



CATALINA

CLUB

GOLF
MASTERPLAN
MANAGEMENT
FAQS

OUR VISION

Our Vision is to be a leading, enjoyable, quality, inclusive
Golfing and Hospitality Destination.



OUR MISSION

Promote, foster, and conduct the game of golf.
Provide enjoyable, quality, inclusive, golfing and hospitality
experiences, to our members and guests.
Be an accessible destination that brings people together.
Support our local community.
Be an engaging, respected, and desired local employer.



OUR VALUES

Growth | Respect | Integrity | Teamwork | Trust



EXECUTIVE STATEMENT

OVERVIEW

The Board and I are pleased and proud to present to our membership and the Bateman's Bay community Catalina Club's Draft Masterplan. We have been working over several years developing a comprehensive and integrated Golf Course and Clubhouse Master Plan that future proofs the Catalina Club's prosperity for many years into the future for our membership, community and visitors.



PRESIDENT
Cathie Flynn

Catalina Club is embarking on a bold, future-focused transformation guided by our Draft Masterplan. This strategic initiative reimagines our 27-hole golf course, Members Golf Wing, and Driving Range to ensure Catalina remains a premier golfing and hospitality destination.

Key priorities include modernising our green complexes expanding our teeing grounds, enhancing course safety and sustainability, and creating inclusive, year-round golfing experiences for players of all levels. A reimagined Members Golf Wing will deliver improved facilities, including locker rooms, a redesigned Golf Shop, and accessible amenities. The addition of a 20-bay driving range with Top Tracer technology will diversify our offerings and broaden our community appeal.

This plan reflects our commitment to environmental leadership, financial sustainability, and our Club's proud legacy. Member input remains vital — I invite you to engage with this process, attend our information sessions, and help shape Catalina's next chapter.

We look forward to building a club that honours our past while embracing the future.



GENERAL MANAGER
Guy Chapman

SUMMARY

We have achieved a lot over the past three and a half years and wanted to share with the membership and the community of Batemans Bay, what lies ahead over the coming few years.

The Board and Management have been working tirelessly in the background to establish the next phase of our journey, with a key focus to be golf.

In February 2024, the Club engaged CDP + Kruse Golf to provide a conceptual golf course masterplan document. We now have those conceptual plans and wish to share with the membership for input.

As part of the process, for our partners, we have structured the design, development and realisation program based on these guiding principles.

Member Experience:

Improving convenience, comfort, and quality of time spent at the club.

Respect for Tradition:

Honouring the club's heritage while looking to the future and diversification away from historical club revenue streams.

Financial Responsibility:

Pursuing strategic investment with long-term value.

Environmental Leadership:

Embracing sustainability and ecological best practices.

Community:

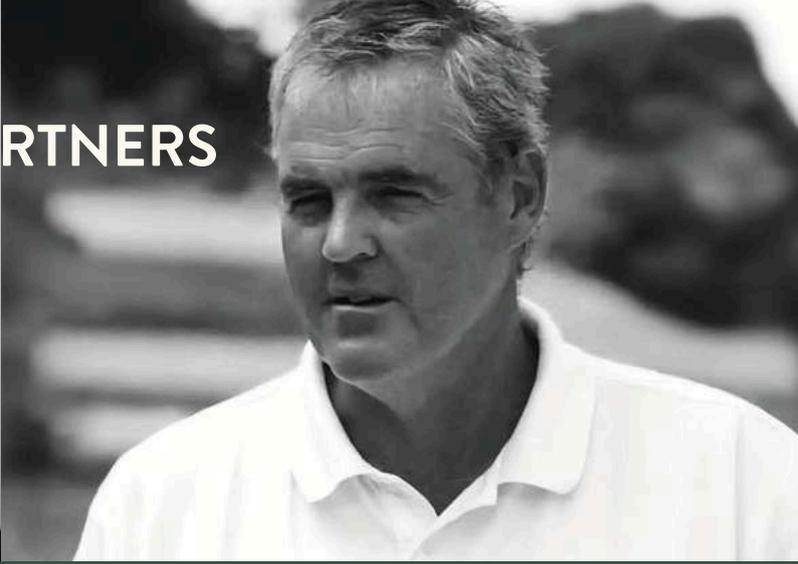
Creating an environment which is accessible to all abilities and community groups.

OUR PARTNERS



HARLEY KRUSE

In 2000, Kruse worked in the Sydney office of Greg Norman Golf Course Design, who engaged him as lead design on several highly acclaimed projects including The Norman Course at Mission Hills, Jade Palace in South Korea and Settlers Run Golf & Country Club in Australia and the impressive Dunes Course at Danang Golf Club in Vietnam. Now Kruse Golf is leading the Catalina project in partnership with Mike Clayton and Lukas Michel.



MIKE CLAYTON

An Australian professional golfer, golf course architect and commentator on the game. He won the 1984 Timex Open on the European Tour and won six times on the PGA Tour of Australasia between 1982 and 1994. In 2020 Clayton formed the firm Clayton, DeVries & Pont with architects Mike DeVries and Frank Pont. Clayton designed Barnbogle Dunes in Bridport, Tasmania with Tom Doak and the Ranfurly course at Amstel Golf Club.



