

Long Reef Golf Club Refurbishment

PRIMARY
ENGAGE

Stakeholder and Community
Engagement Report – Summary

30 September 2024



Introduction

Long Reef Golf Club is proposing to undertake a long overdue refurbishment of its clubhouse as the present building is no longer fit for purpose. The proposed alterations and additions have been designed to assist in providing a clubhouse with modern facilities, providing Member/Community multi-purpose rooms so that Golf Members can enjoy their Clubhouse away from an event or non-golfers experiences the Club's hospitality. The proposal will enhance the Golf Members experience with their own space within the clubhouse whilst maintaining the important hospitality revenue streams.

To assist the Club in the design of the proposed refurbishment, the Club has undertaken an extensive program with Golf Members, House Members and the local community who live in the vicinity of the Club to obtain feedback that will help inform the final design. This report provides a summary of the process and the outcomes from the engagement process.

Background

Long Reef Golf Club (LRGC) is located on the Northern Beaches on the Long Reef headland in Collaroy.

The Club is proposing to undertake a refurbishment of its clubhouse as the present building is no longer fit for purpose. Growth in food and beverage as well as weddings and events has led to a situation whereby the present layout provides no separation of Golf Members' facilities from the events area and cafe.

Already a popular destination, the club hosts around 110 weddings annually, contributing to approximately 125,000 clubhouse visits in addition to the nearly 70,000 rounds of golf (both Member and public) on the Course. There are currently over 3,000 House Members and approximately 1,060 Golf Members. 50% of revenue now comes from food and beverage, whereas previously 80% came from golf. 65% to 75% of the membership reside in Collaroy, Dee Why and Narrabeen (approx. 2.5 kms as the crow flies). 86% of the membership comes from within the Northern Beaches area. The Club enjoys a strong reputation as a vibrant community asset.

This success has created its own challenges: some Golf Members feel that weddings and other non-golfing activities are encroaching on their club. Golf and House Members have quite divergent needs and expectations, and the current clubhouse does not provide for these expectations. Some Golf Members feel that they are losing ownership of their club whilst others enjoy the thriving environment.

The proposed alterations and additions have been designed to assist in providing a clubhouse with modern facilities, providing Member/Community multi-purpose rooms so that Golf Members can enjoy the facility away from an event. The proposal will enhance the Golf Members experience with their own space within the clubhouse whilst maintaining the important hospitality revenue streams.

The refurbished ground floor will include:

- Three new Member/Community multi-purpose rooms that can cater for up to 106 guests;
- A new interior dining area together with a covered terrace dining area;
- New kitchen facilities and bar facilities;
- A new garden seating area;
- A communal lounge area;
- New Members lounge and terrace areas; and
- New male and female amenities including showers
- Improved office accommodation and staff facilities.

It's proposed to add a new first level area to take advantage of the expansive views of the coastline. The additional storey will include:

- A large Member/Community multi-purpose room capable of seating 158 guests;
- Two terrace areas that will cater for 12 and 56 guests respectively;
- An additional terrace area for Members; and
- Kitchen and bar facilities and an entry that includes lift access from the ground floor.

To assist the Club executive in ensuring that Members and the community had input into the proposed refurbishment an extensive stakeholder engagement program was implemented during the months of July and August. This program included:

1. Meeting with individual Club Members;
2. A formal meeting of Members where the Members were presented with a full presentation of the proposed refurbishment as well as an overview of the Club's finances;
3. Advertised engagement drop-in sessions. A survey was available to individuals to provide their input as well as a Members' only feedback survey. The engagement program is outlined in the following pages; and
4. Individual meetings with Club Members over the two-week period that the proposed refurbishment plans were on display.



Community Communications – Briefing and drop-in session invitations were delivered to neighbours and an extended zone that included residents of the plateau behind Pittwater Road.

Methodology

1. Strategy

A Community and Stakeholder Engagement Strategy was developed that set out the consultation and communication framework that would be implemented to elicit feedback from stakeholders as the Club progressed towards a Development Application with Northern Beaches Council.

The plan allowed for a proactive, open engagement process that would bring Golf Members, House Members, the local community and key stakeholders on the journey through the process and provided timely information to the community on the proposed refurbishment.

By meeting the objectives outlined below the aim was to provide the basis for a sense of excitement about what's to come for the Club to build a positive re-opening communication activation.

The objectives of this plan were as follows:

- Identify all stakeholders who have an interest in the proposal and identify the issues that will be of concern to stakeholders;
- Outline engagement activities for all stakeholders;
- Raise awareness of the need for a renovation;
- Provide clear messages about the benefits of the proposal;
- Provide an outline of clear communications tools and channels;
- Build and maintain positive relationships with all stakeholders;
- Ensure that there were safe, respectful and inclusive opportunities for the Members, community and other stakeholders to express their views regarding the project – including any concerns or feedback they may have;
- Identify any opportunities for building positive sentiment across local media, the local community and other stakeholders; and
- Work to mitigate the risk of opposition to the proposal which would otherwise have a negative impact on the project's timeline and budget.

