



2019 Concept Plan Member Forum Notes

Ranelagh Club

Wednesday 8th May 2019 @7.30pm

In attendance 101 members recorded

Graeme Atkins, Herman and Hestelle Gerryts, Tim Schaefer, Jane and Glenn Longstaff, Noeleen and Tony Vaughan, Tyler Smith, Pater and Karen Hook, Ingrid Harvey, Stella McGahey, carol Hoffman, Wendy Ellis, Sue Simmonds, Grant and Linda Snowden, Melissa Quill, Sally Watson, Stephen Luca, Samme Mills, David Kirby, Brett ad Suzie McMillan, Rod de Bomford, Tony Russo, Adam McKenzie, Wendy Parton, Helmut Loersch, Kevin and Alison Doherty, Brent Frankcombe, Richard Thomas, Ian Fleming, Phil reid, Andrew Robinson, Ralph and Evelyn Hackl, Simon and Nicole Stanton, Neal gale, Barry Hodge, John Anderson, Michael and Lu Linton, Des Berry, John Thomas, Ross McDonald, Beverly Boughton, Will and Sheila Paterson, Glenn Capuano, Geoff Hancock, Al and Pippa Hanson, Steve Hugginson, Anthony Sprawling, Chris Fellows, Dawn Robinson, Peter and Gillian Cole, Jackie and Oliver Petit, Deidre Keely, Anthony Brown, Arvind Sridharan, Simon and Donna Cummins, Diane Jackson, Trpo and Tierney Tipovsky, Paul and Gaby Ramsay, Lawrence and Andrea Henderson, Charlotte Henderson, Josh and Amanda Thring, Lynette Hinings-Marshall, Rob Serroni, Rene Riegel, Robert Date, Debra Berner, James and Joanna Holt, Geoff and Jane Aarons, Rhys Taylor- Williams, Kim Ewart, Brian Brennan, Drew Trenham, Paul Curtis, Peter Buckingham, Andrew Cruddas, Anthea Amos, Rick Dixon, Tracy Rich, Mark Dillon, David Bergin, Charles Davidson

1. Welcome and Introduction Lawrence Henderson (Past President 2012-2016)

Lawrence thanked all for coming and their interest and said he felt privileged to be sked as MC for this forum.

Lawrence presented some background of his club strategy work since 2010 and that he felt the club had three options.

Option 1 -Continue to just do the maintenance

Option 2 - Start improving the existing infrastructure

Option 3 - Forward strategy for generations to come

He noted the great work if the member volunteers that had committed their time to have this concept

Lawrence advised all that the structure of the night was focusing on the concept of what Ranelagh could look like in the future and that this was just the first step in an extensive process of bringing the club and its associated facilities into the 21st Century. This forum was the initial engagement with the Club members of what may be possible.

It was reiterated that the Concept is not set in stone and the final Vision may be very different to that presented tonight



2. The establishment of a Development Standing Committee (DSC) – Ingrid Harvey (Current President)

Ingrid expressed her appreciation to all those that attended.

She mentioned the DSC was developed to ensure continuity of the clubs building strategy and not having to press the reset button. It was raised how previous Boards had commenced similar projects but for whatever circumstances they all lost momentum.

It was hoped that with DSC working separately to the Board whilst still accountable to the Board would provide better progress. In terms of governance the DSC had a term of reference approved by the Board to operate by.

Ingrid noted members still ultimately had the constitutional rights and any vote to members needed 75% approval.

3. The Development Standing Committee - Mark Dillon (Chair DSC)

Mark introduced the committee and provided a brief work background of each member.

They were:

- Geoff Aarons (Director and Past RYS Commodore) 6 years as a Board member Joined with his family. Engineer
- Charles Davidson (Co-Founder & Chairman of Peninsula Hot Springs) Long term Local Resident Entrepreneur, Chair of Victoria Tourism Industry Council
- David Bergin (Director Planning and Building at MPSC) Previously planning involvement in major building projects i.e. SE Water Head Office
- Kate Sullivan (Town Planner)
- Rod Austin (Club GM)
- Mark Dillon (COO and Director or Int Engineering Firm) Chair Long term local resident and Board member for 5 years.

Mark added to what Lawrence said in terms of continuing with just spending money on maintenance or looking at the bigger picture.

It was mentioned that previous plans had not proceeded such as the Melb Uni report, the Mt Eliza Club amalgamation but others had such as the sinking fund to resurface the tennis courts.

Mark also explained the DSC meetings commenced February 2018 and the concept plans eventuated out of a blank canvas but focusing on 3 essential elements.

