



ROYAL PRINCE EDWARD YACHT CLUB

Redevelopment Proposal Update - April 2017

You will have recently received the notice relating to the General Meeting to be held on Monday the 1st of May seeking members' approval for the proposed redevelopment of the Royal Prince Edward Yacht Club.

The following information does NOT form part of that Notice of Meeting, but is provided to keep members informed of some adjustments to the original draft design proposal presented in February, and the feedback received from members since that time.

As previously advised the overwhelming feedback from members has been positive, particularly relating to the need to carry out required maintenance and remediation of the clubhouse as a priority. Feedback on the proposed ground floor redevelopment plans was equally positive, with specific suggestions mainly focused on changes to the layout of both male and female locker rooms, the need for bathrooms with disabled access if possible, storage facilities, and the office.

As a result, the Committee re-engaged with James Garvan, the architect, to request some alternative layouts particularly relating to the bathrooms, office and storage areas (the "middle section") whilst also providing two options (Western and Central) for the corridor connecting the various ground floor facilities. His comments on each option, which are attached, are as follows:

- Both options have been revised to increase the space available for the women's changing room, and to add a family (disabled) bathroom option, along with increased storage areas.
- Option One retains the corridor on the Western side of the clubhouse, with the office adjacent to the multipurpose area as in the original design.
- Option Two relocates the corridor to the centre of the Club, and thus requires new bathrooms and plumbing facilities for the family and women's bath and locker rooms which are relocated on the western side of the corridor. The office, the location of which is dictated by how the Club is best operated, is moved adjacent to the main entry to the clubhouse.

- Both options work equally well in a planning sense, however Option Two provides more amenity (an external bathroom) and is more rational.
- In terms of natural light and air from the west, Option One gives priority to the circulation spaces (which will be most frequently used by members) over the storage, change rooms and office facilities. The circulation in Option One is also more efficient and takes up less floor area (~5m²).
- Both options will be more expensive than previous iterations (given the extra bathrooms).

Members should be aware that the plans are only in the early stages of the overall process. There will be several consultants' reports required, including those from heritage, access and disability experts, before the plans reach development application (DA) stage for lodging with Council and the Sydney Harbour Foreshore Authority.

As a result, while the exact floor plan may be adjusted, and the layout evolve as a necessary part of the redevelopment process, the overall concept will not change, namely to create:

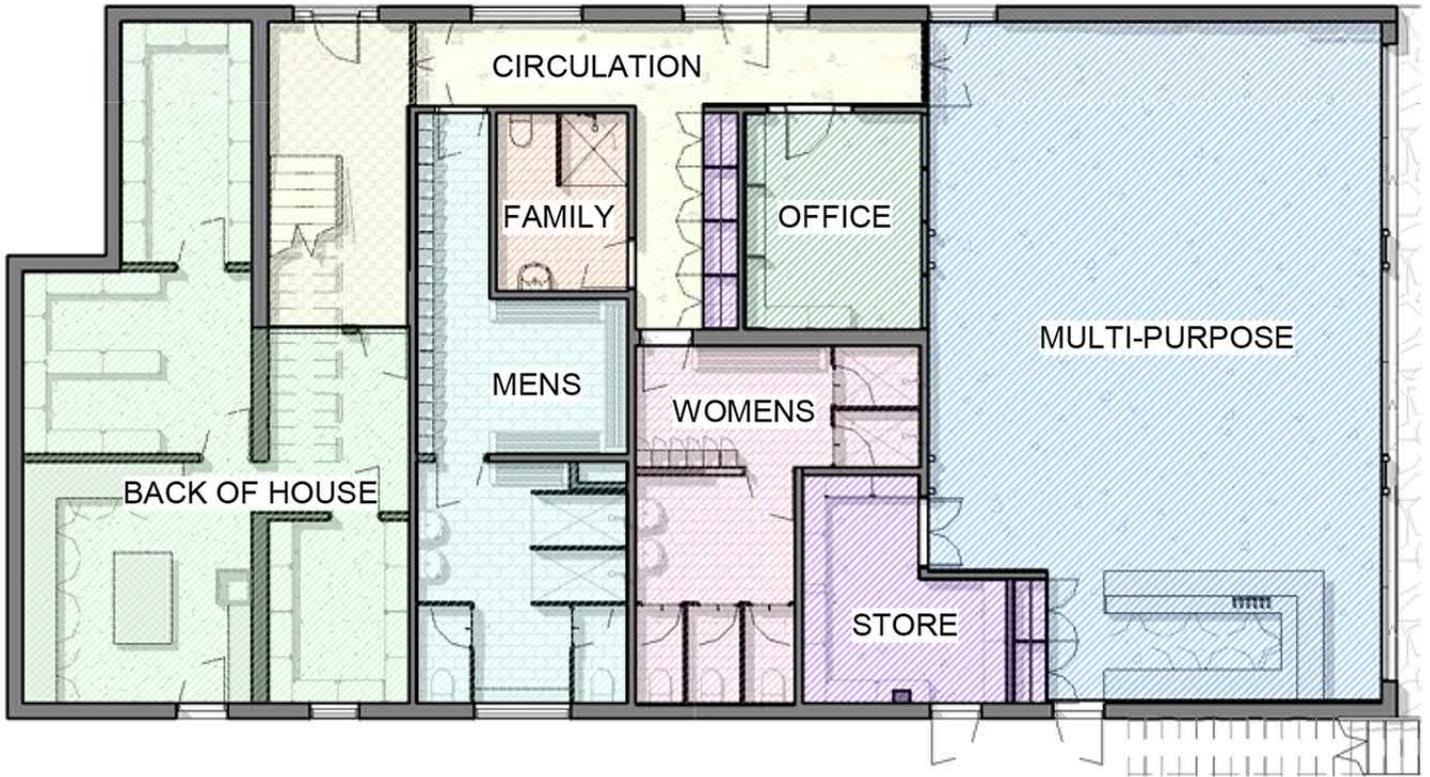
- A multipurpose, all weather area on the ground floor, incorporating the old dinghy shed with the residential flat, which opens out to a terrace with pergola, and then onto the front lawn;
- A middle section containing renovated mens' and ladies' bathroom and locker facilities, a family bathroom and disabled facilities (subject to council approval), along with storage areas and a remodelled office, and finally;
- A prep kitchen, dry store and cool room at the Southern end of the ground floor to service both the ground and first floor dining areas.