2. Engagement Process

The engagement process consisted of three stages:

1. Individual feedback from Members and neighbours;
2. Input and feedback from Golf Members; and
3. Input and feedback from the local community.

All stakeholders were given the opportunity to view proposed designs and plans of the refurbishment that were on display at the Clubhouse and available online through the Club's website (see Appendix E).

Golf Members were invited to provide feedback on the proposed refurbishment through an online Golf Members only survey. The local community and both Golf and House Members were invited to provide input through an online survey that could be accessed by scanning a QR Code (see Appendix C) or by clicking a link on the project page (see Appendix D).

Additionally, the General Manager and representatives of the LRGC Board's Building Committee met with senior council staff to brief them on the refurbishment.

A more detailed outline of the engagement process is set out below:

Individual feedback from members and neighbours:

The General Manager and a member of the Board Building Committee held a meeting on 5th July with 10 local residents who are also longtime Golf Members. This helped inform the engagement process and the proposed refurbishment planning process.

Members' Information meeting and Community drop -in sessions:

Date	Engagement Activity
<ul style="list-style-type: none"> 22 August 2024 	<p>Members' information meeting at the Clubhouse, invitation only (see Appendix A):</p> <ul style="list-style-type: none"> Approximately 75 Members attended the information meeting. The meeting commenced at 6.01pm and concluded by 8pm, Members were then invited to view the display in the clubhouse and speak to Board members. The Club's President, General Manager and the architect provided presentations during the meeting. This was followed by a Q and A session with Members given the opportunity to ask questions.
<ul style="list-style-type: none"> 22 August – 6 September 2024 	<p>Refurbishment concept design on display in clubhouse through the use of storyboards (see Appendix E):</p> <ul style="list-style-type: none"> Members and local residents had the opportunity to view the proposed refurbishment and provide feedback through an online survey. The dates of the engagement events were: <ul style="list-style-type: none"> Saturday 24 August (2pm to 4pm). 20 people viewed the proposed refurbishment plans. Tuesday 27 August (5pm to 8pm). 8 people viewed the proposed refurbishment plans. At these events the General Manager and Board members were available to answer any questions that Members or local

	<p>residents had about the proposed refurbishment.</p> <ul style="list-style-type: none"> • At other times during this period the storyboard remained on display for Members and local residents to view and provide feedback through the online survey. • Over this period, the General Manager, a Board member and a senior staff member met with approximately 70-100 Members in passing who had questions regarding the plans. Many of these Members were also local residents. • The story boards and supporting information was also displayed on the Club's website lrgc.com.au/clubhouse-masterplan/
<ul style="list-style-type: none"> • 24 August – 6 September 2024 	<p>Online Survey open for member and community feedback.</p> <ul style="list-style-type: none"> • Community members were invited to two community drop-in sessions at Long Reef Golf Club (see Appendix B). The Members and community online survey was available for responses during this period. The survey was completed by scanning a QR code and providing a response to a series of questions. More information is set out below.



Members' presentation and information evening held on 22 August 2024 at Long Reef Golf Club.

Members feedback survey:

- Golf Members were invited to provide input to the concept plans that were presented to Golf Members by email prior to the Golf Members' information meeting held 22 August 2024. At this meeting a more comprehensive presentation was made to those present. However, all Golf Members were given the opportunity to comment prior to this meeting.
- 25 members provided feedback to the survey from 7 August to 4 September 2024.
- The respondents' period of membership ranged from commencement in 1964 to commencement in 2024, with an average membership period of 17 years.
- The average age of respondents was 64 years.

Community and Members' survey:

- The Members and Community survey was open for responses from 24 August to 6 September 2024. The survey was available for completion online and attracted 138 responses.
- Apart from both Golf Members and House Members having the opportunity to complete the online survey, approximately 450 households in the vicinity of the Golf Club were notified of the survey (previously outlined above).
- Of the 138 responses received:
 - 116 indicated they were Golf Members;
 - 2 indicated they were Golf Members AND a local resident;
 - 7 were House Members;
 - 1 indicated they were both a House Member AND a local resident; and
 - 4 indicated they were a local resident.

Other Engagement Activity:

A number of meetings have been held between the Northern Beaches Council (NBC) senior staff and the Long Reef Golf Club over the previous three years as well as one meeting with the local State MP, Michael Regan (who was previously Mayor before being elected to State Parliament).

