



#### **GIN GIN GOLF CLUB DEVELOPMENT AND IMPROVEMENT PLAN**

This plan is to be considered as a living document to identify the needs of the club for the future

The plan has been separated into 5 sections dealing mainly with the assets and improvements to or acquisition of assets for the club. Those areas are the Club House, Course, Plant and machinery, Small Equipment for use at the Clubhouse or the Course and other (areas that do not necessarily fit into these categories)

The plan is intended to be reviewed at least annually to update the needs of the Club, to identify the priorities and funding required to complete the projects or acquisitions

As the committee develops plans for the Club they will be added to the document to provide an up to date position for the Club to use for operation and budgeting for the Club

Some items may need to be reviewed for costs as time proceeds and the Club may need to review the priority of works in relation to need and to costs

CLUBHOUSE						
AREA FOR IMPROVEMENT	REASON	PRIORITY	IDENTIFIED TIME FRAME	YEAR	ESTIMATED COST	GRANT /SUBSIDY REQUIRED
Upgrade Toilets to provide disabled toilet	Provision of facilities to cater for disabled members and visitors		Current	2020	60000	Sport and Recreation 75%
Revamp Bar Area	Upgrade benches and bar equipment - Health Requirements	Completed		2019	15000	
Upgrade Kitchen	Upgrade bench to S/S to meet health requirements for catering		2-3 yrs	2020	30000	Grant
Internal Painting of Clubhouse	Clubhouse last painted internally 20 yrs		3-4 yrs	2024	2500	Impact
Resurface concrete area at front of Clubhouse	Make entrance more presentable		2-3 yrs	2023	7500	
Air Condition Club House	Provide comfort for members and Guests		2-3 yrs	2022	7000	
Re Carpet Club House and sand floors	Maintenance and resoration works		1-2 yrs	2023	4000	
Extend Clubhouse for Kitchen upgrade	Larger Kitchen for catering		4-5 yrs	2025	75000	

## COURSE

AREA FOR IMPROVEMENT	REASON	PRIORITY	IDENTIFIED TIME FRAME	YEAR	ESTIMATED COST	GRANT /SUBSIDY REQUIRED
Change No 4 and 7 Greens to 328	Better course maintenance practises - more drought resistant grass	COMPLETED		2011	6000	
Change No 2 and 5 Greens to 328	Better course maintenance practises - more drought resistant grass	COMPLETED		2012	6000	
Change No 1 and 6 Greens to 328	Better course maintenance practises - more drought resistant grass	COMPLETED		2013	6000	
Change No 8 and practise Green to 328	Better course maintenance practises - more drought resistant grass	COMPLETED		2014	6000	
Clear out silt from Water Holes	Environmental		Current		2000	
Improve Drainage on 4th Hole	Course improvement - Allow course to be playable in wet weather conditions		3-4 yrs	2024	4000	
Improve Drainage on 8th Hole	Course improvement - Allow course to be playable in wet weather conditions	Completed			4000	
Construct unisex toilet on the course	Comfort of players on the course		3-5 yrs	2024	12000	
Investigate requirements to be able to use sewerage water	Improved water allocation for irrigation		3-5 yrs	2025	150000	
Golf Driving range and collection system	Longer term vision to grow the club	Range Laid out	5-10 yrs	2026	50000	
Extend Course to 12 Holes	Longer term vision to grow the club		10-15 yrs	2030	90000	
Extend Course to 15 Holes	Longer term vision to grow the club		15-20 yrs	2035	90000	
Extend Course to 18 Holes	Longer term vision to grow the club		20-25 yrs	2040	90000	
Concrete for Soil erosion at Bridge			Current	2022	7000	

PLANT AND MACHINERY

AREA FOR IMPROVEMENT	REASON	PRIORITY	IDENTIFIED TIME FRAME	YEAR	ESTIMATED COST	GRANT /SUBSIDY REQUIRED
Replace David Brown Tractor	Mechanical Failure - end of useful life	COMPLETED	Current	2011	30000	Jupiters/Gambling Fund
Replace Massey Ferguson Tractor	Mechanical Failure - end of useful life	COMPLETED	Current	2011	21500	Club Funds J Clarke
Replace Toro Greens Mower	Useful life	COMPLETED	5-10 yrs	2017	40000	Bendigo Bank
Replace Toro Surrounds Mower	Useful Life	COMPLETED	5-7 yrs	2019	15000	Bendigo Bank
Replace John Deere Fairway mower	Useful Life		3-5 yrs	2024	15000	
Aquire Turf Cutter	To cut and replace turf for course maintenance		1-2 yrs	2024	5000	
Aquire Top Dresser	To assist with top dressing of Greens		3-5 yrs	2025	3000	
Replace Gangs	Useful Life		8-10 yrs	2028	20000	
Aquire coring machine	Greens maintenance		3-5 yrs	2025	5000	

SMALL EQUIPMENT

AREA FOR IMPROVEMENT	REASON	PRIORITY	IDENTIFIED TIME FRAME	YEAR	ESTIMATED COST	GRANT /SUBSIDY REQUIRED
Aquire Bain Maree	Needed for catering and fundraising	Completed		2011	1500	VSEG
Replace old Bar Stools	Safety		2 yrs	2022	3000	
Replacement of Tables	Needed for catering and fundraising	Completed		2012	1000	
P.A and Sound System	Needed for information alerts for Golf and fundraising	Completed		2016	1000	
Ice Making Machine	Needed for catering and fundraising	Completed		2019	1500	
Ball Washers for Course			2 yrs	2023	1500	
Purchase/lease 6 Buggies for hiring out			3-5 yrs	2023	30000	
Pizza Oven	Catering		2 yrs	2023	150	

## OTHER

AREA FOR IMPROVEMENT	REASON	PRIORITY	IDENTIFIED TIME FRAME	YEAR	ESTIMATED COST	GRANT /SUBSIDY REQUIRED
Bitumen Sealing of Car Park			5 yrs	2025	50000	
Golf Training Clinic for Juniors and Adults			Ongoing	Ongoing	3000	
Adventure Playground for Children			5 yrs	2025	25000	
Put Put Golf Course			2 yrs	2023	3000	
External vending machine for times when clubhouse is not open			2 yrs	2023	500	Liaise with suppliers
Increase membership to 100			3 yrs	2024		
Increase membership to 200			8 yrs	2028		
Appoint part time manager			5 yrs	2030		
Appoint full time manager			10 yrs	2035		
After School Competition (Primary)			1 yr	2022	Minimal	