



# HILLTOP GOLF COURSE RENOVATION

*Members Update*

JULY 2025





## Our Vision

Investing in the long-term future of golf facilities and the golf experience at Hilltop and Beachside.

Provide a benchmark golfing experience for all types and standards of players.

Support our local community.

Grow our assets, diversify business activities and stay relative to emerging markets.

## Our Values

Growth, Respect, Trust, Teamwork, Inclusion





On behalf of the Board of Directors we are excited to announce the first phase of a significant investment program into the Hilltop Golf Course and golfing facilities.

The planned enhancement works will help modernise our course and importantly improve playing surfaces, and playability during periods of adverse weather. It will lead to the better use of our available resources with the emphasis on the quality maintenance to complement and frame what is already a fantastic course layout. These improvements will ensure the Club is environmentally and economically sustainable long into the future for the enjoyment of our Membership and their guests.

With projects of this size there are a number of risk factors and to mitigate these we are very pleased to have put in place an extremely experienced and well credentialed team.

**President Ben Hatcher**  
**Captain Sean Carson**



## **Mollymook Golf Club is strategically positioned for sustained growth over the coming decade.**

Over the past five years, the Club has made strategic investments in both the Beachside Golf Course and the Clubhouse, ensuring that these facilities continue to meet the needs of both the local community and golf members for the foreseeable future.

The Board and Management have actively developed plans for the next phase of growth, now centred on the Hilltop Golf Course. Earlier this year, the introduction of a new hole, designated as Hole 6a, provided operational flexibility enabling maintenance and upgrade work without interruption to course play.

We are pleased to confirm that the Hilltop Golf Course Renovation will commence in October this year. This essential and long anticipated project will be completed over six years with an estimated budget of approximately seven million dollars.

Upon completion, the enhanced facility will offer members a modern, high-quality 18-hole golf experience at Hilltop, perfectly complimented by the Beachside 9-hole par 3 facility.

# Our Partners



**David Lunardelli**

Director - Agronomy and  
Operations, Australasia, TROON

David Lunardelli brings over 40 years of experience in golf course construction and maintenance across Australia and Asia. With Troon Golf for 25 years, he has managed the building of 20+ new courses and redevelopment of 30+ others throughout the region.

David has worked with Mollymook Golf Club since 2012, overseeing course maintenance, upgrade work including the 2021 Beachside Course Upgrade—and leading the Hilltop Course Master Plan.

Starting his career as an apprentice Greenkeeper in Victoria, he later studied Crop Science and Majored in Turf Management at The University of Sydney. His expertise in course management and turf maintenance is highly regarded industry wide.

David has been appointed as the Project Manager of the Hilltop Golf Course Renovation and will ensure high standards of quality and cost control, while also mentoring the Mollymook team to enhance their project management and course construction skills.



## **Ryan Van Der Veen**

**Director – Van Der Veen Designs**

Growing up in the Chicagoland area of the USA, Ryan entered the world of golf course design and construction at the early age of 15. While obtaining a bachelor's degree of Land Surveying Engineering with Purdue University, Ryan's career was launched under the legendary Pete Dye. His first assignment was shaping at Whistling Straits GC (Three-time host of the PGA Championship and host of the 2021 Ryder Cup). The following years of working with Dye in the USA laid the foundation for a unique hands-on, design and build approach that has remained with him throughout his career.

Ryan later joined the Greg Norman Company, where he spent 19 years refining his skills in construction, project management, planning, and design across five continents of the globe. His international experience included the links land of Ireland, deserts of Dubai, sand dunes in Vietnam, islands in the Caribbean, and pine forests of Spain. Eventually, his journey led him to Australia, where he led the design of popular projects like The Grange – East Course, and Cathedral Golf Club for Norman. More recently Ryan has collaborated on the redesign of Glenelg Golf Club with long time SAGCA member, Neil Crafter.

# The MGC Team



## **Barry West CCM, PGA**

Hilltop & Golf Manager  
Mollymook Golf Club

Barry West has been the Hilltop & Golf Manager at Mollymook Golf Club since 2012 and an Australian PGA member for over 30 years. Barry has worked in Golf Management at Clubs and Resorts in New South Wales, Queensland, South Australia, China, and South Korea.

Barry achieved the Certified Club Manager (CCM) designation after completing the Business Management Institute (BMI) course through the Club Managers Association of America (CMAA) in 2022.