Discussions with the Council mostly revolved around a thirty-year extension on the long-term lease over the golf course upon which the Club house refurbishment was dependent as well as discussions about the Clubhouse refurbishment. What these meetings demonstrate is that the Long Reef Golf Club has sought to keep the Council informed at all times of its plans.

The following table sets out those meetings, who was in attendance and the issues discussed:

Date	In attendance	Issues
12/4/21	<ul style="list-style-type: none"> Ben Russell (GM) and Steve Twigg (LRGC President) NBC CEO Ray Brownlee, NBC Director of Transport & Assets Jorde Fragoles and NBC Executive Manager of Property Campbell Pfeiffer 	Extension of long-term lease to allow for Clubhouse Master Planning
8/2/22	<ul style="list-style-type: none"> Ben Russell (GM), Steve Twigg (LRGC President) and Keith Warren (LRGC Board Member) NBC CEO Ray Brownlee and NBC Executive Manager of Property Campbell Pfeiffer 	Long-term lease and Clubhouse Master Plan
21/2/22	<ul style="list-style-type: none"> Ben Russell (GM), Steve Twigg (LRGC President) and Keith Warren (LRGC Board Member) NBC CEO Ray Brownlee and NBC Executive Manager of Property Campbell Pfeiffer 	Rent valuation, long term lease and Clubhouse Master Plan
6/6/22	<ul style="list-style-type: none"> Ben Russell (GM), Steve Twigg (LRGC President), Keith Warren and Andrew Thurlow (LRGC Board Members) NBC CEO Ray Brownlee and NBC Executive Manager of Property Campbell Pfeiffer 	Rent valuation, long term lease and Clubhouse Master Plan
30/6/22	<ul style="list-style-type: none"> Ben Russell (GM) NBC Executive Manager of Property Campbell Pfeiffer 	Rent valuation and potential off sets for additional maintenance by Club outside of boundary
15/11/22	<ul style="list-style-type: none"> Ben Russell (GM) NBC Executive Manager of Property Campbell Pfeiffer 	Clubhouse Master Plan and Compliance Works as well as Course Works
1/9/23	<ul style="list-style-type: none"> Ben Russell (GM) 	Clubhouse Master Plan and lease

	<ul style="list-style-type: none"> NBC Executive Manager of Property Campbell Pfeiffer 	
15/9/23	<ul style="list-style-type: none"> Ben Russell (GM) State Member for Wakehurst Michael Regan 	Discussion topic is Clubhouse Compliance Works and Clubhouse Master Plan
29/3/24	<ul style="list-style-type: none"> Ben Russell (GM) NBC Executive Manager of Property Campbell Pfeiffer 	Clubhouse Master Plan and lease
9/5/24	<ul style="list-style-type: none"> Ben Russell (GM) NBC Mayor Sue Heins NBC Executive Manager of Property Campbell Pfeiffer 	Clubhouse Master Plan
30/8/24	<ul style="list-style-type: none"> Ben Russell (GM), Keith Warren (LRGC President), Tony Holley (LRGC Board member) NBC CEO Scott Phillips and NCB Director Campbell Pfeiffer 	Clubhouse Master Plan and proposed refurbishment of Clubhouse

4. Outcomes

The information that was collected as a result of the extensive community and stakeholder engagement process involving Golf Members, House Member and the local community will be used to assist Long Reef Golf Club in the final design of the refurbished clubhouse. The majority of those who provided feedback supported the planned refurbishment and understood the need for this refurbishment to provide a modern facility that caters for the needs of Golf Members and guests.

Appendices

Appendix A: Letter to Members, dated 7 August 2024



LONG REEF GOLF CLUB LTD ACN 000 431 121 A.B.N 37 000 043 121

ANZAC AVENUE, COLLAROY NSW 2097 (PO BOX 182) (P) 02 9971 8113 (E) OFFICE@LRGC.COM.AU

Clubhouse Master Plan | Members Information Session

7th August 2024

Dear Members,

You may be aware that the Club is proposing to undertake a major refurbishment of our Clubhouse as the present building has many existing compliance and maintenance issues and is no longer fit for purpose.

Since 1994, LRGC Boards have commenced planning for a major Clubhouse refurbishment but unfortunately the Club was never in a financial position to undertake a project of this significance and previously didn't have the business to support to it.

This has certainly changed over the past 5 years. Long Reef Golf Club is now one of the country's top operating facilities for golf and hospitality. It generates close to \$2M in cash each year, with much of this coming from a successful hospitality business. The hospitality success has directly benefited Members with a premium Golf Course, and over \$7M invested back into the Golf Course capital works/equipment in the past decade whilst ensuring our Members have the best Membership value proposition on the Northern Beaches.

