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IMAGINING OUR FUTURE  
PROJECT DISCUSSION PAPER



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## BACKGROUND

This discussion paper provides background to the brochure “Imagining Our Future”. The renders in the brochure provide a visualization of the proposed Masterplan.

This document provides an overview of the Masterplan, but it does not cover the financial modelling associated with the development plans. In parallel with the development of the Masterplan, a Future Finance Committee has been formed, which is considering the financial models necessary to fund the proposed staging as outlined in this document.

The sections that follow provide a high-level description of the proposed Masterplan development along with possible staging of the projects.

## PROJECT 1

### GROUNDS – CARPARKING AND ROAD REALIGNMENT

The proposed development would see a new, member only access road developed around the eastern side of the tennis courts down to the existing parking area at the clubhouse level. This new access would also be utilised for deliveries and maintenance and access to the MBS storage areas.

The existing driveway would be terminated at the south west corner of the tennis courts, with a turning circle located adjacent to the new entrance to the clubhouse. Some parking could be provided either side of the driveway, including disabled parking. The purpose of the turning circle is to both showcase the clubhouse entrance, and provide a promenade and formal approach to the club.

A new upper car-park would be developed on the current grassed area to the west of the tennis courts. The surfacing of the parking area is yet to be determined but would ideally be a surface that can provide for sporting and recreational activities. Parking for 100 – 150 cars is proposed. It should be noted that as the proposed development includes a dedicated “function centre” as a revenue stream, then parking is certain to become a factor in obtaining a Planning Permit. A covered access walkway from the upper parking area to the clubhouse entrance is proposed to be located along the southern side of the tennis courts.

This covered walkway would also provide a sheltered viewing area along the rear of the upper Tennis courts. The walkway will flow into a new tennis clubroom that will extend behind the lower tennis courts and connect to a new indoor/outdoor pavilion adjacent to the grassed recreation area.

All access roads will be paved rather than gravel to minimize nuisance dust to neighbors as well as reduce annual maintenance costs.

There are several easements running through the club grounds. This proposal would see the South East Water sewer rising main and various storm water easements realigned to run under the proposed new access road running along the northern boundary of the tennis courts.



## FUNCTION CENTRE

The function center is proposed to be constructed over the existing clubhouse and would use the existing site topography to its fullest advantage. The new entrance would be level with the current ground surface adjacent to the tennis courts, pavilion and grassed area.

This facility would be multi-purpose and include:

- Administration office(s)
- Bar/serving kitchen
- Stairs/lift to lower members and guest casual area
- Configurable floor-space for functions
- Lift access to the main kitchens
- Board/meeting room.
- Access to the main bathrooms

The purpose and configuration of this area would be adaptable to the time of day/week.

This area would provide a steady revenue stream and allow for functions 52 weeks/year while not having an impact on member value as the upgraded lower level facility and the future redeveloped MBS facility would provide available areas for members and guests at all times.

Construction of this upper level could be in the form of a superstructure build over the existing clubhouse, which would reduce the amount of time that the existing clubhouse is unusable, however this approach may add additional cost compared with a complete rebuild of both levels.

## CURRENT CLUBHOUSE

The current clubhouse could be retained and modernized. The kitchens would be relocated to the south side of the building to allow development/relocation of facilities (toilets, bar, etc). This central kitchen would be accessible to the proposed new MBS facility and lifts will be provided to service the upper (function) level of the clubhouse (refer previous section). This area (existing clubhouse and new kitchen) would be “connected” to the upper level of the MBS development which would remain at the same level as the existing structure.

It is envisaged that the lower clubhouse would be used as a members/guests only area and would provide for casual meals and bar facilities, which could include a sports bar, pool tables and other activities.

There would be disabled and member access from the lower car-park to the clubhouse to the new lifestyle center (which forms part of Project 2).

The existing deck area would be retained and enlarged.

The area could also be used for member functions, especially with the addition of moveable partitions as a part of the refurbishment.

Stairs and a lift would be provided to access the upper level.



## KIDS AREAS

Kids areas are proposed to be developed in two stages, with a new indoor kids space to be developed as a part of the lower clubroom refurbishments, and a contained outdoor space as part of the redeveloped MBS facility. This is discussed in more detail as a part of the MBS project.

## BOCCE AND CROQUET LAWNS

The area reclaimed from the road realignment will allow for a significantly larger grassed area below the tennis courts. This area is proposed to comprise Bocce and Croquet lawns as well as informal picnic areas. After the development of the lifestyle centre and redevelopment of the tennis club house and pavilions, this area will continue to be used as Bocce and Croquet lawns whilst also providing an outdoor function space with a spectacular view of the bay.

These areas will all access the upper clubhouse level.

## PROJECT 2

### PAVILION AND TENNIS CLUBROOM

The rebuilt tennis clubrooms would connect to the covered viewing areas and would provide basic kitchen facilities and social areas during tennis sessions.

The outdoor pavilion (The Cube) is envisaged as an indoor/outdoor space that will flow into the grassed area and provide a protected area from the weather during outdoor functions, it will also be usable as an overflow space for larger tennis competitions. It could also be used to provide a casual coffee shop during the warmer months.

