as bridge, mahjong, snooker, darts, indoor bowls, camera, drama, debating, yoga, etc., etc.

"At the present time a bridge class is functioning, mahjong lessons are being given, yoga classes will soon commence, and a 500 book library has been established. A billiards table, table tennis and darts board activities are now in use.

"During 1977 the building will be open' to members during office hours Mondays and Tuesdays, and Thursdays and Fridays. At other times the facilities may be used upon application to the Duty Director for the key to the building.

"It is not the intention of the Board to initiate the above or other activities either indoor or outdoor. The Board has provided the facilities and will assist members with a common interest to come together, and form, and organise such a group or club.

"To further bring residents together on a casual social basis, your Committee organise and charter a bus once a month for a shopping day at Coolangatta or the Tweed. The bus will collect and return members to their homes."

Thus in February 1977 the Administrative Building (known then as the White House but later the Pacific Palms Motel) was made available to Club members for meetings and special interest group activities such as bridge, mahjong, snooker, darts indoor bowls, photography, drama, debating yoga, etc. The building comprised four air conditioned rooms including a lounge area, foyer, kitchen, office and an annexe used for billiards, table tennis and darts.

In 1977, a Bowling Club was formed which was quite independent of O.S.C.C. The Company, no longer wanting the burden of maintaining the golf course and clubhouse indefinitely, offered them to the Golf Club for \$625,000 on interest free terms, repayable by 1995. The repayments, initially small, were to be increased as the Golf Club prospered.

It was not until late February 1977, that the new Bowling Green at Ocean Shores was used for first time. A short time later, on May 17, 1977, it was reported that Les Edmonds had been appointed the new manager of the Ocean Shores Golf Club.

The Community Centre Newsletter in August 1977 noted under 'Long Term Debtors' an amount of \$12,500.00. This was lent to the Golf Club to enable the completion of a Bowling Green.

"The Bowling Green has been officially opened and the playing surface is quickly becoming a fast accurate area for the game. Intending visitors should bring their gear. The clubhouse offers excellent amenities and the view from the green is magnificent.

"Both Men's and Women's Bowling Clubs are fully operative, with Mr. Hugh Gregory and Mrs. Ruby Levy the respective Presidents. Contact with the Golf Club will elicit details of playing days and times which include Mondays, a day not usually open for play in the immediate bowling district.

"The course is looking magnificent and is a credit to the staff caring for it. While it is an extremely challenging lay-out for average golfers many good scores are regularly turned in by some members and visitors. If the golf is frustrating this can be tempered by the enjoyment in observing the abounding wild bird life and outstanding scenery.

"The Centre (the Whitehouse) is catering for diverse activities. Bridge, Yoga, Fitness activity, Library, Copperwork, a Children's Playgroup, Billiards, Table Tennis, to name a few. An electric coin operated BBQ has been built and is now available to Members and their guests.

"The Centre provides a shopping bus trip to Tweed Heads once per month and is well patronised which not only brings members together in a happy atmosphere but assists those who otherwise find getting to a big shopping centre very difficult."

The Community Centre Board of Directors (all voluntary) at that time were:- PRESIDENT - Mr. A. Todd VICE PRESIDENT - Mr. R. McDonald TREASURER - Mr. W. Webb HON. SECRETARY - Mr. B. Padman, Directors: Mrs. J. Bower Mr. D. Palmer Mr. M. Doyle.

Around this time, control of the Company had passed from Wendell-West to Princess Properties owned by Mr Ludwig, an elderly wealthy American entrepreneur. The demise of the Fraser government in the mid 70's and the installation of the Whitlam government caused Mr Ludwig to put the development works on "hold" until the future direction of the Whitlam government became clear.

At this time the canal section was well under way, roads laid down and canals formed. Several lots had been bought on deposit and the purchasers had their money refunded. All this came to a halt. Not long after, Mr Ludwig retired from his world-wide interests and the Company known as Princess Properties was wound down.

Only a few blocks were connected to the sewerage system, the rest using septic tanks. Unfortunately the subsoil was not suitable for efficient absorption, so in agreement with Byron Shire Council, the household tanks were pumped out by the Company at their cost. with the decision to close down the development came a reluctance to continue this free service.

The Company introduced a substantial fee to continue pump out and disposal. The residents were very angry at this impost. O.S.C.C. called meetings with the Byron Shire Council and the Company which resulted in O.S.C.C. purchasing the pump out vehicle and employing the driver to continue with effluent disposal.

Both the Company and the Council paid a fee to O.S.C.C. for this work which lasted until the sewerage system was extended throughout Ocean Shores, and did yield a profit to O.S.C.C.

The effect of the slow population growth in Ocean Shores did not put much demand on O.S.C.C.'s resources, but the effect on the Golf Club was more financially direct and it had difficulty in funding the loan repayments to the Company.

As the Company wound down its activity it pressed the Golf Club for payment, threatening to sell the course and clubhouse to overseas buyers. The golfers asked O.S.C.C. for financial assistance. However, the directors of O.S.C.C. were of the opinion that a handout at this time would not substantially solve the golfer's financial problems.

Being fearful that residents would be deprived of these assets, O.S.C.C. offered to negotiate with the Company to purchase the clubhouse, swimming pool, bowling green and golf course. Directors from each club met and formed a steering committee to study the proposal. This resulted in an approach being made to purchase these assets which had the approval of the golfers.

The purchase was negotiated by Club President Arthur Todd and Director Bruce Padman. The liquor licence, obtained by the Golf Club in 1975 was also transferred.

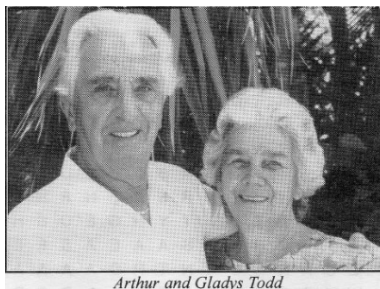
However, in the recollections of Chris Thomson, a former financial accountant with Princess Properties and later briefly manager and also treasurer of the Golf Club, recorded by the Heritage Committee, he attributes the prime mover and catalyst of the negotiations as solicitor Roy Mills.



Above: Discussing plans for a bright future at Ocean Shores are Honorary Treasurer, Chris Thomson (standing), Honorary Secretary Manager, Phil Kerrison, and Assistant Secretary Manager, Darilyn Tracey (now Darliyn Guest).

