

10.14.Care, Control and Management of Cammeray Park Crown Reserve

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ATTACHMENTS	Nil
CSP LINK	<ol style="list-style-type: none">1. Our Living Environment<ol style="list-style-type: none">1.4 Well utilised open space and recreational facilities2. Our Built Infrastructure<ol style="list-style-type: none">2.1 Infrastructure and assets meet diverse community needs3. Our Innovative City<ol style="list-style-type: none">3.3 Distinctive sense of place and design excellence4. Our Social Vitality<ol style="list-style-type: none">4.1 North Sydney is connected, inclusive, healthy and safe5. Our Civic Leadership<ol style="list-style-type: none">5.1 Lead North Sydney's strategic direction

PURPOSE:

The purpose of this report is to seek Council endorsement to request that Council be appointed as Crown Land Manager and responsible for care, control and management for the Crown reserve comprising Cammeray Park as per the plans included in this report.

EXECUTIVE SUMMARY:

- The land comprising the Cammeray Golf Course is Crown Land placed under Council's care and control. The land is leased by the Cammeray Golf Club from Council and the lease expires in May 2026.
- The Warringah Freeway Upgrade, Western Harbour Tunnel and the Beaches Link road projects have had a very significant adverse impact on recreational land within, and the environmental amenity, of North Sydney.
- The Cammeray Park lands (also known as the Cammeray Golf Course) form the largest single parcel of recreational land in the North Sydney local government area.
- Given the chronic and increasing shortage of public recreational land in North Sydney, it is in the public interest that this land be retained in public ownership with a broader potential for future public uses rather than being confined to a private use.

RECOMMENDATION:

1. THAT Council write to The Hon. Stephen Kamper MP, Minister for Lands and Property, seeking to be appointed as Crown Land Manager and responsible for care, control and management for the Crown reserve comprising Cammeray Park as per the plans included in this report.

Background

Since the commencement of the Warringah Freeway Upgrade in 2021, Cammeray Park has been heavily impacted by construction works. Approximately 16,000 sqm have been resumed for construction works and for permanent occupation by road operations buildings within the Park. Approximately 4,000 sqm of that land is proposed to be returned for public use in future. The remaining golf course land has been extensively reshaped and re levelled in order to provide a reduced 9 hole golf course. During these works, it is estimated that over 500 trees have been removed.

Currently, Council has care and control over the majority of Cammeray Park except for the land occupied by the club house and parking lot which was subject to a special lease directly between Crown Lands and the Cammeray Golf Club. This lease expired in 2018. The golf course land currently under care and control of Council is leased to the Cammeray Golf Club until May 2026.

The purpose of this report is not to consider the tenure of the Cammeray Golf Club, but to address the anomaly of the special licence within the broader parcel of Crown Land, and adjacent to community sporting facilities.

Report

The area that is currently Crown Land and is leased to the Cammeray Golf Club (through Council) is shown on the Figure 1 below. Crown Land leased by Cammeray Golf Club from Council is represented by the larger area and land leased by Cammeray Golf Club from Crown Lands is the smaller area (hatched portion adjacent the football fields) in Figure 1 below.



Figure 1 – Lease area of Cammeray Park

Figure 2 below illustrates the extent of Cammeray Park with the exclusion of the areas already resumed for road building and associated infrastructure purposes. This report addresses the land marked indicatively in red below.



Figure 2 – Indicative Area of Cammeray Park post resumption by TfNSW

Given the chronic and increasing shortage of public open space/recreational land in North Sydney, it is inherently in the public interest that this land be retained in public ownership with a broader potential for future public uses. As North Sydney's population and density grow, the demand for passive and active public open space will continue to grow. The need to increase the quantity and quality of public open space for a variety of uses to meet the demands of a growing population in such a densely populated local government area like North Sydney's, is extremely challenging.

Council is very limited in its capacity to deliver new areas of public open space given land prices, limited opportunities for acquisition and Council's highly constrained sources of revenue. This fundamental limitation is highly problematic in an environment of increased expectations to accommodate housing and population growth.

In order to deliver on Council's responsibilities to the community and as custodians of Crown Lands, it is important that Council's role in responsibly managing the land on behalf of the community, be clarified and sustainably resolved. In this context, this report recommends

that the Crown Land as broadly identified in Diagram 2 above, be vested in Council's ownership in order that it can serve a public use purpose that is responsive to community needs, in perpetuity.

Consultation requirements

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol when the future use of the land is being planned. This will include consultation with the current lessee Cammeray Golf Club.

Financial/Resource Implications

This report involves the status of Crown Land in North Sydney and does not have any direct immediate financial implications.

There are no significant resource implications involved in the recommendations of this report. If the land were to be vested in Council's ownership, a more fulsome discussion will be required to determine long term public uses and costs associated with such uses.

It is noted for example, that developer contributions can be more readily applied for open space embellishment works but such funding has severe limitation in acquisitions especially on a large scale.

Legislation

The issues raised in this report involve the Crown Lands Management Act 2016, Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.