

A MASTERPLAN FOR THE B&SYC LAND AND BUILDINGS – A LOOK INTO THE FUTURE

by Peter Gold

Remember a couple of years ago a subcommittee was formed to look into a long term plan for what the club intended to do with its land and buildings?

We knew that many of our structures, including the house next door and most of our shedding were badly in need of attention, and in fact were not really fit for purpose any more. We really didn't want to throw good money after bad.

At about that time the redevelopment of the Seacliff Surf Club was in the pipeline, and representatives from the City of Holdfast Bay had met with our Commodore and expressed interest in seeing a document which showed what B&SYC's long term plans for the site were. In existence were a number of ideas for replacement of buildings and also further major refurbishment of our main club building, but nothing covering the lot.

In response to this the subcommittee of Messrs Burford, Couch, T Gold and P Gold developed a list of functional requirements which were thought to be necessary for any redevelopment of the club site and you probably glossed over these in a previous Logbook. If you want to see these requirements again it can be arranged electronically.

The functional requirements were then used as a basis of a brief to Williams Architects to produce a concept document we called a Masterplan. For those who don't know, Lindsey Williams has been an active club member of some years and a regular volunteer on the bridge.

Over the last year or so the subcommittee has worked with John and Lindsey Williams, translating the functional requirements into concept drawings. After a number of iterations we believe that we have a set of concepts that address all of our requirements well into the future. The Management Committee has endorsed the Masterplan and it is now time to show it to our members.

Shortly you will be able to view our drawings either through the club E-Newsletter or on the walls of the Mariners Bar and Upper Deck. If either of these methods is beyond you, we will provide A4 paper copies at the office to anyone who wants them.

The idea is for you members to have a good look at the Masterplan, then come along and discuss it at the AGM in June, where it will be an item on the agenda.

Attached to the drawings will be a separate document called "Notes", which will be introduced here. They are actually a set of rules to be used when assessing what we have produced.

Here they are.....

- The Masterplan is a document showing long term concepts only, it is to be used as a basis for future planning of our facilities and development of our site.

Example: Council is interested in such a document, it assists Council to look at the development plans for the local precinct as a whole and whether future funding of yacht club facilities might be considered.

- Any future improvements to land and buildings should align with the overall concepts in the Masterplan.

Example: Any capital intensive upgrades to toilets and changerooms should be carefully considered to avoid conflict with the Masterplan. They may have to be demolished in the future, which would be a waste of money.

- The drawings are not meant to be looked at in detail. This may well change as various elements of the Masterplan are implemented.

Example 1: You may not like the proposed location of the lift, just remember the CONCEPT is for a lift to be installed one day. We may never be able to afford one. In the interim we may decide to connect with the Surf Club's ramp to provide disabled and heavy goods access to the upper deck.

Example 2: You may not agree with the general layout of the upper deck bar and galley, again these have low priorities at this early stage, the CONCEPT is for a upgrade one day, and the final details may change for good reasons at that time.

- The various Stages are not fixed and have no specific priority.

Example 1: Stage B may well be the first one because it makes the operation of the bar and canteen more flexible and is more appealing to the public.

Example 2: A single bay shed in the existing back yard of the house next door is not contemplated by the Masterplan, but it does not conflict with it. Given that we can't afford to lose the house, this shedding might well be enough to accommodate the junior fleet and assist in our plan to demolish the old boatshed.

- The Masterplan concepts show intended final uses for the various facilities, but these may change in the interim.

Example 1: The junior boat storage is finally located on the southern boundary, however it might temporarily be in the house backyard and the eastern shed before it finds its final home.

Example 2: If the downstairs canteen is relocated, the existing room and indeed the corridor outside of it may be used for other purposes such as storage or meeting room.

Do you get the idea? The overall CONCEPTS are what we are looking at, not the detail. Don't try and redesign the detail, that opportunity will come when the club actually has the money to do the work.

Please come along to the AGM and give this Masterplan a good going over. Lindsey will be there and so will representatives of the cubcommittee.

If our membership is happy with it, the next step will be to present it to Council as a first step to:

- relocating our junior boat storage
- demolishing the old boatshed
- creating a large central rigging or recreational area in the centre of our grounds
- improving the overall appearance of the club.

Over to you...