



HOBSONS BAY YACHT CLUB

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MPG / House sub-committee

Subject: Vision 2020, Club Development Master Plan **(Mark 1)**

Date: 4th June 2011

The following document is based upon a number of individual club records and inputs including:

- a. **The "Vision 2020" Strategic Plan, Revision 2, July 2010**
- b. **Club survey results April 2011**
- c. **Club facilities briefing document, April 1994, attachment A.**
- d. **Many members' casual comments on the club facilities, occurring from time to time**

Both the strategic plan and the club survey recognize and reflect the club needs to keep progressing and be relevant with the passing of time to encourage strong membership growth in a family orientated culture.

In regards to this continual progress, we have put in place the following actions:

Marina development:

There is a club group working on this project. The club recognizes that realization of this project is, by its very nature, a long term process as it involves extensive state government and local government processes which need to be followed. It is also a very high expenditure project that requires suitable financial solutions that are agreeable to the membership.

The completion of this marina extension could extend to eight to ten years before any physical work begins.
This project is considered to be a Long Term project.

Potential purchase and development of ex-Knight slipway property:

Discussions have commenced and the club is continuing to consider the potential of securing the lease of the property and the subsequent development of the site as a means to enhance the club faculties and also contribute to the anticipated special requirements of the marina development. The members have already indicated that any development of this project will need to be self funded and not incur fee penalties to the current members.

The lead time in securing the lease from the current lease holder and Parks Vic could involve a number of years in negotiation plus subsequent capital works to secure a financial return. The current lease holder has nine years remaining until maturity.

This project is considered to be a Medium to Long Term project.

Yard slipway facilities:

The club survey and the strategic plan indicate that these facilities are critical to the club and this is well recognized by the club's General Committee and management.

Continual maintenance and local upgrades will ensure that these facilities are kept at the required performance levels. Reduction of working areas is also considered to be a last resort measure.

4. Clubhouse and surrounding facilities:

The survey results reflect that the condition of the clubhouse is in a reasonable condition when compared to other clubs. However, it is also recognized that the building and members' facilities require modernization to meet the strategic plan objectives to attract new sailing and family orientated members.

Recent upgrades have been completed which have enhanced the club including the kitchen area that now meets the hygiene requirements for food supply and sale. The kitchen is capable of being used to cater for functions and has potential for outsourcing of catering and other external functions. Access ramps, toilet facilities and BBQ areas have increased the club's accessibility to the whole community and these requirements will continue with any developments.

The development of the front fence and boundary realignment, combined with the extension of the landscaped lawn area together with the relocation and installation of the new flag mast, has presented a change of outlook for members and provided a family friendly area. The local community has reflected on the much higher profile that the club has assumed with the community.

The survey has indicated that it is now time to look at the clubhouse modernization and facilities improvement to allow current members to gain additional enjoyment from the club and continue to promote the family sailing activities.

The survey also reflects that large scale capital works are not necessarily required and any development must be reflecting the promotion of the existing culture of the club. Development plans & methods of financing any developments must be approved by the membership in accordance of the club constitution and be considered within the means of the current financial constraints.

By utilizing the 2010 Club survey results, incorporating the "Vision 2020 Strategic Plan" & the 1994 facilities briefing document as the basis of the requirements of the club house, the following specification has been proposed.

4.0. Main Office:

The services and facilities of the office are delivering an adequate service, but possible increase in size would be desirable with additional membership. Development of this area would be treated as a byproduct of any clubhouse modernization.

4.1. Committee Room:

The requirement for a dedicated or exclusive committee room is seen to be not relevant to the club. Rather it should be a multifunctional type room and furniture, which will enable it to be utilized for activities such as committee room, protest room, small functions & seminars room etc. The room may also double as a quiet space or library area with direct members access.

The room should be sized to contain 14-18 people seated at tables and a presenter.

4.2 Club Bar and Balcony areas:

Critical features

- Maintain family facilities culture (1)
- Modernizing of the upper level area is to be considered ie ceilings, lighting, windows & balconies
- Maintain the ability of members to use the club bar during external functions
- Members to retain access to balcony area during external functions
- Maximize seating area of balcony
- Club to be capable of normal operation during external functions
- View to the north and east is enhanced and not compromised
- Direct access from bar to balcony
- Limited convenience food sales from the bar area (pies/dim sims/BBQ packs etc
- Standing room for 20 people
- Seating for 15 people
- Lounge area for 10 people
- Capable of operation manned by one person
- Bar to be capable of being secured (with grills) to ensure no loss of use of the area when the bar is closed.

BBQ and adjacent areas:

Critical Features.

- BBQ to be directly accessible from club bar for meal preparation
- Kitchen to be available to members for meal preparation
- External chairs and tables and shade for 30 people
- BBQ and area to be family & child friendly activity center. (1)
- Wash-up sink with hot and cold water in preparation area
- Overhead covering and “clear” wind breaks are to be included

Lounge and main hall area:

Critical Features

- Family friendly approach. (1)
- Lighting and revision of painting décor to be considered (1)
- Main hall to capable to be used separately from the rest of the club facilities to allow external functions to be conducted without disturbance to members’ use of club.
- Be capable of set up to catered functions.
- Seating of 80 people
- Maintain the dance floor area
- Band area to be maintained
- Improve multi visual and audio systems

Race and radio room:

Critical Features.

- Race room is adequate for purpose with an upgrade of equipment/furniture. (1)
- Members notice boards and access is critical. (1)
- Do not isolate radio activity from social aspect of club. (1)
- Preferred view of Hobsons Bay
- The radio and aerial facilities for VHF & HF be located to minimize electrical interference
- Flag and race equipment secure storage

Sanitary Facilities:

- Consider the need to extend change/shower rooms for both male and females (1)

General storage:

- Cool room and bar storage supplies to be close to bar
- Suppliers’ access to stores from club
- General storage area for tables chairs etc of 25 sq meters

Yard space

- Maintaining existing hardstand space is to be maintained as a high priority.

(1) Denotes this item has been modified from the original draft.

Prepared by Kevin LeNepveu and Tony Dawson.(MPG members)

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