

# **Mackay Golf Club Inc.**



## **Course Master Plan**

**November 2009**

## Executive Summary

At the Executive Committee Meeting on 1 September 2009 it was resolved that:

**“The Course Director was to broaden the Greens Committee to prepare a concept course master plan.”**

The reasons for the need to develop a master plan were:

- **There had been no meaningful course development for close to five years**
- **The Committee had committed, as part of the strategic plan, to presenting a Course Master Plan to members at this year’s Annual General Meeting**
- **Funding grant guidelines invariably required a Master Plan document to be submitted as part of the application.**

Subsequent to this an augmented Greens Committee was formed to undertake this task, and to present the concept master plan to members at the 2009 Annual General Meeting.

The members were:

Roger Kelly (Chair)  
Dave Anderson  
Julianne Behan  
Bob Boyd  
Calvin Buckton  
Lew Forsyth  
Dave Hiskens  
Barry Kelly  
Ross Kynaston  
Larry McCarthy  
Neil Morris  
George Newton  
Jeff Reid  
Mark Rootes  
May Scott-Morris

We agreed, as the basis for the outcome of our discussions, the following statement:

**“The Mackay Golf Club course should present a golfing challenge to players of all grades and abilities, but also makes playing a round of golf at Mackay Golf Club an enjoyable experience.”**

and attempted to adhere to this philosophy throughout.

It was also part of the brief that:

- **It was assumed that the course stays in its existing location**
- **The capital cost of improvements were not a factor in decisions**
- **Clubhouse infrastructure was not to be considered**

Members of the committee were encouraged not to take an entrenched view on any particular aspect of the plan, based on their personal perspective or prejudice.

On the very few occasions when this did happen, it was my role to make the final adjudication.

We have attempted to maintain the overall integrity of the golf course but where additional hazards have been created - for example the water hazards on Number 1 and Number 10 - they will present a "risk and reward" proposition.

The attached document is the consensus view of the direction we should take in further developing our course, and is evolutionary rather than revolutionary.

I look forward to receiving feedback from members and we hope that it will receive the approval of the membership at large, but please remember that this is a "living" document. Over time I am sure there will be further changes to what is now the base plan.

Its implementation will, of course, depend on the ongoing health of our club's finances, and/or our ability to access various State and Federal government grants.

It will be a progressive process, and as and when individual changes are planned and implemented members will be kept informed.

Also included are some recommendations on the placement of permanent markers under the newly adopted USGA course rating system. The final recommendations for this decision will rest with the Captain and the Match Committee.

We hope they find our recommendations assist them.

I take this opportunity to thank the members of the augmented Greens Committee for their time and effort in what was an exhaustive, and at times exhausting, process completed within a short time frame.

**Roger Kelly**  
**Greens Director**

November 2009

# **Mackay Golf Club**

## **Course Master Plan**

### **Principle Philosophy**

**“The Mackay Golf Club course should present a golfing challenge to players of all grades and abilities, but also makes playing a round of golf at Mackay Golf Club an enjoyable experience.”**

#### **Basic principles and assumptions**

##### **Fairways, Greens and Hazards**

- Acknowledge that the course is one which is relatively short, but tight in dimension, characterised by narrow fairways and tree lines.
- There are few opportunities to lengthen the course to any substantial degree.
- All fairways to be progressively changed to Greenleas Park
- All tees to be levelled, and have adequate irrigation installed.
- All greens to be returned to original size when built and have high edge build up created by bunker play removed or lowered.
- Hazards should always present a “risk and reward” option to players.
- Drainage improvement to be a priority when any work is carried out.
- Many bunkers have been contaminated with soil due to waterlogging over a period of years. Having identified a source of suitable bunker sand, bunkers should have effective drainage installed where required and sand replaced.
- Adding bunkers incurs considerable additional maintenance costs

##### **Trees**

- Eventually all Sheoaks will need to be removed. They are approaching the end of their natural life and are prone to rotting at the base and present a danger to players by breaking off and/or of collapse, in addition to severe root intrusion into fairways.
- Consider a similar strategy for the Burdekin Plum trees in the longer term.
- Thin out trees in non-playing areas to allow grass growth, whilst retaining integrity of course
- Remove trees along water hazards to:
  - i. Increase the visual impact of the hazard on the golfer
  - ii. Assist with sighting balls entering water hazards

##### **Cart Paths**

- The paths should be wide enough where required to carry course machinery traffic
- At each green there should be a designated parking bay with mandatory parking
- Where possible, paths should have provision for passing and/or parking bays.
- Intrusion into playing areas should be kept to an absolute minimum.

