



**DRUMMOYNE**  
SAILING CLUB

Drummoyne Sailing Club

May 2023

# **Drummoyne Sailing Club Masterplan**

Design Report

# Executive Summary

## Introduction

Drummoynes Sailing Club engaged AJC in June 2022 to undertake the preparation of a Masterplan to outline future development potential for the Club.

Over the subsequent months we carried out site visits, met with the Steering Committee to understand the Club's culture, operations and strategic vision, and workshopped a range of options. This masterplan report captures the outcomes of this process and the proposal to be put forward to the Board for approval.

The aim of the masterplan is to provide the framework for the Club to deliver a stronger, more welcoming and connected club for its members, and the greater community.

## Key drivers

Prior to our engagement, Namely, to:

- Accommodate the growth of membership and facilities.
- Enhance the sailing and social arms to ensure its ongoing viability and relevance.
- Strengthen the connection between the local and sailing communities.
- Strengthen the club financially by identifying new revenue sources and ensuring operational efficiency.

AJC conducted a briefing workshop with the Steering Committee on 27.06.22 to define the main objectives and identify priorities. The outcome of this workshop was compiled into the Return Brief Schedule included in this document. We then undertook a review of applicable planning controls, site analysis and explored space blocking options in a Return Brief for review, issued 19.07.22

The project was put on hold whilst attention was directed to the Strategic Plan work. Upon recommencement, the Steering Committee gave advice on staging priorities, and reconciled the extent of works against cost projections. This formed the basis of the updated proposal and a subsequent workshop to crystallise the approach, scope of works and staging.

## Finalisation

This Masterplan Report provides a summary of the work completed to date and a proposal for the development of the Club in a number of stages.













# Location Analysis

Drummoynes Sailing Club is located at 2 St Georges Crescent, Drummoynes (DP1015258). The site slopes steeply from its street address to the water's edge to the NE.

Neighbouring to the NW is an apartment building at 6 St Georges Crescent. To its SE, the site fronts Salton Reserve, a public parkland connecting via Dunlop Reserve to Birkenhead Point, and which can be perceived as a natural termination of the Sydney Harbour Bay walk.

Across the road, the site faces St Georges Crescent Reserve and other strata plan apartment blocks.

- KEY**
-  SITE BOUNDARY
  -  RESERVE
  -  MAIN ROAD
  -  PARKING
  -  MARINA
  -  BIRKENHEAD POINT
  -  ACCESS TO SITE
  -  VIEWS
  -  400M / WALKABLE DISTANCE
  -  WALK TRACK



## Site Photos

AJC first visited Drummoyne Sailing Club on 17.10.21 to undertake an initial inspection and exploration of the site.

The existing building is a three storey concrete slab and column structure located approximately in the middle of the site. It was opened in 2001. Unshaded glazing typically encloses the building. Terraces are located at each level facing out onto the water frontage.

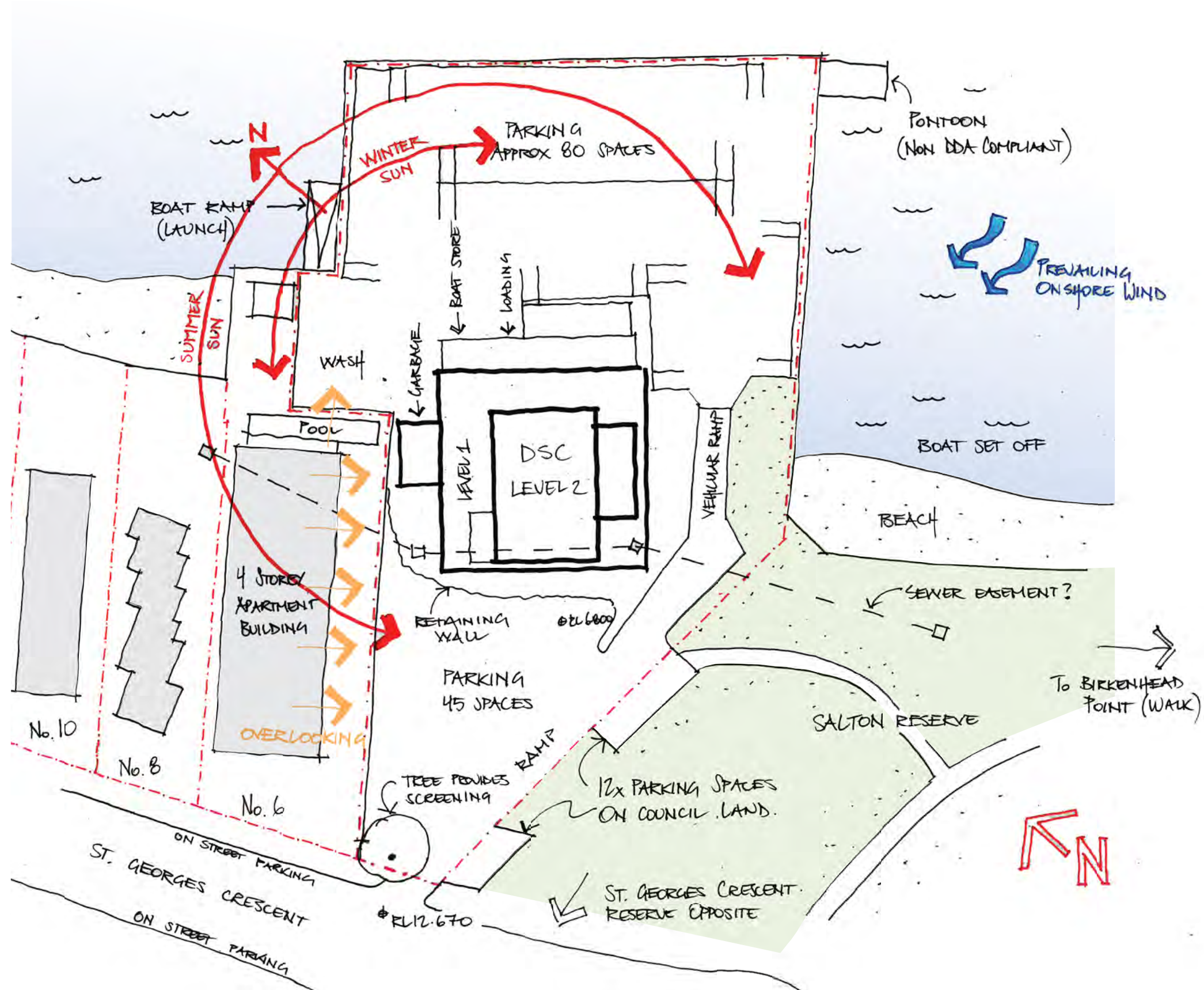
Entry to the building is provided at all three levels. A vehicular ramp runs along the SE edge to provide access for vehicles to the bottom of the site and water frontage. An existing lift provides vertical access throughout the building. It is primarily used as a goods lift as part of BOH logistics.

Given the site's incline, little of the building is visible from the street. This is further exacerbated by the opacity of the street fronting façade, primarily due to sun shading interventions.

This low profile is a positive in terms of visual impact, as perceived by neighbours, in terms of overlooking and view obstruction. However, it also presents a challenge from a business perspective, as the Club is not easily recognisable or inviting. Any addition will primarily seek to improve visual presence from St Georges Crescent.



# Site Analysis



# Regulatory Context

The Canada Bay Local Environment Plan 2013 (CBLEP 2013) is the primary statutory planning instrument applicable to the study area. The key LEP controls that apply to the site are:

## Land Zoning : RE2 Private Recreation

Permitted without consent:

- Environmental protection works

Permitted with consent:

- Aquaculture; Biosolids treatment facilities; Boat sheds; Car parks; Community facilities; Environmental facilities; Flood mitigation works; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water recycling facilities

Prohibited:

- Any development not specified in Permitted without consent or Permitted with consent.

## Acid Sulfate Soils: Class 5 works:

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water-table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

## Foreshore Area:

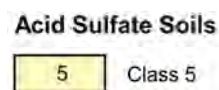
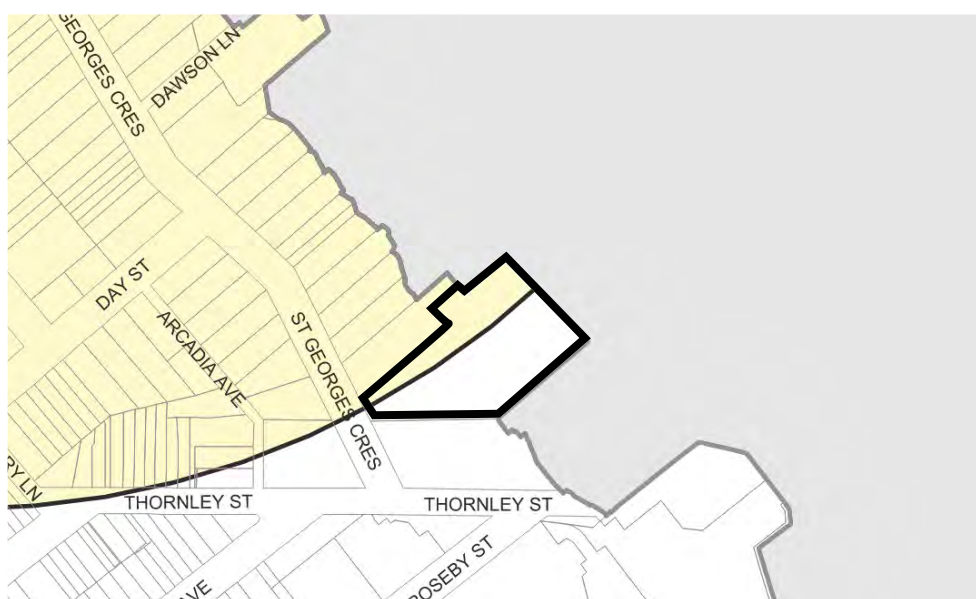
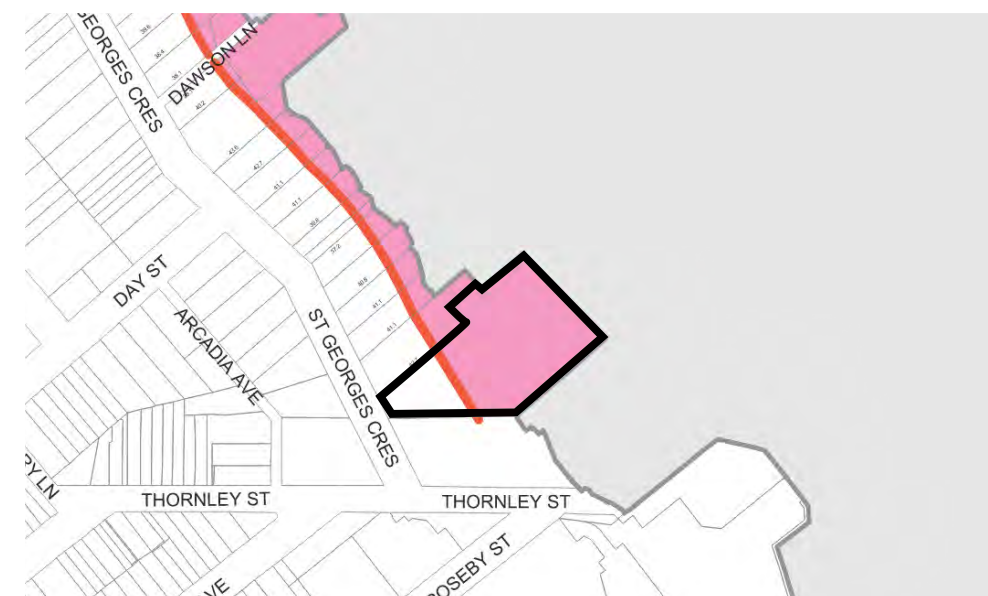
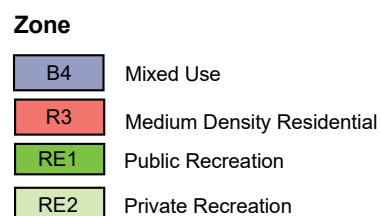
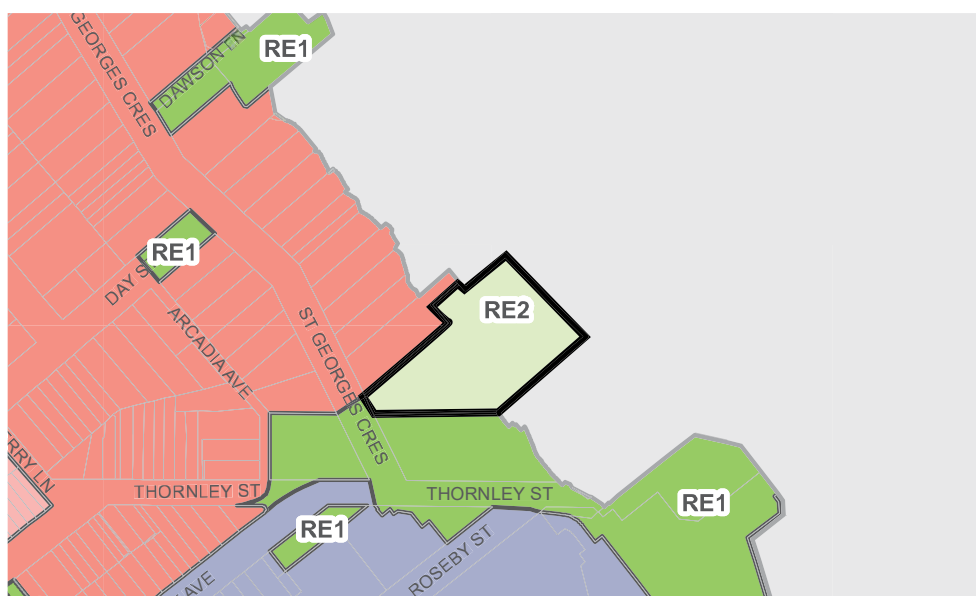
Noted extension to existing buildings and wharfs, jetties etc are permitted development in foreshore area with consent.

## Biodiversity Building Line:

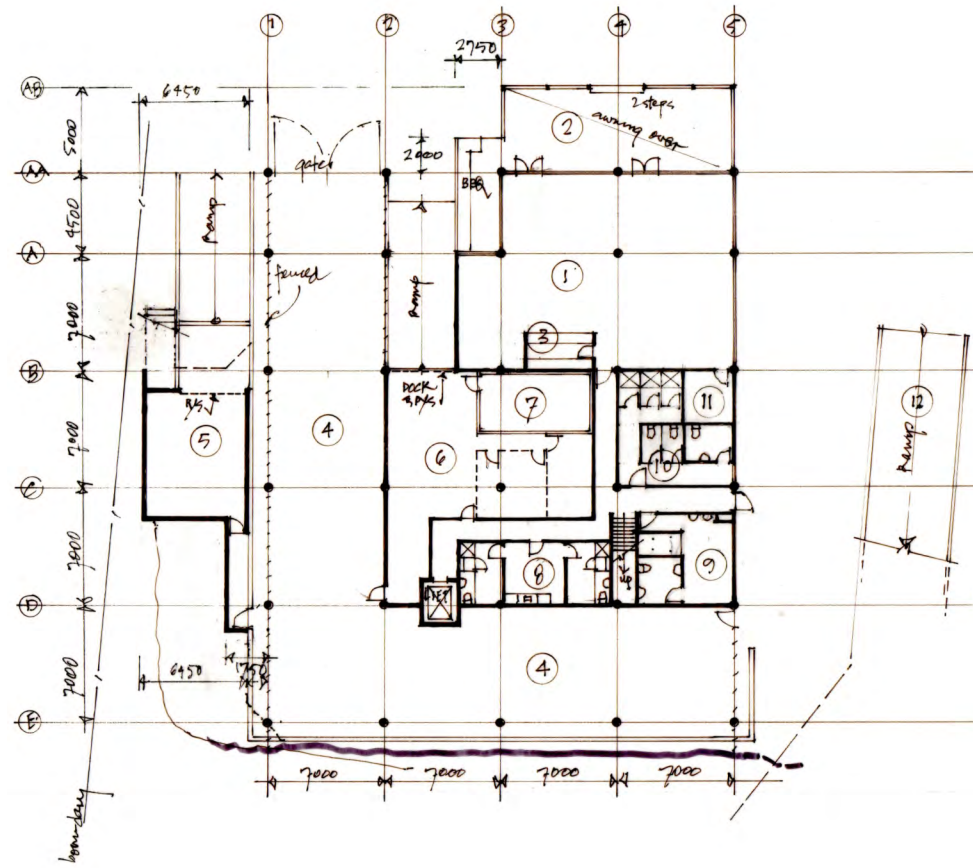
Any development consent will be assessed in terms of its impact on the native flora, fauna and ecosystems of the site (in this case harbour foreshore).

## Building Heights:

The site does not constrained by building height in accordance with the Canada Bay LEP Height of Building Maps. Any development consent will be assessed in terms of its impact on its surrounding context including neighbouring structures.

