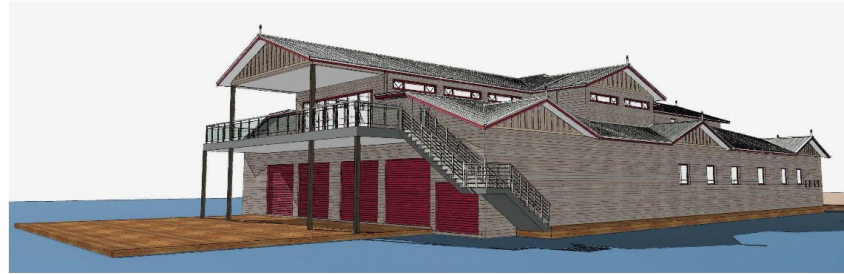




WENDOUREE BALLARAT
ROWING CLUB
WENDOUREE PARADE
LAKE WENDOUREE



ARTIST IMPRESSION

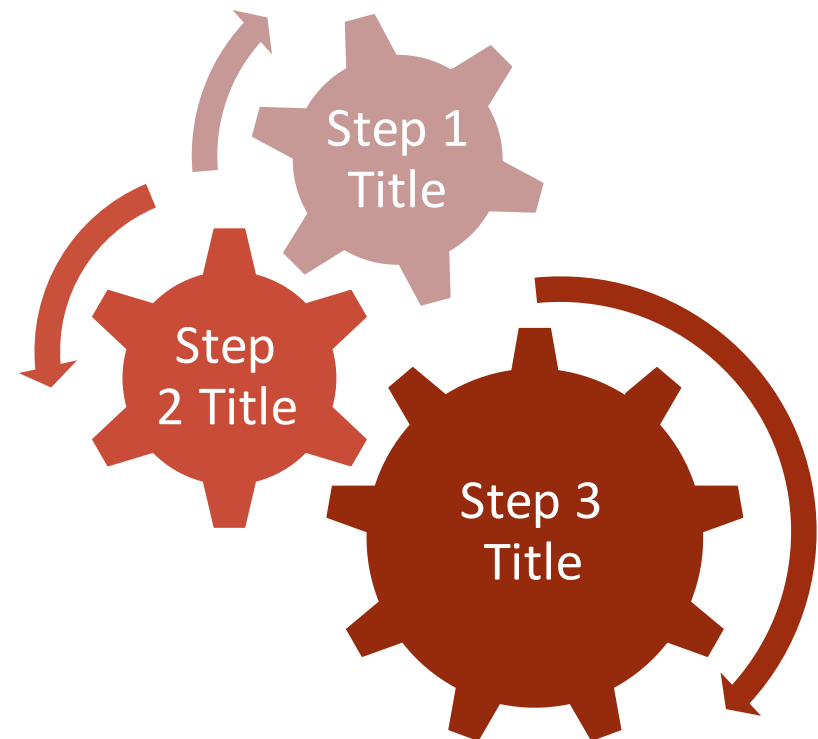
WBRC Redevelopment

The Proposal

- Redevelop the WBRC boatshed to cater for future opportunities.
- Build a boatshed that we are all proud of.
- To address key areas of concern and provide better facilities for the Membership;
 - Improve the boat storage and launching.
 - Provide a Multi-Function Hall suitable for club functions.
 - To provide a balcony.
 - Provide a dedicated gym and conditioning area.
 - To improve the change room space and facilities.
 - Preserve the Heritage & History of the club.
- To be able to generate income from the Boatshed Function Hall rental to enable WBRC to be a sustainable community club by;
 - Investing in our fleet.
 - Investing in the Boatshed & Facilities.
 - Subsidising operational costs to keep membership fees down.
- To create a facility that will not require any substantial work for another 50 years.

