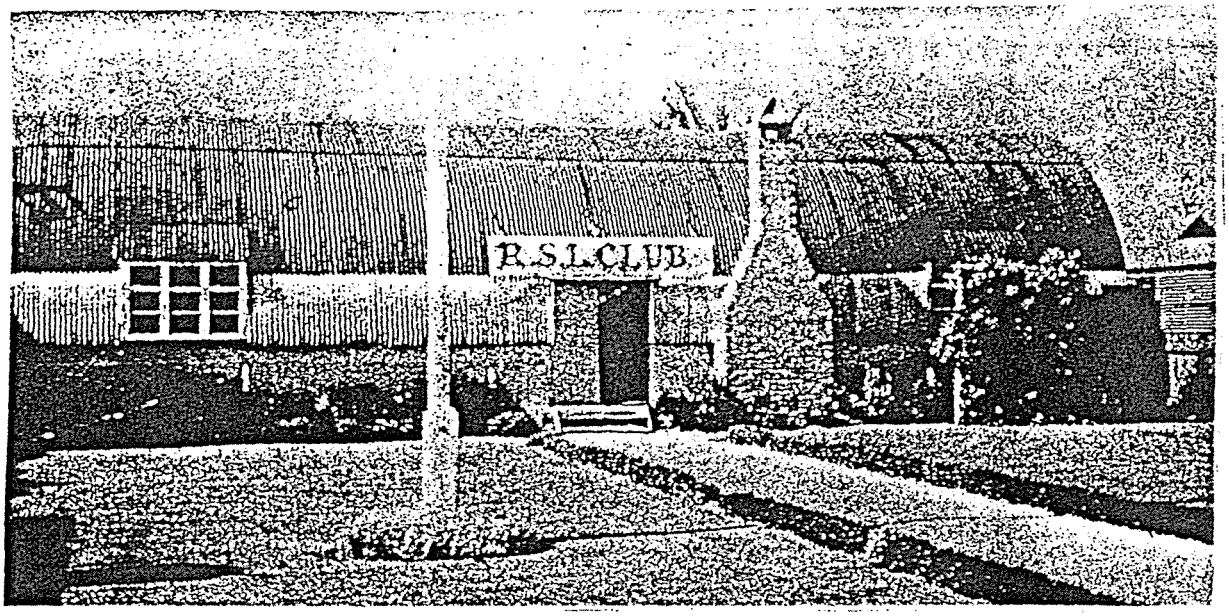
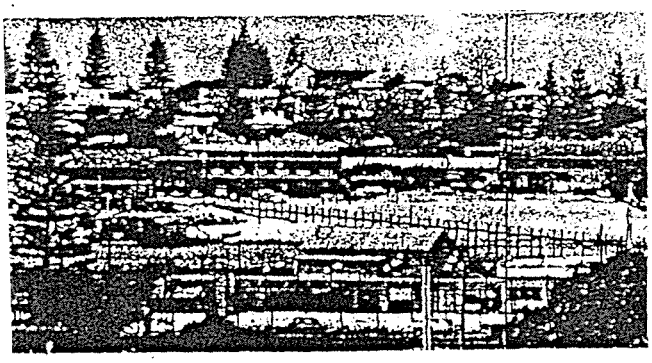
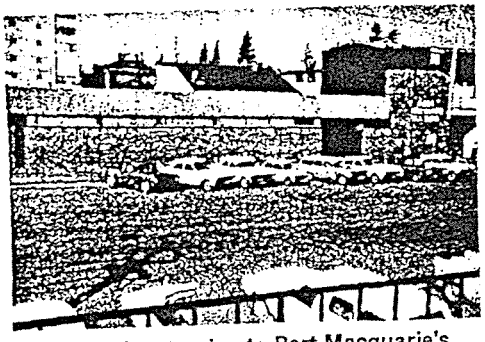
R.S.L. CLUB HAS MARCHED ON



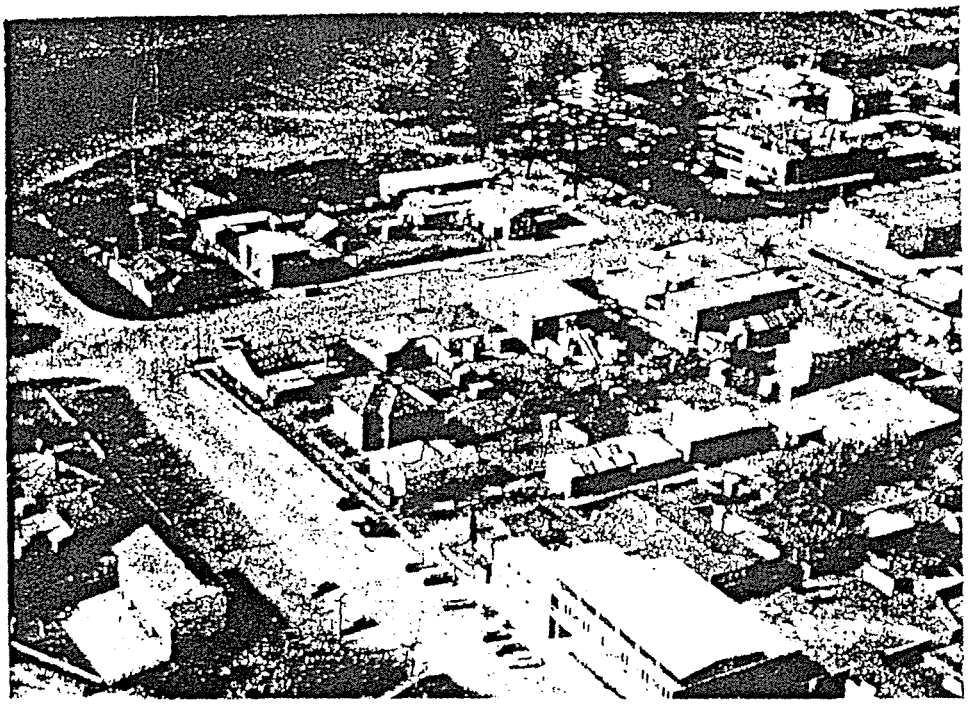


At top, the original home for the RSL Club, the famous Nissen hut, the venue for many happy days and nights. At left, the club is in the centre of the picture which shows its surroundings with the 1965 Kooloonbung reclamation underway.



The fourth extension to Port Macquarie's RSL Club.

RSI 1



In the immediate foreground above is the 1959 building which transformed the 1955 building but left distinct the ladies lounge which had been added in between these years. At right, the late Sir John Northcott with Messrs. Jack Steep and the late Don Steele at the 1959 opening ceremony.

RSL 2

WHAT NEXT FOR THE R.S.L. CLUB ?

The question is, will the Port Macquarie RSL Club ever be finished ?—a question justified by the eight advances it has made since a license was first granted in January, 1948.

The club was fully registered by May, 1948, and in its 30 years has moved up from the stomping within a Nissen hut (its first premises) to carpets and escalators, from fibro and iron to brick and tile, from an initial membership of 147 to 4,800 today.

There was beer, a Clarrie Cheers meat pie, and a pull of the handle of a sixpenny poker machine (borrowed from the Golf Club), to be had in the Nissen hut of 30 years ago; and now—a work-out in the gym, a spa, or squash and sauna before that beer and an appetising meal in your choice of snack bar or dining room.

Yet that is but one side of the 30-year transition. Whilst it was a case of "all in together" in the Nissen hut, today there are board rooms, members' lounges, mixed lounges, places for the pokies, assembly rooms, auditoriums, and sportsmen's (and women's) areas.

Quite a few of those 147 members of the Nissen hut days are still around—like Ian McLean (a retired NSW Bank manager) who was the RSL Club's first secretary-treasurer, and the club's first licensee.

Of the original trustees only Dudley Doak remains, and of the original "working bees" perhaps only Jack Steep.

The Nissen hut set up of 30 years ago, in the same site as the club stands today, was good enough to attract the State President of the RSL, Mr. Ken Bolton, to officially open Port Macquarie's RSL Club.

That was just short of 30 years ago—on October 2, 1948, and it is probably inconceivable today that bar roster duty for members was necessary to keep the club afloat.

An original paid work force of one has grown to, all told, 120 today; the weekly pay from a total of $15 to $18,000.

The club functioned within the Nissen hut for six years before flexing its muscle; then, in August, 1954, a bulldozer hooked onto the hut and dragged it about 50 yards south (see picture in this feature), where it served as a Band Hall for a number of years. Meanwhile, Peter Hatsatouris made a disused picture hall (at the rear of St. Clair's Retravision) available to the club and it functioned there for 10 months.

In July, 1955, His Excellency Lieut.-General Sir John Northcott, Governor of New South Wales, here to open the first Carnival of the Pines, officially opened what was then considered a large enough and magnificent enough building for the RSL Club on its Short Street site.

Alas, within two years the women had made their presence felt, and a ladies lounge was added.

Further flexing its muscle, by May, 1957, the property (south) next door was purchased, and Sir John Northcott was back in December, 1959, to open a now two-storied building with a 132-foot frontage to Short Street.

The club's premises were then described as "large and wonderful and exceedingly outstanding by town-size average." The total value was put at $180,000.

But all that was only a beginning.

In 1965, the club purchased the home property to the north, and later a second home property, also to the north, thus enabling it to increase its frontage to Short Street, and a tremendous expansion, occupied in 1973, followed, at a cost of $1.5 million.

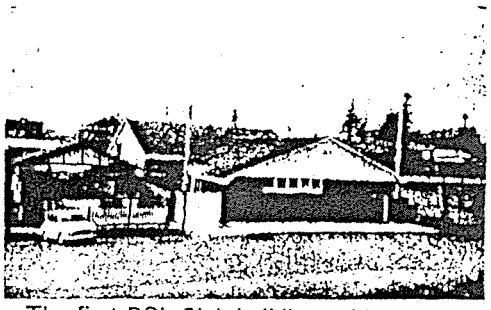
The huge auditorium was added, with car park facilities below; the former assembly hall became the dining room; escalators led to it and the Sportsman's Bar and its huge play area; the RSL sub-branch gained its own rooms.

Because there was more to be done, there was no official opening for that 1973 extension.

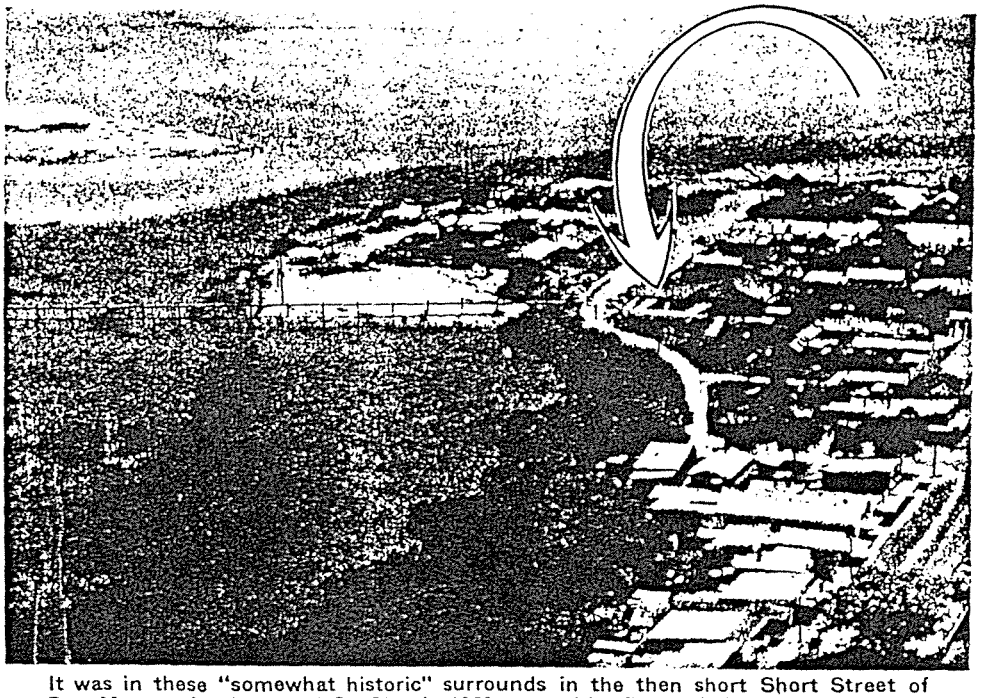
What has been added now is dealt with in this feature. This latest extension cost $350,000, bringing the total value of buildings and furniture today to $3.5 million.

And so it is a fair question: is the RSL Club now finished? If not, what next?

A page of pictures in this issue of the "News" spells out the advances the RSL has made.



The first RSL Club building, with two of the three adjoining properties that were eventually purchased.



It was in these "somewhat historic" surrounds in the then short Short Street of Port Macquarie, that the RSL Club in 1959 erected its first building (arrowed). The Nissen hut had been dragged clear to make way for the building, and homes stood at either side of it. The Kooloonbung reclamation project had a 1969 commencement date.

GOVERNORS AT THE R.S.L. CLUB

Port Macquarie's RSL Club has been officially visited by three governors.

The Governor-General of Australia, the late Lord Casey, and Lady Casey, visited in 1968, and as well as the late Sir John Northcott, Governor of NSW, here for opening ceremonies in 1955 and 1959, Sir Roden Cutler, VC, and Lady Cutler, the present Governor of NSW, has visited the club on his almost frequent journeys to Port Macquarie.

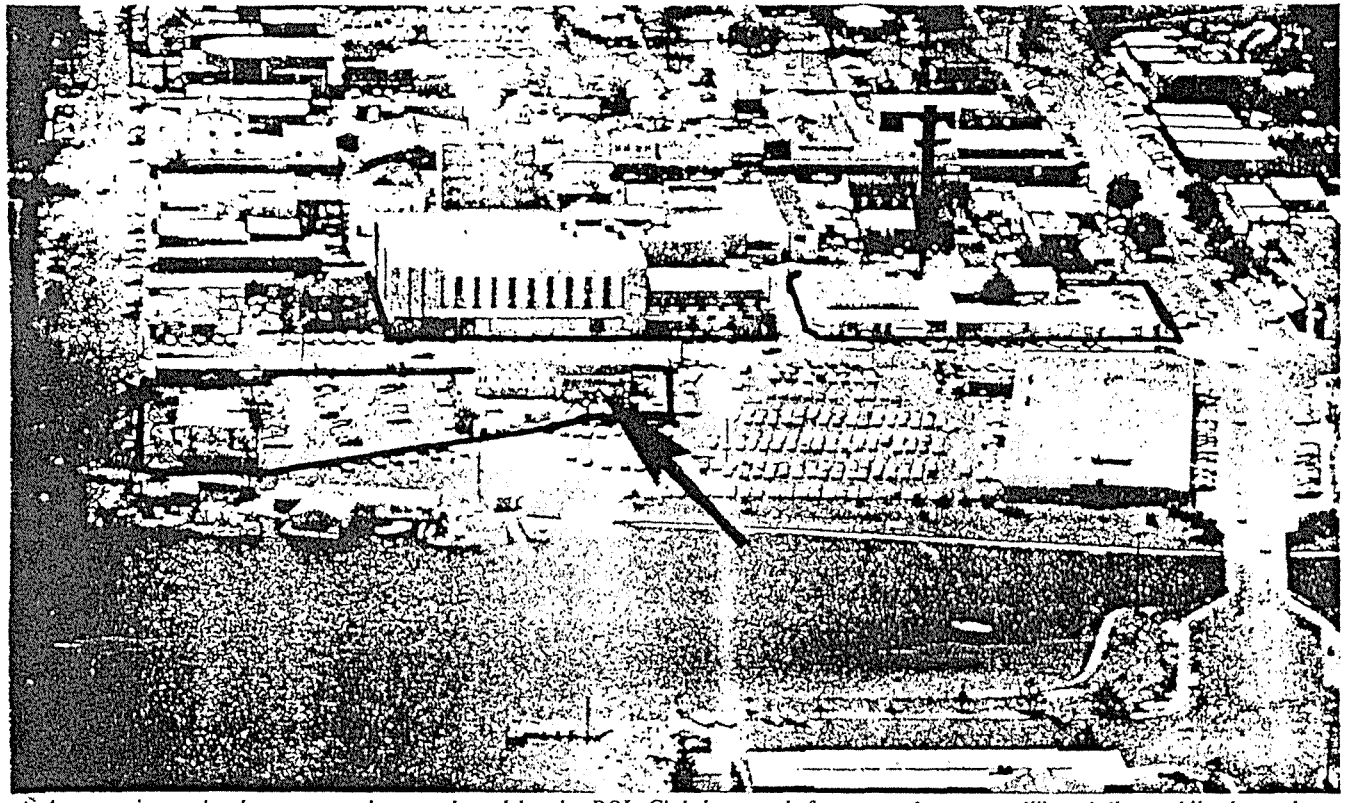
1978

RSL 3

VOL. XCV11 – Serial No. 1093 MONDAY, JULY 16, 1979 PHONE 832255 RECOMMENDED PRICE 12 CENTS

RSL 4

CLUB SPENDS A MILLION



Arrows point to the three properties purchased by the RSL Club last week for more than one million dollars while the real estate now owned by the club in Short Street is outlined.

THREE PROPERTIES ADJOINING

The Port Macquarie RSL Club last week paid in excess of one million dollars for three properties to cater for future expansion.

General manager Mr. Keith Glover confirmed to a "News" reporter on Friday that the RSL Club, after lenghty negotiations, had purchased three properties within the vicinity of the club building including Palm Court shopping mall.

The other two properties are on the western side of Short Street, the first being Denman Court flats directly opposite the club and the second, a small two flat building fronting Clarence Street and backing onto the club's existing carpark.

Mr. Glover said the club's board of directors had negotiated the sale of the three properties through local real estate agents W. A. Thomas and Sons.

It is understood the three separate deals followed several weeks of close negotiations.