We are excited to share plans for a transformative refurbishment of our Clubhouse. After serving our Members and community for over 60 years, the Clubhouse refurbishment represents a unique opportunity to create a modern, vibrant hub that reflects our Club's rich history while embracing the future and delivering on our vision of "the best beachside destination offering exceptional golf and hospitality experiences for our Members and community".

Why the major refurbishment?

The proposed major refurbishment meets one of the key commitments to Council for renewal of the lease – that the Club would invest in a new Clubhouse to meet the needs of the Members and the community. The combination of the new lease, profitable business operation and the major refurbishment of the Clubhouse (the commitment to build was a requirement of the extended lease) guarantees the ongoing stewardship and management of the land by LRGC and provides certainty to funding partners.

There is a growing list of non-compliance items in the existing building that can no longer be overlooked. The Club faces multiple problematic choices just to meet compliance, as seen with our back of house food and kitchen area compliance works last year. The do-nothing or do minimal renovation is therefore not an option.

A re-designed floor plan will address the operational issues such as inadequate storage, multiple kitchens, Member amenities used by the public, congestion in key service and ingress/egress points, and create exclusive spaces for Golf Members to enjoy vistas of the Course and beachfront.

The primary purpose of the information session

The proposed refurbishment will require the Club to obtain a Development Consent through the Local Planning Panel with the Northern Beaches Council as Landowner. The DA approval will provide us with an approved building envelope in which to undertake the refurbishment of the Clubhouse. We are looking to engage with Members with a view of enhancing the current architectural design through feedback both before, during and after the information session. This information will then be considered by the Building Committee, design consultants and wider stakeholders to inform the finalised Development Application submission to Council.

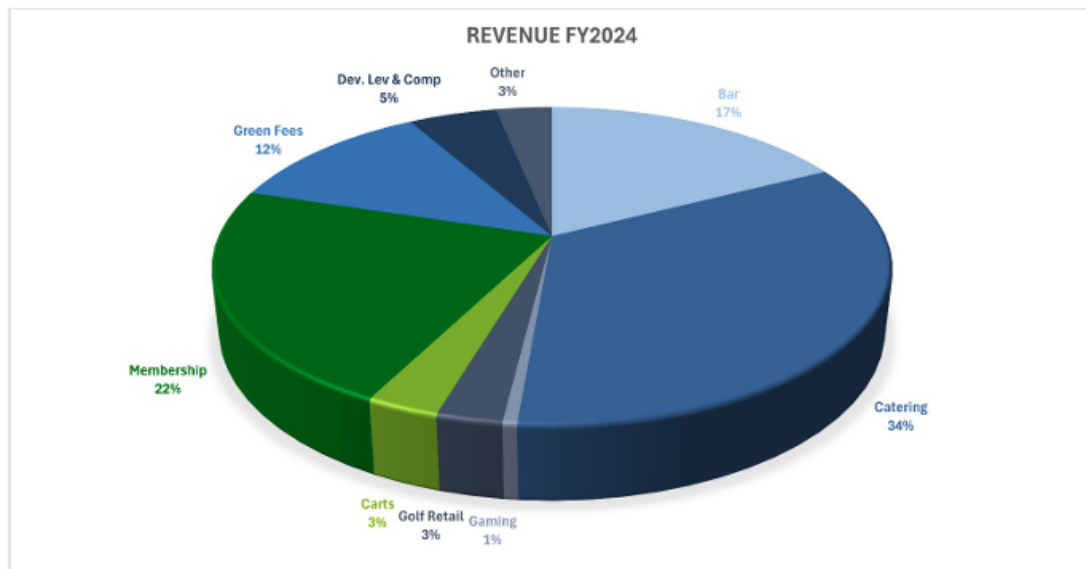
Once a DA consent is obtained, we will have locked in with certainty the extent of the building works and can work towards obtaining detailed costings.

