

## ITEM 10

## PROPOSED LICENCE AGREEMENT - ILLAWARRA STINGRAYS FOOTBALL CLUB INC - LAKELANDS OVAL BEING PART LOT 112 DP 30882

Council has been supporting the Illawarra Stingrays Football Club Inc to locate a home ground for competition and training for a number of years. The Club has approached Council seeking a new licence in respect of part Lot 112 DP 30882, Lakelands Oval, Lakelands Drive Dapto NSW. This report outlines the details of the proposal and seeks Council approval to enter a new 21-year licence with the Illawarra Stingrays Football Club over Council's Community Land.

### RECOMMENDATION

- 1 Pursuant to Section 47 of the *Local Government Act 1993*, Council authorises the grant of a licence in respect of community land for a term of twenty-one (21) years to the Illawarra Stingrays Football Club Inc for part Lot 112 DP 30882, Lakelands Oval, Lakelands Drive Dapto NSW.
- 2 Pursuant to Section 47 of the *Local Government Act 1993*, as the licence does not exceed 21 years, Council can grant the licence under delegation to the General Manager.
- 4 The General Manager be authorised to sign any documentation necessary to complete the above matters.
- 5 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the licence documents.

### REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 Aerial Map of Licence Area - Illawarra Stingrays Football Club Inc, Part Lot 112 DP 30882

### ACRONYMS USED IN REPORT

Abbreviation	Meaning
The Club	The Illawarra Stingrays Football Club Inc

### BACKGROUND

Council has identified within the Delivery Program 2022-2026 and Operational Plan 2024-25, Goal 5 – Action 5.4 *Support the Illawarra Stingrays Football Club with establishing a home ground location at Lakelands Oval, Dapto by delivering funded drainage upgrades, and finalising a long-term licence and supporting the Club with carrying out their grant funded works.* This action is identified for implementation for the 2024-25 and 2025-26 Operational Plans.

The Illawarra Stingrays Football Club Inc (the Club) was established through a partnership between the Illawarra Junior Soccer Association and the Illawarra Women's Soccer Association in 2006 to promote and develop elite female football in the area. Over recent years the Illawarra has witnessed strong increase in female participation in Football. The Stingrays are the regional Women's National Premier League NSW football club in the Illawarra catering to ages under 10s through to Women's First Grade. The Illawarra Stingrays have established the Illawarra as a leader in Women's elite level football while actively promoting grass roots football for the benefit of all females.

In September 2025, Council and the Club confirmed intention to negotiate a licence agreement to have the Illawarra Stingrays as a Licensee to facilitate the management, maintenance of grounds, infrastructure and future facility renewal and upgrades for Lakelands Oval (part Lot 112 DP 30882). This was following a collaborated approach by the Illawarra Stingrays and the Dapto Phoenix Football Club to plan for new amenities, field upgrades, fencing and lighting upgrades at Lakelands Oval, Dapto. In November 2023, Council provided in principle consent to the Illawarra Stingrays Football Club to apply to the NSW Government *Level the Playing Field* grant program 2023/24 on behalf of the Dapto Phoenix

Football Club. This funding application was successful for \$2 million, in addition to contribution from the Club.

The Dapto Phoenix Football Club currently holds a Licence agreement over Lakelands Oval, part Lot 112 DP 30882 from 1 July 2022 to 30 June 2027 for the floodlights and canteen building. The Licence agreement will be mutually terminated when the Licence is granted to the Illawarra Stingrays Football Club. The proposed licence will result with the incoming Licensee Illawarra Stingrays Football Club as head licensee, sub-licensing with other organisations such as the Dapto Phoenix Football Club. This will enable the Dapto Phoenix Club to train for and play in their competition games at the ground for the term of the licence.

The Illawarra Stingrays Football Club has been a key contributor to the planned development of the Lakelands Oval Football Facility upgrade project. Part of the facility's future plans will include proposed field and building capital works of approximately \$3.5 million within the first 3 years of the licence term. Such works are not funded by Wollongong City Council within this timeframe and is not identified in the next four-year Infrastructure Delivery Program, in this regard a long-term licence of 21 years is proposed.

The first stages of the development project have commenced with irrigation, drainage and fencing upgrades under the Dapto Phoenix licence agreement.

