



ANA ROWING CLUB Inc.

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The General Manager
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Dear Sir

Submission to Swan River Trust

The City of Bayswater has an application before the Swan River Trust for the demolition of the existing amenities building at Hinds Reserve Bayswater and its replacement with a commercial facility comprising a function centre/cafe.

The building subject to application by the City of Bayswater for demolition and replacement with a commercial facility currently forms the clubrooms for ANA Rowing Club (the Clubhouse). The clubhouse is used daily by ANA Rowing club members, primarily in the morning and early evening. The building also provides gymnasium, meeting room and changeroom/shower facilities for ANA Rowing Club and other aquatic sporting organisations operating from the Hinds Reserve including the WAIS kayak program, Sorrento Kayak club and the Perth College Rowing program. Public toilets are also located at the rear of the Clubhouse building.

Whilst some early discussion had been held with the Bayswater Council regarding establishment of tearooms at the Reserve and development of the Clubhouse, no prior notice of the application to the Swan River Trust for the demolition of its clubrooms was given to ANA Rowing Club. The invitation by the Swan River Trust for public comment on the proposed demolition of the ANA Rowing Club clubrooms is the first indication that ANA Rowing Club has received that Bayswater City Council proposes to demolish the Clubhouse and establish a facility which makes no provision for ongoing use by ANA Rowing Club or other aquatic groups operating from the Reserve.

ANA Rowing Club has subsequently approached the Director of Planning Services at the City of Bayswater to ascertain why it was not consulted in relation to the application, why there is not appropriate mention of the existing use of the building in the application and why there is no provision in the building design for replacement facilities despite several previous discussions with planning officers on how the building is used. No satisfactory response has been received to these matters – with the explanation provided that it is only a development concept to see what is possible. Further, during these

discussions ANA Rowing Club was verbally advised by the Director of Planning that the City of Bayswater had requested that the application not be put out for Public Comment by the Swan River Trust.

ANA Rowing Club objects to the development proposal in its current form because:

- I. The application fails to refer to the long term lease over the facilities for use of the building as a club room for the rowing/water sport centre located on the Hinds Reserve (the Bayswater Rowing Centre) and only makes passing reference to use of part of the building as a gymnasium rather than its current use as clubrooms
- II. No consideration has been given to the impact of the development on the current recreational rowing and kayaking users of the Hinds Reserve
- III. The development is inconsistent with the original identification by the Swan River Trust as the Hinds Reserve as a future node for rowing and kayaking in its then river plan and upon which ANA Rowing Club relocated to the Hinds Reserve in 1992

ANA Rowing Club is a non-profit community based sporting club involved in promotion and development of rowing activities. The club has been based on the Hinds Reserve and using the Clubrooms since 1992 following relocation from Canning Bridge. The Club moved to Bayswater having secured a long term lease for the Clubhouse and was drawn to the location as a means of re-establishing itself as one of the leading rowing clubs in WA, a position it held before the complete destruction by its boatshed and clubhouse on Riverside Drive in the 1960's. ANA Rowing Club has been recognised by Rowing WA as Champion Club for three of the past five years (including the past two years) in terms of a number of performance measures including membership growth, administration and participation levels. The Club has an active and vibrant membership base which spans the ages of 12 to 80.

Sorrento Kayak Club is also a non-profit community based sporting club involved in the promotion and development of kayaking activities. The WAIS kayak program and the Perth College rowing program also operating from the location. Whilst these are not open to public membership, they both run significant active programs from the Bayswater Rowing Centre and will be adversely impacted by the Proposal.

I Failure to Adequately Refer to the Existing Use of the Building

As indicated above in addition to public toilets located at the rear of the building, the structure also provides gymnasium, meeting room and changeroom/shower facilities for ANA Rowing Club and other aquatic sporting organisations operating from the Hinds Reserve. The application represents that the building is only used as a gymnasium by the nearby rowing club. It fails to refer to the fact that it is used on a daily basis by a wide range of participants in water sport based activities on the Reserve.