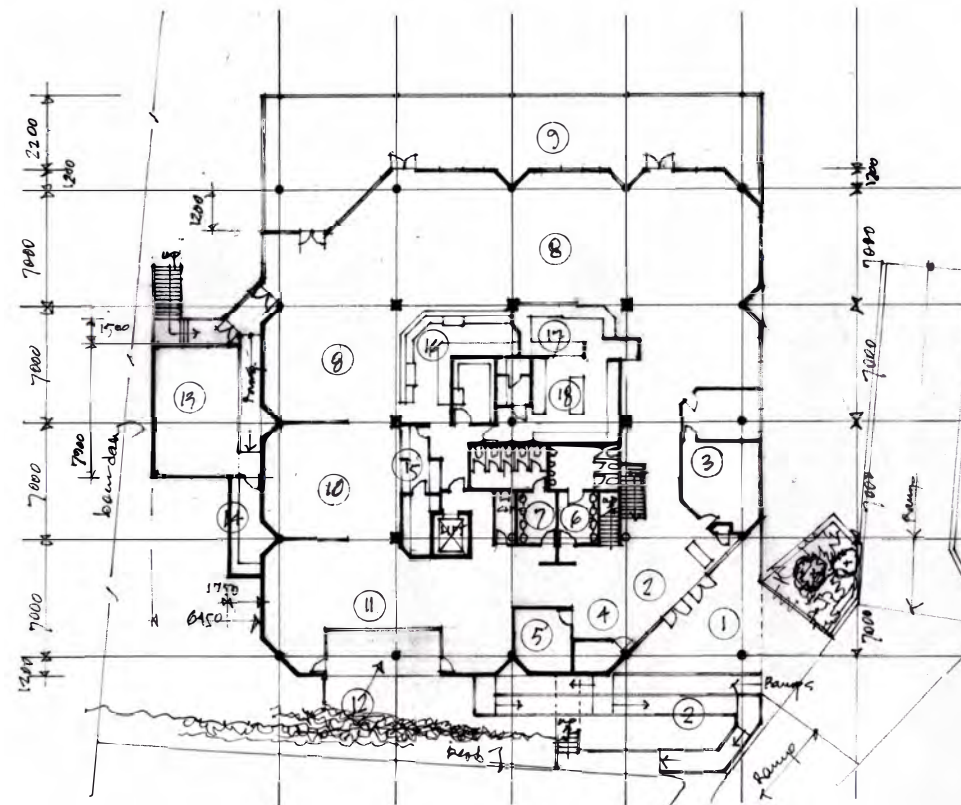


# Existing Plans



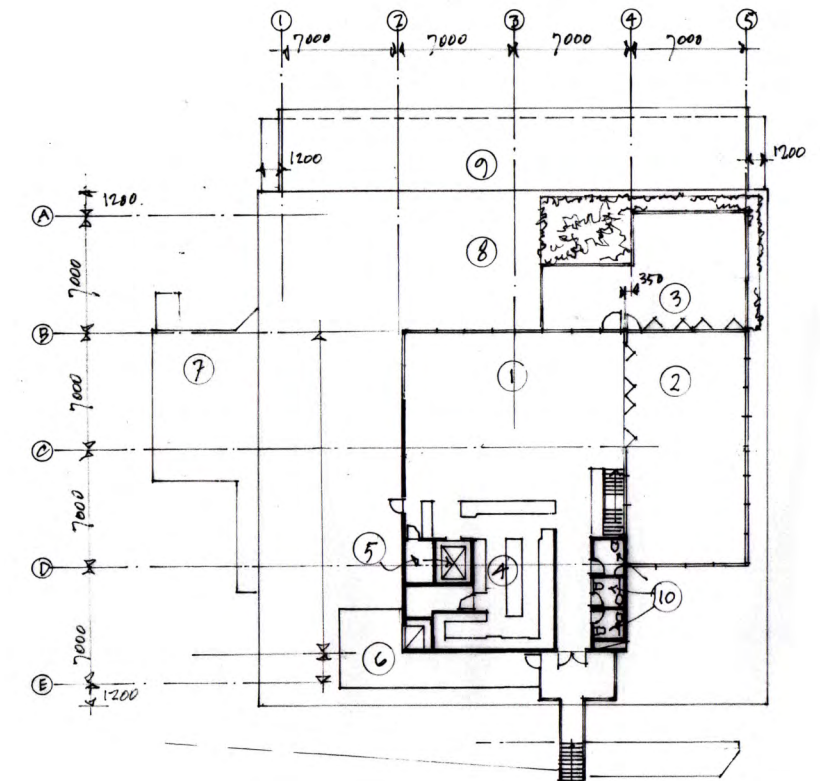
## Ground Level

The Ground Level fronts the water and parking area to the NE. This level could be perceived as primarily used for sailing club activities.



## Level 1

Level 1 is the main public club level. Principal entry to the Club is from this level. An accessible ramp provides compliant access from the upper carpark to the entry, which is significantly lower than the lowest point of the streetside carpark.



## Level 2

Level 2 is currently leased out to Ecco Restaurant. They cater for private functions, or otherwise a la carte service from Thursday – Sunday. The level is equipped with its own kitchen and bar, as well as amenities, and benefits from elevated views over the harbour. There is stair access from the streetside parking level. Equitable access is achieved via the lift from the level below.

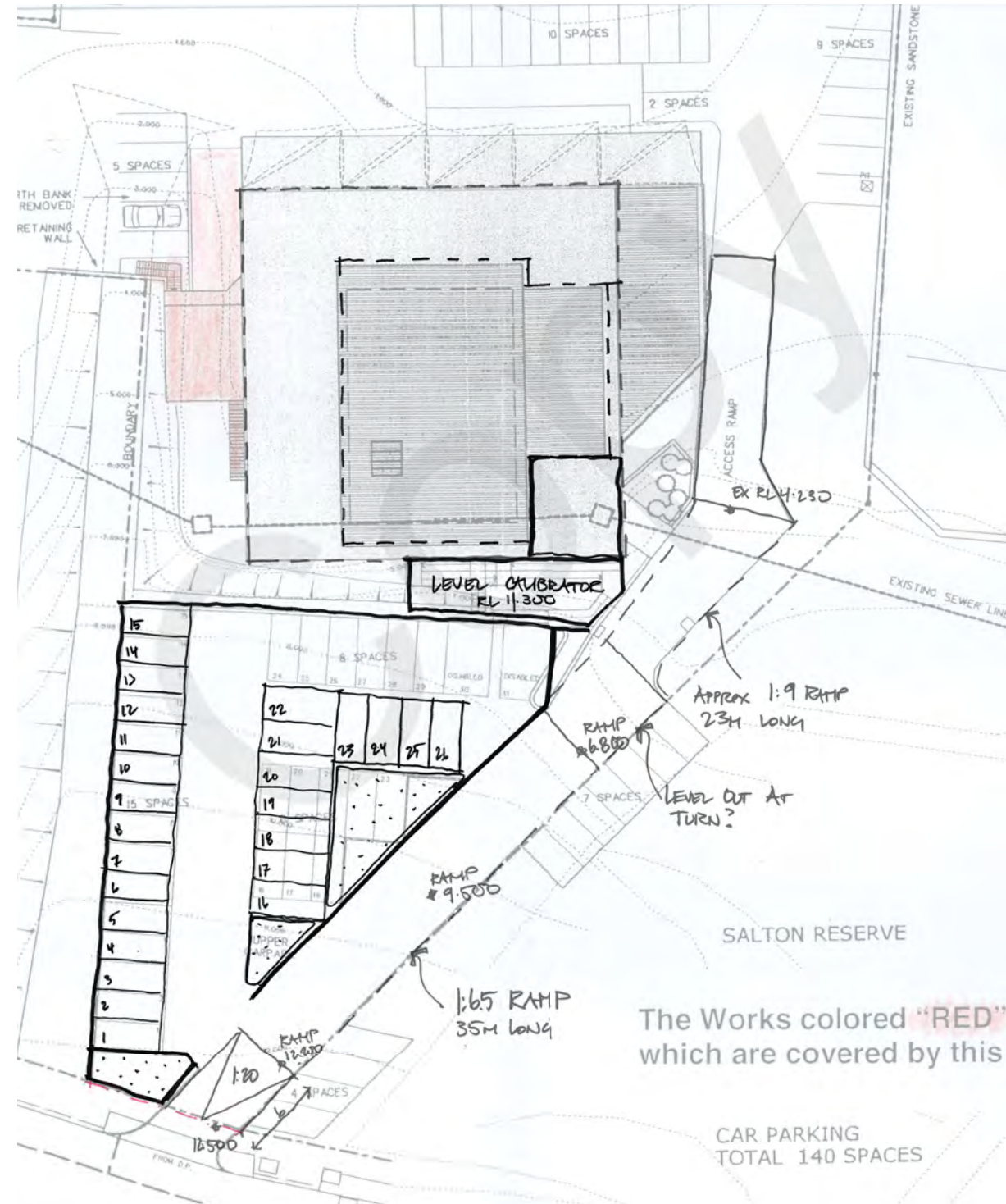
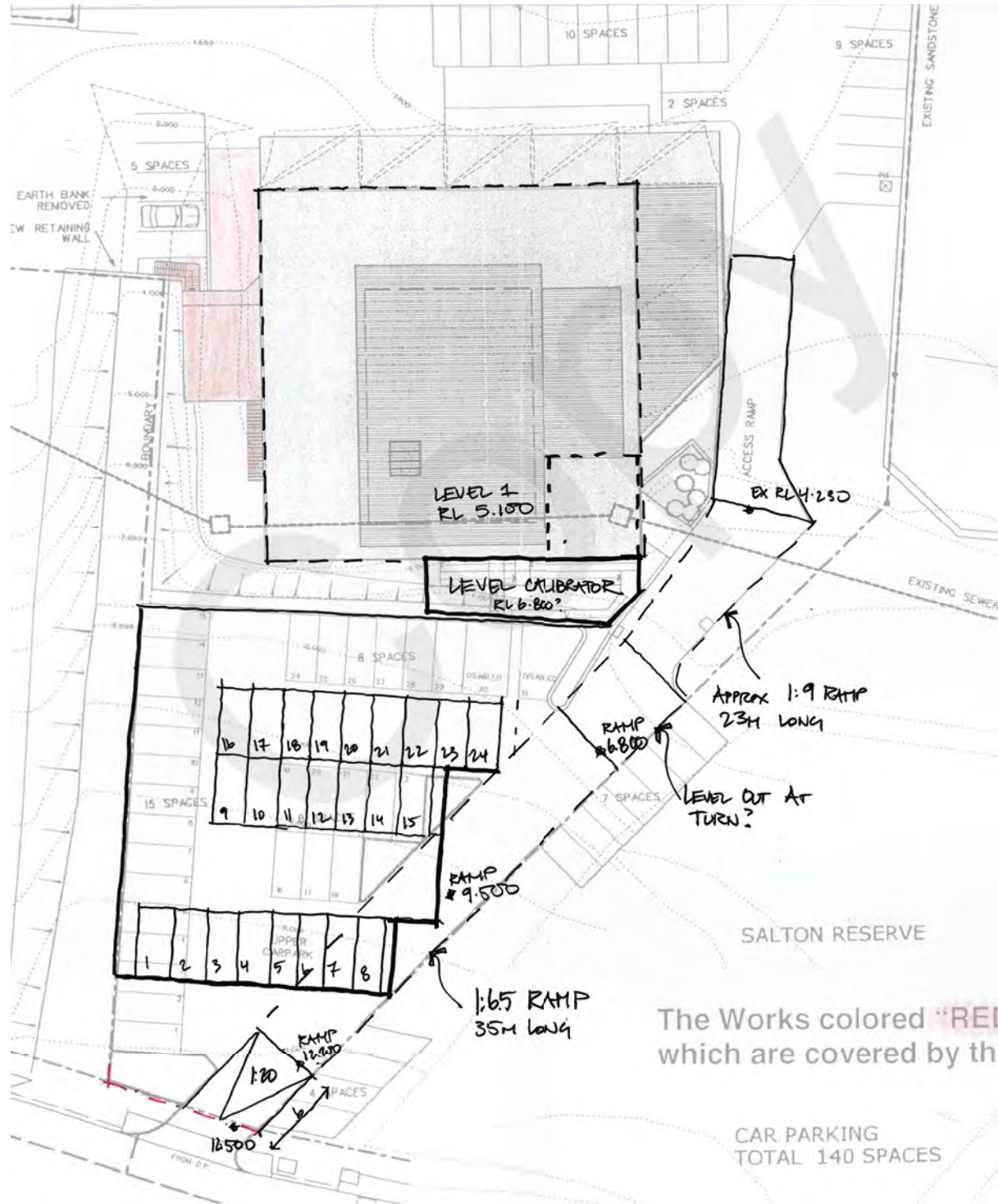


# Car Park Expansion Studies

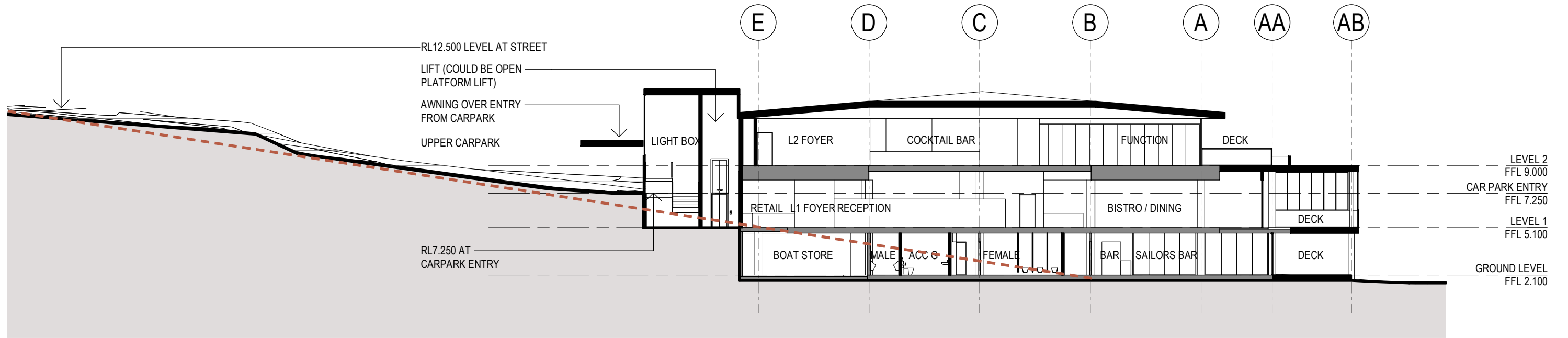
Initial study of a 2 storey carpark option - upper deck around street level with and additional level under in excavated ground.

This approach provides approximately 50 spaces, with retention of the loading dock area on Ground Level of the building. Given that the existing site accommodates 45 spaces (12 of which are located on adjacent Salton Reserve, and would not be able to be retained due to new ramp grades) it is questionable whether the cost is worth the benefit of 5 additional spaces.

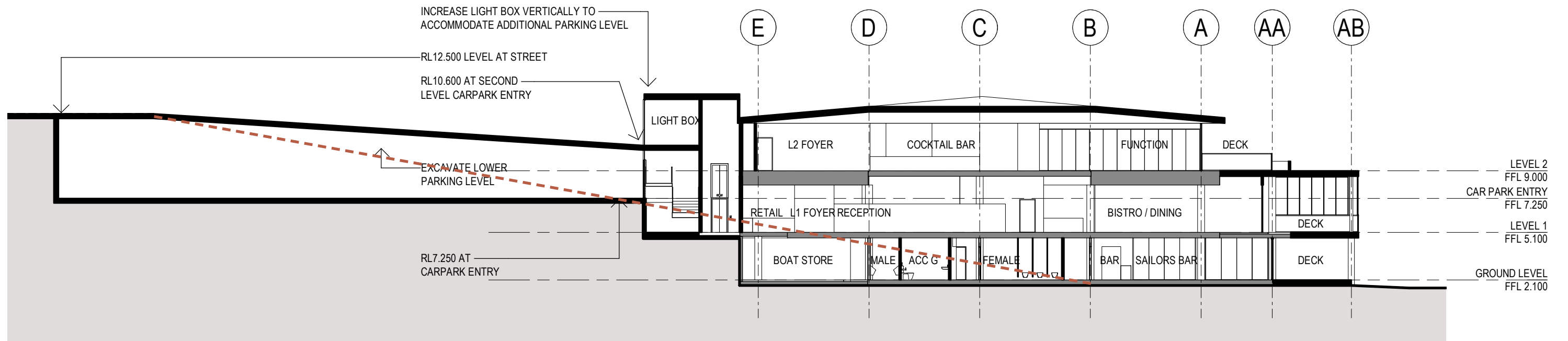
Further investigation can be undertaken to see if a more effective layout can be developed.



# Car Park Expansion Studies



1 SECTION - UPPER CARPARK INTERFACE  
 1 : 250



2 SECTION - ADDITIONAL PARKING LEVEL INTERFACE  
 1 : 250

# Masterplan Staging

## Introduction

The Masterplan works have been divided into staged portions to enable modifications to be carried out in a financially and operationally managed way.

