



**GOLF PROGRAMS  
AUSTRALIA**  
INCORPORATED

# Submission Brief

For Consideration by the Queensland  
Government Parliament  
February 2016

Full Submission Presented by (MP) Peter Wellington

Funding submission for a unique specialised sports facility on the Sunshine Coast catering for the needs of:

The Intellectually & Physically Disabled / The Vision Impaired / Autism Spectrum Disorder (ASD) / The Indigenous / Youth at Risk / Post Traumatic Stress Disorder (PTSD) / The Aged / Primary & High Schools Women's Groups & More...

## Sports Facility's Purpose

- To Develop & Deliver Specialty Golf Programs For The Community
- To Provide Training & Placement For People With Intellectual Disabilities

This Community Sports Initiative Concept Supported by



**Special Olympics**  
Queensland



**Special Olympics**  
Australia

**Special Olympics**  
Queensland  
Sunshine Coast

**Crunch**   
THE SOUTH AFRICAN SHOP IN QUEENSLAND

**Bendigo Bank**

**compass**  
INSTITUTE INC.

**Inclusion Plus**  
FAMILY SUPPORT INC.  
QUALITY SUPPORT AND INCLUSION FOR EVERYONE

**tafe** Queensland  
East Coast

**Equity**  
works  
INDIVIDUALS WITH A DISABILITY

**PGA**  
AUSTRALIA  
1911

**Golf**  
Queensland

**Nambour Golf Club** INC.

**Rotary**  
NAMBOUR '76

**Forest Sanctuary**  
wedding & function venue

# Submission Overview — Page 1.

**This submission will provide a brief overview of the proposed sports facility to be based on the Sunshine Coast within the Nambour & District region.**

1. **What is Golf Programs Australia Inc.?** — GPAI is a not for profit community organisation that develops & delivers specialty golf programs for a range of groups on the Sunshine Coast. Participants include those living with intellectual and or physical disabilities, Indigenous Groups, Youth at Risk, The Aged, Post Traumatic Stress Disorder (PTSD) Autism Spectrum Disorder (ASD), Women's Groups, Schools and more.
2. **What is the proposed facility for?** — The GPAI golf facility will be used to deliver specialty golf programs for the above mentioned groups which will remove isolation, promote a healthy lifestyle through exercise, create networking and social engagement opportunities and deliver onsite training and placement pathways for people with intellectual disabilities.
3. **Are there any other facilities' like this anywhere else?** — No. GPAI is a unique organisation and has a unique vision to provide a dedicated sporting pathway for individuals in the community that would benefit greatly from participation and engagement in a healthy social activity such as golf. Golf is a low impact sport which suits participants unable to engage in more physically demanding activities due to their medical conditions and or fragile physical state. People with Downs Syndrome for example have a weakness in the neck area which can exclude them from participating in more physically demanding and contact sports.
4. **Who is behind GPAI?** — The President and founder of GPAI is PGA Professional Darrell Dalton who established the Special Olympics Sunshine Coast Golf Initiative in January 2014. The SOSC Golf Initiative is now recognised as the most successful SO golf program in Qld and grows stronger every month. The Special Olympics is a charity organisation that transforms the lives of children and adults with an intellectual disability through year round sports training and athletic competition in a variety of team and individual sports. Darrell is also an ex – registered nurse and combines his experience in this area with his PGA Coaching expertise which he feels complements his ability to create effective and meaningful programs that work. GPAI has several local and Brisbane based Board Members that are experts in their relative fields and great assets and support to the association.
5. **What will the facility include?** — The GPAI Facility will include a 2 Tier, 36 Bay fully appointed under-cover Driving range, Driving Range Kiosk, Chipping Green and Practice Bunker, 18 Hole Pitch & Putt Course, Kitchen & Café, Golf Shop, Office, Function Room, Indoor Golf Simulators, Outdoor Practice Putting Green, Undercover BBQ area, Greenkeepers Sheds, Equipment and Bus.
6. **Will the facility be open to the public?** — Yes, the facility will be fully available to the public and profits from the Driving Range, Pitch & Putt Course and Café will help fund program delivery. The facility will be open 7 days a week.
7. **Will the facility require ongoing government funding?** — No. Once the facility is constructed over 3 stages, operational costs and management of the facility will fall to the GPAI Management Board made up of several professionals with expertise in a range of business, insolvency and organisational management areas. Additionally, GPAI has set up micro-businesses that will provide residual income to supplement the facilities various revenue streams.

