



JUNE 2021 – DRAFT FOR MEMBER FEEDBACK AND INPUT

General Manager
Inner West Council
PO Box 14,
Petersham NSW 2049

Attention: David McElroy – Senior Leasing Officer

By email: David.McElroy@innerwest.nsw.gov.au

Dear Sir/Madam

RE: Renewal of Clubhouse Licence – Lot 1 908763 Mackey Park

We refer to discussions over the past 2-3 years with Council staff in respect of a new licence for the clubhouse of the River Canoe Club at Mackey Park, Marrickville. The efforts of staff to advance this matter forward have been appreciated.

The Club remains keen to finalise a new licence arrangement for the next five (5) years. To that end, we set out the following:

- **Alignment with community priorities** - The Club has and continues to demonstrate a high level of engagement with the community and alignment with the *Inner West Council Strategic Community Plan 2036* - as summarised in the attached document.
- **Recent commercial offer** The Club acknowledges the recent commercial valuation of the property and the associated. The ability to seek an 'accommodation grant' for all or part of the market rent, is sought on the basis of demonstrated alignment with community needs and aspirations. ***A reasonable rent from the club's perspective is considered to be \$3,500-\$4,000 per annum.***
- **Basis of negotiations** - the above-mentioned rent is comfortably within the \$1,000 to \$5,000 indicative range that has been established for on-going discussion with the past 2-3 years.
- **Club financial capacity** - The proposed amount also aligns with the Club's estimated financial capacity to pay, as a volunteer/membership club that seeks to keep both members and paddling activities affordable for the community. Membership income for the club is typically around \$10k per year, with total membership costs around \$150 per person. We typically seek to charge less than \$10 per person for each paddle session to ensure that it is not a barrier for community participation. **(include or omit?? For discussion)**

Additional costs would begin to significantly impact the club's operations (including continued replacement of safety equipment) and limit the ability to continue contributing toward further upgrades – with grant funding generally requiring a co-contribution.

River Canoe Club of NSW Incorporated

www.rivercanoeclub.org.au

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- **The Club continues to invest directly in clubhouse upgrades** – examples have including recent replacement of roller door (\$5k), electrical upgrades (\$2k). new kitchen (\$6k) and security system (\$8k) etc. The club also has continued to seek and secure external funds – for example – funding for balcony balustrade replacement (\$11K) through the *Community Building Partnership* program. Further external funds continued to be sought.
- **Roof replacement remains a priority** - A key short-term action required for the clubhouse is the replacement of the existing roof, as a structural item. This has reached the end of its useful life, being installed in 1976. It is currently not water-tight and the lack of a new/functional roof is holding back other important initiatives, including the installation of solar panels and rain water-tanks.
- **Upgrading access to the Cooks River remains a separate priority** - as would appreciate and separate to the clubhouse licence renewal, the Club continues to work with stakeholders including Inner West Council to advance necessary upgrades to the river access. The Club has and continues to take the lead with such investigations and while external funding opportunities shall continue to be source – it is expected that a significant co-contribution from the club may be required.

The Club has been on this site since the mid-1950's and continues to play an important role in the community. Securing a new licence for the next five (5) years, on reasonable terms, is considered to be in the public interest.

Thank you again for preparing the lease proposal for the Club's consideration. We look forward to your consideration of this submission and formal presentation to Council shortly.

Should you require any additional information or have any questions, please do not hesitate to let us know.

Yours sincerely,

Simon Wilkes
Club President, for an on behalf the Committee.
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