

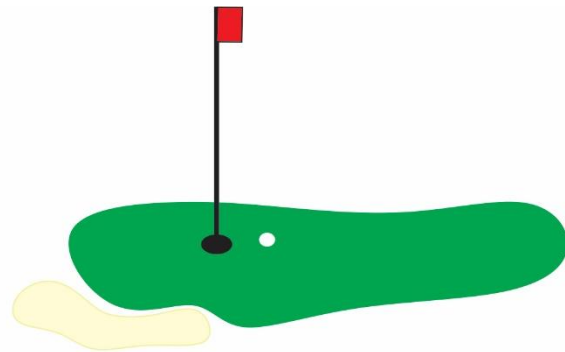


NELSON BAY

GOLF CLUB

GOLF • WEDDINGS • EVENTS

2026 Golf Course Master Plan



CRAIG PARRY DESIGN

27 Holes – Three Loops of 9 (Par 36) – 8,924 Metres

Located in the heart of Port Stephens, Nelson Bay Golf Club is fortunate to have three nines. Each nine-hole layout presents its own challenges, allowing you to rotate among three courses.

Located just 2.5 hours drive north of Sydney, Nelson Bay Golf Club offers a truly memorable golfing experience. Set among towering native trees and abounds with local wildlife—including kangaroos, koalas, wallabies, and vibrant birdlife—the course blends natural beauty with strategic design.

Transformed from its original 18-hole layout, the club expanded to 27 holes with the addition of 12 new holes. Since reopening in 1998, the new layout has been a hit with members and visitors alike, renowned for its playability, challenge, and consistent full fields. Any proposed work would be with an emphasis on continuous, rolling shape which appears natural, and with patterns of sand-faced bunkers which add to the visual impact of the holes.

- Hazards & bunkers should be placed to the sides allowing for a vast array of golf shots to be played. Hidden hazards should be avoided if possible.
- Any roped off areas need multiple access points to playing areas.
- All of the tree stumps should be removed and returfed or mulched. Having a tree management plan for the golf course going forward will be very important. Especially with the tree encroachment that has occurred over the past 50+ years.
- Ground staff are maintaining excellent conditions on all three nines and are very similar to tournament standards. 35 years of tournament experience playing some of the world’s finest courses provide the foundation for these recommendations. I’m passionate about offering golf experiences that cater to all skill levels, where risk and reward coexist and as many options as possible are provided.

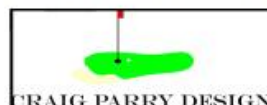
It has been an honour and a pleasure to prepare this master plan for Nelson Bay Golf Club.

Happy golfing!

A handwritten signature in black ink that reads "Craig Pany". The signature is written in a cursive, flowing style with a large loop at the end of the last name.



Golf Course Layout 2026 Master Plan by Craig Parry Design



Scorecard																																		
Gymea Lilly Course (1-9 + 10-18)										Christmas Bush Course (10-18 + 19-27)										Brush Box course (19-27 + 1-9)														
Hole	Par	Black	Blue	White	Red	Purple	Hole	Par	Black	Blue	White	Red	Purple	Hole	Par	Black	Blue	White	Red	Purple	Hole	Par	Black	Blue	White	Red	Purple	Hole	Par	Black	Blue	White	Red	Purple
1	4	331	305	300	305	292	10	4	374	355	355	349	344	19	4	285	281	257	278	250	2	4	154	150	141	150	141	26	4	302	295	289	290	281
2	4	397	389	381	330	317	11	3	165	157	146	133	129	20	3	154	150	141	150	141	3	4	154	150	141	150	141	27	4	302	295	289	290	281
3	5	504	495	486	405	393	12	5	488	469	454	397	351	21	4	302	295	289	290	281	4	5	504	495	486	405	393	22	5	488	469	454	397	351
4	4	327	308	293	290	262	13	4	358	341	319	315	299	22	5	504	495	486	405	393	5	4	327	308	293	290	262	23	4	302	295	289	290	281
5	4	132	123	111	115	85	14	3	122	112	104	104	97	23	4	302	295	289	290	281	6	4	152	143	111	115	85	24	4	302	295	289	290	281
6	4	375	353	332	328	307	15	4	293	283	277	277	273	25	4	321	314	304	309	288	7	4	375	353	332	328	307	26	4	321	314	304	309	288
7	5	500	487	471	412	401	16	4	355	345	333	317	312	26	3	144	139	133	126	116	8	5	500	487	471	412	401	27	5	488	469	454	397	351
8	3	188	174	165	167	152	17	4	368	354	343	324	316	26	4	321	314	304	309	288	9	4	358	341	319	315	299	28	4	321	314	304	309	288
9	4	358	353	348	305	301	18	5	440	432	423	384	300	27	5	438	431	416	391	390														
		36	3108	2987	2887	2652	2510		36	2974	2855	2755	2600	2456		36	2813	2736	2625	2588	2478													



