

Notice Of Motion

I intend to propose that the following motion be put to the members for discussion and resolution at the Half yearly Meeting of Members to be held on 21st March 2019.

"The members request that the General Committee engage an appropriately skilled consultant to review the structure and layout of the existing clubhouse and grounds and make comment and recommendations on:

- a. How the upper deck layout of the clubhouse could be reconfigured to provide contemporary on shore primary members' facilities through the better utilisation of space in all seasons;
- b. Opportunities to extend the clubhouse "footprint" so as to provide more space for parking, storage and administration;
- c. How to better utilise the existing lower deck layout so as to preserve the secondary member's facilities, reinstitute a proper work shop area and integrate this area with any lower deck extended footprint;
- d. The requirements to enable a light vehicle carpark to be constructed on top of the existing upper deck;
- e. The requirements to turn the existing upper deck into a light vehicle car park and relocate the primary members' facilities to a new third deck.

That a monetary limit of \$50,000 be placed on the project.

That the consultant's report, including the Club brief, be presented to the members at the 2019 Annual General Meeting of Members.

That progress on the awarding and progress of the project is regularly reported to members prior to the 2019 Annual General Meeting of Members."

Proposer

Stephen Scott:

Date:

Seconder

Name and Signature]:

Date:

Why do we need this Project?

1. A Special General Meeting of Members was held in 2018 to consider proposals to redevelop the Club property in joint venture with a third party. The members overwhelmingly rejected the concept but raised questions as to the viability of better utilising Club land.
2. The minutes of the General Committee do not indicate any progress on such an investigation.
3. The layout of the upper deck is, with some minor modifications, the same as it was in the mid 1950's when large functions well attended by the members and the then sole club bar was well attended by a predominantly male group of members. The club had a reputation amongst the state and federal yachting clubs and associations of welcoming sailing visitors with exceptional hospitality. Up to 200 yachts competed in this Club's Opening Days.
4. Those times changed and in the mid 1980's (some thirty years later) the Club had the foresight to remodel its upper deck bar to better address changing membership demographics. That succeeded, but now, some 35 years later, the Club must move on once again.
5. The upper deck is now not fit for purpose.
6. The "ballroom" is not used to its full capacity and primarily caters for "pseudo member's functions": you know – those persons who are forced to join purely to book the facilities and who have little interest in the Club. Despite the magnificent view, members who dine there do so in a cavernous unfriendly space. In summer they must put up with a blinding setting sun and have pre dinner drinks in a loud raucous bar.
7. The upper deck bar is a product of the mid 1980's. It is poorly maintained: just look at the state of the wood around the walls, the windows and the carpet. Its acoustics and layout makes it impossible for the facility to cater for both quiet and loud groups of members in the same area. It is not unattractive but cannot deal with a diverse membership with diverse needs.

8. I have heard rumours that some members would like to see members use of the upper deck severely limited so that it is a more attractive and flexible outside function venue. If this be true (and I cannot think that anybody could be that stupid) it will give the members a great view of the car park whilst non-members enjoy the great river view the Club has preserved.
9. Storage for Club property is at a premium. Stop gap measures have included the northern upper deck balcony. The members workshop has all but gone. Space for Club records and archives are found in odd "rabbit warrens".
10. Storage for club sailing dinghies is also at a premium.
11. An extension of the upper deck north to the drive would create extra storage both on and under the upper deck floor, or as parking.

Other Considerations

12. I have not included the use of the land on the North side of the drive as that would involve a simple engineering and financial assessment to determine if it would be economically viable.
13. Any examination must revisit all of the previous work done on utilisation of the building and the land. The members have approved the concept of a reconfiguration of the entrance that has not been acted upon. Any investigator would not have to start from scratch.
14. I have not considered the complete demolition and rebuilding of Club facilities at this time. That may well be a recommendation arising from this Project. However such activity may well reintroduce the spectre of a third party developer that the members have already soundly rejected.
15. I have provided for the report to be made available to all members rather than being vetted by the General Committee. I don't want the content to be modified. I have also provided for regular reports on progress prior to the 2019 AGM.