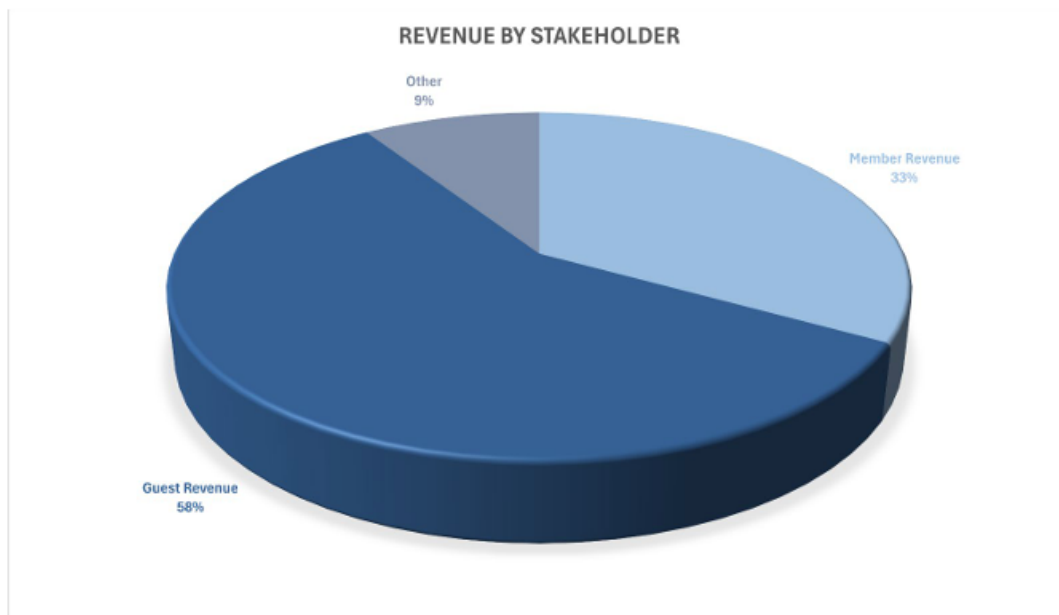
Following this, we will thoroughly explore financing options and we can make decisions on our construction approach and possible staging.

Symbiotic relationship between Golf and the Clubhouse

Unlike many golf clubs, we have a thriving wedding, function and café business that provides a substantial cross subsidisation of golf costs. This allows our Membership fees to be in the lowest quartile of similar clubs, while also allowing Course investments like the Bunker Masterplan. Many golf club clubhouse building redevelopments have taken the "Field of Dreams" approach, hoping that when they have built a new functions/hospitality facility, people will come. Unlike these clubs, we have a proven track record of attracting Members and guests to our existing facilities. This strong foundation provides a solid basis for our Clubhouse refurbishment.

Our cash generation for 2023/24 of \$2M (before the Bunker Masterplan costs) came substantially from our food and beverage business. The breakdown of where our revenue comes from is as follows:





It is the protection and enhancement of this revenue stream that will fund the major refurbishment. The growth of our food and beverage and events income has allowed us to re-invest back into the Club, the community and into environmental protection. Some of the significant projects over the past 7 years include the new Maintenance Depot which also enabled the Wetland Project/dam between holes 4&8, the refurbished Golf Shop and Golf Course upgrades like the Bunker Masterplan all completed without imposing special levies and still maintaining subscriptions below comparative clubs.

We understand that Members will have questions about how we will fund this significant project. Our plan is to leverage a combination of existing Club funds and responsible borrowing. We are confident that our strong financial position, coupled with the ongoing success of our food and beverage operations, will enable us to manage this investment effectively. To ensure prudent financial management, we may implement the refurbishment in stages. This approach not only allows us to carefully allocate resources and minimise the impact on Club operations but is also how other successful clubs have built their current buildings in multiple stages over extended periods. Initial estimates based on the proposed architectural design indicate a cost in the region of \$20m. It is important to note that this figure is based on preliminary architectural plans and will be refined once further detailed reports are undertaken and we have secured the necessary approvals.

Our immediate focus is creating a design that meets the needs of our Members and community, gaining support and endorsement from all stakeholders to obtain a well-considered and optimal DA approval securing the future of the Club. It may be another 5 years before a major stage is built, but without a DA approval all we can do is continue to throw good money after bad meeting compliance issues and ongoing repairs on the current building.

What is in it for me as a Golfing Member?

This major refurbishment will provide Golf Members with an exclusive area over two levels within the Clubhouse, taking full advantage of the vistas of the Course and Fisherman's Beach. Golf Members will enjoy a dedicated, expanded space where they can relax, socialise and enjoy amenities tailored to their needs such as quicker access to food and beverage options and

personalised service. This new and refurbished space will make it easier for Members to transition between activities.

The major refurbishment will also cater for the growth in popularity of the Club's Cafe and Bar and as an events venue. The major refurbishment will contribute towards the overall growth and sustainability of the Club as well as providing attractive amenities for prospective new Members and the retention of existing Members.

What is in it for the Community?

For the Club's guests, this upgrade provides additional event and community spaces over two levels. The major refurbishment allows for a first-floor extension over part of the existing Clubhouse and will provide separate dining and bar areas. It is designed to minimise noise impact on neighbouring residences, as well as take advantage of the views of the extensive coastline.

The overall refurbishment does not increase the Clubhouse's footprint significantly but creates new function and gathering spaces for the broader community, and other visitors to enjoy. Long Reef Golf Club is proud of its tradition as a place for all to enjoy.

This major investment will secure our ability to be home away from home for our Members and the Northern Beaches community for decades into the future.

We want to ensure that our Members, our neighbours and the wider community have an opportunity to provide feedback on our plans. To facilitate this, we are holding a series of information sessions to allow our Golf Members initially, and then our neighbours and the community, the opportunity to view the proposal and provide feedback through a survey.

