

## Community engagement summary report

<b>Project name</b>	Keirle Park Tennis Centre Lease Notification
<b>Your Say campaign period</b>	1 – 28 September 2022
<b>Background</b>	<p>In accordance with Section 47 of the Local Government Act 1993 and the Crown Land Management Act 2016 and Section 70 of the Crown Land Management Regulation 2018, Council gave public notice of its intention to grant a lease to operate the six (6) tennis courts and clubhouse located at Keirle Park, Manly.</p> <p>The lessee, Manly Warringah Tennis Association, will have exclusive management and operating rights of the tennis courts to provide tennis court hire and recreational programs for the community for an initial period of five years with a further option period of five years.</p> <p>The engagement was planned, implemented and reported in accordance with the Northern Beaches Council <a href="#">Community Engagement Matrix</a> (2017). The project's impact was assessed as level four (lower impact local) resulting in a community engagement process devised on a single staged approach.</p> <p>A project page was established on our Have Your Say platform and included project information and the lease plan.</p> <p>Feedback was captured through an online submission form embedded onto the project page. Email and written submissions were also invited.</p>

<b>Key Outcomes</b>	
<b>Number of submissions</b>	3

<b>How we engaged</b>	The project was primarily promoted through onsite signage, resident notifications, Council's E-News and our Have Your Say community engagement newsletter.
<b>Properties notified</b>	31
<b>Signage installed</b>	2
<b>Visitors to page</b>	577

What we heard*	Resident Comment (verbatim*)	Council Response
1.	<p>To the Northern Beaches Council</p> <p>I am writing this submission as an operator of tennis facilities on the Northern Beaches and in relation to the proposed granting of the lease for the operation and management rights of Kerlie Park Tennis Centre to the Manly Warringah Tennis Association.</p> <p>Below are a couple of points for the council to consider:</p> <p><b>Funding facility upgrades</b>  One of the concerns in the tennis community is regarding whether the Manly Warringah Tennis Association has the funds required to upgrade and maintain this facility over the proposed 10 year lease. Maintaining a good standard of facilities for participants during the proposed tenure will require new court surfaces, new court lighting, fencing upgrades along with a clubhouse refurb which will be in excess of \$400,000.</p> <p>There are several examples of Sydney Tennis venues that have become run down and almost unplayable when long term leases have been automatically granted to not for profit groups who lack the funds and heavily rely on grants for facility upgrades.</p> <p>In the scenario of going to open tender, a professional operator would become responsible for funding these upgrades and providing quality facilities for the community to enjoy over the full length of the lease.</p> <p><b>Granting operating and management rights</b>  The Manly Warringah Tennis Association provide a valuable service as the provider of tennis competitions on the Northern Beaches and utilise the Kerlie Park Tennis venue to help administrate and deliver the competitions. They do not however manage or operate this facility and instead transfer this responsibility onto a commercial tennis operator through a subletting / licensing type of arrangement.</p> <p>To achieve a better outcome for the community, a more appropriate way to deal with this is to provide the Manly Warringah Tennis Association with a direct contract with council for court access during specific times and use of the clubhouse to help administrate and deliver their tennis competitions.</p> <p>This also provides the opportunity for council to conduct a competitive tender process for the operation and management rights of the venue which is a true reflection of how this venue is currently operated. There are several</p>	<p>Thank you for your submission.</p> <p>Council appreciates your interest in this notification.</p> <p>In this instance, due to the Not-for-Profit status of the current lessee, Council chose not to go out to public tender for the proposed new lease of the facility.</p> <p>Your feedback is however important to us and will be taken into consideration should we look to tender the facility in the future.</p>

	<p>successful examples of this dual contract type of arrangement at other tennis venues in Sydney including the Willoughby council LGA.</p> <p>Financial return to council The Northern Beaches council has (like a lot of other council's) made financial losses during covid and are looking for ways to improve their financial position. Running a competitive tender process for the operation and management rights will attract a much higher financial return on this facility from a professional operator than not for profit entities who usually pay well below market rent.</p> <p>Conclusion The best outcome for the community is the following: 1. The facility has the appropriate capital investment to ensure it remains in good condition throughout the length of the lease. 2. The Manly Warringah Tennis Association has a home to deliver tennis competitions across the Northern Beaches. 3. A competitive open tender for the operation and management rights is a fair process and provides the community with the best possible outcome. 4. The council receives a good financial return on one of its major sporting assets.</p> <p>Thank you for taking the time to consider the points in this submission.</p>	
2.	<p>SOMETHING MUST BE DONE ABOUT THE PARKING AREA.... RUGBY TRAIN ON KIERLE PARK ON MONDAYS IN THE FOOTY SEASON.. THE DOUBLE PARKING AND PARKING IN THE ENTRANCE IS DANGEROUS AS YOU CAN'T DRIVE IN SAFELY.... DO SOMETHING WITH THE PARKING .....</p>	<p>Council acknowledges your concerns in relation to carparking at Keirle Park and your comments will be directed to the appropriate council department for a response.</p>
3.	<p>I think this is a good idea.</p>	<p>Thank you for your submission</p>

*\*Personal details have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.*