

7 March 2005

Mr M Gentleman, MLA  
Chair  
Standing Committee on Planning and Environment  
Legislative Assembly of the ACT  
GPO Box 1020  
CANBERRA ACT 2601

Dear Mr Gentleman

**RE: DRAFT VARIATION 205  
PROPOSED OFFICE USE  
DEAKIN BLOCK 11 SECTION 68 (OASIS LEISURE CENTRE)**

We act on behalf of Cypcill Pty Limited, Crown Lessees for Unit 17 Block 11 Section 68 Deakin (Oasis Leisure Centre) which is the subject of the Draft Variation to the Territory Plan number 205. The intent of the draft is to permit office development on the site which will facilitate further investment in the pool infrastructure. The existing swim facility will require a major financial investment to bring it to a level where the community could be guaranteed the long-term viability of the swim facility. The construction of the proposed office facility will assist in achieving this.

We have had substantial discussions with the ACT Planning and Land Authority in relation to the draft prior to public notification on May 2004. The lessee has continued to subsidise both swim clubs by charging below market rent of only \$56 a square metre. All the maintenance and upgrade costs have to be met by the lessee. To date the lessee has made substantial losses and can not guarantee that the pool will remain open beyond the current club sublease term which will end in approximately 18 months time.

The role of the pool as an important community resource has been recognised. Usage remains at high levels as demonstrated by the following figures (as at September 2004):

▪ Average daily attendance	400
▪ Burley Griffin Swim Club membership	600
▪ Telopea Swim Club membership	400
▪ No. of children learn to swim per week	750
▪ No. of schools regularly using the pool	15
▪ No. of aged groups using facility	12
▪ Estimate of parents and families associated with swim clubs	4,500

**Independent  
Real Estate  
Valuers and  
Land Economists  
A.C.T. and N.S.W.**

GPO Box 1217  
Canberra ACT 2601  
ACT DX 5628

Tel: (02) 6257 4799  
Fax: (02) 6257 2740

11 Lonsdale Street,  
Braddon, 2601

Email: [contact@meval.com](mailto:contact@meval.com)

Queanbeyan 2620  
QBN DX 24216

Tel: (02) 6299 1228  
Fax: (02) 6299 1888

17 Collett Street,  
Queanbeyan, NSW 2620



**RE: Draft Variation 205**

---

Unfortunately the age of the facility means that it will be unable to carry on providing this service indefinitely as it has reached the end of its commercial life. Additional capital injection, over and above that which can be funded from pool revenue, is required.

On behalf of our client, we request the opportunity of providing an oral submission to your Committee to outline the issues as we see them. We would also be happy to respond to any questions that the Committee may have.

Yours faithfully

---

TONY ADAMS

CC: Mr Angelo Turco, Cypcill Pty Limited