Recently completed projects by Kruse Golf + CPD

10 years in the making and is slated to be amongst the best in the world, further enhancing Tasmania's growing golfing reputation, Tasmania's new 7 Mile Beach golf course, designed by this team, has welcomed its first paying customers via a three-day 'preview' ahead of a full opening in December 2025.



Lukas is probably most well-known for winning the 2019 US Mid-Amateur and competing in the 2020 US Open and Masters Tournament. Lukas has a youthful yet educated eye for golf, shaped by travelling the world playing at some of the finest courses across Europe and America alongside his amateur tournament schedule. He is currently the youngest panellist for Golf Magazine's World Top 100 golf courses. A design associate and shaper in the construction of Seven Mile Beach Golf Course in Hobart.

MEMBERS GOLF WING

Director of Golf – Rodney Booth

“Golf here at Catalina Club continues to grow. With an ever-increasing membership base as well as visitor use, the need for our facilities to be upgraded has never been more evident.

The proposed Golf Services Wing and planned clubhouse extensions will complete the experience for all members and visitors alike.

Catalina Club will be the envy of many clubs around the country once the proposed developments are completed.

The initial plans and drawings will certainly highlight Catalina as a destination even more prominently. One can't help but be excited with the progress the Club has made over the past five years, with an even more exciting five years ahead.”

Key developments include:

Interior Refurbishment:

The Club has recently embarked on a full refurbishment of all our internal areas, this included new fittings, fixtures and furniture.

Locker Rooms:

A fully equipped unisex locker room with both Male/Female restrooms and showers.

Accessibility

Full compliance with current accessibility standards

Golf Shop:

Reimagined entry experience and enhanced retail offerings, fitting rooms, improved workshop and administration space.

Bag Store:

A dedicated bag drop/collect service, where members can store their golf bags for an annual fee.

Sustainability:

Integration of energy-efficient lighting and HVAC.



Catalina Club has recently embarked on a full refurbishment of all our internal areas, this included new fittings, fixtures and furniture.

As part of the future refurbishment, all golf wing facilities will be upgraded, including fully equipped unisex locker rooms with both male/female restrooms and showers.

The Golf Shop will have enhanced retail offerings, creating one of the best golf shops in the state.

Member services, such as repairs, will expand to include a dedicated bag drop/collect service, where members can store their golf bags for an annual fee.

DRIVING RANGE

Assistant General Manager – Mitchel Judd

‘The desire from Management and the Board to diversify our business offer is something that has long been spoken about.

It has always been a focus of ours and a promise we all made to one another that when we get the club financially sound that we will focus on our core product, Golf.

A combination of the success of our Food and Beverage offer and a lack of entertainment in the Batemans Bay area these past few years has seen our Club go from strength to strength.

We feel we have a unique opportunity to elevate our existing offer by expanding our operations out beyond the terrace area and combining it with a public access Driving Range.

This will ensure long term sustainability for our hospitality and Golfing arm of the business as well as creating a pathway for beginners or non-traditional golfers through to more traditional forms of the game.

This project combined with the Course Masterplan and updated member facilities will elevate Catalina to be the pre-eminent golfing destination on the East Coast. ‘

Key developments include:

Technology:

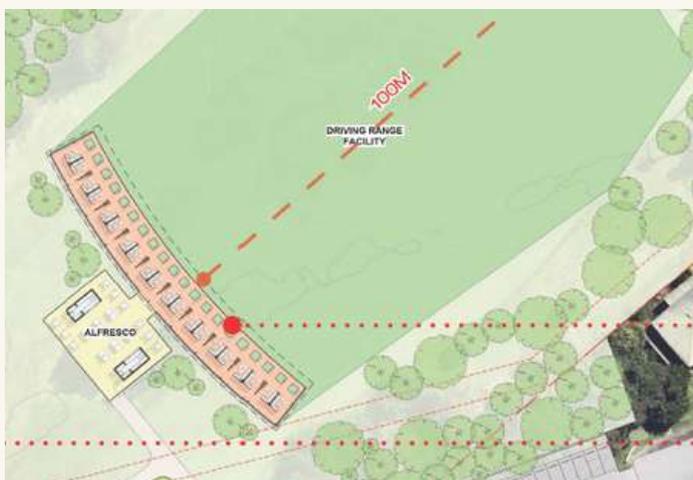
Top Tracer Technology to enhance the user experience, be it for practice or gamification this will have you covered.

Entertainment:

Providing another stream of entertainment for both golfers and non golfers alike.

Diversification:

Ensuring long term viability for our business. Both membership and food and beverage will see the benefits as a result of the Driving Ranges inclusion.



DRIVING RANGE

A ground- level twenty bay facility with a 100 metre netted range, with a flexible design solution for future development.

Delivering sports excellence, technology and an improved member and visitor experience, especially for youth golfers and our pipeline golfing stars of the future.

GOLF COURSE

Course Superintendent – Darcy Jones

‘The Course Masterplan from an agronomic perspective will allow us to produce greens that have the capacity to be firm and fast for tournament golf preparation and slower if desired for member play.