### LIFESTYLE CENTER – POOL, SAUNA, SPA, GYMNASIUM

The concept envisages that the Lifestyle Centre (pool, sauna, spa and gym) will be excavated into the embankment area between the lower tennis courts and the current lower access road. This would require a site cut of around 7 m, which from a geotechnical perspective is achievable.

The roof of the lifestyle center structure would be grass covered to provide open recreational space including the Bocce court and Croquet lawn and an outdoor function area. This space will adjoin the new pavilion and BBQ area and would be a perfect setting for outdoor weddings and functions. Marques could be erected within this area as desired for functions.

The lifestyle center would provide a complete recreational facility that is not available anywhere else in Mt Eliza.

It should be noted that a number of the major sporting clubs within Melbourne including Kooyong Tennis Club and Royal Brighton Yacht club, have included this type of space within their redevelopment and these have proven hugely successful with members and have provided good revenue streams for those clubs, via a tiered membership arrangement.

## PROJECT 3

### MOTOR BOAT SHED

The current MBS has many serious issues associated with structural deficiencies and soil slope retention. Any redevelopment of the existing building would require major structural improvements to be constructed around the current building, and while the problems are considered surmountable this would come at a premium cost due to the confined working spaces. Therefore, the proposal is that the entire MBS is demolished and a new structure is constructed from the ground up, while retaining the footprint of the existing building. This new structure would be on two levels, with the lower level providing the reinstatement of existing facilities including boat and kayak storage and launching, but would be improved in amenity and function, including toilets, showers, change rooms, etc for on-water activities.

The upper level space is proposed to include a fine dining area (premium/al la carte dining) lounge and other quiet member only areas. It could be configurable to allow for member business meetings midweek, etc. Some balcony access would be provided along the water front. This area will be accessed via the lower clubhouse (members and guest) level. There would be no public access to this level.

The roof of the new MBS building will provide some of the best views at the club, and it is proposed to configure outdoor gardens and an accessible seniors and kids play areas on the roof. This space would be accessed from the upper club house, and could also be used during member functions.

### WATER ACTIVITIES CENTRE

The new beach activity space would be constructed on the location of the existing RYS building and is envisaged to provide some dinghy storage, along with changing and shower facilities on the lower level, with a training space and safety observation tower on the upper level.

In the future this space may also be used to provide for other beach activities such as scuba diving and snorkeling.

### ON-WATER (PIER) CONCEPT

An additional area for future development is the construction of a pier with associated on-water facilities including a sauna, steam rooms, hot tubs a kayak storage and launching area and a small coffee hut kiosk. Whilst this aspect of development would likely to be in the longer term due to planning considerations, this would potentially provide amenity for on-water activities. It could also be accessible to non-members enabling it to become a good source of added revenue to the club.

The current launching ramp easement from the club to the water will be retained as to allow the lease to lapse could result in the lease not be granted in the future.

The construction would be relatively simple due to the reef.



## PROPOSED STAGING

The completion of all of the above elements to the Masterplan would result in a significant cost to the club. It is unlikely that the club would be able to debt finance or develop an appropriate finance model for this magnitude of cost as a single development project. However, by staging the development this should result in a number manageable development projects.

Ideally the staging process should consider elements of the Masterplan to:

- Increase membership value; and
- To provide revenue streams to allow future staging to be realized.

As previously mentioned, the financing model is beyond the scope of the DSC.

It is currently proposed that the development is completed in 3 stages. Proposed staging is outlined below:

### PROJECT 1

Project 1 would see the development of the function center, realignment of easements, ground works (excluding the lower carpark), soil retention works (southern portion where it interacts with the clubhouse) associated with the lifestyle center and new kitchen.

The reason for scheduling these activities in the initial stage is to immediately provide a second venue for members and functions. This then addresses the current serious constraint of only one venue.

#### Main Elements of Project 1

- Groundworks (southern portion) for proposed lifestyle center
- Realignment of access road
- Upper car park
- New Kitchens
- Function area
- Easement realignments
- Refurbishment of the existing clubhouse
- Development of Bocce and Croquet Courts
- Development of Kids Club Space

### PROJECT 2

Project 2 would see the development of the Sports and lifestyle center, construction of a new tennis clubhouse and the “Cube” pavilion area.

#### Main Elements of Project 2

- Excavation of cutting for underground Gym and Pool, areas
- Construction of swimming pool(s) and spa areas
- Civil works to re-roof the area and reclaim the outdoor recreation space
- Construction of the tennis clubrooms
- Construction of the Cube pavilion area



### PROJECT 3

Project 3 involves redevelopment of the MBS building and new member areas, the redevelopment of the RYS shed as an Off the beach, water activities centre and the potential Jetty and associated on-water activity center.

#### Main Elements of Project 3

- Demolition of the existing MBS
- Construction of the new boat storage facility and members only clubrooms
- Rooftop recreational areas and kids space
- Development of the Water activities area and observation tower
- Construction of the pier and associated infrastructure over the reef
- Construction of On Water activities areas



## FURTHER STUDIES

The Masterplan presented within this document, and its depiction with the “Imaging our Future” brochure is the first step in a long process.

Further studies required to develop the Masterplan to pre-construction stage will include:

- Formalizing the funding model
- Architectural renders
- Planning and negotiation with local and state government agencies
- Engineering

This process will take time, but we are confident that the end result will help form the foundation of a bright future for a better, stronger club for the enjoyment of current and future members.