



MANLY WARRINGAH BASKETBALL ASSOCIATION LIMITED

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Box 396, Narrabeen, NSW 2101

16 December 2022

Mr Jose Menano-Pires
Councillor - Northern Beaches Council

Cr Menano-Pires,

We wish to bring to your attention concerns we have regarding DA 2022/1649, the \$20m proposal by the Department of Education to upgrade the Narrabeen North Primary School. This appears to be an early stage of the long mooted Narrabeen Education Precinct plan.

We write as the past and present Presidents of Manly Warringah Basketball Association (MWBA) on behalf of our 4500 members. We have four primary areas of concern: consultation; preparation; compliance with the lease; and, timing.

With respect to **consultation**, the applicant states that it has consulted widely with the community. This is an extremely generous interpretation.

Northern Beaches Indoor Sports Centre (NBISC) shares a boundary with NNPS. It provides thousands of hours of free use to NSHS and NNPS. It has not been consulted. Manly Wheel Eagles, our wheelchair sports arm, is a regular user of NBISC and beneficiary of the Return and Earn machine. They have not been consulted.

MWBA pays for over 6000 hours per annum at NBISC. We have not been consulted. Academy Netball and its 1400 members use NBISC for nearly 1500 hours pa. It has not been consulted. Manly Warringah Volleyball Association is a regular user of NBISC. It has not been consulted.

The Department has caused Tomra to remove the Return & Earn machine from the NBISC parking lot. The estimated 25,000 users who deposit 5 million containers pushing \$500,000 into local community groups have not been consulted.

On the southern side of NBISC is a Council built car park that services the AFL and Soccer clubs who use the Council built synthetic turf oval at NSHS. This car park will be unavailable for the duration of construction. We believe none of the users have been consulted and no parking alternates have been identified.

On balance it appears that the Department has neglected to consult with most of the neighbors.

With respect to **preparation**, we are extremely concerned regarding the work done by the Department around this project. The project was initially announced in May 2018, prior to the NSW budget that year. We were initially informed that stage I would complete by late 2019. We were subsequently told stage I would commence by February 2020. Neither eventuated.

We are now told that stage I requires accessing the NBISC carpark for truck deliveries and the NBISC building for storage. We have yet to be informed as to what, if any, access we will have to NBISC over the course of construction.

It would appear that despite nearly five years of preparatory work the department has yet to determine a method of site access or storage that can be explained to neighbors or Council. This is of considerable concern.

Compliance with the lease is critical to the project. NBISC leases the land from the Department but owns and operates the carpark and indoor sporting facilities. Including NBISC options the lease runs through 2041. The leased area is not on school grounds.

Council is both a signatory to and guarantor of the lease. While Council presumably carries adequate provisioning against its guarantees it has never been required to fund any of NBISCs costs.

It does not appear that the Department has the right under the terms of the lease to use the carpark as a staging area for the project or use the facility for storage. As guarantor Council has the obligation to determine and enforce the rights of both the Department and NBISC.

It is far from clear that the Department has made allowance for the rights of NBISC and its members under the terms of a lease that Council signed.

With respect to **timing**, we are concerned that after five years of inaction the project is suddenly urgent. There is no reason that this project needs to commence urgently. While NNPS requires some upgrades it has functioned well for decades as presently configured and can certainly function adequately for a further year or two while the project is appropriately refined.

In our view taking 6-12 months to properly consult with neighbors and take account of their issues, to ensure that plans can be executed safely and in compliance with the lease, and that Council can properly execute its required role in the lease, would be time well spent.

Steven Ramage – President MWBA



Owen Evans – President Emeritus MWBA