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8. **Is the sports facility a viable business model?** — While GPAI is a Not For Profit organisation... that does not mean it is for loss either. The facility will run as a normal business and any profits made, rather than going to shareholders, will instead go back into the organisation. The tax benefits of being an NFP and the ability to garner support in a myriad of ways from the community, government and corporate sectors will allow the organisation to become a viable business concern while at the same time providing the community with a meaningful family friendly facility that has the ability to support itself.
9. **Is there a real need for this facility?** — Absolutely, on the Sunshine Coast alone there are over 60, 000 individuals with intellectual disabilities that could potentially benefit from this community & family friendly facility. If you take into consideration this demographic **is but one of several** then it becomes easier to grasp the potential. The Sunshine Coast is a retirement hub and the facility caters beautifully for those who no longer possess the capacity to play a round of golf on a full size golf course. Subsequently, GPAI will be offering nursing homes and retirement villages an activity to add to their social calendar while providing health benefit outcomes for aged and senior participants.
10. **How will GPAI provide training opportunities for the intellectually disabled?** — GPAI has held meetings with Volunteering Queensland and Nambour TAFE in order to determine which RTO would best be suited to create the framework and support structure needed for GPAI to successfully deliver training and employment outcomes for people with intellectual disabilities. At this stage GPAI is very impressed with Nambour TAFE's Paula Inglis's experience and expertise in delivering real outcomes for intellectually disabled trainees over an extended time frame.
11. **What training opportunities will be available at the facility ?** — Intellectually Disabled Trainees will work and learn about basic Greenkeeping and maintenance, basic machinery operation, hospitality, basic office administration, communications, IT, retail sales, POS operation and more... Trainees will be rotated to experience each facet of the facility's operations.
12. **What work opportunities will be available at the facility ?** The GPAI Sports facility will offer suitable Trainees appropriate part time, casual or full time work placement at the facility and will work closely with the chosen RTO, families, carers and homes to ensure equitable work outcomes for trainees & graduates.
13. **Where will the facility be located?** — At this stage GPAI envisages the facility will be ideally placed within the Nambour & District region. From a business and needs perspective the facility would be close to many disability organisations and also close to the Nambour Golf Club which does not offer any substantial practice facilities for its members.
14. **How will the facility construction project be delivered?** — Once suitable land for the facility is secured GPAI will seek total government funding to construct the facility in 3 stages. **Stage 1.** Facility Carpark. The Driving Range, Practice Chipping Green & Bunker, Greenkeepers Shed and Driving Range Kiosk, Training & Sorting Shed. **Stage 2.** The 18 Hole Pitch & Putt Course. **Stage 3.** Kitchen & Café, Function Room, Golf Shop & Office, Children's Play Room, Indoor Golf Simulator Centre, Practice Putting Green & BBQ Area.

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15. **How much funding will be required to set up the facility?** — GPAI recently met with Hutchinson Builders on the Sunshine Coast who agreed to provide an estimate (Free of Charge) of costs to build a 36 Bay Undercover Driving Range, Driving Range Kiosk, Kitchen & Café, Golf Shop & office, Room for 3 Indoor Golf Simulators, Children's Play Room, Outside Undercover BBQ Area, Function Room & Office, Greenkeepers Shed, Suitable Parking area etc. Hutchinson Builders were selected as a suitable construction company option due to its recent experience constructing a similar project in Toowoomba in 2015. The Toowoomba project was constructed on Council Land and fully supported by the Toowoomba City Council in collaboration with the Toowoomba City Golf Club. The estimated construction cost for this project was 2.1 Million Dollars and included a 2 Tier 18 Bay Undercover Driving Range, Café and Mini Golf Complex.
16. **Who will own the facility?** — **1.** Council or the Crown will retain ownership of the land which will ideally be provided to the GPAI not for profit association in a long term lease arrangement. **2.** GPAI will retain all management rights & ownership of the facility concept in terms of intellectual Property. **3.** GPAI is happy to enter into a long term buy back arrangement with the government for the facility over time. Terms to be negotiated and set.

**Recapping** — This GPAI sports facility concept is totally unique. There is nothing comparable offering specialty golf programs for the community or one that provides training and employment opportunities for the intellectually disabled in Queensland or Australia. This fact is why GPAI President & PGA Professional Darrell Dalton has been able to garner wide support from a host of disabilities and sporting organisations such as the PGA of Australia and Golf Queensland which realise there is a great need for a sports facility dedicated to provide for the needs of the disabled and other groups in the community.

**Potential Beneficial Health Outcomes** — for people with intellectual disabilities alone is profound when you consider the poor health of this demographic and the cost to the community and government which can be simply addressed by increasing exercise, removing isolation and providing meaningful and sustainable sports programs.

In a perfect world inclusion at mainstream golf clubs for the focus groups mentioned in this submission would be ideal but due to the commercial viability and bottom line mentality of mainstream golf clubs these individuals lose out consistently.

GPAI has proven itself as a consistent provider of quality golf programs developed for specialty groups such as the Special Olympics, Primary & High Schools, Junior Programs and many others with great success over the past two years.

The GPAI association respectfully partitions the Queensland Government to seriously consider granting funding for this worthwhile sports & training facility which has the potential to transform the lives of less abled individuals and their families .

The GPAI Association would also like to thank all organisations and stakeholders that provided support for this submission in the form of Letters of Support (LOS) and MP Peter Wellington (Nicklin) for reviewing and tabling the business case to the Queensland Parliament for consideration.

Sincerely

On behalf of the Golf Programs Australia Inc. Board  
GPAI. President  
Darrell Dalton

Thursday, 11 February 2016