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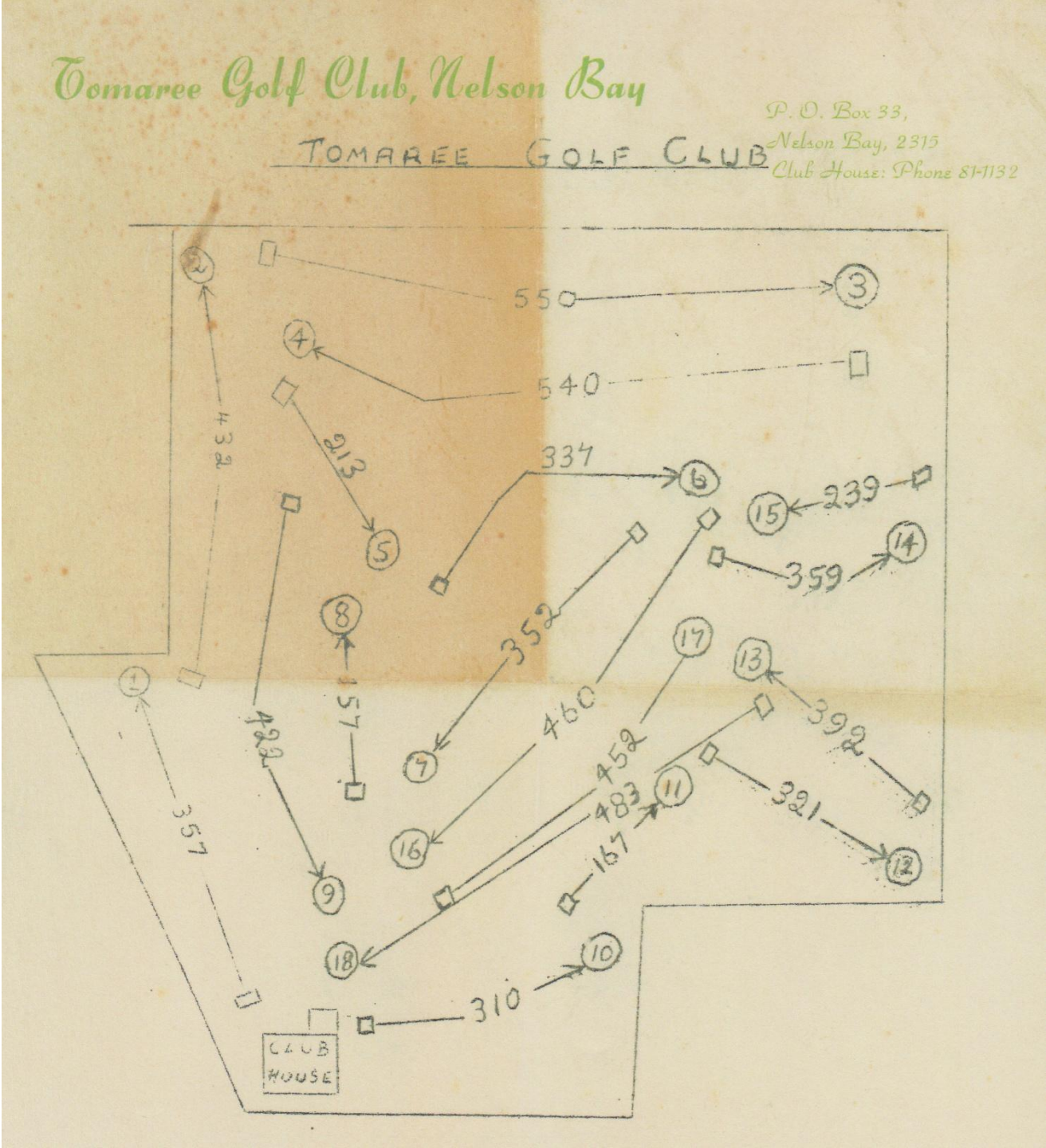
Legend			
Boundary	●	Bridge	●
Cart path	—	Cntr Lne	—
Fairway	—	Gravel path	—
Hazard	—	Housing	—
Nets	—	New bunker	—
New Tee	—	New work	—
Remove	—	Road	—
Work sheds	—	New Fwy Cut	—
Maintained native landscape	—	Work zone	—
		Bunkers	●
		Clubhouse	●
		Green	●
		Natives	●
		New green	●
		Tank	●
		Toilets	●
		River	—
		H2O Tank	●

11.5 ground staff maintain:
27 holes, practice fairway, 60 tees, 56 bunkers, 29 greens,
8 fairway bunkers removed: 1st, 13th(2), 16th(2), 22nd, 23rd, 27th
5 new fairway bunkers: 1st, 2nd, 3rd, 18th, 24th,
9 greenside bunkers removed: 8th, 9th(2), 10th(2), 15th, 18th, 21st, 26th
8 new greenside bunkers: 5th, 9th, 11th, 18th, 20th, 21st, 26th, 27th
2 tees removed: 1st, 22nd
1 new tee: 1st
new green priorities: 4th, 9th, 13th, 14th, 16th, 18th, 19th & putting green