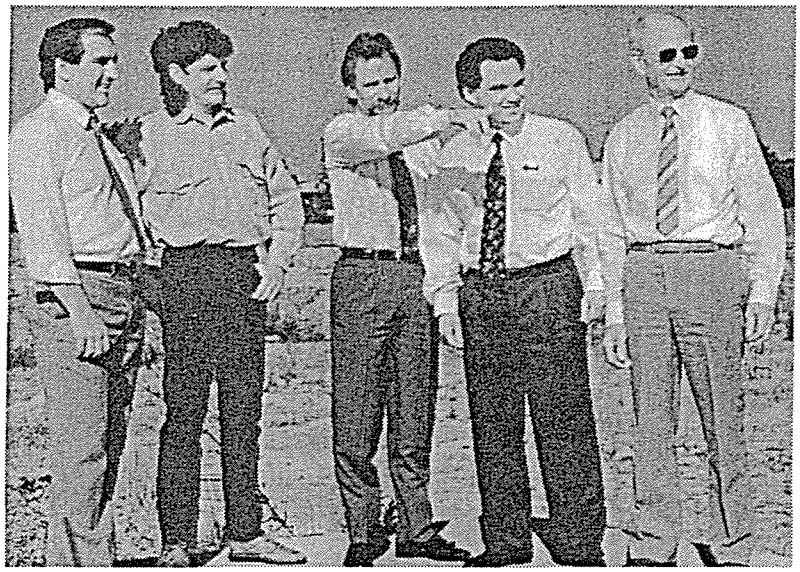
In regards to Palm Court Mr. Glover said the board had decided on Tuesday to take up an option it has held for the past six months to buy the shopping complex.

Mr. Glover told the "News" the move to buy Palm Court

RSL4

NEW CLUB PROJECT

Value Management Process Proceeding



Inspecting the new club site at Settlement Shores last week were (from left): Bob Barr of Budgen Fife, John Raymer, Project Manager from Civic Construction Pty Ltd, Keith Glover, Club General Manager, Michael Richardson, General Manager of Civic Constructions Pty. Ltd. and Club President, Laurie Hoare.

Slowly, but surely, headway is being made in the complex Value Management Process for the new club building at Settlement Shores.

For the past month Club representatives have been working with the preferred tenderer for the project, Civic Constructions Pty. Ltd., in order to reach a Value Management Agreement regarding construction costs for the building.

While the Value Management Agreement is the last piece of documentation to be completed before a construction start can be made, it is also the most important as its successful conclusion is essential to the project's feasibility and realisation.

In effect it is designed to eliminate cost overruns and define specific costs for all elements of the construction work to allow the strict financial limits placed on building costs by the Club Board and the State Bank to be met.

Civic's contract to undertake the work is conditional on such a value management agreement being reached. In specific terms this necessitates reducing by 15% Civic's tender price for building costs by means of establishing firm costs for each building element.

Club General Manager, Mr Keith Glover, said while it was a detailed and time-consuming process, it was vital in that it ratified construction costs for the Club, the bank and the builder and, most importantly, guaranteed that the project's financial criteria could be satisfied.

Mr Glover said he was encouraged with the progress being made. "While there is still a lot of work to be done, I am feeling more and more confident that the necessary cost reductions can be achieved to the satisfaction of all parties".

He said the Value Management Process would continue with representatives of Civic Constructions Pty. Ltd., whose General Manager, Mr Michael Richardson, was in Port Macquarie last week to inspect the site.

SPECIAL ISSUE

The November Issue of Portfolio will be a special issue containing the Club's 1990/91 annual report. As such this issue will not be distributed through the Port Macquarie Express as normal, but rather mailed out to all financial members of the Port Macquarie RSL Club Limited.

ANNUAL MEETING

Sunday 24th November

The Club's 1991 annual general meeting will be held on Sunday, November 24.

Nominations are now being called for the 12 seats on the Board of Directors and will remain open until 12 noon, Sunday, October 20. Nomination forms are now available from the General Administration Office during business hours.

Members should please note that in accordance with Section 42(f) of the Club Constitution notice of any Motion to be deliberated at this annual general meeting must be given by the mover in writing to the Secretary by Sunday, October 20.

A Ballot Paper for the election of the Club's Board of Directors for the ensuing 12 months will be posted out to all members in accordance with the Constitution. Completed Ballot Papers must be forwarded to the Returning Officer in time to arrive by 6pm, Friday, November 22.

Also included in the mailing will be an annual report covering the Club's financial trading period from July 1, 1990 to June 30, 1991, and that of its investment subsidiary company, Settlement Shores Investments Limited.

The annual meeting will commence at 9.30am and the business of the meeting will include:

receipt of annual reports; consideration and receipt of Financial statements and the auditor's report; declaration of the poll for the election of Directors; to appoint an auditor/s; to fix an honorarium for the retiring president; to deal with any other business of which 35 days notice has been given by the mover in writing to the Secretary.

Lunch and refreshments will be served at the close of the meeting.

NOMINATIONS FOR DIRECTORS

Nominations are called for the election of twelve (12) Directors and shall be made in writing and signed by two (2) ordinary members Class R and/or Directors of the Club, and by the nominee, who shall so signify his consent to the nomination and be lodged with the Secretary by:

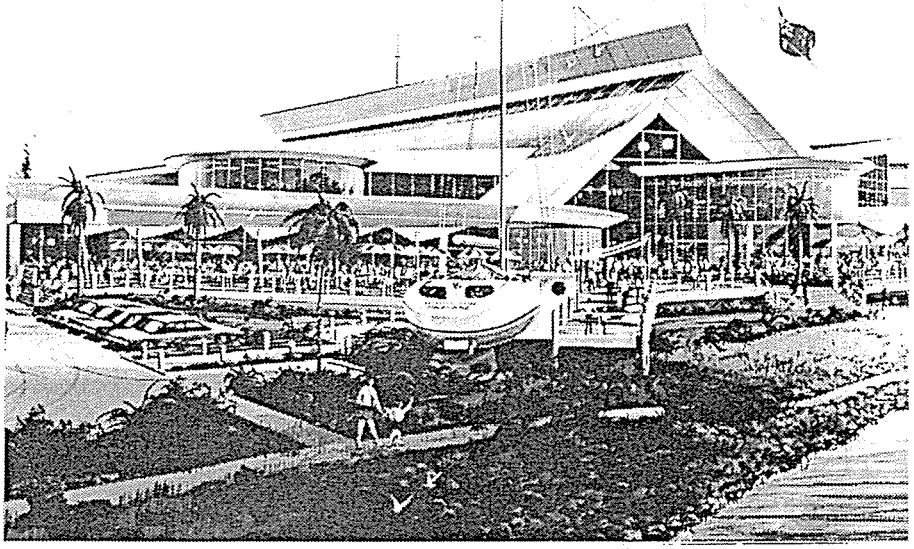
12 noon Sunday, 20th October 1991

Nomination forms are available from the General Administration Office.

K.W. GLOVER
General Manager/Secretary.

Oct 1991

CIVIC CONSTRUCTIONS TO BUILD NEW CLUB



The Club's Board of Directors have appointed Civic Constructions Pty. Ltd. to build the new club facility at Settlement Shores.

Civic's contract to undertake the work is conditional on a value management agreement being reached regarding construction costs for the building.

The value management agreement is designed to prevent cost overruns and define specific costs for all elements of the construction work.

In accordance with the rigid financial limits placed on building costs by the Club Board and State Bank, the successful conclusion of the value management agreement is essential to the realisation of the project.

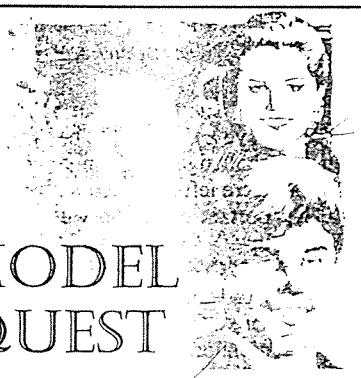
The selection of Civic Constructions for the job came after an exhaustive evaluation procedure.

From an initial 31 expressions of interest, nine companies were asked to lodge formal tender submissions; and from these a short list of five was drawn up with Civic eventually winning preferment.

The company was established in Australia in 1959 and is familiar with the environmentally attuned style of development desired on the Mid North Coast, having constructed the Riana Gardens development in Port Macquarie in the mid-1980s and, more recently, Opal Cove Resort at Coffs Harbour.

On a broader scale, Civic Constructions Pty. Ltd. is a wholly owned subsidiary and member of the Beazer Group, a world-wide construction corporation which has assets of over $2 billion and an annual turnover of $6 billion.

As part of the Club Board's policy, and in accordance with the tendering documentation, the company, in undertaking the building work, will be required to use local sub-contractors, tradesmen, suppliers and services wherever possible.



MODEL QUEST

A heat of "Model Quest '92" will be held in the Club's Entertainment Centre on Tuesday, September 17.

This special quest for aspiring young models is being conducted in support of the Royal NSW Institute for Deaf and Blind Children.

In all, 11 heats will be held at clubs around the State over the next eight months with the winners competing in a grand final to be held at the Western Suburbs Leagues Club, Campbelltown, in April next year.

There are five categories:

3 - 7 years
8 - 12 years
13 - 15 years
16 years & over - female
16 years & over - male

The young competitors will be vying for a share of $18,000 prizemoney and the chance for lucrative modelling assignments.

If you've got a child interested in modelling, this is your chance. Full details about the quest and entry forms are available from the Advance Bank in the Settlement City shopping complex.

Tickets for the Port Macquarie heat can be obtained from Children's Express in the Galleria building.

CASH AND CARRY

Remember to enter your Call In & Win card again this month to be a chance for a share of the $1400 in cash and prizes draw on Monday, September 23.

We've handed out over $12,500 in regular monthly promotions to members and there's plenty more to be won between now and December.

You don't have to be in the Club at the time of the draw. If your card's drawn out you win whether you're here or not.

All winners are personally notified of their good fortune within 24 hours by our promotions co-ordinator, Pat Tiernan.

To try your luck all you have to do is tear off your membership card, enter it in the basket in the Casino Lounge between Sunday, September 22 and Sunday, September 29, and then keep your fingers crossed.

You never know you could be as much as $700 richer.

July's prize-winners were: Norman Morris $700; Freda Gleeson $200; Bruce Avery $100; Mr J. Chee $100; Mr C. Casey $100 voucher; Mr J. Deardon $100 dinner; Mr N. Lonsdale $70 excursion on the Everglades Water Bus; Mrs K. Webster $20 cash.

You could be one of the next prize winners just by entering your card. It's that easy!

SEPTEMBER PRIZES

1ST : $700 CASH
2ND : $200 CASH
3RD : $100 CASH
4TH : $100 CASH
5TH & 6TH : $100 DINNER FOR TWO IN THE LE PETIT ESCARGOT GOURMET RESTAURANT
7TH : $70 TRIP FOR TWO ON THE EVERGLADES WATER BUS COURTESY OF EVERGLADES WATER BUS TOURS
8TH : $50 CASH

Sept 1991

Stadium Project About To Kick Off

Coffs Harbour construction company Civiline, was gearing up to begin earthworks on the $1 million Regional Sports Stadium at Hibbard as this issue went to press.

This follows the acceptance of the company's tender to carry out the work of filling and forming up the site, constructing the spectator mounds and establishing the base for the carpark and access road.

Hasting Municipal Council's Deputy Engineer, Brian Rollinson, said Civiline would be on the job for approximately 10 to 12 weeks carrying out the work.

The company, which has carried out similar work further north, submitted easily the lowest price for the work. It's tender of $284,350 was at least $100,000 below all other submissions.

Acceptance of the Civiline tender was also strongly recommended by the project's consultant's, Gutteridge, Haskings and Davey Pty. Ltd.

Immediately following the completion of the earthwork in late October, a sub-soil drainage system will be installed. This along with water supply and sewerage will be carried out by the council.

While these works are being completed tenders will be called for concrete works, the erection of perimeter fencing, and turfing and seeding of the playing field and surrounds.

Security fencing of the site will also begin once the earthworks are finished, while the sealing of the carpark and access road is scheduled for November, which will be undertaken by the council.

Floodlighting of the playing field will also be carried out in November, while November and December has been allowed for the construction of the ground amenities block by the Port Macquarie Football Club.

Under the timetable devised by Mr Rollinson, all the major works will be completed by the end of the year with an opening date of April next year.

He explained however, that while April was the target date, everything would need to go "according to plan" for this to be realised.

"The aim is to have all the construction works completed by the end of the year to allow the turfing of the playing field and the surrounding mounds and spectator areas to consolidate and grow during the summer months, so an April opening will also be dependant on a good summer growing season."

Mr Rollinson also said the first few months of the new year be used to put the finishing touches on the project, such as the erection of the scoreboard and the relocation of the grandstands from West Port Park.

NEW CLUB PROJECT

Continued from Page 3

upwards of 2000 litres of beer each week. Through large glass windows along the tavern and eastern side of the building, people will be able to watch the milling of the raw grain and the step-by-step brewing process.

The brewery will be operated as an independent business with the Club providing floorspace on a commercial basis. To this end it is the subject of a separate development approval application which is currently before the council.

The mezzanine, or first floor, contains up-market club areas including a French restaurant, cocktail lounge and special gaming lounge. This floor also houses the club's administration area, function and meeting rooms.

RSL Club General Manager, Mr Keith Glover, said the building had been designed to present a profile in keeping with Port Macquarie's tourist based economy, and of a type and scale attuned to the town's environment friendly image.

"It was also our purpose to have the building reflect the maritime background of the area and this have been achieved through the use of roof masts and the special marina elements along the canal water frontage.

"Overall it is a very light, airy building which takes full advantage of the local climate and makes maximum use of the natural vistas and light penetration," he said.

An elemental building cost plan has estimated construction and fitout costs at $15 million. A financial facility for this amount has been negotiated with the State Bank and including the site, which is owned unencumbered by the club, the overall value of the project is $21 million.

In 1989, $1 million was spent sinking a piling-grid on the site. With this already in place a construction timetable of just 15 months or less, members can look forward to a December 1992 opening date

CALL IN AND WIN COMPETITION

CALL IN AND BE A WINNER!

Remember to enter your Call In & Win card again this month to be a chance for a share of the $1400 in cash and prizes to be drawn on Thursday, August 31.

We've already given away over $12,000 in this popular monthly promotion for members and there's plenty more to be won between now and December.

You don't have to be in the Club at the time of the draw - if your card's drawn out you win whether your here or not.

All winners are personally notified of their good fortune within 24-hours by our promotions co-ordinator, Pat Tiernan.

To try your luck all you have to do is tear off your August card, enter it in the barrel in the Casino Lounge between Friday, August 23 and Friday, August 30, and then keep your fingers crossed.

You never know you could be as much as $700 richer.

June's prizewinners were: Norma Kelly $700; (pictured) John Payne $200; Paul Leecount $100; Edith Doherty $100; Alan Cowdroy $100 dinner; Jeff Marson $100 dinner; Edward Belcher $70 excursion on the Everglades Water Bus; Baron Craven $50 cash.

You could be one of the next prize winners just by entering your card. It's that easy!

AUGUST PRIZES

1ST : $700 CASH
2ND : $200 CASH
3RD : $100 CASH
4TH : $100 CASH
5TH & 6TH : $100 DINNER FOR TWO
7TH : $70 TRIP FOR TWO ON THE EVERGLADES WATER BUS COURTESY OF EVERGLADES WATER BUS TOURS
8TH : $50 CASH

Aug 1991

Club Board Gearing Up For September Start on New Club

Port Macquarie RSL Club's long-held plans to develop a modern new club facility to take it into the 21st century is on line to become a reality over the next 17 months.

Following loan approvals for a $15 million financial package from the State Bank, the club is now gearing up for a September construction start on the new building.

Last month the project was given development approval by the Hastings Municipal Council taking it onto the next step which is value management of the building construction.

NINE TENDERS

With the Club Board and the State Bank imposing strict financial limits on construction costs, this process is the last major hurdle to be surmounted prior to a construction start and fundamental to the success of the project.

A total of 31 submissions were received from building companies expressing an interest in undertaking the building construction. From these, nine companies were asked to lodge formal tenders.

At the time of writing the Board and Management, with the assistance of expert consultants, were engaged in the detailed process of evaluating this list of nine tenders.

It's hoped this process will not only be successful in meeting budget constraints, but will also be completed by the end of this month to allow the successful tendering company to move towards the target construction commencement date of September.

The actual timing of a construction start will very much depend on first, there being no hiccups in the value managment process and second, the construction company's building timetable.

The September commencement date was set to allow a maximum 15-month building program, but if the selected construction company's schedule is less than this, the commencement date will be altered accordingly.

LOCAL WORK

Under Club policy the selected company will be required, wherever feasible, to use local sub-contractors for the various construction works. In response to advertising, some 40 local companies and tradesmen have expressed interest in undertaking specific work on the building.

The building's architectural elements and an interior mixture of retail, commercial and club areas, earmark it as a landmark development for both Port Macquarie and the NSW club industry.

The design plans reflect a major departure from the traditional style of licensed club building, offering instead a multi-purpose community use building.

In this context the building is destined to become an important design model for the club industry.

In effect the development is a club retail leisure centre covering some 9500 sq.metres of floor space over three levels.

The basement is taken up with an undercroft car-park, a sports and recreation bar, disco room, plus workshop and plant areas.

YACHT BAR

The ground floor contains the main trading areas for the club, retail and commercial elements.

The club facilities on this floor include a member's bar, mixed lounge, casino gaming room, sports gaming, recreation lounge, brasserie, bottle shop and space for a three-section auditorium.

Retail shops with a combined floor area of 1400 sq.metres will form a mall in the south-eastern section of the building. This mall will continue on to an international foodcourt of some 700 sq.metres which opens onto a terraced area along the northern perimeter of the building.

The commercial areas incorporate a family restaurant, a public tavern with terraced beer garden, a special "yacht bar", and a boutique brewery.

The "yacht bar" will be a real eyecatcher and greatly enhance the maritime theme of the building. It is actually the fibreglass mould used in the construction of the renowned maxi-yacht, "Windward Passage II".

The mould is an exact replica of this famous yacht, which was owned by Rod Muir and won two world championships.

Measuring 80ft in length with a 22ft beam, and topped by a 100ft mast, it has been converted into a self-contained bar accommodating 60 people.

The "yacht bar" will be positioned adjacent to the beer garden terrace and will be part of the public tavern operation.

Also located in the tavern area will be the Heritage Boutique Brewery, producing

Continued Page 5

CLUB KENO COUNTDOWN

The final countdown to the launch of Club Keno has begun following the approval last month of the agency agreement by the Chief Secretary, Anne Cohen.

The electronic gaming system will be officially launched in Newcastle on Friday, September 13 - the first day of the Registered Club's Association's 1991 annual convention.

Some 13 Newcastle clubs will be involved in the launch, which will be the highlight of the four-day convention attended by 2000 delegates from the State's 1560 licensed clubs.