Golf Members are invited to view the early concept designs on the Members' Portal and attend an information evening with the Board of Directors on Thursday 22 August at 6pm in the Clubhouse.

[MEMBERS CAN CLICK HERE TO VIEW THE CLUBHOUSE MAJOR REFURBISHMENT CONCEPT PLANS](#)

To assist us in addressing any questions you may have on the night, we ask that you submit them by Monday 19th August through our online feedback form

[CLICK HERE FOR OUR ONLINE FEEDBACK FORM](#)

A schedule of the display period is outlined below. Golf Members are welcome to attend any or all the sessions, however, we encourage you to join us for the briefing with the Board on the 22 August. Please review the early concept designs in the link above or on the Members' portal and send any questions you'd like to see addressed at the briefing via the [online feedback form](#).

Schedule of events

1) Golf Members' briefing – Thursday 22 August, commencing at 6pm

A brief introduction from the Board and overview of the need for a Clubhouse major refurbishment, address questions submitted on notice, and followed by an opportunity to inspect plans and provide feedback.

2) Golf Members' drop-in – Friday 23 August to Saturday 31 August, from 11am to 2pm

Golf Members are welcome to view the concept designs at your leisure. They will be on display and Board members will be on hand to answer questions. Survey opens to Golf Members.

3) Community Drop-in sessions
Saturday 24 August, from 2pm to 4pm
Tuesday 27 August, from 5pm to 8pm

Concept Designs will be on display for two drop-in sessions for residents and the wider community. The survey will be open to all and the key concept designs also available to view on the Club's website. Members are also welcome to attend these public drop-in sessions.

For those Members who are unable to attend, the plans will be on display in the Clubhouse until Saturday 31 August. You can view the plans and designs during this public display period, as well as online. The survey will be available for you to complete if you wish to do so. **The survey closes on Friday 6 September at 5pm.**

If you have any questions about the process feel free to contact us at clubhouse@lrgc.com.au
On behalf of the Board, I thank you for your Membership and your role in making our Club a vibrant community.

Your participation and presence are always valued, and we look forward to seeing you on 22 August.

Your sincerely,
Keith Warren | President

Appendix B: Community Letter dated 13 August 2024



LONG REEF GOLF CLUB LTD ACN 000 431 121 A.B.N 37 000 043 121

ANZAC AVENUE, COLLAROY NSW 2097 (PO BOX 182) (P) 02 9971 8113 (E) OFFICE@LRGC.COM.AU

13 August 2024

Re: Long Reef Golf Club refurbishment

Dear Neighbour,

Long Reef Golf Club (LRGC) is proposing to undertake a major refurbishment of our Clubhouse as the present building has many existing compliance and maintenance issues and is no longer fit for purpose.

We are excited to share plans for a transformative refurbishment of our Clubhouse to cater for the growth in popularity of the Club's Cafe & Bar offering and as a wedding and community events space, to complement our renowned Golf Course. After serving our Members and community for over 60 years, the Clubhouse refurbishment represents a unique opportunity to create a modern, vibrant hub that reflects our Club's rich history while embracing the future and delivering on our vision of "the best beachside destination offering exceptional golf and hospitality experiences for our Members and community".

The growth of our food and beverage and events income has allowed us to re-invest back into the Club, the community and Griffith Park. Some of the significant contributions over the past 7 years include over 450 donations to charitable and community organisations to support local fundraising, Club events raising over \$500,000 for integral Northern Beaches charities, the development of the new Maintenance Depot which also enabled the environmental wetlands between holes 4&8, the refurbished Golf Shop and Golf Course upgrades.

The major refurbishment concepts include a first-floor extension over part of the existing Clubhouse and will provide separate dining and bar areas taking full advantage of the vistas of Fisherman's Beach, while the design is sensitive to, and aims to minimise, any noise and view impacts to our neighbours.

The overall refurbishment does not increase the Clubhouse's footprint significantly but creates new spaces for the broader community, our Members, our guests, and other visitors to enjoy. Ensuring Long Reef Golf Club is a feature of the Collaroy all accessible precinct.

Long Reef Golf Club is more than just a golf course; it's the heart of our community. The proposed refurbishment will transform our Clubhouse into a destination welcoming locals, families, and visitors alike. With expanded event and community spaces, we envision a place where friendships are forged, memories are made, and charitable endeavours thrive.

By hosting a wider range of community events and fundraisers, we can make an even greater positive impact on our local area. Our goal is to create a space that enriches the lives of all who visit, fostering a strong sense of belonging and community spirit.

We want to ensure that our Members, our neighbours, and the wider community have an opportunity to provide feedback on our plans. We invite you to our community drop-in sessions to view the proposal and share your thoughts via our survey.