For the purposes of the cost plan we have proposed that each stage could be carried out two years apart, with earliest realisation of the full Masterplan works possible within a 10 year time frame. This program can be modified to suit available funding, or other Club drivers including other projects (Marina).

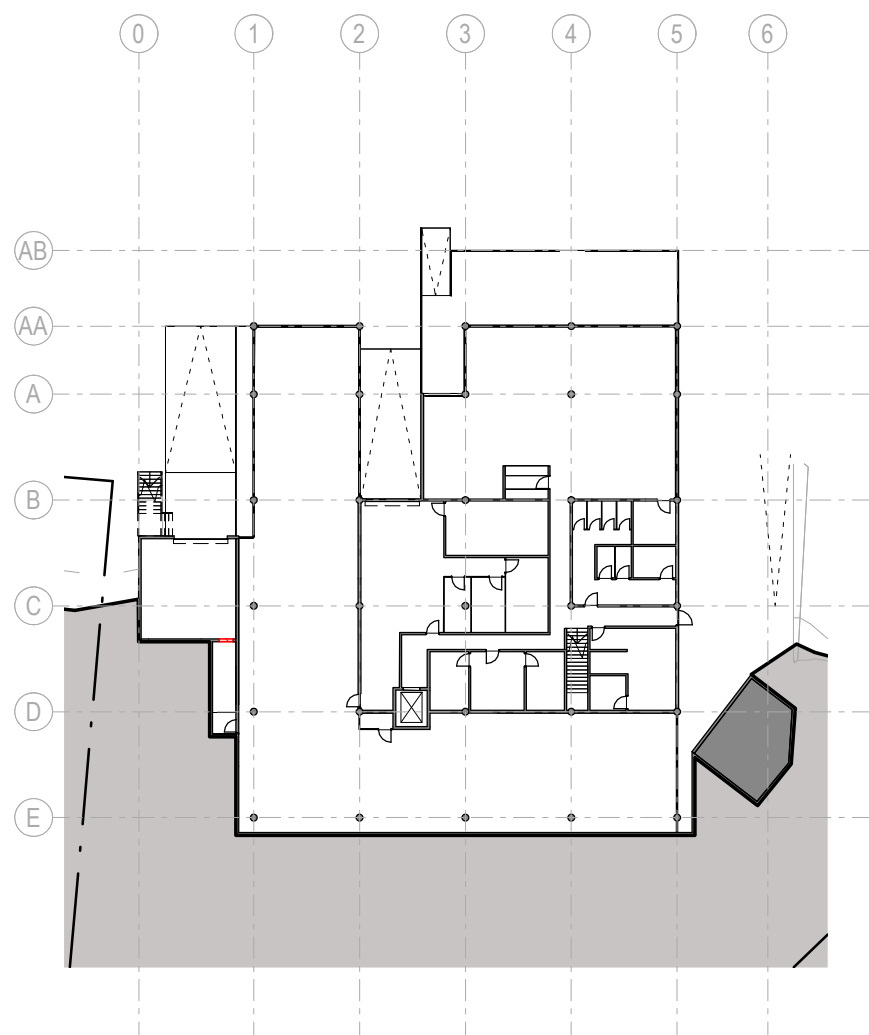
The staging order has been developed in consultation with the Steering Committee based on priorities and effective returns.

- Stage 1** Interior refurbishment to Level 1
  
- Stage 2** Extension of outdoor deck space and interior refurbishment to Ground level
  
- Stage 3** Integration of a new lobby connecting all levels.  
Refurbishment of board room
  
- Stage 4** Interior refurbishment to Level 2
  
- Stage 5** Lowering of slab and refurbishment of existing board room.  
Marina demountable

## Existing - CGI Views

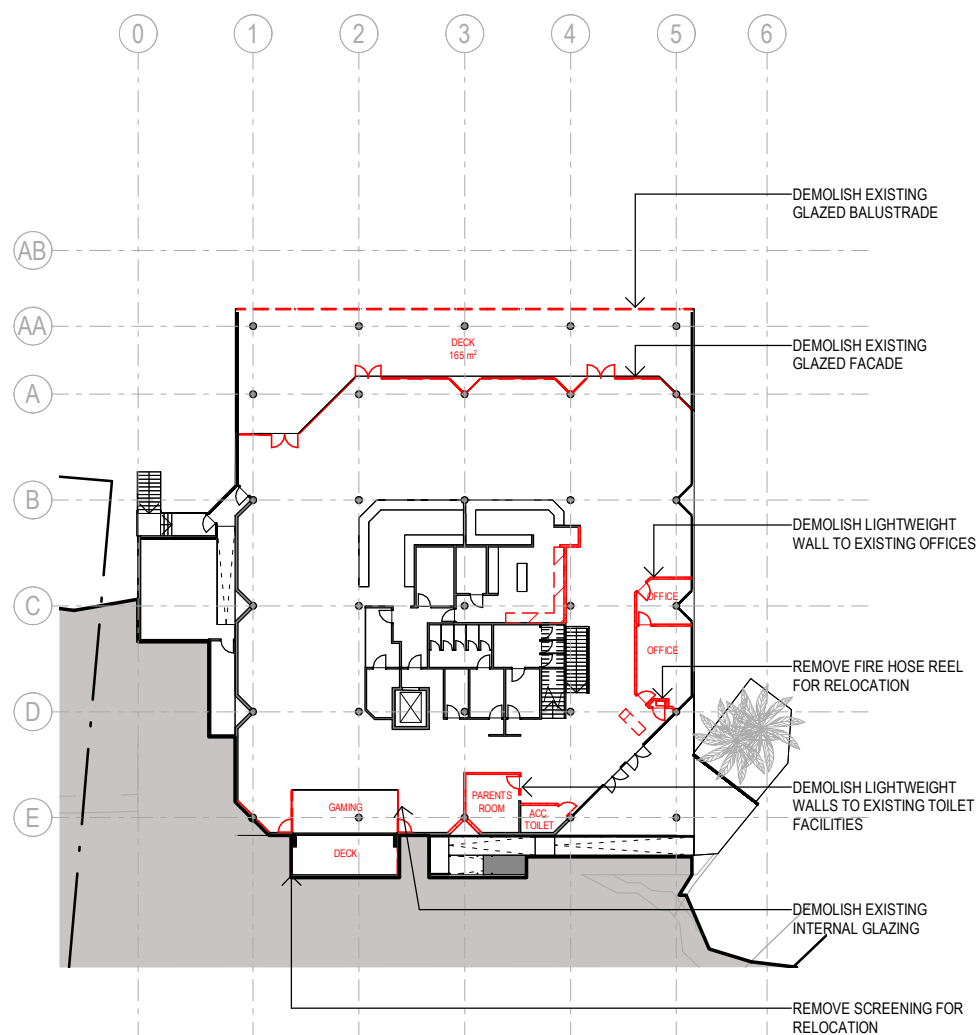


# Stage 1 - Demolition



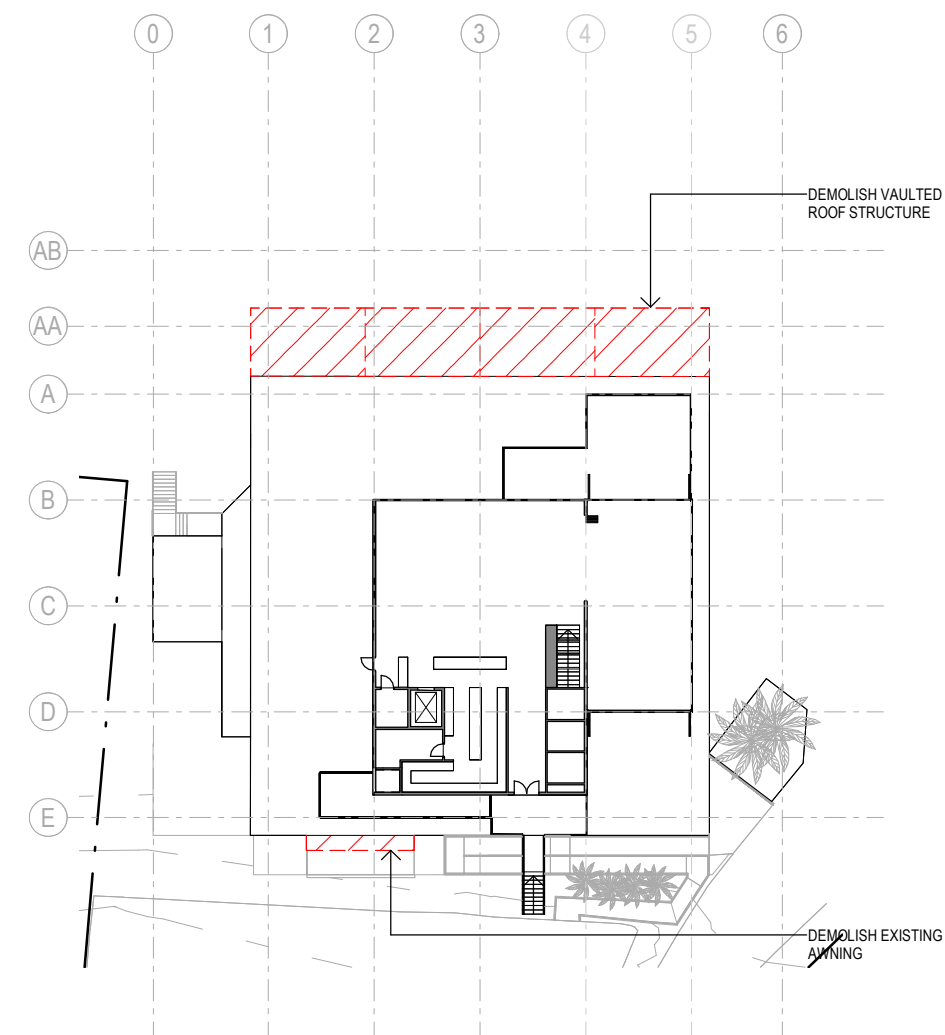
**1** STAGE 1 - GROUND FLOOR  
DEMOLITION 1 : 500

NO WORK PROPOSED IN THIS STAGE



**2** STAGE 1 - LEVEL 1  
DEMOLITION 1 : 500

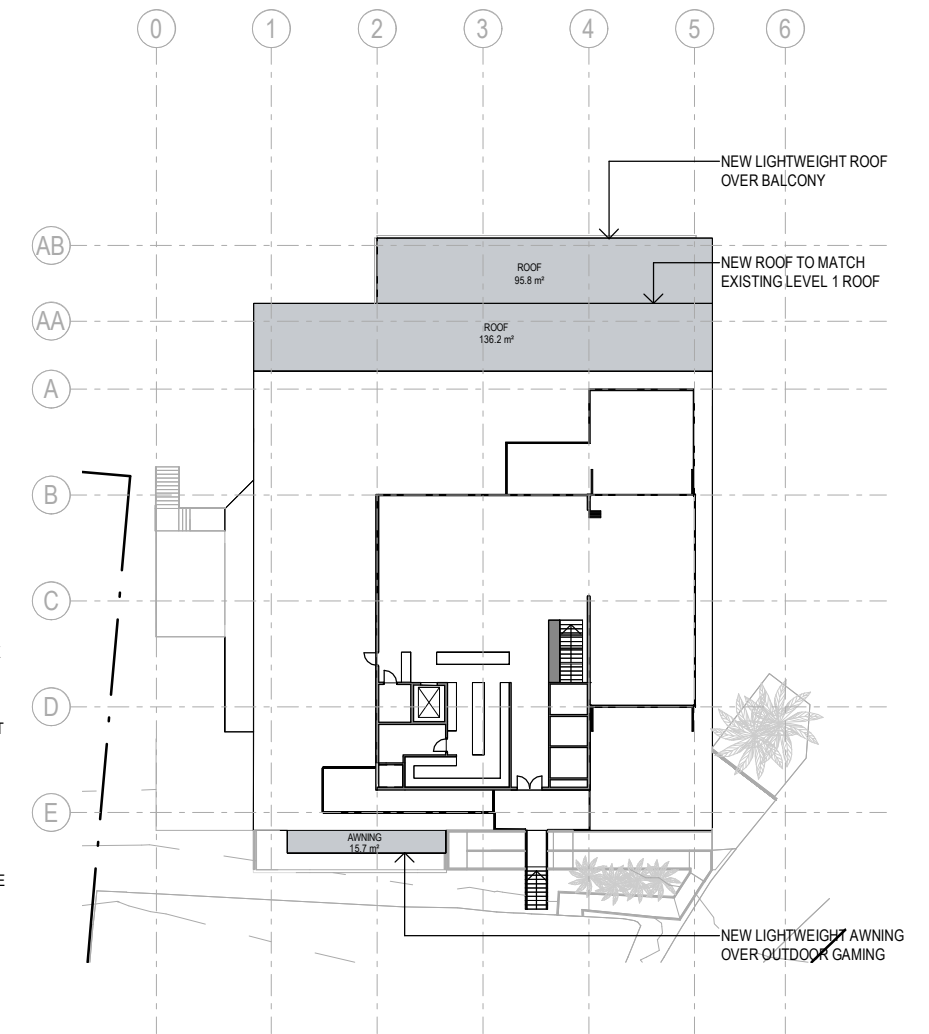
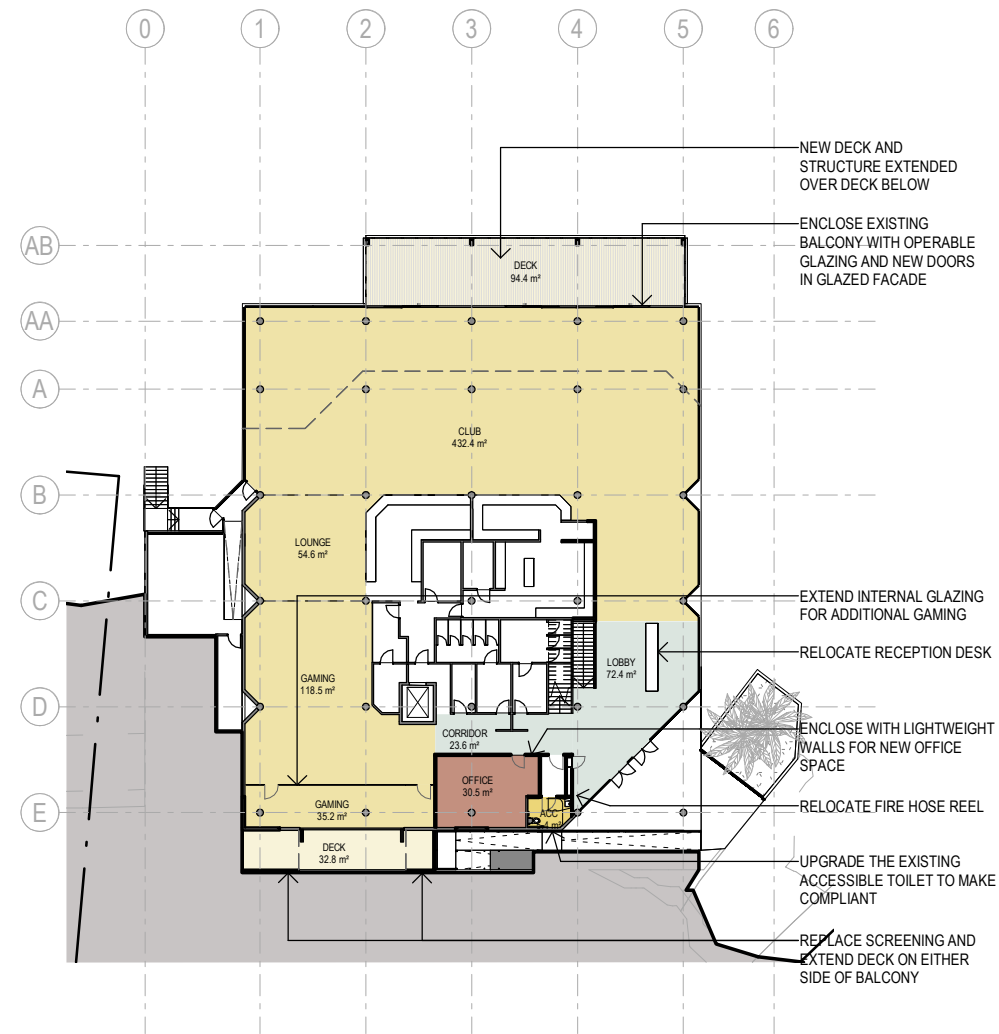
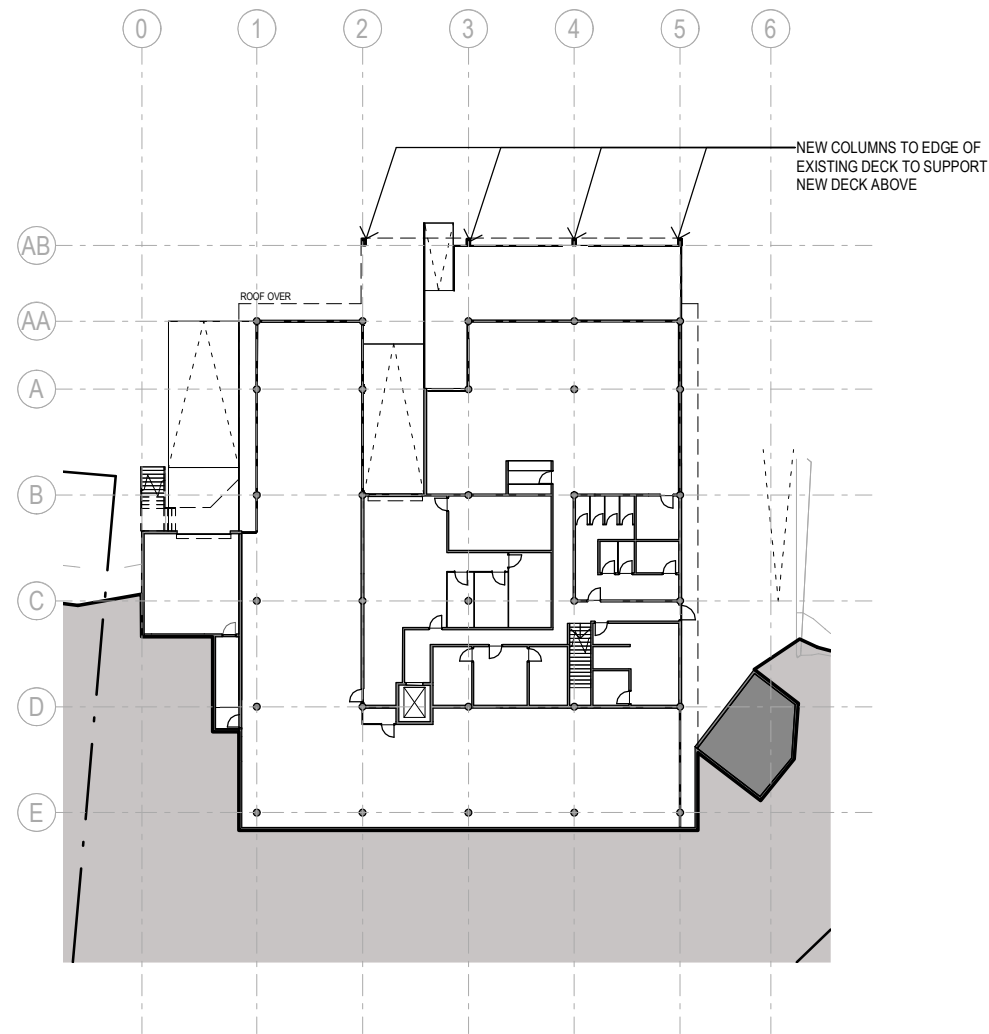
- DEMOLISH:
- BALUSTRADE TO EXISTING DECK
  - LIGHTWEIGHT WALLS TO EXISTING OFFICE
  - LIGHTWEIGHT WALLS TO PARENT'S TOILET FACILITY
- REMOVE:
- EXTERNAL SCREENS TO OUTDOOR GAMING AREA - TO BE REUSED



