

## Summary of the history of Narrabundah Rowing Club's Lease Application for a site on Black Mountain Peninsula

21 October 1969 NCDC corresponds with ACT Rowing Association and informs them that "the Commission has nominated an area on Black Mountain Peninsula for Rowing Boat Storage" and that "the area for boat storage on Black Mountain has now been provided with water and sewerage services".

12 March 1986 Narrabundah Rowing Club's Initial proposal to build a boathouse on Black Mountain Peninsula lodged with the NCDC but encounters difficulties with co-ordinating funding and lease

14 June 1989: Narrabundah Rowing Club applies for a lease to build a Rowing Boathouse on Black Mountain Peninsula (NCDC serviced site) including Budget of costs

11 August 1989 Narrabundah Rowing Club requested a meeting with National Capital Planning Authority, Interim Territory Planning Authority and ACT leases to discuss our proposal

22 August 1989 At Meeting of Club with ITPA, NCPA and ACT Leases club provided assessment of sites listed in Lake Burley Griffin Policy Plan. NCPA and ITPA suggested site selection would take from 3 to 12 months. Would attempt to finalise by December 1989 Club to provide ACT admin details of financing of building. Club to provide to NCPA details of club membership, carparking requirements, lake usage and trailer storage requirements.

25 August 1989 Club submitted financial details to ACT Admin

27 August 1989 ITPA agreed with Club that there were no sites available in Yarralumla Bay (preferred NCPA site for all rowing boathouses)

30 August 1989 Club's letter to NCPA setting out club membership, lake usage, trailer storage and car parking requirements

September 1989 Several conversations on phone with NCPA about sites for Rowing Boathouse sites adjacent to Yarramundi Rowing course (including adjacent to Nursery, and at Acacia Inlet).

6 October 1989 Letter to NCPA setting out shortcomings of Eastern end of Lake Burley Griffin for Rowing Boathouses (exposure to prevailing winds and distance from Yarramundi Reach Regattas)

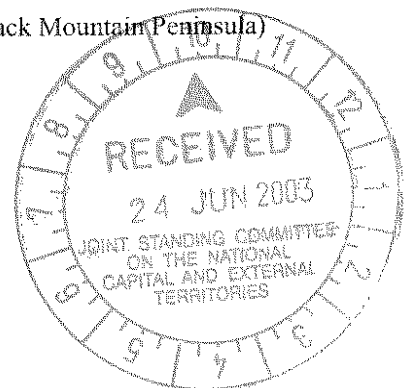
25 October 1989 Learned that at meeting of NCPA the recommendation that Narrabundah RC be given a site was taken off the agenda by the NCPA Chief Planner, because of the objections of the NCPA Environmental Group on aesthetic grounds to boathouses. Environmental Group suggested we should stay at East Basin. Yarralumla Bay regarded by NCPA as aesthetic disaster. (Bagnall comment: standard community boathouses in Yarralumla Bay like Canberra Rowing Club designed by NCDC)

25 October 1989 Letter sent to NCPA pointing out drownings under Kings' Avenue Bridge, and also that the ACT Rowing Association had abandoned the so-called Olympic Rowing Course under Kings Avenue Bridge because of its exposure to prevailing winds

November 1989 Club's builder has several meetings with NCPA to discuss design of boathouse. Builder provides design diagrams.

21 December 1989. Meeting with NCPA at Yarralumla Bay, south of ADFA boathouse at NCPA preferred location for our club. Established that ADFA shed clearly exceeds its lease and takes up 1.5 sites.

23 December 1989 Club writes to NCPA setting out case for a north side (Black Mountain Peninsula) boathouse for our club.



Early January 1990. Phone conversations with NCPA who strongly suggest that site south of YMCA Sailing Club is suitable and appropriate for our club.

12 January 1990. Letter to NCPA saying that site to south of YMCA in Yarralumla Bay is too small for rowing boat storage. Club also suggests that site contravenes Lake Burley Griffin Policy Plan.

January 1990 Several phone calls to NCPA who suggested that a site south of YMCA Sailing Club suitable for Narrabundah RC. (Note added March 2003: a site north of YMCA was also suggested at about this time but was eliminated because it was too small. It is now occupied by Girls Grammar boathouse but this is a substantially smaller boutique-style boathouse than that built by Narrabundah RC).

12 January 1990 Club written response to NCPA suggestion of site south of YMCA in Yarralumla Bay. Site is too small and contravenes Lake Burley Griffin Policy Plan.

February 1990. Interim Territory Planning Authority completed an assessment of boathouse sites. This study was commissioned by the NCPA because they did not have sufficient staff available to carry out the study. This document suggested there were four potential sites on Black Mountain Peninsular, it recommended a preferred design and provided a budget for that preferred design, with a total cost of \$92,000.

8 February 1990 Correspondence and meetings with ACT Sports Bureacracy pointing out the difficulties we were experiencing with the NCPA and asking for support in arguing our case.

16 February 1990 Letters to Senators Reid and McMullen setting out the history of our difficulties with the NCPA.

27 March 1990. In response to phone calls with NCPA sent letter stating that provisional budget that accompanied lease application provided best estimate of proposed budget "I have been unable to send you a more detailed budget for our proposed boathouse because the size of our grant from the ACT Sport and Development Grants will not be announced until we have a lease."