The ANA Rowing Club is the primary user of the Clubhouse which forms part of the infrastructure including the boatsheds located adjacent to the Clubhouse. The clubhouse provides:

- a fully equipped gymnasium used by both kayakers and rowers operating from the reserve
- a social area which is used for recreational activities before and after training and for club administration and functions and

- changeroom and shower facilities for rowers and kayakers.

The City of Bayswater appears to have been very selective in the pictures submitted with its application. No images are provided of the interior of the building which would show its existing use. The image of the “storage” facilities indicated in the photographs submitted is angled to exclude signage which clearly designates its use. The storage building comprises the boatsheds for in excess of 200 rowing boats or kayaks of the groups operating from the Reserve (the Boatshed) with high level of activity throughout the year. The Boatshed building comprises purely of boat storage and does not include changeroom, toilet, shower or recreational facilities and as such there is complete reliance on access to the Clubhouse structure for these amenities.

The programs operated by the above user groups have a combined active membership base of in excess of 400 individuals training from the location on average at least once per week over the course of the year. In addition the Clubhouse forms the base from which school, community and corporate learn to row programs operate in which in excess of another 400 participants have between six and ten sessions each year. The Clubhouse facilities are also used for the conduct of a number of organised rowing and kayak competitions throughout the year. It is far from the “unused kiosk facility” with nearby “storage building” as described by the City of Bayswater in its development application.

II Impact of Development on Existing Recreational Users of the Reserve

Understandably ANA Rowing Club has a number of serious concerns in relation to the proposed development as submitted to the Swan River Trust and in particular the intention for the City of Bayswater to demolish the ANA Rowing Club clubrooms, establish a commercial café/function centre on the site and make no apparent provision for alternative facilities for use by rowers and kayakers operating from the location.

These concerns relate to the failure of

- A. the application to provide for replacement facilities within its design and accordingly the adverse consequences that this will have on the existing recreational use of the area; and
- B. specific aspects of the proposed relocation of the building and the intended use of the redeveloped building will create conflict with existing recreational use of the Reserve.

A Loss of Facilities used by Recreational Users of the Reserve

- The development deprives all users of the Boatshed of access to a gym area which:
 - is necessary for conduct of school and community learn to row programs
 - allows members to train on land based machines in the circumstances of inclement weather or injury and
 - is necessary to support the performance of high performance athletes and senior racing crews operating from the location.
- The development deprives ANA Rowing Club of a dedicated club based recreational area and venue for social events. ANA has pioneered non-competitive recreational rowing participation in Perth. Over 100 of ANA’s membership base (roughly half) participate in non-competitive rowing activities in the sheltered waters of the upper Swan for recreational and fitness purposes.

These members generally congregate in the Clubhouse following training for breakfast on the weekends and tea/coffee after weeknight sessions. Most racing members train in the mornings during weekdays. Many of these use the shower and changeroom facilities in the building at this time with some of these having breakfast in the clubrooms before going to work or school. A more structured club breakfast is held each Sunday morning. Whilst access will be available to services offered by the commercial facilities this will be at full commercial rates and will be limited to the proposed hours of operation. It is unlikely that this will stretch to the existing training times of rowers who will be disadvantaged by this. Further, the existing clubroom provides an environment for the display of ANA Rowing club memorabilia stretching back over its 85 year history.