## Recommendations

### Hole 1

#### Fairway, Green and Hazards

Existing RHS hazard to contain water at all times.

Create water hazard where drain exists at 150 metre mark, dug to a depth of one metre, and a width of three metres, and designed to hold water at most times of the year.

Create a further water hazard, as above, where pipe goes under fairway into LHS pond. **(Note:** Pipe to be retained for Hole 18).

Remove existing cart path and railing. Extend grass in front of bunkers to the edge of the water which is to be timber faced similar to Hole 14.

#### Trees

Remove approximately 5 Sheoaks and 3 Plum trees short of RHS Water hazard to enable sighting from tee of balls entering hazard.

#### Cart Paths

Existing path extended to cross fairway and be routed behind the green to Number 2 tee.

### Hole 2

#### Fairway, Green and Hazards

Create one large front bunker from two existing bunkers.

#### Trees

Remove all trees except Gums and Palm trees on LHS adjacent to the water hazard.

#### Cart Paths

Path to cut across in front of tee and proceed, via the existing ladies tee down the RH tree line, to the tee on Hole 3.

### Hole 3

#### Fairway, Green and Hazards

Extend tee back 20-25 metres.

#### Trees

Remove Sheoaks both LHS & RHS, adjacent to the green.

#### Cart Paths

Continue along current path. Extend around LHS of Number 3 green to join with path alongside Number 4 tee.

## Hole 4

### Fairway, Green and Hazards

No change. (**Note:** Alternative proposal to extend tee back 20 to 25 metres would involve moving Number 6 green to the RHS).

### Trees

No change.

### Cart Paths

Continue to outside RHS tree line and stay outside this tree line to join up with gravel path RHS of green, and existing path alongside Number 5 tee.

## Hole 5

### Fairway, Green and Hazards

Enlarge apron at front of green by removing trees near RHS bunker.

### Trees

Remove three Sheoaks just short of the RHS green side bunker.

### Cart Paths

Continue existing path to RHS of existing tree line, closer to the OOB.

## Hole 6

### Fairway, Green and Hazards

No change.

### Trees

Remove 1 Plum and relocate 3 Cane Palms on RHS of tee

### Cart Paths

Extend current concrete path to join up with existing gravel path and turning area at green.

## Hole 7

### Fairway, Greens and Hazards

Extend tee to join the tee on Hole 6.

### Trees

Remove Sheoak on RHS corner of water hazard.

### Cart Paths

Extend current to LHS and then through LHS trees to join machinery shed road with a designated parking area to service Number 7 green and Number 8 tee.

## Hole 8

### Fairway, Green and Hazards

Extend tee back towards fence, approximately 20 to 25 metres.

**Alternative** is to lower height of existing tee, and build a championship (Black) tee block 30 to 40 metres back. It would create a very strong Par 4 with a semi-blind tee shot.

Reshape existing bunker and extend around to intrude across front of green.

### Trees

Remove the Terminalia tree on LHS of tee.

If the tee is relocated closer to the boundary fence, remove some trees bordering the Greenkeepers' area including one Sheoak on driving line.

Driving zone Sheoaks on RHS remove and replaced with Mounds / Bunkers area dividing Hole 8 & Hole 15

### Cart Paths

Continue from men's tee to current ladies' tee then down LHS of fairway to join existing path to Number 9 tee

## Hole 9

### Fairways, Green and Hazards

Combine two forward fairway bunkers into one

### Trees

No change

### Cart Paths

From Number 9 tee path, across fairway to RHS and follow tree line to RHS short of green turn to meet roadway. "Give Way to all traffic" sign at junction. Use service road/lower car park for access to Number 10 tee

## Hole 10

### Fairway, Green and Hazards

Create water hazard at existing drain dug to a depth of one metre, and a width of three metres, and designed to hold water at most times of the year.

