

**MOLLYMOOK GOLF CLUB
CONCEPT CONTROL PLAN
DESIGN REPORT**
December 2006

MOLLYMOOK GOLF CLUB

CONCEPT CONTROL PLAN DESIGN REPORT

DECEMBER 2006

PREPARED BY



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PREFACE

On March 30, 2006 Ross Watson Golf Course Architecture Pty Ltd was commissioned to provide golf course architectural services for both the Hilltop and Beachside courses. At the Hilltop course there were several issues of concern regarding safety, aesthetics and maintenance and the general thought process was to “modernise” the course. The Beachside course possessed some dire safety problems and the routing of the layout needed attention. It was decided that a “Control Plan” for each course be developed to depict proposed course improvements.

The process undertaken to develop the Control Plans included, the procurement of detailed survey from which a Base Plan of the existing courses was developed. Several detailed course assessments and analyses followed, involving regular and interactive consultation with Club representatives. Problems and opportunities were identified, aims and objectives crystallised and directions for future designs refined.

As a planning tool the “Control Plans” depict in conceptual form a collection of ideas and strategies in which future detailed design and construction can be based. The primary function of the “Control Plan” is to provide direction for current and future committees, so that wasteful construction and expenditure can be avoided. These concepts will provide a sound base for budgeting, staging of works and temporary play arrangements.

The documents included in this “Control Plan” package are:-

- a. Design Report and its appendices. (Incorporating both Hilltop and Beachside courses)
- b. Coloured Aerial Overlay of the Beachside Course (AO size @ 1:1000 scale – Drawing No.189.BS.CP01)
- c. Coloured Aerial Overlay of the Hilltop Course (AO size @ 1:1500 scale – Drawing No.189.H.CP01)

1.0 INTRODUCTION

The Mollymook Golf Club is fortunate in possessing two distinct layouts with vastly different characters.

- a. **The Hilltop Course** provides a very challenging layout throughout tree lined fairways and on terrain with plenty of movement, at times quite dramatic. Initial discussions with club representatives indicated the need to “modernise” the Hilltop Course.

Our approach to “modernising” the course includes several suggestions including adjustments to the routing of the layout. This will not only add a small amount of length to the scorecard but will also solve some safety problems that were of the utmost importance.

Unfortunately, two of the course’s main assets, its varying terrain movement and tree lined fairways have also provided the clubs biggest headache. The trees have thickened to the extent that sunlight struggles to impact the predominant east-west orientation of golf holes and the turfgrass suffers greatly. The steep inclines of the holes playing to and from the clubhouse have also been poorly routed thus creating visibility issues and don’t provide fair tests of golf.

At the Hilltop Course we have paid particular attention to:-

- Addressing the shade problems on fairways.
- Creating a consistent bunker style throughout the course which matches its surroundings and suitability of play.
- Addressing tee design to ensure ample size and integration with the golf hole.
- Ensuring green designs have ample pin location areas and contouring is suitable for the speed of turfgrass.

It should be noted that this report compares existing golf holes with the proposed changes to the golf course and the hole numbering system on the Control Plan is similar to its current set of nines. This has been done for ease of interpretation between the existing and proposed features, however, **it is our recommendation that the nines be swapped**. This swap has been suggested because the stronger group of holes should be the back nine and we believe those to be the most northern golf holes (your current front nine). This will also allow the new 18th to be situated directly under the clubhouse precinct.

- b. **The Beachside Course’s** main asset is its location. With its spectacular site on rolling hills next to the Pacific, it provides a totally different atmosphere to the Hilltop layout.

It is understood that a large quota of Mollymook members prefer to only play this Beachside layout in preference to the Hilltop due to the easier terrain. This is a surprising statistic as the steep rolling hills of the shorter Beachside nine would at times demand good stamina, particularly during the warmer months.

Unfortunately, the layout of golf holes presents numerous safety problems both internally to golfer and externally to the adjacent public roadway.

To solve these safety concerns and to best eliminate the up and down nature of the routed golf holes, the entire site needs to be revamped. Part of the Design Brief provided by golf club representatives was to also eliminate the rectangular section of land near the current 1st tees and the road crossings. This space is earmarked for possible re-development in conjunction with the clubhouse building.