The introduction of Zoysia tees and surrounds will also require less input than we currently require to keep the kikuyu in a suitable condition for play. Importantly we can address the wear issues on thin poorly designed tees that are unable to contend with the current and projected rounds played at Catalina.

Some advantages of using Zoysia for green surrounds include its extreme wear tolerance even during its winter dormancy period, similar ball response to the desired fescue surrounds seen at some of The Melbourne Sand-belts most prestigious clubs and more manageable growth rates than we currently see with the kikuyu. Zoysia is also significantly more pest resistant than other options reducing maintenance costs.

The redesign would also give us the opportunity to address drainage issues seen throughout the course and likely reduce the need for disruptive course or cart closures after heavy rainfall. ‘

Key developments include:

Safety:

Internal and external safety factors are to be fully considered to manage risk and safety for all.

Greens:

Reconstruction of green complexes, for improved drainage and year-round playability, utilising proven super bent variant Pure Distinction for the playing surface.

Fairways:

Where appropriate widen and raise fairway levels to ensure sufficient drainage and multiple playing lines into green complexes adding to the architectural merit of the course.

Tee Complexes:

Create multiple teeing areas to ensure that all players of any age or skill level, can enjoy the game and to create some diversity to the golfing offer, tee boxes to be raised and flattened to ensure appropriate drainage and playability.



COURSE

The course over the years has adopted various species of plantings non-indigenous to the area, some of these plantings have encroached on playing lines and impacted turf conditions significantly. With the adoption of this masterplan it is our intent to widen the playing lines, asking the golfer to make a decision. Further to this, is enhancing the natural beauty of our region in the planting of multiple plant species native to the area and climate which will flourish for many years to come.

Bunkers and Hazards:

Strategically redesigned to improve challenge, aesthetics, consistency and maintenance practices.

Drainage:

Poor drainage impacts on the golf course in many ways, as we have experienced over the past few years. Providing firm, consistent playing surfaces, requires good drainage. Especially when we are generally at sea level with several waterways that traverse the course.

Landscaping:

There is a lack of consistency and character in the landscaping owing to ad hoc development of landscaped areas rather than strategic planning. Wildlife habitat is also limited due to a lack of biodiversity.

Trees and Shade Vegetation:

Tree root systems at or near surface areas on fairways and adjacent to greens also damage equipment and complicate mowing procedures. Shade from trees is also detrimental to growing turf on tees and greens. Poor tree placements have narrowed playing corridors and impacted visibility and safety issues.

Connectivity:

The Board advised right from the outset, that the golf course needed to have that connectivity to the Clubhouse and the Golf Shop. This has been achieved with this concept and design, ensuring minimal impact upon our current golfing membership.

Infrastructure:

Cart paths, access and service roads, soil bins and the like, will all be fully reviewed, to ensure safety for members and team members.

Irrigation:

Our Irrigation System and Pump Shed was recently updated, this remains state of the art, to widen fairways in spots and relocate green surfaces some of the lateral lines will need to be replaced or relocated.

Sustainability:

Ensure native vegetation is in keeping with the environment and that we endorse a Vegetation Management Plan to ensure environmental stewardship.

Practice Facilities:

Enhanced public access 100 metre netted driving range complete with Top Tracer technology and the ability for dedicated coaching/club fitting bay.

Flora and Fauna:

The Course Project does not only comprise a new course design, but will comprise of a comprehensive landscape and biodiversity plan, which will allow the introduction of native trees and plants– as well as new understory plantings

Maintenance:

The amount of golf played at Catalina is significantly higher than at comparable Clubs and this will certainly increase over the coming years. This high usage contributes to the many existing issues , wear of greens, tees and paths.

Environmental:

The addition of ZOYSIA surrounds and Tees like we currently have on the 15 Hole, will reduce the maintenance requirements for those areas, as the ZOYSIA has a much lower input requirement and a slower growth pattern while still being extremely wear tolerant.

NATIVE ARBORETUM



NATIVE REPLANTING STRATEGY

The course teams have been auditing all ancient and native trees as part of the redesign strategy.

A number of trees have been identified as centuries old and present before the the arrival of the first settlers in the 18th century.

These mother tress have been part of a multi-year seedling program in partnership with Eurobodalla Botanical Gardens nursery team. Catalina Club are about to engage in the planting program across the course of these native seedlings, to further establish key areas of play and residential shielding.



Jan 2022

2022 Strategic Plan adopted by the Board and published with the clubhouse refurbishment, members golf wing, driving range and mini golf.

Oct 2022

27-Hole irrigation system and pump shed installed.

Aug 2023

Altis Architecture appointed to design new clubhouse experience, driving range, outdoor food & beverage precinct.



Oct 2023

Rebranding of club with Catalina Club new trading name.



Oct 2024

Preparatory works commence for the new administration space, team space and board, gaming restrooms, meetings rooms and reception.

May 2024

Initial business case on the Outdoor Entertainment Precinct presented to Board for review where management set a budget of \$5 million for the project.

Feb 2024

Kruse Golf and Clayton, Devries & Pont appointed to design new 27-Hole Golf Course Masterplan including practice facilities.