**3** STAGE 1 - LEVEL 2  
DEMOLITION 1 : 500

- DEMOLISH:
- ROOF SHEETING AND STRUCTURE OVER EXISTING DECK BELOW
  - AWNING OVER OUTDOOR GAMING

# Stage 1 - Proposed



**1** STAGE 1 - GROUND FLOOR  
PROPOSED 1 : 500

**2** STAGE 1 - LEVEL 1  
PROPOSED 1 : 500

**3** STAGE 1 - LEVEL 2  
PROPOSED 1 : 500

- NEW COLUMNS TO NORTHERN FACADE TO SUPPORT DECK ABOVE

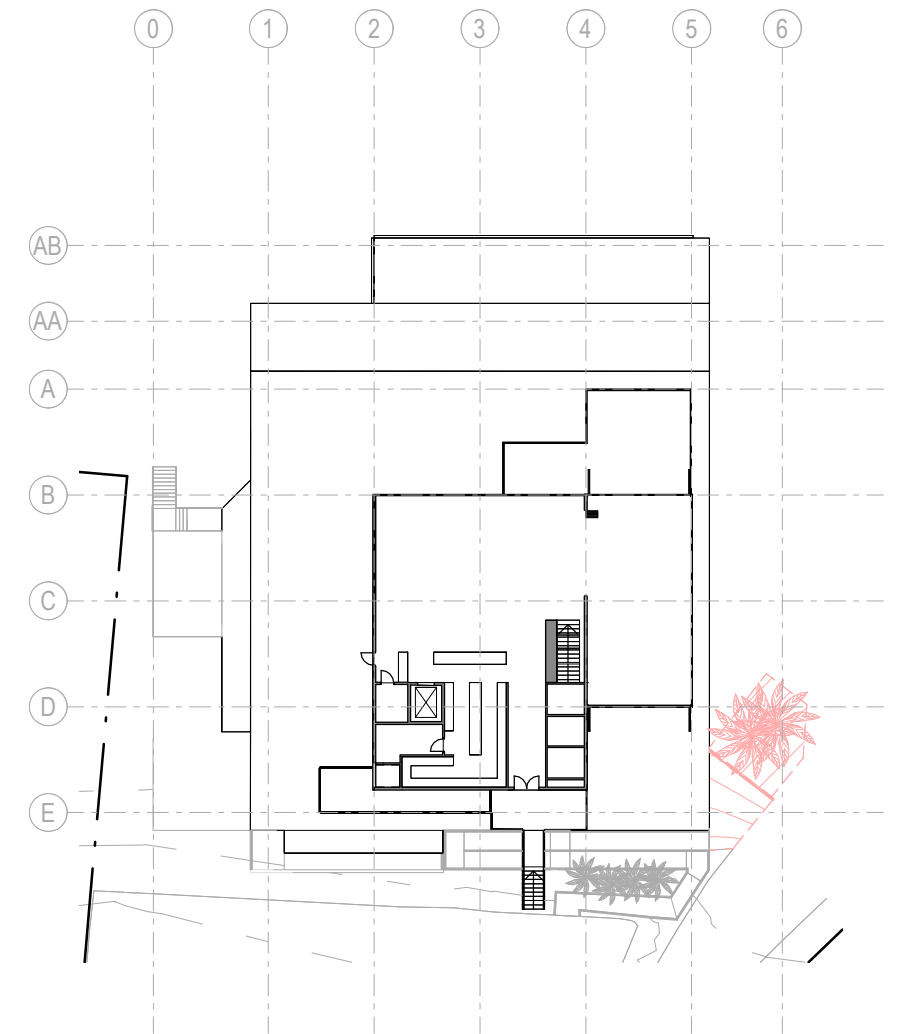
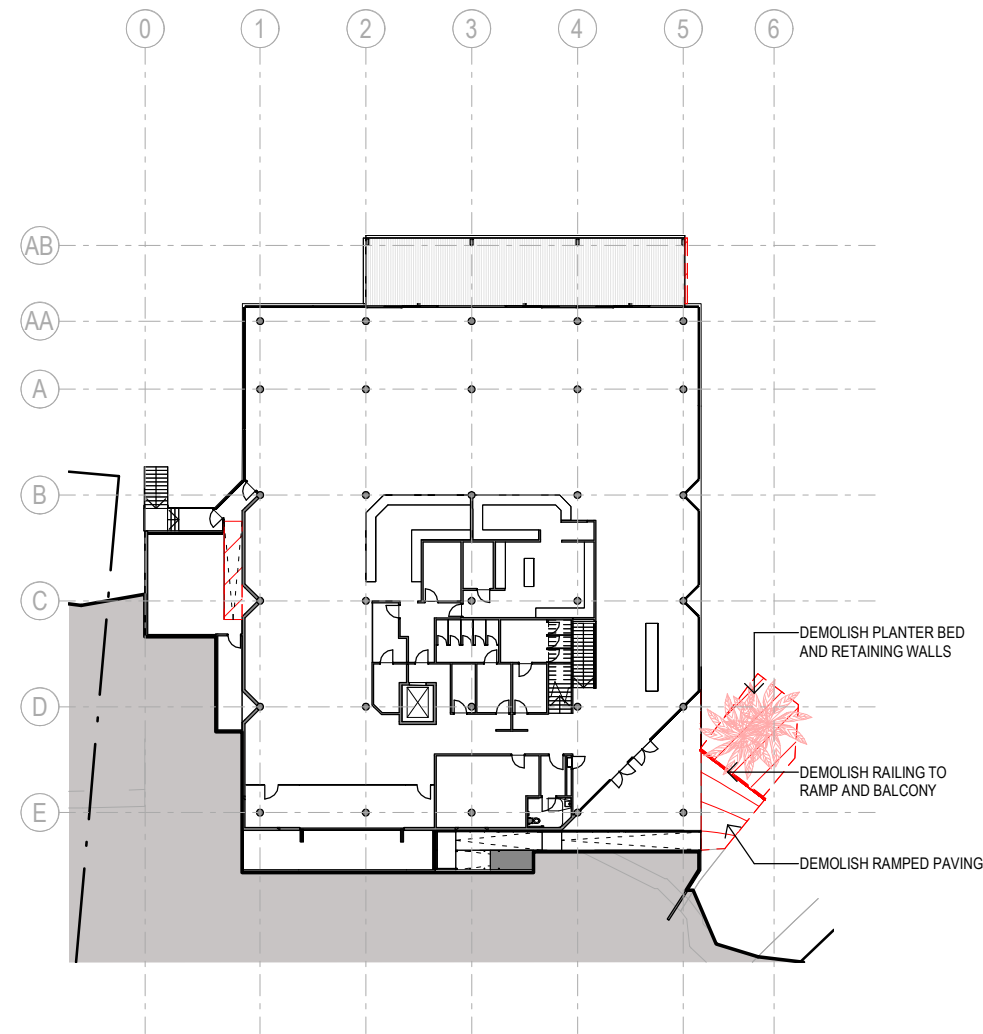
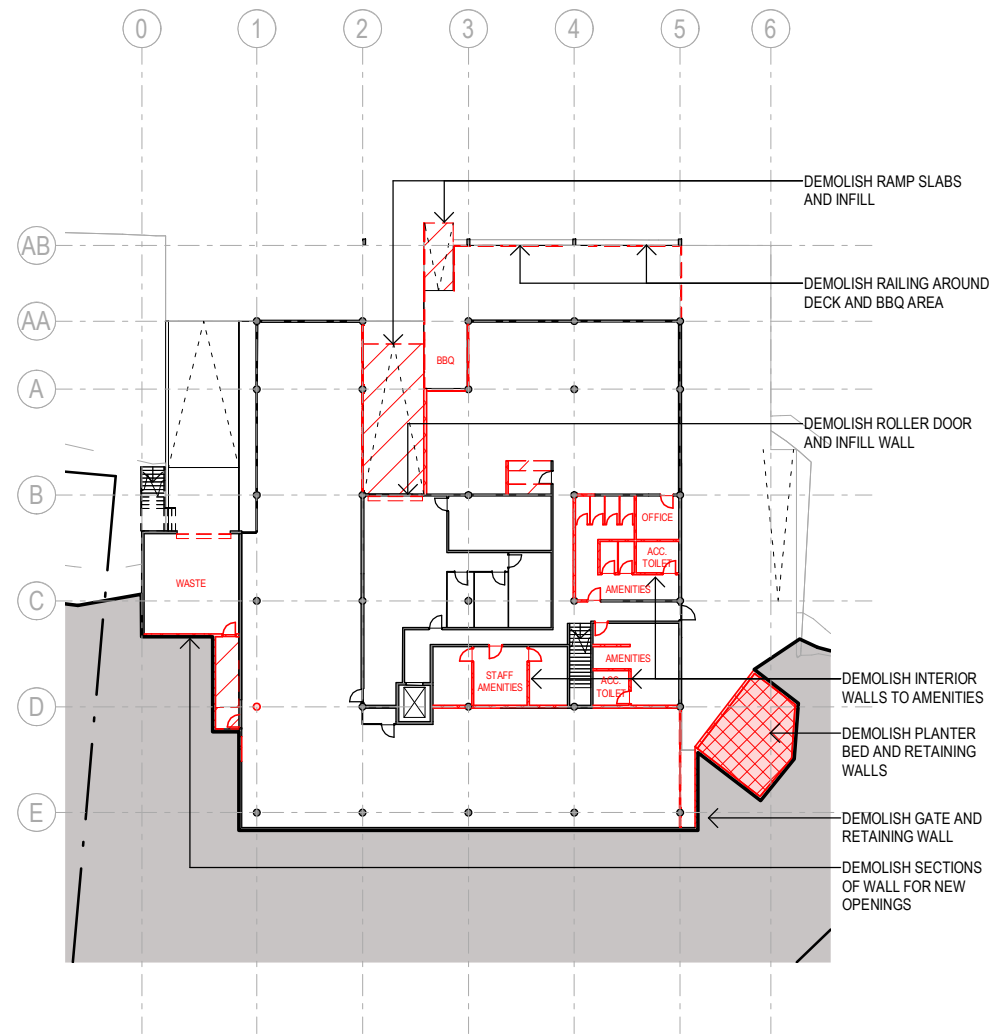
- REPLACE BALUSTRADE WITH NEW OPERABLE FACADE TO EXISTING DECK SPACE
- NEW DECK AND STRUCTURE
- NEW OFFICE SPACE
- EXTEND INTERNAL GLAZING FOR EXPANSION OF OUTDOOR GAMING ROOM
- EXTEND BALCONY TO OUTDOOR GAMING AREA
- REPLACE EXTERNAL SCREENING TO ENDS OF BALCONY
- RELOCATE FIRE HOSE REEL FROM RECEPTION AREA
- GENERAL FITOUT REFURBISHMENT

- NEW ROOF OVER ENCLOSED BALCONY TO MATCH LEVEL 1 ROOF
- NEW LIGHTWEIGHT ROOF OVER DECK
- NEW LIGHTWEIGHT AWNING OVER OUTDOOR GAMING AREA