Community drop-in sessions at Long Reef Golf Club

- **Saturday 24 August, 2pm to 4pm**
- **Tuesday 27 August, 5pm to 8pm**

The concept designs will remain on display at the Clubhouse until Saturday 31st August, and will be live on our website from Saturday 24th August.

Please take the time to view the plans and provide feedback by scanning the QR Code, or visit: <https://longreefgolfclub.com.au/clubhouse-masterplan/>

The survey will be open from Saturday 24th August to Friday 6 September 2024, 5pm.

If you have any questions feel free to contact us.

Your sincerely,



Keith Warren

President

Email: clubhouse@lrgc.com.au



Appendix C: Survey Flyer – date of delivery 28 August 2024

Have your say: Long Reef Golf Club Refurbishment



**Artist's view of proposed refurbished entry to the Clubhouse*

Dear Resident,

The Long Reef Golf Club has been a treasured community asset for over 100 years, offering a world-class golf setting on our iconic Northern Beaches coastline.

To better suit our needs as a club, we are preparing plans for a refurbishment that will provide our Members, visitors and hospitality guests, access to an improved venue that is fit-for-purpose.

Concept designs and plans are on display from the 24th to 31st August at the Clubhouse and online. You should have received a letter from us inviting you to drop in and check out the proposal.

However, if you have not been able to get to the Clubhouse to check out the proposal you can view the design and plans online and still provide feedback via the survey which will take around five minutes to complete.

The survey is open until 5pm on 6th September 2024.

Scan the QR Code below to view the concept designs and provide your feedback.

For any enquiries please contact us by email at clubhouse@lrgc.com.au



Appendix D: Project Page



PHONE: (02) 9971 8113

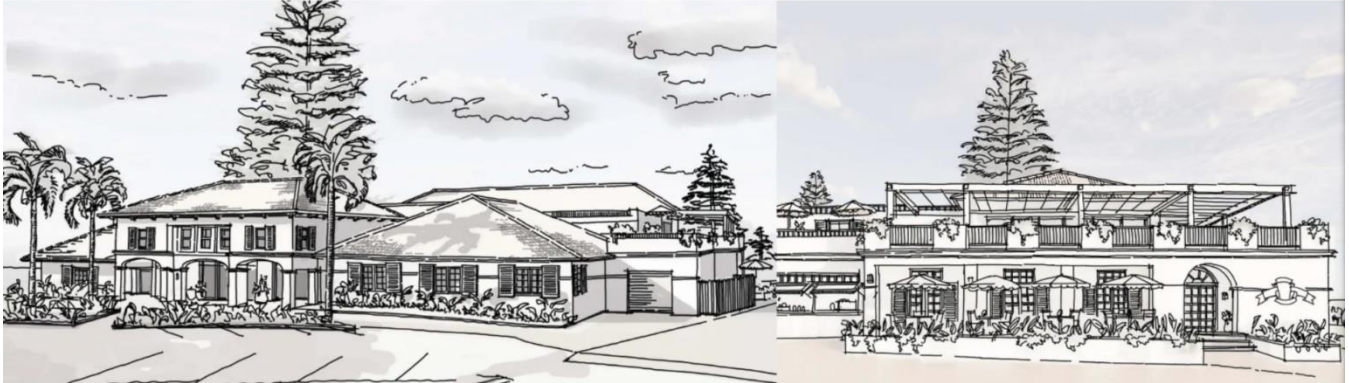
PRO SHOP: (02) 9982 2943

MEMBER LOGIN

SOCIAL GOLF BOOKINGS

LRGC Major Refurbishment Golf Membership Golf Shop Weddings Café Gift Cards

Contact & About Us



LRGC Major Refurbishment

Long Reef Golf Club (LRGC) is proposing to undertake a major refurbishment of our Clubhouse as the present building has many existing compliance and maintenance issues and is no longer fit for purpose.

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Progress for the next generation



**Long Reef Golf Club
Major Refurbishment**



Thank you to Members and the community who dropped in and viewed the Long Reef Golf Club refurbishment concept designs for the three weeks they were on display

GOLF

Book a Round
Book Lessons & Clinics
Membership
Gift Cards

OUR SPECTACULAR VENUE

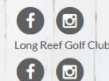
Your Beach Wedding
Testimonials & The Team
Gallery
The Ones We Love
Let's Talk

CONTACT US

Long Reef Golf Club
Anzac Ave, Collaroy NSW 2097
(02) 9971 8113
office@lrgc.com.au

SOCIAL MEDIA

Weddings & Events



Developed by Web Bird Digital

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Appendix E: Full Presentation delivered to members on 22 August 2024 and Storyboards on display in Club