Chris says Mills made it clear that unless the negotiations were successful, the Club could pass to new foreign owners, jeopardising members rights. Todd and Padman obviously agreed and set about bringing the Community Centre and the Golf Club together, retaining ownership in local hands.

To finance the purchase, it became necessary to sell the administrative centre in Orana Road and the farm on the opposite side of the highway (owned later by Bob Hall). The clubhouse then became the office and clubrooms of the Ocean Shores Country Club.



Arthur and Gladys Todd

The annual report of The Ocean Shores Golf Club Limited for the year ending July 31, 1977 (held on November 8, 1977) listed office bearers as: President, HC (Bert) Fisk, Vice President Bernard Talbot, Captain Maurice Sorrell, Vice captain John Acton, Honorary Treasurer Roy Mills, and directors: Hugh Gregory, Bill Blair, Darrell Watts, Allan Thompson, JC Thompson and Greg Hoving. Total club members numbered 624.

In that report, the directors expressed concern about amounts payable to Princess Properties on June 30, 1978, *"in accordance with the terms of Contract for Purchase of freehold land and buildings*

and the golf course maintenance contract both dated September 25, 1974....will adversely affect the ability of the company (Ocean Shores Golf Club Limited) to meet its obligations as and when they become due.

"The board is currently negotiating a restructuring of its financial commitments which may substantially improve its financial position prior to June 30, 1978."

A Steering Committee had been formed in 1976 to coordinate the formation of a bowling club within the Golf Club and in December 1976 Princess Properties Pty Limited the developers of the Green formally handed over the Green to the Golf Club.

The report noted that the bowling green had been officially opened by a representative of the Royal NSW Bowling Association, Earl Unicombe, then president of the Northern Rivers District Bowling Association, on June 18, 1977.

As from that date, the Club became affiliated members of the Northern District Bowling Association and a member of the Royal NSW Bowling Association, having the distinction of being its most northern member.

By February 1977, the first game of bowls were being played on the Green and in April 1977 a Public Meeting was held at the Golf Club to form a Bowling Committee to officially take over from the Steering Committee. There were 44 bowls members. The formation of the Ocean Shores Women's Bowling Club was also noted. Merv Barnes was the first greenkeeper.

The Director's report also commented that *"A difficult financial period is looming in 1977-78 and negotiations are now taking place between the Ocean Shores Community Centre and Princess Properties Pty Limited for the purchase of the Golf Course and Clubhouse."*

The report noted that 1976-77 was *"the first full financial year under which the Club has operated with a Liquor Licence and Poker Machines."* The efforts of Bron Oliss and the greens staff were acknowledged.

The dance floor in the club auditorium was constructed, and the first Pro-Am golf tournament held, won by Vaughan Somers with a score of 143 including a then club record of 69 on the first day.

A copy of the Annual Report for that year has been preserved and is reprinted below.

OCEAN SHORES GOLF CLUB LIMITED

BOARD OF DIRECTORS

PRESIDENT: MR. H. C. FISK

VICE PRESIDENT: MR. B. TALBOT

CAPTAIN: MR. J. M. SORRELL

VICE CAPTAIN: MR. J. D. ACTON

HON. TREASURER: MR. R. H. MILLS

DIRECTORS: MESSRS. H. GREGORY

W. D. BLAIR

D. W. WATTS

A. THOMPSON

J. C. THOMPSON

G. C. HOVING

HOUSE & SOCIAL COMMITTEE:

B. TALBOT (CHAIRMAN)

W. D. BLAIR

A. THOMPSON

G. C. HOVING

MATCH & GREENS COMMITTEE:

J. M. SORRELL (CHAIRMAN)

J. D. ACTON

J. C. THOMPSON

D. W. WATTS

ELECTION COMMITTEE:

H. C. FISK (CHAIRMAN)

J. M. SORRELL

R. H. MILLS

FINANCE COMMITTEE:

R. H. MILLS (CHAIRMAN)

H. C. FISK

B. TALBOT

A. THOMPSON

OCEAN SHORES GOLF CLUB LIMITED

DIRECTORS' REPORT

The Directors have pleasure in submitting herewith the Balance Sheet at 31st July, 1977 and Profit and Loss Account for the financial year ended on that date. We report as follows in respect of the state of the Company's affairs as at 31st July, 1977 and the profit for the financial year ended 31st July, 1977.

1. (a) The Directors of the Company at the date of this report are:

Bernard Talbot	Roy Mills
Hubert Charles Fisk	Hugh Gregory
Allan Thompson	John David Leigh Acton
John Maurice Sorrell	William Dickson Blair
Gregory Carl Hoving	Joseph Clement Thompson
Darrell William John Watts	

- (b) The financial members of the Club as at the date of this report are as follows:

Ordinary Members	134
Associate Members	88
Country Members	27
Country Associate Members	16
Junior Members	12
Non-Playing Members	212
Non-Playing Associate Members	135
Total Club Membership	<u>624</u>

2. The principal activity of the Company during the year has been as a Golf Club.
3. The net profit of the Company for the year ended 31st July, 1977 was \$10,747.79. No amount is required for Income Tax and therefore no provision has been made in these accounts.
4. An amount of \$6,659.00 has been transferred to Provision for Depreciation of Fixed Assets in respect of the financial year ended 31st July, 1977.
- A grant of \$7,500.00 from Princess Properties Pty. Limited was transferred to a Reserve Account during the year.
5. The Company did not issue any shares or debentures during the financial year.
6. The Company has not paid or declared any amounts by way of dividends during the financial year ended 31st July, 1977.
- Such payments are prohibited in accordance with the Articles of Association.
7. The Directors took reasonable steps, before the Profit and Loss Account and Balance Sheet were made out, to ascertain that all known bad debts were written off and adequate provision was made for doubtful debts.
8. At the date of this report, the Directors are not aware of any circumstances which would render the amount written off for bad debts or the provision for doubtful debts substantially inadequate.

9. The Directors took reasonable steps, before the Profit and Loss Account and Balance Sheet were made out to ascertain that the current assets of the Company, other than debtors, were shown in the accounting records of the Company at a value equal to or below the value that would be expected to be realised in the ordinary course of business.

