



THE CLUB HUB

REDEVELOPMENT CONCEPT

October 2022

From the President

Dear Fellow Club Member,

The Membership survey conducted earlier this year gave your Board the support it is was seeking to develop its' Club Hub Vision. This initial Club Hub Redevelopment Concept provides the starting point for the journey required to achieve that vision. We believe it will resolve many of the issues our Club faces moving forward. We invite you to review this initial concept and provide your written feedback **no later than the 31st October 2022**. From there the Board will appoint a Sub Committee to refine the concept as and where required based on your feedback. This refined concept will then be used to progress to the costing phase. Once the project has been costed, a final decision on the overall project will be made.

Chris Bourke
CLUB PRESIDENT

SYNOPSIS

The following concept is being proposed to address the current issues facing the Berwick Montuna Golf Club & Driving Range:

- Dilapidated Pro Shop requiring major renovation / repairs (roof / flooring / counters)
- Location of Pro Shop with respect to Clubhouse
- High wage costs due to staffing of multiple locations - Pro Shop and Clubhouse Bar
- Lack of trade through clubhouse due to golf course flow stopping golfers from using the facility
- Golf course flow issues with walk from 8th to 9th hole / finishing location of 9th and 18th holes with respect to car park and clubhouse / location of 10th tee with respect to Pro Shop and ability for traditional x2 tee starts
- Lack of viable practice area
- Inability to open clubhouse as desired due to lack of trade

PROPOSED SOLUTION

- Relocate Pro Shop to current member's lounge end of clubhouse
- Golfer's entry at rear of clubhouse - create new entry **Diagrams A & B** page 3
- New 1st hole – downhill par 3 to a green located adjacent / short right of current men's 18th tee / Current 10th becomes 2nd / Current 17th becomes 9th / Current 7th becomes 10th – then play 8/1/2/3/4/5/6 – current 18th shortened to play from existing ladies tee accessed from rear of 6th green
- See **Overhead Concept** page 5

NEGATIVES

- Activity around rear of existing 18th green with players accessing new 1st tee
- Possible safety fencing required existing 18th RHS / new 10th preventing balls coming to new Clubhouse entry area (**Diag. A**)
- Overall course length slightly shortened due to shortening 18th
- Disruption to members / golfers during construction
- Existing 18th green retained – shortening hole would provide an improved finish – further work required to address lack of pin placement options

POSITIVES

- Improved overall flow of golf course
- Additional hole / practice area / potential additional parcel of land for sale
- Current 1st becomes 12th – reduces potential of errant shots
- Create sensational downhill par 3 opening hole with spectacular back drop
- Current 18th uphill walk broken into two separate walks rather than one, and current walk from 6th to 7th removed – need for tow rope removed which allows access from 6th green to Ladies 18th
- Ability to stage development – create new hole allowing 18th to be taken out of play to do second stage earth / path works / new entrance rear clubhouse work
- Golfers can easily access Pro Shop / Bar after hitting off new 10th hole
- Potential to create additional sellable parcel of land (old 9th)
- Minimal internal clubhouse alterations required initially (See page 4 - rough sketch)