Apr 2025

Works commence on new entry to clubhouse and gift shop.

Precinct project includes a state-of-the-art 100-metre netted 20-bay driving range, licensed outdoor food and beverage facility to service driving range and additional event space.



May 2025

Board and management reviewed and updated Strategic Plan with adoption set for June 2025.

Jul 2025

Initial Championship Course Plan published, member consultation period commences.

Aug 2025

Lodgement of DA for full Masterplan — Course, members Golf Wing, Outdoor Entertainment Precinct, southern car park bridge to Country Club Drive.



Oct 2025

Clubhouse renovations conclude in restaurant cafe, main lounge and sports bar.



2026

Commence golf masterplan for 1st nine holes.

2026

Works commence on outdoor entertainment precinct and driving range.

2026

Works commence for golfers lounge, golf shop and golfers facilities.



Jun 2027

New kitchen, loading dock, clubhouse facade and car park landscaping, wayfinder signage, digital road sign replacement.



2027

Launch new Golf Wing with golfing member facilities and golf shop.

2028

Commence golf master plan for 2nd nine holes.

2030

Commence golf master plan for 3rd nine holes.

COMMENTARY

'Catalina Club has not arrived where it is today by accident.

Some of our past progressive Boards and Management Teams demonstrated remarkable vision – a couple spring to my mind. The vision to add the extra nine holes to give the membership the option of playing three 18-hole championship combinations was far-sighted. Especially so because it permits us to welcome 18 hole green-fee-paying visitors seven days a week to our courses. Equally bold, was the undertaking to bring treated recycled water all the way from the treatment plant at Surf Beach to the course. Both of those undertakings continue to help underpin the club's sound financial footing today.

Having said that, sadly, not all past well-intended decisions had such positive outcomes (many of the club's past 100 years were shackled by crippling debt levels), that is not the case today.

Our remarkable legacy—a tradition of undertaking ambitious projects now spans more than a century and I know our present Board and management team are committed to setting a safe and affordable direction for the next one hundred years.

I applaud our Board's recently declared vision of making Catalina Club the premier golfing destination between Sydney and Melbourne for those travelling along the Princes Highway.

That laudable and attainable objective cannot be achieved by sitting on our hands and doing nothing more to the clubhouse or the course.

You have before you the Board's vision for the future. If you look objectively at what they are proposing, then I know you will be impressed and supportive. However, that does not mean that you should not state your views and make suggestions where you feel an alternative plan may be more appropriate. I am confident that any such views, if appropriately expressed, will be carefully considered before they make their final decision on our behalf. '

Peter Criss

Life Member since 2024

President 2008 - 2009 & 2016 - 2020

COMMENTARY

‘From the significant clubhouse upgrades that began in 2019 to the ongoing enhancements today, we have consistently looked to the future.

Catalina Club has never stood still.

This latest project is yet another step forward—delivering state-of-the-art facilities, a premier golf course, and a modern driving range that will be enjoyed by all our members for years to come.’

Mick Lowe

Member since 2014

Club Captain 2023- Present

‘With this program, Catalina will become a course that will be able to host the NSW Open, the flagship championships in New South Wales.

Golf NSW is very excited about this project and we look forward to partnering with Catalina on more and more tournaments in the future. ‘

Olivia Wilson

General Manager - Golf NSW

‘This project, in tandem with the redevelopment of Batemans Bay, demonstrates ambition of Catalina Club to become a national and international destination.

This not-for-profit club is a valued regional asset, as a major sporting venue, attracting events of state significance but also as a hospitality and community venue that contributes a significant economic contribution to the region.

Catalina Club adds to the long-term stability of the town, and their redevelopment plans will attract further investment to the Eurobodalla.’

Mat Hatcher

Mayor - Eurobodalla Shire

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

We are pleased to share with you the Draft Golf Masterplan for the redesign of our 27 Hole Golf Course and Practice Facilities, members Golf Wing and Driving Range – a significant and exciting step forward in shaping the future of our great Club.

The following outlines our vision, priorities, and the proposed improvements that will ensure our facilities remain best in class and continue to deliver exceptional experiences for all members and guests.

This communication serves to:

- Introduce the goals and rationale behind the proposed draft masterplan.
- Provide an overview of the key elements of the golf course and clubhouse redesign.
- Outline next steps, including opportunities for member engagement and feedback.

Vision and Objectives:

Our masterplan is driven by a vision to:

- Modernise and future-proof our facilities for the next generation of members.
- Enhance playability, enjoyment and course sustainability.
- Future proof against rising flood levels, for green complexes and tee boxes
- Improve clubhouse functionality, inclusivity, and hospitality offerings.
- Elevate our standing as a premier destination for golf and social engagement

Member Engagement

Your voice is vital in this process. We invite all members to review the Draft Golf Master Plan and share feedback through the following channels:

Direct Input

Email suggestions and comments to masterplan@catalinaclub.com.au

Exhibition – Golfers Lounge

Management will also be available by appointment through the above email address between 11am and 12 noon from Wednesday 2 July 2025 to Tuesday 15 July 2025 in the Golfers Lounge, to answer any questions that members of the Club may have.