- The proposal reduces the area set aside for changeroom and shower facilities used by ANA's kayak and rowing participants training before and after work and in its school programs. The proposed linkage of the shower and changeroom areas to the public toilets will be completely unacceptable for junior and female participants. Reliable heated showers and a changeroom area of comparable size to the existing area of c50m² is required. This must be able to handle groups of a minimum of 15 male and 15 females at one time (ie typical class sizes for school programs). Three to four showers in each of male and female changerooms are required depending on ultimate location of kayak club and sharing of facilities.
- The Reserve has had a history of undesirable social activity at certain hours. Unfortunately some of these hours overlap with the training times of rowers and kayakers before and after work. Access is required to secure male and female toilets at training hours (mostly pre dawn and early evening during the week and throughout the day on weekends).
- Due to sustained membership growth, the boatshed is already under extreme space constraint and there is no capacity to relocate the areas deprived to the boatshed without addition of a second level. This is in itself problematic due to the soil stability of the boatshed location (former tip site) relative to the amenities building (which is not on disturbed soil) and the necessary cost and uncertainty of the approval process.

ANA Rowing Club has certain rights under its lease for the Clubhouse. If not provided in the replacement structure, demolition of the existing Clubhouse and conversion to an alternate use will require the construction of a separate building or significant modification to an existing or proposed structure on Hinds Reserve to continue to accommodate the present and extensive recreational use of Hinds Reserve. None of which has been provided for in the building design as submitted or referred to in the application.

B Conflict of Use of Commercial Operations and Existing Recreational Aquatic Activities

- Independently operated commercial operations at the location will be incompatible with current use of the facility for the conduct of organised rowing events, hosting training camps, internal club regattas and club administration.
 - Eight rowing competition events are held at the location each year, five of which involve visiting clubs and three of which are smaller internal events. These events require considerable access of the beach and riverbank for storage of craft between races and for boating of crews, plus parking for boat trailers, competitors and spectators. The Rowing Club's fundraising is significantly bolstered by the revenue generated from

- catering provided at these events - several of which are all-day competitions held on the weekend
- the Rowing Club has a regular social breakfast each Sunday morning throughout the year with around up to 50 members participating in these during the summer months
 - the Rowing Club hosts two rowing school camps throughout the year which involve access to catering facilities within the existing structure and extensive use of the beach area
 - the Bayswater Rowing Centre also acts as a summer base for UWA students who train with ANA members for the Australian Rowing Championships in the more sheltered water at the location
 - around 10 to 12 club social functions are held each year together with ad hoc technical presentations and regular monthly committee meetings. Smaller groups of members use the club's social facilities principally for coffee/tea after training sessions in the morning, during the day and in the evenings.
 - other social gatherings are held using the facilities which would not be compatible with a commercial restaurant/function centre including use for an annual Italian Migrant group social function involving in excess of 500 people and ad hoc use by the local catchment group for teas and coffees.
- Relocation of the building structure closer to the water together with the inevitable placement of tables and chairs in front of the building between the river and building will restrict access of rowing boats kayaks to the beach area for boating. Further these beach areas are used extensively for the conduct of learn to row programs on weekend mornings throughout the year and during term time for school programs.
 - A major commercial development as proposed will presumably also lead to increased boat traffic and attempted mooring of boats from the beach area which would prevent the conduct of beginners' classes on the foreshore and the ready boating and return of rowing boats to the boatshed. This may also lead to erosion of the riverbank as well as increasing navigation hazards in the area of the Garratt Road Bridge. Continued access to the beach for boating and minimisation of power boats is essential to the safe operation of rowing and kayak operations at the location. As indicated, regular learn to row programs are run in front of the clubrooms each weekend throughout the year.
 - The development of the structure as a major restaurant/function centre will place increased demands upon the infrastructure in place. Parking is already becoming quite constrained at certain periods over the weekend during peak use. The existing sewerage disposal from the reserve is sorely tested when numbers on the reserve gets above 100 or so.

III The Proposed Development is Inconsistent with the Nodal Use of Hinds Reserve

Historically the Swan River Trust designated Hinds Reserve as the location for potential future rowing/kayaking activities to service communities in the area. ANA Rowing Club and Rowing WA developed boatsheds and converted the then disused and abandoned amenities building on the Reserve to form its clubrooms consistent with the recreational use designation. The Swan River Trust approved the development consistent with this plan.

