

ITEM 5.2	ADMINISTRATOR MINUTE NO 11/2017 - DISTRICT PARK LEASES AND SPORTS AND COMMUNITY BUILDING EXPRESSION OF INTEREST AND TENDER
TRIM FILE REF	2017/233227
ATTACHMENTS	NIL

BACKGROUND

Following the adoption of the District Park Plan of Management in late 2015, the former Warringah Council was preparing to go to tender to consolidate the three key leased areas in District Park - being the Warringah Golf Course, the North Manly Bowling Club and the Warringah Recreation Centre - into the one lease including the construction of a new sports and community building.

I placed this process on hold in September 2016 pending the outcomes of the Northern Beaches Sportsgrounds Strategy and Golf Courses Review to ensure the best future use of these sites for the community. What is clear from these reviews is that there is a shortfall of sportsfields and, while all efforts will be made to provide additional sportsfields in other ways first, this land should not be 'locked up' in long term leases as forecasts suggest it may be needed to address demand in the future.

Now that the Sportsground Strategy has been set, I believe it is appropriate to re-commence this tender process consistent with the Strategy, noting that in this hold period the three leases were extended for valid operational business reasons, as follows:

- Manly Leagues Club North Manly (formerly the North Manly Bowling Club) – lease expires 31 August 2018
- Warringah Recreation Centre – lease expires 31 August 2018
- Warringah Golf Course – lease expires 31 August 2019

As such I now ask staff to progress this long term minimum 20-year consolidated lease to public tender, being:

- The existing bowling club (Manly Leagues Club North Manly) site
- The existing Warringah Recreation Centre
- The existing Warringah golf course, noting that to provide greater flexibility for Council and the community there will be a separate but linked lease for the northern nine (9) holes that will be on an initial term of up to five years, with extension clauses at the discretion of Council in the years 2022, 2027 and 2032
- The requirement to construct and operate a new Sports and Community Building within the leased area

Further, having discussed the social impacts of poker / gaming machines in the community with a number of community members and former Councillors I agree that this is an important issue that should be addressed in this tender. As such, I have also asked staff to include a measure in Council's tender evaluation about this issue and that this measure should also then be rolled into any future lease that is created.

MOTION:

That Council proceed to a two stage tender process for 'District Park Leases and Sports and Community Building' as detailed in this Administrator Minute.

A handwritten signature in black ink, appearing to read 'Dick Persson', with a stylized, flowing script.

**Dick Persson AM
ADMINISTRATOR**