



Royal Prince Edward Yacht Club

Redevelopment Update – September 2017



Artist's Impression

Following the information forums held in February when plans for the ground floor of the Clubhouse were outlined, and also at the General Meeting held in May when members voted overwhelmingly to proceed with the redevelopment, your committee has, wherever possible, taken into account members' feedback.

As a result, without changing the original overall concept, and mindful of working within the estimated budget, in conjunction with the architect James Garvan the initial plans have been adjusted as follows:

- Provision of disabled access to the ground floor, including a bathroom which will provide disabled facilities, and will also be used by children and as a family changing area;
- An increase in the overall storage areas, both in area and flexibility;
- Relocation of the office to be adjacent to the existing main entrance for security purposes;
- An increase in the size and facilities of the women's bathrooms;
- Confirming the selection of the original "western corridor" floor plan, thereby maintaining the existing exterior western façade and entrances, and providing better access to bathrooms from the lawn and beach without having to walk through the multi-purpose area. This will also provide greater security for the downstairs bar & entertainment area when it is not in use.

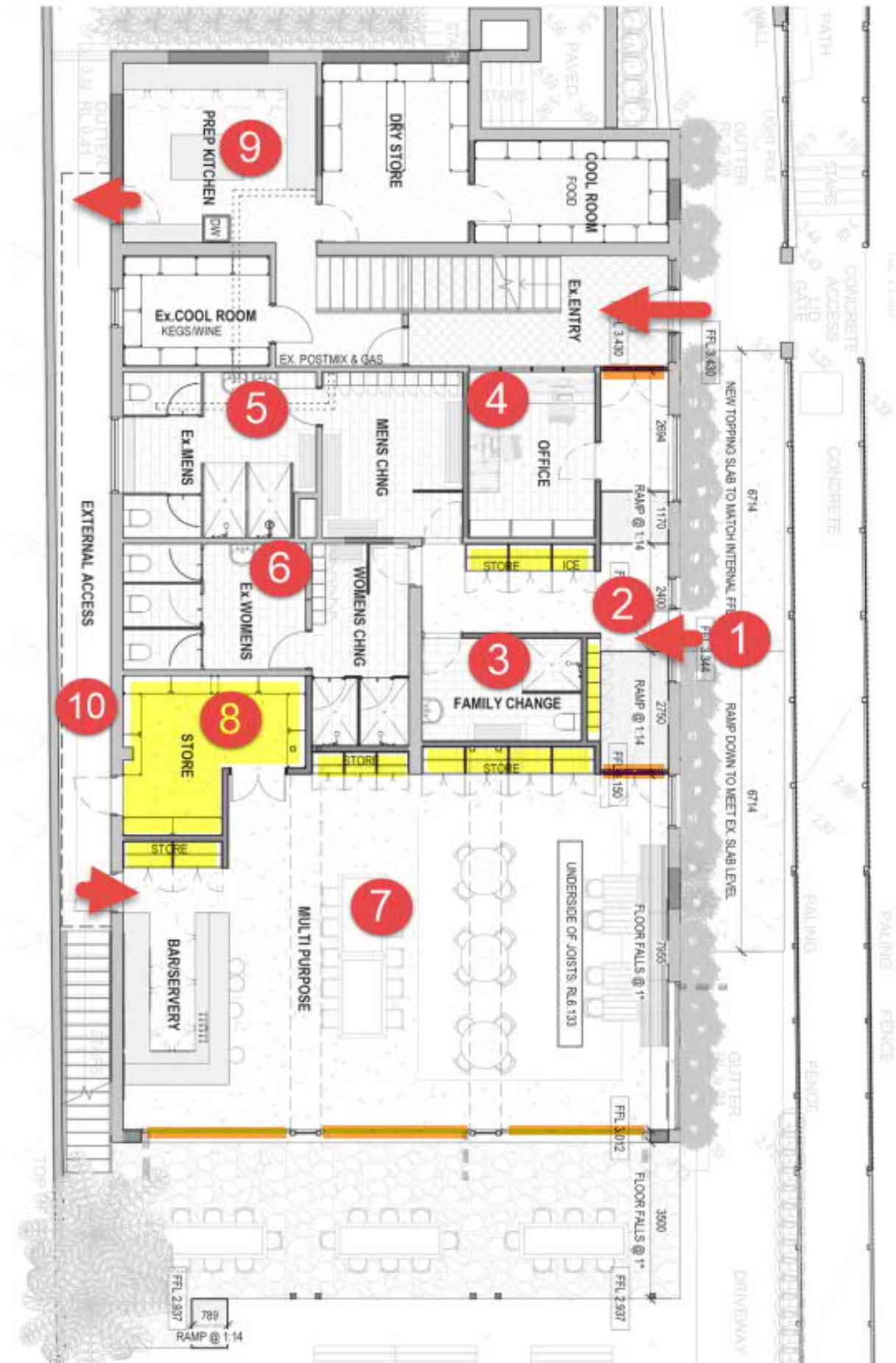
Following input received from the necessary consultants, James Garvan will be lodging the DA plans with Woollahra Municipal Council in mid-September, with a view to gaining council approval by Christmas.

Broad details of the floor plans and the design adjustments can be found overleaf.

Meanwhile, thanks to the generosity of a number of members, over \$300,000 has already been raised towards the fund-raising target of \$850,000. In addition, pledges have been received for a further \$140,000, added to which there may be some funds available from the annual development levy. The challenge now is to raise the balance required to allow construction to commence soon after Easter next year. If this can be achieved it is hoped that in conjunction with the remediation work required the whole project can be completed within the next 12 months, and in time for the start of summer 2018/19.