Website

Dedicated web pages have been created which will feature all required information, as well as regular updates and downloads in regard to the Golf Masterplan
catalinaclub.com.au/golfclubhousedesign

Member Information Sessions

Join us for in-person presentations and Q&A forums: Future dates to be confirmed.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Working Group and Partners

This initiative is being led by our Board in consultation with:
Golf Master Plan Working Group
CDP and Kruse Golf - Golf Course Architect
ALTIS Architecture
Candor Planning

Proposed Timelines

Board and Management review and update Strategic Plan - April - June 2025

Initial 27 Hole Golf Course Master Plan, Golf Wing
+ Outdoor Entertainment Precinct published for member feedback - June 2025

Lodgement of DA for full Masterplan - August 2025

Clubhouse internal renovation concludes - October 2025

Works Commence for 1st Nine Holes - 2026

Works commence for Outdoor Entertainment Precinct
Driving Range and Outdoor F & B Precinct + contingencies
with the loss of parts of Holes 1 and 9 - 2026

Works commence for Golf Wing - 2026

Kitchen, loading dock, Clubhouse façade and car parking - 2027

Launch NEW Golf Wing and Outdoor Entertainment Precinct - 2027

Works commence for 2nd Nine Holes - 2028

Works commence for 3rd Nine Holes - 2030

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Next Steps

The draft masterplan is available for full review on the Catalina Club website and within the Golfers Lounge. Please take time to explore the proposed changes and help shape our future.

We look forward to your feedback.

From Wednesday 2 July 2025, from 11am to 12noon each day, – Guy Chapman General Manager and Mitchel Judd, Assistant General Manager, will make themselves available, through appointment, during this time in the Golfers Lounge to take you through the proposal and answer any questions that members may have.

“ How might we grow and secure our golf and hospitality business sustainably – increasing our member and community engagement and satisfaction”.
Board of Catalina Club

Our Story – Catalina Club

Board and Management recently reviewed the 2022 Strategic Plan and are within weeks of adopting a NEW 2025 Strategic Plan that will set the Club up for future success. Our core Strategic Goals however remain unchanged, within this plan, being:

- IMPROVE AND ACTIVATE ALL OF OUR FACILITIES
- IMPROVE AND EXPAND THE GOLFING EXPERIENCE
 - DIVERSIFY OUR EXPERIENCES
 - ONE TEAM – ONE PURPOSE
- ACTIVE AND RESPECTED COMMUNITY LEADER
- FINANCIAL SUSTAINABILITY

We have achieved a lot over the past three and a half years and wanted to share with the membership and the community of Batemans Bay, what lies ahead over the coming few years.

The Board and Management have been working tirelessly in the background to establish the next phase of our journey, with a key focus to be “golf”. Just recently the 2025 Strategic Plan was reviewed, updated and elevated and is currently with the Board for finalisation.

In February 2024, the Club engaged CDP + Kruse Golf to provide a conceptual golf course masterplan document. We now have those finalised conceptual plans and wish to share with the membership for input.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Our Mission

We exist to....

- Promote, foster and conduct the game of golf.
- Provide enjoyable, quality, inclusive, golfing and hospitality experiences, to our members and guests.
- Be an accessible destination that brings people together.
 - Support our local community.
- Be an engaging, respected and desired local employer.

Golf Purpose

Our primary object is to promote and conduct the game of golf, a key leisure facility to the local community, which provides social connection in our community, affordable membership to locals, attracts visitors to the local area, creates crossover spending, key point of difference to our competitors, a key marketing tool and provides a positive financial contribution.

The purpose of the outdoor entertainment precinct is to create a vibrant, inclusive destination that blends casual golf experiences with high-quality food, beverage and entertainment offerings. Inspired by the Topgolf model but adapted for the club's budget, scale and setting, the precinct is designed to attract new audiences – including families, social groups and younger visitors – while also serving as a fun, flexible and high-quality practice and play space for existing and new golfing enthusiasts. It activates underutilised outdoor space, supports year-round visitation and strengthens the club's position as a leading regional hub for golf, leisure and social connection. To provide a significant positive financial contribution.

The parkland style golf course itself has no strong architectural reference point – it simply evolved. Over the years, it has developed, adapted and accommodated change. The course is central to the standing and reputation of the Club. Members, both golfing and social, are proud of its history. However, the standard of the course has become increasingly difficult to maintain.

The Club now has the opportunity to not only address these issues, but deliver to members and the community, a contemporary golf course design and a sustainable landscape plan that can be enjoyed and appreciated by golfers for years to come.

The intent is to maximise the potential of the golf course. The sandy nature of the site lends itself well to a more traditional, less parkland-like aesthetic, creating, variety, strategy and interest. Not only in the shape and distance of the golf holes, but through the positioning of bunkers, the size and shape of green complexes and tees, ensuring the features can be shaped in a way as to be indistinguishable from nature itself, allowing for maximum flexibility in how the course can be set up to accommodate golfers of all capabilities. It is essential that the course landscape and vegetation complements the architecture and playability to provide an outstanding and memorable golfing experience.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

The Beginning

For more than 100 years, Catalina Club has been a cornerstone of the South Coast community. As our regional population and community spirit grew in the late 1800s, a small group of community members landscaped and built a racecourse, followed by a golf course in 1920, that attracted adventurous golfers from across the country. Catalina Club is a golf course, Clubhouse and community built by devoted members and a pioneering South Coast community.