At the date of this report, the Directors are not aware of any circumstances which would render the values attributable to the current assets in the Company's accounts misleading.

10. No charge on the assets of the Company has arisen since the end of the financial year to the date of this report to secure the liabilities of any other person.
11. No contingent liability has arisen since the end of the financial year to the date of this report.
12. No contingent liability has become enforceable or is likely to become enforceable within a period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may affect the ability of the Company to meet its obligations as and when they fall due.

However, in the opinion of the Directors, amounts which will become payable to Princess Properties Pty. Limited on 30th June, 1978 in accordance with the terms Contract for Purchase of Freehold land and buildings and the Golf Course Maintenance Contract both dated 26th September, 1974 between Princess Properties Pty. Limited and Ocean Shores Golf Club Limited, will adversely affect the ability of the Company to meet its obligations as and when they fall due. The Board is currently negotiating a restructuring of its financial commitments which may substantially improve its financial position prior to 30th June, 1978.

13. At the date of this report, the Directors are not aware of any circumstances not otherwise dealt with in the report or accounts which would render any amount stated in the accounts misleading.
14. The results of the Company's operations during the financial year have not in the opinion of the Directors been substantially affected by any item, transaction or event of a material and unusual nature.
15. Since the 31st July, 1977, and to the date of this report, in the opinion of the Directors, no item, transaction or event of a material and unusual nature, which would affect substantially the results of the Company for the next succeeding financial year, has occurred.
16. No person has been granted an option to have shares of this Company issued to him.
17. Since the end of the previous financial year, no Director of the Company has received or has become entitled to receive a benefit by reason of a contract made by the Company or a related corporation with the Director or with a firm of which he is a member or with a company in which he has a substantial financial interest.

DATED at Ocean Shores on this 8th day of November, 1977.

On behalf of the Board and in accordance with its Resolution,

HUBERT CHARLES FISK
Director

ROY MILLS
Director

OCEAN SHORES GOLF CLUB LIMITED

DIRECTORS' STATEMENT

We, the undersigned directors having been authorized by the Board state on behalf of the Board of Directors that, in our opinion, the accompanying Profit and Loss Account is drawn up so as to give a true and fair view of the results of the company for the financial year ended 31st July, 1977 and the accompanying Balance Sheet is drawn up so as to exhibit a true and fair view of the state of affairs of the Company as at the end of the financial year ended 31st July, 1977.

DATED at Ocean Shores on this 8th day of November, 1977.

SIGNED BY HUBERT CHARLES FISK

SIGNED BY ROY MILLS

STATEMENT OF PRINCIPAL ACCOUNTING OFFICER

I hereby state that I am the person in charge of the preparation of the accompanying financial accounts of the Company for the year ended 31st July, 1977 and that to the best of my knowledge and belief the said accounts give a true and fair view of the matters required by Section 162 of the Companies Act, 1961 to be dealt with therein.

DATED at Ocean Shores on this 8th day of November, 1977

SIGNED BY CHRISTOPHER JOHN THOMSON

AUDITOR'S REPORT

In our opinion:

- (a) The accompanying Balance Sheet and Profit and Loss Account are properly drawn up in accordance with the provisions of the Companies Act, 1961 and so as to give a true and fair view of:
 - (i) the state of affairs of the Company at 31st July, 1977 and of the results of the Company for the year ended on that date; and
 - (ii) the other matters required by Section 162 of that Act to be dealt with in the accounts.
- (b) The accounting records and other records and the registers required by the Act to be kept by the Company have been properly kept in accordance with the provisions of that Act.

Murwillumbah, 2484

DATED: 8th November, 1977

RAE, ALLEN & RING,
By R. P. WATSON, F.C.A. (Partner)
CHARTERED ACCOUNTANTS,
REGISTERED UNDER THE PUBLIC
ACCOUNTANTS REGISTRATION ACT,
1945 AS AMENDED.

OCEAN SHORES GOLF CLUB LIMITED
BALANCE SHEET AS AT 31ST JULY, 1977

	<u>1977</u>	<u>1976</u>
<u>CAPITAL</u>		
Uncalled Capital not capable of being called up except in the event of Winding Up and limited to \$1.00 per member	\$624.00	\$580
	<u> </u>	<u> </u>
<u>ACCUMULATED LOSSES</u>	(285.35)	(11,033)
<u>CAPITAL RESERVE</u>		
Grant from Princess Properties Pty. Limited for Bowling Green	7,500.00	-
	<u> </u>	<u> </u>
<u>TOTAL MEMBERS' CAPITAL AND RESERVES</u>	<u>\$7,214.65</u>	<u>\$(11,033)</u>
<u>REPRESENTED BY:</u>		
<u>CURRENT ASSETS</u>		
Stocks on Hand - at lower of cost or net realisable value 6,500.92		5,788
Cash on Hand (Floats) 3,600.00		2,900
Bank Deposits in Transit and Cash on Hand (Income) 3,572.65		2,972
Sundry Debtors 255.05		-
Prepayments 5,465.16		6,486
Cash at Bank - Working Account 1,661.54		-
	<u> </u>	<u> </u>
	21,055.32	18,146
<u>LESS CURRENT LIABILITIES</u>		
Trade Creditors and Accrued Expenses 26,893.63		11,545
Unpresented Cheques 3,855.22		7,440
Jubilee Finance Co. Pty. Ltd. 4,544.00		20,232
Australian Guarantee Corporation Limited 3,579.72		-
	<u> </u>	<u> </u>
	38,872.57	39,217
<u>BALANCES CARRIED FORWARD</u>	<u>\$(17,817.25)</u>	<u>\$(21,071)</u>

OCEAN SHORES GOLF CLUB LIMITED
BALANCE SHEET AS AT 31ST JULY, 1977

-2-

<u>BALANCES BROUGHT FORWARD</u>		\$(17,817.25)	\$(21,071)
<u>FIXED ASSETS</u>			
Land and Buildings			
(See Note 1)	8,188.41		7,514
Plant, Equipment, Furniture and Furnishings			
At Cost	51,698.03		
<u>Less Provision for Depreciation</u>	<u>13,202.28</u>	38,495.75	43,796
Bowling Green and Equipment			
At Cost	29,428.94		
<u>Less Provision for Depreciation of Equipment</u>	<u>174.00</u>	29,254.94	
		75,939.10	
<u>INTANGIBLE ASSETS</u>			
Preliminary Company			
Costs - At Cost		1,592.80	1,593
		59,714.65	31,832
<u>LESS NON-CURRENT LIABILITIES</u>			
Bank Loan (See Note 2)	40,000.00	38,321	
Jubilee Finance Co. Pty. Ltd.	-	4,544	
Ocean Shores Community Centre Limited - Advance	12,500.00		
		52,500.00	42,865
<u>NET ASSETS</u>		<u>\$ 7,214.65</u>	<u>\$(11,033)</u>

The attached Notes form an integral part of this Balance Sheet.

