

# Ocean Shores Country Club Golf Course Master Plan

DESIGN REPORT  
September 2021



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### Attachment: Golf Course Master Plan

## **1.0 - Introduction**

In early 2021 Richard Chamberlain Golf Design (RCGD) was commissioned to produce a Golf Course Master Plan (MP) for the Ocean Shores Country Club (OSCC).

The goal was to assess the current golf course and look for opportunities to improve the layout. There was also significant emphasis put on the sustainability of the golf course and its ongoing maintenance costs.

The best way to summarise the design brief is to “UPGRADE NOT ALTER”.

Its difficult to assess the actual size of the golf course as some of the external boundaries are a little vague with creeks and forested areas. I can say its an enormous property over 90 Ha and even taking out some of the large, vegetated zones within the site there is still over 75 Ha to maintain.

This size certainly puts a strain on the maintenance team which is less than ten staff. The golf course is almost fifty years old and there are problems occurring with age so the ongoing design and maintenance practices needs to be at the forefront of any alterations and improvements.

Items assessed in the MP process include:

- The overall flow of the golf layout
- Playing strategies
- Course safety
- Landscape
- Practice facilities
- Drainage

The aim of this Master Planning process is to ensure we maximise the potential of the site available and ensure the club members and visitors enjoy their time on the golf course.

These ideas and recommendations are conceptual only and a more detailed design process will follow when each section of works is decided.

## **2.0 - The current facilities**

The current Ocean Shores layout is very strong, measuring 6347m (Par 72) off the back marks and it also features the unusual blend of 6 x Par 3's, Par4's and Par 5's. It was mentioned regularly in the design brief that it was strongly recommended that this mixture of pars remains. It also provides a strong challenge for the Lady golfers too as the Par 72 layout measures 5148m.

While the course is a strong test off the back marks I believe there are options to add more tees and really mix up the scorecard a lot. I think this would add much more variety for day-to-day competitions and social rounds.

While the course remains a good test there appear to be issues with the general health of the greens, which is no surprise as many of them are still originals of fifty years. There is a logical thought to the change from the TifDwarf to TifEagle variety and whilst I am not qualified to speak on agronomical issues I believe this is a good move.

I firmly believe the biggest obstacle in the health and sustainability of the layout is the bunkering. When OSCC was constructed there were no fancy bunker techniques available, simply carving out the shape in the clay subgrade, adding drainage and sand then then observe how they deteriorate over time. The amount of maintenance time on the bunkers, particularly after storm events, almost rivals the time spent of greens. And of course, we need to remember, these items are hazards.

The current layout has 64 bunkers but a more important figure to note is the 10,000 m2 of sand coverage. That's a hectare of sand coverage at an average of 150 m2 per bunker. I have no doubt that many of these bunkers are there for visual impact only and really don't play a large role in the playing strategy of the course. My aim is to reduce the number of bunkers and sand coverage whilst not reducing the playability and difficulty of the golf course.

When we eventually produce new green complex's I will definitely try to use more grassy shapes rather than bunkers as the defence in the surrounds.

I hope to maintain the large expansive green shapes and simple contouring, rather than adding radical curves and “buried elephants” on the green surface. Several of the greens may only require a re-surface rather than a complete re-build.

I believe the greens that should have their current contours retained are the 1<sup>st</sup>, 2<sup>nd</sup>, 5<sup>th</sup>, 10<sup>th</sup> and 12<sup>th</sup>. The remaining greens really need a complete rebuild to provide better, strategic greens with a more thoughtful approach to bunkering.

## 3.0 – General course recommendations

After working through this planning process, I believe the members should first be relieved that the routing of the golf course does not need to change. Most of the improvements and recommendations noted are based on the playing strategy of each golf hole and also implementing a better level of sustainability.

There is virtually no change of distance on the scorecard, apart from the addition of a few more forward tees. I think many Golf Clubs are too focussed on the playing strength of the back marks and forget about the fun value that can be gained from shorter golf holes. There are many holes at OSCC that I believe are much better played from the forward tees, rather than the difficulty off the tips.

### Putting greens

The putting greens at OSCC are a definite feature of the layout as they are quite large with easy rolling contours. I certainly don't want to change this flavour of the golf course.

Many of the greens on the course really only need a resurfacing exercise rather than a complete rebuild. These greens include the 1<sup>st</sup>, 2<sup>nd</sup>, 5<sup>th</sup>, 10<sup>th</sup> and 12<sup>th</sup>.

The conversion to Tif Eagle is a good move as the old Tif Dwarf variety is no longer available on a commercial basis. I have no doubt these new surfaces will be as good as ever.

### Tees

The tees obviously need to be generally level, with 1-2% grade for surface drainage and ample in size for the shots required. Tees on the Par 3 holes need to be larger, in particular the shorter Par 3's that will encounter more divots.

The shape of the tees needs to fit well and blend with the other surrounding features such as landscaped zones and cart paths.

In most cases we try to provide tees for championship play, a main competition tee, social play and a separate ladies tee.

I have identified some additional tees that really shorten some golf holes, but I also think that will be quite fun to play from.

### Fairways

From a playability point of view the fairways need to be wide enough to utilise our new strategic playing lines. Just because a player is on the wrong side of the fairway does not mean we need to see them in thick, rough. A poor angle from short grass should be a strong enough penalty for missing the preferred location.

There is certainly an intention to provide a lot more short grass around the surrounds of the greens. Shorter grass cut at fairway height can easily create a 20-30m buffer around the greens in some instances. The short grass allows the golf ball to bounce and run further away from the target, thus penalising players for an errant shot.

The short grass also provides much more variation in the recovery shot options as players will have the opportunity to either putt, play a lofted shot or various types of running shots to get back in play. This variation is one of the key stimulants in the golfer's enjoyment and variety of the game.

### Bunkers

The current bunkers on the OSCC layout are simply suffering from basic construction techniques from fifty years ago and the old problems of soil contamination and drainage issues.

In the past, many new courses, including most of the new resort courses built on the Gold Coast never really paid much attention to sustainability. Most had much larger maintenance teams and budgets and it's not until golf clubs hit more difficult times that the inadequacies of bunkers are revealed.

We need to improve two items at OSCC, that includes the better placement of bunkers from a strategic impact and we also need better construction techniques that are now available to us.