# Stage 1 - CGI Views



# Stage 2 - Demolition



**1** STAGE 2 - GROUND LEVEL  
DEMOLITION 1:500

**2** STAGE 2 - LEVEL 1  
DEMOLITION 1:500

**3** STAGE 2 - LEVEL 2  
DEMOLITION 1:500

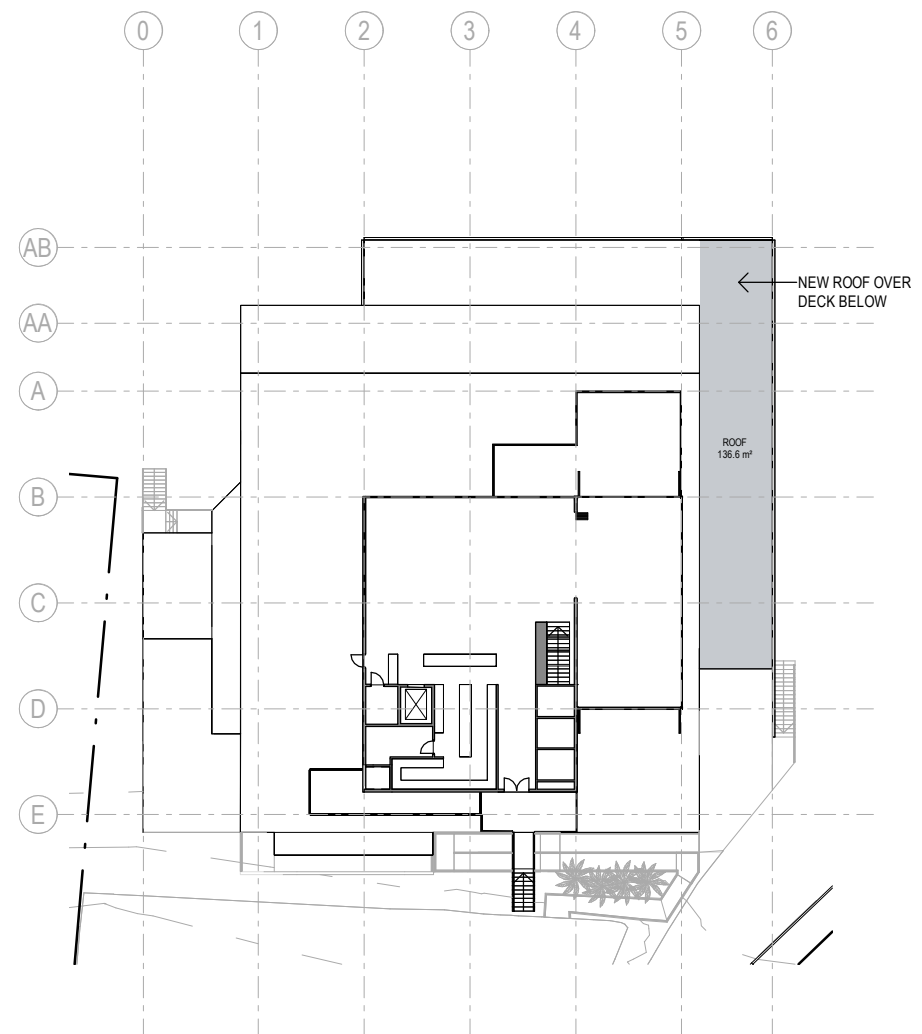
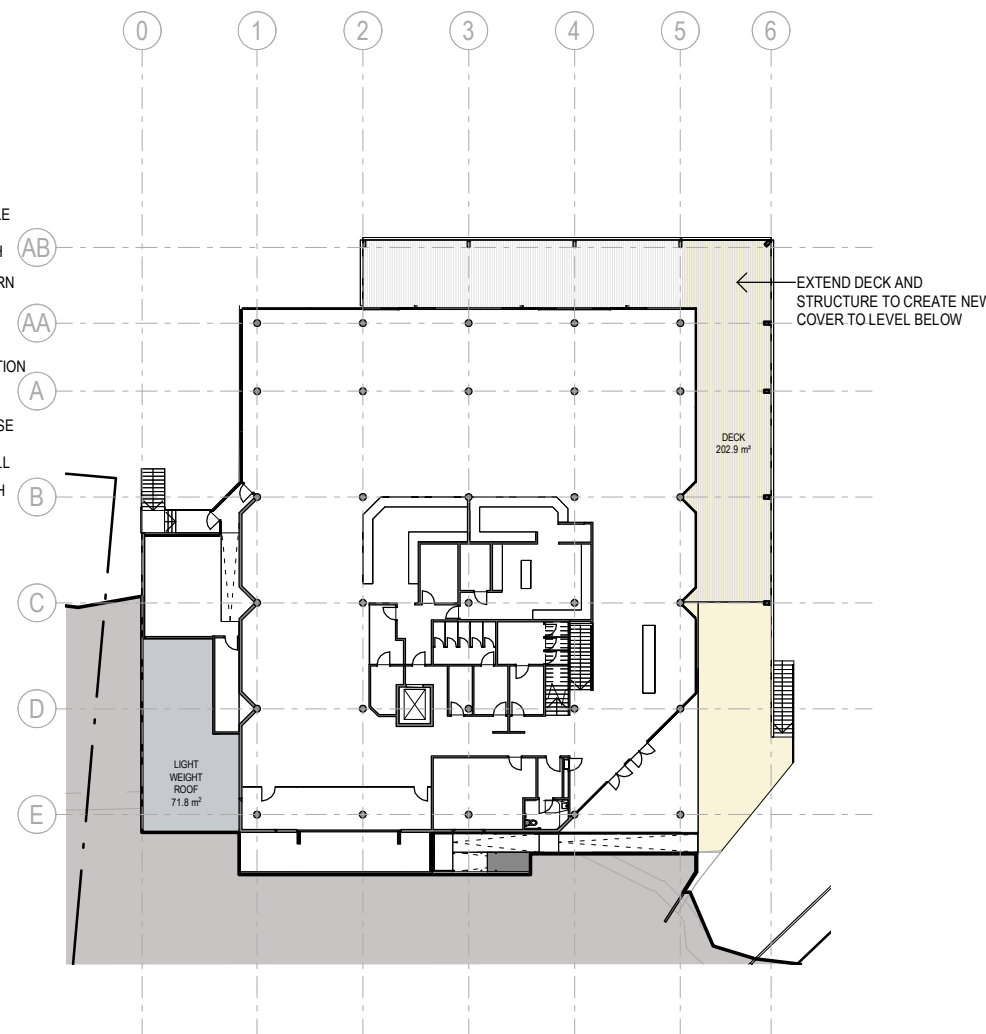
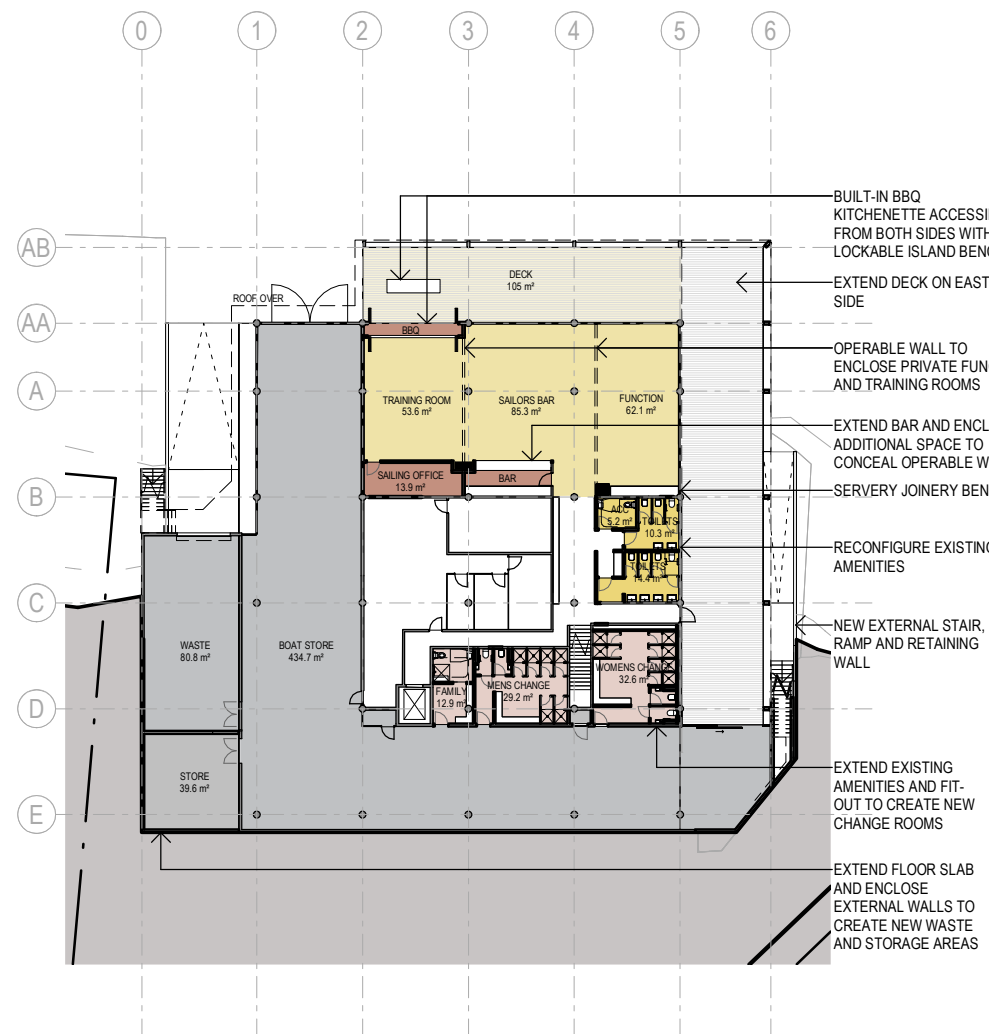
- DEMOLISH:
- RAILING TO DECK AND BBQ AREA
  - RAMP TO LOADING DOCK AND INFILL WITH NEW SLAB
  - ROLLER DOOR TO LOADING DOCK AND INFILL WALL
  - INTERIOR WALLS TO AMENITIES
  - EASTERN GATE AND RETAINING WALL TO BOAT STORAGE
  - SECTIONS OF WASTE ROOM WALLS FOR NEW OPENINGS
  - PLANTER BED AND RETAINING WALLS

- DEMOLISH:
- BALUSTRADE TO ENTRY RAMP AND BALCONY
  - RAMPED PAVING AREA
  - PLANTER BED AND RETAINING WALLS

NO WORK PROPOSED IN THIS STAGE



# Stage 2 - Proposed



**1** STAGE 2 - GROUND LEVEL  
PROPOSED 1:500

**2** STAGE 2 - LEVEL 1  
PROPOSED 1:500

**3** STAGE 2 - LEVEL 2  
PROPOSED 1:500

- NEW DECK TO LOWER LEVEL COVERED BY UPPER DECK
- NEW BUILT IN BBQ KITCHEN FACILITY WITH OPERABLE WALLS FOR ACCESS FROM BOTH INTERIOR AND EXTERIOR
- NEW OPERABLE WALLS TO SEPARATE TRAINING ROOM AND PRIVATE FUNCTION ROOM FROM MAIN SAILORS BAR
- EXTEND EXISTING BAR FACILITIES
- ENCLOSE SAILING OFFICE
- RECONFIGURE EXISTING AMENITIES

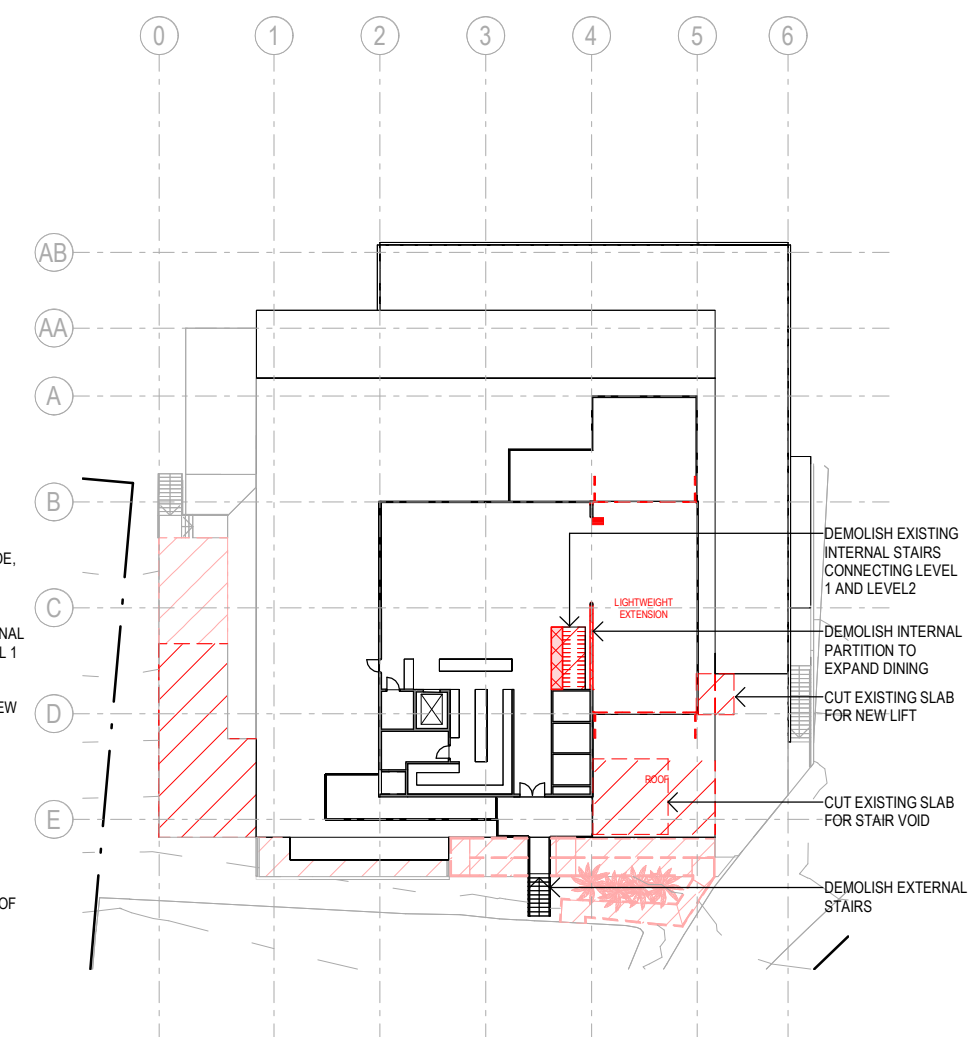
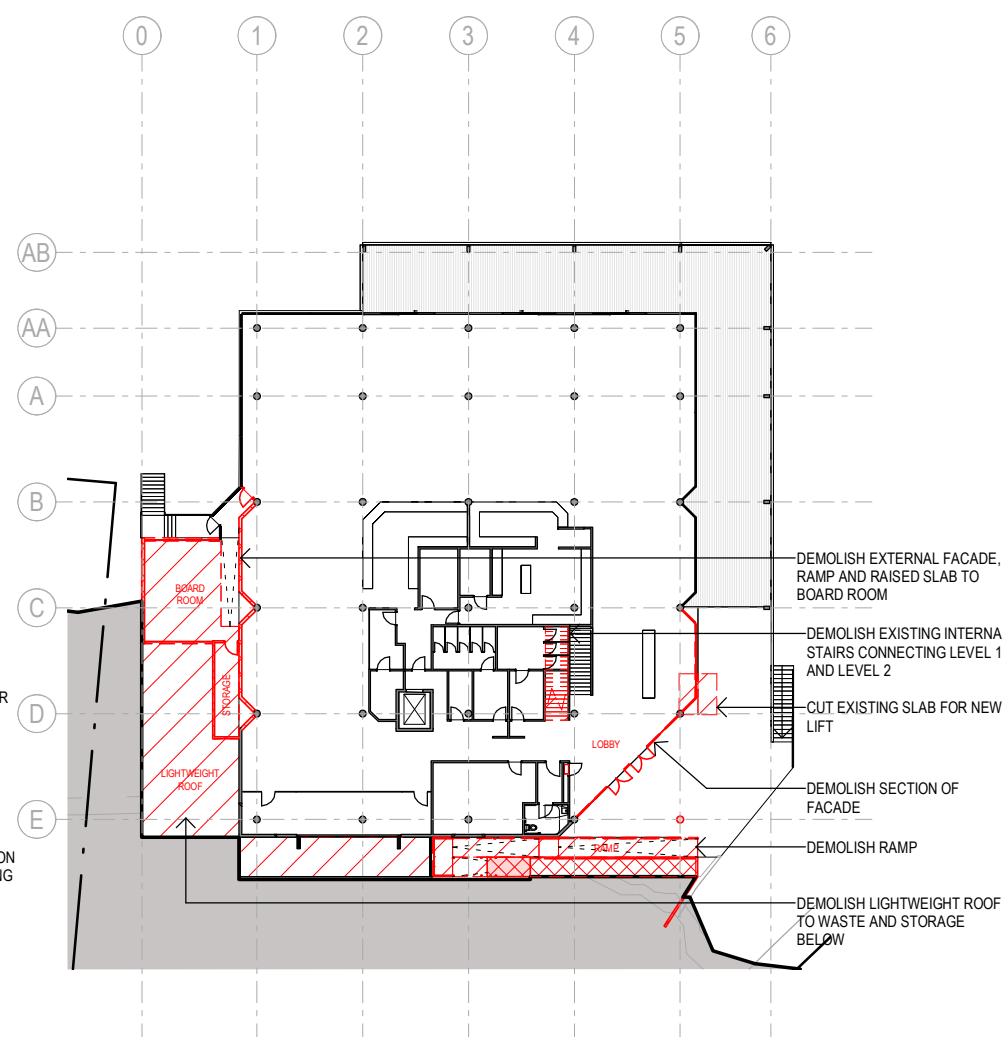
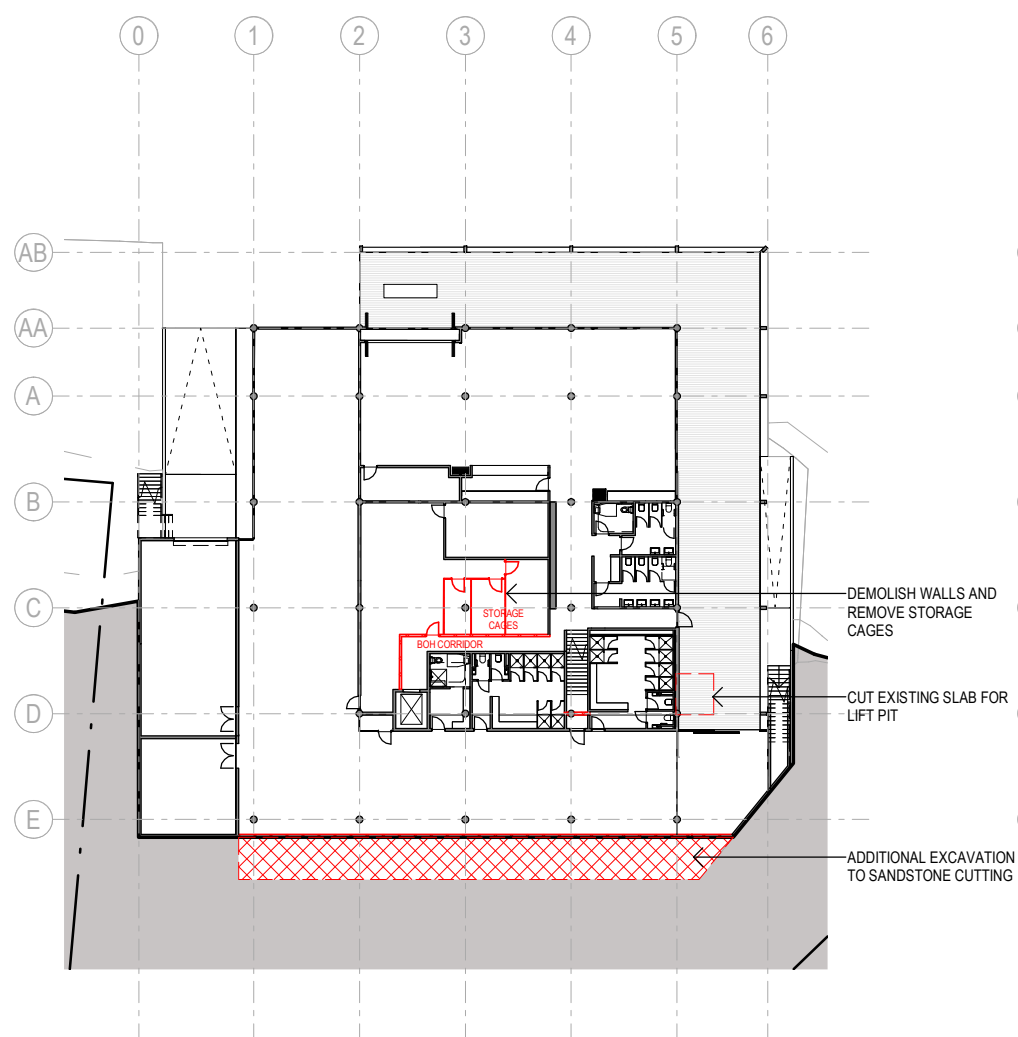
- NEW DECK EXTENSION TO NORTH AND EAST FACADES TO CREATE COLONNADE TO LEVEL BELOW
- NEW OPENINGS IN GLAZED FACADE TO ACCESS DECK