Key Considerations

- Head Lease with Council
- Partners (Sub-Lease)
- Design
 - Function Space
 - Boat Storage
 - Gym
- Heritage
- Funding
- Communication
- Revenue Streams



What's Happened to Date

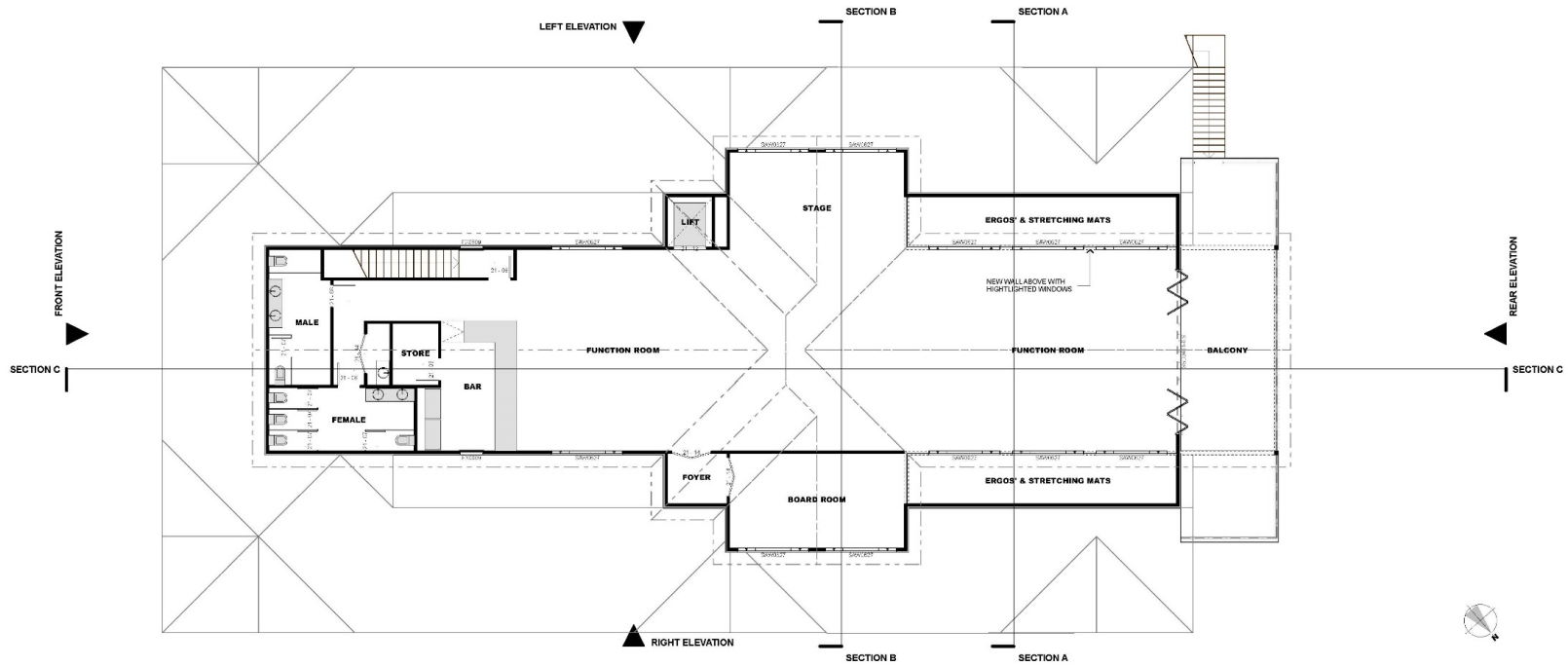
- An approach to council has been made to determine their appetite for a redevelopment. Initial feedback has been positive.
- Council have visited the shed and identified the main areas of concern regarding the existing facilities and heritage.
- An initial design brief has been prepared and a concept design prepared consistent with the feedback.

What's Next

- The Concept Design will continue to be fine tuned in conjunction with stakeholders
- Preparation for a planning permit will commence to gain approval from the relevant authorities during 2015. In preparing this submission we must accept the fact that not everyone agrees with the fact that the club house should hold a prime location on the Lake foreshore. To this end we must embrace the fact that these are community facilities that we manage on behalf of the wider community.