Upon giving the task of re-routing the entire layout, the only stipulation included was to attempt to keep the 9th green site intact to take advantage of its breathtaking views. The new layout has adhered to this request as the tees have been moved forward across the roadway to present a spectacular “dropshot” par 3 of 109 metres. The slight change in length of this new hole, not only provides a much safer situation of not hitting over the roadway, but also makes greater use of the space provided and can fit in a practice putting green. In fact, the new layout eliminates both existing holes that require shots to be played over the road crossing, which is a much safer environment.

The new Beachside is a 1,426 metre par 28 layout, consisting of 8 x par 3's and 1 x par 4. It would prove a fruitless exercise to itemise each new hole's description as per the Hilltop course other than to summarise:-

- This new layout provides the safest possible option on the reduced space provided.
- The golf holes are all angled inwards from the property boundary to satisfy safety constraints.
- The inward angles of the new golf holes also allow many holes to be played across the slopes of the land rather than directly up and down.
- Not only was space provided for a practice putting green near the 9th tees, but a generous chipping and bunker practice area included.
- Some reshaping works will be required to provide more receptive landing areas and some mounding between fairways to enhance internal safety.
- The irrigation lagoon is to be expanded and fill material created will be utilised for fairway shaping.

The completed and laminated presentation drawings were completed and sent to the Golf Club several weeks ago.

2.0 GENERAL RECOMMENDATIONS (HILLTOP COURSE)

Section 3.0 of this Report describes in reasonable detail the recommendations for each hole, including a brief description of the current status, the proposed recommendations and rationale.

In addition to the specific “hole by hole” recommendations, listed below are a number of other more general suggestions.

3.1 **Clubhouse , Carparking and Environs**

Presently the carpark and clubhouse are adequate for golfer movement. There has been provision made to remove the small putting green behind the 1st tees and expand the hard surface to provide wider golfers assembly area.

3.2 **Practice Facilities**

- a. The main practice facility to the north of the clubhouse precinct required a major overhaul. Whilst the area is limited for space and length, the entire area should be cleaned up and provide as much grassed area as possible. The practice fairway itself should be lowered on the left side and contoured to provide stepped up subtle terraces to the existing trees and ground level on the right.

The rubbish should be all cleared along the steep slope of the left edge which drops away to the maintenance facility. The fairway should be maximised and a black safety net installed along the left edge to protect the maintenance sheds.

The area near the practice tee should also be cleaned up and ground re-shaped to provide a variety of practice chipping and bunker shots. There should be selective tree clearing and pruning to promote better sunlight into the area for better turfgrass quality.

The teeing area should be taken back as far as possible to gain maximum length for the practice fairway. The teeing ground should also be configured to link with the practice green that is utilised for chipping and bunker play.

- b. The area to the east of the clubhouse, which currently hosts the 18th green shall be used as the new practice putting green. This zone should produce an ample 750m² putting surface. The green should be sunk into the ground to allow uninhibited views to the east from the clubhouse. The entire path system linking the carpark, clubhouse, practice putter, 1st and 10th tees and 9th and 18th greens should all integrate well for easy streamlined and safe traffic flow of golfers.

3.2 **Vegetation**

One of the key ingredients of the Hilltop course is its picturesque treelined fairway. As mentioned earlier in this Report, these thick tree canopies have severely restricted sunlight reaching the turfgrasses and have greatly effected playability and wear problems.

Most of the individual hole recommendations have proposed tree removal, thinning and pruning where possible to promote sunlight.

Our Control Plans indicate areas for both tree removal and added plantings. Important points to note here are:-

- That as much as possible, trees of significance are to be retained unless they pose a threat to safety.
- Trees added should be kept to indigenous species and exotics should not be used.
- In general, we are not partial to the creation of garden beds on the golf course unless properly done using “no maintenance” native plants.
- Through careful management of the landscape, formal areas requiring regular mowing are to be minimised by returning out of play areas to bushland via native regeneration practices.

3.4 **Cartpaths**

It is recommended that the current cart path strategy be ceased with no more paths constructed unless confirmed by Golf Course Architect. This will ensure that no wasteful construction will occur to paths that may differ from the final locations outlined in the Control Plan.