This is the Balance Sheet referred to in our Audit Report dated 8th day of November, 1977.

RAE, ALLEN & RING - CHARTERED ACCOUNTANTS.

OCEAN SHORES GOLF CLUB LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST JULY, 1977

	<u>1977</u>	<u>1976</u>
<u>SALES</u>	101,991.77	63,637
<u>LESS COST OF SALES</u>		
Stocks on Hand 1st August, 1976	5,788.50	
Purchases & Freight Inwards	61,485.46	
	<u>67,273.96</u>	
Less Stocks on Hand, 31st July, 1977	6,500.92	60,773.04
	<u>60,773.04</u>	38,515
<u>GROSS PROFIT ON TRADING</u>	41,218.73	25,122
40.4% on Sales)		
42% excluding)		
trading in)		
Tobacco,)		
Cigarettes &)		
Sundries)		
<u>OTHER INCOME</u>		
Poker Machine Revenue	106,991.30	66,660
Green Fees	4,758.60	4,063
Subscriptions	11,733.25	8,530
Entrance Fees	1,908.50	2,464
Socials & Catering	26.83	929
Competitions	2,520.57	864
Pool Tables	723.80	443
Sundries	320.00	38
	<u>170,201.58</u>	109,113
<u>LESS EXPENDITURE</u>		
As per Attached Schedule	159,453.79	110,233
	<u>159,453.79</u>	110,233
<u>NET OPERATING PROFIT(OR LOSS)</u>	10,747.79	(1,120)
<u>EXTRAORDINARY ITEMS</u>		(1,647)
	<u>10,747.79</u>	(2,767)
<u>TOTAL NET PROFIT (OR LOSS)</u>	10,747.79	(2,767)
<u>ACCUMULATED LOSSES BROUGHT FORWARD</u>		
At Beginning of Year	(11,033.14)	(8,266)
	<u>(11,033.14)</u>	(8,266)
<u>ACCUMULATED LOSSES CARRIED FORWARD</u>		
At End of Year	\$ (285.35)	\$(11,033)
	<u>\$ (285.35)</u>	<u>\$(11,033)</u>

The attached Notes form an integral part of this Profit and Loss Account.

This is the Profit and Loss Account referred to in our Audit Report dated 8th day of November, 1977.

RAE, ALLEN & RING - CHARTERED ACCOUNTANTS.

OCEAN SHORES GOLF CLUB LIMITED

SCHEDULE OF EXPENDITURE

FOR THE YEAR ENDED 31ST JULY, 1977

	<u>1977</u>	<u>1976</u>
Salaries and Wages		
Secretary/Manager (including allowances for Manager and Assistant)	14,648.95	10,351
Clerical Assistants	11,281.94	6,543
Bar Staff	25,944.77	24,181
Cleaner/Gardener	10,408.94	5,815
Greenkeeper (Bowling Club)	4,873.05	-
	67,157.65	46,890
Audit and Accountancy Fees	1,775.00	1,440
Advertising, Printing, Stationery and Postages	6,820.28	7,231
Bad Debts	50.00	-
Bank Charges and Stamp Duty	414.87	267
Bowling Club Maintenance and Running Costs	1,680.66	-
Course Maintenance	5,639.10	420
Catering Subsidy	545.33	-
Depreciation Provision	6,659.00	4,693
Donations and Gratuities	337.00	453
Entertainment and Public Relations	8,737.11	6,984
Electricity and Gas	6,172.56	5,457
Honorariums	-	125
Insurances	4,435.24	2,511
Interest	5,933.86	4,421
Legal Expenses	30.00	150
Lease Rentals on Freezer	413.20	170
Liquor Licence	3,240.91	776
Laundry and Linen	261.95	152
N.R.D.G.A. Affiliation Fees	82.00	376
Pay-roll Tax	2,164.70	995
Poker Machine Licences	6,200.00	6,720
Poker Machine Supplementary Taxes	15,066.01	7,752
Repairs, Maintenance and Hardware - House and Surrounds	5,713.61	7,154
Repairs, Maintenance and Hardware - Poker Machines	1,935.30	876
Swimming Pool Operating, Cleaning and Maintenance	2,019.32	1,221
Sundry Bar Purchases	702.99	598
Sundry Expenses including Badges	773.08	259
Telephone	1,486.28	699
Trophies	2,829.90	1,443
Travelling	176.88	-
	<u>\$159,453.79</u>	<u>\$110,233</u>

OCEAN SHORES GOLF CLUB LIMITED

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST JULY, 1977

- NOTE 1. (i) On 26th September, 1974 the Company entered into a terms contract with Princess Properties Pty. Limited to purchase three parcels of land described as Lot 604 in Deposited Plan No. 559328 being the whole of the land in Certificate of Title Volume 12052 Folio 246; Lot 992 in Deposited Plan No. 559369 being the whole of the land in Certificate of Title Volume 12105 Folio 2; and Lot 993 in Deposited Plan No. 559369 being the whole of the land in Certificate of Title Volume 12105 Folio 3 - all being situated in the Shire of Byron, Parish of Billinudgel and County of Rous.
- (ii) At 31st July, 1977 the Company's equity in the property at cost was \$8,188.41 (\$7,514 at 31st July, 1976) and this amount is calculated as follows:

	<u>1977</u>	<u>1976</u>
Land and Buildings		
- At Cost	626,188.41	625,514
<u>Less</u> Due under Terms Contract		
- Within 12 months	27,000.00	12,000
- After 12 months	591,000.00	606,000
	<u>618,000.00</u>	<u>618,000</u>
	<u>\$ 8,188.41</u>	<u>\$ 7,514</u>

NOTE 2. Bank of New South Wales, Mullumbimby

Fully Drawn Advance Account	12,000.00
Main Account	<u>28,000.00</u>
	<u>\$40,000.00</u>

This debt is secured by Guarantee dated 8th May, 1973 by Princess Properties Pty. Limited for \$40,000 and a further undertaking dated 8th May, 1973 by Princess Properties Pty. Limited to repay the debt of \$40,000 if in need.