I have completed the first phase of improvement by reducing the number of bunkers on the plan from 64 to 37 but more importantly reducing the surface area from 10,000 m<sup>2</sup> to a little over 5,000 m<sup>2</sup>.

There are many new bunker construction products available and I can assure you most of them work very well however also come at a significant cost. As good as these products are it still annoys me that so much money be spent on an item that is a hazard and supposed to be a penalty to golfers. It seems the "Augusta syndrome" is well entrenched in Australian golfers and they all expect perfection with the quality of bunkers rather than a feature installed to penalise a poor shot.

Let's look at the two types of product I am considering for Ocean Shores.

Firstly there needs to be a liner installed to separate the sand from the clay subgrade. There are many products on the market but I believe the two to consider are:

- Capillary Bunkers or
- Kustom Bind

Kustom bind has been around for a few years and in recent times used at Teven Valley and Byron Bay. The Capillary Bunkers have also been around for a few years and are recently being used at many courses in Queensland. I recently installed my first Capillary bunkers at Hervey Bay and many more will follow.

As mentioned, both products provide a layer between the sand and clay subgrade. Kustom Bind uses a gravel layer and then a sprayed polymer to ensure it sets very hard. The sand goes over the top.

Capillary Bunkers use a porous concrete in the base of the bunker and then cover with sand. Fundamentally both products work the same and I would be happy to use either.



Figure 1: Constructing a Capillary Bunker with Eco Bunker faces



Figure 2: Installing the polymer on a Kustom Bind bunker

The Eco bunker product was originally designed in Europe to recreate pot style bunkers with full revetted faces. These revetted bunkers needed to be re-built about every six years but by using the Eco Bunker synthetic grass stacked on the faces this lifetime is extended. I believe these faces are guaranteed for twenty years.

As well as fully revetted bunkers this system can be used for the top 200mm of the bunker lip. Its looks very sharp and impressive when completed but again comes at a cost.

Given a generous budget in the remodelling process I would have no doubt adding this product with a bunker liner however if the budget is restricted then the Eco bunker could be an item we waive.

### Vegetation and landscape

The vegetation on the golf course is a very important aspect however we need to find the balance between the amount of vegetation and the ability to produce a great playing surface. Fairway widths are compromised with tree encroachment, and we need to continue the vegetation management to get the balance right. Tree roots also create many problems beneath the ground level and can also provide a safety problem to golfers playing shots near them.

The Master Plan has identified some critical areas where trees can be removed and trimmed but we certainly have not been able to evaluate every single tree on the course. There should be a standard philosophy that trees that do not play an important part in safety screening, yet obstruct the health of our turfgrass, should be removed or pruned.

The other areas of vegetation that need to be discussed are the “native” areas in front of tees and also the various gardens and hedges around the golf course. There is a spare hole to be built at the start of this renovation process and I think it’s a perfect time to experiment with some of these landscaping theories and see which species of plants works best, with the emphasis on minimal maintenance.

### Playing strategies

Producing good golf holes with a strong risk and reward design philosophy is not about creating narrow, tree lined holes, nor forced lay-up shots. It’s about providing shot options for the golfers, so they can choose how safe or daring they wish to play each golf hole.

The golf course could be relatively straight-forward to play simply by taking little risk and making bogies, but the task of the designer is to tempt them into taking more risk to hopefully shave some shots off their scorecard. Of course, this simple philosophy works on all skill levels of golfers and is the essence of providing an interesting and challenging golf course.

This Master Plan is not about making the course more difficult, nor easier, it’s about putting options on the golf hole that tempts golfers into a more daring shot. Some of these shots may result in success and some in failure but the shot options should produce more stimulation to the golfer and not just have them simply grabbing the driver and hitting it as far as possible on every hole.

## Course safety

Generally the large size of the site does not incur and safety issues. There may be a few balls sliced into the housing on the 9<sup>th</sup> hole but the safety margins to the fenceline are generally acceptable.

The most serious issue on the course is with the tee shot on the 4<sup>th</sup> hole, which has obviously troubled the club for a long period of time. Its never ideal to have a large fence along the edge of the golf hole but in this instance I believe it's the only option available without completely re-arranging a few golf holes.

The only way to completely fix the 4<sup>th</sup> hole is to move the tees well forward and play the hole as a Par 4 however it was stressed to me to try and keep the course as a Par 72.

I have provided my recommendation for this golf hole later in the hole-by-hole descriptions where it is retained as a Par 5.

## Practice facilities

The location of the clubhouse on the high ground certainly presents spectacular viewing points to the west over the golf course and to the east, towards the Pacific Ocean. As with lots of courses though this high finishing point sometimes presents a "disconnected" feeling with the golf course and its practice facilities, and often a walk up a decent hill to return to the clubhouse.

As the golfers trek down the hill from the Pro Shop, past the bowling greens, they reach the small practice putting green and gain a good look over the golf course. The driving range length is reasonable, but hitting balls down the hill is restricted in its distance slightly. Unfortunately after much deliberation I cannot see a better location for the range.

One aspect that could be improved is to move the main putting green around to the left, next to the 1<sup>st</sup> tees, at the rear of the 9<sup>th</sup> hole. The new green shown on the plan is about 600m<sup>2</sup> and considerable larger than the current 200 m<sup>2</sup> green. I believe all those gardens on the left of the 1<sup>st</sup> tees should be eliminated as they have become overgrown and effectively blocked the view towards the golf course. I hope that there will be some larger trees retained but lots more open space in this entire area and much better views. This "clearing" theme with landscape zones should be repeated around the golf course to open-up views.

The movement of the putting green now makes way for a wider driving range tee. The new tee can be about 70m wide and I think there definitely needs to be plenty of synthetic grass driving mats provided so the real grass can be rested and given time to re-grow.

As we move to the right, towards the halfway house, there is room for a smaller putting green or maybe even space for a future teaching room at some point in the future.

There is also plenty of room at the rear of the 10<sup>th</sup> tees that would make a very good short game area. Ther is the opportunity to have at least 3500m<sup>2</sup> of chipping in this area although I understand the club are also considering future development there. For the time being this area has been left vacant on the plan.