Prior to his appointment at Mollymook, Barry was General Manager of several Troon properties in Australia and Asia. He has been involved in the construction and pre-opening phases of several golf courses and has worked closely with some of the world's leading golf architects including Greg Norman Design, Robert Trent Jones Jnr, Rick Jacobson and Rick Robbins.

In recent years, Barry has been on the Golf Advisory Committee for Golf NSW and the Board of Golf Management Australia (GMA) NSW. Barry is currently on the GMA NSW Chapter Committee and is the Presenter/Lecturer on "Golf Operations for Managers" for the GM/CEO course in the BMI Program.

Barry is a guest speaker on golf management topics at Golf Management Australia conferences and events.





## **Mark Pullinger**

**Course Superintendent  
Mollymook Golf Club**

Mark Pullinger is the Golf Course Superintendent at Mollymook Golf Club and represents Programmed Turnpoint who specialise in golf course construction and maintenance. Mark is responsible for the course maintenance and turf management at both the 18-hole Hilltop course and the 9-hole Beachside course.

Mark has been working at Mollymook Golf Club for over 25 years. He started as an apprentice greenkeeper in 1997 and worked his way through the ranks to Course Superintendent in 2018. Mark has an impressive array of qualifications including...

- Diploma in Horticulture/Turf
- Certificate IV in Horticulture/Turf
- Certificate in Greenkeeping Trade
- Chemical Certificate Accreditation
- TORO Site Pro Accreditation

It is rare to have a Superintendent spend his entire working life at the same course. Nobody has more knowledge about the Hilltop and Beachside courses than Mark. Mollymook is fortunate to have Mark who is dedicated to ensuring the best possible presentation of both of "his" golf courses.

Mark was instrumental in the delivery of the Beachside Course Upgrade in 2021 and more recently, the spare hole at Hilltop. He has expressed a strong desire to develop his Golf Course Construction experience and as such, has been appointed Construction Manager for the Hilltop Course Renovation Project. Mark has the luxury of being mentored by David Lunardelli and Ryan Van Der Veen and we are confident he will make the absolute most of this wonderful opportunity.

# Construction Team

The planning, construction, and growth of the new 19th Hole (6a) served as a successful trial for the upcoming upgrade project in late 2025. Despite some challenges, the Construction Team delivered a high-quality green and bunker that has received broad recognition.

The Construction Team will consist of:

Project Manager	David Lunardelli
Project Liaison	Barry West
Architect/Lead Shaper	Ryan Van Der Veen
Construction Site Manager	Mark Pullinger
Shaper & Irrigation Contractor	Matt Millner (Think Green Landscapes)

## Hilltop Course Renovation Committee

The Board of Directors has appointed a Course Renovation Committee to coordinate the project and to ensure the Construction Team has the necessary resources for quality work with minimal disruption.

Peter Bull	Club Director and Chair
David Lunardelli	Project Manager
Barry West	Hilltop & Golf Manager / Project Liaison
Mark Pullinger	Construction Manager
John Holt	General Manager
Sue O'Brien	Member Representative
Tony Marks	Member Representative

### **Ex Officio:**

Ben Hatcher	Club President
Sean Carson	Club Captain

# Member Representatives

It is important everyone is kept informed of the latest news and lines of communication are maintained in a professional and transparent manner. Club members, Sue O'Brien and Tony Marks will liaise between the membership and the HCR committee, ensuring all queries, ideas and concerns are received, delivered and responded to in a timely and consistent manner.

Sue and Tony can be contacted via the following email:

**[htreno@mollymookgolf.com.au](mailto:htreno@mollymookgolf.com.au)**

They will be quite happy to chat about the project, answer questions and if appropriate, organise a meeting with Management and the HCR committee.

## Scope of Works

The Course Renovation Project is divided into three construction phases spanning a six-year period. Stage 1 works will begin with Hole 13 in October 2025, moving to Hole 14 in early 2026 and then Hole 9 in July 2026. All three are priority holes, and commencing with the 13th and 14th allows for refining planning and construction processes before tackling the more complex 9th Hole, which includes works to the 18th Green, new practice green, cart staging area and extensive landscaping.

It is expected that Stage 1 will be finalised by December 2026.



# Stage 1A

Oct 2025 – Feb 2026

## Hole 13

Construct new green, fairway irrigation, drainage & cart path.  
Enhance the creek and water flow area in front of the green.  
Resurface back tees and red tee, add new forward tee.

## Hole 14

Construct new teeing area and upgrade the irrigation system.