NOTE 3. INTEREST

	<u>1977</u>	<u>1976</u>
Amounts paid to non-related corporations as defined by the Companies Act, 1961	\$5,933.86	\$4,421.56

- NOTE 4. ACCOUNTANCY & AUDIT FEES
- Fees paid to the Company's auditors during the year were \$600 (1976 - \$540) for auditing the financial accounts and \$1,175 (1976 - \$900) for other auditing, accounting & professional services. No other remunerations were received.

OCEAN SHORES GOLF CLUB LIMITED

PRESIDENT'S REPORT

1976 - 1977 is the first full financial year under which the Club has operated with a Liquor Licence and Poker Machines and the improved financial result is mainly due to these two factors.

The Course has shown great improvement due to the fertilising of the fairways and our thanks must be extended to the untiring efforts of Princess Properties Greens Staff.

During the year, Major N.R.D.G.A. Tournaments were held here and our congratulations must be given to the Match and Greens Committee for the success of these Events.

Due to increase in labour costs the House and Social Committee have worked tirelessly to improve Bar and Dining Room Service and their efforts are reflected in the financial figures.

The previously large office was remodelled into a most attractive dance floor with the voluntary help of Les Cook, Toppy Mortimer, Ray Knight, Committee and many other members. This has been a great contribution to the enlargement of the Main Lounge - Bar area.

The Bowling Green has been officially opened and receives great admiration from Local and Interstate Bowlers and will bring many hours of enjoyment to Men and Lady Bowlers for years to come.

A difficult financial period is looming in 1977 - 78 and negotiations are now taking place between The Ocean Shores Community Centre and Princess Properties Pty. Limited for the purchase of the Golf Course and Clubhouse.

On behalf of the Board I thank Princess Properties Pty. Limited and the Community Centre for their financial assistance and all of our staff for their loyalty, support and application. I also wish to thank the Directors for their efforts in contributing to the operation of the Club, and their attendance at the numerous Monthly and Special Board Meetings held during the past year.

In conclusion, to keep progressing during 1977-78, it is essential to increase membership in all categories (especially golfers) and to attend and use all the facilities of the Club.

H.C. FISK

CAPTAIN'S REPORT

Golfwise 1976 - 77 has seen the continued improvement a very young Club hopes for. It has been a year of great significance to Ocean Shores, starting with our Spring Cup in November, the Festival Cup over two Saturdays in January followed by the N.R.D.G.A. Championships over three days in June, the visit by the State Amateur Team in July, the Classic Opening day in September and then, of course, the one we have been waiting for, our first Pro-Am on the 24th and 25th September. Each of these events was highly successful with large fields and most pleasing there were no hold-ups in any event, proving the worth of our great lay-out to handle large fields with ease.

The value of the Pro-Am to us publicity wise is impossible to estimate but I am sure it is the one event to put Ocean Shores on the golfing map. Every Professional I conversed with, and that was most of the sixty, were ecstatic over our lay-out and the major comments were "there are just not enough of these courses around and it is only a matter of time before a major tournament should be played here". I strongly recommend this event be continued over the next two years at least to fully realise on the mileage this first Pro-Am has given us.

CAPTAIN'S REPORT (Continued)

One new innovation we introduced this year was trophy donors. This, beside helping the club financially also created a club atmosphere I feel was sadly lacking previously, and thanks go to all the members who participated. One of the most successful days coming out of this was the Community Centre day with a number of non-golfing residents taking part in the competition. This is another event I hope continues as it is through activities of this kind I am sure will weld us into the one big happy family this community should be.

To the Associates my grateful thanks for their great support and help during all our major tournaments. It was through their efforts these events ran so smoothly from starting the fields right through to processing cards and recording results on the board. They have also donated ball washers on the course and are now installing fans in the bar area. It is this type of co-operation that must eventually make us a great club.

Thanks also to Bron Oliss and the greens staff for their efforts throughout the year, particularly during major tournaments when the boys assisted in their own time. Their job would be so much easier if only the irrigation system could be brought into full operation. We would be most grateful to find a capable volunteer to spend time sorting this one out, then our fairways could be upgraded to compliment our magnificent greens.

Summing up, it has been a great year for Ocean Shores and I am sure this progress will continue through 1978. Thank you for allowing me to be Captain of one of golfs great lay-outs.

MAURICE SORRELL

CLUB CHAMPIONS		FOURSOMES	MIXED FOURSOMES
A Grade	Phil Kerrison	Phil Kerrison	Maurice Sorrell
B Grade	John Acton	Dave Sherrington	Hazel Sorrell
C Grade	Ken Fullford		
ASSOCIATES		MAJOR COMPETITIONS	
Jan Rowley		Spring Cup - Phil Kerrison 77	
P.G.A. OPEN		AMATEURS	
Vaughan Somers 143 Course Record 69 1st Day		Ian Hood - Lismore 71 Points.	

BOWLING CLUB PRESIDENT'S REPORT

As this is the first report may I take a few lines to summarise the events and activities of the Ocean Shores Bowling Club.

In 1976 a Steering Committee was formed to co-ordinate the formation of a Bowling Club within the Golf Club and in December, 1976 Princess Properties Pty. Limited, the developers of the Green formally handed over the Green to the Golf Club.

By February, 1977 the first games of Bowls were being played on the Green.

April, 1977 a Public Meeting was held at the Golf Club and a Bowling Club Committee was formed to take over officially from the Steering Committee.

BOWLING CLUB PRESIDENT'S REPORT
(Continued)

Our Green was officially opened by the Royal New South Wales Bowling Association, its representative being Mr. Earl Unicombe, President of the Northern Rivers District Bowling Association on the 18th June, 1977 and as from that date we became affiliated members of the Northern District Bowling Association and a member of the Royal New South Wales Bowling Association having the distinction of being its most northern member.