## Current Scorecard

TOILET CODE C1289X														
Player 1				Mem No.				Hcp						
Player 2				Mem No.				Hcp						
Event				Date				Gross		Nett				
Visitor's Club														
MENS				PLAYERS			HOLE	MARKERS			LADIES			
Blue	White	Index	Par	1	2	Result		1	2	Result	Par	Index	Metres	
488	471	14	5				1				5	5	434	
368	348	4	4				2				4	9	290	
143	124	18	3				3				3	17	96	
483	481	6	5				4				5	7	385	
345	324	8	4				5				4	1	296	
159	159	16	3				6				3	15	149	
348	334	10	4				7				4	11	309	
161	141	12	3				8				3	13	121	
549	527	2	5				9				5	3	418	
3044	2909	-	36				OUT				36	-	2498	
BACK 9      LAST 6      TOTAL														
394	364	11	4				10				4	10	320	
544	515	9	5				11				5	12	420	
186	173	7	3				12				3	14	163	
368	340	3	4				13				4	4	307	
556	528	5	5				14				5	8	424	
186	173	13	3				15				3	16	165	
405	381	1	4				16				4	2	334	
170	153	17	3				17				3	18	127	
494	466	15	5				18				5	6	390	
3303	3093	-	36				IN				36	-	2650	
3044	2909	-	36				OUT				36	-	2498	
6347	6002	-	72				TOTAL				72	-	5148	
ACR						H'CAP						A.W.C.R.		
74	72					NET						73		
Today's Sponsor														
SIGNATURES														
Player							Marker							

## 4.0 – Individual hole analysis

# Hole 1

# COMPLETED

**Men** Par 5 488m  
unchanged

**Ladies** Par 5 434m  
unchanged

The opening hole at OSCC is a fairly iconic golf hole in Australia and one I didn't wish to alter too much.

The bones of the golf hole really don't need to change too much, just a reduction in bunkering closer to the green and a little more opening in the front of the green.

A new putting green is planned on the left of the 1<sup>st</sup> tees and all the landscaping up there needs to be culled and adjusted to allow a lot more visibility down the golf hole.

The next addition is a new pathway along the left to separate the golfers from the 9<sup>th</sup> hole.

The central bunker off the tee should remain, however slightly remodel the shape to suit the revised bunker style with new construction method.

The right side of the landing area is heavily vegetated and could really do with opening up the view to the water. The more significant trees can be retained but this clarity with the water needs to be copied throughout the course.

With the trees removed more players might aim to this right side and be tempted to attack the green across the water, with a slight change to the bunker alignment at the green.

I think this hole will play very well from forward tees where many might intentionally hit down near the water to set up an exciting shot to the green.



## Hole 2

COMPLETED

Men Par 4 368m  
unchanged

Ladies Par 4 290m  
unchanged

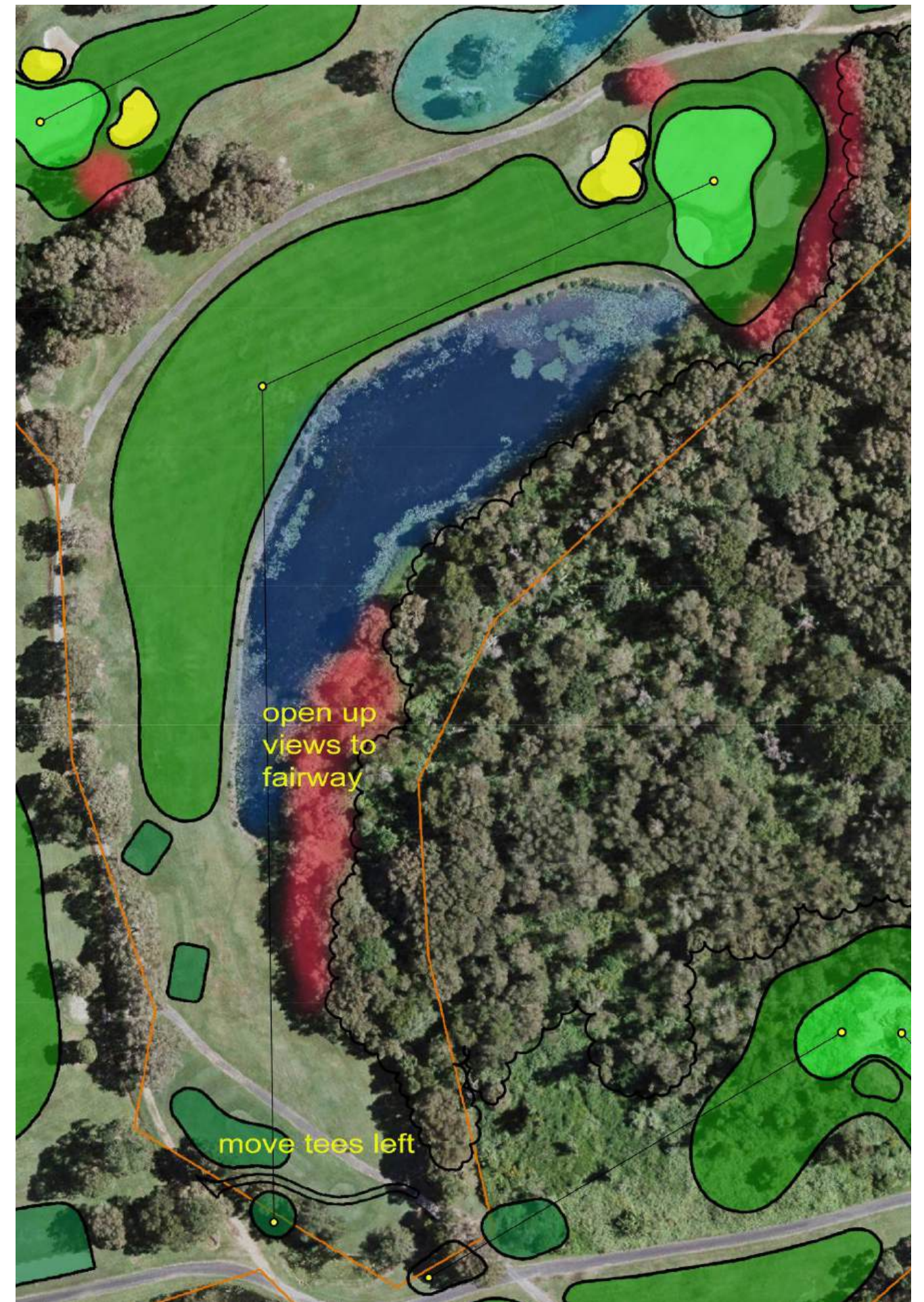
This 2<sup>nd</sup> hole is a strong one early in the round. From the rear tee the view across the fairway is blocked. I believe this would be improved greatly with some tree removal on the right side of the water.

