



## Summary Report of Public Notification

<b>Project name</b>	Lease of Flying Fox Café Mona Vale
<b>Your Say campaign period</b>	18 July – 14 August 2022
<b>Background</b>	<p>The proposal is to grant a 10-year lease to operate the Flying Fox Café/Restaurant located at 2 Mona Street, Mona Vale.</p> <p>The purpose of the proposed lease is for the successful tenderer to occupy part of the land to trade as a café/restaurant.</p> <p>The Flying Fox Café is located within Winnererremy Reserve and is part of Lot 100/DP 1007142.</p> <p>The leasing of the café/restaurant is authorised under the Winnererremy Bay Plan of Management.</p> <p>This public notice was implemented and reported in accordance with Section 47 of the Local Government Act 1993.</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> <p>The project was primarily promoted through onsite signage, resident notifications, Council's E-News and our Have Your Say community engagement newsletter.</p>

### How we notified

<b>Properties notified</b>	168
<b>Signage installed</b>	4
<b>Visitors to page</b>	1,840
<b>Number of submissions</b>	12

<b>Findings</b>		
<b>Theme</b>	<b>What we heard</b>	<b>Council Response</b>
Condition of the premises	Several comments were made highlighting concerns on how the existing tenant operates the café with regards to cleanliness and the premises being in a run down and unkept state.	<p>Council recognises the market demand for an operator to provide the community with quality food and hospitality, and the importance to maintain the premises to a high standard at all times.</p> <p>Under the current terms of the lease, the existing operator is required to meet all environmental compliance obligations and to ensure the premises is kept clean. The operator is also subject to regular health inspections to ensure standards are maintained and rectified if required.</p>
Feedback on the current operator	Some submissions expressed their support for the current operator and the friendly service provided to the community.	Community feedback in support of the current operator has been noted.
Premises to be fit out and refurbished	<p>Submissions expressed their desire for the premises to be refurbished and renovated due the current condition being noted as run down and unkept.</p> <p>Currently the place has been left to run down over the years and a new operator will revive the café and keep it well maintained.</p>	The successful tenderer will be required to fit out the premises to a quality and satisfaction of Council.
Enquiries relating to the tender	Several requests and interest were made to provide the actual tender documentation.	Council values the interest expressed in the tender, and have responded accordingly to the interest received.
Term of Lease	Comments were made that a 10 year lease was too long and suggested the new lease be for 5 years plus an option.	Council initially proposed a 5 + 5 year lease term, however due to market feedback about the high initial capital outlay at this location, Council is considering going back to market with a 10 + 5 year

		lease term. This will assist in securing a good operator by allowing sufficient tenure for the operator to pay back the initial capital investment of the premises and become an established operator.
Lease provisions	One respondent showed support to keep the café pet-friendly and to allow for evening operation.	The current lease and DA allows for evening trading and will do so in the new lease.

<b>Verbatim Responses</b>	
<i>Personal details and potentially defamatory remarks have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.</i>	
Number	Submission
1	We would like to put our submission in for the tender of Flying Fox Cafe.
2	I think the lease should be 5 years. I don't see anyone committing to 10 years plus the council should be able to reprice the lease accordingly. Not sure how hard it is to get tenants but I work in real estate and this lease seems long.
3	hi dear sir /madam my name is [REDACTED] from [REDACTED].we run [REDACTED] [REDACTED].we looking for opportunity please lets us know what you require.
4	I support a renewal for the current leaseholder. Myself and friends meet there every friday for coffee and snacks and chat. The service is good and friendly and the fare on sale suits the pocket and the taste.
5	I am not tendering but just saying that the place has been left to rundown over the last ten years and is not a pleasant place to be. I stopped going there years ago. It really needs a good reno job. I am so sad each time I go there and see the state it is in. Hopefully, whoever gets the tender, will keep it maintained. I am not complaining about the food. It looks so rundown. The Boat House group would be ideal.
6	[REDACTED]

	[REDACTED]
7	<p>This should be a great cafe but it always looks rundown, dirty and unkept.</p> <p>It is so uninviting. It requires a complete top to bottom overhaul. The tables and chairs all need a clean paint, revarnish or replace. The shade cloths and plastic side covered all need to be cleaned get rid of dirt and cobwebs. The ceiling inside needs a though clean and paint. Because the whole Cafe looks dirty what is the service area like??</p> <p>Whoever gets the lease needs to demonstrate a better system for discouraging all the birds from getting on the tables, and occupying the cafe.</p> <p>The Cafe itself is in a fabulous location, it should be one of the most popular cafes around. Particularly with the Flying Fox childrens park right beside it. I suspect a lot of people don't go there because it is so dirty, dark and unappealing.</p>
8	<p>I fully support the operation of the Flying Fox cafe as a provider of food and beverages. I would also support any application for allowing dogs in the cafe as much is outside. I would also support any application for an alcohol licence and any evening operations. Thank you</p>
9	<p>I am interested to find out if there are further requirements and how much the rent is now.</p>
10	[REDACTED]

11	<p>To whom may this concern,</p> <p>I am writing to apply for the lease of: 'PA2017/0022 Lease of Flying Fox Café – 2 Mona Street, Mona Vale', Northern Beaches Council, PO Box 82 Manly NSW 1655.</p> <p>My name is [REDACTED]</p> <p>[REDACTED] I have lived in [REDACTED] my whole life and have a deep love for the local community, I also have a sister who has [REDACTED] and [REDACTED] who has been my inspiration and backbone of our small business [REDACTED]</p> <p>We have been operating for a little over [REDACTED] and have seen a positive uptake from the local community who have been really happy with the opportunities our services have provided for their dependents. However, as we become more familiar with the environment and needs surrounding people on the northern beaches with varying abilities it has become apparent that there is a dire need for more employment opportunities for these young adults particularly when they transition from high school into the working world.</p> <p>I would like to reach out to the northern beaches council to see if there are any avenues of support which could assist us with our project of creating an inclusive workspace for people of all abilities. Particularly we would like to know if there were Tenders for council owned hospitality venues coming up in the near future, one being the flying fox café in Mona Vale or preferably a venue that is along the bus rout. Our vision is to establish the northern beaches first hospitality venue which is solely based around the employment of people with all types of ability. I strongly believe such a venue is necessary and will be warmly welcomed by the local community.</p> <p>Any assistance would be greatly appreciated, and we look forward to hearing back.</p> <p>In the meantime, please check us out on what we are all about! [REDACTED]</p> <p>Warm regards, [REDACTED]</p>
12	<p>all I wanted to do was express my interest in the project particularly in relation to refurbishment which is overdue. Regards, [REDACTED]</p>

**Document administration**

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Date	6 March 2024
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.