To ensure the system is operating smoothly, each of the 13 clubs will have a two-week trial period prior to the launch date.

For players, Club Keno is an electronic bingo or lotto game. They select certain numbers from a card of numbers and win if their sequence of numbers or part thereof is drawn out. In this way players can win both large and small amounts of money.

The software to be used for the launch incorporates video enlargement of the drawn numbers as well as a voice-over calling out the numbers.

Once in operation Keno will be played continuously in clubs hooked into the system. A complete game cycle will take just one and a quarter minutes with the next game following immediately.

The jackpot on the first day will be a minimum $250,000, possibly increasing to $500,000. Ultimately, its expected super jackpots of $1 million will be played for.

The state wide system will be operated from Keno headquarters in West Ryde. The system can currently process 300 bets per second, but will eventually be able to process 1000 per second.

Initial Keno installations will be on the Central Coast, then north to the Tweed and to the west of Sydney.

About 300 clubs are expected to be connected by the end of October.

Running at maximum capacity, Keno will turn over $3.6 million an hour.

Aug 1991

NEW CLUB READY TO GO

Club members can anticipate a construction start being made on the new club building at Settlement Shores this month.

An industrial agreement reached with the NSW Labour Council and the Building Trades Group of unions (BTGU) last month, plus the confident expectation that the value management process carried out in the past few months will lead to a fixed price contract for the development being signed with preferred builder, Civic Constructions (Aust) Pty. Ltd. by mid December, points to a pre-Christmas start on the project.

In fact, as this report was going to press there was a strong likelihood that by the time member's read it, workmen would already be on site completing the foundation work begun in 1989 with further excavation and piling.

Speaking at the annual meeting on November 24 Club president, Mr Laurie Hoare, told members that the Board was hopeful there would be a substantive construction start within a month and that the target date for commencement of operations in the new club remained December 31, 1992.

Central to work being able to commence is the industrial labour agreement struck between the Club, the Labour Council and BTGU.

The agreement was arrived at following a series of meetings with the Labour Council and the BTGU, including one between Club General Manager, Keith Glover and the State leaders of these organisations. Final details were concluded at a round-table conference in the Club on November 21, involving Mr Glover, NSW Labour Council Industrial Officer, Mr Ernie Razborsek, regional leaders of the BTGU and Mr Michael Richardson, General Manager of Civic Constructions.

In a statement released by Mr Glover after this conference, he said he was extremely satisfied with the agreement and indicated the negotiations were conducted in a manner which led him to firmly believe the labour movement was keen to pursue employment in the area and facilitate an economic opportunity for Port Macquarie.

For the Club and Civic Constructions, the agreement is seen as providing a firm price basis on which to undertake construction in a no-further-claims environment under conditions of employment which will operate for the duration of the project.

In striking the deal the unions recognised the prevailing economic and financial climate, and particularly took into consideration the employment problems in this area with the negotiations carried out with the mutual aim of providing a community facility for Port Macquarie and to create employment within the area.

Mr Razborsek said the unions have undertaken and given guarantees of industrial stability on the job on the basis of obligations of employers/employees being written into the agreement, which, he said, contained a clause with regard to preference for local employment. He said guarantees contained within the agreement would allow the Club and the preferred builder to proceed with the project without the fear of cost overruns and industrial disruption.

Mr Razborsek stressed that all parties had agreed that due to the economic environment under which the agreement was negotiated it should not be seen as setting a standard for the industry in the area.

"Also, with the different clauses that have been put into the agreement in regards to the obligations of all the employer/employee groups that will be on site, I'm confident that we will see a new RSL Club at Settlement Shores that will come in under time and under budget," Mr Razborsek said.

Speaking for Civic Constructions, Mr Richardson said that his company shared the view of unions in regards to using local labour wherever possible.

"We believe that from the full and frank discussions we've had with the Labour movement, we're very, very optimistic that the project will proceed in a smooth and efficient manner. Furthermore we look forward to deepening our relationship and communication with the unions concerned in the hope that at the end of this project we will be able to jointly put it forward as a model project for NSW," he said.

Addressing the Club's annual meeting Mr Glover emphasised the importance of the agreement in saying: "If we had not been able to secure assurances and guarantees from the labour movement there would have been great difficulty in moving forward with any confidence, and indeed, we may well have been precluded from continuing with the program," he told members.

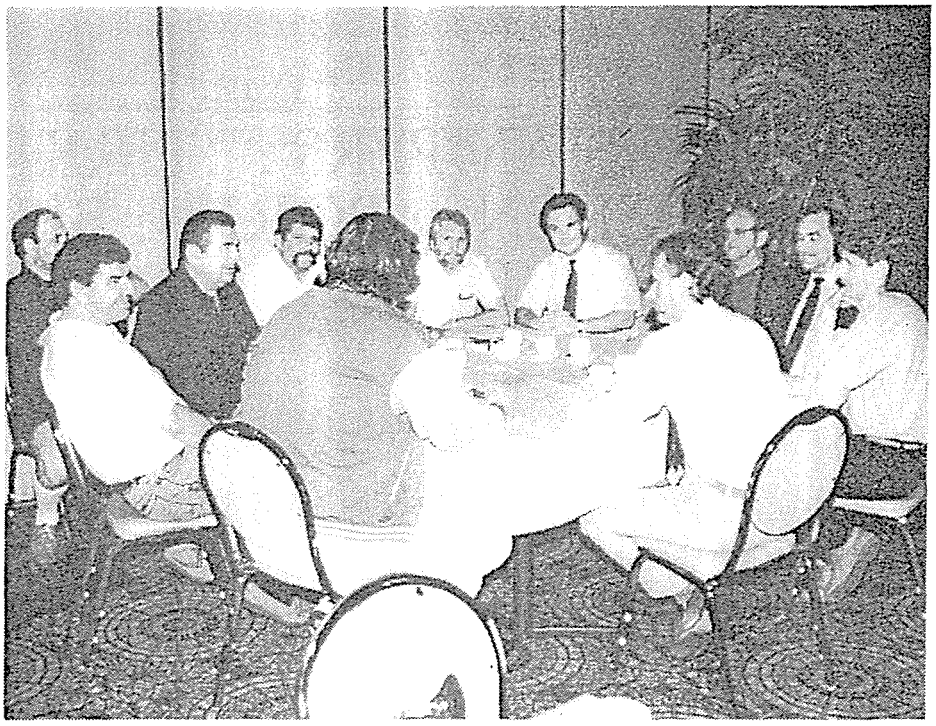


PHOTO: Keith Glover negotiates the industrial agreement for the new club project with delegates from the Labour Council and BTGU.

CLUB FEES

Members are reminded that Club Subscriptions for 1992 will become due and payable from Monday, December 9. Your 1992 Gold Card will allow you to continue taking advantage of the 10% member's discount in the Club's bars, restaurants, bottle shop and Lulu health & fitness centre.

Fees can be paid at the subscription area, located at the northern end of the Sports Lounge (past the snooker tables) between the hours of 10am and 5pm, Monday to Friday. This area will operate from December 9, until the end of January, by which time all subscriptions should be paid.

SCHEDULE OF FEES

Full Sub-Branch Member $23

Associate Sub-Branch Member $9.50

All other members $15

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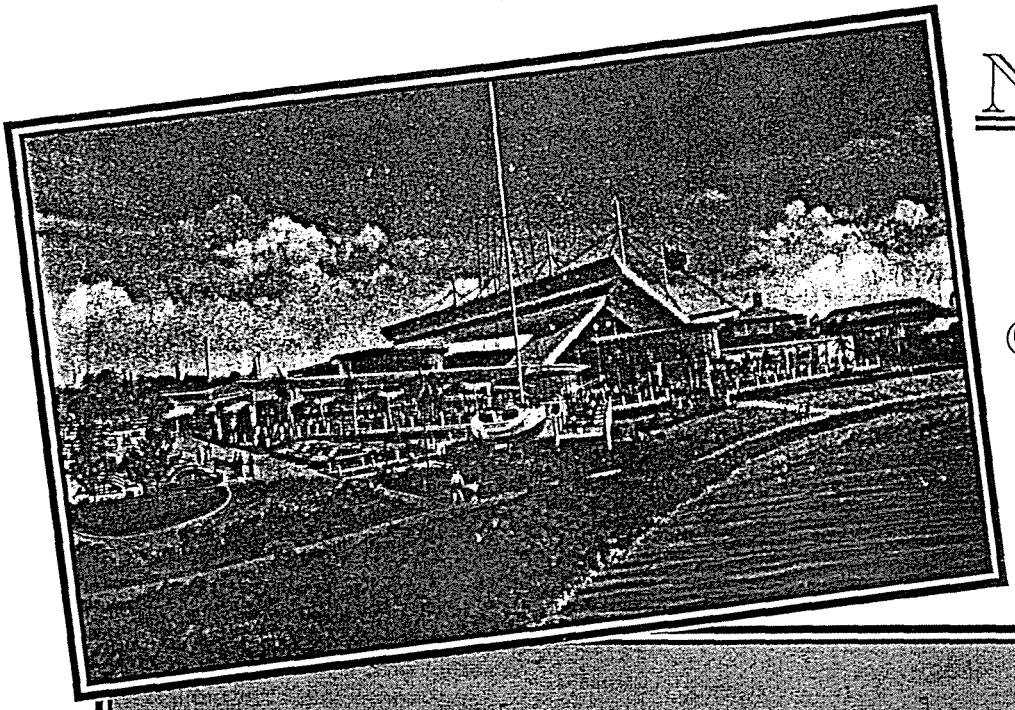


NEW CLUB

All systems go as construction begins in earnest

Report Page 5

LONG, HARD ROAD LEADS TO NEW CLUB

Construction now in full swing

It's been a long, hard road. One we've been travelling for 10 years, but, thankfully, we've at last reached the home stretch.

Along the way we've had to cope with serious breakdowns in the national economy, hair-pin turns in banking practices, dead-ends in the commercial world, and speed-humps in development opportunities.

All this is to say that it hasn't been easy and undoubtedly a lesser determined body would have turned around and taken the much easier, but ultimately retrogressive, path of remaining stationary.

However difficult, General Manager Keith Glover, and successive Club Boards, have managed to keep the wheels turning, somehow steering through all the twists and turns, and finding a way over or around the countless hurdles and obstacles encountered along the way.

The result of their sustained efforts and dogged perseverance is that we have reached the point of no return; the development of a new RSL Club at Settlement Shores has become a reality with construction now begun in earnest.

This of course means that next year members will have a club that will be so state-of-the-art we believe it will become a development blueprint for Port Macquarie and the NSW club industry.

PRINCIPAL CONTRACT

After all the evaluating, planning and negotiating, that has gone on since it was accepted in December 1981 that the only way forward for the Port Macquarie RSL Club Limited was to re-develop a new club facility at Settlement Shores, D-Day came at 4am on Wednesday, February 25. It followed a marathon bout of round-table negotiations, after which the principal contract for the construction of the building was signed between Club representatives, the State Bank of NSW and Civic Constructions (Aust) Pty. Limited.

In the mountains of paper accumulated since the start of the project, this was the piece of paper we were looking for - the one enabling the new club development to progress from the realm of possibility to that of actuality.

It's D-Day, 4am, and the signing of the principal contract. From left standing is: James Fife, Bugden Fife Consultants, John Raynor, Civic Constructions, Les Smith, SSIL, Paul Yap, Civic Constructions. (Seated) Tevor Chastney, Civic Constructions, Laurie Hoare and Keith Glover, RSL Club, and Michael Richardson, Civic Constructions.

Subsequent to the signing of the contract workmen are now on site completing the piling grid commenced in 1989 as Stage I of the project, and laying the foundations for the construction of the building proper.

With its distinctive maritime theme and environment-friendly architectural elements, the new club building reflects a major departure from the traditional style of licensed club premises, offering instead a landmark multi-purpose community and family use facility.

When completed the building, with its interior mix of club, retail and commercial areas, will provide members with a club/retail leisure centre covering some 10,000 square metres of floor-space over three levels.

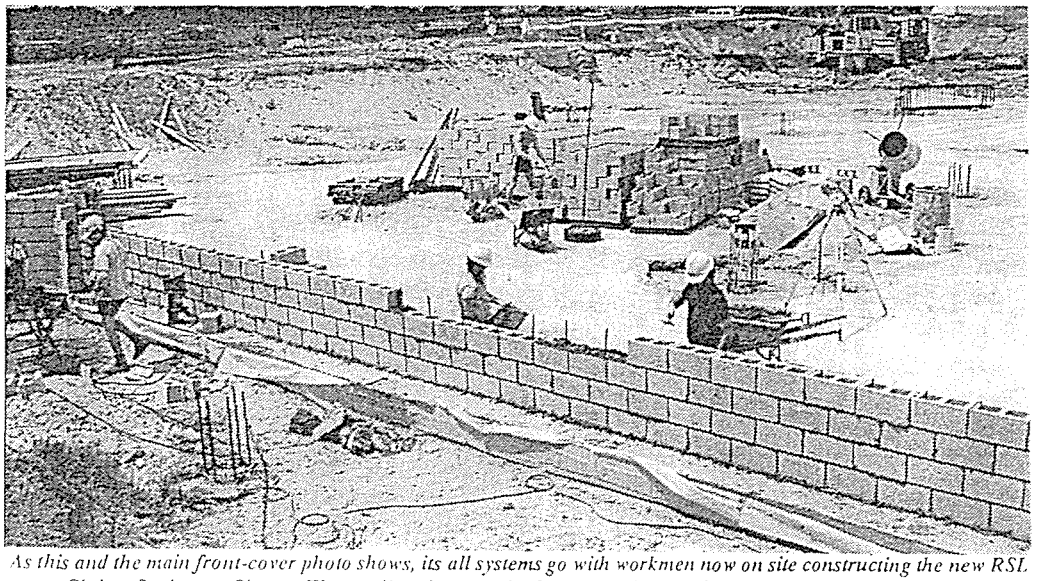
PROGRESS REPORTS

It will incorporate an up-market retail arcade, extensive family food court, intimate coffee and light beverage areas, Continental-style delicatessen bars, first-class Club restaurants, ultra-modern Club bars and lounges.

An indoor/outdoor tavern featuring a unique "Windward Passage" yacht bar, in-house boutique brewery, casino-style gaming lounge, up-beat nite-club, electronic sports gaming area, convention centre and associated meeting rooms, and office space for the RSL Sub-Branch and Hastings Legacy completes the picture.

With construction now well underway, in coming issues of Portfolio, we will be bringing you a monthly progress report and publishing feature articles on each area of the new club and the member's facilities contained therein.

While the new club will be a socio/economic boon for all of Port Macquarie, it will especially be so for those who are actual club members. We'll also be telling you more about that in the issues ahead.



As this and the main front-cover photo shows, its all systems go with workmen now on site constructing the new RSL Club at Settlement Shores. The smaller photo on the front cover is an artist's impression of the building.

EX-SERVICES DIRECTORY

RSL SUB-BRANCH: Contact Mr Max McGrath, Hon. Secretary. Phone 83 2748. Meets 8pm, third Friday of each month. Sub-Branch Room.

RSL PENSIONS: Contact Mr Arthur Richards, Sub-Branch office. Phone 83 2748.

HASTINGS LEGACY: Contact Mr David Boyle, Hon. Secretary. Phone 82 1846. Meets 8pm, fourth Tuesday each month, Sub-Branch Room.

AIRFORCE ASSOCIATION: Contact Mr Peter Alexander Hon. Secretary. Phone 85 8254. Meets 10am, first Tuesday each month, Sub-Branch Room.

NAVAL ASSOCIATION: Contact Mr Jock McAlpine, Hon. Secretary. Phone 83 3615. Meets 4pm, third Thursday each month, Sub-Branch Room.

EX-SERVICEWOMEN'S ASSOCIATION: Contact Mrs Sylvia Barnsley, Hon. Secretary. Phone 83 8140. Meets 10am, fourth Thursday each month, Sub-Branch Room.

EX-POW ASSOCIATION: Contact Mr Gus Halloran. Phone 82 0839.

VIETNAM VETERANS ASSOCIATION: Contact Mr Roland Booth. Phone 83 6257.

RSL WOMEN'S AUXILIARY: Contact Mrs Jess Patterson, Hon. Secretary. Phone 82 0714. Meets 10.30am, second Monday each month, Sub-Branch Room.

TORCHBEARERS FOR LEGACY: Contact Mrs Pat Adams, Hon Secretary. Phone 82 0292. Meets 1.30pm first Monday each month, Sub-Branch Room.

WAR WIDOWS GUILD: Contact Mrs Jean Mewkill, Hon. Secretary. Phone 83 1607. Meets 10.30am, fourth Wednesday each month, sub-Branch Room.

VIPI ASSOCIATION: Contact Mrs Freda Hall, Hon. Secretary. Phone 82 3946. Meets 10.30am second Tuesday each month. Hibbard Sports Centre.

WINDS OF CHANGE

Continued from page 2

qualifications before being eligible to hold office."

Meanwhile, Laurie said both he and Phillip agreed that it was important for all Company Directors to be aware and continue to up-date their knowledge and understanding of their personal legal obligations relating to their positions.

Our Club is a company - a company limited by guarantee. As such it is subject to a number of acts and laws. One purpose of the tutorial was to alert us to the winds of change which regularly affect the rules and regulations governing our operations.

All Directors of our Club are well aware of the need to keep abreast with such developments, including new staff training obligations imposed under the recently introduced Training Guarantee Act. As employers, this legislation obliges us to do something we in fact have been doing for some time of our own volition - that is expend funds and resources on staff training.

Our "Do It Well" Club slogan is one to which your Directors apply themselves at all times. As Directors we believe we should practice what we preach; and accordingly, we intend that all Directors and senior management staff will shortly attend an organised seminar directed towards current club directorship and staff development matters.

In this way we intend to show everyone, including our regional club competitors, that we have a co-ordinated and cohesive club control and management system which gives truth to our claim that we "Lead from the Front"!

THE NEW CLUB

For the interest and information of Club Members we continue our series of articles briefly outlining the facilities incorporated within the New Club at Settlement Shores and due to open in May.

THE CASINO LOUNGE

A PLACE TO RELAX AND SOCIALISE WITH FRIENDS!