In fact, this and the tees moving further to the left will be a much better tee shot. I believe the further the golfers move forward and left, the better the hole becomes. It would play very well as a much shorter hole off the Ladies tee with the temptation of hitting it near the green. Very high risk for a very high reward.

The putting surface of this green is quite good, with some stronger contours and this green could effectively stay as is, with maybe a little extension towards the water.

The front left bunker plays the largest role in the playing strategy and it will be retained, however I think we can remove the other two bunkers. The water already plays a strategic role along that right side and I think the golfers could do with one side of the green as "bail-out".

The landing area on the dogleg is a little flood prone and if material is available this could be raised slightly to drain better. I have earmarked an extension of the pond further up on the left, and this is purely drawn as an opportunity to gain this dirt and raise the fairway height.





## Hole 3

Men Par 3 143m  
Unchanged

Ladies Par 3 96m  
Unchanged

One aspect of the current layout that I think could be improved is to try and inject a couple of shorter Par 3's. The 3<sup>rd</sup> hole is the only one of the six that is under 150m, and only just under at 143m.

Lets bring the green closer to the water and bring in some shorter but heroic pins at the front. The rear of the green can still exist where the current green sits. This might shave a few metres off the overall length of the golf hole.

The long narrow tee is unusual but it works in this tight corridor. We should trim and clear some trees along the right and try to widen the tees as much as possible and entice as much sunlight and airflow as possible to produce the best turf health.



## Hole 4

Men Par 5 483m  
Unchanged

Ladies Par 5 385m  
unchanged

During this conceptual design phase the 4<sup>th</sup> hole took up the most time, in an effort to solve the safety issue on the right and hopefully eliminate the large netting on the right of the tee.

Many options were considered, but realistically the only way to thoroughly solve the problem is to move the tees much further up and play the hole as a Par 4. There were two problems encountered with this solution, the first being the hole was reduced to a Par 4 and the iconic 6-6-6 would be lost. The other issue was the first water carry appearing at a very awkward distance for the shorter hitters.

As a result I have tried to modify the golf hole as best as possible and unfortunately this means retaining the safety netting.

At the moment there is little value in aiming up the left side as there is water in play and the cart path just adds more chance of hitting it too far left. I think we can move the cart path along the right side of the hole, through the edge of the trees and really open up the left side of the fairway.

By removing the path and the trees we can add some fill material and make a much more receptive shape to the left side. If its more inviting off the tee more players will aim those few degrees more to the left and ease the safety dilemma on the right, with the housing.

I don't think this is a perfect solution but I think it's the best result without compromising safety and without completely rebuilding the golf hole.

The remainder of the hole is retained but with a brand-new green with only a single bunker in front and a lot more interest in the contouring.



## Hole 5

COMPLETED

Men Par 4 345m  
Unchanged

Ladies Par 4 296m  
Unchanged

This is another interesting Par 4 on the layout and once which I think we can improve.

I find the tee shot across to the "island" a little bland and it would be improved with an additional obstacle. The cart path on the right is in poor condition and needs to be replaced and I think we can move it further to the right. This move of the path adds more width to the fairway and now provides an opportunity to add in a more central bunker.

The fairway on the plan provides about 50m of fairway width and this central bunker could sit slightly more to the right to provide a 30-20m split of landing areas. The narrower slot can be on the right, which is the better line to the green, particularly left pin positions. The golfers will need to take more risk into the narrower section in order to be rewarded with a better line in.

This green is quite good and does not need to be changed. I would retain the front bunkers but don't find there is a need to keep the one at the rear, as this could be converted to a grassy hollow.