The formation of the Ocean Shores Womens Bowling Club has taken place and the ladies have formal use of our Green.

The Bowling Club now has a membership of forty-four and slowly, but surely, this membership is increasing.

Our members are now enjoying the game of bowls and the Green is open five days a week, however, the Green is being levelled at present and will be available for play again the first week in December.

We have had a number of visits from other Clubs and Associates and our members have attended other Clubs both in official and unofficial capacities.

The state and condition of our Green has been widely praised and the work of Mr. Merv Barnes has been commended by the Greenkeepers Association, our thanks go to him for his efforts.

In conclusion, I wish to thank the Board of the Golf Club, its staff, and in particular the members of the Bowling Club committee and Bowling members for their co-operation and help where needed, also the generous financial help given to us by Princess Properties Pty. Limited and the Ocean Shores Community Centre in the construction of the Green.

I trust and believe that our Bowling Club will progress and will eventually become one of the show Bowling Clubs on the North Coast.

HUGH GREGORY

Prior to gaining the Liquor Licence, serving alcohol was a problem, as noted in the oral history provided by Col and Vicki Loomes:

"It was not licensed, but we could get temporary licenses for events only, and we had a tent. This was early 1970's shortly after golf course opened. Volunteers did all the bar work and we would get special licenses from the police to have alcohol for special events. In the early mid 1970's we went to court a few times to get our license after the course was opened."

Jim Mangleson, who also provided a valuable oral history input, adds further information on the Liquor Licence situation.

"The Ocean Shores golf course club struggled to get a liquor license because they couldn't get anyone to play on the course because there was no liquor, so we were given one of the units over here to put beer and liquor in but you could get lemonade here at the club."

"They tried twice and got the legal fellow, Bob Furness (who had the happy knack of insulting magistrates!), to work on the application for a licence. They came to me and asked what should we do?"

"They had a fellow named Leo McDonnell who was secretary at that stage but he had been diagnosed with cancer, so I volunteered as de-facto licensee and came up with a record to show enough people playing on this course to show a need for it. We then got our license in 1978."

Major changes occurred to the structure of the Golf Club during 1978. The background the these changes is best explained in the Letter to Members from Golf Club president, Bruce Padman.

LETTER TO ALL MEMBERS OF OCEAN SHORES GOLF CLUB LIMITED

Dear Member,

It has been apparent to your Committee for some time that the growth expectations which prevailed when the Club agreed to purchase the Course and Clubhouse on terms in 1974 have not been fulfilled, and that a new approach is imperative to ensure that this valuable asset is not lost to the Ocean Shores community. Since September last year talks have continued in a Steering Committee set up by this Club and Ocean Shores Community Centre in an attempt to determine the best course of action.

The Club's contract is for \$625,000 by instalments over 20 years, with obligations to contribute to course maintenance until July, 1980, after which date the Club becomes fully responsible for all maintenance. While present trading is profitable, and is confidently expected to improve, it is clear that the Club will be unable to meet continuing instalments of the purchase money and other obligations, particularly after 1980, when it takes over full maintenance of the Golf course.

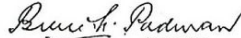
Negotiations between the Steering Committee and Princess Properties have been successful in securing agreement for a cash purchase of \$240,000 in place of the Club's terms figure of \$625,000. While such a cash sum is outside this Club's financial capability, the Community Centre, with its greater resources, is able to raise this amount, and to make substantial repayment before July, 1980, when Princess Properties' maintenance responsibilities cease.

In view of this, the Steering Committee and the Boards of the two Clubs have agreed upon a course under which the Community Centre will change its Articles to include normal Country Club operations, and its name to Ocean Shores Country Club Limited. Under this arrangement the Committee of Management of the Country Club, which will include a Golf Representative and a Bowls Representative, will have full management of the Country Club, with provision for elected Golf and Bowls Committees to manage the conduct of those two games and to affiliate with the relative controlling bodies. Power will exist to form other sporting or recreational Committees under the auspices of the Country Club as the need arises. There will also be provision for automatic membership of the Country Club of all members of Ocean Shores Golf Club Limited in the corresponding categories in which they are financial.

It is further intended that when the above steps are completed, the Country Club will then purchase the course, bowling green and Clubhouse for the cash price of \$240,000 mentioned above, your Club at the same time agreeing to the termination of its contract, and accepting a lease from the Country Club necessary for the continuation of its Liquor Licence until the Country Club itself can procure a similar licence over the premises.

This letter should be read in conjunction with the notices of motion enclosed, and the new Articles of the Country Club available at the Golf Club Office. All negotiations between your Club, the Community Centre and Princess Properties have been made subject to final approval by Extraordinary General Meetings of both Clubs to the above course of action. An Extraordinary General Meeting of the Community Centre will be held on 23rd May, 1978 to approve the above arrangements, and to adopt the revised Articles of Association. Your Board at a recent meeting has again reviewed all aspects of the Club's financial position, and has voted to recommend that the Extraordinary General Meeting of the Club give its approval to the proposed course outlined above. I urge you also to give it your support.

Yours faithfully,



President, Ocean Shores Golf Club Limited.

In May 1978 the name of O.S.C.C. (Ocean Shores Community Centre) was changed to Ocean Shores Country Club Limited, and in September 1978 the Certificate of Registration No. 114800.33 issued in the changed name.

On March 31, 1978, the Ocean Shores Women's Bowling Club (first President Mrs Ruby Levy) was officially opened by the NSW State President, Mrs Lorna Atkinson, accompanied by NRDWBA President, Mrs Merle Hancock. Pictured below are Atkinson (left) and Levy (right).



A Guard of Honour of OS Lady Bowlers participated in the proceedings, as pictured below. Reading from left to right: Mesdames Nell Morris, Sheila Fuks, Hilda Arbuckle, Marjorie Jackson, Iris Duddenhoffer, Glenys Bennett, Joyce Bower, Jane Fry, Joan Mills, Betty Cullen, Margaret Hudson, Ellen Lowe, Gladys Todd (Head of the Social Committee), Gwen Padman, Nonie Marshall, (Selector), Jean Sorsby (Publicity Officer), Sylvia Gillespie (Senior Selector), Eileen Slater (Hon. Treasurer), and Una Clark (Vice President).