Club History Timeline

- **1961- 26th Jan** - course opened with 7 holes
- **1971** – Course expanded to 18 holes (Prosper Ellis design); fully automated sprinkler system installed
- **1972** – Acquisition of Tomaree Golf Links shares; club renamed Nelson Bay Golf Club
- **1975** – Appointment of first PGA professional, Edgar Oakman
- **1976** – Gordon Hilleary appointed Green Keeper (35-year tenure begins)
- **1986** – Ladies win CNDGA Group One Pennants
- **1987** – Membership peaks at over 1,400
- **1988** – Release of kangaroos on course for aesthetic enhancement
- **1997** – Additional 9 holes were designed by Pacific Coast Design
- **2000** – Launch of Landmark Nelson Bay Ladies Golf Classic
- **2003** – Associate Members granted full membership rights
- **2008** – \$2 million Clubhouse redevelopment completed
- **2012** – University of Sydney Kangaroo Management Plan initiated
- **2014** – Host of Australian and World Blind Golf Championships
- **2015** – Clubhouse destroyed by fire; Kangaroo Encounters Tours launched
- **2017** – \$10 million Clubhouse rebuild completed; reopening gala hosted

Tomaree Golf Club
course layout



Nelson Bay Golf Club circa 1971
(Cadastre from NSW Spatial Services Clip and Ship)



Nelson Bay Golf Club circa 1974
(Cadastre from NSW Spatial Services Clip and Ship)



Google Earth circa 2007

fairway bunkers: 11

green side bunkers: 53



Google Earth circa 2010

fairway bunkers: 13

green side bunkers: 53



Google Earth circa 2015

fairway bunkers: 12

green side bunkers: 53



Google Earth circa 2021

fairway bunkers: 11

green side bunkers: 43





Course layout 2025

fairway bunkers: 12

green side bunkers: 45

Proposed bunker changes

8 fairway bunkers **removed**
1st, 13th(2), 16th(2), 22nd, 23rd, 27th

5 **new** fairway bunkers
1st, 2nd, 3rd, 18th, 24th,

8 greenside bunkers **removed**
8th, 9th(2), 10th(2), 15th, 18th, 26th

7 **new** greenside bunkers
5th, 9th, 11th, 18th, 20th, 26th, 27th

2 tees **removed** 1st & 22nd 1 **new** tee 1st

Practice putting green 281m²



Putting green is inadequate for number of golfers and doesn't allow for a variety of putts.
Having at least 9 holes on the practice green will give the illusion that the green is much larger. Holes can be cut close to edge of green. This will also enable more golfers to practice their putting.

Enlarge practice putting green to accommodate more golfers.



Proposed changes

1st hole par 4 311m 305m 300m 306m 292m 2 tees green 296m²

Existing hole: Downhill tree lined tee shot with fairway bunker on right side. This will leave a side hill approach to the green which is guarded by bunkers on both sides.

Key Issues:

Back tee complex presents a significant safety hazard due to steep elevation changes between levels.

Right-hand side fairway bunker encourages players to aim left, which may not be optimal in the future.

Right greenside bunker has access issues.

Proposed Changes:

Construct a new lower tee raising it by 1.2m.

Remove existing right-side fairway bunker and install a new bunker on left-hand side guiding players to right-hand side of fairway.

Enlarge green by 100m² at both front and rear to provide more hole locations.

Reshape both greenside bunkers, removing the tongue and improve access into and out of the right-hand bunker.

Define cut line around back of the green to suit triplex mower width of 1.2m.

Benefits:

Eliminates a major OH&S liability with a safer tee structure.

Encourages better strategy from the tee by moving fairway.

Increased green size allows for more variety for hole locations.

Simplified maintenance and improved playability of bunkers and green surrounds.

New fairway bunker

New 1st tee location

Current Hole



Proposed changes

new fairway bunker

2nd hole par 4 397m 389m 381m 330m 317m 3 tees green 410m²

Current Hole

Existing hole: Hole doglegs from right to left & forward tees play a straight away hole, with out-of-bounds on left, two bunkers at the green.

Key Issues:

Houses adjoining golf course boundary.

Rock wall at back tee is outdated.

Tin shed behind the green is not aesthetically appealing.

Proposed Changes:

Back tee: remove rock wall and lower tee to match natural ground level.

Install safety fencing to help prevent golf balls entering residential properties along course boundary.

Reshape forward tee to have both red & purple on the same tee.

New fairway bunker on left-hand side approximately 230–250m from back tee to visually encourage players to aim into the golf course.

Tee marker orientation should encourage play toward right-hand side of fairway, thereby minimising potential for errant shots encroaching upon adjoining houses.

Modify cut line around green to be 1.2m from edge and inside bunkers.

Plant native shrubs (e.g., callistemon, lilly pilly or golden penda) along left-hand boundary fence and continuing to behind the green.

Benefits:

Improves safety for residents.

Enhances playability and shot alignment from tee.

Makes section of hole between houses and area behind the green more attractive with native plants.

Establishes consistent mowing lines for better maintenance efficiency.