ANA Rowing Club is the only rowing club on the Swan River upstream of Barrack Street Jetty where membership is open to the general community. The rowing facilities on the Hinds Reserve take advantage of the year round sheltered water of the Swan River and are low impact users of the River. The Hinds Reserve not only services members from the City of Bayswater, but is the nearest/most accessible rowing club for neighbouring suburbs, the Hills and many of the North Eastern suburbs. There are no alternative facilities available within practical/convenient travelling distance for many members and users of the facilities.

Both the rowing and kayak programs at Bayswater have experienced consistent growth since being established on the Hinds Reserve. With a current Government funding program in progress to promote sport in schools and the rowing and kayaking programs both active participants in these initiatives, additional growth in rowing and kayak membership is anticipated.

The Hinds Reserve is an important centre for both rowing and kayaking activities. It has ready access to extensive navigable and sheltered waters suitable for training and teaching beginners all year round. Its location and lack of exposure to summer winds has also meant that it has served as the base for Australian rowing and kayaking teams preparing for international events including world championship and Olympic events.

The location has recently hosted a world marathon kayak championships as well as several Australian national championships for the same. Only last week the State sprint kayak championships were held at the Bayswater Rowing Centre. Regular kayaking and rowing fixtures are held at the Reserve each year using the facilities.

Hinds Reserve was originally designated a sports node in the initial consultant report prepared for development of the City of Bayswater Foreshore Master plan with commercial development identified for the Maylands peninsular. The City of Bayswater was originally seeking to develop a restaurant/function centre on Riverside Gardens where it would not have interfered with existing recreational use of Hinds Reserve by rowers and kayakers. However, upon discovery that new development in this area was unlikely to be approved, focus has been made on the existing footprint provided by the ANA Rowing clubrooms for the City of Bayswater's aspirations to create a substantial foreshore development.

There is a need for low key inexpensive kiosk/tearoom facilities on the Hinds Reserve, but such a development should be cognisant of the importance of, and be compatible with the use of the Reserve as a centre for recreational aquatic and sporting activities and as a family based Reserve. The scale and nature of the proposed development is inconsistent with existing and substantial low key passive recreational and social use of the Reserve. ANA Rowing Club considers that a development as proposed would isolate it from users of the Reserve rather than be integrated with existing community use.

There has been no study into the commercial viability of the venture for which the building design has been prepared. Aquatic sport participants provide the majority of users of the Hinds Reserve. These participants can readily vouch for the veracity of

mosquitos from the wetlands in the vicinity which would limit the attractiveness of the location for evening functions.

As long term users of the Reserve and interacting with many other users of the Reserve and local residents, ANA Rowing Club can attest that there is an inherent demand for a low key tea room activity servicing weekend and summer month users of the Reserve, and does not object to a low key development which provides these services in a manner which is compatible with the existing nature, use and character of the Reserve and which does not remove access of existing and future users of the Reserve to the facilities currently provided by the Clubhouse building. The City of Bayswater proposal is excessive for this demand and goes far beyond what is being sought by local residents.

There are a number of alternative riverside function centres/restaurants available within a 4 km radius including the Ascot Inn, the Maylands Tennis Club, a riverside café on Great Eastern Highway, the Maylands Yacht Club and which will soon to be provided in the commercial development within Ascot Waters.

Any proposed development should be tailored around a low key tearooms/kiosk/informal dining facility to service the local community and other recreational users of the Reserve including walkers, joggers, cyclists, family groups using the play area and dog walkers using Riverside Gardens. Because of its regional importance as a centre for rowing and kayaking and lack of alternative sites for rowing and kayak activities on the Swan River, it is critical to these sports that any proposed development should not be incompatible with, and undermine activities consistent with the existing designation of the Reserve as a water sport node.

More details on ANA Rowing Club and its activities may be found on the club's website under "our club" at <http://anarowingclub.org.au>.

For and on behalf of ANA Rowing Club

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Club President

Chris Hayes
Club Captain