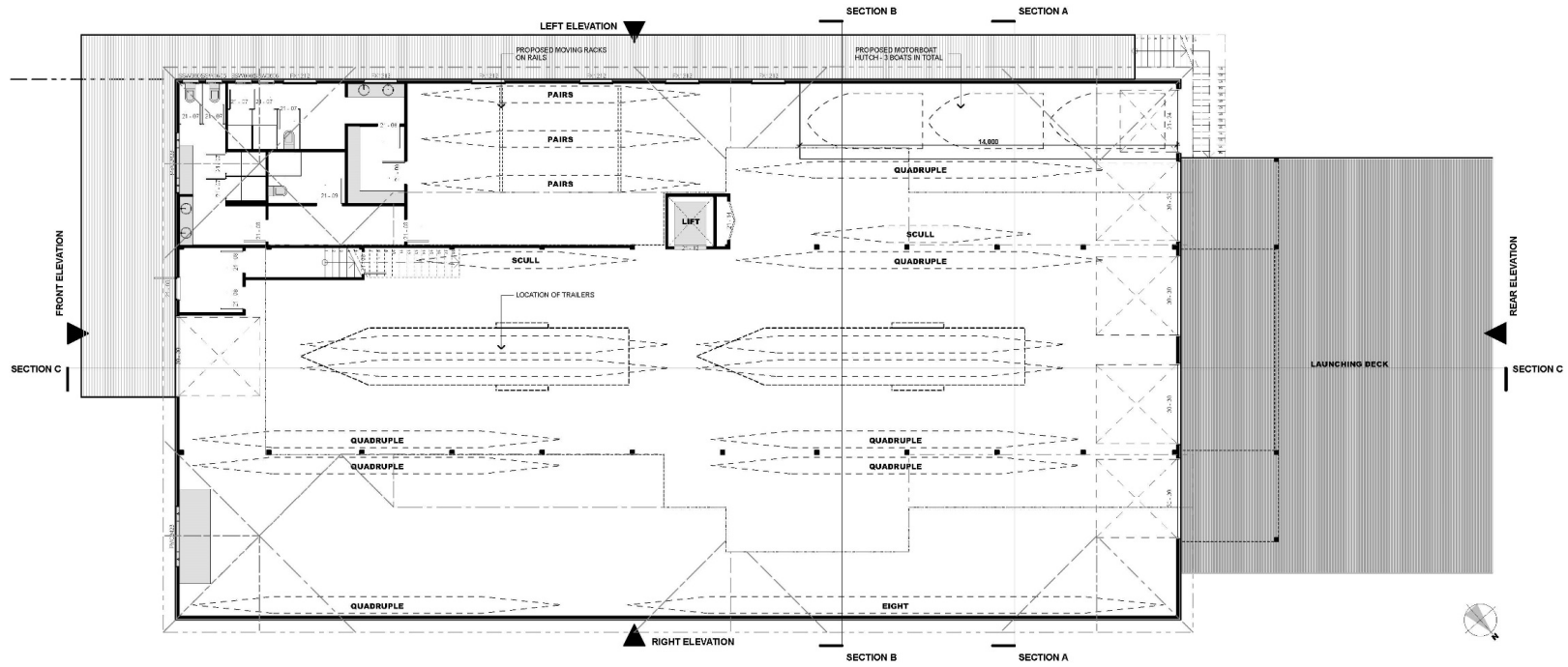
WENDOUREE BALLARAT
ROWING CLUB
WENDOUREE PARADE
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SCALE 1:100 @A2
FIRST FLOOR PLAN



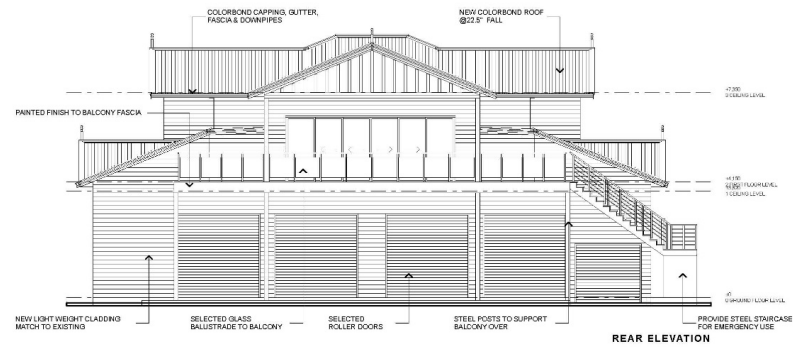
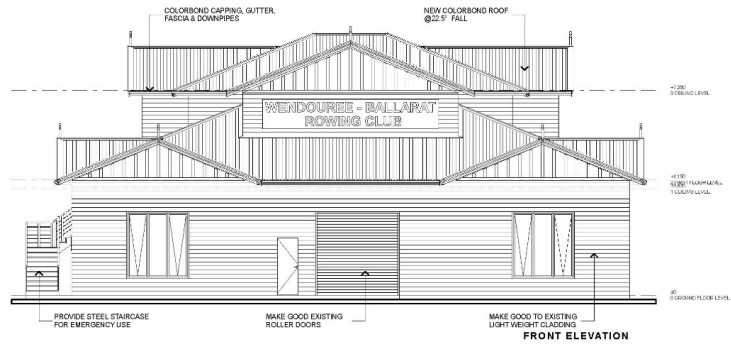
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SCALE 1:100 @A2
FLOOR PLAN