## Hole 6

# COMPLETED

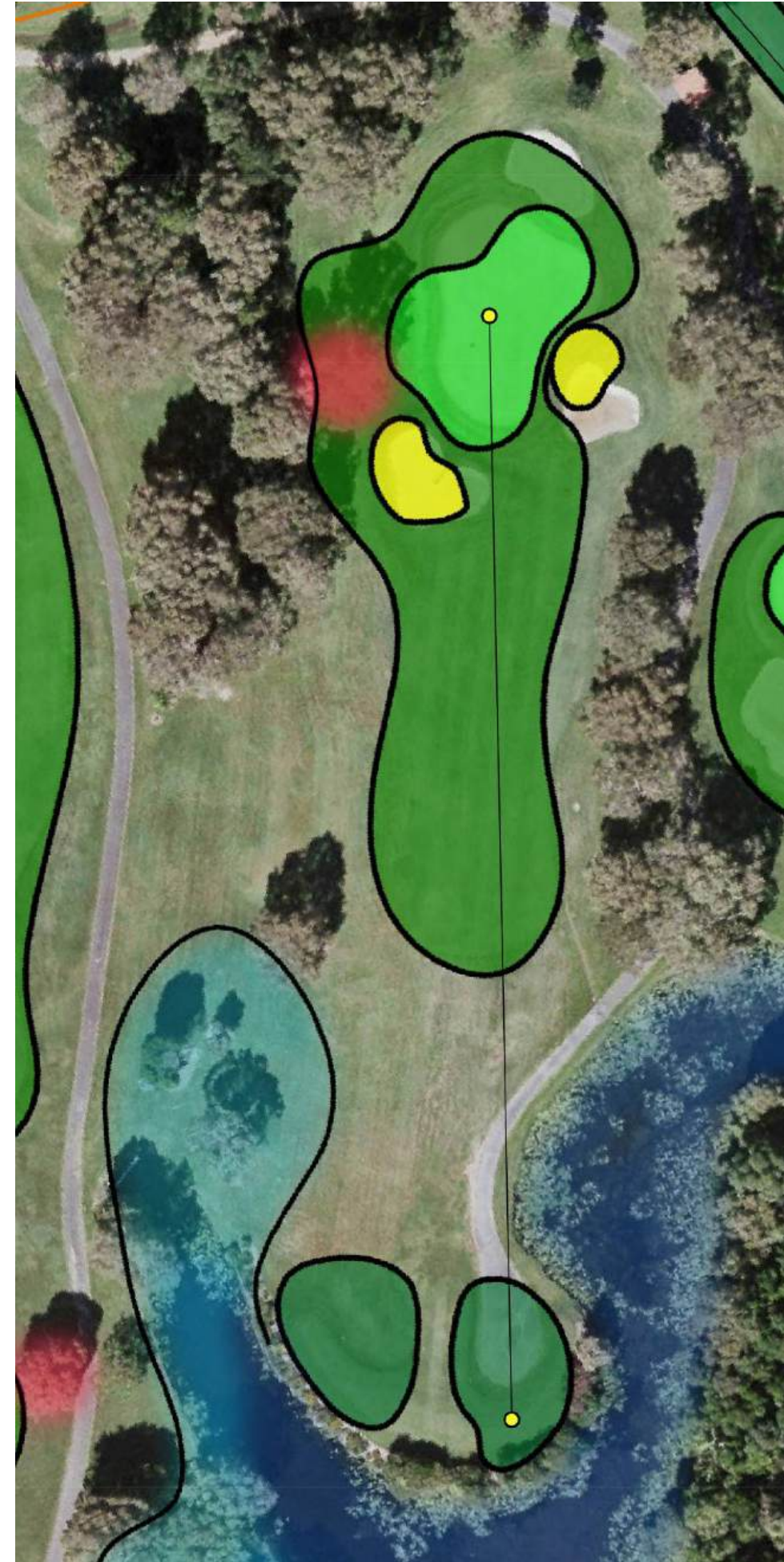
**Men** Par 3 159m  
Unchanged

**Ladies** Par 3 149m  
Unchanged

The recent works on the tee and cart path is a logical improvement in an awkward space where the golfers traffic has to produce a U-turn.

The green needs a re-build and will look to create different pin platforms with some tricky recovery shots.

The essence of this new green will be revealed once the detailed design process is undertaken when looking closer at the contours.



## Hole 7

**Men** Par 4 348m  
Unchanged

**Ladies** Par 4 309m  
Unchanged

Its interesting to note that of the Par 4's on the course this one is the shortest at 348m. It's still a long hole to be considered the shortest Par 4.

The first improvement to the golf hole is to take out the large tree blocking the left side of the fairway. This tree removal and some additional trimming along the left side will open-up the left side a lot more.

I think the landing zone needs a little more spice and would prefer to add in a new bunker on the outside of the fairway. Because of the nature of the terrain it is likely this bunker might be hidden from the tee, a trait I generally try to avoid. By there is a tall pine in the distance that will be a very good alignment marker for the new bunker and I think it will work well into a small existing mound already there.

I hope to re-work this green and angle it from right to left, not too dissimilar to the current green. With this alignment the ideal line will be from the right side and this is where the bunker works very well with this risk/reward philosophy.

I have included in two bunkers at the green which is a reduction on the three large ones currently guarding the green.



## Hole 8

**Men**      **Par 3**   **161m**  
Proposed    Par 3     130m

**Ladies**    **Par 3**   **121m**  
Proposed    Par 3     110m

Earlier comments mentioned the need to provide more distance variety on the Par 3's and this is the perfect opportunity to create a really good, short hole.

The current tees are back in the shade and measure 161m on the card but I think we can move these a lot further forward out of the shaded zone. There is also some safety problems with the housing along the right side.

The tee on the plan plays this hole at 126m but there might be an opportunity to add in one more at 135m. I have not drawn this tee on the plan as I really want to try and provide teeing area between 90-125m and put some tricky contours in the green.

While the water locations does not changes on this hole, the emphasis will now be in the narrow drain along the left, rather than a water carry on the right side.

I think this green can work well being bunker-less and use the water on the left as its main protection. There will also be some intricate humps and swales on the right side to ensure that those that miss it right will be faced with some daunting recovery shots.

The cart path changes around the back of the tees and heads up the right side of the hole to the 9<sup>th</sup> tees.



## Hole 9

**PLANNED 2025/2026**

**Men** Par 5 549m  
Unchanged

**Ladies** Par 5 418m  
Unchanged

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The 9<sup>th</sup> hole is a bit of an enigma to me. Its considered one of the “feature” holes at OSCC however I think its one of the more bland and plain holes on the layout. Its certainly difficult, being 550m played dead straight, up a steep hill, but sometimes a difficult golf hole is confused with a “good” golf hole.

In saying all that I have decided not to make any changes other that a fairway bunker for the second shot (or fifth in many golfers cases) and a complete re-design of the green.

The natural lay of the land indicates the new green should being angled from right to left, and creating two distinct putting platforms.

The new green will have many more pin locations and will blend in well with the proposed putting green at the rear.



## Hole 10

**PLANNED 2025/2026**

**Men** Par 4 394m  
Unchanged

**Ladies** Par 4 320m  
Unchanged

The 10<sup>th</sup> is a really strong hole to start the back nine and once again, not much really needs to change.

The main master plan does not show any use of the space behind the 10<sup>th</sup> tees, as this may be earmarked for future development in the future. But to provide an option I have shown a short game practice area in this space, which can be added to the options.

The steep terrain off the tee really dictates that this tee shot needs to be kept left. I think the removal of a tree down there will assist the landing space.

From there the only real changes are the bunkers surrounding the green. I don't mind the subtle contours on the green surface and will try and retain this when we convert to TifEagle. It's a matter of removing the large bunker on the front left side and tying it into the green edge nicely.

I hope to retain the front-right bunker and possibly add in another bunker short too.





## Hole 11

**PLANNED 2025/2026**

**Men** Par 5 544m  
Unchanged

**Ladies** Par 5 420m  
Unchanged

Here is the next “brute” of a Par 5 approaching 550m. The tee shot is simple enough, with the trees either side as the main obstacle. The landing area doesn’t need a bunker as I urge them to get as far down the fairway as possible to set up the strategy for the second half of the hole.

A lone bunker sits on the left edge of the fairway, but I think the shape can be adjusted and the fairway opened up on the left. The best time to the flag for the long approach shot is from the left side and I would like to give the opportunity to hit it past this bunker on the left side.

There are many options to remodel this green but as with the other greens in review, we need to reduce the coverage of sand.

The golfers already have the obstacle of clearing the water so there doesn’t need to be much more sand up there.

This green will be reviewed when the detailed contouring is assessed.



## Hole 12

**Men** Par 3 186m  
Unchanged

**Ladies** Par 3 163m  
Unchanged

This is another iconic hole at OSCC with a very tough Par 3 played over water.

Off the tips it's a long shot, a wood for many, that needs to clear the water and more importantly, stop the ball before the sand.

