



LONG REEF

EST. GOLF CLUB 1921

CLUBHOUSE MASTERPLAN UPDATE



We are pleased to provide an exciting update on the major refurbishment plans for our Clubhouse. The Building Committee has been diligently working through the planning process, and we are now in the final stages of preparing the Development Application (DA) for lodgement with Council in April.

We appreciate the valuable feedback received from Members since the commencement of the project and during the consultation period from July to September 2024. The Member engagement process highlighted 88% of respondents understand the Clubhouse is overdue for a major refurbishment and 78% of respondents were supportive of the proposed plans.

Your insights have been instrumental in shaping the proposed design, with your suggestions considered and where feasible, incorporated to the plans for DA. Key enhancements based on Member feedback from the concept designs include larger change rooms for Golf Members, access to the kiosk via the Members Lounge, increased toilet facilities on level one, greater space in Members lounge including additional area upstairs for Members with adjoining terrace overlooking the 18th green.

In addition to the feedback received from Members and the community, the proposed designs have addressed improving accessibility in and around the Clubhouse, acoustic performance for all users and neighbours, sustainability through a combination of passive design, adaptive reuse and innovative environmental strategies to provide a future proof eco-conscious Clubhouse.

To provide greater insight into the proposed refurbishment, we have included updated floor plans and CGI renderings of the new Clubhouse design. These visuals will help illustrate the enhanced facilities and the vision for the future of our Club.



The lodgement of our Development Application in April is a significant milestone; however, it marks just the beginning of a lengthy process shown in the timeline below. We anticipate that the assessment of the Development Application will take approximately 8-12 months, given the complexities involved with the site and building regulations.

We are committed to keeping our Membership updated and involved at each stage and milestone of this pivotal project. The Board promises to continue advancing the project in accordance with the Club's Constitution and ensuring that Members remain informed and engaged at critical points throughout the process. Members will continue to be updated throughout the Development Application Assessment stage on relevant outcomes and project progress.

To provide further detail on the process to this stage, prior communications and the common questions that have been raised about the project, there is further information in the link in the accompanying email.

Thank you for your continued support and engagement as we progress towards this exciting new chapter for our Club. We look forward to sharing further updates in due course.

Yours sincerely,

Keith Warren | President

View of Front entrance from Anzac Avenue



LONG REEF
EST. GOLF CLUB 1961

View of Clubhouse Front entrance from putting green



View of Kiosk, Members Terrace on Ground Floor, and Terrace Level One - From 9th tee

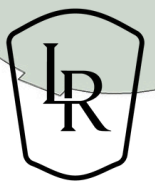
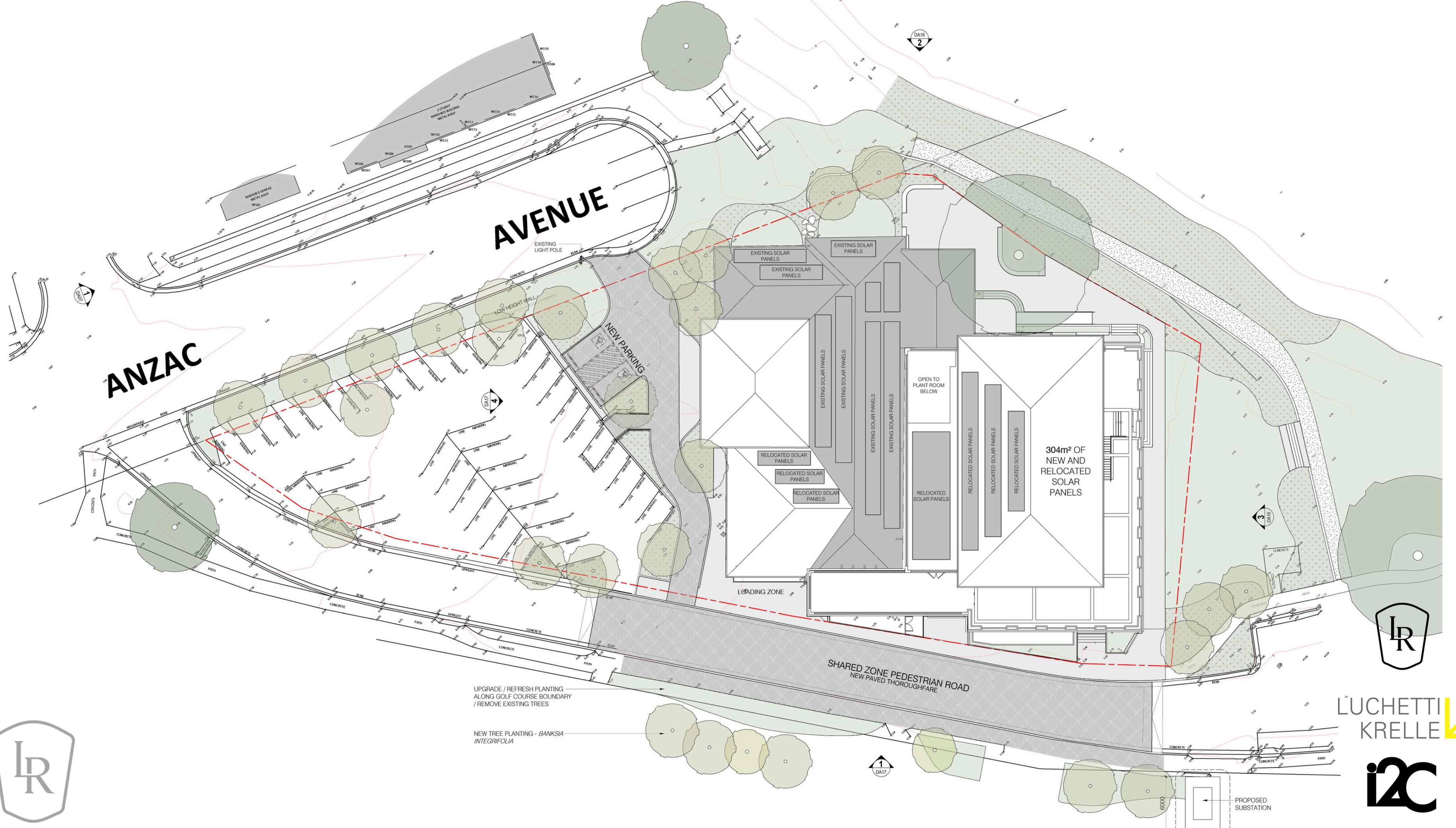