- NEW ROOF OVER DECK BELOW

## Stage 2 - CGI Views



# Stage 3 - Demolition



**1** STAGE 3 - GROUND LEVEL  
DEMOLITION 1:500

**2** STAGE 3 - LEVEL 1  
DEMOLITION 1:500

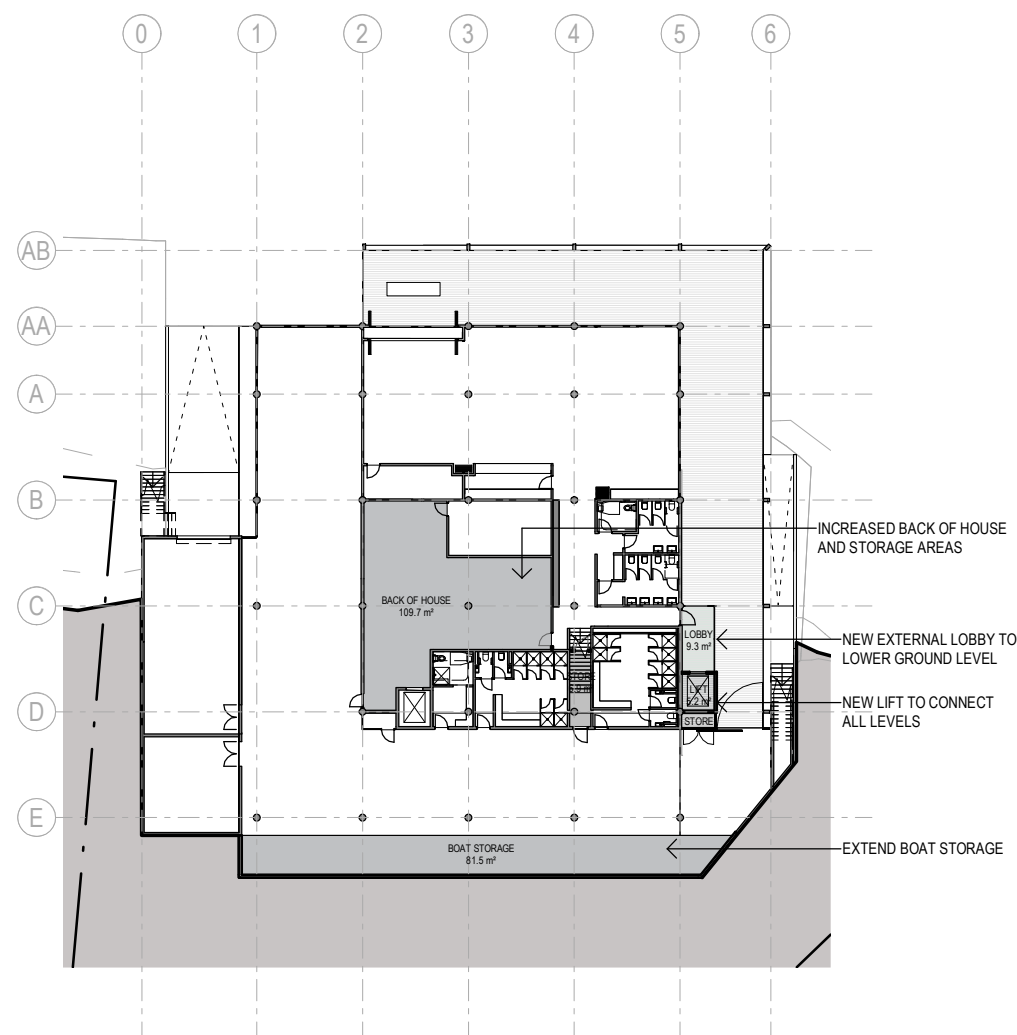
**3** STAGE 3 - LEVEL 2  
DEMOLITION 1:500

- DEMOLISH:
- SECTION OF FLOOR SLAB FOR LIFT PIT

- DEMOLISH:
- SECTION OF FLOOR SLAB FOR LIFT SHAFT
  - SECTION OF GLAZED FACADE
  - INTERNAL STAIRS CONNECTING LEVEL 1 AND LEVEL 2
  - LIGHTWEIGHT ROOF TO EXTENSION BELOW
  - RAISED SLAB TO BOARD ROOM
  - INTERNAL AND EXTERNAL WALLS TO BOARD ROOM

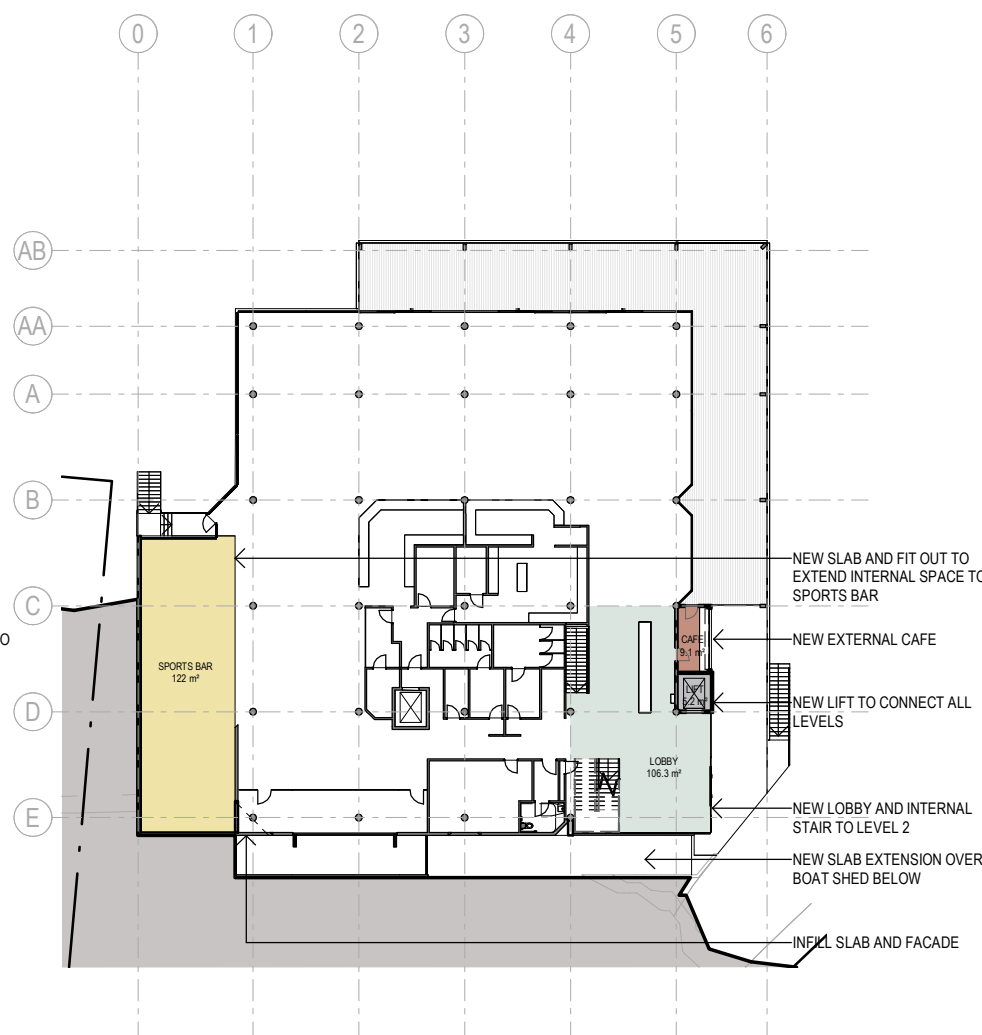
- DEMOLISH:
- SECTION OF FLOOR SLAB FOR LIFT SHAFT
  - EXTERNAL STAIRS FROM CAR PARK TO LEVEL 2
  - INTERNAL PARTITION WALL TO EXPAND DINING SPACE
  - EXTERNAL FACADE AND ROOF OVER EASTERN SIDE OF UPPER LEVEL

# Stage 3 - Proposed



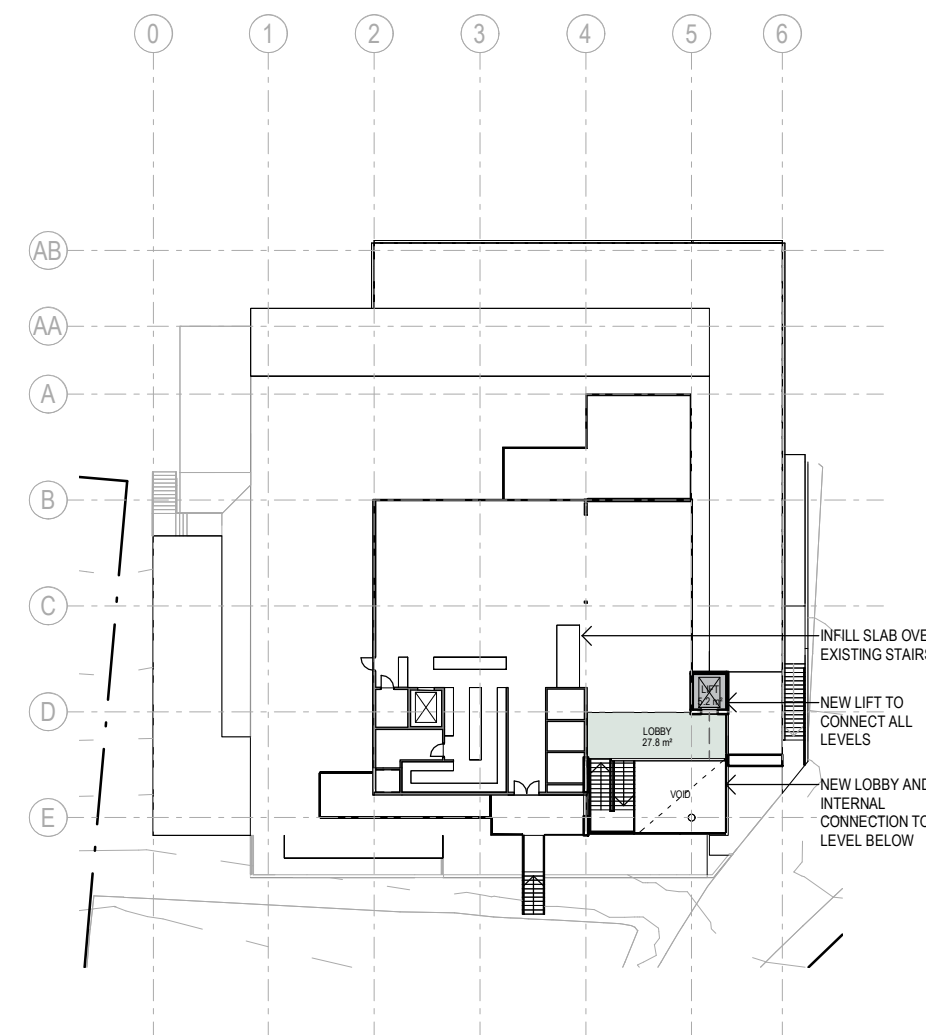
**1** STAGE 3 - GROUND LEVEL  
PROPOSED 1 : 500

- NEW LIFT TO CONNECT ALL LEVELS
- NEW LOBBY
- EXTEND BOAT STORAGE



**2** STAGE 3 - LEVEL 1  
PROPOSED 1 : 500

- NEW LIFT TO CONNECT ALL LEVELS
- NEW LOBBY EXTENSION
- NEW CAFE SERVERY SPACE
- NEW SLAB FLUSH WITH LEVEL 1 FLOOR
- NEW FACADE TO WEST AND SOUTH
- INTERIOR FIT-OUT OF PREVIOUS BOARD ROOM SPACE



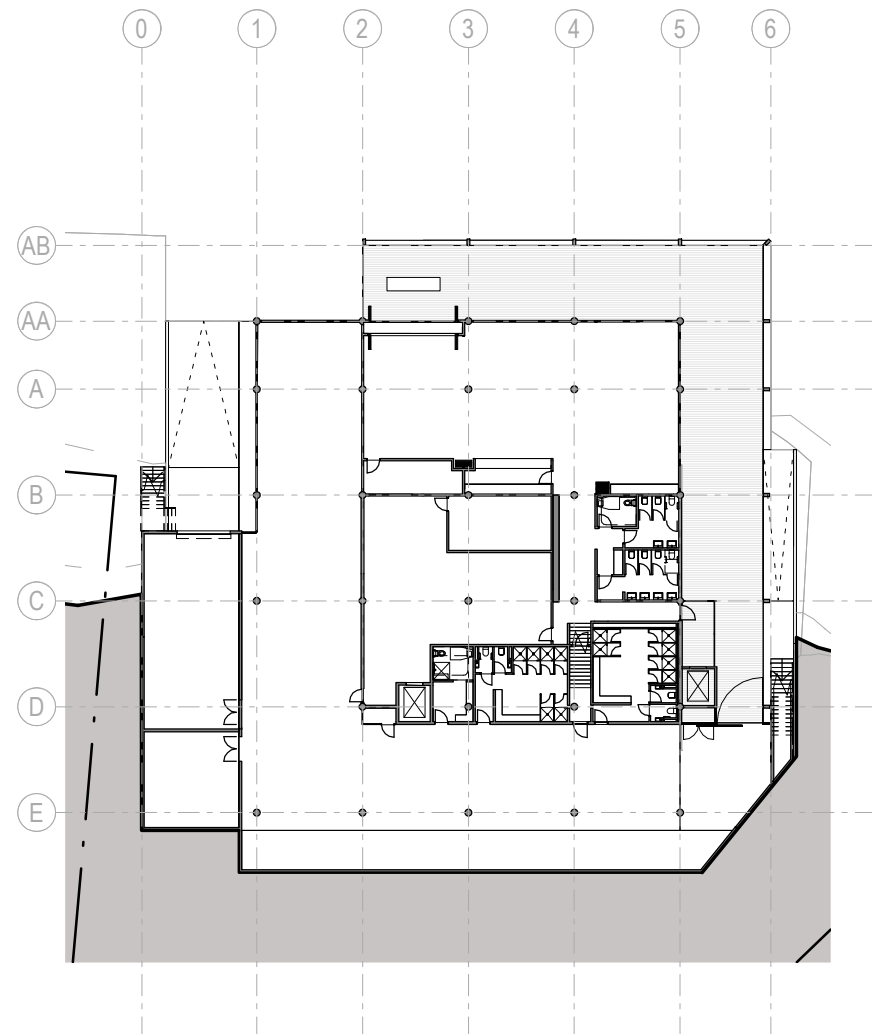
**3** STAGE 3 - LEVEL 2  
PROPOSED 1 : 500

