



Golf – Bowls  
Accommodation

## YOWANI COUNTRY CLUB LIMITED

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Non-Potable Water Review  
C/- Ms Nicole Wong  
Economic and Financial Group  
Chief Minister, Treasury and Economic Development Directorate  
GPO Box 158  
CANBERRA CITY ACT 2601

29 April 2021

Dear Ms Wong

### **ACT NON-POTABLE WATER REVIEW LETTER IN SUPPORT OF SUBMISSION MADE BY GOLF NSW AND THE ACT MONARO DGA**

The ACT Monaro District Golf Association and Golf NSW have responded to the request for submissions on behalf of the golf clubs in the ACT that are impacted by the non-potable water pricing framework.

Whilst the Yowani Country Club (YCC) fully supports that industry submission and its recommendations, it notes that each club involved in the ACT has very different circumstances in regard to water access and usage arrangements and their associated costs. The purpose of this subsidiary report is to address issues which are more specifically related to YCC.

#### **Access to non-potable water for irrigation purposes**

The primary source of water for irrigation purposes at Yowani is storm water which flows down the Sullivan's Creek storm water channel which dissects the YCC golf course. With the assistance of a grant from the ACT Government, YCC invested \$1.35m in 2012 in order to construct a storm water harvesting facility (SWHF). This infrastructure enables the Club (under license) to harvest storm water during moderate to high rainfall events. However, as Sullivan's Creek is not a naturally flowing river or stream, in order to work effectively the SWHF is dependent upon moderate to high sustained rainfall at regular intervals.

The water that flows down the storm water channel is of a very poor quality due to the source and nature of water flows. It is therefore fit for only limited on course use.

The Club is able to access additional water, on a limited basis, from a natural bore located on club land. Annual usage from this source is limited to 35ML and is subject to the ACT Governments Water Abstraction Charge (WAC).

### **Future Development**

Most recently a draft variation to the Territory Plan (DV370) was released by the ACT Government for a period of public consultation which expired on 16<sup>th</sup> April. The draft variation proposes to allow the redevelopment of the eastern portion of the Yowani land adjacent to Northbourne Avenue for a mix of commercial and residential uses.

The proceeds from the progressive sale of the development land will be used by the club to secure its financial future. This will be achieved by diversifying its business model away from reliance on income from traditional club sources, such as gaming, by accessing new and sustainable sources of alternative revenue.

Such proceeds also provide opportunity for the Club to undertake major upgrades to the golf course to improve its water storage and usage capabilities. This will include:

- Planned construction of two additional storage dams to increase on course water storage capacity by approximately 20ML. This will provide enhanced water security and eliminate any reliance on town water supplies. Estimated costs of undertaking this work is of the order of \$1m.
- Replace the existing course irrigation system to allow more efficient and targeted use of water resources. Estimated costs are in excess of \$1m.
- Resurface playing surfaces with more drought tolerant grass species. To be undertaken as part of the golf course redesign.
- Enhance YCC role as part of the Government's flood mitigation strategy.
- Protection of the values of Sullivan's Creek through a process of naturalization. This will aid in improvement of the quality of waters that flow through Club land and on into Lake Burley Griffin through a process of natural filtration.

### **Additional Recommendation**

YCC believes that the significant capital expenditure incurred by clubs to improve and maintain water capture, storage and use should continue to be recognized and encouraged. This through the retention of incentives, such as the Capital Works Offset Program, and a total WAC that resembles bulk water pricing rates applied within other jurisdictions ([IPART - WaterNSW Annual Review of rural bulk water charges for 2020-21](#)) and that recognises the important community benefit provided by NFP Sporting Clubs such as Yowani.

Yours sincerely



John McCullagh  
Chairman  
Yowani Country Club Limited