Proposed changes



new fairway bunker

3rd hole par 5 504m 495m 486m 405m 393m 3 tees green 573m²

Existing hole: Slight dogleg left, with staff sheds positioned on the left side of the fairway placing them in the landing zone for some golfers. Single bunker on right-hand side of the green with soft undulations.

Key Issues:

Black, blue & white tees are domed and uneven.

Work sheds present a staff safety hazard.

Limited strategic shot making off the tee.

Proposed Changes:

Reshape and enlarge black/blue/white tees and replant natives along boundary fence to the tee.

Enlarge red/purple tees and raise by 78cm to have the same vista as the viewing platform.

Remove viewing platform. Shift the fairway line 3–5 metres to the right, increasing buffer space between the fairway and the work sheds.

Install a new fairway bunker on the left-hand side near telegraph pole 220m from back tee.

Benefits:

Enhanced safety for ground staff.

Introduces strategic decision-making off the tee: play safely right versus being in a bunker.

Current Hole



Proposed changes



4th hole par 4 322m 308m 293m 290m 262m 1 tee green 424m²

Existing hole: Straight hole, playing uphill hole from tee to green with bracken ferns, grass trees and eucalyptus trees.

Key Issues:

Protruding branches from trees are limiting shot selection.

Limited fairway width in some landing zones can penalize good drives.

Proposed Changes:

Establish annual trimming schedule to manage tree encroachment into the playing corridors.

Clean out undergrowth on the left-hand side.

Reposition the greenside bunker closer to putting surface & closer to the centre.

Slightly enlarge green on the back right.

Benefits:

Improved playability and line of sight off the tee.

Enhanced fairness of the hole with consistent tree line management.

Better fairway turf conditions due to increased sunlight and airflow.

Improved strategy and giving more hole locations and variety.

Current Hole



Proposed changes

new bunker

5th hole par 3 132m 123m 111m 115m 85m 3 tees green 411m²

Existing hole: Downhill short hole with multiple small tees to the green. Bracken ferns and lomandra on left side of tees. Two greenside bunkers. Elevation change is 11m lower than tee. Green has soft undulations.

Key Issues:

Tee complexes are quite small.

Existing bunkers vary in condition and placement.

Proposed Changes:

Lower and enlarge the back tee by 0.5m for improved sightlines.

Enlarge the red and purple tees to better accommodate high-traffic use.

Front-right bunker to be reshaped and raise base.

Add a new greenside bunker on the right-hand side, positioned closer to the centre to add challenge and balance.

Reshape the left-hand bunker and remove tongues to simplify maintenance.

Benefits:

Larger, levelled tees improve playability and durability.

Balanced bunker design improves strategy and visual appeal.

Improved maintenance access around bunkers and green.

Look at depth of bunker as it may be below water table height.

Current Hole



Proposed changes



6th hole par 4 376m 353m 332m 328m 307m 4 tees green 387m²

Existing hole: Gynea lilies and lomandra sit in front of the tee. Downhill tee shot with fairway bunker on the left 20m lower than tee. Hole then turns right with a lone bunker right side of double tier green with a false front.

Key Issues: Vegetation in front of tee limits visibility.

Shade and overhanging branches currently make it very difficult to grow and sustain healthy turf on tees.

Path to back tee is overgrown with gynea lilies and poses as a walking hazard.

Purple tee has the best location without tree encroachment.

Red rock path stands out.

Greenside bunker design and access need updating.

Scalping occurs on the green top of ridges.

Proposed Changes:

Widen existing path to back tee.

Reduce the amount gynea lilies and lomandra in front of the tee, replacing with low-profile grevilleas to improve sightlines.

Tree trimming required to increase sunlight penetration from tee to fairway bunker.

Repair path entry from fairway to green.

Reshape right-hand greenside bunker for better entry and exit access.

Green reshaping of contours to stop scalping.

Benefits:

Enhances tee visibility and aesthetics with low-maintenance planting.

Turf quality improves on the tees.

Improves access into greenside bunker.

Improved putting surface with no bare patches on the green.

Current Hole



Proposed changes
tree removal



7th hole par 5 500m 487m 471m 412m 401m 2 tees green 399m²

Existing hole: Straight away hole until corner then doglegs right with overhanging trees, two bunkers protecting entrance into green. Green has subtle undulations.

Key Issues:

Tree encroachment causing shading on teeing areas and fairway corridors, which hinders turf health.

Red and purple tees are too close together, limiting tee setup flexibility.

Left-side of fairway small bushes intrude into the ideal landing area for well-struck drives.

Front right greenside bunker position could be improved for strategic relevance.

Exposed tree roots on left of left greenside bunker.

Proposed Changes:

Enlarge red and purple tees variation of hole length.

Extend the cart path to connect tee to fairway.

Remove the clump bushes on the left-hand side of the fairway.

Re-cut fairway on left-hand side by 5m to improve shot options.

Relocate the right-hand greenside bunker 3m further up the green.

Review and adjust the left-hand greenside bunker entrance and exit points to improve player access.

New cart path on the right side of fairway to connect with the 8th tee.