- NEW LIFT TO CONNECT ALL LEVELS
- NEW LOBBY EXTENSION
- EXTEND INTERNAL RESTAURANT DINING SPACE

## Stage 3 - CGI Views

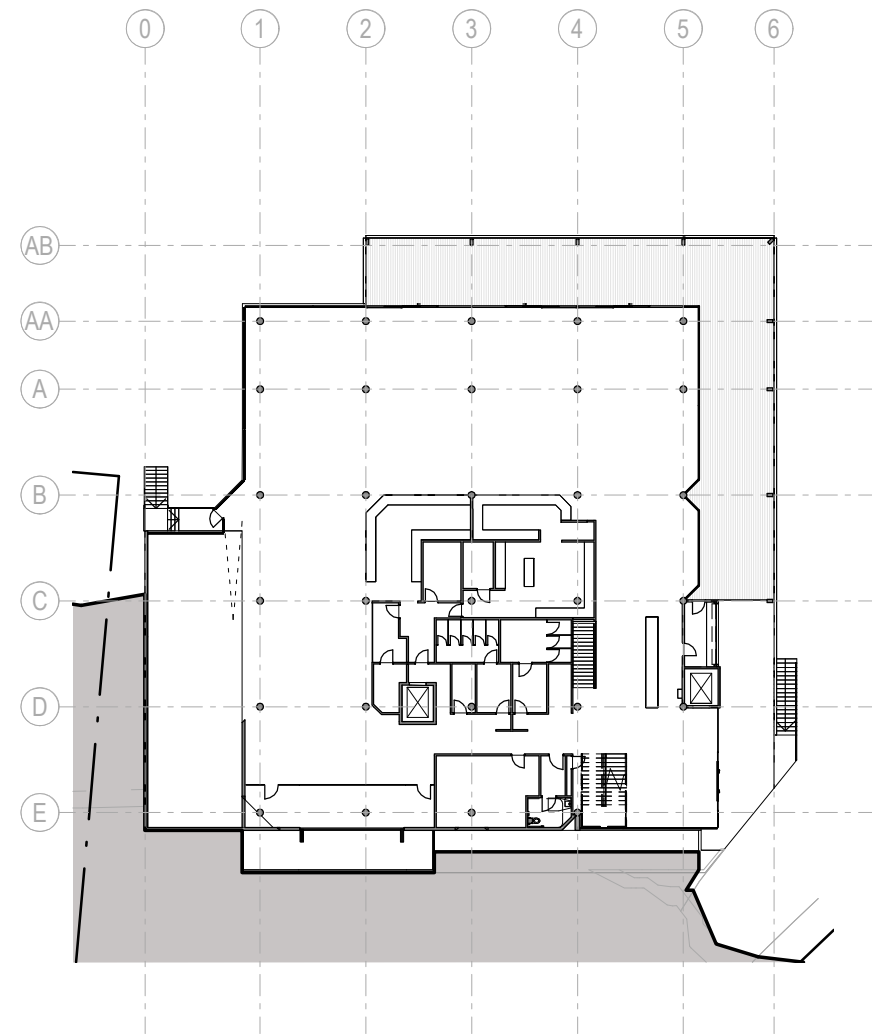


# Stage 4 - Demolition



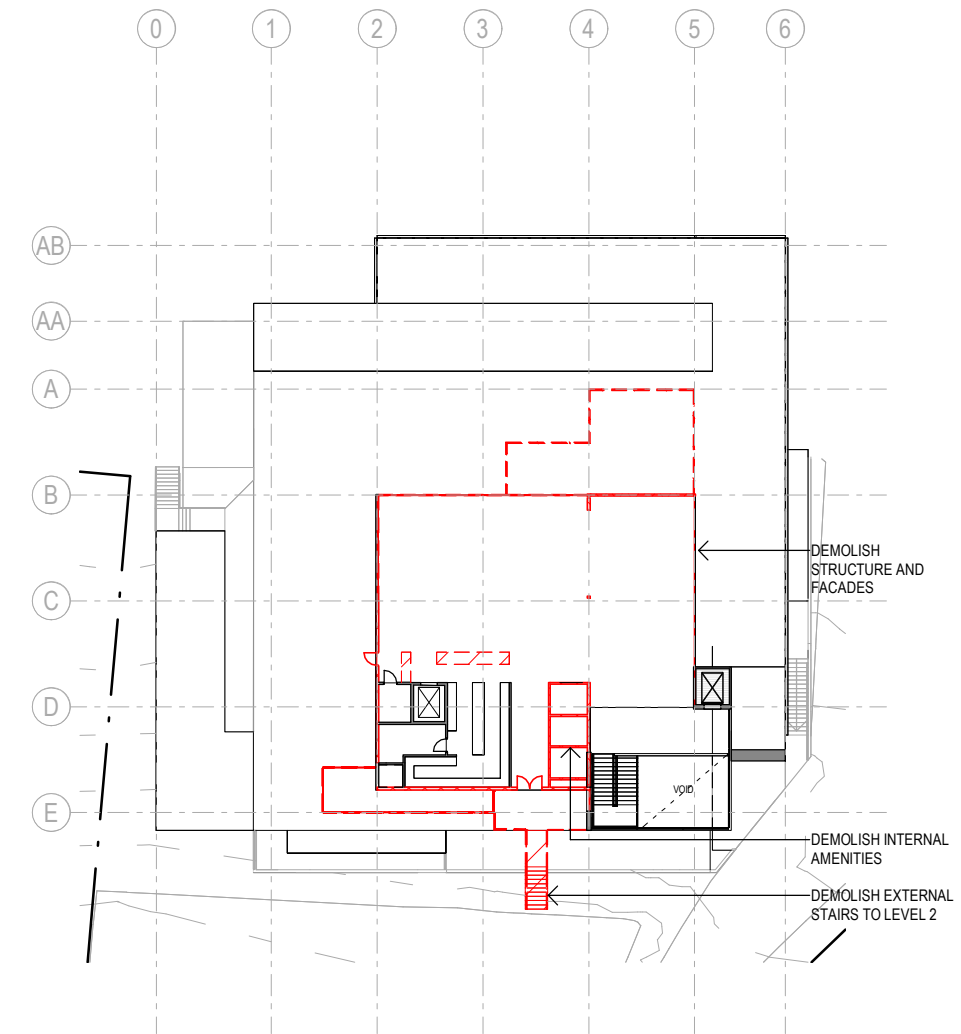
**1** STAGE 4 - GROUND LEVEL  
DEMOLITION 1:500

NO WORK PROPOSED IN THIS STAGE



**2** STAGE 4 - LEVEL 1  
DEMOLITION 1:500

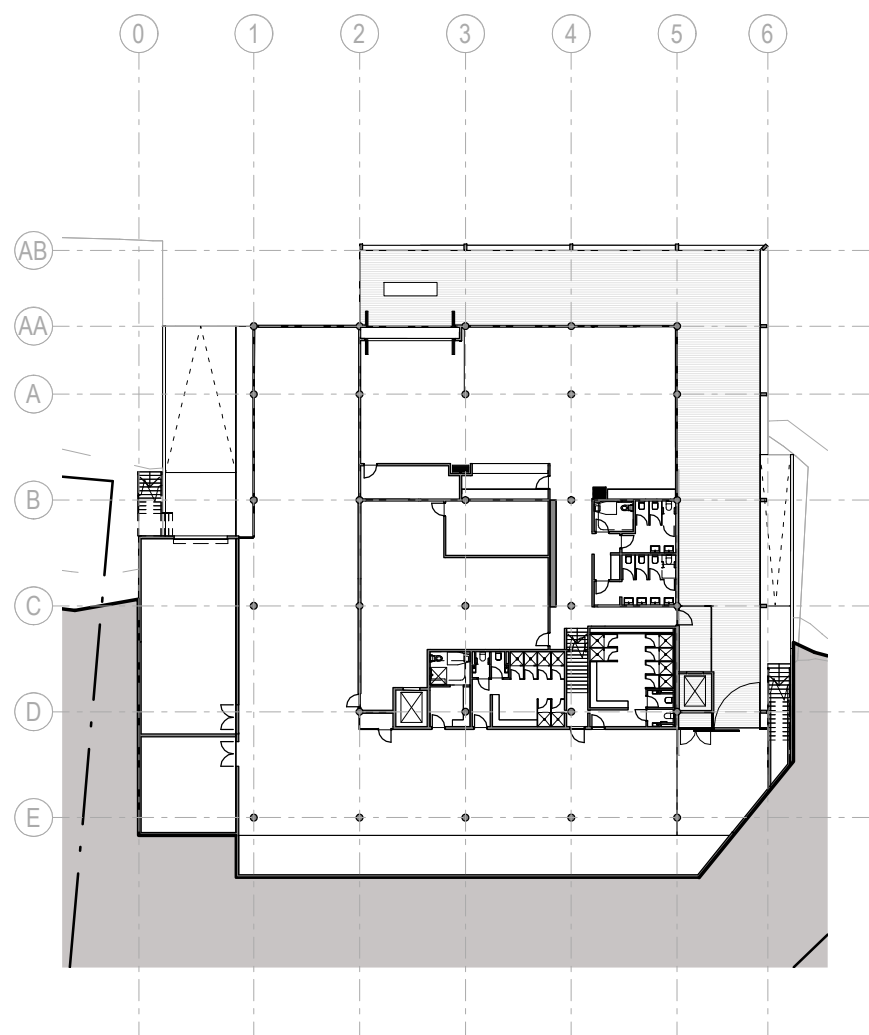
NO WORK PROPOSED IN THIS STAGE



**3** STAGE 4 - LEVEL 2  
DEMOLITION 1:500

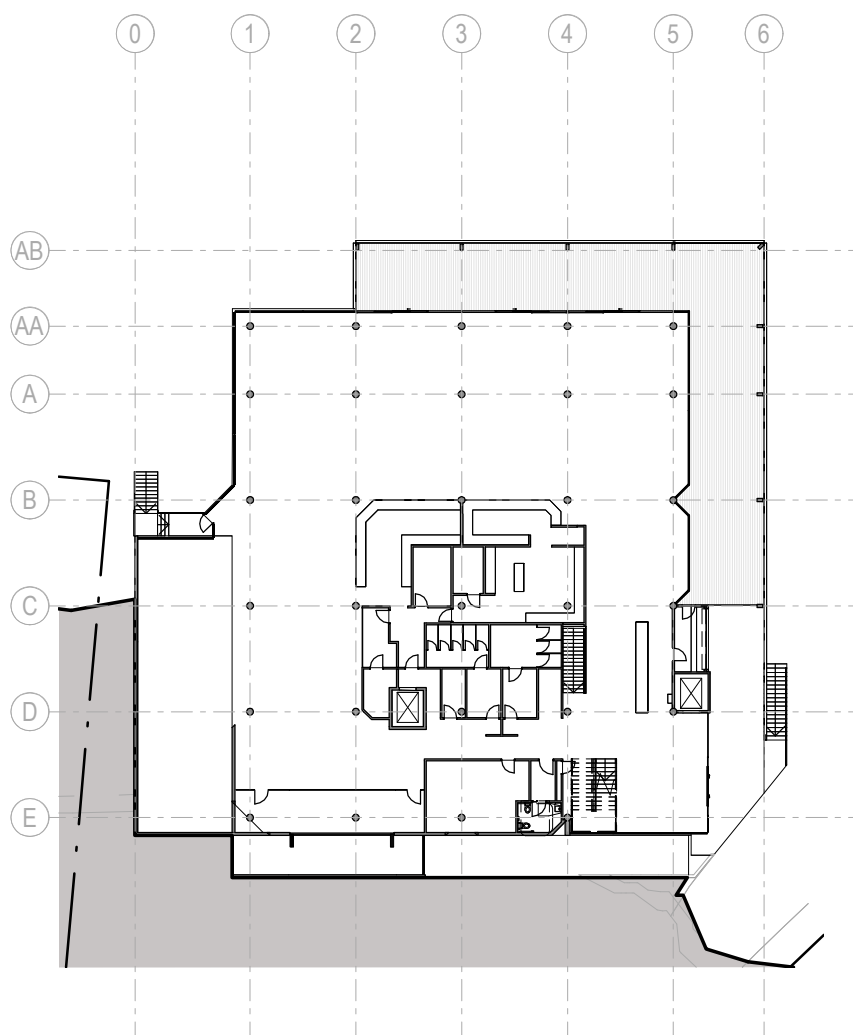
- DEMOLISH:
- STRUCTURE AND FACADES
  - INTERNAL PARTITIONS AND AMENITIES
  - BALUSTRADE AROUND EXISTING DECK
  - SCREENS AROUND EXISTING PLANT AREA
  - STAIR FROM CAR PARK UP TO LEVEL 2

# Stage 4 - Proposed



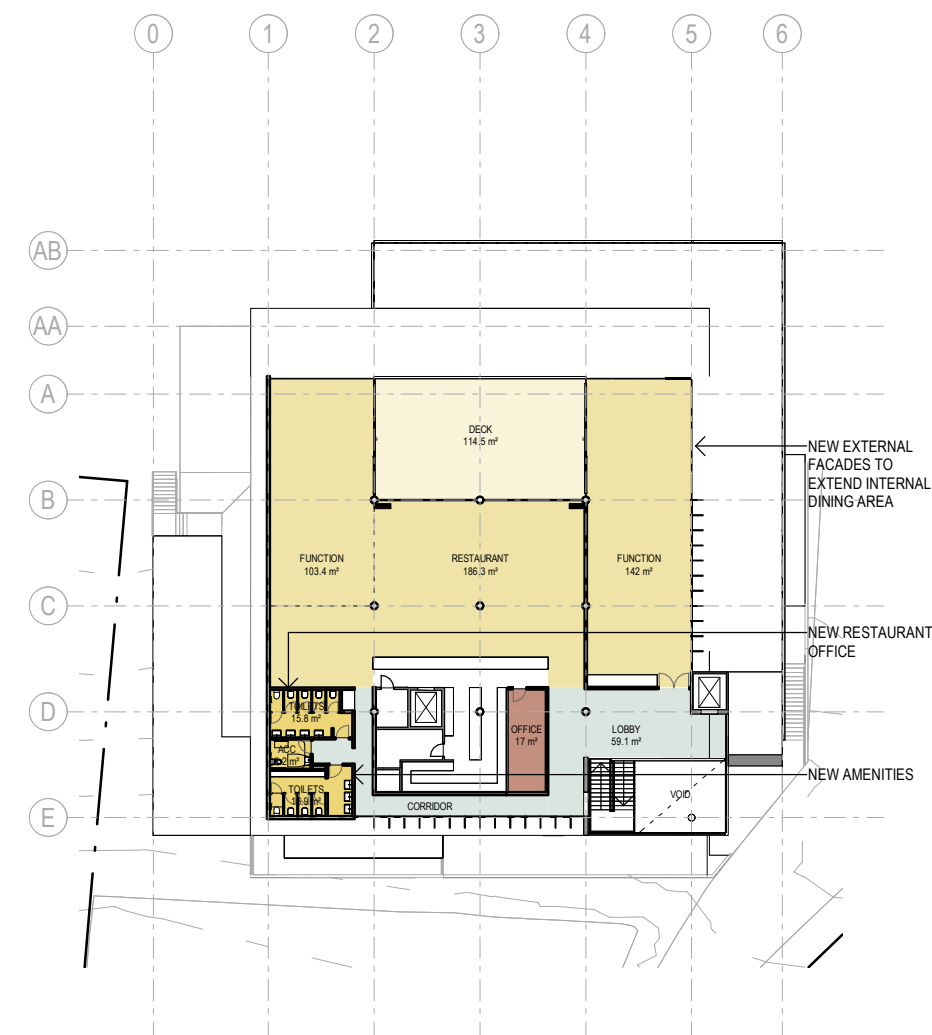
**1** STAGE 4 - GROUND LEVEL  
PROPOSED 1:500

