

Public Notice Summary Report

Project name	Proposed Lease Warringah Golf Club
Public notice period	2 nd October 2024 to 31 October 2024
Background	Northern Beaches Council proposes to grant a lease to the Warringah Golf Club Limited located on the land known as Lot 1 and 3 DP 829465 (also referred to as Part Lot 2742 DP 752038), for the purpose of operating a golf clubhouse and associated services, for a term of 20 years. As the landowner, Council has provided public notice in accordance with relevant sections of the <i>Local Government Act 1993</i>.
Total number of submissions	23
Summary of findings	23 submissions were received during the notice period with all being of positive sentiment.
Notice approach	This public notice was implemented and reported in accordance with Section 47 of the <i>Local Government Act 1993</i>. The notice was promoted through letters to adjoining properties, on-site signage and a notice page established on Council's website. Contact details were provided should people have questions.

How we notified

Properties notified by letter	73 letters
Signage installed onsite	3 signs
Council website	https://www.northernbeaches.nsw.gov.au/council/news/proposed-lease-new-warringah-golf-clubhouse-north-manly

Document administration

Version	1.0
Date	8 January 2025
Approval	Content provided and approved by Property Commercial & Tourist Assets Team
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

Findings

Theme	What we heard	Council Response
Positive Community Sentiment	The community has expressed positive feedback regarding the Golf Club's 20-year lease. There is enthusiasm for the integration of the Golf Club with nearby recreational and sporting facilities. The clubhouse, with its dining and amenities, is seen as a valuable opportunity to foster community connections and support local sporting organisations.	Council supports the granting of this lease agreement.
Capital Investment & Construction of the Clubhouse Supported	The relocation of the Warringah Golf Clubhouse is eagerly anticipated, and there is strong support for the Golf Club's \$8 million investment in the project, which is expected to create a valuable community asset.	Council supports the creation of this community asset for long term community benefit.

APPENDIX 1 Verbatim Community & Stakeholder Responses

Website Submissions

1	19048	I fully support the granting of this lease. It represents the final piece in the relocation of the Golf & Community Club which has already been approved. The 20 years will provide the club the certainty it needs for the investment it is making into community land.
2	19049	I support the granting of this lease so that the long overdue commencement of the building of the club can commence. It will be a great addition to the local community
3	19178	This lease is the final step in the approval process for the new Warringah Golf Club. The club will fit seamlessly with the redeveloped Warringah Recreation Centre site at North Manly providing much needed meal, bar and recreation facilities in the North Manly / Allambie local areas right alongside the planned new tennis and squash courts and exciting gymnasium development. The Warringah Golf Club has committed to building a state of the art, sustainable facility at the culmination of a process that has taken over 10 years to reach fruition. The club has received approval for the Building Development, Construction Lease, Licenced Club and Cafe / Restaurant and it makes perfect sense that the final piece of the puzzle, this Ground Lease, is approved. With a commitment to invest \$8 million into the build the length of the lease must be at least 20 years. I wholeheartedly support the granting of this lease and note that there has been overwhelming support to date for the development with all concerns dealt with.
4	19199	the new golf clubhouse facility to be built will be brilliant for the community. it will update that area and improve property values.
5	19200	I think its more than reasonable to grant at least a 20 year lease to the golf club. They are making a major investment that will benefit the local community at large.

		Regards
6	19202	The Warringah Golf Club will invest in excess of \$8,000,000.00 into the construction of the clubhouse facility which has already received approval for the Building Development, Construction Lease and Licenced Club and Cafe / Restaurant. This clubhouse will offer meal, bar and recreation facilities to the North Manly / Allambie local areas and will compliment the planned new tennis and squash courts and exciting gymnasium. The redevelopment of the entire lot DP829465 which incorporates the new Warringah Golf clubhouse is a long term deployment of not only community assets but also those of the Warringah Golf Club as set out above. Accordingly it entirely makes sense that a minimum 20 year lease be granted to the Warringah Golf Club for that portion of lot DP829465 which the Warringah Golf clubhouse will occupy. With the foregoing in mind a hereby give my unequivocal support to the granting of a minimum 20 year lease to the Warringah Golf Club.

7	19204	I fully support Council awarding a 20-year lease for the new Warringah Golf Club which will be built as part of the redeveloped Recreation Centre. Warringah Golf Club has met and been awarded approvals with each and every step in relation to the new clubhouse and a 20-year news will provide the club, its members and the local community with assurance for its future. Warringah Golf Club will be investing millions of dollars in the new clubhouse, and it is only reasonable that the club will be given a 20-year lease so this investment will be able to realise its full potential as valuable community asset over the term of the lease periods. The Club has received Development Approval to build the new clubhouse and early developments works will commence shortly to prepare the site for construction. Once completed, the clubhouse will support all Recreation Centre users plus golfers and become a much-desired local hospitality venue. The clubhouse lease will complement the golf club's 20-year lease for the 18-hole golf course and provide further assurance for its long-term viability.
8	19207	Having ticked all the boxes for the various approvals I fully support this final proposal to award a 20 year lease to the Warringah Golf Club

