



GOLF COURSE MASTER PLAN

Frequently asked Questions

Why do we need a Golf Master Plan (GMP) we have a great golf course as it is?

The golf course Members enjoy today has significantly evolved from the original course opened in 1972. Golf as a sport has also evolved since this time. As the adage says; “If we fail to plan, we may as well plan to fail”. We need a GMP to:

- Produce a better golf course to meet the expectations of current and future generations of players,
- Better control over current and future costs,
- Improve efficiencies in the management
- of the course,
- Plan for improvements, repairs and sustainability well into the future, and
- Maximise the full potential of our wonderful golf course.

Is there a budget for this and where will the money come from?

It is estimated that the total cost to complete the GMP in its entirety will be between \$2.5 and \$3M. There can be no illusion that this project will take time and resources to complete. The Club currently budgets up to \$1M each year towards the course. The GMP will allow the Board and Management to direct available funds towards the best possible outcomes and the annual course operating budget will be customised to meet the demands of the upgrade work.

The Club’s annual capital works budget will include allocation towards scheduled GMP works. The amount of work carried out annually will be based on the Club’s available income. The Board intends to actively seek alternative sources of revenue including grant funding and development opportunities to support the GMP and overall Strategic Plan.

Will our membership fees increase to pay for these changes?

Membership fees are reviewed annually and it is to be expected that fees will increase at least in line with the CPI and the needs of the Club as a whole. A primary purpose of the GMP is to implement strategies to improve efficiencies and control operational costs. As savings are realised, pressure to increase fees will be reduced accordingly.

Do these changes affect the course ratings?

No. The architect was instructed as part of the initial briefing not to design changes that would affect the difficulty rating of our course.

The inclusion of a shorter course in the GMP is designed to:

- suit higher handicap players,
- provide variety in the golf course, and
- provide a wet weather alternative.

The short course will be created with the construction of additional tees and a new course rating will be established for this course.

How much do we save per year if we delete or change the bunkering?

Currently, the total sand surface area of the course's **64 bunkers** is approximately **10,000m²**. Around 3,350 man-hours at an estimated cost **\$83,750 per year** is required to maintain bunkers,

The GMP reduces bunker arrangement to **41 bunkers** with a total sand surface area of **6,000m²**. Around 1,680 man-hours at an estimated cost of **\$42,000 per year** will be required to maintain the proposed bunker arrangement. This represents a labour cost saving of **\$41,750 per year**.

The GMP incorporates the use of modern bunker binding technology which dramatically improves bunker presentation and significantly reduces maintenance requirements especially after severe weather events. Based on the planned 41 bunker arrangement using this technology, the Club can expect to save **\$320,000** compared to the cost of fully renovating the existing bunker arrangement.

The adoption of 'Kustom Bind' technology will reduce non-labour related bunker maintenance costs by a further estimated \$15,000 per year resulting in total estimated savings of **\$56,750 per year**. It is also worth noting that the use of bunker binding technology will extend the useful life of bunker sand from the current three years to an expected ten-year minimum life span.

What are you planning to do first?

Work is currently being carried out towards the construction of a spare hole on unused land following Hole 1. The spare hole is included in the GMP and has been adopted as a priority to prepare for and to manage disruption to play resulting from future work.

The GMP will be reviewed to identify and secure necessary approvals before commencement of work. An 'order of works' program will be created in line with budgets for individual areas.

It is intended to address the alignment of the Par 3 Hole 8 as a priority. Members may already be aware that safety issues with neighbouring properties have been identified for many years. The reconstruction work will realign the direction of play away from bordering residences to

eliminate any risk of damage to property or persons from stray golf shots. The detailed design of Hole 8 will be provided by the Golf Course Architect for this project.

It is also intended to create and implement a 'bunker upgrade' plan of works. This program will identify the bunkers to be rebuilt in the first year after the adoption of the GMP. A budget for these works will be included in the golf course operating budget annually.

When will works start?

Work has already begun! Work on the course is constant and has been going on since 1972. More recently, significant steps towards replacing the entire course irrigation system has been achieved. The GMP recognises and incorporates this and other ongoing work into the formal plan which will be the template to best manage course improvements for the years to come.

Is this the final plan or are there going to be reviews in the future?

Consultation has been a key aspect of the golf course master plan (GMP) project. There have been many opportunities to contribute towards the project. Feedback and suggestions received during the drafting phase have been considered and incorporated into the final GMP. The GMP now presented to Members should now be viewed as the 'final' plan.

That said, as the GMP is implemented more detailed planning will be required. For example, projects such as reconstruction of greens will require more detailed plans which will be required to undertake the actual works such as shaping.

How much disruption to playing the golf course will there be during works.

As to be expected, there will be periodic disruption to play. To limit the amount of disruption to play the following steps will be considered:

- Timing of works will not interfere with premier events,
- A quality spare hole for play during construction work (now under construction),
- Limiting the number of holes disrupted at any one time,
- Minimising the disruption time frame by utilising appropriate machinery and efficient allocation of man-hours.

Who is going to do the works?

Work will be under the direction of Course Architect Richard Chamberlain, from Richard Chamberlain Golf Design (RCGD). Our Club is fortunate to employ very skilled tradespeople and there will be many projects which will be undertaken 'in-house'. Irrigation installation, turf propagation and 'grow- in' will typically be carried out by OSCC staff.

The Club intends to engage local contractors wherever possible to assist OSCC staff to carry out other works such as drainage, tree work, tee levelling, and cart path construction. Where required, contractors who specialise in golf course construction will carry out the 'finer detail' shaping works.

All GMP work will be under the supervision of RCGD and our Course Superintendent.