1. Members benefit
2. Lifestyle
3. Sustainability

The outcome of the work done is what is being presented as the concept tonight



4. The Concept

Mark spoke on the two Slides

Slide 1 Western View

Slide 2 Eastern View

Project 1

The Clubhouse would be two storeys with 2 separate areas as identified the club needs a

The function ctr would be recognised as a new function stream and located on top of the existing members lounge.

The importance of tennis was recognised with 2 additional courts planned

Safety and in particular child's safety were considered when relocating the existing driveway to the rear and southern side of the Club's boundary.

Additional Car Parking was required for any new development requiring a planning permit.

Kids play area was acknowledged under the existing members deck.

Project 2

Gym and Swimming pool. – Noted dub in ground to not spoil the vista.

The new Tennis rooms “the cube’ would replace the cabana and be adjoined to the main clubhouse and look directly onto courts 5 and 6 now.

A covered walkway with seating would run along the side of other courts and to upper carpark.

Project 3 The Pier was noted of as the most audacious of structures on the concept plan

The Pier would entail, spa, saunas, café and kayak storage and be accessible by the public.

The Yacht Squadron would be given a better facility with showers changing rooms etc...

The Motor Boat Shed would be two stories and the roof would be utilised and shaped in a manner to reflect of what the main purpose of the shed is for.

5. Funding

Charles Davidson

It was explained that tonight was about the funding side of the Concept but important to know that a Future Funding Committee had been established and meeting to establish a proper funding model. However, the funding stages would be the step after evaluating the feedback on members of what they wish on the concept plan.

Charles explained whilst the Funding committee with which he also sits on did have financial skills in



this regards they are fully aware that further input was required in bringing sch a plan to commercial reality.

It was understood any such development would not be considered if the club was at high risk and my development would need to be sustainable in the future.

Funding models were explained such as

- i. Increased numbers of memberships plus higher new member joining fee
 - ii. Membership categories: social, tennis, gymnasium, sailing
 - iii. Gov't and Private sector grant opportunities
 - iv. Life memberships
 - v. Donations: Bequests, gifts and key facility naming rights
 - vi. Revenue from operations including functions, gymnasium, activity centre based on the pier
 - vii. Member loans

Charles also explained through his well ness experience the club had the opportunity to become a real community hub for all ages and having the ability of being branded a health and wellness style resort. He used a novel called the Blue Zones of communities living better lives based on the values the community implemented in their regions.

He also reiterated that if the club plans well and is identified for doing this well people will want to become members of the club.

6. Next Steps

Geoff spoke of the next steps after this forum being to review the feedback from this meeting and other member. Then Update the Plan and recirculate for endorsement

Once endorsed.

1. Consultation with government directorates
 2. Seek advice from specialist consultants
 3. Develop funding models/economic viability
 4. Prepare draft vision, outcomes and design strategies
 5. Present the draft masterplan back to the Club Community for comment and endorsement.

7. Questions and Answers

7a. Q & A from emails.

Rod presented the following questions and comments that were received through email



- (i) **Rob Turner** – Local Neighbour and opposed the new car park and driveway at the top of the property
 - (ii) **Grant Snowdon** – the following questions were from a number of different members and specifically from Grant
1. What is the rough estimated cost of each part of each phase?

DSC response – felt this was answered at time the Charles presented the funding slide.

2. Does the board expect any need for borrowing, and if so, would the land be offered as security and would this put the club's very existence at risk if we could not repay the borrowing?

DSC response – again felt answered during the Funding slide that a number of funding methods would be required . Mark reiterated the club was not yet in a position to provide whilst still in this idea phase of the concept.

3. How would additional dining facilities assist current members, when the existing dining facilities do not seem to be fully utilized?

DSC response – Rod spoke that he felt the members were currently disadvantaged with the existing dining facilities as you could not host a forum like this and also cater for diners not interested at the same time as one example.

4. How long does the development committee anticipate the project will take if we agree to everything now and how long will any construction activities affect members activities?

DSC response – All factors that are being considered when looking at the staged projects nut no time frame has been set at this early stage as the club wanted members feedback and hence the purpose of this forum tonight.

5. Will any of the cost be expected to be borne by the average current member?

DSC response – Again as per the many funding methods explained on the funding slide it is a possibilty

- (iii) **Peter Buckingham** Rod thanked Peter for his email explaining his years of experience on the Ranelagh Board and the difficulties of not having any finances then and the need to find new revenue streams.
- (iv) **Lynette Hinings Marshall** – asked that the Q&A continue with questions from the floor rather than focus on her email correspondence.

- 7b. Q&A from the Floor – Lawrence coordinated a roving mike (crackling) for those asking questions from the floor.

- (v) **Samme Mills**

Liked the aspirations but thought a lot of the pan was “Pie in the sky” and the Pier was particularly audacious. Some concerned with new line of sight with new clubhouse.

Written on Flip Chart Parking Lot - How will the views be impacted?