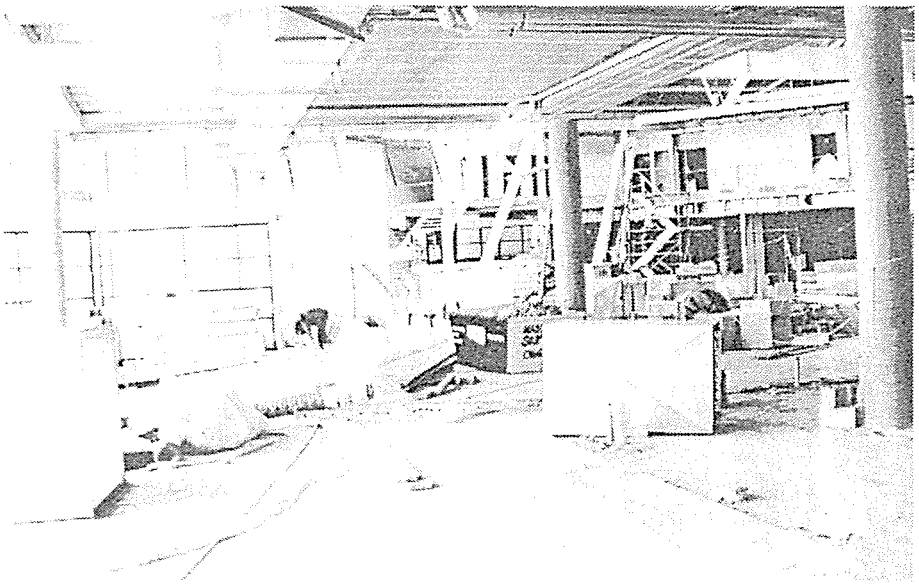
This lounge is located at the front of the building and is designed to be a starting point or a meeting place for people from within the whole Settlement Shores precinct.

This lounge can accommodate some 250 people and is broken into various areas, semi-privatised by screens and identified by different furnishings.

On entry people will encounter a servery which is a mixture of coffee shoppe and beverage bar, offering cappuccinos and other coffee styles, teas, pastries and cold beverages.

The front part of the lounge is furnished in up-market coffee shoppe style, and will have a busy meeting place atmosphere.

The middle section will feature a grand piano and small entertainment stage on which, from time to time, various cabaret-style acts will perform of an evening. This area will have comfortable club lounge seating around tables capable of accommodating groups of people.

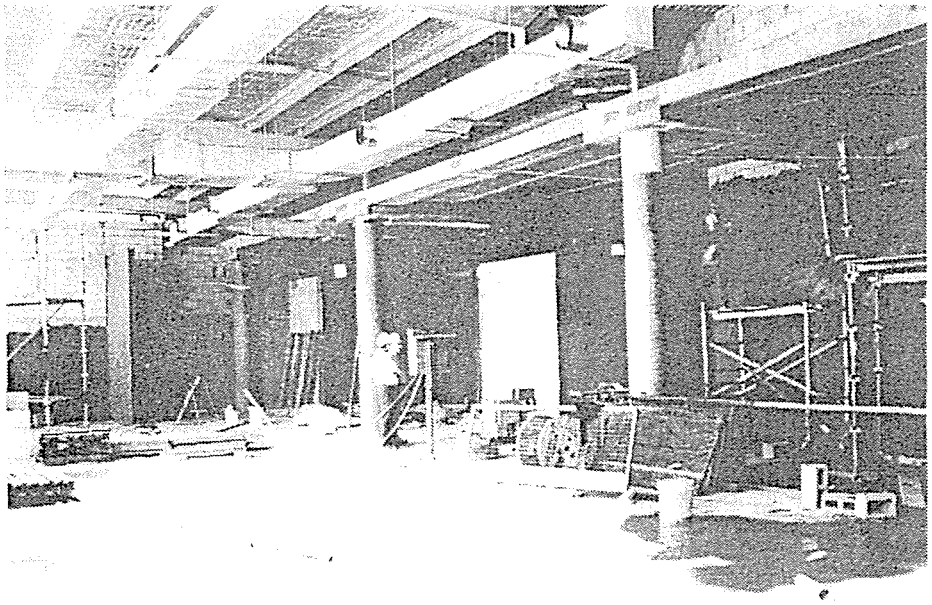


The spaciousness of The Casino Lounge is clearly evident from this photo taken looking towards the building's centre "Boulevard" walkway.

The far side of the lounge has been reserved as a quiet reading area, furnished with large lounge seating and where daily newspapers will be available along with magazines and books of reference.

Over half of the room's wallspace will be glass affording a view out over the entrance to Settlement City and back towards the south, enabling patrons to see their friends or guests arriving and generally be caught up in the passing parade of people.

The lounge has direct access to the Casino gaming area, allowing free movement between the two areas. The colour scheme for this room is easy-on-the-eyes blues and tans.



For comfort and convenience the Odds-on Sports Gaming Room also has plenty of space for patrons.

ODDS-ON SPORTS GAMING

(Bet You'll Love This Place!)

AN INTERNATIONAL STYLE SPORTS GAMING ROOM WITH THE STATE-OF-THE-ART TECHNOLOGY!

A room for the sports-minded incorporating Super TAB facilities, Club Keno and TV sports.

A special feature will be an electronic sports information and results board which will carry race fields showing jockeys, weights, barrier draw and betting odds, including fluctuations right up to starting time.

Natural light will flow into the room through an external glass wall, which will also allow outside views.

The room's colour scheme will follow that of the Casino Lounge areas with blue and tan predominating.

Jan 1993

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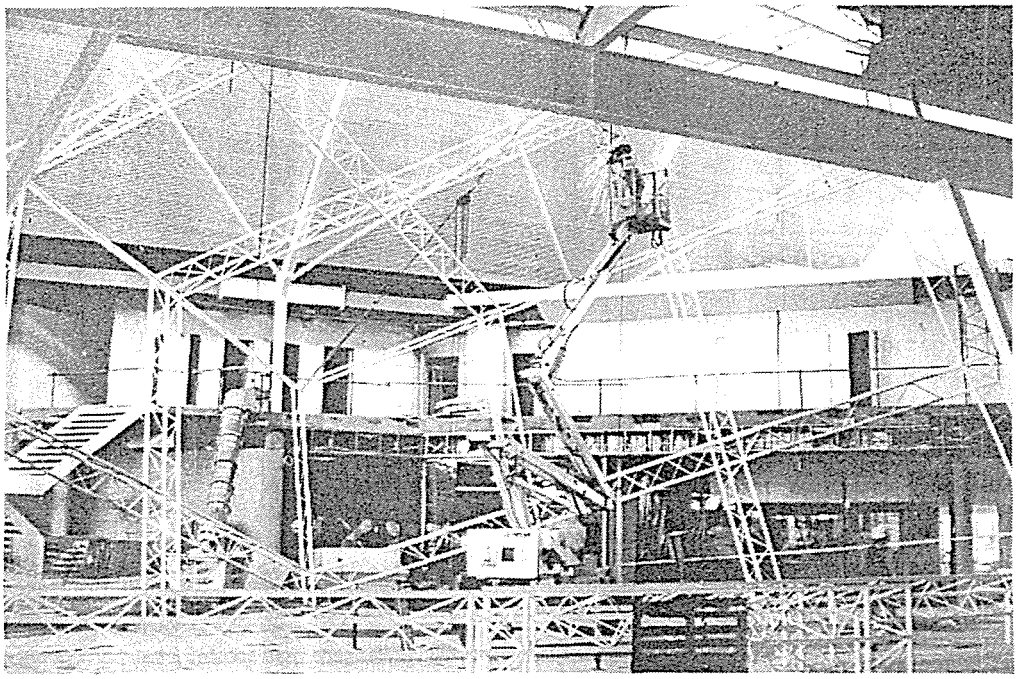
The New Club Shaping Up

THE CUBE



While the new club building has many outstanding features, one of the most visual will be "The Cube".

This is a feature of the central Casino area that is as impressive as it is unique. Of glass and steel construction, The Cube is actually the walls surrounding the Casino.

As the name suggests, it has the angles of a cube and the overall effect is to give the internal area of the building within the pitched roofs a fascinating and futuristic look.

From the floor, the walls project out towards the roofline at an angle of 22 degrees following a diamond edge pattern, and the structure's leans and angles are a direct counter-point to the building's floor, wall and roof lines.

The walls are being sheeted with clouded glass, supported by steel space frames. The clouded glass prevents positive definition from one side to the other, but does allow the lights and glitter of The Casino to be reflected through, and vice-versa, allows the movement along The Boulevard (the building's central walkway) to be subtly perceived by people within The Casino.

Another aspect of the structure is that it gives size to the massive volume of area within the pitched rooflines.

By its very size and nature, The Cube is the most startling internal feature of the new club building, and is made even more dramatic by the fact that you are confronted by its immensity and uniqueness immediately you step through the front doors.

The Power Of 500

Scientifically advanced equipment has been used by Oxley Electricity to provide the enormous power supply needed to operate the new club building.

With an integrated lighting system covering 11,000 square feet of floor space and a thousand or so electrically operated machines and appliances, the electrical system is one of the largest ever to be installed in a building on the Mid North Coast.

In fact, Oxley Electricity has used the job to provide valuable field experience for staff and apprentices, particularly in regard to much of the new state-of-the-art equipment used.

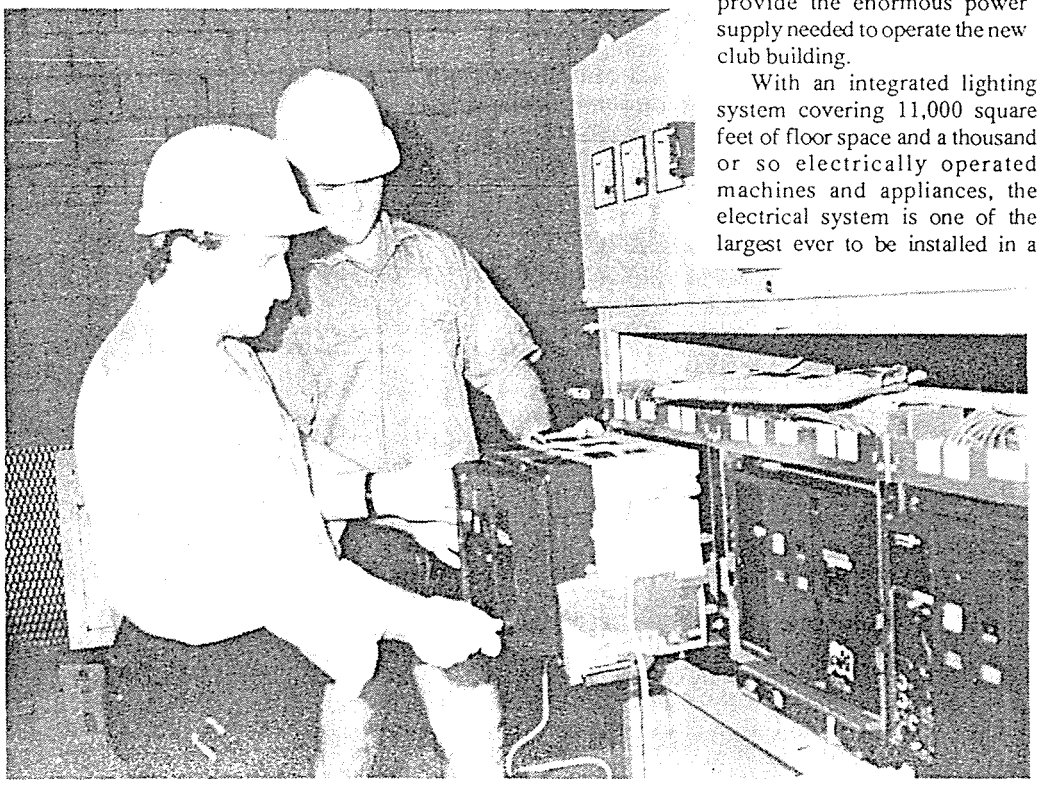
For example, two Mega Volt Amp transformers have been installed using recently developed high voltage and low voltage control switchgear which has been used for the first time in the Oxley area.

As well, oil-emersed circuit breakers have been employed in the high voltage circuitry enabling three phases to be switched together and virtually eliminating the danger of short circuit electrical fires. To protect against low voltage overload, sophisticated Merlin-Gerin air circuit breakers have been used.

The complex switching gear has the capacity for remote control operation.

Northern area engineer, Mr Chris Brennan, said the new equipment provided a secure and reliable supply of electricity to the building for a load of 1500 kilowatt volt amps.

In layman's terms 1500 KVA is enough to power over 500 family homes.



Oxley Electricity's Rick Sampson and Troy Kempnick installing some of the complex electrical equipment.

Mar 1993

NEW CLUB BUILDING UPDATE

After 14 months of work most of the construction phase of the new club building has now been completed.

With most of February accounted for at the time of writing, workmen were busy finishing off floor and wall tiling in the kitchen areas, installing ceiling grids throughout the building, completing the last of the internal blockwork and wall rendering, and starting on the final 10 per cent of the outside wall cladding.

The air-conditioning system is now in place and testing will be carried out over the next few weeks.

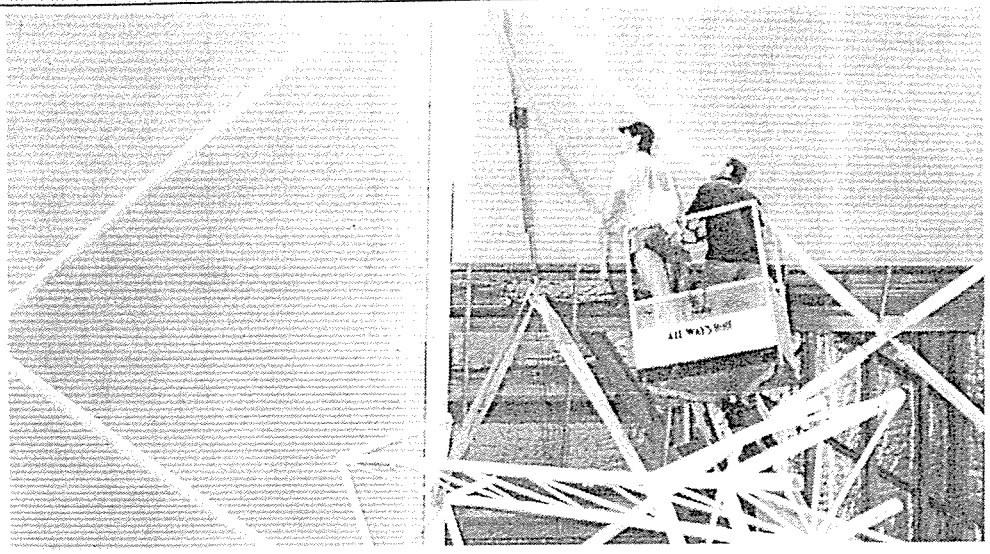
The building's three lifts have also been installed. Two of the lifts are back-of-house units designed to carry goods from one floor to another, while the main lift is a glass-faced people mover which operates from the ground floor to the first-floor restaurants and functions rooms. A dumb-waiter lift has also been installed to service the function rooms from the ground floor kitchens.

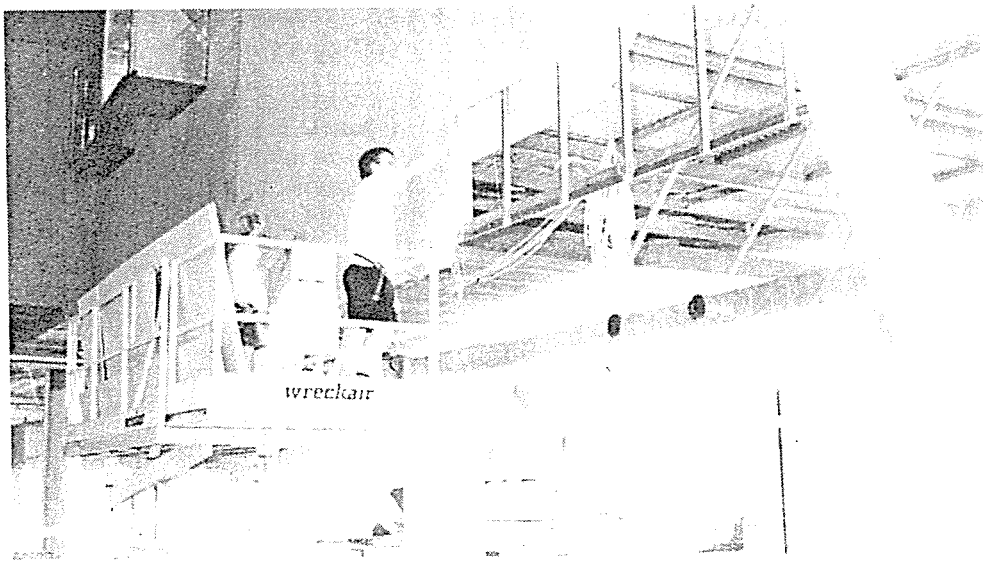
Several miles of copper pipe has been required to install the water retriculation system, which, along with the drainage system, is now ready to become operational. Plumbers have now commenced the task of installing PC units.

Oxley Electricity workmen have installed the sub-station and power connected to the building's main switchboards. Electricians are still on the job completing the circuitry to the building's power and light fittings.

Other work to be completed in the past month has been the 14 shops making up the retail mall.

Major works to be undertaken during March will be the construction of the porte cochere covering the main entrance-way to the building, glazing of "The Cube", tiling the Terrace Bistro Food Court and Boulevard walkway, along with internal ceiling and wall painting.





WORKMEN ON THE JOB – Top photo: Cladding the outside wall. Centre: Completing the internal blockwork. Bottom: Wall sheeting The Casino Lounge.

Mar. 1993

NEW CLUB UPDATE

In spite of wind and rain over the past five weeks or so holding up the completion of the roofing, overall construction of the new club remains on target for a May opening.

Project Manager, John Rayner said while weather conditions had delayed the roofing work (it's now been re-scheduled to be completed by Christmas), all other work was generally running to program.

He said the glazing of the building would be all but finished by Christmas with just the two ends of the mall and some retail windows to be finished off in the new year.

Rendering of the internal blockwork is also expected to be completed before Christmas. At the end of November the renderers had completed the first floor and were half-way through the groundfloor with about three to four weeks of work left.

At the time of writing, ceiling and wall finishes were largely completed on the first-floor with workmen preparing to begin the ground-floor interior linings.