1920 Bill's Paddock

As European settlers began to populate the South Coast region, the land where our Club stands today was cleared to establish a popular racecourse with 'Bill's Paddock' at its centre. In 1920, Percy Bill gifted the paddock to the community to play golf, establishing Batemans Bay Golf Club.

1931 9-hole course gains momentum

On April 28, 1931, national and local newspapers reported that the Batemans Bay Golf Club's annual Open Day as "very successful", particularly because "the club had got a roof over its head".

1956 A golf club reimaged.

Catalina Country Club was established after its namesake, the Catalina Amphibian Flying Boat PB7, as requested by real estate marketers LJ Hooker, who often flew clients to the area. The first Clubhouse was opened in 1956, while brothers Claude and Athol Manns continued developing the course.

1970 Uniting a community.

An extensive Clubhouse was opened in August 1970, with a billiards room, bars, dining areas, a pro shop and beer garden. The Club began forming a distinct identity in the community, and was recognised as a meeting place to dine, experience the South Coast and play golf. Throughout the 1970's, golf legends Kel Nagle, Greg Norman and Rodger Davis played the 18-hole course.

1990 A decade of championship change

With a new course irrigation system, machinery sheds and workshop, office areas, bistro, foyer and 27-hole championship course, the Club continued to grow as an inclusive meeting place for members and visitors.

1999-2002 Consolidating our course.

More than 400 new trees were planted in 2002 across the course to regenerate native flora and encourage fauna while new course maintenance practices were adopted. The course attracted the likes of professionals Wayne Grady, Jarrod Moseley and Ian Leggatt.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

2006-2014 A modern Club

In 2006, the Club's fascia was famously transformed with a bright, open and welcoming design. The Club was recognised as Eurobodalla's Employer of the Year in 2007 and received the 2013 South Coast Regional Award for Excellence. The Club amalgamated with the Batemans Bay Bowling Club before being sold in 2014.

2019 Elevating our offer.

In 2019, renowned golf architect Harley Kruse partnered with Catalina Club to redesign the 15th hole and prepare a golf course master plan. The 15th hole introduced grass types such as pure distinction for the green complex, Zoysia for the bunker and green surrounds, plus run offs. Meanwhile, the Clubhouse's main lounge, restaurant and lounge areas were modernised to reflect the interconnected, friendly and positive nature of the Club. On New Year's Eve, bushland surrounding the golf course was burnt in the devastating Black Summer bushfires, with the pandemic soon after.

2025 A future for Catalina Club

Catalina Club today strives to uplift its members, team members, visitors, environment and wider community. We plan to align our course and clubhouse to our ever growing, diverse community with a refreshing five-year refurbishment beginning in late 2024. With more than 110 team members and 13,000 members, and over 300,000 visitors annually, our Club strives to be the premium 'perfect place' to play, relax, dine and be entertained.

Our 27 Hole golf course is beautifully presented seeing over 75,000 rounds of golf annually.

The Club sponsors several major sporting organisations within the local area injecting over \$30,000 annually.

- Batemans Bay Rugby Union
- Batemans Bay Cricket Club
- Batemans Bay Rugby League – Tigers
- Batemans Bay Tennis Club
- Seahawks

In 2025, Board and Management have focused their attention on the Clubhouse renovations which have included the Gaming Restrooms, Administration, Team, Board and Meeting Rooms, Reception, along with the full clubhouse refurbishment that is being undertaken at present. This will see new flooring, features and furniture for all Clubhouse areas, except for Gaming. We have also been in the background future proofing the Club, by reviewing and finalising the Club's Electrical Capacity with an upgrade and associated design works with third parties, including Essential Energy. This needed to be conducted before any proposed future major works could be undertaken.

Within the next 12 months we also wish to finalise the proposed Southern Carpark Bridge and Members Carpark at Country Club Drive that sits to the east of the current forward tee box on 18.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

What is the Catalina Club looking to do over the next 5 years?

1. 27 Hole Golf Course Re-Design

Including Practice Putting and Chipping Facilities

*Please find on our website, a landing page, where the full course re-design and FAQ's can be found that pertain to the golf course re-design

2. Outdoor Entertainment Precinct

Outdoor covered Food and Beverage Precinct (also act as a Halfway House) which will include a 100-metre netted 20 Bay Driving Range with full technology, Top Tracer and an outdoor social gathering space, including restrooms.

3. NEW Golf Shop and Members Golf Wing which will incorporate:

Golfers Elevated Terrace and Lounge Area

NEW Foyer Entry Access Area

Expanded Golf Retail Space, Workshop, Office Space

Retail Fitting Room

Members Bag Store

Unisex Lockers

Restrooms for Male and Female golfers accessible from sunrise to sunset

Golf and Club History, Hall of Fame, Trophy Display + Gallery.

NEW golf arrival area

Fleet golf cart parking area.