Diagram A



PRO SHOP ELEVATION WITH VIEWING SHADE PERGOLA PODS



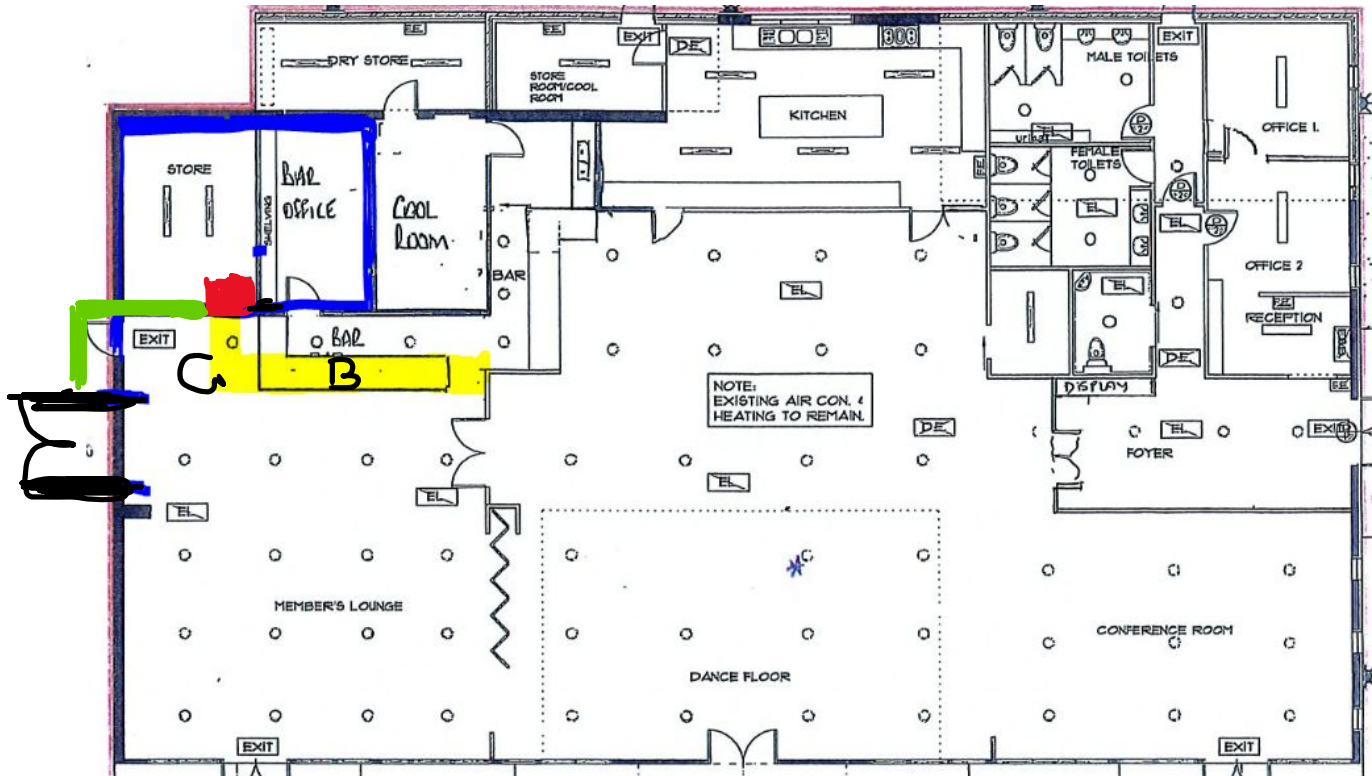
Diagram B



NEW PRO SHOP ACCESS



Minimal internal clubhouse alterations required....



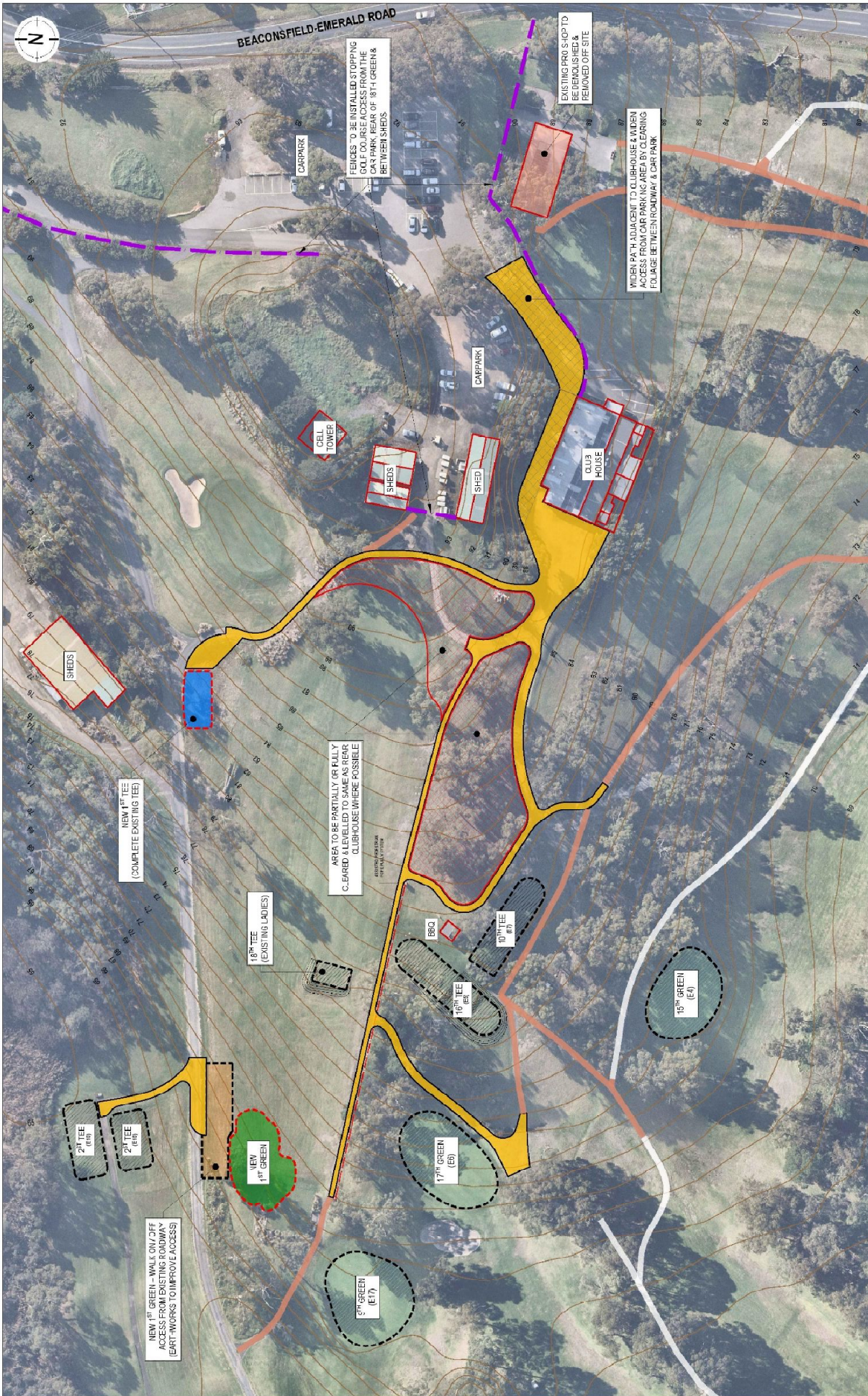
Blue area – existing store room & Bar Office – create store / office

Red – large drinks fridge

Green - merchandising

Yellow – new dual purpose service counter golf end / bar end





BERWICK MONTUNA GOLF CLUB
CONCEPT PLAN
 (FOR DISCUSSION ONLY - NOT FOR CONSTRUCTION OR CONTRACTS)

REVISION: 1
 SHEET No.: 1 OF 1
 CPT001

NOTE: The Board would like to acknowledge and thank Luke Matthews who generously donated his time to produce this comprehensive overhead concept plan. This proposal and all diagrams will be available for viewing in the Member's Lounge area of the Clubhouse