I would like to help out a little here and add a little mounding at the rear-right of the green. This will stop every long shot from simply going in the bunker.

The essence of the golf hole is retained.

To add more variety to the hole we enlarge the tees and join a couple together.



## Hole 13

**Men** Par 4 368m  
Unchanged

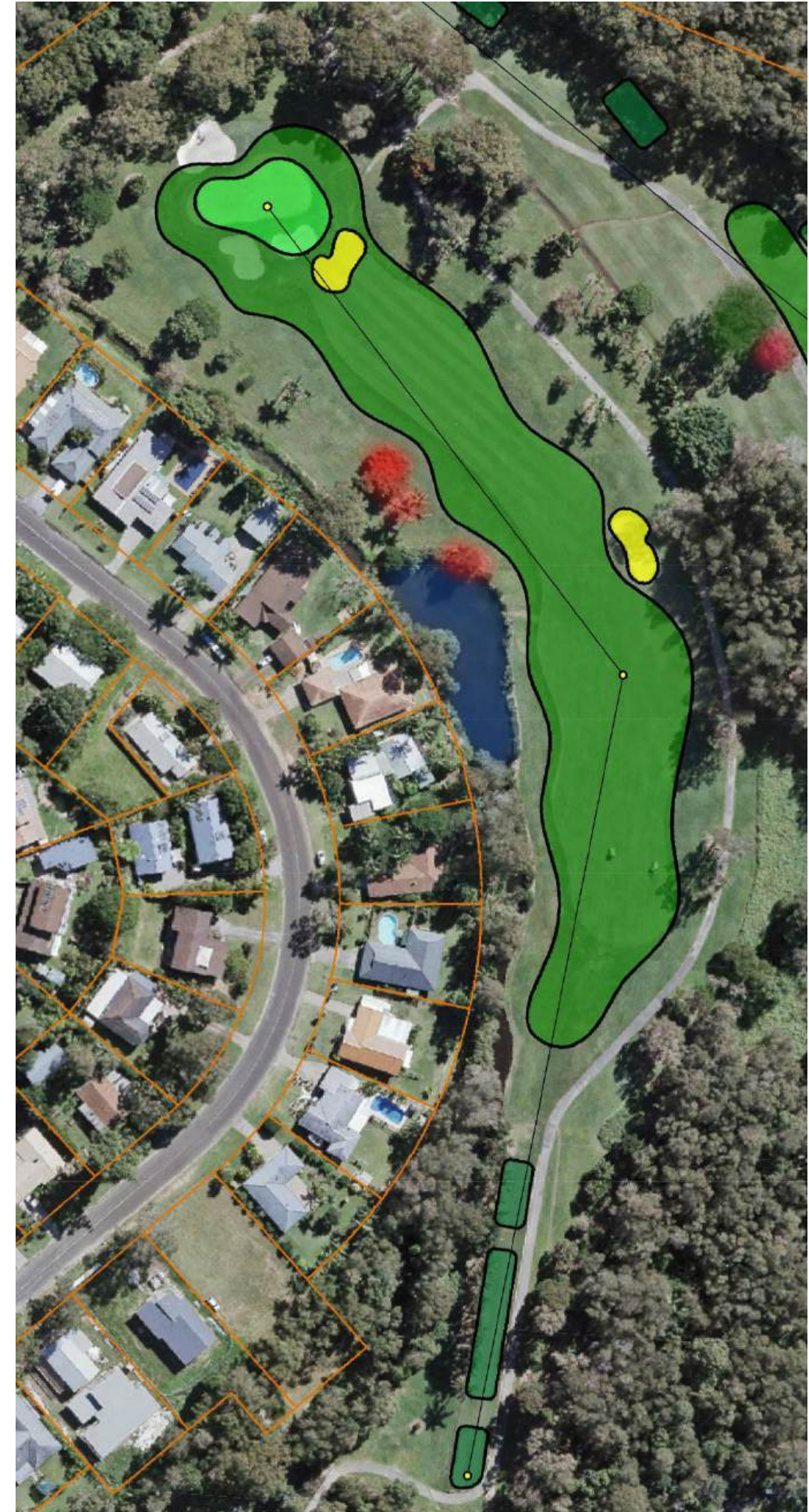
**Ladies** Par 4 307m  
Unchanged

Apart from the 4<sup>th</sup> hole, this tee shot on the 13<sup>th</sup> is the only real issue regarding safety of nearby houses. Unfortunately, without completely rebuilding or shortening the golf hole we will have to make do, unless the safety issue escalates.

The long narrow tees look a little awkward with the line of Palms along the left but unfortunately, they are required to keep errant balls in play.

Most players will aim away from the water and hit it down the right side. There is a bunker down there but it's a long way off the tee at 240-250m.

The current green is a little penal in its design because most of the front of the green is blocked by bunkers. For a long shot in this is too difficult assignment. I have adjusted the green shape and added the sole bunker on the front-right side. The daring players must flirt with the water on the left to achieve the best line in. Those bailing to the right will have a more difficult approach.



## Hole 14

**Men** Par 5 556m  
Unchanged

**Ladies** Par 5 424m  
Unchanged

Here we have the final Par 5. I honestly can't remember a course in Australia that has three long Par 5's like these in the 550m range.

During discussions with club personnel there was much conjecture with the large Gum Tree in front of the tee on 14. I seemed to think 550m with a double dog-leg was hard enough however many thought it needed to be kept for its added difficulty.

To split the decision I have retained the rear tee, and give the really long hitters the option to bomb it over the top. The next tee can be rebuilt to the left and provide an easier passage past it. Some tree clearing will be required for the tee movement so enough sunlight can get to the tee.

The next step is to simplify the fairway bunkering. The first bunker on the left can be retained as this is in a good strategic location. In fact, its really only the right edge of the left bunker that provides the design impact so it can also be reduced in size.

The next two bunkers on the right side are not really necessary. The green can be structured so the right side is a difficult angle of attack, so the added fairway bunkers simply double the difficulty.

The green is rebuilt in the same position but angled from left to right. I have drawn two greenside bunkers on the right side but this can be just as effective with deep grassy hollows. The grassy shapes might prove to be some contrast to most of the other greens on the course. This will be determined in the detailed design phase.