9	19209	It is pleasing that the DA for the above precinct has been approved in principle that includes a restaurant bar. Commonsense prevails! Now we are obtaining Community feedback for a 20-year lease for the Golf Club. My view is that it should be 30-year lease in line with Gymnastic precinct being built across the road. Hopefully I am wrong. If correct they should be aligned. The Warringah Golf Club proposed has been a very drawn-out process over 10 years. The Club has been through so much torture, and we need to get this built for the Community. As I have stipulated many times, the new Club will cater for all sports such as; -Tennis, -Squash, -Rugby League, Rugby Union, Touch football all from local grounds. In addition, the new precinct complements the new Gymnasium and visitors to our great Community. Furthermore, the capital investment for the Community Club will be at least \$8M. This will be at the expense of Warringah Golf Club. I know there has been very positive feedback from all Surveys conducted many times. Base on my above comments I fully support the approval of a 20-year lease (should be 30 Years) for the new Club. Let's get moving for our great Community.
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10	19210	It is pleasing that the DA for the above precinct has been approved in principle that includes a restaurant bar. Commonsense prevails! Now we are obtaining Community feedback for a 20-year lease for the Golf Club. My view is that it should be 30-year lease in line with Gymnastic precinct being built across the road. Hopefully I am wrong. If correct they should be aligned. The Warringah Golf Club proposed has been a very drawn-out process over 10 years. The Club has been through so much torture, and we need to get this built for the Community. As I have stipulated many times, the new Club will cater for all sports such as; -Tennis, -Squash, -Rugby League, Rugby Union, Touch football all from local grounds. In addition, the new precinct complements the new Gymnasium and visitors to our great Community. Furthermore, the capital investment for the Community Club will be at least \$8M. This will be at the expense of Warringah Golf Club. I know there has been very positive feedback from all Surveys conducted and we should now move ahead. Based on the above I fully support the 20 Year Lease for the new clubhouse site - should be 30 Years.
11	19212	Fully support the granting of the lease to Warringah Golf Club on the basis of them providing investment in building a club house that the whole community can utilise.
12	19221	Following the recent approvals for the new Community Sports Club project, primarily funded by the Warringah Golf Club, a 20 year lease on the site is an entirely appropriate response to guarantee that the new resource will be a valuable community asset into the future.

13	19224	With a commitment to invest upwards of \$8 million into the build the length of the lease must be at least 20 years. The members have been waiting for a new clubhouse for about 10 years so the lease couldn't be any less than 20 years.
14	19229	Warringah golf club will commit a large sum of capital to build a community club and family entertainment venue. A long term lease is only fair to allow the club return on its investment. I am in full support of a 20 year lease being granted to the club.
15	19233	The club has received approval for the Building Development, Licenced Club and Restaurant and now let us make the last step to get this approved.
16	19234	I am writing in support of the proposed 20 year lease for a new community clubhouse for Warringah Golf Club. This is an opportunity to complete the final part of the process of providing a family friendly, state of the art facility in the District Park area. There is already approval for a restaurant and bar in the clubhouse, which would be accessible to the general community, not just golf club members and a 20 year lease would be the minimum, considering the substantial capital investment by Warringah Golf Club. The approval of the proposed lease would be the final step in providing a modern, community facility in the area between Manly and Brookvale and I fully support it.
17	19288	I believe the Warringah Golf Club clubhouse will add benefit to the Warringah Recreation Facilities and give a much wider group of residents access to a dining and social facility in an area that currently has nothing close of this type
18	19305	Our family positively supports the construction of a community based club on the proposed site. Our family members all live within 2-4 kilometres of the site proposed and we are looking forward to enjoying the ambience of a modern facility and will certainly frequent the club on a regular basis. There has been a lot of community chatter about the building of this clubhouse on Kentwell Road, North Manly. We urge our council to finalise the approval of this clubhouse as a matter of urgency. The community has been waiting far too long for this much needed facility.

19	19320	PJ05804 I am aware that the Warringah Golf Club have been awarded a twenty year lease on the new clubhouse. That's great news. Im excited that this is all part of a grander plan to provide more facilities to the community.
20	19456	I totally support the 20 year lease as certainty is required with the extensive capital commitment.
21	19956	I am writing to once again show my strong support for the proposed new Warringah Golf club house and car parks. It will provide great amenities for everybody in the local community; whether they be sports people, individuals, families or visitors to the area. Given the size of the project it is imperative that the golf club be issued with a new 20 years lease agreement to go hand in hand with their significant investment.

Email Submissions

22	2024/756512	I am writing as a resident of Manly, to offer my support for the proposed 20-year lease for the new Warringah Golf Club clubhouse site. I am aware that this lease is the final step in the approval process and I believe that it will fit seamlessly with the redeveloped Warringah Recreation Centre site. I also believe that this site will provide much needed dining, bar and recreation facilities in the North Manly / Allambie local areas, and would be a fantastic asset that will benefit the broader local community, as it sits right alongside the new planned tennis, squash courts and gymnasium. Symbiotic and sustainable progress in the community is a good thing, particularly as the region will receive a state-of-the-art facility that the Warringah Golf Club has committed to build, noting that this is at the culmination of a process that has taken over 10 years to reach fruition. I am aware that the club has already received approval for the Building Development, Construction Lease, Licenced Club and Café / Restaurant, so it
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		makes perfect sense that the final piece of the puzzle, this Ground Lease is approved. It is only reasonable that if Warringah Golf club is committed to investing upwards of \$8 million for the build of an asset that will benefit the broader community, that they should receive a lease of at least 20 years. I note that there has been overwhelming support to date for the development and all reasonable concerns dealt with, so I wholeheartedly support the granting of this lease. Regards
23	2024/756849	I note from your recent newsletter that you are calling for submissions from the public concerning the proposed lease. I have made previous submissions regarding this matter which have always been acknowledged by you. I can only reiterate my fullest support for your granting the lease. The new clubhouse will provide a ready social hub for sports people as well as the general public particularly those that live nearby. The cost of erecting the clubhouse is being entirely funded by Warringah Golf Club and a 20 year lease is appropriate for it to build up its finances. I look forward to your eventual granting of the lease. Sincerely