Benefits:

Reduces turf stress and improves tee quality.

Provides more of a challenge for players attempting to get the best angle for 2nd shot.

Encourages more strategic approach shots by rebalancing bunker positions.

Enhances play flow and connectivity between holes with improved pathing.

Current Hole



Proposed changes

8th hole par 3 188m 174m 165m 157m 152m 1 tee green 350m²

Existing hole: Uphill short hole, flanked by bunkers on both sides of the green. Green slopes back to front.

Key Issues: Left-hand bunker is located too far short of the green, limiting its strategic relevance.

Right-hand greenside bunker has poor access into and out.

Current cut line is too far through the green.

Red rock path requires attention.

Proposed Changes:

Opportunity to have a new tee 210m

Raise and reshape right-hand bunker to improve visibility, access, and strategic engagement.

Remove left-hand bunker and reshape bank for a variety of short game options.

Redefine cut line to 1.2m behind green and extend on left side by 7m.

Improve path connectivity by building a continuous route from 8th tee to green and onwards to 9th tee.

Benefits:

Creates more meaningful bunker placements that challenge shot accuracy.

Enhances visual appeal and improves playability through better green-side contouring.

Supports consistent mowing practices for easier maintenance.

Smoother cart flow and reduced congestion between holes.

Current Hole



Proposed changes

new bunker

9th hole par 4 358m 353m 348m 309m 301m 2 tees green 450m²

Existing hole: Blind uphill tee shot to the crest of the hill with a dogleg to the left, leaving a slight downslope to the green. Two small bunkers at the rear of the green and a water hazard. Double tier green sloping back to front

Key Issues:

White, red and purple tees are positioned hard on the left-hand side. Tee alignment is too far left.

Rear left portion of the green offers limited pin positions.

Both of the back bunkers difficult to see from fairway.

Proposed Changes:

Construct new path from tee to improve access to fairway.

Reposition white, red and purple tees to right-hand side to enhance shot alignment with fairway. Will require mirror on pole to see golfers in fairway over ridge or alternative solution.

Remove both bunkers and adding a new bunker on right-hand side to increase challenge and improve visual framing.

Expand the back-left and rear of the green to allow more varied hole locations.

Benefits:

Improved tee positioning improves safety from 25th hole and enhances strategy.

Additional green area increases variety in hole locations and challenges approach shots.

Strategic changes to bunkering and water hazard increase risk-reward options.

Current Hole



Proposed changes

10th hole par 4 374m 365m 356m 349m 344m 1 tee green 370m²

Existing hole: Tree lined with fairway bunkers on both sides and three bunkers protecting left side of green.

Key Issues: Peanut teeing ground is uneven and needs resurfacing and too small. Left-hand side fairway needs top edge reshaped.

Greenside bunkers on the left are small and congest the approach zone.

Path stops too short of fairway.

Proposed Changes:

Enlarge teeing ground.

Extend cart path to fairway along left-hand side.

Fairway bunker on left needs reshaping and reduced in size.

Widen fairway right to tree line from RHS bunker to 60m from green.

Remove first two green side bunkers on left-hand side. Enlarge closest bunker to the green.

Reshape cut line around green further right and through green for shot variety.

Benefits:

Simplifies bunker maintenance while enhancing shot variety and green approaches.

Improved mowing patterns streamline turf care and enhance aesthetics.

Current Hole



Proposed changes

new bunker

Current Hole

11th hole par 3 165m 157m 146m 133m 129m 1 tee green 490m²

Existing hole: Short hole with green side front left bunker. Green has soft undulations.

Key Issues:

Front-left bunker is too far short of the green. Penalises higher handicap golfers disproportionately and dominates hole strategy.

Bunker has poor access.

Proposed Changes:

Enlarge tee by 4 metres right to increase flexibility and manage wear.

Relocate large front-left bunker further up the green and reduce its size for better strategic balance.

Remove bunker and introducing soft undulations.

New bunker at back right of green to punish long or aggressive approaches.

Reshape cut line to wrap around green and blend with new bunker shapes.

Benefits:

Enhanced hole variety and challenge through more balanced bunker positioning.

Expanded teeing ground improves turf quality and helps to accommodate for more golfers.

Improved access and aesthetics around bunkers and green surrounds.



Proposed changes



Current Hole



12th hole par 5 489m 469m 454m 397m 391m 2 tees green 349m²

Existing hole: 2 tees, back tee (zoysia) forward tee on right-hand side. Level tee shot to fairway, then doglegs left and gradually uphill to green with bunker protecting left front of green. Green slopes back to front and right to left.

Key Issues:

Red and purple tees are too small.

Tree encroachment on both sides of entire hole.

Entrance into green blocked by eucalyptus.

Front left green side bunker is positioned at entrance into the green.

Proposed Changes:

Enlarge red and purple tee to improve variation of hole distances.

Extend path from tee to start of fairway.

Selective protruding branch removal on both sides of the tree line.

Eucalyptus on left-hand side entrance into green needs to be removed.

Benefits:

Better teeing ground variety and space to accommodate player numbers.