DSC Response The building plans and their height and aspect will all be part of the planning process and in accordance to local and state regulations.

(vi) Neal Gale

Thought the concept was wonderful but asked to look at Project 3 first. Noted that with Motorboat Shed in disrepair, in a prime location that if the development started here it will allow for minimal disturbance but maximum benefit to the members.

DSC Response A possibility and one to consider.

Written on IDEA FLIP CHART Boatshed redevelopment as an early phase of the Project

(vii) Tracey Rich

A new member that has recently invested in the area with 2 beach boxes. Of all her ravel experiences she sincerely believes the location and the property s "as good as it gets". She suggested the idea of revenue for the club being derived from boutique style accommodation on site.

DSC response – This has been spoken about the meetings but quickly understood the current zoning prevents Accommodation on this site. It was mentioned to change the zone Planning Scheme Amendment is significantly harder than going through the Planning Permit process.

(viii) Chris Fellows

Commented that should be more dialogue to members as to how this plan was derived rather than the members questioning and raising alternatives that had already been thought of.

DSC response Alternative ideas are still supported and just because the DSC rejected it does not mean the members will Mark spoke of the previous proposals Melbourne Uni Business Schools .

Written on Flip Chart Parking Lot - Further information required during the process.

(ix) Ralph Hackl

Disappointed that no costs were spoken about tonight as he feels it has been a waste of time without having this information.

DSC Response Member John Kent asked to speak on behalf of the DSC.

He felt that it was not appropriate for the DSC to provide figures when there was not enough information at the moment.

John mentioned the immediate focus should be on the viability in terms of demographics and average disposable income of the area



(x) **Ross McDonald**

Would have liked to have been consulted earlier in the process but questioned why the club not focussed on maintaining and improve what we have.

DSC responded in terms of maintenance it could proceed in this direct, but the club would still need major upgrades for the club to improve. As already mentioned, the Cabana is not to the standards the Tennis members would like. Already the club needs two rooms to cope with the demands of the club. Clubs continually need to plan and prepare and have strategies and projects otherwise there are many examples of clubs without vision that have not

Written on IDEA FLIP CHART

Project 1 – Smarten up the Facilities? What is the viability of improving existing property?

Written on Flip Chart Parking Lot - Cost\$\$\$\$

(xi) **Anthea Amos**

Supported new sources of revenue with any future development and to improve the current facilities. The tennis cabana was in poor condition.

DSC response Noted and agreed as a reason why a vision was required and to communicate with members in forums such as this.

(xii) **Donna Cummins**

Spoke of the excellent tennis clubhouse facilities at Sorrento TC and not being proud of what Ranelagh Club currently have.

(xiii) **Richard Thomas**

Spoke regarding the ownership of the property and queried had the Club looked at its ability to look at alternatives under freehold and leasehold arrangements

It was noted that this club was unique and the closest thing as a health and wellness resort on the bay.

Written on Flip Chart Parking Lot - Ownership of the land

(xiv) **Tyler Smith**

From his professional experience it was important to collaborate with the residents and prior to going to a planning permits there would need to be \$millions spent to get to the point of obtaining a permit plus the obstacle of getting 75% approval from the members.

Based on demographics and location he felt it would be difficult to triple membership.

Likes the idea of the pool and Gym but get rid of the Fairies and Unicorns aspect of the plan.

DSC response: As mentioned this meeting was to seek ideas and members thoughts on what is proposed in terms of facilities. There was never going to be a vote tonight. It was agreed that their



would-be significant costs required prior to obtaining a permit but it would not be in the vicinity of \$millions as suggested.

(xiv) Alyssa Ramsay

Asked whether the environment was being factored in with the development of a Pier?

DSC response The Environment was of utmost importance and is and will be a key factor when considering any new development.

(xv) Andrew Cruddas

Thought Gym was a great idea

Concerned with current maintenance and erosion issues of the MBS not being addressed and could be of dire consequence in 10 years' time.

DSC response It was advised that there is a report on the MBS structure that whilst it does have structural issues the shed will not fall. It is accepted the Drainage at the rear of the shed is difficult to fix but there was significant maintenance just over 2 year ago to rectify.

Written on IDEA FLIP CHART What is the Structural Viability of the MBS? How can it be maintained?

(xvi) Kim Ewart

Spoke of her experience with such projects and how impressed that the Board had decided to go to the members for idea as this is not always the case at other club. She understood this was an information session and no votes required at these early stages and encouraged all to provide ideas as per the wishes of the board.

8. Conclusion

Ingrid and Mark thanks those on the Standing committee for their work thus far and on behalf of the DSC thanked all for attending and the constructive input and asked all to complete a feedback form in order to ensure their ideas have been heard and considered as part of the next stage of the process.

Notes: Rod Austin 11 May 2019