



HOBSONS BAY YACHT CLUB

A0013638V
Est. 1888

PO Box 24 Williamstown Victoria 3016

ABN 66 882 273 754

Phone: (03) 9397 6393 Facsimile: (03) 9397 1045

www.hbyc.asn.au

manager@hbyc.asn.au

BRIEFING PAPER

Modernisation of the Club House

17th August 2011

Kevin LeNepveu
Club Captain

1.0 INTRODUCTION

This project proposal is to modernise and extend the existing clubhouse in line with the club's strategic plan "**Vision 2020**" and the members' views reflected in the 2010 Club Survey.

2.0 BACKGROUND

The Club's Strategic Plan "**Vision 2020**", approved by the club, has 4 basic strategies/goals:

- Develop and improve the club facilities.
- Ensure long term sustainability of the club and sailing at the club.
- Provide social, competition and cruising opportunities for members and the community.
- Implement sound governance and management structures and procedures.

A number of projects have been completed within the strategic goal of establishing an active, sustainable and family friendly club that embraces the local community, and ensures continuous development of membership. The projects have included:

- Redevelopment of the kitchen facility.
- Installation of "All Abilities" toilets and access ramps.
- Boundary realignment & replacement of front boundary fence to open up the club to the community.
- Installation of a club naming wall presenting the club to the community.
- Installation of a landscaped grassed area promoting family social use.

A club survey was conducted in 2010 to identify what members required from their club. A Master Planning Group (MPG) was formed and has now completed an evaluation the survey results and, in conjunction with the club strategic plan "**Vision 2020**", has proposed an action plan to meet member's requirements.

The MPG has identified that members generally recognise that the clubhouse and its facilities require modernisation and a refocusing to the north-east vista. This would shift the focus of social activities of the club to take advantage of the prime views over Hobsons Bay, the Port of Melbourne and the CBD.

The MPG has held a number of meetings and is now ready to develop a conceptual plan and drawings capable of providing the following features:

- Provide existing club members with facilities that they can be proud of and could bring their friends and family to at times other than race days. These include but not exclusively:
 - Extension of the upper floor area.
 - Extension of the upper balcony area.
 - Extension of areas below the upper floor areas.
 - Modernisation of existing club areas.
 - Possible relocation of the bar & associated facilities.
 - Redevelopment of the BBQ facilities.
 - Provision of all abilities requirements.
 - Provision of suitable furniture to suit the amenities.
- Provide facilities and amenities that will encourage new memberships in both full and other categories. These should be:
 - Quality and contemporary social facilities in keeping with the prime location of the club in Melbourne.
 - Bright and airy amenities taking advantage of the views across the bay into Melbourne.
- Provide amenities that will encourage community use of the building and promote income from external sources such as seminars, meetings and social events without unduly compromising membership activities. These should focus on the following:
 - Ability to provide specific areas available for seminars, meetings and social events.
 - Ability to maintain key club activities without conflicting with the use of facilities by external organisations.

The MPG has identified from the club survey that any clubhouse modernisation must be carried out with due fiscal prudence and within the current financial capabilities of the club.

3.0 NEXT STEPS

It is proposed to begin this modernisation project by the formalising the following steps:

- Form a Project Team comprising:
 - Club Captain, Kevin LeNepveu, (Chairperson)
 - Club Member, Tony Dawson
 - Club Member, Louis Papaloukas
 - Club Crew Member, Kerrie Judge.

- The project and the project team be formally accepted & approved by the General Committee at the August 2011 meeting.
- This group is charged with formally reporting progress to both the General Committee & the MPG, on a monthly basis.
- Establishment government and local planning requirements as soon as possible after approval of the project.
- That an amount of up to \$10,000 be approved by the General Committee to provide for the development of a full specification and selecting & contracting an architectural consultant to develop schematic design documentation. This is to be presented to the club membership at the November 2011 quarterly meeting, or at a Special General Meeting as required.
- A project timetable to be developed to include key milestones related to design, documentation and construction staging.
- A budget plan to be established to complete the modernisation in total and in a staged approach.
- Monthly newsletter items to be produced by the project team to keep the membership informed on progress.

4.0 CONCLUSION

The outcomes of the project will be:

- A redeveloped modern clubhouse with amenities to serve the membership for the next 25 years.
- Continual development of the Club's Strategic plan "**Vision 2020**".
- Recognition of the member's requirements for their club.
- Development within the financial constraints of the club and its members.
- Complying with Parks Vic. and other state governmental requirements for development of the club site within the current lease agreement.
- Provision of good facilities to encourage membership growth.
- Provision of facilities that will encourage an increase in external financial income.
- Provision of facilities to encourage member's use of the club outside those related to racing activities.

5.0 RECOMMENDATION:

Motion:

That the project, the project team and sum of up to \$10,000, as described above, be approved for the purpose of planning for the modernisation of the clubhouse and for the preparation of a schematic design and financial plan to be considered by members for further development and implementation, and this to be funded by deferred items in the House budget.

6.0 COMMITTEE RECOMMENDATION:

Accepted ,funded, declined.