

Attachment 2 - GRC Letter



Any seat, any boat, any time

GOOLWA ROWING CLUB

Lisa Hoyle
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Alexandrina Council

Goolwa Rowing Club
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RE: The Bristow Smith Reserve (BSR) Goolwa Rowing Club (GRC) Boatshed Project

Hi Lisa,

23 April 2026

Thanks for meeting with David & I on Tuesday 21/4 - it really clarified where the club stands with its current lease and what information council is looking for in order to be able to provide landowners consent to our current DA application (25024296).

The key issue for the council meeting on 18 May is one of the conditions (clause 8.3.3) of the existing 21 year lease requiring the club to build, as part of stage 1, the large deck shown on page 29 in annexure A of the existing lease.

The previous & now lapsed DA (455/542/16) had this deck included, the current DA application does not. We understand the meeting on May 18 is purely about Landowner consent.

Perhaps the best way to describe how we got to Tuesday's meeting is with a dot point chronology –

1. the Goolwa Rowing Club (the club) naively submitted a concept plan to council in 2014 that included a large deck.
2. there was an amount of resistance to the proposal from some local residents & the "public use" deck became the "hero" of the compromise between the club & local residents.
3. the club didn't particularly want the deck, but was prepared at that time to -
 - o seek the extra funding required to build it.
 - o include its management & maintenance in the clubs operating budget.
 - o to help get the DA approved.

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4. the reasons the club didn't particularly want the deck are -
 - the finished floor level (FFL) of the shed determined by 1956 flood level tables coupled with the required maximum slope of the deck rendered the height of the deck at the water's edge too high to launch rowing boats without the addition of a hinged floating pontoon.
 - older members of the club are unable to launch from a deck or pontoon as it requires an amount of upper body and leg strength that dwindles with age. Instead they launch from the natural water's edge which 100% of our members are able to do. In 2014 the reed growth wasn't nearly as developed as it is now and the club had anticipated launching simply from the natural water's edge until we could afford the floating pontoon that some of our members could then use.
 - it would become a haven for rodents, reptiles (snakes) & rubbish
5. the existing grassed area was & is our preference to rig, launch & retrieve our boats at the natural water's edge, also allowing the existing grassed area to still be used by the general public.
6. the current 21 year lease commenced on 1/3/15, with planning consent given on 12/7/18 & the previous (stage 1) DA approved on 30/7/20
7. Alas, COVID had struck -
 - our builder went out of business.
 - materials & labour costs more than doubled taking the build cost of our previous DA to over \$1 million for stage 1.
 - forcing us to shelve our plans while we conducted more fund-raising events.
 - in which time the previous DA lapsed.
8. bringing us to the lodgement of our current DA that doesn't include a deck making it in conflict with clause 8.3.3 of our lease.
 - requiring an amendment to remove it before council is able to provide Landowners consent which is necessary for the current DA application to progress to planning approval with Fleurieu Regional Assessment Panel (FRAP).
 - because of the "compromise" reached between the club & local residents revolving around the inclusion of a deck to grant the previous DA, the council property management team is obliged to recommend to council at the meeting on May 18 that the matter go to public consultation before council can remove clause 8.3.3 and then give Landowner consent to the current DA application.

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9. we haven't included the deck that was planned in the previous DA in the current DA application because -
 - of the reasons explained above.
 - at the last post COVID costing it was over \$500,000.00 to build.
 - plus another \$200,000.00 to add a hinged floating pontoon to render it usable by only some members of the club.
10. we could add a deck but would really prefer not to because we would need to find grant funding for another \$700,000.00 to build something we really don't want that only some of the club will be able to use when the existing grassed area is perfect for everyone's needs.
11. we understand the time frame of the process probably looks something like this -
 - presentation of the information in this letter to council by DC Alexandrina Property Manager (Lisa Hoyle) & a deputation from a GRC representative on May 18.
 - public consultation throughout June.
 - presentation of public opinion to council on July 20.
 - progression to FRAP in August/September for planning approval with representation by Michael Osborn from Future Urban & possibly a GRC deputation.
 - recommendations from Scott Cooper from PHD & others for building certifiers to lodge plans for stage 1 building approval in October/November.
 - with a view to commencing the build in January 2027 & having at least stage 1 complete by December 2027.
 - if there are no hiccups.
12. we plan to fund the current DA application in the following manner -
 - we have \$250K in savings that we have fund-raised over the last 20 years for this project.
 - we have sought to partner with council by seeking in-kind help with grant funding applications that may or may not involve a small loan from council depending on the timing and success of the grant funding applications as/if we approach the build in 2 stages.

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- once we have planning approval we will liaise with council about the best way to utilize our \$250K in savings to secure a further \$310K in grant funding to complete both stages 1 & 2 as they are costed at the time of writing.
 - stage 1 of the build is costed at \$250K and includes the earthworks, shed, concrete floor, in-floor pipework, landscaping & boat racks making it usable by the club and to the casual observer, consistent with the lodged plans
 - stage 2 of the build is costed at \$310K and includes changerooms, toilets, kitchenette, plumbing & electricity. It is anticipated that by partnering with council & having stage 1 complete (or in progress) we are likely to be more successful than we have been with grant funding. Depending on timing, stage 2 may require the club to borrow the estimated 25% contribution cost from council - having exhausted our savings in stage 1.
 - to reiterate, once we have planning approval, it is our intention to reach out to council & further partner with them to work out the most effective way to use our \$250K in savings to start stage 1 AND secure funding for stage 2. In the perfect world stage 1 & stage 2 would happen at the same time.
13. our understanding of the lease term, our ROI & our thoughts on creating the BSR GRC boatshed as a legacy for all in the community & Fleurieu to enjoy
- we understand that we are over half way through our 21 year lease and seek to remove clause 8.3.3 as a condition and continue our current DA application using the existing lease.
 - we note within council's policy there is an opportunity to apply for a new 10 year lease as the current lease approaches its term.
 - we are mindful of the fact that we haven't made any leasehold improvements since the lease was granted in 2015, but feel there are mitigating circumstances as explained above.
 - we propose to get approval for the current DA & further prove ourselves to council & community by completing stages 1 & 2 of the build while maintaining our operations & growing our membership before applying for a new 10 year lease 2 or 3 years before our current lease expires
 - this proposal will provide us with an adequate ROI; however the club doesn't look at it in those terms. Rather, we see it as an investment in the community to create a boatshed that anyone can use forever more by joining the Goolwa Rowing Club in much the same way community members may want to join the sailing club or aquatic club or footy club or cricket club etc. etc.

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I realise this response to the questions you posed is probably a bit more than you were after, but the preparation of this response coupled with the meeting Dave & I had with you on Tuesday has really highlighted to me where we have come from & where we want to go.

Cheers & many thanks again for your help, Simon

Yours sincerely,

Simon Burr

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