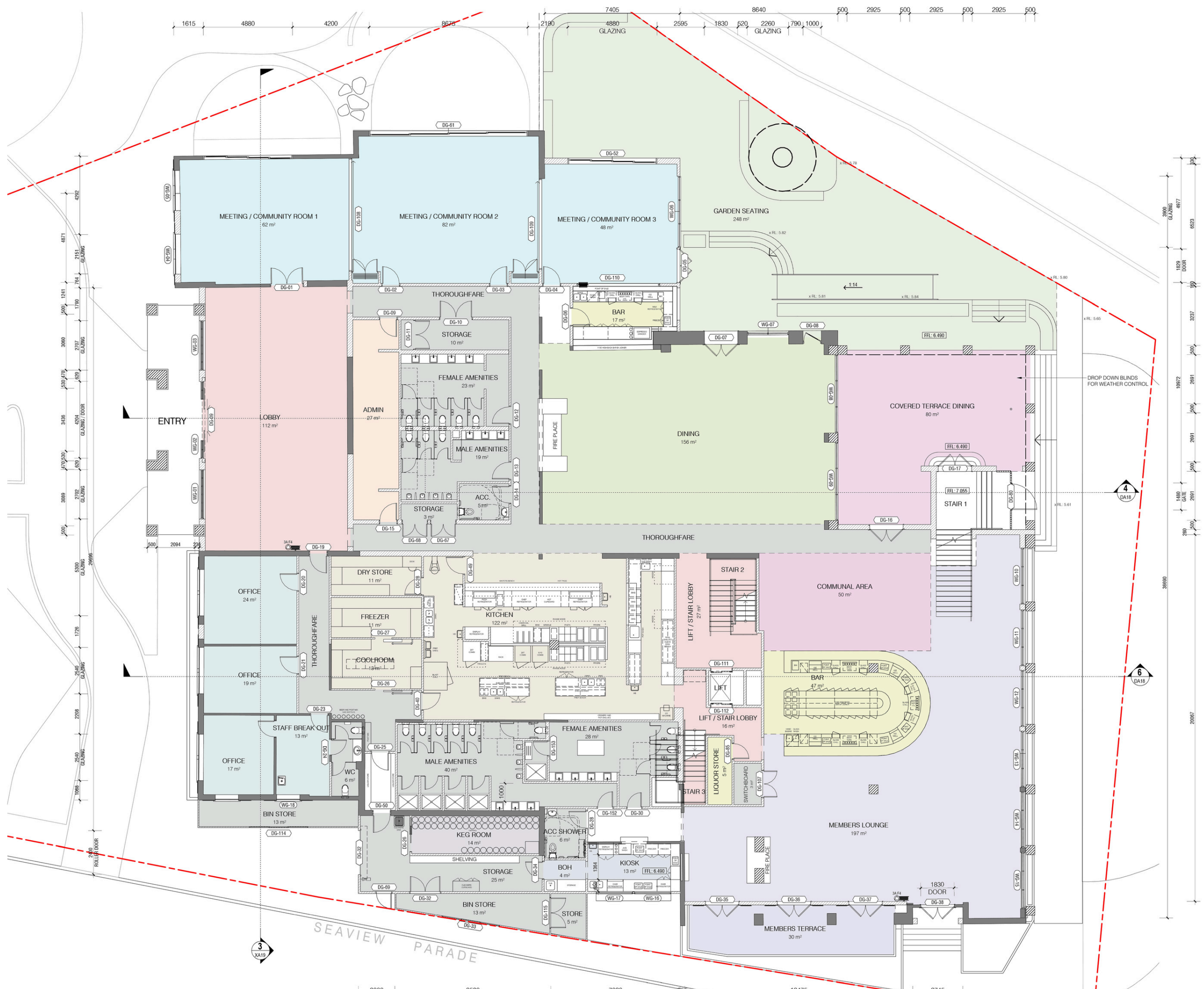
View of Members Lounge Ground Floor, Garden Terrace Ground Floor and Terrace Level One - From Boat Ramp