Details on funding can be found on page 4 of this booklet, along with a proposed timeline for the redevelopment.

Floor Plan & Layout – Ground Floor



Explanation of new design features

Wherever possible, members' feedback has been incorporated into the plans which will shortly be lodged with Council.

1. Western pathway:

Levelled and with incline ramps to allow wheelchair / disabled access to the front lawn, the main entrance, and also via the western corridor to the new ground floor bathrooms and multi-purpose room.

2. Western corridor:

Provides easy access to office and bathrooms from lawn and beach. Security doors (orange shading) will provide separate usage of, and access to, the multi-purpose area.

3. Family change room:

Provides disabled and wheelchair access as requested by members in the consultation process, plus a child-friendly toilet, change room and shower area.

4. Office:

Moved to be adjacent to the existing main entrance and the main stairs to the first floor bar and dining room.

5. Men's lockers and bathroom:

Renovated and refurbished, but remain broadly in the current position.

6. Women's lockers and bathroom:

A reconfigured and expanded locker area and bathroom.

7. Multi-Purpose Room:

Secure internal access from the western corridor, or externally through folding glass doors to and from a pergola covered terrace. Bar and servery included as before, with significantly expanded storage areas (shaded yellow).

8. Storage area:

Supplemented by additional storage throughout (yellow shading) where possible.

9. Prep kitchen:

Incorporating a dumb waiter food lift to the main kitchen, with dry store and cool room.

10. External access:

Covered walkway for service and staff to and from the prep kitchen and the multi-purpose room.

Timeline and Funding

As outlined on page 1, the architect James Garvan is due to submit the design plans and development application to Woollahra Council in mid-September with a view to receiving approval before the end of this year. This will enable construction drawings and tenders to be called for in early 2018. Subject to funding, construction will commence after Easter 2018, with the project due for completion by spring 2018, ahead of the 2018/19 summer season. It is envisaged that completing the works over winter will help reduce the impact on members' use of the Club. It will also enable the redevelopment to take place at the same time as the remediation required for the walls, door and window lintels, and roof of the Clubhouse.

If both the redevelopment and remediation can be carried out simultaneously, it is estimated this will result in significant savings, possibly in the order of 20% of the total cost of the combined works.

As also outlined on page 1, the first round of donations raised over \$300,000 from approximately 10% of the Club's membership. Adding to this amount a number of these and other members have pledged to donate a further \$140,000 this financial year. As a result, donations received so far, plus these pledges will potentially take the current total close to \$450,000. In addition, there may be funds available from the development fund which members contribute to as part of their annual subscriptions.

As previously advised, the essential remediation to the walls and roof will be funded from the Club's existing financial resources. While the response to date and donations for the redevelopment have been tremendous, the target for voluntary fundraising is \$850,000, leaving an amount of over \$400,000 still to be raised through the Australian Sports Foundation's tax deductible donations program.

How You Can Help!

The \$300,000 already raised, and the future pledges, have both come from the generosity of a relatively small number of members. Almost 90%, or over 450 members have yet to donate or make a pledge towards these fund-raising efforts. While understanding that everyone has a different motivation and ability to contribute, your committee would like to ask all members to help to secure the future of our Club for current and future generations of members.

As advised earlier in the year, the committee decided not to make a compulsory call on members, but this inevitably means the club is dependent on the generosity and financial support of members to ensure the redevelopment can proceed as early as possible.

Members can make their donations directly through the Australian Sports Foundation website, with all donations being 100% tax deductible. Visit <https://asf.org.au/projects/royal-prince-edward-yacht-club/>

Alternatively, if you would prefer, included with this letter is a donation pledge form which can be completed and returned to the club by mail, fax or email.

Like to know more?

There will be a further information session held at the club on Tuesday 19th September at 7:00 PM. All members are welcome to attend to ask the committee and the architect questions regarding the plans, timing and funding of this exciting stage in the club's history and its future. Updates are and will continue to be available on the club's website www.rpeyc.com.au. Alternatively, comments can be sent to The Secretary, PO Box 2502, Bondi Junction NSW 1355, or emailed to development@rpeyc.com.au.

Gregory Mason
Commodore
September 1, 2017



Royal Prince Edward Yacht Club



Donations:

If you would like to help the RPEYC achieve its redevelopment funding goal visit you can do so through the Australian Sports Foundation's (ASF) website at <https://asf.org.au/projects/royal-prince-edward-yacht-club/>. Payments options on the ASF website include direct deposit or credit card, and all donations are 100% tax deductible.

If you have any questions regarding the process or require assistance with the ASF website, please email ccrane@bigpond.net.au.

Pledge:

If you plan to donate but would prefer to do so later in the financial year (bearing in mind that your funds will be required by the end of March 2018 to enable construction to commence in April) please provide your details below and return to the Club, and a member of our fund-raising committee will contact you in due course.

Name: Member Number:

Phone number: Email:.....

Pledge Amount:

\$1,000

\$2,000

\$5,000

\$10,000

\$25,000

or \$.....

Please return this form by email to secretary@rpeyc.com.au or by fax to 02 9363 5807.

Mail to: PO Box 2502, Bondi Junction NSW 1355 or drop it at the office on your next visit to the Club.

Questions? Please call Sue on 02 9363 5809 or email development@rpeyc.com.au