

PRESIDENTS REPORT

**Robertson Swimming Pool Assoc. Inc.
(RADSPA)**

Thursday 8th December 2016

The past twelve months have presented many issues and I am pleased to say that your Committee have worked through them to ensure an Aquatic Centre is built in Robertson in 2017

Following DA approval in December last year by Council of the ARTC site at the railway end of Caalong St. the Committee was concerned at the issues raised with this approval. They included

- To curb and drain 22 metres of road way leading up to and including site entry**
- To construct a formed Car Park stand for 10 cars on the total site**
- Construct a Swail Drain around the building site**
- Construct a pole with a street light at the end of the cul-de-sac**

**In addition we were advised that the connection of three phase power to the site necessitated RADSPA pay for and install a new Transformer at the junction of Hoddle and Caalong Streets. Very expensive
Our best estimates for all these works was over \$150,000 and this was way over our tight budget**

**Members will remember that just over 5 years ago RADSPA had a “staged DA” approved by Council at the Robertson Bowling Club. However neither party were willing to continue negotiations then
Proximity to The Robertson Bowling Club has always been the preferred location by that current Committee as it is with our current team
When an approach was made by the Club to re-look at a site on Club land RADSPA agreed that a cost analysis be undertaken to see if this site Lot 8 would be more cost effective and offer great access to the residents including the Robertson Primary School students**

It certainly was as a Council Planning Engineer indicated Council would accept the Clubs Car Park as suitable Centre parking and the Councils funded entrance from Meryla St would not need additional expenditure

Power Design’s Laurence McKinnon confirmed we could expect savings on electricity supply connection to Lot 8

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When The Bowling Club offered a 20 year Lease guaranteeing irrevocable access to Lot 8 the RADSPA Committee accepted the change in the Aquatic Centre site. Access was a concern of Council's Planning Department Once the Committee had all available research on the financial differences of developing the Centre on either site it was a unanimous decision to enter into a commercial lease of Lot 8 site. This process however took five months ARTC were made aware of the 10 year lease previously signed and gave a firm indication they would consider a release

The President and Directors of the Robertson Bowling Club have been very supportive and enthusiastic during this process and have added two years abatement on lease fees in lieu of preparing the site for development In particular I wish to thank Bob Turner the Bowling Clubs Acting Secretary/Treasurer for his commitment to his diligent and professional approach to secure the Lease and maintain contact sometimes under pressure from members. Great work thank you Bob As soon as the Lease process commenced RADSPA were then required to seek agreement from firstly Clubs GRANT and then National Stronger Regions Fund (NSRF) to

- (a) Approve change of sites
- (b) To modify our Milestones (time frames) for funding

Further delays were caused due to the long winded Federal Election and eventually we received signed Deeds of Agreement on 18th September All grants are currently secured and we can confirm the following

- Clubs Grant Cat.3, (Liquor & Gaming, Justice NSW). \$350,000
- NSRF (Dept. Infrastructure & Regional Development). Up to \$542,637. This is a dollar for dollar grant
- In addition the funds raised by the Committee's over 34 years is in excess of \$220,00

Our total building fund is approx. \$1,100,000 depending on IMB interest adjustments. We will maintain a Contingency Fund that will support short fall in income for the initial two year period of the Centre's operations

The Committee have maintained strong contact with all suppliers and earlier in the year we arranged a full day Workshop that was attended by them all Another Workshop is planned for early in the New Year. In addition David O'Brien and I have visited like developments to appraise their construction, operations and budgets

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Committees over this long period of time have maintained a determination to respect all funding contributions and to deliver an above ground; four lane enclosed heated Swimming Pool and Exercise/ Gymnasium Room that will attract swimmers of all ages and standards including the disabled and handicapped

The delays in developing the project have caused pressure on the Committees and we have lost some valuable member contributions

In particular we wish to thank Kate van Eimeren, Bec Bollinger and long-time Committee Member Sharon Makin for their support. We also thank retiring Committee Member Damien Plain for his efforts. All have been Invaluable

The finances necessary to build the Centre are also under some pressure due to supplier increases and rising costs and charges. Additional fund raising and additional grants must and will be ongoing

Communication with the residents of the District has been carried out in the "old" way and it was not until we embraced social media that we saw a marked improvement in local interest. This upgrading was due to the work of Robin Ezra and Pi Wei Lim who have brought me and some of the Committee into the new social media age. Our web site is now most active and Face Book is connecting the project to a vast audience producing new Members and potential Committee Members. Thank you to both for your professional approach

There have been many contributions from experts and suppliers who have embraced the community spirit that drives us all to complete this project In particular Laurence McKinnon (Power Design), John Webb (Plans), Beau Woodward (First Earth Works), David Thomas (Engineer), Gary Antaw (Surveyor), John Zelvis (Playzone Pool Warilla), Mathew Burke (Electrician), Rohan McAlpine (Solicitor), Brenden Smith (Landscape), Ms Susan Matthews (Robertson Primary School Head Teacher) and many more. We thank them for their generous support

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I would like to thank your Committee for their contribution and support in a difficult year. I know most are willing to continue and I sincerely thank them as I know many sacrifices have been made to meet commitments

You will be aware that the Committee have a Motion before the AGM to approve the investigation of the establishment of a Trust

While our Constitution has ensured that RADSPA not only build but operate the Centre we envisage a sub Committee to have the responsibility to manage the day to day operations of the Centre and its Manager. Hopefully this Sub-Committee would be made up off committed local residents with operational and financial experience. They would report to the Committee on a regular basis

Currently we are seeking an experienced onsite Project Supervisor working under the Project Manager for the development of the Centre

We now wait for DA approval from Wingecarribee Shire Council to commence development. Our Application prepared (again) by Sharon Makin was lodged 22 August. Decisions made a long time ago not to seek Council financial support have enabled the community to develop and plan to build its own Centre. We will be in control provided it is supported by the Districts residents. This is imperative if the Centre is to be a success

The Council however have waived DA fees in the past and added advice during this process

I thank you all for your support and I am offering myself again as your President for 2017

**Don Ferguson
President**