## Hole 15

**Men** Par 3 186m  
Unchanged

**Ladies** Par 3 165m  
Unchanged

When playing OSCC I always feel there is a lot of similarity between the 15<sup>th</sup> and 17<sup>th</sup> holes. Both are played in a westerly direction, they are similar in distance, and both have lots of surrounding sand.

My aim is to produce two Par 3's that are very different in their green design.

There is a lot of width at the green site so I am looking at a central bunker in front and create two distinct platforms left and right of the bunker.

A detailed look at the contours in the next phase of design will determine the final shape.



## Hole 16

Men Par 4 405m  
Unchanged

Ladies Par 4 334m  
Unchanged

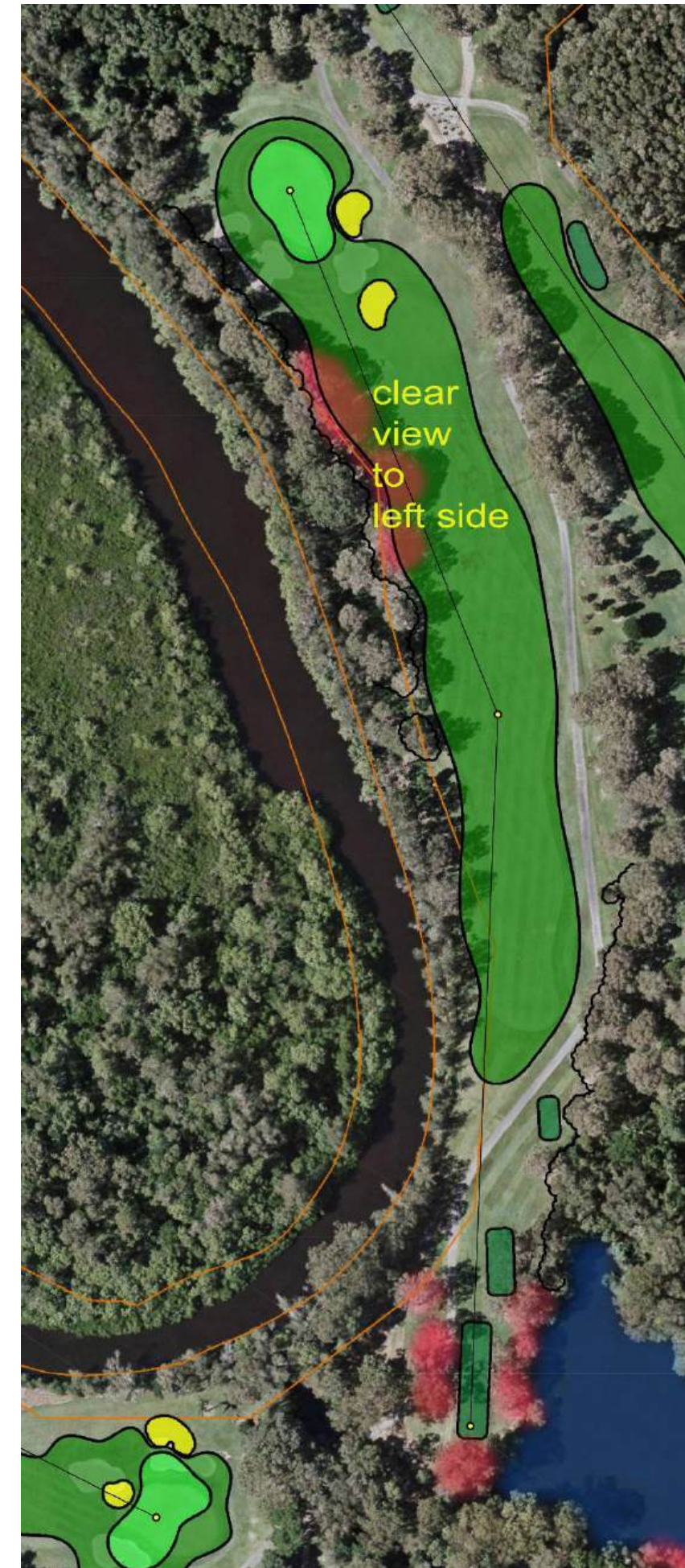
Another very strong Par 4 that does not really need a fairway bunker for added difficulty.

The tee area needs some tree clearing to generate more sunlight and airflow. We need to provide the best opportunities for growing excellent grass.

Many golfers seem to aim wide right for this tee shot, mainly because the trees really encroach into the left side a lot for the second shot. I wish to remove a few of these trees to open-up a line from the left side of the fairway.

This will allow the green to be set up with bunkers on the right side of the green but a clear passage through this left side.

The green certainly does not need to be over-contoured on this long hole.



## Hole 17

Men Par 3 170m  
Unchanged

Ladies Par 3 127m  
Unchanged

Most tees in this report have been retained but these Par 3 tees can be adjusted to the right to provide a lot more variety in width.

The players can come from the 16<sup>th</sup> hole, along the left of the rear part of the tee, and then cut the path across the right, along the rear of the new tee.

The green can be quite wide and really stretch it out towards the water on the left.

With the water biting into the left side of the green we only really need a bunker on the right edge. I will likely provide a bump or dip to separate the left and right sections of the green.



## Hole 18

**COMPLETED**

**Men** Par 5 494m  
Unchanged

**Ladies** Par 5 390m  
Unchanged

The final hole, and Par 5 on the layout might appear to be one of the shortest Par 5's but it plays a lot longer with a rise of about 17m from tee up to the green.

There is the possibility to really widen the landing area but there is a large tree on the left of the tee that blocks the route to the left side of the fairway. Its quite a significant tree but one that will add another dimension to the hole if it can be removed.

Once removed we can add in a central bunker, similar to the 5<sup>th</sup> hole, on a fairway that provides about 60m of width.

One of the worst trees on the golf course is the one on the other side of the water from the tee shot. Players can hit a drive down the middle of the fairway and be blocked by this tree. I believe this is a fairly unfair situation.

While the tree is removed, many more golfers will have the chance to advance the ball up the hill but I will add another bunker up on the right side, as a carry point for the very long hitters.

The green can be adjusted so the unfair slope can be amended and we can removal an awful lot of the surrounding sand.





## 5.0 – Staging of future works

The recommendations for the golf course include a resurfacing of five greens and a complete remodel of the other 13 greens.

All bunkering needs to be addressed. Some bunkers are eliminated altogether and some will be retained but remodelled. Any bunkers near the putting greens are better off being built at the same time as we rebuild the greens.