Paths shall continue to be built to the standard of recent construction in concrete and be generally 2.5 metres wide with provision for lay-bys at greens and tees. Integrated insitu kerbs to be incorporated to tees and other restricted zones. Where possible, paths shall commence and terminate with an arc to allow spread from golfer wear and maintenance traffic.

3.5 **Additional Land**

It is understood the Golf Club currently owns the large parcel of land to the south of the current 17th hole and has entered into preliminary discussions with developers for possible use.

It should be noted that the current 17th fairway which will ultimately be the new 9th fairway borders this additional parcel of land. This fairway has a distance from the centreline of play of 50 metres to the property boundary which is unacceptable by industry standards if housing was present within this adjacent property. The accepted distance is a minimum of 65 metres.

It is strongly advised that if negotiations continue with developers on this land that a buffer zone of 20 metres be made to the future housing. That is we do not want housing built to the current property boundary for obvious safety reasons.

It is also understood that the Golf Club is in negotiations for consideration of a possible land swap for the area that borders the south of the current 16th/17th tees. It is our opinion that this neighbouring parcel of land alone would not greatly benefit the layout of the golf course. At best, it could allow the angle of the proposed 17th hole to be skewed further south and across the current property boundary, however this would not really improve the golf hole.

3.0 HOLE BY HOLE DESIGN RECOMMENDATIONS – HILLTOP COURSE

<u>Hole 1</u>	Men	Existing	358 metres, par 4
		<i>Proposed</i>	<i>370 metres, par 4</i>
	Ladies	Existing	334 metres, par 4
		<i>Proposed</i>	<i>330 metres, par 4</i>

Description:-

- Mid length par 4 on very steep downhill terrain.
- No visibility to landing area (SAFE-TEE alarm system installed to indicate safe hitting from tee).
- Shade issues on fairway.
- Poor greenside bunkers that wash out after rain.
- Wear issues LHS of green to 2nd tee.
- Unattractive vistas at rear of green into dam and pump shed.

Recommendations:-

- Rebuild and terrace tees to ensure maximum visibility.
- Remove material at top of hill to assist visibility and create mounds LHS of fairway. Resulting shaping moves fairway slightly south for improved sunlight.
- Create receptive, scalloped ball collection shapes at landing zone from tee to reduce shots bounding into RHS trees.
- Rebuild green and approach to ensure open traffic flow front-left side to reduce wear.
- Landscape rear of green with natives to screen bridge and pump shed.

<u>Hole 2</u>	Men	Existing	380 metres, par 4
		<i>Proposed</i>	<i>460 metres, par 5</i>
	Ladies	Existing	276 metres, par 4
		<i>Proposed</i>	<i>395 metres, par 5</i>

Description:-

- Shade and size issues on tees.
- Poor drainage on fairway.
- Bridge to blue tee deemed unsafe.
- Fairway slopes severely to the right.
- Green has too severe slope towards dam.

Recommendations:-

- Reconstruct all tees and remove trees at rear to add length. Backfill channel to blue tee and redirect water flow via new pond on RHS.
- Use material gained from new pond construction in addition to cut material from LHS of fairway to raise and re-shape RHS of fairway.
- The raised fairway will promote clear view of water and putting green.
- Construct new green approximately 40m further and to the right to create new par 5.
- Enlarge dam RHS of green to create risk/reward strategy for golf hole.

<u>Hole 3</u>	Men	Existing	162 metres, par 3
		<i>Proposed</i>	<i>172 metres, par 3</i>
	Ladies	Existing	116 metres, par 3
		<i>Proposed</i>	<i>123 metres, par 3</i>

Description:-

- Mid length par 3 played to putting surface with too severe slope towards water.
- Little room at for recovery shots around green surrounds.
- Shade issues at tees.
- Wear issues around bunkers are hazard.
- Bunkers wash out after rain.

Recommendations:-

- Create brand new par 3 from existing 4th tee area (however inside property boundary) and hit towards existing spillway of dam.
- Some tree clearing required to create fairway however putting surface can be accessed by running shot played in from left.
- Difficult/heroic pin location back right behind water.
- Expand dam RHS and raise water level, resulting fill material used for 3rd fairway and green.
- Rebuild spillway to create feature waterfall from dam at rear of new putting surface.