Redesign/enlarge/deepen existing LHS fairway bunkers.

Combine existing RHS greenside bunkers

Extend LHS bunker further around green

### Trees

Remove plum tree on RHS corner of tee.

Remove Sheoaks RHS short of the green side bunkers.

Remove Sheoaks LHS short of green side bunker.

### Cart Paths

Continue from existing path down LHS in tree line. As this path will also service Number 18 fairway, parking/passing bays should be located adjacent to the bunkers line and also near the drain crossing, which will be located in the rough between the two fairways. Continue alongside the current ladies' tee on Number 18 then behind the Number 10 green with a parking bay. A "Give Way to all traffic" sign should be positioned where the path crosses the entrance roadway.

## Hole 11

### Fairway, Green and Hazards

Cut back half of both greenside bunkers a further 1.5 metres into the green.  
Install aerator in RHS water hazard.

### Trees

Remove plum trees on LHS short of green

### Cart Paths

Extend existing path outside LHS tree line to join existing path LHS fairway then back to Number 12 tee in LHS tree line. Provide a turning area at Number 12 tee.

## Hole 12

### Fairway, Green and Hazards

No change other than widening back RHS of tee.

### Trees

Tee extension on RHS will require the removal of 2 Plum trees and 1 Sheoak to allow access to driving line.

### Cart Paths

Return to Number 11 junction. Extend path on RHS tree line to join up with present pathway on Number 13.

## Hole 13

### Fairway, Green and Hazards

Extend dam to intrude 50% across fairway to approximately 100 metres from tee  
Series of 4 to 5 mounded bunkers (facing the tee) intruding into the fairway, starting just beyond the 100 metre mark, and continuing to near green.

### Trees

Remove all trees on RHS adjacent to the water hazard except natives and palms, up to Number 14 cart path.  
Transplant cane palms from number 6 tee to RHS of green to replace existing Sheoaks.

### Cart Paths

Current path to cross fairway parallel to drain and proceed behind proposed bunkers to join path at Number 14 tee.  
Complete surface at turning area at tee.

## **Hole 14**

### **Fairway, Green and Hazards**

No change, other than to build up approach area to prevent water logging when dam is full.

### **Trees**

No change, other than to remove non-natives from RHS of cart path.

### **Cart Paths**

No change.

## **Hole 15**

### **Fairway, Green and Hazards**

Extend dam at far end to intrude further into RHS rough, approximately 50 to 100 metres from green.

Install two large aerators in dam using existing pump.

### **Trees**

Remove two trees in front of back tee.

Remove all trees except gums and palms on RHS fairway next to the water hazard.

Remove the row of Sheoaks on RHS of fairway edge past the fairway bunker toward the green.

### **Cart Paths**

Continue existing path adjacent LHS tree line to LHS of green to meet path on Number 16 tee, and provide a joint parking bay.

## **Hole 16**

### **Fairway, Green and Hazards**

Extend tee back 10 metres.

Install two large aerators in RHS water hazard.

### **Trees**

No change.

### **Cart Paths**

Path to cross to RHS immediately in front of tee, and proceed through RHS tree line to join path at Number 17 tee.

## **Hole 17**

### **Fairway, Green and Hazards**

Tee to be enlarged and on two tiers.

### **Trees**

No change.

### **Cart Paths**

Join the two existing paths with a "Give way to all traffic" sign at the road. Carts would cross the road to a designated parking area opposite Number 17 green. Continue up the road to the path behind Number 10.

## **Hole 18**

### **Fairway, Green and Hazards**

Redesign/enlarge/deepen fairway bunkers.

Water hazard across Holes 1 and 10 is piped underground. Inlet and outlet level of pipe is higher than water hazards to maintain water level in hazards on Holes 1 and 10.

### **Trees**

Approx 60m from the green on RHS remove all Sheoaks and Plum trees leaving the gums. Approx 90m from the green on LHS near fairway bunker remove all Sheoaks, leaving gums.

### **Cart Paths**

Continue path behind the Number 10 green to Number 18 back tee and then continue through LHS trees to join the path adjacent to the ladies' Number 18 tee.