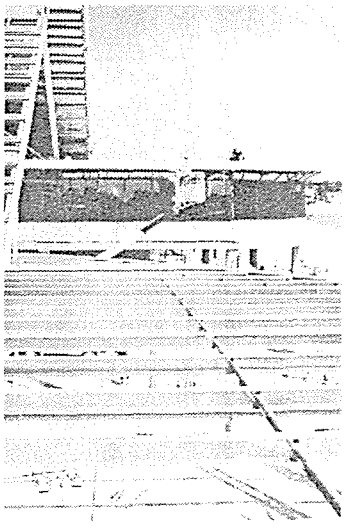
Floor and wall tilers were expected on the job in the first week of December to begin tiling the amenities blocks and kitchen areas on the first floor. When this work is done they will move to the groundfloor amenities and then spread out to the other areas earmarked for tiling such as the kitchens, bars and main thoroughfares.

The electrical, plumbing, air-conditioning and other service trades are proceeding to schedule, while riggers from H.F. Hand have finalised the alignment and fixing of the structural steel frames.

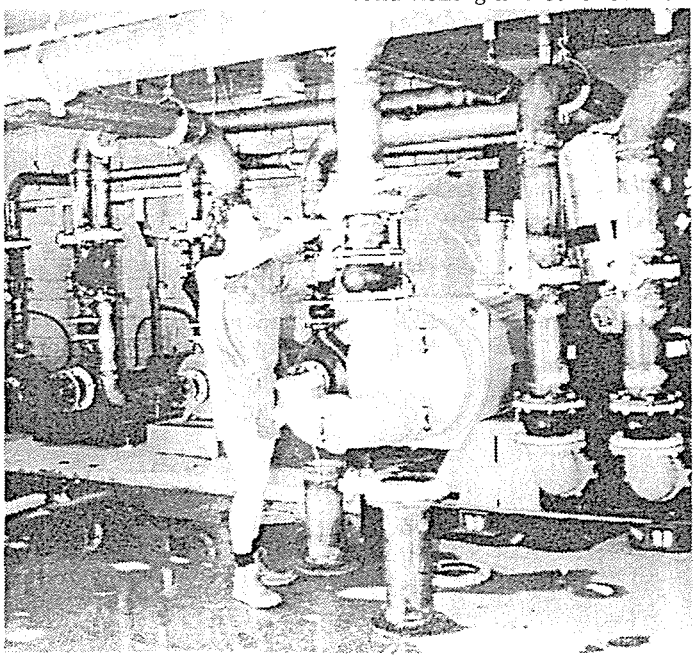
The machinery in the main plant room has also been connected, as has the main switchroom which will allow full power throughout the building within the next few weeks.

The fitting of the steel cladding around the external block walls will be finished shortly, while the new year will see the start of the interior paintwork.

Although expressing some concern over the roofing delays, John said he was generally happy with the progress of works.



Work continues on the 1st floor restaurant area.



The complex job of puting together the machinery in the plant room is nearing completion.

Familiarisation tours to the new Club have begun in earnest. If interested in joining one of these tours please fill in the form below.

SITE TOURS

Site tours are currently being arranged for club members interested in inspecting construction works of the new club building.

If you would like to be part of a guided tour of the site, please fill out the coupon below and return it to:

Janette Hyde,
Port Macquarie RSL Club Limited
P.O. Box 59
Port Macquarie NSW 2444.

PORT MACQUARIE R·S·L CLUB LIMITED

I wish to be included in a site tour of the new RSL Club development at Settlement Shores.

NAME:.....

ADDRESS: .....

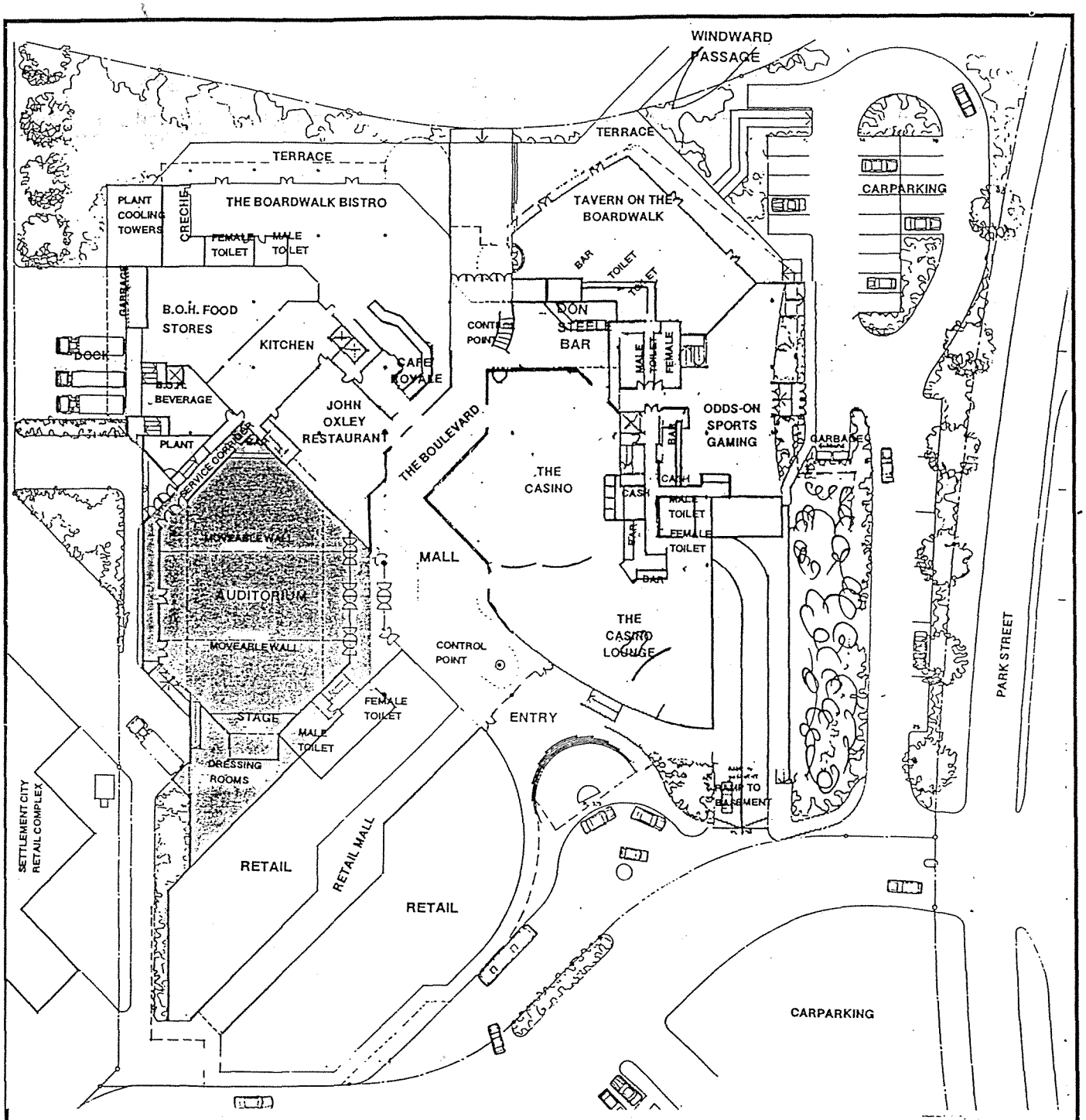
.....PHONE: .....

MEMBERSHIP NO. .....

Preferred Tour Date

☐ WEDNESDAY ☐ SATURDAY

Mar 1993



GROUND LEVEL FLOOR-PLAN

THE CASINO

THE JEWEL IN THE CENTRE OF THE PORT MAQUARIE RSL CLUB'S ENTERTAINMENT CENTRE

A spacious, sparkling area with lots of light penetration through extensive cube glass panelling. The cube is the exciting feature creating the feeling of infinite time and space

The rich colour scheme is a counter-point to the bright lights, lively atmosphere and beach and sea motif carpet.

The room will be serviced by an easy access bar and special player service will be provided.

A total of 230 state-of-the-art gaming machines will be spread throughout the room in an aesthetically pleasing, player friendly arrangement.

There is the potential to increase the gaming capacity of this area to over 300 new gaming devices.

Dec 1992

NAME CHANGE

New Club builders, Civic Constructions (Aust) Pty Limited, have been acquired by giant multi-national corporation - Bilfinger+Berger Bau.

Bilfinger+Berger Bau are an international civil and building contractor based in Germany with a worldwide turnover of $5.3 billion and assets of more than $3.3 billion.

Civic were acquired as part of a $40 million deal that saw the whole of Beazer Australia's operations being transferred to the German ownership.

To reflect the change in ownership, the company name has been changed from Civic Constructions (Aust) to B+B Construction.

Along with B+B Developments and B+B Retirement Holdings, B+B Construction is one of three companies comprising the B+B Australia Group, which is a member of the B+B Asia Group and which in turn is controlled by the Bilfinger+Berger Bau.

B+B Construction is the B+B Australia Group's general contracting arm concentrating on commercial construction projects. B+B Developments is largely concerned with residential developments, while B+B Retirement Holdings is involved with the planning, design, development, marketing and management of retirement villages.

Project manager for the New Club development, John Rayner described the takeover as an extremely positive move which brought greater financial strength and stability to all facets of the company's operations.

"Restructuring under the B+B group has rationalised our operations to provide a sound base to move towards our objective of becoming a major force in the property and construction industry in Australia," he said.

General Manager of B+B Construction, Michael Richardson, was equally emphatic saying the change of ownership had added a new dimension in regards the financial and technical capability of the company.

The change of ownership has no effect on the contractural agreements for the construction of the New Club.

THE NEW CLUB

For the information of Club Members we continue our series of articles briefly outlining the facilities incorporated within the New Club building

THE BOARDWALK BISTRO

A FOOD COURT OFFERING A VARIETY OF CUISINE STYLES IN A CASUAL ATMOSPHERE OVERLOOKING THE SETTLEMENT SHORES WATERWAYS!

This area will have a bright, fresh, cool colour scheme in white and sea green, with aqua on table-tops, chair upholstery and wall colours.

It will be a strong link with Settlement City Shopping Complex providing a complete retail experience for shoppers with a variety of special services including parcel and shopping trolley storage, coffee and food outlets and a place to meet up with friends or simply relax.

These services are also ideal for families, particularly as a children's party area is incorporated, which will be decorated with colourful mobiles and murals with pull-down screens.

Adjoining the party area will be a creche, which will provide child-minding facilities for patrons.

Another feature of The Boardwalk Bistro involves fashion parades and light entertainment on special occasions.

The colour scheme, decor and outdoor style furniture, gives this whole area a bright, fresh family-orientated atmosphere. This ambience continues outside to the terraced area which overlooks the Governor's Way Canal with landscaped gardens and children's play area contained within security fencing.

CAFE ROYALE

A BUSY INTERSECTION FOR THE PASSING PARADE!

A continental corner of the Club providing patrons with a variety of services by way of a beverage and coffee bar, bottle shop and deli offering people a wide-range of delicacies and sweetmeats from salamis, to cheeses to pate.

The continental flavour will be enhanced through the use of black and white floor tiles with black and white finishes throughout.

While intimate, this sidewalk cafe will offer patrons a place to meet to enjoy this special corner of the Club, or as a prelude to moving on to the adjoining restaurant or another part of the Club.

Here people will also be able to enjoy a variety of refreshments from the norm to the exotic, or a cappuccino while watching the passing parade along The Boulevard through large glass windows. A selection of fine and local wines will be offered by glass or bottle.

The Cafe Royale will have a lively, animated atmosphere - something you would find on a sidewalk in Italy.

JOHN OXLEY RESTAURANT

STYLISH FAMILY RESTAURANT WITH A SPECIAL THEME AND ATMOSPHERE AT THE RIGHT PRICE!

A family restaurant that incorporates Table d'Hote style cuisine in a warm, friendly atmosphere with the flavour of Federation Australia.

Decorative features include blue-green wallpaper, warm natural timber floor with stencilled motifs, and natural grain timber tables and print cushioned chairs.

Frosted-glass panels forming the wall along The Boulevard will be fitted with timber louvres, which can be opened or shut as required.

A raised area has been incorporated to allow impromptu and other entertainment.

The mood of the room will be further enriched by attractive wall lighting.

The fare will be an extension of the very popular Table d'Hote cuisine. In essence, it will offer diners a four-course fixed-price menu which will rotate on a regular basis.

DON STEELE BAR

THE TRADITIONS AND HISTORY OF THE PORT MACQUARIE RSL CLUB CAN BE FOUND IN THIS RICHLY DECORED MEMBERS' BAR

The formal traditions and heritage of the Port Macquarie RSL Club will be preserved and fostered in the Don Steele Bar.

Named after the first president of the Club, this bar represents a vestige from the Club's earliest history.

It has been designed around a cosy, comfortable, old-worldly feel which will create a plush, gentlemen's club atmosphere.

Cedar panelling, traditional carpet, granite bar top and dark green wall-colour and existing cedar tables will be featured along with the upholstered built-in seating. Selected memorabilla will be appropriately displayed.

Dec 1992

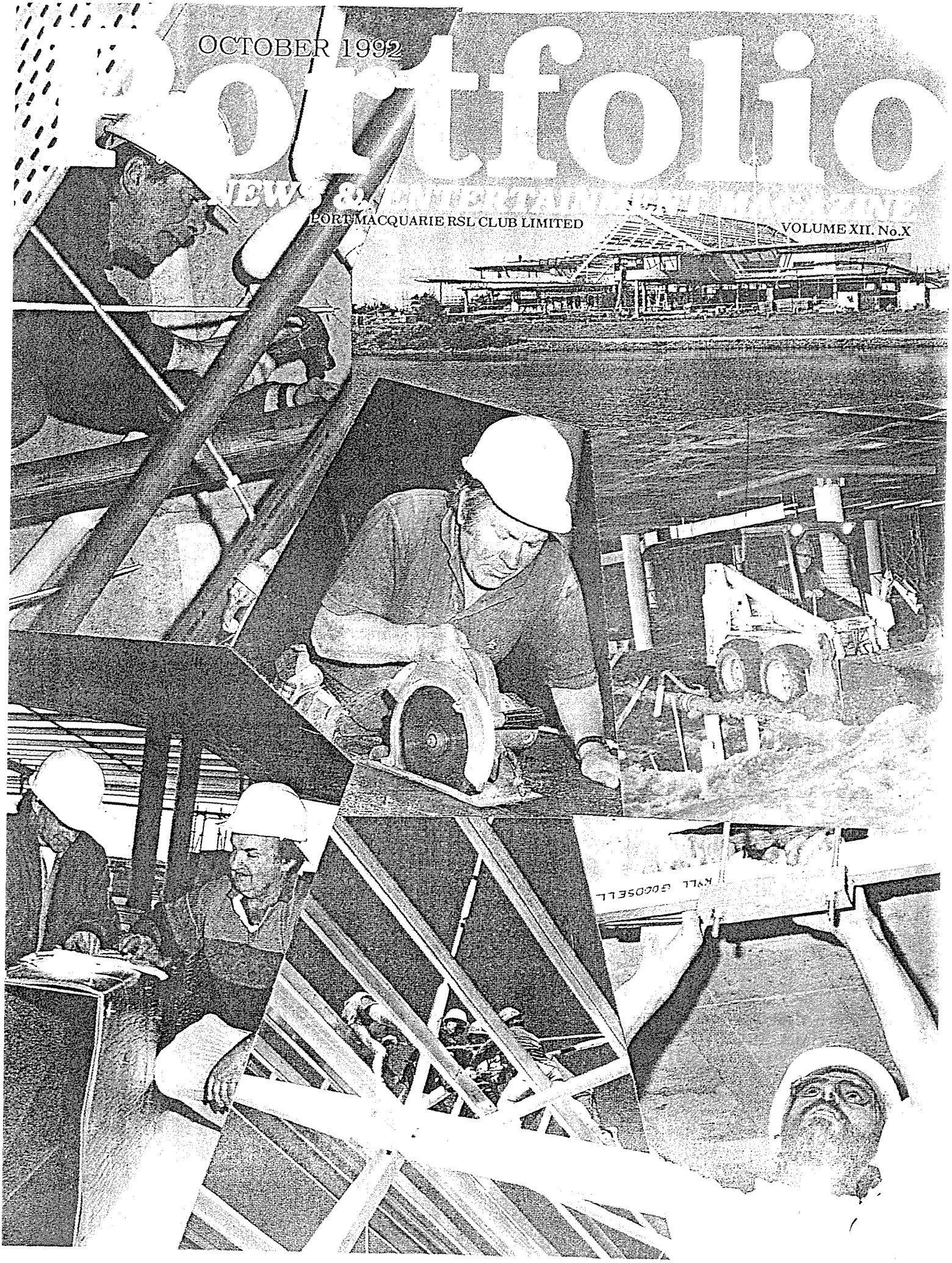
OCTOBER 1992

Portfolio

NEWS & ENTERTAINMENT FROM PORT MACQUARIE

PORT MACQUARIE RSL CLUB LIMITED

VOLUME XII. No.X



Safety a priority on new club site

The new club site has been given a clean bill of health with regard to the Occupational Health and Safety Act by the New South Wales Workcover Authority.

Workcover officer, Jeff Randall, says he can't find a complaint and has marked the site's card "A1".

Jeff, who is based in Port Macquarie, attributes the perfect results to Civic Construction's responsible attitude towards health and safety regulations and the exceptional job Steve Bishop is performing as the company's safety officer.

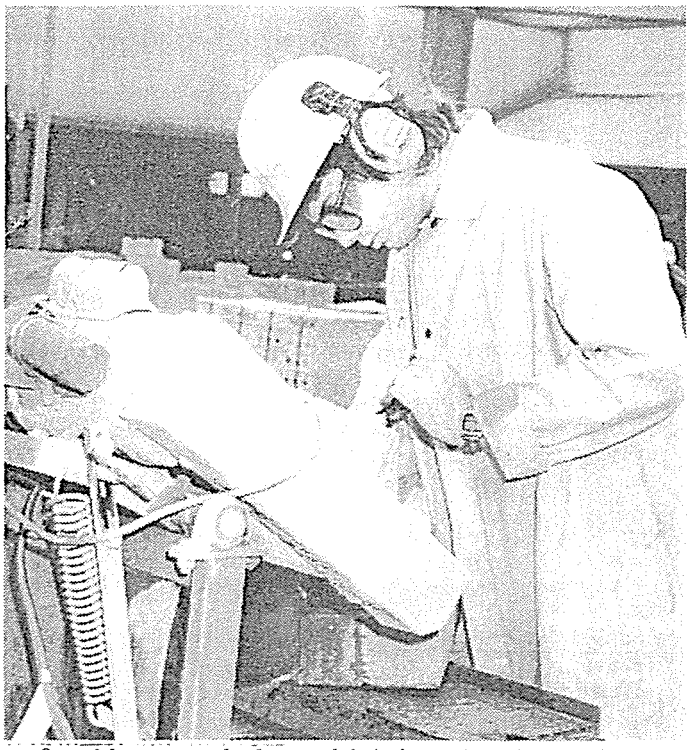
"Right from the start of construction, Steve has been an excellent overseer for all safety aspects of the job, ensuring that all regulations, big and small, are being properly adhered to.