Progress for the next generation

Long Reef Golf Club Major Refurbishment



Revitalising Long Reef Golf Club

- Current Clubhouse is no longer fit for purpose
- Design solutions address compliance & maintenance issues & allow the Club to continue to support & provide the experience our Members & guests expect
- Refurbished shared spaces & new private function areas will cater for the growth of the Club's food & beverage offering
- The redesigned Clubhouse gives Golf Members a new way to experience all the benefits of Long Reef Golf Club Membership
- Club to be a sustainable, thriving, community asset on the Northern Beaches

Concept Vision

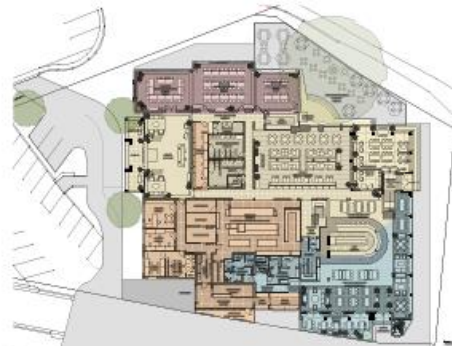
The Coastal Pavilion Iconic & Timeless



Overall Plan

- New entry to Clubhouse including new entrance
- New lobby area
- Separate events space
- Exclusive Staff Members area
- New shared spaces with food & beverage service points
- New outdoor terrace

- Golfhouse wing
- Shared spaces
- Meeting & community rooms
- Back of house



New Arrival

- New arrival experience on site



Foyer

- The foyer is a welcoming meeting point & creates a sense of community & provides a space for Members & guests



South-Facing Aspect

• Dedicated Golf Members' entry (1)
 South (2) and an improved shared
 parking lot area (3) (proposed)



Terrace

• Elevated First Floor Terrace
 overlooking the 18th green in Long
 Point Beach

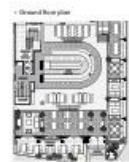


Concept Vision

The Members' Lounge



Members' Lounge



Concept Vision

Ground Floor Function Room

Concept Vision

First Floor Function Room

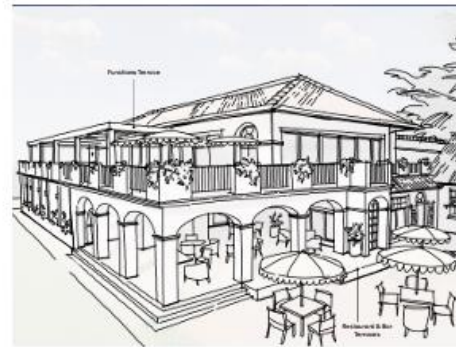


Level 1



Terrace

First floor terrace creates separate outdoor spaces for relaxation and for Member's lounge, & function rooms with access areas around by all



Western Elevation



Western elevation showing new ground entry to lobby area

Northern Elevation



Northern elevation showing ground & first floor terraces, as well as new ground floor function rooms

Eastern Elevation



Eastern elevation showing windows to ground floor bar, ground floor terrace & first floor terrace

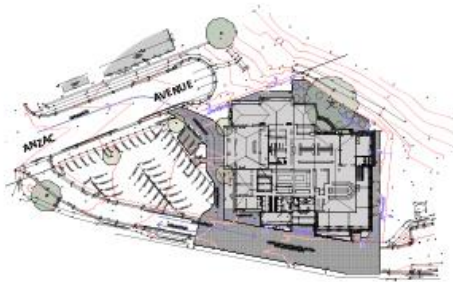
Southern Elevation



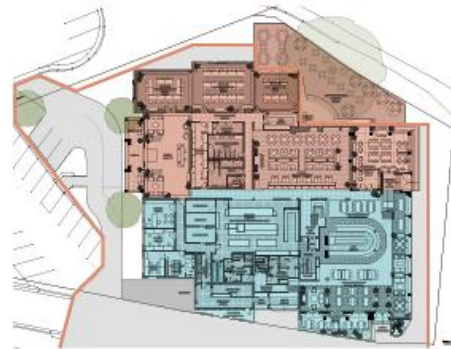
Southern elevation showing dedicated Golf Members entry & lounge, new first floor Members' & events area & terrace

Site Plan

- Site plan showing proposed building footprint, parking lot, and site layout.

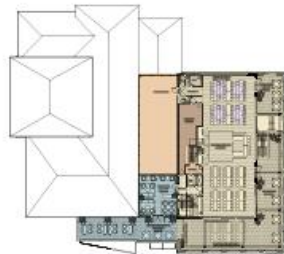


Staging Plan: Ground Floor Plan



First Floor Plan

- First floor plan showing the layout of the first floor, including the building footprint, parking lot, and site layout.



Scan the QR code to learn more about the project.

Let us know what you think

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