Hole 4	Men	Existing	500 metres, par 5
		<i>Proposed</i>	<i>372 metres, par 4</i>
	Ladies	Existing	427 metres, par 5
		<i>Proposed</i>	<i>312 metres, par 4</i>

Description:-

- Difficult tees shot, blind over ridge.
- Drainage problems on lower fairway.
- Very severe green slope towards creek.
- Traffic wear problems LHS of green to 5th tees.

Recommendations:-

- Shorten golf hole to par 4.
- Create new tee complex approximately 130 metres in front of existing tees.
- Thin and prune trees RHS of landing area to provide ample target zone.
- Backfill existing creek in front of green and create new pond RHS between 2nd tees.
- Redirect spillway from new pond to the west into creek in front of 2nd tees.
- Pipe open drain under fairway to create continuous strip of fairway to allow shots to be bounced onto putting surface.
- Set new bunkers into the hillside at rear of new green.
- Thin and prune trees along LHS of fairway to improve sunlight.

<u>Hole 5</u>	Men	Existing	359 metres, par 4
		<i>Proposed</i>	<i>368 metres, par 4</i>
	Ladies	Existing	319 metres, par 4
		<i>Proposed</i>	<i>309 metres, par 4</i>

Description:-

- Strong uphill par 4.
- Severe slope on green makes putting and scoring difficult.
- Shade issues on fairway and tees.
- Bunkers wash out after rain.
- Golfer traffic creates wear issues RHS of green.

Recommendations:-

- Move tees back 10 metres and rebuild with path to improve access and reduce wear.
- Terrace tees to create four different levels.
- No shaping required on fairway only addition of diagonal bunker on LHS.
- Rebuild green with bunker and mounding on RHS. No access along RHS of green and send all traffic to the left for improved safety from 6th tee.

Hole 6	Men	Existing	319 metres, par 4
		<i>Proposed</i>	<i>315 metres, par 4</i>
	Ladies	Existing	300 metres, par 4
		<i>Proposed</i>	<i>262 metres, par 4</i>

Description:-

- Short par 4 with poor options from this tee. Severe slope 150m from tee with most balls slinging downhill to the right.
- Centreline of fairway only 40 metres from property boundary (require min 65 metres).
- Tee size inadequate and shade issues.
- Bunkering near green washes out after rain and create access/wear problems to 7th tee.
- Putting green too close to housing.

Recommendations:-

- Rebuild and raise tees and lower ground in front for improved visibility.
- Clear trees and extend tees 20-25 metres.
- Major re-contouring of fairway to create terraced and receptive landing areas.
- In the reshaping of landing area, move fairway right to provide safe 65 metres from centreline to property boundary.
- Some tree clearing short of dip (3 pines and 4 gums) to ensure green is accessible from RHS.
- Angle new green from right to left with bunker LHS to promote space for golfer access to 7th tees.
- Build new green a few metres forward to ensure safety to housing.

<u>Hole 7</u>	Men	Existing	366 metres, par 4
		<i>Proposed</i>	<i>376 metres, par 4</i>
	Ladies	Existing	328 metres, par 4
		<i>Proposed</i>	<i>322 metres, par 4</i>

Description:-

- Strong mid-length par 4.
- Steep access from tees makes golfer access difficult.
- Limited landing area from tee for left to right players.

Recommendations:-

- Add 10 metres to rear tee.
- Rebuild and terrace teeing grounds and path to provide easier access for golfers to fairway.
- Mow LHS fairway edge to the right and add fairway bunker at 240 metres on the RHS. Extend fairway width to the right to provide more width from the tee. The ideal drives will be positioned close to new fairway bunker.
- Build new putting green and surrounds with prominent bunker LHS and less daunting bunker to the right. Ideal tee shot near RHS bunker will obtain ample passage through bunkers to target.
- Plant bushes in front of path to screen.

<u>Hole 8</u>	Men	Existing	162 metres, par 3
		<i>Proposed</i>	<i>166 metres, par 3</i>
	Ladies	Existing	108 metres, par 3
		<i>Proposed</i>	<i>117 metres, par 3</i>

Description:-

- Picturesque par 3.
- Feels a little claustrophobic from tee with encroaching trees.
- Putting surface is flat and lacks interest.
- Memorial garden and Azaleas to be incorporated into golf hole however presently hinder view from tee to green.