"He obviously has the full support of Civic which means the site is not only a safe one, but an efficient one," commented Jeff.

Such a situation he said made it a real pleasure to come onto the site and carry out an inspection with the full expectation that everything would be in order.

"Making certain a worksite, particularly one of this size, is safe can be an onerous task, so to get this level of co-operation is gratifying as it instills the correct sense of safety among all the workers."

Jeff went on to explain that because a major percentage of industrial accidents in NSW occurred on building sites, every single regulation pertaining to occupational health and safety, no matter how trivial it may appear, must be complied with.



One of the reasons why the new club site is a safe workplace is because Civic Constructions insist workers wear the proper safety and protective equipment.

"Every regulation has a specific safety purpose and in the long run it's better to do even the little things safely because industrial accidents tend to cost a lot of money to say nothing of the pain and hardship suffered by the worker concerned," said Jeff.

Steve Bishop agreed and said that apart from its legal obligations, as a commercial builder, Civic was very conscious of both the need and value of having a sound safety policy.

"When you have a multi-level project with a lot of heavy equipment and materials, and six or seven trades going simultaneously there have to be strict safety procedures that everyone understands, otherwise dangerous situations would become uncontrollable.

"For this reason we find that safety regulations set in place and followed properly are not a hindrance, but an advantage in terms of efficiency and inter-trade harmony," said Steve.

He revealed that a safety committee involving worker representatives had been established and met regularly to discuss and make recommendations about on-site safety.

"If any job with an element of danger has to be undertaken the committee will determine the safest way to carry it out and recommend the procedure to Civic Project Manager, John Rayner," he said.

He also explained that workers who breached safety regulations could be fined or dismissed from the site.

"If a worker, supplied by his employer with protective safety equipment, is not wearing it when he should be he can be fined $50. If it's the fault of his boss or foreman for not supplying the equipment, that person can be fined $250.

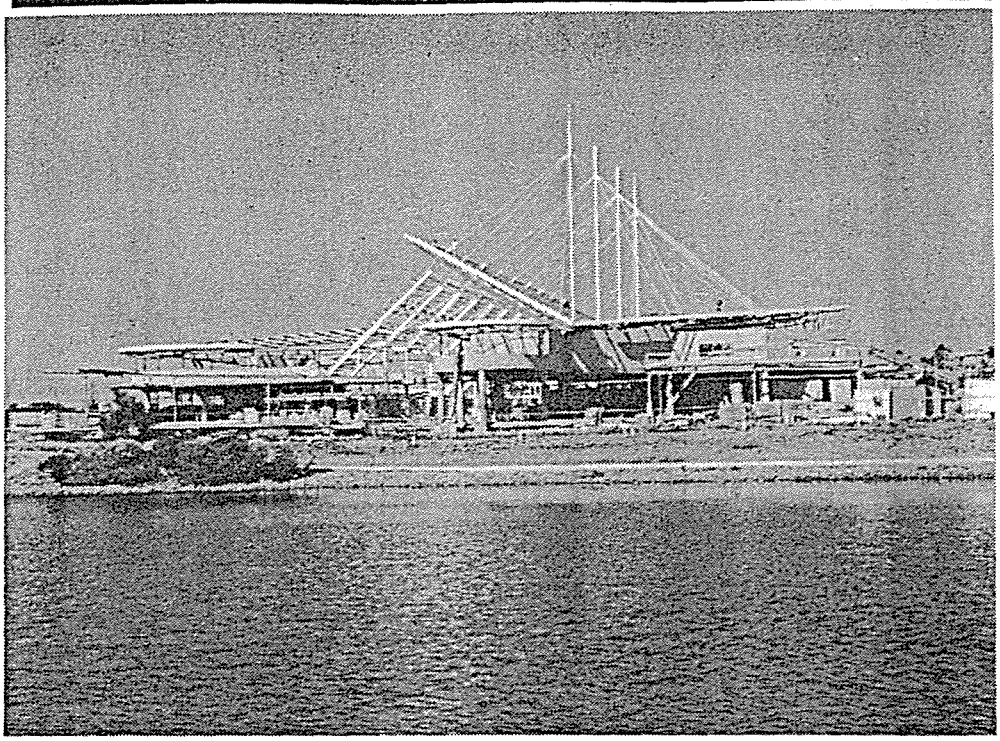
"Civic's policy is that every worker who comes onto the site is fully informed about their safety obligations to themselves and their fellow workers and anyone who breaches the regulations, having previously received safety warnings, is told to leave the site permanently.

It's this type of safety practice that has the Workcover Authority nominating the new club site as a model for others to follow.

Jeff Randall (left) from the Workcover Authority, checks safety aspects of the site with Steve Bishop.

Portfolio Oct 1992

FACTS & FIGURES



The skeletal frame of the building is made up of between 500 and 600 pieces of fabricated steel. Individual pieces, weighing anything from 100 kilograms to one tonne, were positioned and bolted into place using 20 to 40 tonne capacity cranes.

The combined weight of the steel structure is just over 200 tonnes.

In excess of 100,000 concrete blocks and 30,000 bricks are being used in the construction of the building's external and internal walls.

At the end of construction some 11,000 square metres of formwork will have been erected and dismantled.

The building will incorporate 2500 square metres of glazing. The ratio of glass in public areas is 85% which means that patrons will be very much in touch with the outside world. Such extensive use of glass allows maximum penetration of natural light, giving the building a light and airy ambience.

Oct 1992

NAT. PARTY LEADERS IMPRESSED WITH NEW CLUB PROJECT

Federal Leader of the National Party, Tim Fischer, and his State counterpart, Wal Murray, took advantage of an invitation to look over the new club construction work during their visit to Port Macquarie last month for the NSW National Party Conference.

The two expressed an interest in the project after viewing plans in the Club Foyer and an on-site inspection was subsequently arranged by General Manager, Keith Glover.

The two parliamentary leaders were given a guided tour of the site by Mr Glover and Project Manager, John Rayner from Civic Constructions (Aust) Pty. Ltd., and also shown detailed plans and artists impressions of the finished building.

Replying to a question, Mr Glover explained that architecturally, the building reflected the strong maritime history and environment of Port Macquarie while the incorporation and design of club/retail/commercial elements would allow the presentation of goods and services in ways unprecedented in the club industry.

He also stated that the development was scheduled for opening by Easter of next year.

Commenting on the development, Mr Murray described the project as one of enormous importance and benefit to Port Macquarie.

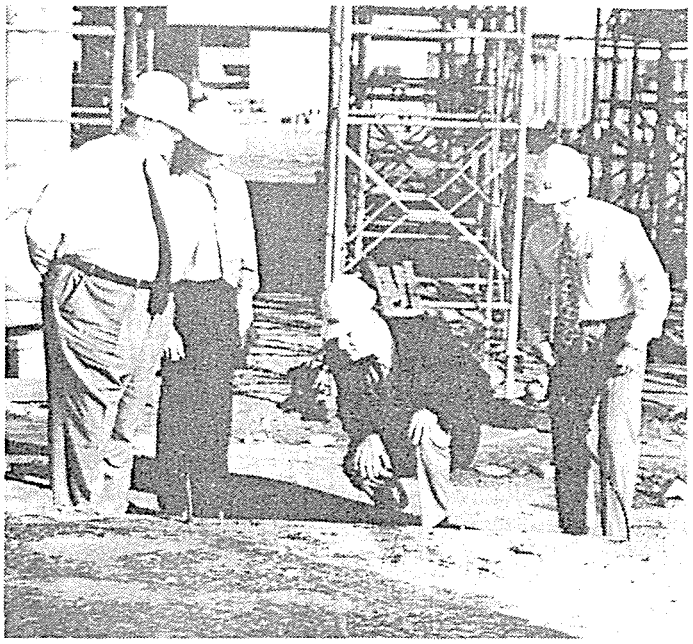
"It's obvious from the scope of what is being constructed here that Port Macquarie can look forward to a magnificent addition to their town early next year.

"It is also gratifying to see a project of this nature and size underway in a country town as in many country towns today the only work being done is Government capital works projects, so developments such as this are of great importance and significance to the State's economic recovery.

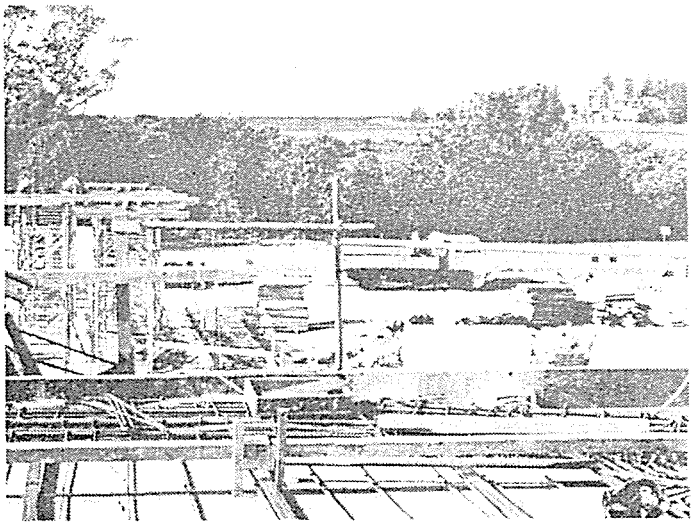
"In regards the investment and service this development represents to the people of Port Macquarie, congratulations to the RSL Club," Mr Murray added.

Mr Fischer said from his point of view it was "a top project that would help underpin the growing tourism industry of the mid-north coast."

"I am very impressed indeed with the magnitude and diversity of the construction plans and I have no doubt it will provide the major boost for projecting the Hastings region into the 21st century", he remarked.



Tim Fischer takes a close look at the completed construction works of the new club project in company with Wal Murray (left), John Rayner and Keith Glover.



The view back across the harbour to town and the river mouth from the first-floor concrete slab.

PEOPLE-MOVER FOR NEW CLUB

"WHAT about me?" cried one of our older members the other day, "I've been coming here to the Club in Short Street for 40-odd years so what's going to happen when they move over the harbour. How am I going to get there?"

After 40 years in the one spot people do become automatically accustomed to heading for Short Street to enjoy the facilities of the RSL Club and feel a little concerned that the move could cause inconvenience.

This is despite the fact that the new club is only a kilometre further west and of the 3 million people who visit Settlement City every year the vast majority are locals.

When Settlement City was first built similar sentiments were expressed about the complex being too far away from the centre of town for people to go there.

Time has shown however, that people not only go there but in numbers which make it the most visited shopping mall on the North Coast.

But, for all that, people who may have some concerns are assured that we are looking at ways and means to provide a feasible people-mover service between this part of town and the new Club.

At the present time our marketing people are examining several options, one obviously is a shuttle-bus service; another involves operating a ferry service across the harbour from the end of Clarence Street.

Whatever direction our research and analysis suggests in this regard, the important thing to understand right now is that we are planning to develop a very accessible shuttle service to get you to and from the new Settlement Shores Club.

Portfolio July 1992

PROGRESS REPORT

On-site work over the past month has largely revolved around the construction of ground and first floor concrete slabs, with four of the 15 major pours now completed.

In all some 1200 cubic metres of concrete have been laid in three ground-floor sections and one first-floor pour.

Project Manager, John Rayner, said another 600 to 700 cubic metres would be laid during the coming month as the ground and first-floor slab work continued.

July will also see the first of the building's extensive steel framework commenced with the erection of pre-fabricated girders and beams.

The steel has been prepared by regional fabrication company, H.F. Hand, and will be erected in three stages.

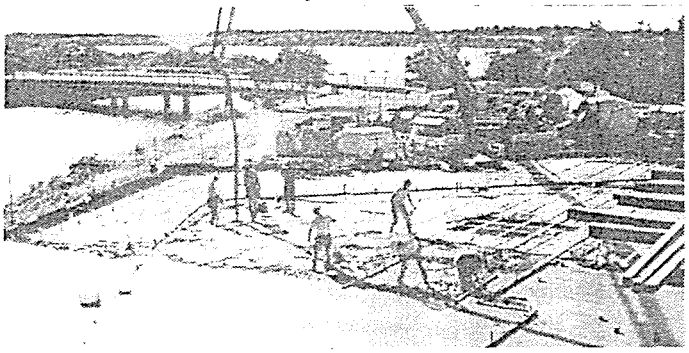
The first will be the supports for the first-floor roof and walls and will include the raising of four 18-metres high roof masts. The white tubular steel masts will protrude 11-metres above the top-most roof line and give the building its distinctive maritime visage.

The second stage will be the ground-floor roof and walls framework, while the third section will form up the retail arcade.

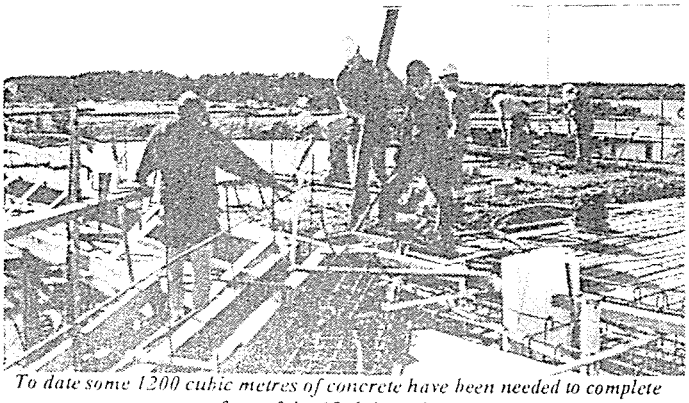
Construction of the steel frame will give the building a sense of volume allowing people to get a perception of the general shape, size and outline of the building.

In recent weeks workmen have also constructed a large sunken concrete sewerage pit, while bricklayers have erected several concrete block retaining walls.

Although held up through difficult foundation excavation and piling work at the start of construction in early January, Mr Rayner said these delays had now been eclipsed bringing the overall construction program back on schedule.



Workmen complete the ground-floor slab section on which the public tavern will stand.



To date some 1200 cubic metres of concrete have been needed to complete four of the 15 slab sections.

Concretors pour and level a section of the first-floor slab.

CLUB MEMBERSHIP

Join Now And Get Six Months Free Membership

Here's an opportunity to get all the advantages and benefits of being a Gold Card Member of the Club for the next 18 months for just a 12-month subscription fee of $15 and a $5 joining fee.

As a member you are entitled to a 10% discount on all Club bar and restaurant charges, you also save on entry fees into The Loft as well as become eligible for our big promotions in the Casino Lounge.

Last month we gave away $17,000 in cash prizes while this month there's thousands of dollars worth of groceries to be won.

But, best of all, by joining now you'll be a member when we open our brand new RSL Club at Settlement Shores early next year and as such able to take full advantage of all the special members privileges associated with the gala opening events.

If you'd like to find out more fill in the coupon below and by return mail we'll send you a Membership Application form and details of your entitlements as a Gold Card Member of the Port Macquarie RSL Club Limited.

PORT MACQUARIE
R·S·L
CLUB LIMITED

PLEASE FORWARD CLUB MEMBERSHIP DETAILS AND MEMBERSHIP APPLICATION FORM TO:

NAME: .....

ADDRESS: .....

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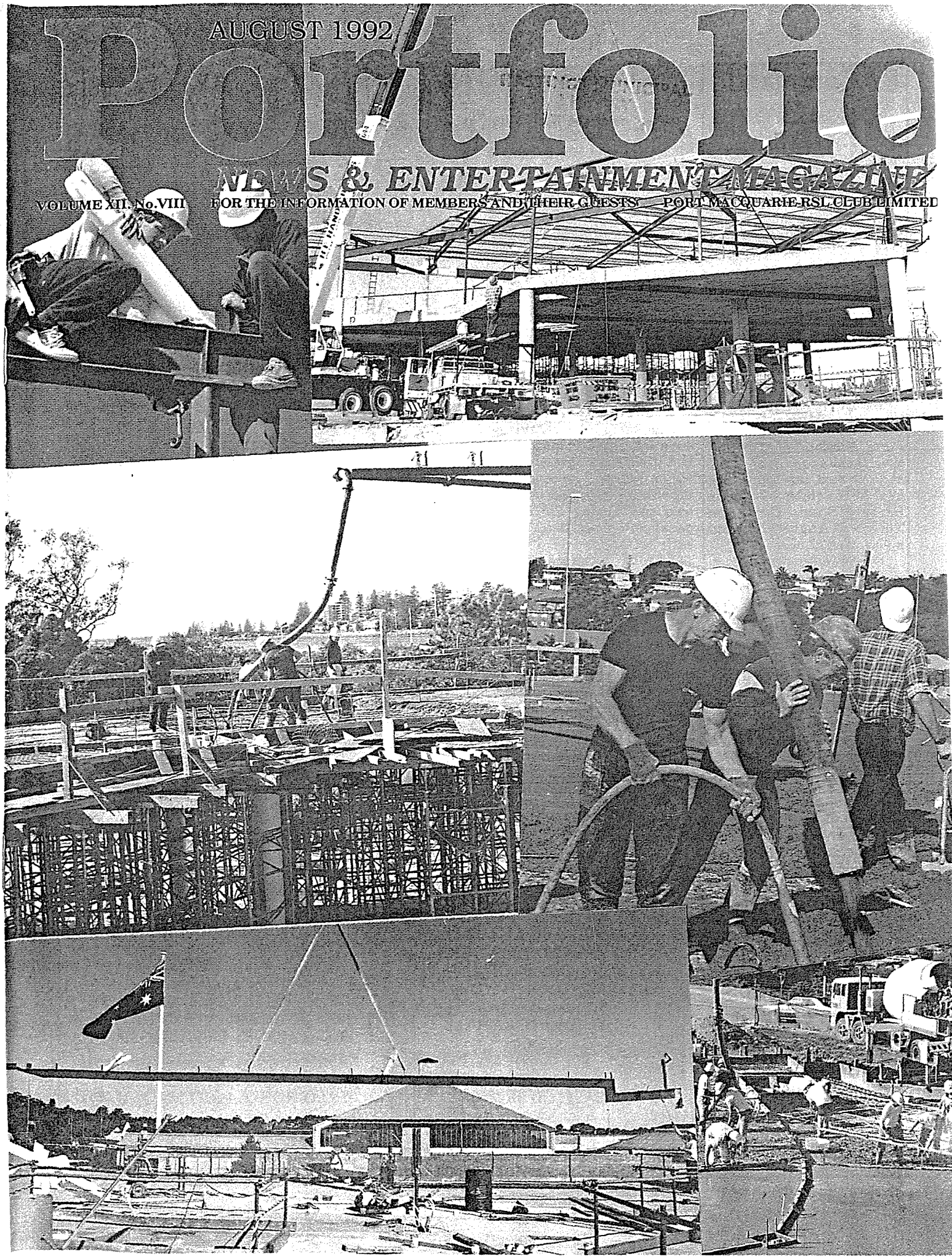
Portfolio July 1992

AUGUST 1992

Portfolio

NEWS & ENTERTAINMENT MAGAZINE

VOLUME XII. No.VIII FOR THE INFORMATION OF MEMBERS AND THEIR GUESTS PORT MACQUARIE RSL CLUB LIMITED



PROGRESS REPORT

The major visible work being carried out on site this month will be the continued erection of the structural steel framework and large-scale brick and blockwork.