We have discussed many new bunker techniques that include artificial liners and different types of bunker faces. I have researched these projects quite a lot and believe the best two bunker liners are:

1. Capillary Bunkers
2. Kustom Bind

I would suggest no new bunkers are built or repaired until a decision has been made on their construction method.

I have recently installed some bunkers with an Eco Bunker face. It's a revetted type face (that can also be applied to the top lip of a bunker) with synthetic grass. I can advise it does provide a very bold and impressive finish however does add to the overall cost of the bunker construction.

There are many factors to be considered when assessing the road forward with detailed design works and finally construction. These factors include:

- Budget
- Growing season for the grass
- Access into each work site
- Temporary layout of the golf course

The immediate list of works should be as follows:

1. Construct the new Spare hole. This can be done at a time when it can be completed and grown-in before the end of the growing season in April.
2. After the Spare hole is completed the commencement of bunker works. Its probably best to work on fairway bunkers first as they will be easier to repair than greenside bunkers.
3. Re-build the 8<sup>th</sup> green.
4. Continue with a flow of bunker works and green remodelling.

Ultimately the Club Board will assess these items after the final presentation of the Master Plan documents and work with the Course Architect and Course Superintendent to assess the best route forward.

## 6.0 – Summary

I believe the Master Plan documents provide a terrific tool for the club to move forward and significantly improve the layout.

It is pleasing that the routing of the golf course did not need to be turned upside down and we have kept the majority of the famous Ocean Shores layout untouched.

There is no doubt much better putting greens with a stronger risk and reward design nature will vastly improve this golf course in addition to a new and healthier green profile beneath the turf.

I have significantly reduced the number and size of the bunkers which will save vast amounts of maintenance time. It will be a costly exercise to remove and rebuild the bunkers on the golf course but over time I have no doubt they will last much longer and play much better.

I look forward to assisting the Club in their efforts to improve this excellent facility over the next few years.



Richard Chamberlain

**Director**  
**Richard Chamberlain Golf Design**  
**(September 2021)**

# OCEAN SHORES COUNTRY CLUB Golf Course Master Plan September 2021



- COURSE NOTES (holes 1-6)**
- HOLE 1**
- Clear up entire tee area, pathway and landscape
  - Open up areas of the golf course by lowering or removing landscape
  - Realign and reseed central bunker
  - Remove trees on right side of landing area to open up water views. Retain significant trees.
- HOLE 2**
- Rebuild area and move to the left
  - Remove vegetation on right to allow clearer view to landing area beyond the pond
  - If material is available raise the landing area to a paved drainage
  - Resurface existing green keeping the essence of current green
  - Adjust the grassable to existing and extend green towards the water
- HOLE 3**
- Retain area but the however wider as much as possible
  - Trim trees along right side to improve view and sunlight
  - Build new green and bring front edge closer to water. Green can also extend to the left
- HOLE 4**
- Retain area and focus for maximum protection to housing
  - Remove cart path from left side of fairway and extend through the trees on the right
  - Use the widest space to remove trees and widen fairway to the left, ensuring it has receptive contouring
  - The hole should be the about equal width on the right side
  - Adjust the bunker to be short of the green on the right side
  - Rebuild green with more receptive contours and a variety of pin positions
- HOLE 5**
- Retain and refurbish area as required
  - Bring more play from forward tees where the water carry in front of the green is achievable for long hitters
  - Move cart path under on right side of fairway
  - Use additional space to create a better bunker, slightly to the right, and fairway on the triangle side
  - Resurface the green with the same contours required
  - Rebuild front bunker and receive rear bunker
- HOLE 6**
- Rebuild work on area and path already completed
  - Rebuild the putting green with better contours and a better bunker
- HOLE 7**
- Remove large tree blocking the left side of the fairway
  - Trim and remove trees on right side as needed
  - Add fairway bunker on right side of green
  - Rebuild putting green with puttable putting angle to the right side
- HOLE 8**
- Move area forward to shorten golf hole and obtain maximum sunlight
  - Move green to the left, so the narrow sand comes into play
  - Reposition to protect the green but ensure the bunker and the flow on the right side
  - Take the cart path along the right side to the next hole
- HOLE 9**
- Rebuild area as required
  - Realign landing area off the tee
  - Add fairway bunker closer to the green on the right side
  - Rebuild the putting green to be a longer, more steep and angled from right to left
  - Putting green should have a higher platform at the rear to work with natural contours

- COURSE NOTES (holes 10-18)**
- HOLE 10**
- Move rear line to the right to make room for short game practice
  - Rebuild putting green however keep position of existing contours
  - Rebuild fairway bunker around the green
- HOLE 11**
- Rebuild area
  - Rebuild putting green with single bunker and distinct, higher rear-right platform
- HOLE 12**
- Change this
  - Rebuild rear section of green however resurface with TF Egrass
  - Rebuild rear bunker with slight adjustment to shape
  - Remove trees on right side of green
- HOLE 13**
- Rebuild area however rear row of palm trees to protect housing on left side
  - Rebuild fairway bunker on right
  - Clear trees along water edge on left side, post the landing area
  - Rebuild putting green with reduced bunkering. Green to extend players playing left along the water edge.
- HOLE 14**
- Rebuild area
  - Build second bunker to the left with the large bunker in line
  - Add third bunker
  - Remove bunker side bunker, eliminate bunkers on right side of fairway
  - Rebuild the putting green angled from left to right. Bunkers on right side
- HOLE 15**
- Rebuild area
  - Rebuild putting green to create water edge and variety of pin locations with reduced bunkering
- HOLE 16**
- Remove and trim trees around hole for better sunlight and air flow
  - Change front bunker
  - No bunker bunkering however remove and trim trees on the left side of the fairway to ensure a clearer passage to the green
  - Rebuild bunker to green from the left side and add bunkers on the right
- HOLE 17**
- Retain rear section of tee however adjust cart path to the right side
  - Provide rear bunker on a much wider range to the right
  - Rebuild the putting green with water view to play on extreme left side and bunkering protecting the right side
- HOLE 18**
- Rebuild area
  - Remove trees to allow a clear shot towards left side of fairway
  - Add a central fairway bunker with 5 m wide both sides
  - Remove trees beyond the point to allow further a clear shot up the hill, however add a fairway bunker
  - Rebuild putting green with less severe placements and internal bunkering