View of Garden Terrace, Covered Terrace Ground Floor, Terrace Level One - From Fishermans Beach







EXISTING FLOOR AREA = 1350 m²
PROPOSED GROUND FLOOR AREA = 1471 m²
PROPOSED FIRST FLOOR AREA = 485 m²

EXISTING SITE AREA = 3692 m²
EXISTING FSR = 0.36 : 1
PROPOSED FSR = 0.53 : 1

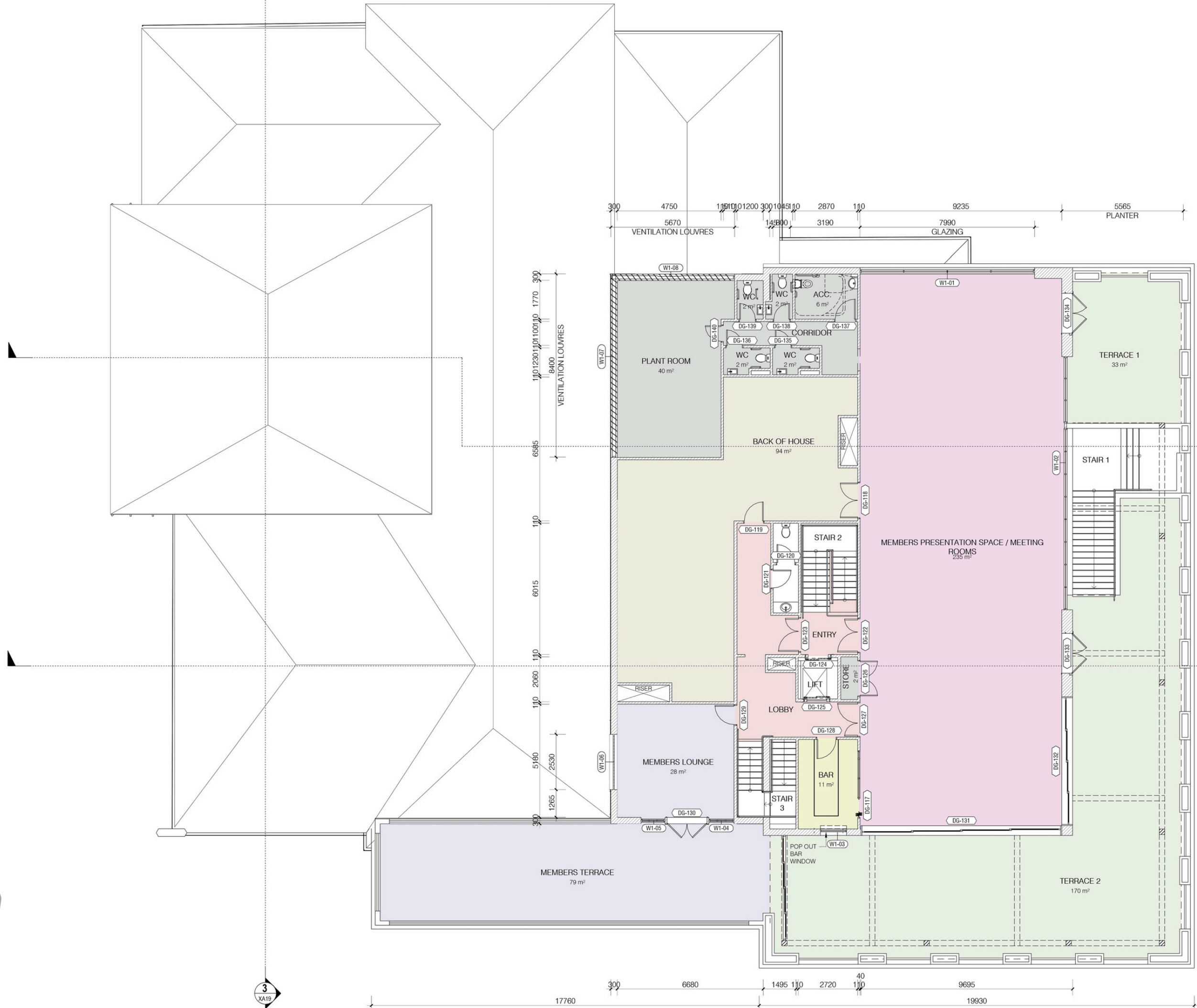
WALL LEGEND
- EXISTING WALLS
- NEW WALLS



LUCHETTI
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WALL LEGEND
- EXISTING WALLS
- NEW WALLS



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Long Reef Golf Club

Clubhouse Major Refurbishment Timeline