## Hole 11

Resurface blue, white & yellow teeing areas and enlarge where possible.

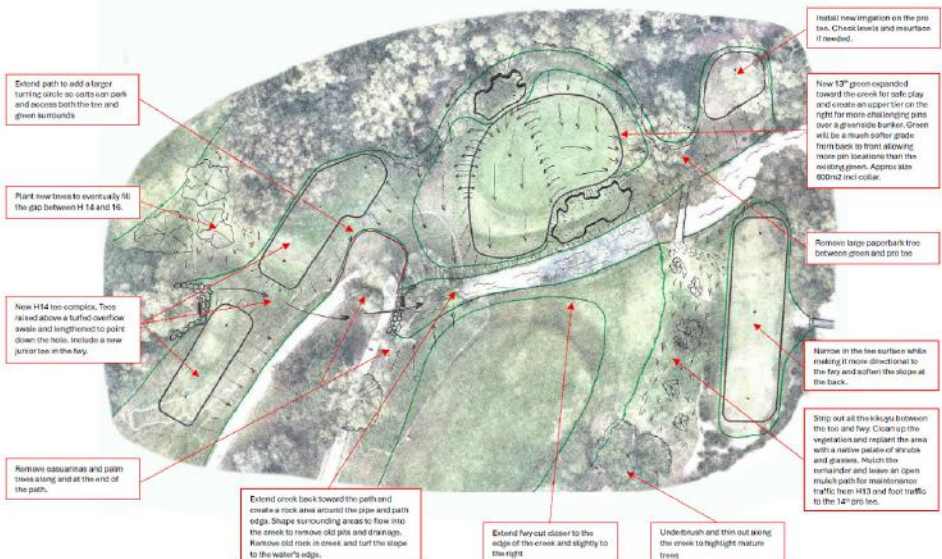
**Budget: \$480,000**

MOLLYMOOK  
GOLF CLUB

## Hilltop - Hole 13 Green Concept

JUNE 2025

Van Der Veen  
DESIGNS





## Stage 1B

Feb 2026 - July 2026

### Hole 14

Construct new green, front greenside bunker,  
Install new fairway irrigation and drainage infrastructure.

### Hole 15

Resurface existing tee.  
Construct additional forward tee.

**Budget: \$400,000**

## Stage 1C

July 2026 - Dec 2026

### Hole 9

Construct new green & teeing area.  
Install new fairway irrigation and drainage infrastructure.  
Construct new cart path.

### Hole 18

Construct new green.  
Resurface teeing area and construct new forward tee.  
Install new fairway irrigation and drainage infrastructure.  
Construct new cart path.  
New practice putting green (1000m2).  
New cart staging area.

**Budget: \$1,375,000**

Construction of a new Clubhouse viewing deck will be completed in conjunction with **Stage 1C**.

# I'm a Golf Member...

## **Can I meet the Course Architect and Course Upgrade Team?**

Yes. An information session will be held at the Hilltop Clubhouse on the 16th of September from 4 – 7pm, whereby members can meet the team, including the Course Architect, Project Manager, Member Representatives, Club Directors, and Management.

## **Can I have a say?**

Yes, all feedback and ideas are welcome.

During construction phases, members will receive regular updates and be invited to tour construction areas with course architect Ryan Van Der Veen. These tours will allow members to interact with Ryan, learning from his vast experience and understanding his unique vision and methods in golf course design.

Members can contact the Member Representatives anytime, who will share updates and pass along feedback to the Course Renovation Committee.

[htreno@mollymookgolf.com.au](mailto:htreno@mollymookgolf.com.au)

Summaries of Course Renovation meetings will be posted monthly on the website.

## **Will the Course upgrade benefit me?**

Yes. You will benefit from:

- ✓ Enhanced playability and quality of tees, greens, fairways, and bunkers.
- ✓ Increased course access during wet periods.
- ✓ Decreased damage to greens and tees during prolonged wet or dry conditions.
- ✓ Updated practice facilities and cart staging area.

## **How will I be affected during construction?**

During construction, a spare hole will be used so that 18 holes remain open at all times. Construction activity will be limited to the closed hole, minimising disruption to play.

## **Will my competition golf be affected?**

No, Competition golf will not be affected.

## **Will my Social Golf be affected**

No, Social Golf will not be affected.

## **Will the Club still hold Golf Events?**

Yes, regular golf events will continue throughout the construction period.



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