The following picture of the bowling green shows only one green operating, and a noticeable lack of buildings on the estate at that time (March 1978).



At this point, the club had no rules or provision for organised sporting bodies and, with the acquisition of the sporting assets, some broadening of the Memorandum & Articles of Association became necessary.

Whilst the Memorandum remained virtually unchanged, the Articles had many inclusions. In particular the membership was broadened to conform with the Companies Act wherein a Licensed Club may not restrict membership to residential qualification.

(The original qualification for membership was the ownership of a registered lot in Ocean Shores - remember that all lots were encumbered in favour of the original club).

Provision had to be made for a more diverse membership such as ordinary members, honorary members, Junior members, etc. Since the Golf Club Limited no longer owned the means to play golf, an addition was made to Art. 9(b)(iii) to..."allow financial members of Ocean Shores Golf Club Limited to become members of the Country Club upon application "

To ensure a degree of representation on the Board of Management the directors were to include a Bowls Representative, a Golf Representative, and a Community Representative. By-laws were introduced to regulate the various functions the Club now found it was controlling. Board members were to be elected annually by the general body of members, and all Members of the Board of Management had to be ordinary members.

To relieve the Board of detailed oversight and to ensure knowledgeable control of specialised activities, groups of members having a common interest (within the scope of Cl.'2) will be recognised by the Board as "Special Interest Groups" (SIG's) each being controlled by its own committee.

The various golf, bowling and garden groups became SIG's controlling their own actions as the Board from time to time directed. Other cosmetic changes were made, but it is important to note that the basic concept of the Ocean Shores Community Centre had not changed in that principal object as in Cl.2 of the Memorandum saying "...to provide for members...and operate and maintain social, sporting and recreational club.."

The closing down of the Company's activities was to have a dramatic impact upon the O.S.C.C. finances in the following manner: Each lot for the first ten years of its existence was encumbered with an annuity. Further, all lots were registered by discrete Deposited Plans progressively released. Hence all lots were not of the same age.

The original development concept envisaged a resort town of over 7,000 building lots, the construction spread over twenty years, hence O.S.C.C. would look forward to income over the next thirty years.

Unhappily, the departure in 1977 of Mr. Ludwig from the scene and the subsequent purchase by the Bond Corporation saw a change in development policy and the annuity was no longer part of the deeds. The annuity tapered out as each lot previously released reached its tenth birthday, eventually ceasing in 1985 as the last five lots attained ten years.

To finance the purchase of the assets O.S.C.C. sold its other holdings and almost exhausted its resources, however income due over the next five years from encumbrances would yield about \$200,000 before petering out. Which was just as well.

Bruce Steel confirms that when Wendell West Australia ran short of finance, it was taken over by Ludwig's company Princess Properties, which also took over the rural entity known as the Billinudgel Pastoral Company, which ran Charolais, Angus, Hereford and later Brahman cattle on 3000 acres stretching from Myocum to the coast.

The Ocean Shores Country Club Ltd. Residents Newsletter September 1978 commented on the purchase of the Golf Club by the Community Centre.

"The Contracts to purchase the Golf Club were signed on August, 15th and later this month settlement will be made. A lease of the licenced premises will then be given to continue trading until such time as the Country Club obtains its licence. The complex will then be administered by the Board of Management with each Club within the Club autonomously conducting their own affairs with the exception of policy, promotion, finance and discipline.

"Princess Properties will continue to maintain the Golf Course until the end of June 1980."

An AGM on November 21, 1978, covered the period to July 31, 1978. It list membership at 622 and the following office bearers: President Bruce Padman, Vice President Bernard Talbot, Captain John Acton, Vice Captain Edward Bennett, Honorary Treasurer Allan Thompson, and directors Hugh Gregory, JC Thompson, Roy Mills and LR Clarke.

The Community Centre Newsletter for December 1978 noted that the long saga of negotiations ended at 10.30 a.m. on Friday 1st December when settlement was completed and the Golf Club facilities came into the possession of the Country Club. At the same time the Country Club leased back to the Golf Club the Club House and Bowling Green.

"Application for the granting of a Liquor Licence is proceeding and this will be heard by the Court probably next February or March. After obtaining approval the country Club will undertake the management of the facility.

"When management has been undertaken by the Country Club, all lot-holders who have applied for membership and are financial members of the Country Club will be entitled to use the facilities of the Club House.

"In order to make for better management and public relations, assistance is asked from persons willing to act as Hostesses or Host over the Xmas period. The duty of Hostesses is to welcome visitors as they enter the Club House and to acquaint them of the various amenities available to them.

"Particularly, to point out diplomatically that the swimming pool, due to its smallness, is available only to members and their guests. Please signify to the Secretary/Manager your willingness to assist and when you would be available.

"Intending purchasers of Motorised Golf Carts are advised to check with the Golf Club before doing so, as a recent By-Law sets out minimum requirements as to tyre sizes etc., and only Golf Carts approved by the Golf Club will be permitted to be used on the Course."



An early version of the Club's first motorised carts is depicted above.

In its January, 1979 Newsletter, the Centre directors recounted the events that led up to the purchase of the Golf Club and its facilities.

"In September 1977 the Board of the Golf Club approached your Board with a proposal that it consider the possibility of the Community Centre undertaking the purchase of the Golf Club and Course from Princess Properties as the Golf Club could not meet its repayment commitments, and unless help was forthcoming the Club and Course could be lost to an outside organisation.

"The Board felt that should the latter eventuate the present and future welfare of the Estate and its land values would be placed in serious jeopardy, and agreed to consider the proposal. The primary factor to be established was whether the Golf Club could, given the financial backing of the Centre, become viable.

"To establish this the Honorary Secretary, Mr. B. Padman, was nominated and elected President of the Golf Club in November 1977, and who reported in March 1978 that, in his opinion, with tight control of expenditure and with promotion, the proposition was worthwhile. The Board then decided to see if finance could be found to undertake the purchase.

"After investigating many sources for funds an approach was finally made to Princess Properties who agreed to provide the necessary loan funds, these being \$260,000 repayable over four years in eight half-yearly instalments plus interest, and secured by mortgages over the assets of the Centre and Golf Club.