Improved fairway turf quality and playability due to increased light and air movement.

Proposed changes

13th hole par 4 358m 337m 319m 315m 299m 5 tees green 526m²

Existing hole: 5 tees: 2 synthetic tees, 3 grass tees. Playing downhill with a gentle slope left-to-right. Two fairway bunkers and a water hazard guard left side, while trees closely frame fairway and bunkers on both side of green. Green slopes back to front.

Key Issues:

Both black and blue tees have synthetic mats in play as turf cannot be grown due to dense shade from overhanging trees.

Narrow tree line is making the landing zone feel very claustrophobic. The only option from the tee is a straight tee shot.

Greenside bunkers have poor entry, exit and come into play on both sides with a wayward approach.

Proposed Changes:

Remove black tee natives in front of tee. Enlarge blue tee and remove overhanging branches allowing for more sunlight and attempt to grow zoysia tee, whilst keeping black tee as a backup.

Selectively trees trimming on both sides to improve air circulation and width of fairway.

Remove both fairway bunkers on left-hand side and enlarge fairway.

Right-hand green side bunker to raise base and improve entry and exit.

Consider removing low level bush on both sides of the fairway.

Benefits:

Improves visual clarity and playability from tee shot.

Enhances turf quality with increased airflow and light.

Improves pace of play with golfers finding their balls quickly and speeding up play.

Current Hole



Proposed changes



14th hole par 3 122m 112m 104m 104m 92m 1 tee green 494m²

Existing hole: Short hole with water hazard and bunker on left-hand side.

Key Issues:

Having white & red tees the same distance is not the best scenario.

Limited visibility of the water from tee reduces awareness and decision-making.

Top edge of left-hand bunker needs reshaping.

Trees are encroaching into hole corridor and casting excessive shading.

Proposed Changes:

Separate tee markers for variation of distances.

Tidy up water's edge to improve visibility from tee.

Reshape top edge of left-hand bunker for a smoother and more natural appearance.

Trim back encroaching branches annually to maintain turf quality and sightlines.

Review the green's cut line during a return visit.

Benefits:

Increases player awareness of hazards for better shot planning.

Enhances bunker presentation and playability.

Promotes healthy turf and improved green surrounds through better light and airflow.

Allows for strategic refinement of cut lines for a variety of shots.

Current Hole



Proposed changes



15th hole par 4 293m 283m 277m 277m 273m 1 tee green 380m²

Existing hole: Straight away hole with zoysia tee, playing slightly downhill and left to right from fairway into green with a pot bunker on left-hand side. Sloping green back to front. Bracken fern and grass trees along left-hand side amongst eucalyptus.

Key Issues:

Encroaching branches on tree line is restricting light and airflow, affecting turf quality.
Golf carts are using right side of fairway and rough, contributing to poor turf conditions.
Small left-hand green side bunker is located in incorrect position and lacks visual impact.

Proposed Changes:

Selective branch removal required to increase sunlight and airflow.
Direct cart traffic to left-hand side of fairway until a new cart path is installed on right-hand side.
Remove left-hand bunker and reshape for shot variety.
Extend cut line on right-hand side of green to 6m to incorporate existing hollows into play.

Benefits:

Improves turf quality through improved cart routing.
Enhances strategic play and options around the green.

Current Hole



Proposed changes



16th hole par 4 365m 346m 333m 317m 312m 2 tees green 406m²

Existing hole: Hole doglegs right-to left with two fairway bunkers on right. Green slopes back to front and right to left with soft undulations.

Key Issues:

Cart path does not reach the fairway, causing considerable wear to the fairway.

Fairway bunkers on the right side are poorly positioned.

Tree encroachment on both sides of the fairways and green complex.

Proposed Changes:

Enlarge both tees.

Improve cart access to the fairway by extending existing path by 20m.

Selective branch removal required.

Remove both fairway bunkers on right-hand side.

Review and adjust the green's cut line during a return visit.

Benefits:

Improved traffic flow.

Helping to speed up play by having no fairway bunkers.

Enables a more defined surrounds, whilst giving more options around putting green.

Current Hole



Proposed changes



17th hole par 4 368m 354m 343m 324m 316m 2 tees green 352m²

Existing hole Straight away hole, plays over a saddle ridge with a slightly downhill approach shot, greenside bunker on the left. Green slopes left to right and raising at the rear.

Key Issues:

Forward tee needs to be reshaped and returfed.

Lack of definition on the right-hand side of the green limits strategic play.

Green-side bunker on left-hand side has a steep entry and exit.

Proposed Changes:

Forward tee to be reshaped and enlarged.

Trim tree branches annually to maintain play corridors and turf quality.

Greenside bunker reshaped and raise base.

Consider introducing a cut line on the right-hand side of the green to enhance recovery options and aesthetics.

Benefits:

Maintains healthy turf and playable corridors.

Improves variety and strategic opportunities around the green.

Ensures consistent presentation and playability from the bunker.