NEW outdoor smoking area that is only accessible from within the Clubhouse

Enlarged Sports Bar

Sports Bar Male Restrooms

4. Kitchen and Loading Dock upgrades.

5. Façade, Porte Cochere, Landscaping, Double sided road sign, way finding signage.

6. Undercover car parking for Northern and Southern Carpark

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

“Of all the hazards, fear is the worst.” – Sam Snead

Why?

Confidence in the area is very strong, and the Club has experienced large growth over the past few years and during peak periods, is at capacity, hence the need to expand and improve our offer for members and visitors.

Opportunity to broaden Catalina Club’s market appeal, attract a more diverse customer base and provide a gateway to grow the game of golf, no matter what format it may take.

The family entertainment industry continues to perform well in a strained economy, with 45,000 people living in the EUROBODALLA SHIRE, along with, the South Coast being the playground for those inland – ACT and surrounds.

There are several missing pieces in the local area when it comes to fun, affordable, family entertainment offering for the community in Batemans Bay. A safe relaxing setting for family and friends to enjoy quality time together, whilst participating in a fun outdoor activity. The Board and Management conducted a full Business Case on the Outdoor Entertainment Precinct and in considerations of our business model, growth strategy and opportunities, along with our vision and goals, feel this is a most opportune time to seek future growth and diversification.

The outdoor entertainment precinct would provide an excellent gateway to other golfing and non-golfing activities in and around the Clubhouse.

The concept would be the first and only such facility in the trade area with golf experiencing healthy growth since COVID and has continued with that trajectory.

Catalina Club has a trusted brand and reputation.

Running in conjunction with these considerations, the Board have reviewed, updated, integrated strategy tools, elevated and strengthened our alignment to have a robust 2025 Strategic Plan, which will be shared with the membership very soon once formally finalised.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

What is the investment for these projects?

We have invested into the Clubhouse these past 6 years and we do not envisage that we will need to complete any major works in the Clubhouse for the next 7 years, other than just general R&M and minor upgrades etc, or business as usual investments. The Board and Management now wish to turn their focus, to ALL things golf.

The estimated budget cost of these future projects are as follows:

- \$5m for the Outdoor Entertainment Precinct
 - \$4m for the Golf Wing
 - \$3.5m for each 9 Holes

These projects will be staged and based on cashflow, however the Board and Management expect to seek finance of \$4m to fund the Outdoor Entertainment Precinct initially, so we are able to fund future projects from cashflow.

The Club is in a very strong trading and financial position, and we do not see this diminishing at all in the foreseeable future, only improving.

A comprehensive Business Case and financial modelling was undertaken as part of this process to ensure that due diligence, financial sustainability, stewardship and governance was achieved.

Has the Club explored potential funding through Local, State and Federal Grant Assistance Programs?

Yes, the Club has and will continue to thoroughly explore potential opportunities, with grants of up to \$300,000 potentially to assist with this project.

We have invested into the Clubhouse these past 6 years and we do not envisage that we will need to complete any major works in the Clubhouse for the next 7 years, other than just general R&M and minor upgrades etc, or business as usual investments.

The Board and Management now wish to turn their focus, to **ALL things golf**.

How long will this take?

All projects are proposed to be staged progressively and fully completed by 2030.

Please refer to the timeline for proposed schedules.

We are committed to making sure that we have 18 Holes of golf available to the membership at all times, whilst the works are being undertaken. The Club will be endeavouring to minimise inconvenience to members during these works.

Mini Golf, I thought this was a consideration previously?

Mini Golf will not form part of this initial stage, but is accommodated in a later stage, as funds and capacity permits. Space has already been set aside for this later stage, sitting adjacent to the Outdoor F & B Precinct.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Will members be asked to pay a levy?

No, we will not be introducing a levy, nor do we intend to lift membership fees over and above what has been done in previous years. The enhancements are expected to elevate member value significantly.

Are you going to discount membership fees during the building works?

No, a feature of these proposed works is that we wish to keep 18 holes available for the membership at all times. We are fortunate that we have 27 Holes where this is possible during the construction phase, building 9 holes at a time.

The Board and Management do not plan on discounting membership fees.

Note: The Board and Management implemented a 7 Day Golfing Member Joining Fee of \$400, that comes into effect from 1 July, due to membership demand and tee time capacity issues, namely of a Tuesday and Saturday.

**“The difference between a sand trap and a water hazard,
is the difference between a car crash and an airplane crash.
You have a chance of recovering from a car crash”.**

- Bobby Jones

27 HOLE GOLF COURSE RE-DESIGN SPECIFIC

Why are all 27 Holes being redesigned?

The redesign modernises course infrastructure, improves playability and enjoyment for all skill levels, and enhances environmental sustainability. It aligns with global best practices in golf course architecture and player experience.

All green complexes are many years past their use by date and in need of urgent attention with a complete rebuild needed, along with tee boxes and bunkers, hence looking at the entire property. Internal and external safety factors are also crucial with many errant golf balls finding their way into neighbouring properties.

The trees planted many years ago, which fundamentally changed the course into a parkland-style course, are now ageing, narrowing the fairways and failing. We wish to ensure safety and playability.

Who is the golf course architect?