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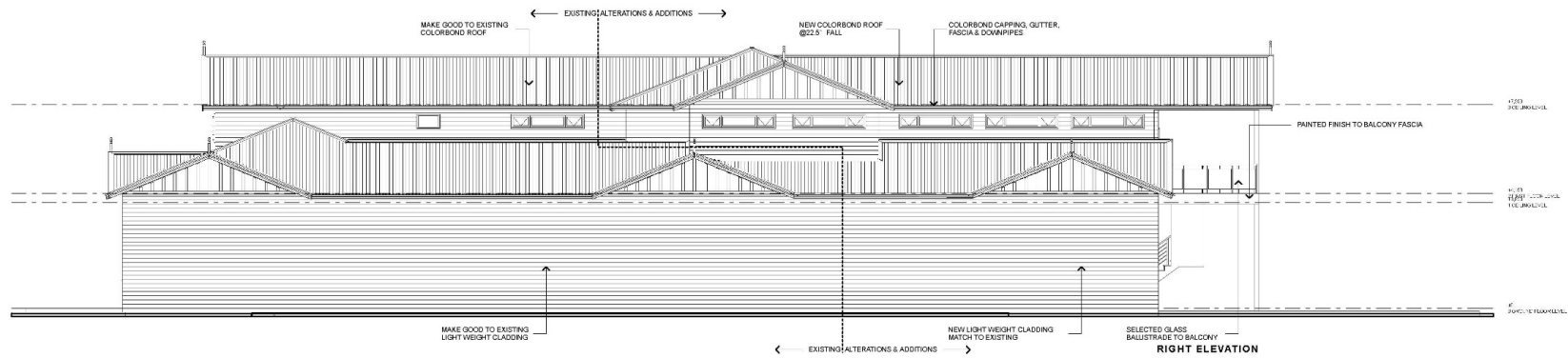
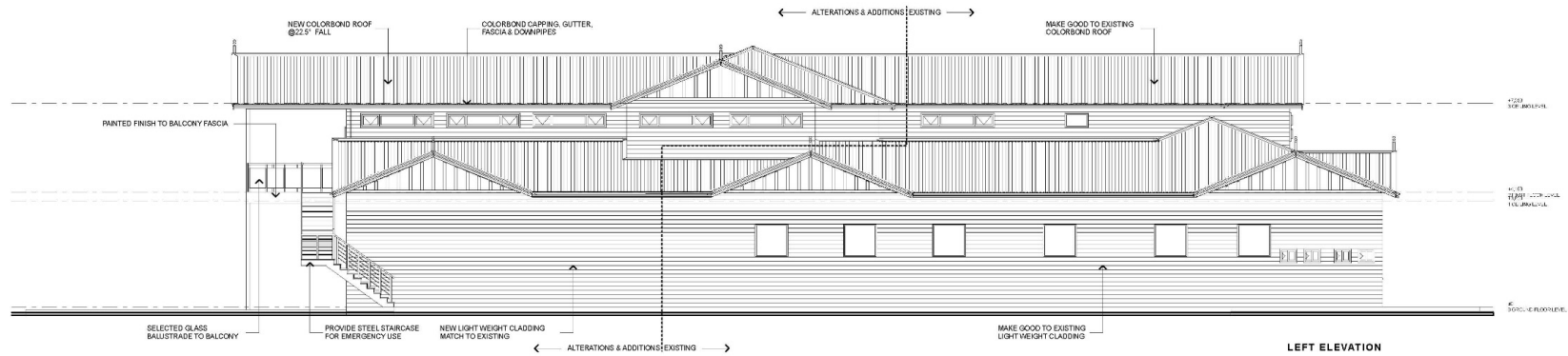


SCALE 1:100 @A2
ELEVATIONS



WENDOUREE BALLARAT ROWING CLUB

WENDOUREE PARADE
LAKE WENDOUREE



SCALE 1:100 @A2
ELEVATIONS