Current Hole



Proposed changes
new bunkers

18th hole par 5 440m 432m 423m 384m 300m 4 tees green 314m²

Existing hole: Reachable for some golfers. Straight away hole, rising gradually toward the clubhouse. Bunkers on both sides and water hazard right.

Key Issues:

Forward tee is under sized and mixed grasses.

No cart path is contributing to wear along the fairway edges.

Greenside bunkers are functional, however poorly positioned

Proposed Changes:

Forward tee to be reshaped and enlarged

Cart path to extend to fairway.

New fairway bunker to be added on right-hand side in large gap 100m from green.

New bunker added to front right side of green.

Reshape 1st bunker on right near water to be smaller.

Remove left greenside bunker.

Benefits:

Enhances visual and strategic quality of the closing hole.

Improves forward tee turf quality.

Delivers a better finishing experience for members and guests.

Current Hole



Proposed changes



19th hole par 4 285m 281m 257m 278m 250m 2 tees green 206m²

Existing hole: Blind tee shot over ridge in fairway, with balls feeding into lower sections before rising uphill to a green protected by a single bunker on front-right. Green slopes back to front.

Key Issues:

Rear tee rock wall needs updating for presentation.

Forward tee is under sized and mixed grasses.

Green is small and has limited hole locations.

Bunker is deep and difficult to enter and exit.

Proposed Changes:

Back tee, replace rock wall with sandstone blocks for improved appearance.

Forward tee to be reshaped and enlarged.

Front bunker to be reshaped and base raised.

Expand low cut lines on left side and rear of the green.

Benefits:

Enhances tee presentation.

Improves playability of the bunker and accessibility.

Promotes smarter approach play and rewarding well-judged shots under the hole.

Current Hole



Proposed changes

20th hole par 3 154m 150m 141m 150m 141m 2 tees green 309m²

Existing hole: Downhill with two large bunkers. Elevation changes from tee to green 20m.

Key Issues:

Rear tee is small and offers limited visibility of the green with poor turf quality.

Tree encroachment on left side of hole.

Left-hand bunker is large and poorly positioned to far short of green and extends too far left and visually dominates the approach.

Right-hand bunker is oversized

Proposed Changes:

Enlarge back tee to provide better sightlines and improve tee visibility.

Reshape the left-hand bunker and reposition further up the green. Also enabling running approach shots.

Reduce and reshape the right-hand bunker.

Review cutlines during a return visit.

Benefits:

Improves visibility and playability from tee shot.

Enhances strategic variety with a more open approach.

Balances bunker presentation.

Provides a strong short hole with tactical challenge.

Current Hole



Proposed changes
reposition bunker



21st hole par 4 302m 295m 289m 290m 281m 1 tee green 442m²

Existing hole: Hole features a blind tee shot over a rise, with golfers unable to see the players ahead in the fairway. Green is protected by three bunkers—two on the left and one on the right.

Green slopes right to left and back to front.

Key Issues: Blind tee shot poses a safety issue with no visibility to the fairway.

Tee is small and has a domed shaped.

Tee rock wall is deteriorating and needs modernisation.

Tree encroachment along right side of fairway.

Right-hand greenside bunker is large and poorly positioned.

Proposed Changes:

Replace rock wall with sandstone blocks for more aesthetic appearance.

Re-level and slightly enlarge tee.

Remove existing Kodak stairs and install an extended pole with a mirror for improved visibility and safety.

Extend cart path to fairway.

Trim protruding tree branches on right side.

Right-hand greenside bunker to be moved further up the green.

Benefits:

Enhances player safety with better visibility from tee shot.

Provides a more functional tee.

Current Hole



Proposed changes



22nd hole par 5 535m 517m 499m 476m 454m 5 tees green 367m²

Existing hole: Slight dogleg right with a large fairway bunker on left-hand side. Greenside bunker guards front left entrance into green which has gentle undulations.

Key Issues:

Narrow fairway due to overgrown tree lines.

Five small tees, which increases maintenance.

Large mound before the bunker adds to difficulty without strategic benefit.

Left-hand fairway bunker to be removed and reshaped.

Greenside bunker to small.

Cutline around the green and green-side areas needs assessment.

Proposed Changes:

Combine the black & blue tees and the red & purple tees, reducing to three main teeing grounds.

Soften the large mound on the left-hand side before bunker.

Enlarge the fairway on left side by 10m in gap between trees on the left past fairway bunker and short of main trees on left.

Trim trees on both sides of the hole.

Enlarge greenside bunker.

Review and adjust the cut line around the green.

Benefits:

Reduced maintenance with fewer, more functional tee areas.

Improved fairway quality turf.

Encourages strategic shot-making.

Current Hole



Proposed changes



23rd hole par 4 316m 305m 295m 272m 266m 3 tees green 343m²

Existing hole: Hole doglegs from left to right with hidden water hazard behind casuarinas on right-hand side. Green slopes back to front.

Key Issues:

Tees are narrow with mixed grasses.

Fairway bunker on the right-hand side may not serve its intended strategic purpose.

Left-hand greenside bunker has limited entry and exit.

Encroaching trees are affecting hole corridors.

Cutline currently runs around bunkers rather than inside.