"Having arrived at this point several resolutions were put to all financial members of the Centre at two meetings held on 23rd May, 1978. The Extraordinary General Meeting passed resolutions

deciding to make the purchase, changing the name to the Ocean Shores Country Club and adopting a new set of Articles of Association to embrace a Country Club operation. The resolutions were agreed to by 97% of the votes admitted.

"The Board exchanged contracts with Princess Properties and proceeded to settlement which was reached on the 1st December, 1978. On the same day the Golf Club House was leased back to the Golf Club on a monthly rental basis, and an application for the granting of a Liquor Licence to the Country Club prepared for lodgement with the Licences Reduction Board.

It is anticipated the Court will grant the application in the near future when the Board of Management will administer the affairs of the present Golf Club and carry on trading as the Ocean Shores Country Club.

"The two properties owned by the Country Club, namely, the "White House" and the "Farm" will be placed on the market, and when sold should realise around \$120,000, which will be immediately applied to the reduction of the loan from Princess Properties.

"The acquisition of the Golf Club, Golf Course and Bowling Green will give us an asset in value far in excess of the price paid, safeguard the facility from falling into outside hands, and most importantly, preserve the value of lots. Your Directors are confident that the decision to purchase the Golf Club, Course and Bowling Green was, and is, in the best interest of all lotholders."

The January 1980 Newsletter reported that "the Country Club now appears to be set on a course that shows promise of growth and prosperity. "

Settlement of the property acquisition from Princess Properties and lodgement of an application for a Certificate of Registration with the License Reduction Board had occurred in December 1978; The properties known as the "White House" and the "Farm" sold for \$75,000 and \$45,000 respectively in July-August 1979; The long awaited granting of our Liquor Licence that enabled the Board to administer the Club, formerly known as the Ocean Shores "Golf Club Ltd.", which went into voluntary liquidation, occurred on October 4, 1979.

Following the Administration takeover, there was a vigorous promotion campaign (membership then approx. 2,000) and the setting up of special category committees to control the various sporting activities.

"The Country Club is currently free of debt and trading satisfactorily, the mortgage to Princess Properties of \$260,000 is now in the process of being discharged. The Board's next challenge is to take over from Princess Properties of the maintenance of the Golf Course on July, 1st 1980, and also to improve patron facilities in the Clubhouse."

The notice for the AGM for 1978 (18/10/78) listed Bruce Padman as chairman, Bernie Talbot as vice chair, Allan Thompson as Treasurer, Captain John Acton, Vice captain Edward Bennett, and directors: Hugh Gregory J.C. Thompson, Roy Mills and Leslie Clarke. Members totalled 622.

In the annual report **for the year ending December 31, 1978 (AGM April 24, 1979)** office bearers were listed as: Chairman Arthur Todd, Vice Chairman RJ , Honorary Treasurer, Alex Towle, Golf rep John Acton, Bowls Rep Hugh Gregory, and directors LR Clarke, Bernard Talbot, DW Levy and Roy Mills.

A notice for the AGM of the Ocean Shores Country Club Limited issued April 29, 1980, for the year ending December 31, 1979, noted Arthur Todd in the Chair, Don Levy as Vice chair, treasurer, Les Clarke, golf rep Jack Petty, bowls rep Geoff Tabart, community rep Anne Parker, and directors: Bernie Talbot, Huber Fisk, John Leitke and Roy Mills.

The notice said the OSCC Ltd had been granted a liquor licence and was registered under the provisions of the Registered Club's Act 1976 as amended, simultaneously taking over the golf and bowling activities of the Ocean Shore Golf Club Limited.

Sometime in 1979 (probably March but date unknown) the ground staff at the Ocean Shores Country Club won Soccer Pools, sharing what would then have been a significant amount of money, some \$40,000 or more (we have been unable to confirm the actual amount). The event is recorded in the clipping below.

Pools winners . . . but how much?

(by a Staff Reporter)

At 9 o'clock last night we were all in the foyer of the Broadbeach International Hotel, wondering if it had all been a hoax.

Earlier yesterday seven Ocean Shores workmen had been told they had won first prize in the soccer pools and they would get at least \$40,000 and as Ocean Shores greenkeeper, Bron Oliss, said, it could be substantially more, but they would not know how much until the "pools man" met them last night.

Frank Johnson, Mul-

AT LEAST \$40,000

lumbimby, Bill Evans, New Brighton, Mike Wilson, New Brighton, Jordan Parron, Yelgun, Neil McDonald, Ocean Shores and Bron Oliss, and his son, Jim, had got together for their first time with a pools coupon.

A 2 p.m. phone call from Sydney, told them it was a winner and they were asked if they could be in Sydney that night.

"It was too sudden," said Bron, "and we asked them if they could do it somewhere closer."

Twenty minutes later a call came and asked them to be at Broadbeach by 7 p.m.

At 7 o'clock the seven men and their wives rushed into the Broadbeach Hotel, and posed for the photograph you see here, wondering how much money they had won.

By 8 o'clock they were wondering if it was all a hoax, when the "man from the pools" had still not arrived, but a booking had been made at the hotel.

It was not until 9 o'clock a further phone call intimidated the "man from the pools" would arrive in half an hour.

The syndicate from Ocean Shores had been taking pool tickets for several weeks.

This was the first time the seven men had been involved in the one coupon.

The winning coupon was filled in by Frank Johnson who entered four systems using his children's ages and wife's birthday but the winning coupon was the unorthodox one.

The men's ages range from 27 upwards.

Bron Oliss is greenkeeper and all of the others work on the golf course.

Bron is lucky to be among the winners.

When the collection was being taken up the men each put in \$2 but Bron only had \$1.

Mike gave him the extra \$1 with a little encouragement from Jim.

Ocean Shores has given the men today off.

At 9.45 p.m. the "man from the pools" arrived, but with little fresh information.

He said results from Sydney and Melbourne were being collated.

All that was certain was the seven had won \$40,000.

"When I left Melbourne at 3.45 p.m. they had a chance of a special jackpot and their prize could be as high as \$130,000 which would be the same as another fellow in Perth, providing nobody else has the winning coupon."

That is the amount he expects they should receive.

However, he said, he could not be sure until he received a phone call from head office which he expected about 3 a.m. today.

● The elated group of pools winners from left, Neil McDonald, Jim Oliss, Frank Johnson, Mike Wilson, front, Jordan Parron, Bron Oliss and Bill Evans.