All of the major ground-level concrete pours were completed in July. However, the undercroft basement slab has yet to be poured, and there are still several stairwells and minor concrete works to be completed.

By the end of this month it's expected most of the structural steel will be in place. At this time people will be able to get a perspective of the size and shape of the building.

Blocklayers have been busy erecting a plant-room on the western edge of the site, and at the time of writing had also commenced laying the walls for the first-floor amenities.

As August progresses this aspect of construction will increase in earnest with the erection of internal and external walls on all three levels.

It's also anticipated that roof-sheeting will commence later in the month as each section of the steel framework is plumbed and tensioned. This will give further visual proportion to the building.

STEEL WORK

From Page 3

of the building and a great many odd angles are required to achieve the sail effect of the roofline, John said this particular job was more complicated than most.

But even so, he expects the main structure to be erected by the end of this month. "Then we have to fix all the fiddly bits and tighten and plumb it before finally tensioning every bolt," he expalined.

From a visual point of view as the steel work progresses people will be able to get an increasingly better perspective of the size, shape and architectural design of the building.

"LOCAL" AIMS OF NEW CLUB PROJECT BEING ACHIEVED

An important component of the construction agreement between our Club and Civic Constructions (Aust) Pty Ltd for the building of the new Settlement Shores club facility is one regarding local labour.

In effect, Civic Constructions agreed to the Club's request that wherever possible local labour, supplies and services be used.

Both the Club and Civic Constructions have put a high priority on achieving the aims of this "local content" agreement with the result that most of the $10 million construction cost element of the $21 million development will filter back into the local economy.

Having regard to the Club's long-practised community-support philosophy, the use of local manpower and materials on such an important economic development for the town is of paramount importance.

In fact, the Club considers the ultimate object of the agreement is to stimulate the local economy into a sustained growth pattern through not only the direct injection of a strong cash flow, but also by signalling a new development confidence in the area.

With the close support and co-operation of Civic Constructions, the full intent of the agreement is being achieved.

In the seven months that the site has been operating, a ratio of between 70% and 80% of the total workforce has been drawn from Port Macquarie and surrounding towns.

Every sub-contracting company working on the site (with the exception of Austress, which has three men from Sydney carrying out the very specialised job of post tension-stressing the concrete slab work) have local men in their employ.

This includes companies such as Form 2000, a Sydney-based company which is undertaking the formwork with a crew of 10 men, five of whom are from Port Macquarie; FJE Farlow, a Coffs Harbour concrete company which is doing its work with two teams, one from Coffs and another from Port.

Local builder, Don Nichols, on the job setting out the brick and blockwork gridlines.

As well, the casual trades such as bobcat, forklift and backhoe operators are all local, as are suppliers such as Nu-Mix Concrete, All Ways Hire, Mitre 10, Acrow Scaffolding, ARC Steel, Mid Coast Fire Doors and Hastings Skip Bins.

Among the local workmen employed on site is local builder Don Nichols, who has been engaged by Civic Constructions to "set out" the brick and blockwork walls.

Through the use of a dumpy level and theodolite, Don has the job of transferring the brick and block gridlines from the building plans onto the concrete slabs.

It's a task that requires great precision as a lot of work rests on the accuracy of his markings.

Getting it right is all in a day's work for Don who has plenty of experience in this sort of thing. He can't count the number of houses he's "set out", while the long lines of brickwork of the council chambers in Burrawan Street are also reliable testimony to his skills in this area.

When *Portfolio* caught up with him, Don had been on the job for several weeks and while he had marked most of the first-floor gridlines and had moved to the ground floor, he could see himself being busy for some time to come.

"There's a lot of brick and block laying on this job so I reckon I'll be looking through this theodolite for a while yet," quipped Don.

When we looked along the particularly gridline he was marking and saw that it extended about 150 metres into the distance, we quite agreed!

Portfolio Aug 1992

STEEL WORK GIVES SHAPE TO NEW CLUB BUILDING

It's like putting a giant mechano set together - one where you need a 40-tonne crane to pick up the pieces and experts to fit it all together.

The particular "mechano set" we're talking about is the 500 to 600 pieces of structural steel making up the skeletal frame of the new club building at Settlement Shores.

Weighing anything from 100-kilograms to 1-tonne, every single piece has to be fabricated to within just a few millimetres accuracy and then precisely positioned, fitted and bolted into place.

As anyone in the building trade will tell you getting the steel-work right is not just important it's critical, and for this reason its's a job that requies plenty of skill and know-how from start to finish.

LOCAL COMPANY

On our project these attributes are being supplied by H.F. Hand Pty. Ltd a local company which has been established in this area since the 1960s.

After winning the contract the company began fabricating the 200 tonnes of steel needed for the job at its two factories in Port Macquarie and Kempsey at the start of June.

PRECISION JOB

The first pieces were brought on site early in July when the rigging crew began putting it all together under the direction of the company's project manager, Mr John Pennie.

To fabricate the steel the company has employed four men and two apprentices at its Kempsey factory and six men and one apprentice in Port Macquarie where, for transport reasons, the larger pieces are being cut and welded.

As John explains it fabricating steel is a precision job all the way down the line. "The architect has to be dead accurate in his drawings and then our draughtsmen, who calculate the angles and position of the brackets and plates, also have to be right on the nail in their measuements as do the fabricators who do the actual cutting and welding - any mistakes and the pieces won't fit together."

John Pennie - applying 40-years experience in the steel fabrication industry to the new club project.

Fitting it together is the job of the company's six-man rigging crew, who like the factory men are all from the Mid-North Coast area.

Using two cranes, one 40-tonne the other 20-tonne, to lift and position the pieces, the riggers are required at times to work from seemingly impossible positions 20 metres and more above the ground.

Watching them clamber around high overhead on nothing wider than a 200ml-wide (20-centimetres) piece of steel, positioning and bolting suspended lengths of steel girders, is to appreciate the fact that they certainly earn every cent of their money.

ODD ANGLES

Speaking with over 40-years experience behind him, John Pennie, who it should be explained keeps his feet firmly on the ground these days, regards them as one of the best rigging crews he has ever worked with.

The highest pieces of steel, which rise 27 metres above the ground, are the four vertical masts that give the building it's maritime visage.

Because the steel framework provides the basis for the architectural features

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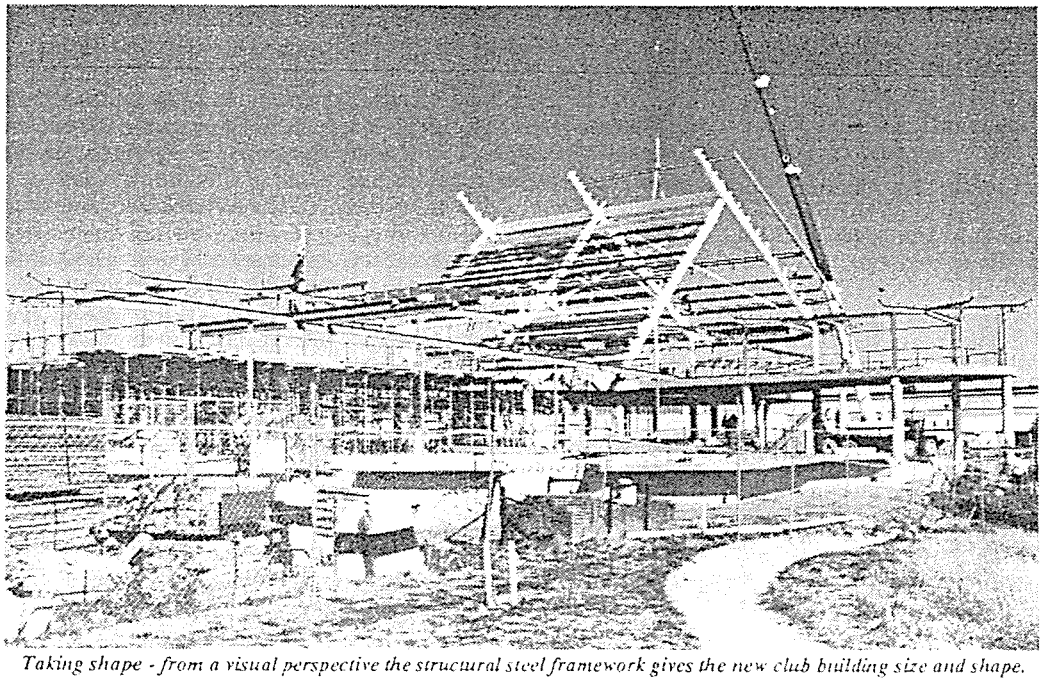


Taking shape - from a visual perspective the structural steel framework gives the new club building size and shape.

Portfolio Aug 1992

APPRENTICE TRAINING SCHEME

By the time construction of the new club is finished early next year, some 10 to 12 apprentices will have gained work experience on the project.

Under a policy reached between the RSL Club, Civic Constructions and the NSW Labour Council, sub-contractors are obliged to take on an apprentice for every five tradesmen they employ within their company.

To date seven apprentices have been engaged, two of them with Port Macquarie plumbing contractors, Moore & Townsend, three by structural steel fabricators, H.F. Hand Pty. Ltd., and a further two by Form 2000, the company erecting the formwork for the construction of the suspended concrete slabs.

TRAINING POOL

In the case of H.F. Hand, the three apprentices are indentured on a full-time basis, while the other three have been engaged under a special apprenticeship training scheme.

These latter apprentices belong to the North Coast Group Training Authority, a body specifically established by the Government and the Union movement to provide apprenticeship training.

The authority presently has a pool of 46 apprentices covering all trades who are available to sub-contractors on a temporary basis. That is to say a sub-contractor is able to engage an apprentice for the duration of a specific contract job.

OFFSET SHORTFALL

In the case of our project for example, the two plumber's apprentices will work with Moore & Townsend until the plumbing contract on the building is completed. They will then go back into the pool to be engaged by some other employer on another job.

The scheme is designed to offset the shortfall of employers willing, or perhaps more to the point given the current state of the economy, able to take indentured apprentices.

On-site industrial relations officer, Steve Bishop, said the main benefit of the apprenticeship training scheme was that it provided a means that would otherwise be unavailable for young people to gain the necessary practical skills and work experience necessary to complete their apprenticeship papers.

Steve Bishop gives apprentice plumber Andrew McPhan a helping hand.

There are benefits for the sub-contractor in terms of the economic advantage of employing an apprentice, while on a wider level the country benefits through increased apprenticeship opportunities and a broadening of the national works skill base.

Steve said more apprentices may be engaged as the electrical and carpentry aspects of the project came to the fore.

"Through our electrical sub-contractors, Chei Australia, we have already developed a scheme with the Oxley County Council to allow its apprentices to come on site and gain fieldwork experience in large commercial projects such as this.

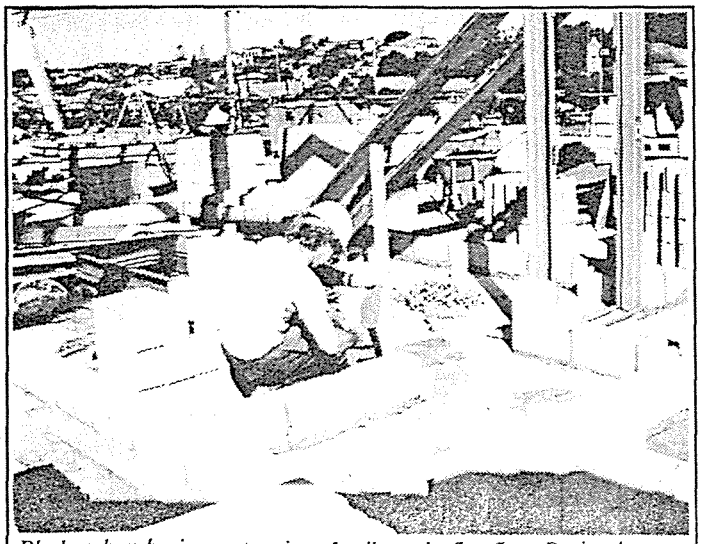
"This is in addition to the apprenticeship training scheme which Chei Australia will also be involved in," Steve said.

By the end of the project he expects some 10 to 12 apprentices from the training group, which covers the Hastings, Macleay and Manning districts, to have gained on site work experience.

VALUABLE EXPERIENCE

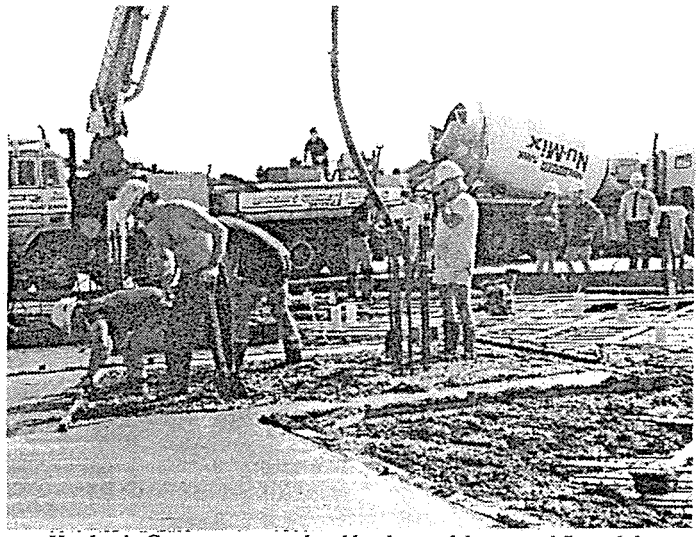
From their point of view it will be valuable work experience too. As Steve explains: "Working on a major development with five or six trades going at the same time affords them with an opportunity to see what really happens in the world of commercial construction.

"Their technical and theoretical training covers not just cottage construction, but everything up to large commercial developments, so working on a major project such as this gives them the sort of practical experience that is difficult to come by, particularly in country areas," he said.

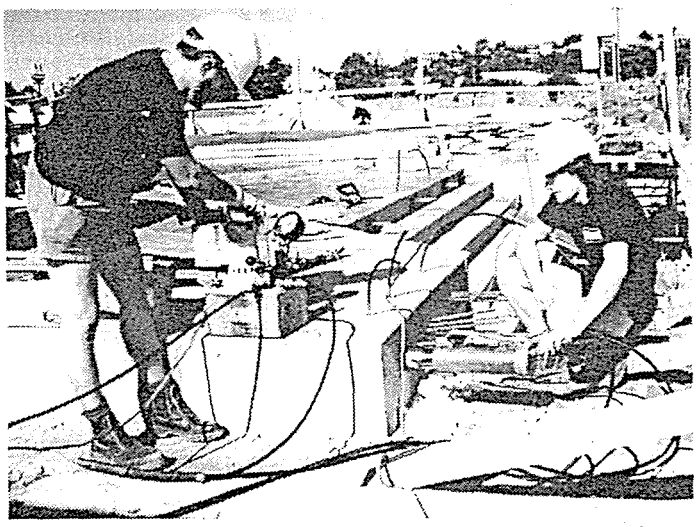


Blockworkers begin construction of walls on the first floor. During the coming months brick and block laying will be a major element of the building program.

Portfolio June 1992



Hard at it. Concretors spread and level part of the ground floor slab.



A critical part of the work is carried out 24 hours later when these workmen from Aus Stress, Alistair Robbie and Brett Beard, tensioned the steel cables embodied in the slab.

THE BIG POUR

Monday, May 18, was a big day on the new club site By 6am a crew of 30 men had gathered ready to pour, spread and level the first section of the ground-floor concrete slab.

Form-workers had spent the past two-weeks erecting the scaffolding and slab base, while the plumbers, electricians and stress-cable layers had also been busy the past week doing their bit.

The first load of concrete arrived at 6.30am and from then on it was all systems go as 10 concrete trucks began a non-stop shuttle between the Nu-Mix batching plant and the site.

Each dumped their load into one of two concrete pump trucks parked either side of the formwork. Via huge overhead booms the concrete was piped across the decking, which covered some 50sq. metres - about half the size of a footy field.

Two six-man teams of concretors did the hard slog, directing the boom, spreading, vibrating and levelling the 357 cubic metres of concrete it took to complete the slab.

Apart from the 10 truck drivers and the two men it took to operate each pump truck, an electrician and plumber were on site to keep an eye on their work along with two cable-stressers, two form-workers, a couple of steel-tiers and a project manager or two.

For six solid hours the semi-liquid concrete was poured, vibrated and levelled into place and by the time the last bit was being poured, workmen were already walking on the earlier work, smoothing and polishing the surface.

It was the biggest concrete pour since the construction of the TAFE college and with everything going right to plan there were a lot of smiling faces at 12.30pm.

Criss-crossed throughout the slab are high tension steel cables which carry the bulk of the stress load.