**November 2009**

## **Course Infrastructure & Equipment**

### **Infrastructure**

As the last two years have indicated, there is a need to substantially increase our water storage capacity, particularly in the lower dam. Whilst there will be some incremental benefits from proposed changes to the top dam, they will not provide the additional storage we need, for dry months and years, to enable us to maintain full levels of irrigation.

It is acknowledged that existing facilities are old, sub-standard, and in need of repair/replacement.

The existing machinery shed needs to be rebuilt and extended so that all motorised equipment can be stored under cover, and serviced in a separate maintenance workshop.

Proper machinery wash down facilities are a necessity, with water recycling plant attached - all to be under cover.

### **Equipment**

Some of the equipment currently used on the course is old, outdated and requires continuous and extensive maintenance.

It should be progressively replaced with updated equipment appropriate to our needs.

In addition to the normal range of turf care equipment consideration should be given to acquiring the following:

- 200/400mm Aerator/Corer
- Small excavator
- Backhoe
- Stump grinder
- 4WD tractor for heavy slashing

This list is by no means exhaustive, but forms the basis for further detailed consideration in a budget context.

**November 2009**

## USGA Course Rating markers

### Basic Principles:

- Adhere to principal objective: **“The Mackay Golf Club course should present a golfing challenge to players of all grades and abilities, but also makes playing a round of golf at Mackay Golf Club and enjoyable experience.”**
- There is no preconceived notion of what the new course ratings should be.
- We will adopt the recommendation of Golf Australia (GA) and have five courses, with designated permanent plate colours as follows:
  1. Black - Men’s Championship
  2. Blue - Men’s Intermediate
  3. White - Men’s Standard
  4. Red - Women’s Championship
  5. Yellow - Women’s Standard
- USGA rating rules require a minimum of five yards to be available for play behind the back permanent plate on any one tee.
- A permanent plate can serve more than one course (i.e. Men’s Standard can also serve as Women’s Championship. The plate would be half red, half white.)
- We cannot assume that all tees (where suggested) can be reconfigured or lengthened in time for the official rating process to be completed.
- White plates would also be for social play/practice rounds.

### Preliminary recommendations:

- |               |  |
|---------------|--|
| <b>Hole 1</b> | Plates at equidistant intervals from back to front in order Black, Blue, White, Red, and Yellow.   |
| <b>Hole 2</b> | As for Hole 1  |
| <b>Hole 3</b> | This tee to be extended back approximately 25metres as proposed in Master Plan. Men’s plates order would be Black, Blue and White - from back to front. Existing ladies tee would accommodate Red and Yellow.  |
| <b>Hole 4</b> | As for Holes 1 and 2.  |
| <b>Hole 5</b> | As for Hole 4.   |
| <b>Hole 6</b> | As for Hole 5.   |
| <b>Hole 7</b> | Tee extended to join with Hole 6 tee. Plates then Black to Yellow, back to front.  |
| <b>Hole 8</b> | If tee remains as is then Black, Blue and White plates would be on existing men’s tee, with Red and Yellow on existing ladies tee. If tee is extended back to be close to the boundary fence Black would be at the back and Blue located where the limit marker is at present. Red and Yellow would be accommodated on the existing ladies’ tee. |

- Hole 9** As for Hole 6 (Remains a Par 5)
- Hole 10** Plates would be Blue, White, Red, Yellow back to front. Black plate would be at front of tee and would be played as a 440 metre Par 4.
- Hole 11** Black, Blue and White plates on existing men's tee with Red and Yellow on existing women's tee.
- Hole 12** As for Hole 9, but taking tee extension on RHS into account.
- Hole 13** Use LHS of tee for Black, Blue and White. Use RHS of tee for Red and Yellow plates.
- Hole 14** As for Hole 9
- Hole 15** Back teeing area reserved for Black plates. Forward teeing area for Blue, White, red and Yellow.
- Hole 16** As for Hole 14
- Hole 17** Level and expand existing teeing area. Black and Blue share the same permanent marker. White, Red and Yellow are forward.
- Hole 18** Existing Men's tee would accommodate Black, Blue and White plates, with existing ladies tee accommodating Red and Yellow

These changes would see the Blue and White course have a Par of 71 with the Black course at Par 70. The Women's par would remain unchanged.

**November 2009**