April 1990 Meeting with Leasing Branch of ACT admin who released a copy of the ITPA assessment of sites (which the NCPA had held for two months but had not made available to us). ITPA asked us for a quick response in our selection among the four ITPA preferred sites. We responded at the meeting by choosing site D, which was the preferred site of the ITPA, and adjacent to the site that we applied for in June 1989. Leasing Branch of ACT admin suggested that in future we deal with the NCPA through their office rather than directly.

8 June 1990 Senator Reid forwarded reply she had received from NCPA. NCPA says it is unwilling to lease the club a site because building the boathouse was dependent on CDF funds, and CDF funds only available if applicant has a lease.

In early June 1990 (in response to pressure from Senator Reid) meeting between NCPA, ACT leases, ACT Sport and Rec to resolve the club's problem.

19 June 1990 Club wrote letter to ACT Land Development Branch stating that the club had adopted the budget and design of the buiding proposed by the ITPA in its assessment of sites.

In July 1990. Club had meeting with Sport Rec and Racing reps and after discussion of our application, they suggested we would have a high probability of receiving a grant.

August 1990. Revised application for Sports grant from CDF applied for. Learned from ACT Leases section (off the record) that we would receive \$45,000 grant towards building the boathouse from CDF.

10 and 14 September 1990 Club wrote letters to ACT Admin asking about progress on lease.

17 September 1990 Letter from ACT Leases "this branch is also concerned about the delay that has occurred in identifying a suitable site".

17 September 1990 Wrote to Senator Reid summarising the situation: that we were likely to receive a grant, that we planned to build the ITPA suggested building according to the suggested budget but that the NCPA might not approve that building or budget

19 October 1990: Sen Reid replied "Your letter of 17 September 1990 has to be read twice to be believed. It seems more like fiction than fact. I am doing what I can to sort out the problem".

19 October 1990. Club contacted NCPA by phone to find out about the delay. NCPA project officer informed us that he was in the process of vetoing our proposal on the basis of its budget.

26 October 1990 NCPA receives cost estimate of building our boathouse from Wilde and Woolard (consultants that they commissioned to estimate the cost): range \$330,000 for single storey, and \$488,000 for two storey building

29 October 1990: ACT Leases section faxes us the NCPA commissioned estimate of our building costs

30 October 1990 Wrote to Senator Reid describing the NCPA tactic of trebling the estimated cost of the building. Suggested that this NCPA tactic would stop all community based facilities being built near the lake.

31 October 1990: We write to ACT Leases pointing out how the estimate is inflated. The Wilde and Woolard quote was equivalent to \$705/m<sup>2</sup> which was a rate for fully glazed commercial office space with high quality finishes rather than an unlined shed (similar to a garage). Provide detailed building budget from builder to build the boathouse for \$93,805

1 November 1990 ACT Leases acknowledged receiving 31 October correspondence and informing us they had sought urgent consideration and response.

6 November 1990 Senator Reid wrote saying she had corresponded with NCPA, ITPA and ACT Sports Minister Stefaniak. Stefaniak informed Reid that the NCPA said there had been a "breakdown in communication somewhere along the line" but that in the last few days "the whole matter has started rolling again". Stefaniak volunteered that "Trevor Kaine's comments about the NCPA may have something to do with the sudden activity"

6 November 1990: Meeting of club with Senator Bob McMullen, Garry Grey (assistant Sec ALP) and Steve Whan (Senator McMullen's research officer) and Rick Godfrey (club member) at Parliament House Canberra. History of club's application for lease presented to meeting by Bagnall. Mc Mullen undertook to approach NCPA on our behalf.

9 November 1990 Senator McMullen's office (S. Whan) reported conversations between them and Lyndsay Neilson. Neilson claimed that site had been approved 12 months ago. Claimed costs were only constraint. Neilson oblivious to ITPA document included budget. We were told to get back to NCPA and Wilde and Woolard to sort out differences in costing.

9 November 1990 Conversations between club and NCPA staff and Wilde and Woolard reveal that high quality inclusions were included in quote. NCPA architect has acknowledged to our builder that internals are irrelevant and that the Wilde and Woolard quote is an exaggerated one.

13 November 1990 In phone conversation with Wilde and Woolard quote is reduced from \$330,000 to \$185,000 (56% of original).

19 November 1990. Meeting with NCPA, ITPA, ACT Leases section, Wilde and Woolard and club. Budget was discussed. NCPA conceded that it was only concerned about the external appearance of the boathouse. The club's builder provided a detailed budget for a minimal standard facility that would meet the design criteria. It would cost \$66,000. The representative from Wilde and Woolard conceded that the building could be built for less than \$100,000. NCPA agreed to go to NCPA Exec and formalise development conditions within two weeks, and to hold site discussions with us within the week.

20 November 1990 Letter to Senator Reid outlining developments

22 November 1990 9am Site meeting with NCPA rep. Discussions about screening the boathouse from the road.

22 November 11:40am Phone call from Senator Reid who had phoned NCA rep after our meeting. NCA rep was optimistic that NCPA Exec would approve the site

Late November 1990 NCPA approves lease

11 December 1990 Letter to McMullen office thanking them for support

28 March 1991 Club offered lease on Block 7 Section 67 Acton

December 1991 Club completes boathouse for \$80,000