## PROPOSAL

It is proposed the granting of a new licence to the Illawarra Stingrays Football Club for a 21-year term with the following salient key proposal terms and conditions:

Lessor	Wollongong City Council
Licensee	Illawarra Stingrays Football Club Inc
Area to be Licensed	The Land comprised in Certificate of title folio identifiers compromised in part Lot 112 DP 30882, Lakelands Oval, Lakelands Drive Dapto NSW 2530.
Permitted Use	Use and maintenance of Lakelands Oval, amenity/canteen building, sports field lighting towers, spectator fencing for the purposes of football matches, training and other sporting associated activities. Any sub licencing would be required to be approved by Council.
Land Classification	Community Land
Commencement Date	TBC
Lease Term	Twenty-one (21) years
Commencement Rent	The Commencement Annual Licence fee is \$810.00 (GST inclusive) which is currently based on Council's 2024/25 Revenue Policy fees and charges for community and sporting groups.

## CONSULTATION AND COMMUNICATION

Relevant internal divisions of Council were consulted and provided with the opportunity to comment in relation to the proposed granting of the licence including:

- Infrastructure Strategy and Planning
- Parks and Open Spaces
- Sport + Recreation
- Commercial Operations + Property
- City Strategy (Community Land Planning)
- Legal Services

Comments received from the internal consultation were taken into consideration in preparing the licence proposal. No objections were received in relation to the proposal to grant a licence to the Illawarra Stingrays Football Club for part Lakelands Oval for a twenty-one (21) year term.

External stakeholders were consulted including the proposed licensee, Illawarra Stingrays Football Club Inc and the Dapto Phoenix Football Club. There are no other organised sporting groups that utilise Lakelands Oval.

Pursuant to Chapter 6 Part 2 of the *Local Government Act 1993*, Council is required to advertise the proposed licence as it is located on Community land. The statutory advertising period closed on Thursday 13 March 2025. Council received three (3) submissions from members of the community, but no objections to the proposal were received by the statutory notification closing date. The submissions received were reviewed by the Sport + Recreation division and formal acknowledgement letters and responses were provided and considered as part of the licence agreement.

As no objections to the proposal were received, pursuant to section 47 of the *Local Government Act 1993*, the licence does not exceed 21 years, Council can grant the licence under delegation to the General Manager.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 5 ‘We have a healthy community in a liveable city’. It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026
Strategy		Service
5.4	Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community	Parks and Sportsgrounds
5.7	Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.	
5.12	Plan and deliver an accessible, safe, clean and inviting public domain.	

## SUSTAINABILITY IMPLICATIONS

Current and future sport and recreation facilities support long-term sustainability. Council’s overall vision is to provide a diverse range of sustainable, functional infrastructure that supports active, safe and inclusive participation in sport and recreation across the Wollongong City.

## RISK MANAGEMENT

Due diligence undertaken by Council Officers will minimise risk to Council by ensuring that the Illawarra Stingrays Football Club meet Council’s standard requirements in respect with all work, health and safety legislative requirements. The Licensee shall occupy and use the Licensed Area at the sole risk of the Licensee.

## FINANCIAL IMPLICATIONS

Council will receive income in the amount of \$810.00 per annum (GST inclusive) for the first year of the license in accordance with Council’s Revenue Policy Fees and Charges 2024/25 for Community and Sporting Group annual license fee. The license fee is to be reviewed on each anniversary in accordance with Council’s Fees and Charges.

The Illawarra Stingrays Football Club will contribute \$208.00 (GST inclusive) towards the license preparation fee in accordance with Council’s Revenue Policy Fees and Charges 2024/25.

The Licensee will be responsible for all costs associated with repairs and maintenance of the licensed area in accordance with the Building Maintenance and Replace Responsibility Schedule and the Sportsgrounds Maintenance Responsibility Schedule.

Council sought a valuation report from Herron Todd White for an assessment of ground rental per annum.

## CONCLUSION

The granting of the licence is consistent with Our Wollongong 2032 Community Strategic Plan and Council's Sportsground and Sporting Facilities Strategy 2023-2027 objectives by providing effective management of Council's sport and recreation assets to ensure we can successfully cater for the existing and future sporting demands of our community.

The granting of the licence will secure a long-term agreement between Council and the Illawarra Stingrays Football Club, which will formalise the responsibilities in respect to the future capital works, sportsground and infrastructure maintenance. The licence will provide stability and support the development of football for all ages and genders in the Illawarra region.