Recommendations:-

- Rebuild and terrace rear tees for improved visibility. Ladies tee remains as is.
- Relocate Azalea garden to bank on LHS of tees.
- Add trees RHS of tee to hide shed.
- Thin and prune trees along fairway for improved sunlight and promote width.
- Reshape area in front of creek as definite lay up/ drop zone.
- Clean up creek bank and turf edges to improve visibility.
- Rebuild putting green and surrounds to provide testing pin locations and clear access from RHS.
- Create “themed” landscape zone at rear of green, between 11th tees to frame vista.

<u>Hole 9</u>	Men	Existing	452 metres, par 5
		<i>Proposed</i>	<i>473 metres, par 5</i>
	Ladies	Existing	380 metres, par 5
		<i>Proposed</i>	<i>405 metres, par 5</i>

Description:-

- A bland uphill par 5.
- Tees and fairway suffer from shade.
- Putting surface very unfair. Its steepness often runs balls off the front edge and up to 30 metres down fairway.

Recommendations:-

- Build new tee complex and raise rear tee to ladies level.
- Re-contour landing area of fairway for improved receptiveness.
- New fairway bunkering added with one at RHS at approx 230 metres and one at LHS 260 metres from rear tee.
- Extend new green beyond 60 metres and slightly to the left of existing. This new green will sit in the middle of the current 18th fairway.
- Strongly guard LHS approach to green and direct the lay up shot to the RHS of the fairway.

<u>Hole 10</u>	Men	Existing	387 metres, par 4
		<i>Proposed</i>	<i>402 metres, par 4</i>
	Ladies	Existing	337 metres, par 4
		<i>Proposed</i>	<i>334 metres, par 4</i>

Description:-

- Another steep downhill par 4.
- Wear issues LHS of green to 11th tees.
- Bunkers wash out after rain.
- Shading problems LHS of entire fairway.

Recommendations:-

- Re-contour fairway to create receptive ball collection shapes at landing area.
- Move fairway to the right to alleviate shade problems in addition to thinning trees along entire LHS of fairway.
- Rebuild green to sit on a diagonal left to right angle with bunkering front-right. This promotes wider open traffic areas LHS towards 11th tee.
- Create mounding at rear RHS of putting green to assist safety to new 9th tees.

<u>Hole 11</u>	Men	Existing	373 metres, par 4
		<i>Proposed</i>	<i>368 metres, par 4</i>
	Ladies	Existing	327 metres, par 4
		<i>Proposed</i>	<i>323 metres, par 4</i>

Description:-

- Picturesque par 4 down to the flatter portion of the course.
- Shading issues along entire fairway length.
- Inadequate tee size and drainage.
- Trees on inside of dog-leg encroach into play zone.

Recommendations:-

- Rebuild large tees and integrate shapes and planting separation between 8th green.
- Thin and prune trees for improved sunlight along LHS and remove trees on RHS for improved visibility.
- Add bunker through dog-leg and blend with new fairway contouring for improved drainage.
- Re-shape putting green with the intention that the preferred line is from the LHS. Ideal tee shot as close as possible to new LHS fairway trap.
- Remove pine tree behind green.

<u>Hole 12</u>	Men	Existing	365 metres, par 4
		<i>Proposed</i>	<i>363 metres, par 4</i>
	Ladies	Existing	329 metres, par 4
		<i>Proposed</i>	<i>318 metres, par 4</i>

Description:-

- A mid length par 4 with an awkward short distance to corner of dog-leg.
- Wear problems from green to 13th tee.
- Drainage problems around green and on fairway.
- Trees encroaching on the line of play inside the dog-leg and RHS of fairway short of green.

Recommendations:-

- Rebuild tees for better integration with path and better set up for tee shot.
- Trim and prune trees LHS at dog-leg to allow more driving space.
- Construct new dam on spare land on RHS between 12th fairway for stormwater collection and water transfer.
- Re-shape putting green and surrounds and create formal path at left of green to take all golfer traffic around rear to next tee.