NO WORK PROPOSED IN THIS STAGE



**2** STAGE 4 - LEVEL 1  
PROPOSED 1:500

NO WORK PROPOSED IN THIS STAGE



**3** STAGE 4 - LEVEL 2  
PROPOSED 1:500

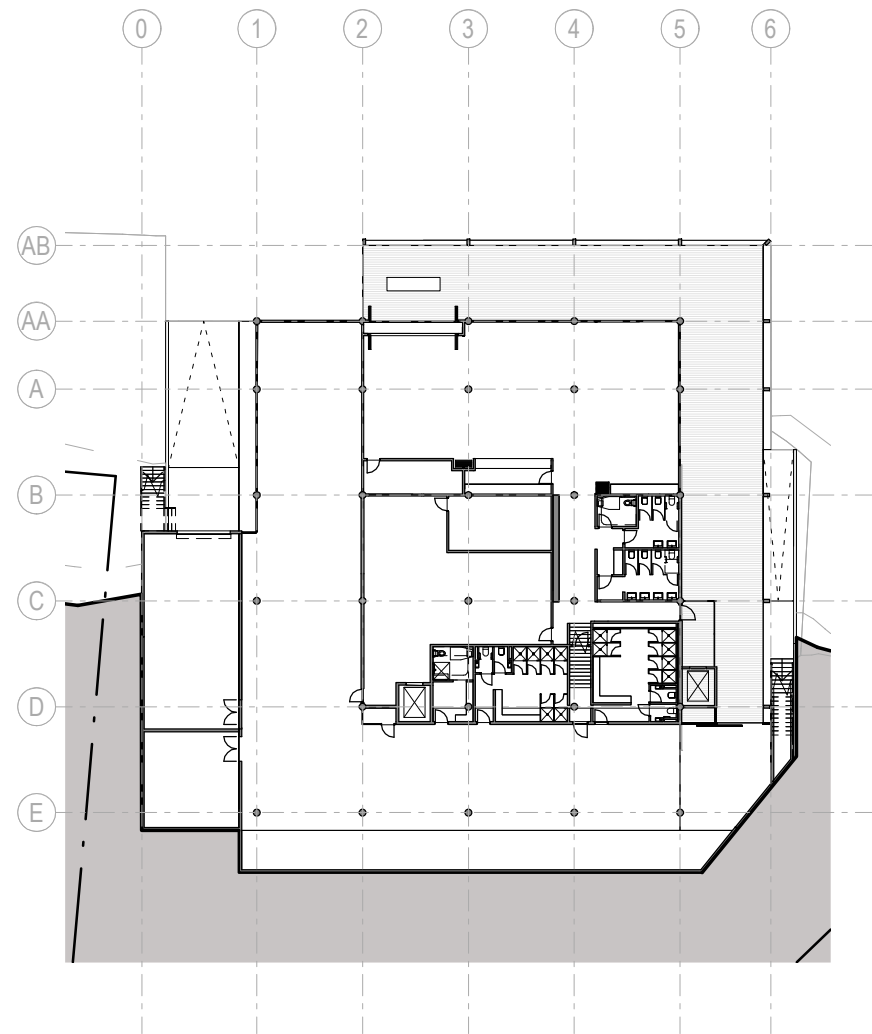
- EXTENSION OF INTERNAL SPACE FOR ADDITIONAL DINING AND AMENITIES

## Stage 4 - CGI Views



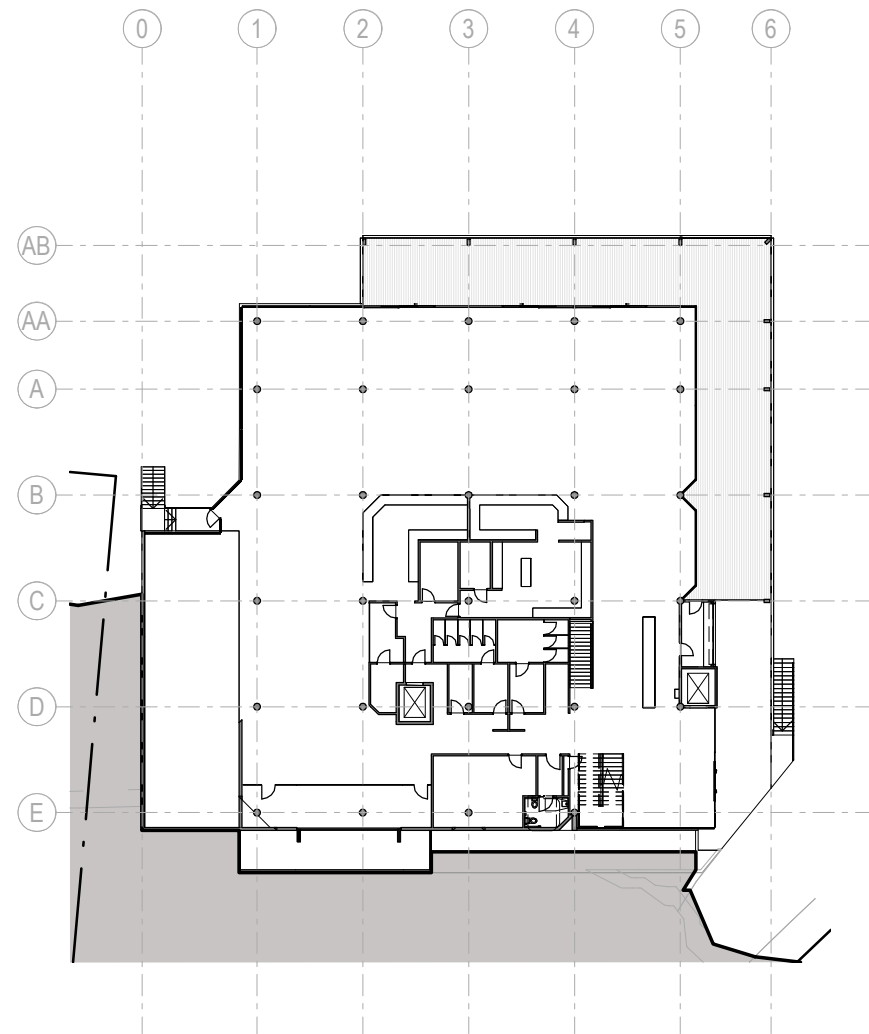


# Stage 5 - Demolition



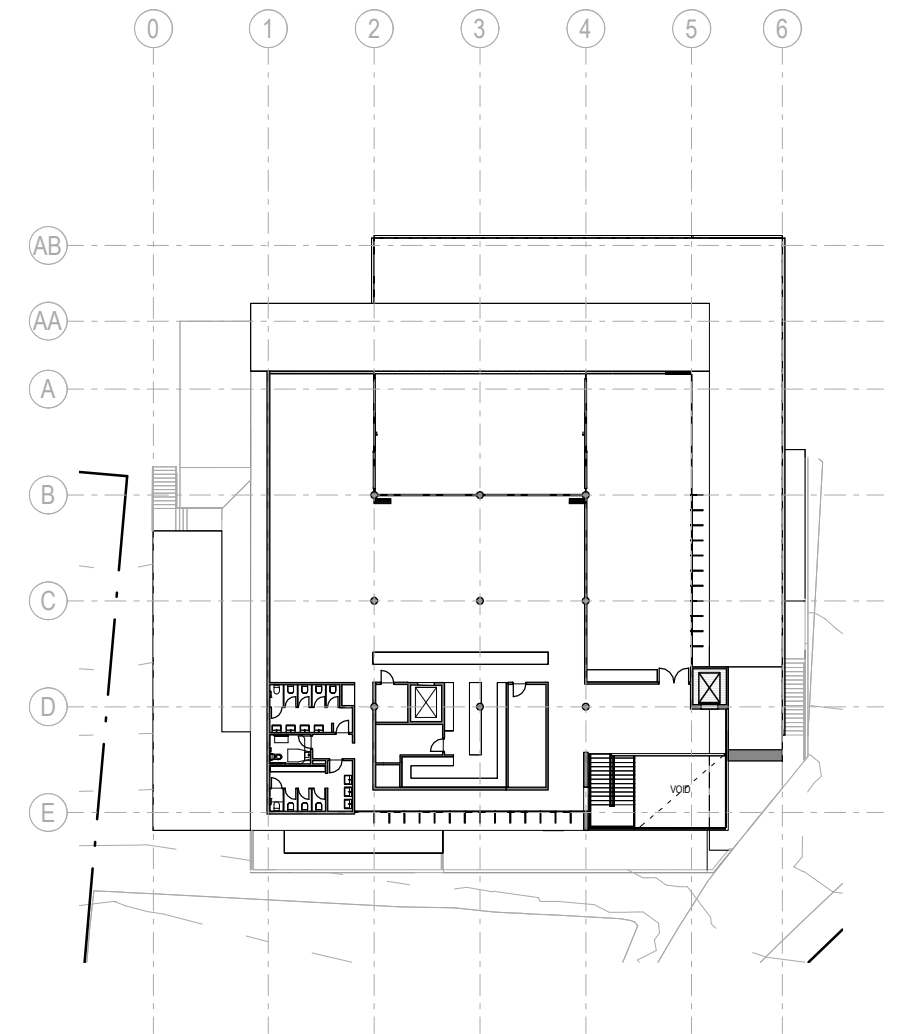
**1** STAGE 5 - GROUND LEVEL  
DEMOLITION 1:500

NO WORK PROPOSED IN THIS STAGE



**2** STAGE 5 - LEVEL 1  
DEMOLITION 1:500

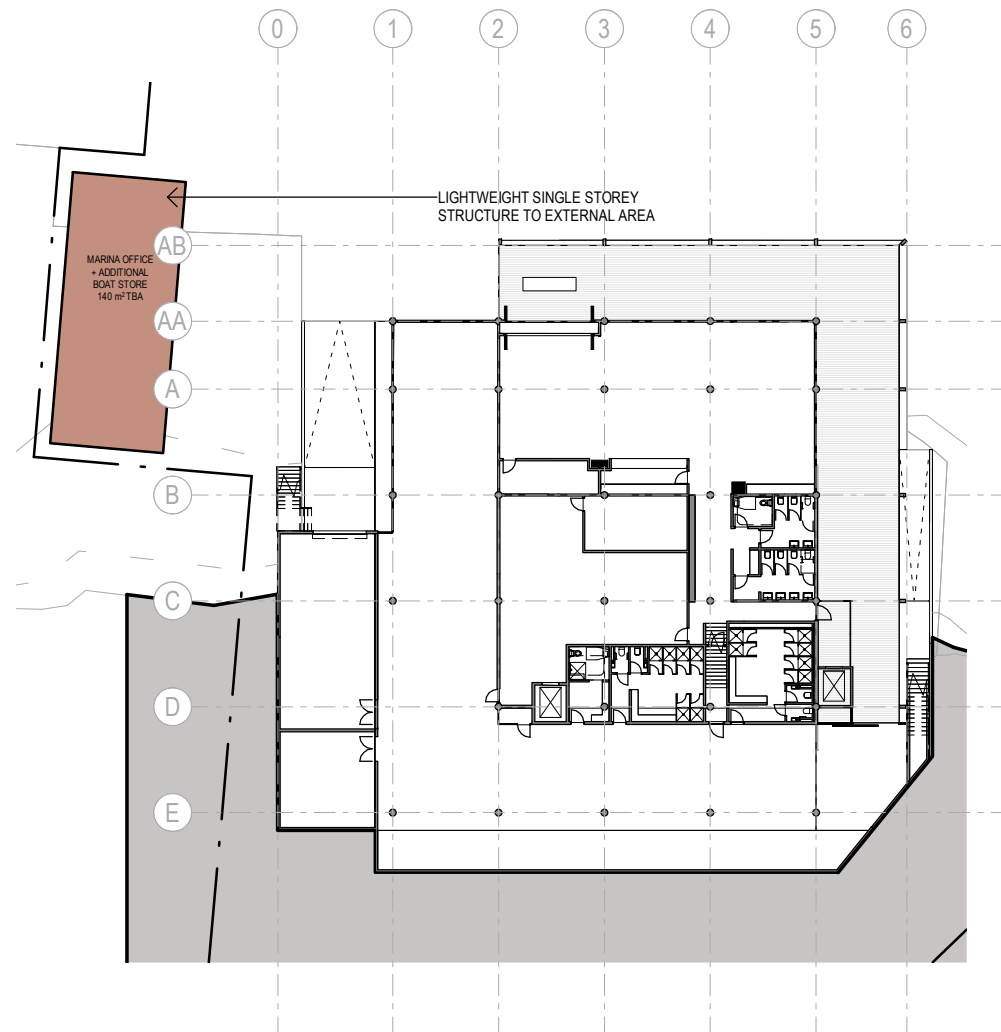
NO WORK PROPOSED IN THIS STAGE



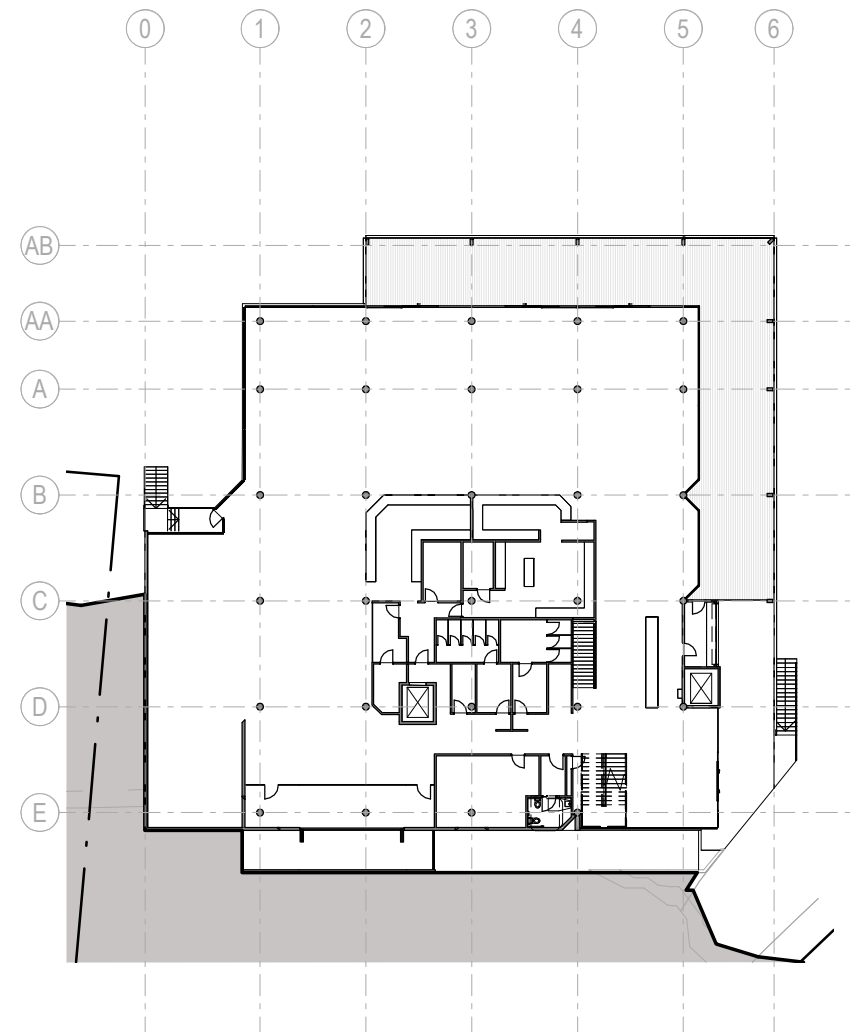
**3** STAGE 5 - LEVEL 2  
DEMOLITION 1:500

NO WORK PROPOSED IN THIS STAGE

# Stage 5 - Proposed

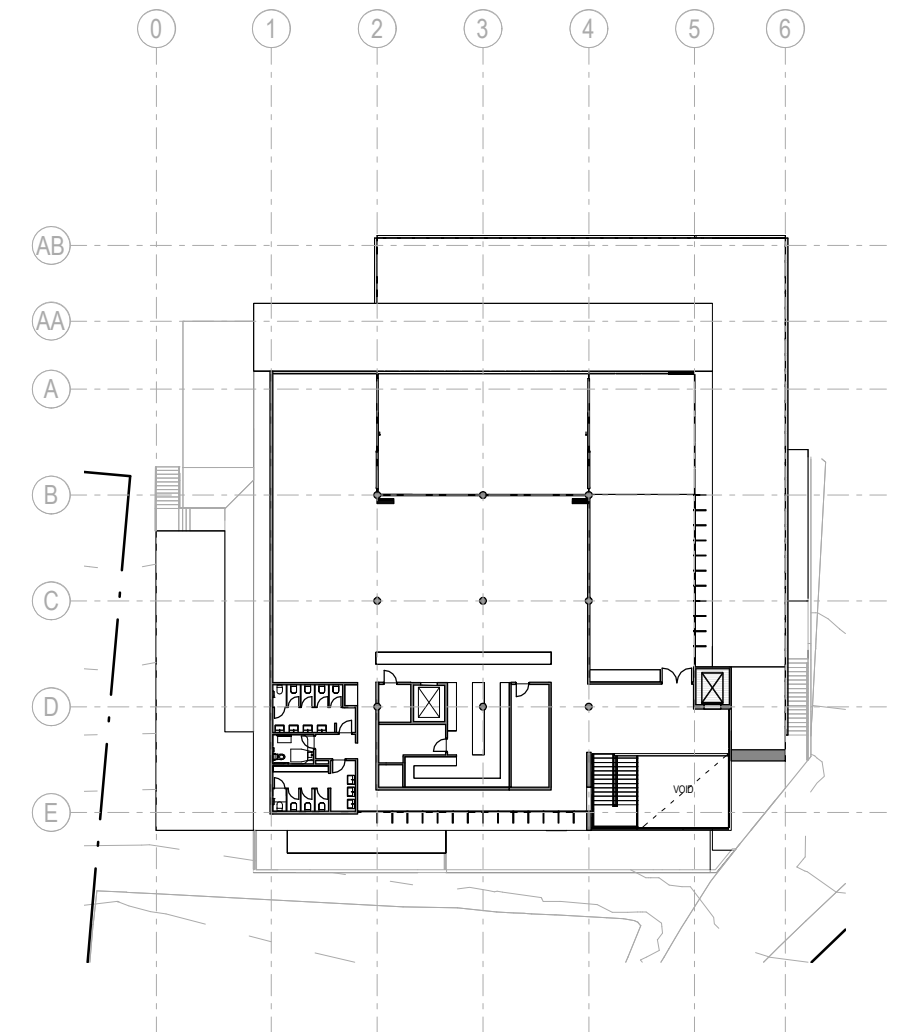


**1** STAGE 5 - GROUND LEVEL  
PROPOSED 1:500



**2** STAGE 5 - LEVEL 1  
PROPOSED 1:500

NO WORK PROPOSED IN THIS STAGE



**3** STAGE 5 - LEVEL 2  
PROPOSED 1:500

NO WORK PROPOSED IN THIS STAGE

## Stage 5 - CGI Views

