

Notice of Motion

CLUB REDEVELOPMENT PROPOSALS

I hereby give notice that I will move, at the 2024 Special General Meeting of Members to be held on the 24th of October, the following motion for adoption.

Proposed by:



Chas Milner on behalf of the Life Members

Seconded by:



Date:

Motion

We move that the proposals presented by the Committee and or Commodore for adoption at the Special General Meeting be rejected.

We propose that these proposals be replaced with:

- (1) The Club to undertake the following maintenance and capital works consistent with the current DA approvals that will:
 - a. Replace the asbestos roof of the main clubhouse building with a warehouse style 'colorbond' roof, that is constructed utilising as few of the current internal walls and as few of the existing columns possible that is required to support it.
 - b. This roof, as is mostly the case, in large buildings is to be of sufficient strength to support suspended ceilings with associated air conditioning ducting, noise reducing panelling lights audio visual etc
 - c. Construct the new facility immediately to the east of the clubhouse as approved in the current DA
 - d. Utilize the staircase provided for in the current DA to enter the clubhouse from the eastern side of the building as the river side entrance
 - e. Update and possibly/probably relocate the upstairs kitchen and bar facilities to provide more flexible and fit for purpose catering facilities consistent with a proper workflow analysis.
 - f. Renovate the Members' Bar and Bayview Room, including the attenuation of noise level, provision of upgraded furniture as required and better use of space.
 - g. Instal reverse cycle air conditioning in the Members' Bar and Bayview Room.
 - h. Demolish the eastern external staircase but leave the western external staircase as an alternate/emergency exit if needed.
 - i. Provide a passenger/goods lift at an appropriate place at the driveway front of the building

Explanatory Notes

The original motion adopted back in 2021 was for an estimated \$1.8M, it is disappointing to see what was intended as the renovation and improvement of existing facilities turn into an

expansion of club and the provision of a grand entrance to the detriment of out multi million dollar views.

The staircase at the eastern side was originally proposed as far back as 1995 when a member/designer drew it up for the then Committee – the one proposed as part of the eastern addition is essentially in that space

We note that the mid level driveway carpark replacement/enlargement approved at the AGM has added capacity and would lend itself for designated bays for people with access issues be they permanent ACROD bays or bays allocated by request. We could also provide similar at the river level. Since it is not that common for people to arrive at one level and move to the other a lift at the rear would accommodate that need plus provide for a safer option for staff to transport food and other stores.

We are not seeking to do nothing, but we believe that a grand entrance statement is not in keeping with our club's ethos, and if the lobby usage at other clubs is a guide it would be wasting resources

The predecessor to the current clubhouse was constructed in the 1880s. Some 70 years later this clubhouse was constructed. Today it is nearly 70 years old.

We would suggest that the Club seriously look at a total replacement that reflects the needs of the current active membership.

At the time the 2021 motion was considered by the members, and based on the then estimated cost, the members decided to proceed with an upgrade rather than replace the clubhouse. Those costs skyrocketed as an expansion of the clubhouse and a grandiose entrance became the focus. It is time to go back a revisit that decision.

The Club is financially one of the best performing club on the river. Offshore maintenance is managed cost effectively. Cash reserves are healthy. Members are entitled to the benefits of continued sound financial management and position. Other clubs have fallen into financial hardship.