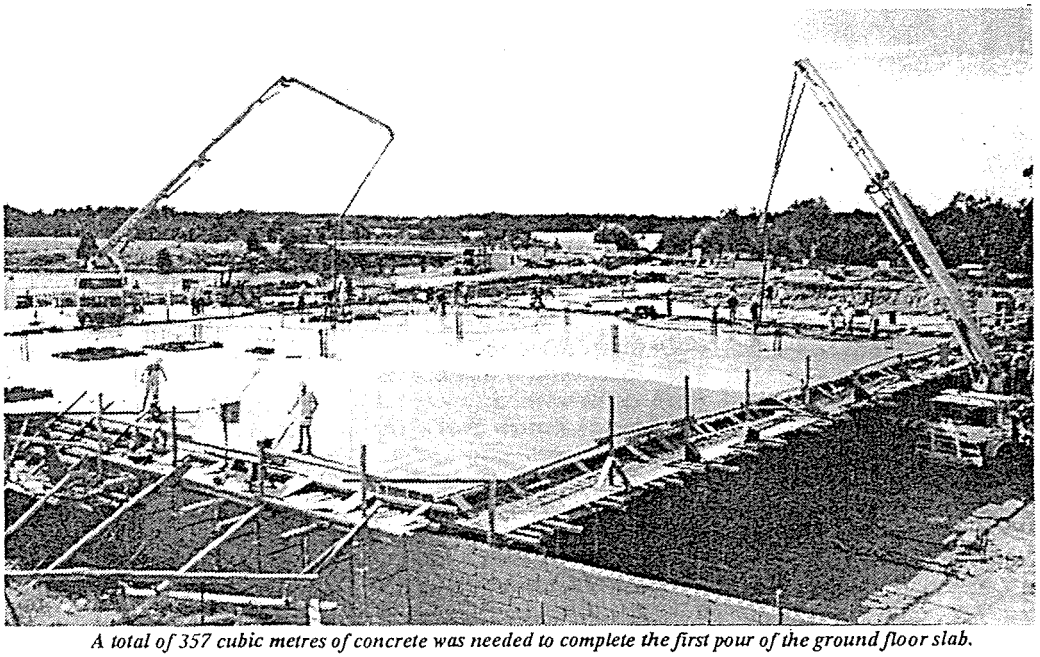
The one-inch diameter cables are laid in galvanised iron envelopes and pre-stressed prior to the pour. After the pour they are further tightened with a final tension being applied seven days later at which time each envelope is completely sealed with epoxy resin and the ends concreted over.

Another pour of similar proportions and three subsequent pours of some 200 cubic metres each are needed to complete the ground floor slab.

At the time of writing the major work being carried out was the construction of formwork for both the second ground-floor pour and for the first section of the first-floor slab

It's expected most of June will be taken up completing the major concrete works on the ground and first floors.

Club General Manager Keith Glover and our man on site Ted Brown, survey the progress of works.



A total of 357 cubic metres of concrete was needed to complete the first pour of the ground floor slab.

Portfolio June 1992

NEW CLUB PROJECT STARTING TO STIMULATE LOCAL ECONOMY

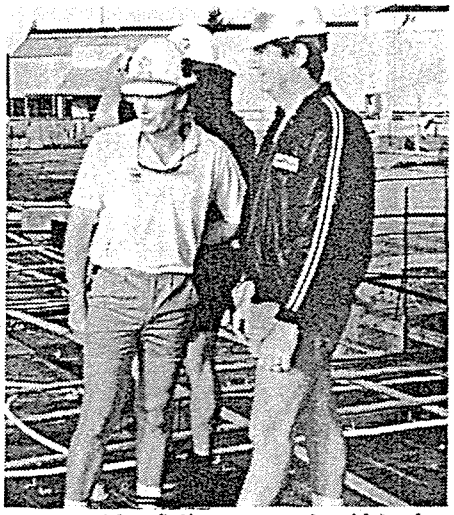
The construction of the new club has already begun to show signs of stimulating the local economy. Under the construction contract agreed to between the Club and project builders, Civic Constructions (Aust) Pty. Ltd. wherever possible local suppliers, tradesmen and workers are being used.

The result of this agreement will see most of the $10 million construction cost element within overall $21 million project, filter back into the Hastings community.

Some specialist outside workmen were needed for the foundation works, but even so, much of the equipment and operators were local men, and from here on it's expected between 70% and 80% of the construction workforce will be local contractors, tradesmen and labourers.

Port Macquarie plumbing company, Moore & Townsend have won the contract to complete the building's entire plumbing schedule and in addition to their own six tradesmen will employ another four or so local plumbers to carry out the work.

Chei, an Australia-wide company specialising in large commercial contract work will carry out all the electrical work using 10 Hastings Valley electricians.



Steve Bishop (left) confers on-site with local plumbing contractor Mike Townsend.

While the brickwork contract has yet to be let, the initial blockwork was carried out by Neil Tate, a Laurieton based bricklayer. Also, the majority of concretors undertaking the huge task of laying the ground-floor and first-floor slabs are local hands, while the Port Macquarie Nu-Mix firm has won the contract for the supply of the concrete.

In addition to tradesmen, Civic at the behest of the Club is also encouraging companies winning contracts to take on apprentices.

Civic spokesman, Steve Bishop, said several companies which had won contracts had now agreed to engage apprentices and this was being co-ordinated with the Mid-North Coast Apprenticeship Board.

"We'd like to see as many companies on site as possible offer new apprenticeships and this is one of the considerations we make in letting contracts," he said.

He also said that while many people had lodged employment applications since the work began, it should be understood that trade work was being contracted out and to date few jobs for general builders labourers had become available.

"We are not yet at the stage where we can employ large numbers of builders labourers, but as the work progresses and such jobs become available we will be filling them from the local workforce," he said.

Through wages, materials, goods and services, the local economy has already started to benefit, but by the time the building is completed we would hope that it has been stimulated into strong growth pattern, not only through direct cash injection from the project, but also by signalling a new development confidence in the area.

This point was remarked upon by Bill Drinkwater, one of the local electricians who has been employed by Chei. "Getting 20 or 30 families back into the workforce through this project is a good way to get the local economy going again and hopefully it will kick on from there," he said.

Mike Townsend of Moore & Townsend was of the same view. "We'll have 10 blokes on the job and that's good for the town, but more importantly if people see projects of this size going ahead it is likely to have a domino affect in terms of new development and that is definitely what we need and want," he commented.

Traxcavator owner, Mick Lukins, who carried out some of the excavation and foundation work, said he was pleased the Club had "toughed it out" and got the project going in such hard economic times.

"It obviously hasn't been easy, but a lot of people are pleased to see this site working he said.

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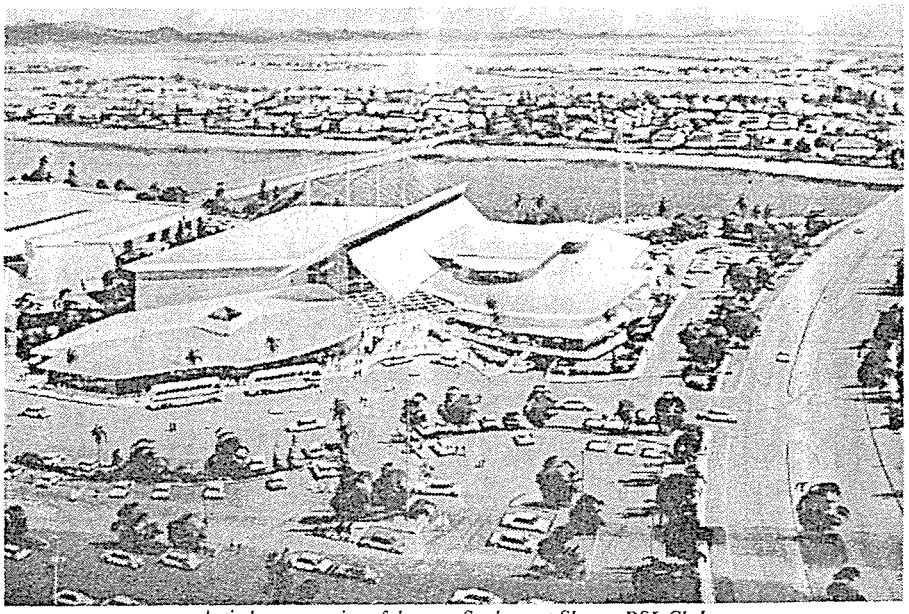
NEW CLUB DEVELOPMENT

Building Design 21st Century Blueprint for Club Industry



Artist's prespective of the new Settlement Shores RSL Club

One of the striking contrasts between the present Club building and the new one being built at Settlement Shores is the extensive use of glass.

Except for the John Oxley Restaurant, the present building has very little natural light penetration or window views, but this will certainly not be the case with the new building.

The ratio of glass in the public areas of the new club is 85 per cent which means that patrons, wherever they may be, will be very much in touch with the outside world.

MARITIME THEME

Such extensive use of glass gives the building a 21st century look and also gives it a light, airy ambience which takes full advantage of our town's famous climate and natural vistas.

The distinctive maritime theme reflects the strong maritime history and environment of Port Macquarie and this aspect is further enhanced by the special marina elements along the Governor's Way canal frontage.

This includes the utilization of the mould of the world-famous maxi-yacht "Windward Passage II" as a special yacht bar. The fibreglass mould, used in the yacht's construction, is an exact replica with an overall length of 80ft and a 20ft beam.

The interior has been converted into a self-contained bar accommodating 60 people and featuring sailing memorabilia, including copies of the numerous trophies won by Windward Passage I & II.

DESIGN MODEL

The yacht bar is just one of the many unique elements contained within the new club which will allow the presentation of merchandise and services in ways that are unprecedented within the club industry.

In this context the building will be a landmark development and a design model for the club industry, providing it with a blueprint for future development direction.

The facility is primarily a club/retail/leisure centre covering some 9500 square meatres of floor space over three levels (The present club building has an area of 7200 square metres).

The basement is taken up with an undercroft car park, a Sports & Recreation Bar and Disco Room, plus workshops and plant areas.

The ground floor contains the major trading areas for the club, retail and commerical elements.

Club amenities include a Member's Bar, General Bar & Lounge, Casino-style Gaming Room, Sports Gaming & Recreation Lounge, International Food Court & Brasserie, Bottle Shop with provision also for a three-section Auditorium.

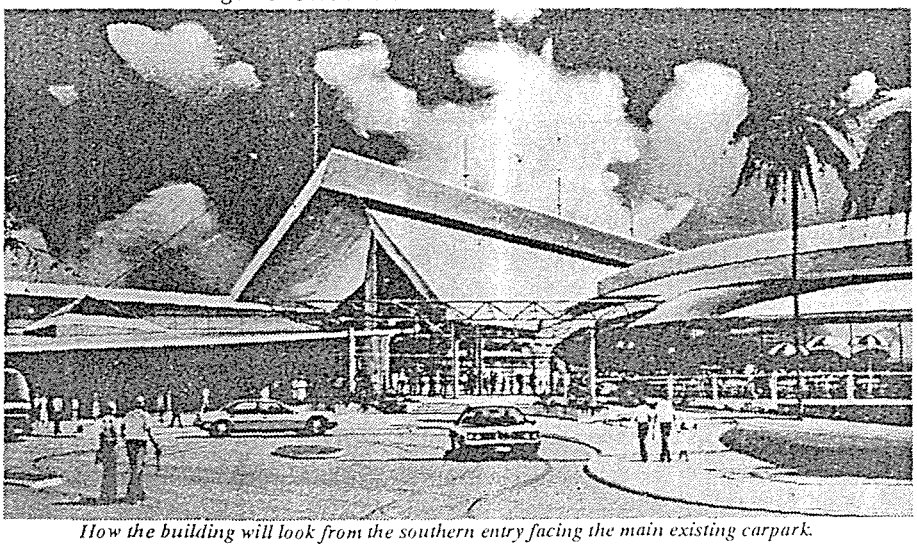
The retail area covers some 1400 square metres in the south-western section and can best be visualised as an extension of the Settlement City Shopping Complex.

IN-HOUSE BREWERY

The commerical components include a Family Restaurant, a public licensed Tavern with terraced Beer Garden, the "Windward Passage" Yacht Bar and a Boutique Brewery, which will brew and market a local beer through the tavern. Through the use of large glass viewing windows, people will be able to see the complete brewing process.

The mezzanine or first-floor houses up-market club areas including a Five-Star Restaurant, Cocktail Lounge and Special Gaming Lounge.

It also accommodates the club's administration offices, function rooms, RSL Sub-Branch and Legacy Club offices and meeting rooms.



How the building will look from the southern entry facing the main existing carpark.

Portfolio May 1992

PROGRESS REPORT

Apart from the construction of a concrete block wall, all of the work on the new club site to date has been to do with excavation and foundation work.

This has involved preparation of the site through further excavation, completion of the foundation piling grid, and the concrete capping of these piles.

The piling grid, which has now been completed, has been a major task with some 280 15-inch diameter pilings having to be connected to bedrock some 9-metres below ground and then filled with steel re-inforced concrete.

While a good part of the piling work was undertaken in the initial site works carried out in early 1989, building design changes have required an expanded piling grid.

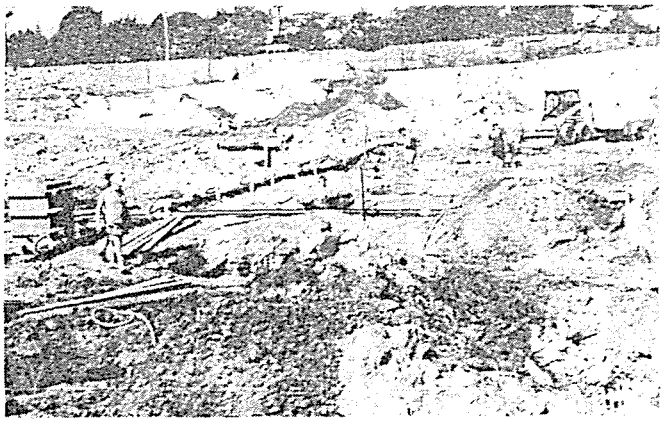
Pile-capping, which entails the construction of large concrete blocks atop the piles to form a solid base for the building support columns, was well on the way to being completed at the time of writing.

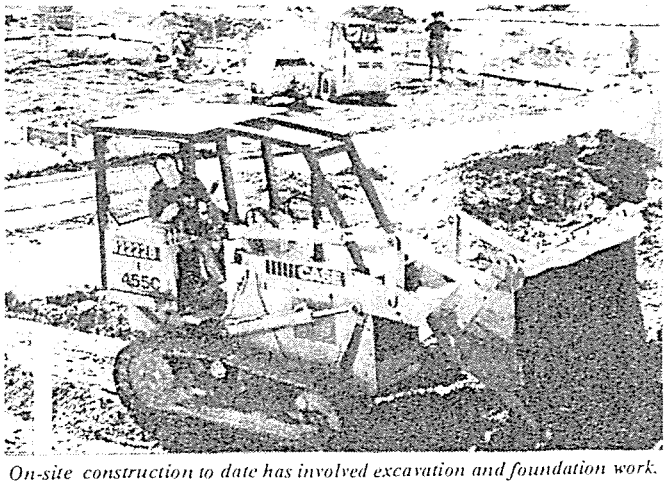
With this done, workmen had began the task of erecting scaffolding to enable the first section of the first-floor concrete slab to be poured.

This work also involved the preparation of formwork for the high-tensile re-inforced concrete columns which will hold the slab up.

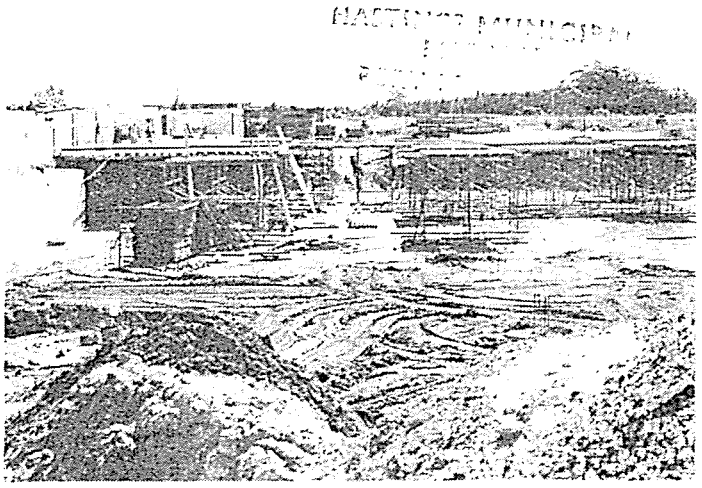
Overall, the ground-floor slab, will cover an area of some 7000 sq.metres. Because of its size it will be constructed in quarters with some 300 cubic metres of concrete needed for each quarter.

By the end of this month workmen expect to have half the slab poured and rendered.





On-site construction to date has involved excavation and foundation work.



With the piling work completed, workmen are now preparing the formwork for the first floor slab.

THE AUDITORIUM QUESTION

"TO BE OR NOT TO BE?"

Here's The Answer!

YES! There has always been provision for a major Auditorium /Entertainment Centre in our new Club building plans.

This important facility was shown as part of the widely-advertised public display of our Club's plans held in the Hastings Municipal Council chambers in Burrawan Street in mid-1991; and for much longer than usual.

The extended display period was an acknowledgement by our Club Board and the council of the significance of the Club's facilities to the community; and the need for all sectors of the community to be fully aware of the range of facilities our Club intends to provide in our new environment.

The two-session briefing for Council's senior staff (including tourism members), the news media, Chamber of Commerce and near-by residents, was conducted in mid-1991 at which the whole proposal was explained in detail.

Subsequently, the complete plans, including the main auditorium, have been on display in the Club's Foyer. They are still there in toto.

They show that the main auditorium has always been scheduled as a phase 2 development project; and our Club Board is still examining ways and means by which to undertake this facility's construction concurrently with the phase 1 building program. A very expensive enterprise.

No change of plans - no mystery!

Whatever the outcome, the main Auditorium floor will be poured as part of phase 1. Accordingly, and with a little imagination, interim major convention/seminar facilities can be provided.

Our Club's function management staff have already addressed this issue and a practical workable solution is at hand.

Smaller convention/seminar meetings are also provided for within the new Club facility so that overall there will be no diminution of the present scale of services available to Club members and clients.

Our Club's senior management is arranging, as usual, for a full scale of activities in our new premises. Club members and our local community should have no fear that our Club directors and our Council are in any way remiss in their initial concern and interest in propagating services and facilities to maximise our community's potential benefit.

LAURIE HOARE
Club President.

Portfolio Aug 1992