The redesign is being led by renowned golf course architect with extensive experience in top tier international courses, CDP + Kruse Golf.

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Will the character of the course change and will there be additional tee box areas?

The course will retain its distinctive natural character while incorporating modern design elements, strategic bunkering and improved green complexes and additional forward tee boxes to create variety in hole layouts on a day-to-day basis to cater for golfers of all ages and golfing abilities. We wish to restore the course's ecological diversity and to create a sustainable landscape which requires minimal water use. Most importantly, flora will be restoring habitat with the course and bring back additional birdlife, bees and other insects.

With the course re-design, is there potential for the course to figure in the Top Australian golf course rankings?

Yes, we hope that once the course and facilities are complete, that the re-design should elevate Catalina Club into the Top 100

What environmental considerations are being made?

The redesign will include native vegetation restoration to the local area.

**"There is no such thing as a misplaced bunker.
Regardless of where a bunker may be,
it is the business of the player to avoid it."**

- Donald Ross

Cart Paths - how will these generally look and feel in the new course design?*

Cart paths will have a natural look and appearance where possible, blending into the landscape and aligned to minimise their visual impact.

They will be typically light in colour and depending on traffic, will be a range of packed natural sand, decomposed Granite, or exposed aggregate concrete in high traffic areas, such as around the club house.

Bunkers - are more bunkers proposed in the Golf Masterplan?*

The new design focusses on bunkering that serves a strategic purpose.

In that sense several current bunkers of no strategic merit and only penal for the lesser player, will be filled in.

The outcome with the new proposed course design is 85 bunkers, verses 62 at present.

**New answers from management following feedback sessions questions in July 2025.*

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

Has the Club conducted its due diligence in relation to the success of a driving range and outdoor area?

Yes, the club has sought both an independent feasibility study and financial modelling in relation to the project. **

Will I still be able to play social golf when works are being undertaken?

Yes, members will still have the ability to play social golf, albeit, priority timeslots will be given to competition fields on specified competition days. **

What are we going to do about drainage throughout the course?

Board, Management and a small group of members are assisting in raising this to the appropriate authorities to have it rectified and managed appropriately.

This issue isn't only impacting the golf course but residents in Hanging Rock, Batehaven and along Beach Road.**

***New answers from management following feedback meeting sessions questions in September 2025.*

FURTHER INSIGHTS & FREQUENTLY ASKED QUESTIONS

NEW GOLF SERVICE WING SPECIFIC

What will be included in the Golf Wing?

- A modern Golf Shop with 150 square metres of retail space
 - A fitting room
 - Unisex Lockers Rooms
 - Male and Female Restrooms
 - Member Golf Bag storage
- Lounge areas, indoor and outdoor.

How will this benefit members?

It will streamline services, enhance the golf and clubhouse experience, and provide high-end amenities consistent with contemporary standards.

Is the NEW golf wing architecture sympathetic to the surroundings?

Yes, the new structure has been designed to blend seamlessly with existing buildings and the natural landscape.

PUBLIC ACCESS DRIVING RANGE - SPECIFIC

Who will be able to access the new driving range?

The range will be open for the public, including members, casual golfers and beginners looking to learn the game. It will also be used for tuition by the Club Professionals

What facilities will it feature?

- Undercover Floodlit hitting bays
 - Target Greens and targets
- Teaching bay for tuition by Club Professionals
 - Top Tracer ball tracer technology
 - Ball automation bays
 - Tables and Chairs
- Food and Beverage (licensed) available with the intent it will be used as a half-way house.

Will it be open all year round?

Yes, it is designed for all-weather use and will be open year-round with extended evening hours.

How will members benefit?

Members will receive priority booking, practice privileges, and integrated access from the golf services wing.

Will there be Tuition and Junior Programs?

Yes, Professional instruction, junior clinics, All-abilities, and group clinics will be a major part of the range 's operations.

How will members stay informed of updates with the various projects?

Members will be informed and kept up to date through our current fortnight golf newsletters, MIClub, the Golf Shop, presentation opportunities and our Catalina Club website.

**“The first purpose of any golf course should be to give pleasure,
and that to the greatest number of players,
without respect to their capabilities”.**

- Dr. Alister Mackenzie

HOW TO STAY UP TO DATE

INFORMATION SESSIONS

The senior leadership team will be available to meet on an informal basis to discuss topics from 11am - 12 noon from Wednesday 2nd July until Tuesday 15th July in the Golfers Lounge exhibition space

EMAIL

The senior leadership team will be able respond to specific questions via email. A dedicated email address for this project has been created. Please detail the topic in the subject line, so the topic can be answered by the right team member and email your inquiry to masterplan@catalinaclub.com.au

NEWSLETTERS

Following the consultation period, regular updates will be shared in the Golf and Social newsletters, with reference and links to the changes made.

WEBSITE

The club and golf masterplan website pages will be updated as and when, with members alerted to the evolutionary changes and advancements to the masterplan project over the coming months and years.

The gateway to the clubhouse and golf course redevelopment can be found at:
<https://catalinaclub.com.au/golfclubhousedesign>

We look forward to building a club that honours our past while embracing the future.