Assuming the motion is approved at the General Meeting scheduled for the 1st of May your Committee will continue to liaise closely with members to keep you informed of progress, whilst working with James Garvan and the various consultants required to bring the overall proposal to fruition.

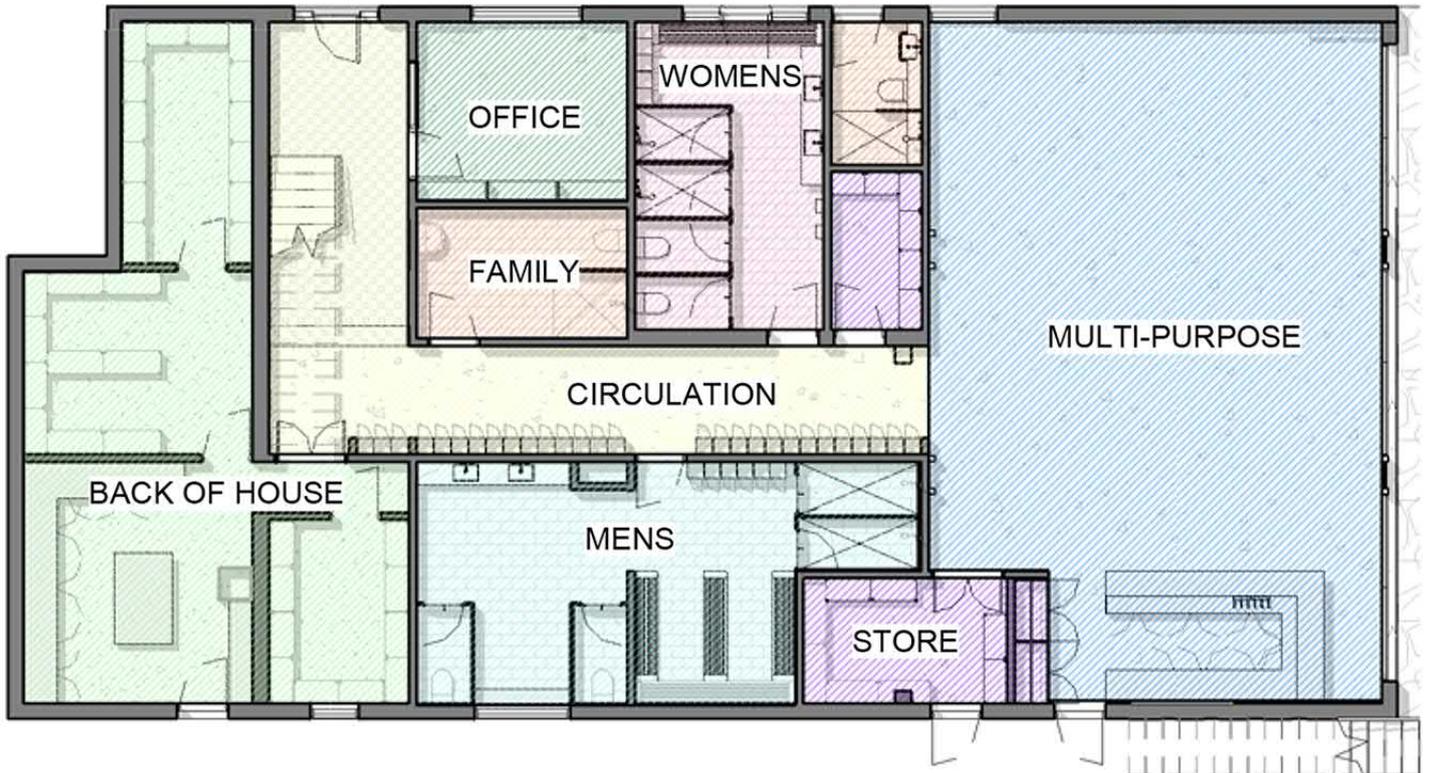
Update on Fundraising:

As indicated in the Notice of General Meeting, it is intended to fund the redevelopment from voluntary fundraising and the Club's available financial resources, without recourse to debt. To this end the Committee has received confirmation from the Australian Sports Foundation (ASF) that donations made through its Fundraising for Sport (F4S) program will be tax-deductible.

An initial fundraising committee has been set up with the hope of including the entire membership through these voluntary tax deductible donations in both the current, and the next financial year, along with participation in fund raising events, coupled with donations of prizes for raffles and auctions.



1 AREA DIAGRAM - OPTION ONE
NOT TO SCALE



2 AREA DIAGRAM - OPTION TWO
NOT TO SCALE