Proposed Changes:

Enlarge tees as much as possible. May require cart path moved. Consider zoysia grass for durability.

Remove right-hand side fairway bunker.

Green side bunker reshaped to improve entry and exit.

Trim tree branches to preserve shot lines and turf quality.

Adjust cutline to inside bunker to support fairer play and aesthetics.

Benefits:

Enhances visual presentation and fairway turf quality.

Improves strategic layout and shot options from tee.

Increases bunker usability and safety.

Current Hole



Proposed changes



24th hole par 4 321m 314m 304m 309m 298m 1 tee green 422m²

Existing hole: Hole doglegs slightly right to left with an uphill approach to green.

Key Issues:

Tee aims slightly to the left, potentially misaligning golfers off the tee.

Lack of bunkering reduces strategic challenge.

Proposed Changes:

Realign tee to aim more directly toward centre of the fairway.

Consider adding a fairway bunker on left-hand side to increase strategic interest.

Review and adjust cutline placement during a return visit.

Benefits:

Improved alignment off the tee leads to better shot outcomes.

Additional fairway bunker provides risk-reward decision-making.

Enhances definition and aesthetics of fairway and green surrounds.

Current Hole



Proposed changes



25th hole par 3 144m 139m 133m 126m 116m 2 tees green 247m²

Existing hole: Downhill short hole with bunkers on front left and right-hand side.

Key Issues:

Tee surface has couch grass and performs well for current play levels.
Left-hand greenside bunker is large and dominates the approach visually.
Right-hand bunker is not visible from back tee.

Proposed Changes:

Reduce left-hand greenside bunker to open tee shot approach.
Create shallow swale to help see right-hand bunker.
Adjust rear cut line to 1.2m from edge of green and verify during a return visit.

Benefits:

Better visual framing and balance of bunker presence.
Improved green surround conditions and recovery shot options.
Reshaped cut lines improve aesthetics and turf maintenance efficiency.

Current Hole



Proposed changes
new bunker



26th hole par 4 318m 304m 291m 296m 282m 2 tees green 325m²

Existing hole: Hole doglegs left to right with a ridge in the fairway making for an interesting second shot. Water treatment tank is visible while playing into green.

Key Issues:

Tee aims slightly right.

Encroaching branches impact playability and turf conditions.

Water treatment tanks are visible and detract from playing experience.

Left-hand greenside bunker lacks strategic value.

Right-hand bunker requires reshaping and the removal of tongues.

Limited hole locations due to green size.

Cut line around the green requires reshaping.

Proposed Changes:

Reshape the tee for better hole alignment.

Trim tree branches annually to maintain shot corridors and turf health.

Enlarge and reshape green to accommodate a greater variety of hole locations.

New bunker on left-hand side of the green for added strategy.

Reshape & reduce right-hand greenside bunker.

Adjust and reshape the cut line; verify on return visit.

Plant native vegetation around water treatment tanks to screen views.

Benefits:

Enhances visual aesthetics and playability from the tee.

Greater green variety allows for greater variation of hole placements.

Native planting improves screening of water tanks.

Improved bunker positioning increases strategy and recovery challenges.

Cutline reshaping supports better short game options.

Current Hole



Proposed changes
new bunker

27th hole par 5 438m 431m 416m 391m 390m 2 tees green 376m²

Existing hole: Straight away par 5, reachable in two shots by some golfers. This hole features soft undulations offering varied views into the green. Using the 27th hole cut line as visual and strategic model for the entire course.

Key Issues:

Right-hand fairway bunkers are difficult to see from tee shot.

Fairway narrows at fairway bunker.

Right-hand greenside bunker lacks visibility from 130m.

Proposed Changes:

Merge two right-hand fairway bunkers into one.

Enlarge fairway width by 5m on the left-hand side just beyond the fairway bunker zone.

Remove tongue from left-hand greenside bunker.

Assess right-hand greenside bunker for better visibility from approach distance.

Benefits:

Simplifies maintenance and enhances hazard strategy.

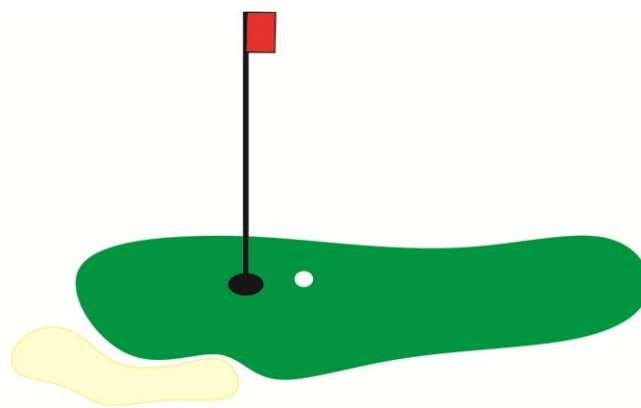
More generous fairway landing zone.

Improves bunker access and approach play.

Aligns course-wide cut line strategy with best visual and functional example.

Current Hole





CRAIG PARRY DESIGN