<u>Hole 13</u>	Men	Existing	398 metres, par 4
		<i>Proposed</i>	<i>397 metres, par 4</i>
	Ladies	Existing	346 metres, par 4
		<i>Proposed</i>	<i>337 metres, par 4</i>

Description:-

- A bland par 4 with shade issue at tee and along LHS fairway.
- Poor drainage along fairway and bunkers wash out after rain.
- Wear problems LHS of green to next tee.

Recommendations:-

- Raise tees 0.5 metres for improved visibility of landing area.
- Lower ground in front of ladies tee if required to improve line of sight.
- Add bunker LHS of landing area and widen fairway on RHS.
- Pipe water from left across fairway to new pond (approx. 375mm diameter pipe).
- Move green slightly to right, some tree clearing required and add greenside bunkering whilst providing access path to next tee.

Hole 14	Men	Existing	147 metres, par 3
		<i>Proposed</i>	<i>142 metres, par 3</i>
	Ladies	Existing	121 metres, par 3
		<i>Proposed</i>	<i>116 metres, par 3</i>

Description:-

- Tees have shade problems and are inadequate size.
- DANGER to property line LHS.
- Front portion of green is very steep and not suitable for pin locations.
- Rear of green used as public thoroughfare.

Recommendations:-

- Build new tees approximately 5 metres back and slightly to right.
- Existing path is new centreline of golf hole.
- Remove trees RHS to create space for shot-making into new green.
- Shape green to match alignment of next tees.
- Build new bunker rear-right to add protection to new 15th rear tee.
- Deep guarding bunker front-left of green.
- Add safety fence LHS property boundary to screen buildings.

Hole 15	Men	Existing	467 metres, par 5
		<i>Proposed</i>	<i>474 metres, par 5</i>
	Ladies	Existing	408 metres, par 5
		<i>Proposed</i>	<i>406 metres, par 5</i>

Description:-

- A short par 5 which does not provide much incentive to attack green in two shots.
- Existing pond short of green creates congested lay-up zone for most 2nd shots.
- Fairway has severe drainage problems and salt from king tides has killed turfgrass.
- Difficult green to hit with bunker in front and hazard at rear and left.

Recommendations:-

- Re-align tees further right to suit shape of 14th green and bunkering.
- Make the wetlands a visual and strategic feature for the full length of the golf hole.
- Raise and re-contour most of fairway for immunity for king tides. Possible source of fill material gained from new pond between 12th and 13th holes.
- Backfill right half of pond short of green to provide wider fairway and allow further scope for lay-up shots.
- Rebuild putting surface 0.5 metres higher and bite wetland into LHS, however ensure ample “run on” space between wetland and new RHS greenside bunker.
- Area at rear of green prone to flooding. Consider using “flood flap” on drainage pipes to restrict salt water from creek entering.
- This new par 5 should be vastly improved to be the best long hole on the course.

Hole 16	Men	Existing	352 metres, par 4
		<i>Proposed</i>	<i>305 metres, par 4</i>
	Ladies	Existing	294 metres, par 4
		<i>Proposed</i>	<i>243 metres, par 4</i>

Description:-

- Interesting par 4 with second shot over creek.
- Ladies tee poorly located on LHS.
- Shade problems on tees, green and fairway.
- Bunkers washout after rain.
- The creek is a beautiful feature of the golf hole.

Recommendations:-

- Rebuild rear tees in similar locations however move ladies tee to RHS. Integrate path with new tees.
- Thin and prune trees around tees and fairway for improved sunlight.
- Re-contour landing area on fairway for improved drainage.
- Remove both bridges and construct new bridge far left just inside property boundary.
- Construct new green close to other side of creek for delicate and carefully judged approach shots.

<u>Hole 17</u>	Men	Existing	516 metres, par 5
		<i>Proposed</i>	<i>154 metres, par 3</i>
	Ladies	Existing	412 metres, par 5
		<i>Proposed</i>	<i>132 metres, par 3</i>

Description:-

- Very long straight uphill par 5.
- Severe slopes on putting green with minimal pin locations available.
- Blind shot to green.
- Current blue tee constructed outside club property boundary.

Recommendations:-

- With the shortening of 16th hole space is created for a brand new par 3.
- Build tees in amongst creek near 9th tees.
- Ensure minimal tree removal to protect feature species and create picturesque view slot to new green.
- Construct green close to property boundary to maximise length as it is unlikely housing will ever appear in adjacent property.
- Strongly guard green with bunkering and provide access to 18th tees via RHS.

Hole 18	Men	Existing	162 metres, par 3
		<i>Proposed</i>	<i>377 metres, par 4</i>
	Ladies	Existing	145 metres, par 3
		<i>Proposed</i>	<i>324 metres, par 4</i>

Description:-

- Par 3 situated very close to clubhouse precinct.
- Putting green very steep with minimal pin locations available.
- Grass bunkers out of character with rest of golf course.

Recommendations:-

- This par 3 hole is totally removed from layout and replaced by new par 3 17th.
- The existing 17th is virtually the new 18th hole.
- Tees move forward up hill to provide space for new 17th green.
- Tree thinning and pruning along RHS for improved sunlight.
- Minor shaping on LHS of landing area from tee to improve receptiveness and widen fairway.
- Add fairway bunkering RHS to create slight dog-leg right illusion on a virtually dead straight hole. Ideal tee shots should be hit as close to new traps as possible for optimum location to attack green.
- New green to be built approx 30m beyond current target and protected by bunkering LHS.
- Ideal run in shot to green will be available from RHS.



APPENDIX A

BEACHSIDE SCORECARD			
HOLE	PAR	MEN	LADIES
1	3	132	108
2	4	330	270
3	3	136	112
4	3	143	122
5	3	115	92
6	3	145	120
7	3	170	140
8	3	146	125
9	3	109	94
Total	28	1426	1183

HILLTOP SCORECARD							
Hole	Par	Mens	Ladies	Hole	Par	Mens	Ladies
1	4	402	334	10	4	370	330
2	4	368	323	11	5	460	395
3	4	363	318	12	3	172	123
4	4	397	337	13	4	372	312
5	3	142	116	14	4	368	309
6	5	474	406	15	4	315	262
7	4	305	243	16	4	376	322
8	3	154	132	17	3	166	117
9	4	377	324	18	5	473	405
out	35	2982	2533	in	36	3072	2575
				out	35	2982	2533
				total	71	6054	5108



APPENDIX B



APPENDIX C

MOLLYMOOK GOLF CLUB HILLTOP COURSE

PROPOSED SCORECARD							
Hole	Par	Mens	Ladies	Hole	Par	Mens	Ladies
1	4	402	334	10	4	370	330
2	4	366	323	11	5	460	395
3	4	363	318	12	3	172	123
4	4	397	337	13	4	372	312
5	3	142	116	14	4	368	309
6	5	474	406	15	4	315	262
7	4	305	243	16	4	376	322
8	3	154	132	17	3	166	117
9	4	377	324	18	5	473	405
Out	35	2982	2533	In	36	3072	2575
				Out	35	2982	2533
				Total	71	6054	5108

CONTROL PLAN

SCALE IN METRES
(1:1500 @ A0 SHEET)

North



LEGEND

- NEW POND
- NEW PLANTINGS
- EXISTING POND
- NEW TEE
- PROPOSED CONTOURING
- NEW PATH
- TREE REMOVAL
- NEW HOLE NUMBER
- NEW CENTRELINE
- NEW GREEN
- EXISTING PATH
- NEW BUNKER
- EXISTING BUNKER
- EXISTING GREEN
- EXISTING FAIRWAY
- NEW FAIRWAY
- EXISTING TREES

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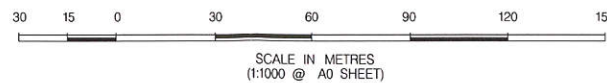
MOLLYMOOK GOLF CLUB BEACHSIDE COURSE



SCORECARD			
HOLE	PAR	MEN	LADIES
1	3	132	108
2	4	330	270
3	3	136	112
4	3	143	122
5	3	115	92
6	3	145	120
7	3	170	140
8	3	146	125
9	3	109	94
Total	28	1426	1183

LEGEND	
	PROPOSED GREENS
	PROPOSED TEES
	PROPOSED BUNKERS
	PROPOSED FAIRWAYS
	PROPOSED PATHS
	PROPOSED LAKES
	PROPOSED CENTRELINE
	TREES RETAINED
	TREES NEW
	EXISTING GREEN
	EXISTING TEE

MASTER PLAN



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