

8.1. MM01 Return of Cammeray Reserve to the care and control of Council and the community

Cammeray Reserve is approximately 127,000m² - the largest single parcel of open space in the North Sydney Local Government Area – and has been under Council’s care and control for many, many decades.

Council leases part of Cammeray Reserve (the land on which the golf links/course have been located) to Cammeray Golf Club. The current lease to the Golf Club expires in May 2026. Transport for NSW (TfNSW) resumed over 1.5 hectares of Cammeray Reserve for the construction of the Warringah Freeway Upgrade and the Western Harbour Tunnel (WHT/WFU) road projects including the provision of permanent “operational sheds”.

The consent for those works includes a condition of consent requiring that a reconfigured golf course be provided. That condition was included without reference or consultation with Council or the community and the reconfigured golf course works are currently under construction.

Importantly, the State Significant Infrastructure approval for the WHT/WFU works includes a condition which provides that the project “must result in a net increase in useable open space” (condition E157). However, the current works will result in the permanent loss of almost 1.5 hectares of precious greenspace (“useable open space”).

On 19 August 2022 I wrote to the Minister for Lands and Water, the Minister administering Crown lands, and requested that:

- (a) The details of any lease application to Crown Lands NSW be immediately made available to North Sydney Council;
- (b) That any application made by the Cammeray Golf Club (or any third party) to lease land at Cammeray Reserve be rejected; and
- (c) That NSW Crown Lands formally commit to maintain and extend North Sydney Council’s role as Crown Land Manager with care and control over the whole of Cammeray Reserve.

On 15 November 2022, the Minister for Lands and Water advised that the Department of Planning and Environment – Crown Lands advised that:

“the Club’s application was received in December 2021 and the Department has commenced negotiation of a long-term lease for the Club’s clubhouse and parking area (Lot 1103 DP 752067).

The Club’s lease application does not include the land (golf links/course – Reserve 500179) leased from Council.”

The Minister encouraged Council to discuss any proposed changes to the golf links/course with the Club to enable it to consider the implications for its future intentions and business planning.

Significantly, the Minister for Lands and Water did not commit to rejection of any application to lease the Reserve managed by Council nor did he commit to maintain and extend North

Sydney Council's role as Crown Land Manager with care and control over the whole of Cammeray Reserve.

There are growing community fears and concerns that the State Government will enter into a secret deal, without consulting with Council or the community, to issue a lease over the golf links/course and the lands north of the proposed operational sheds to Cammeray Golf Club or another third party.

Open space is at a premium in North Sydney. Even before the loss of the land at Cammeray Reserve, North Sydney Council had the lowest provision of open space per head of population of any council area in northern Sydney.

Existing open space does not meet the needs of the existing population and certainly does not meet the needs of the forecast future population. Careful open space planning is required to ensure that Council is able to meet as many and varied community needs as possible.

That is why Council resolved to undertake detailed community consultation with all stakeholders on the future of Cammeray Reserve and surrounding parklands and to prepare a master plan to guide the future use of those lands. That work is scheduled within this financial year (2022/2023).

Council is committed to ensuring that the future of these precious community lands will be determined by the community under Council's care and control.

I therefore recommend:

1. THAT Council write to the Minister for Lands and Water and the Minister for Transport urging, in the strongest possible terms:

- i. that the Cammeray Reserve be returned to the community and back into the care and control of Council as Crown Land Manager as soon as possible; and
- ii. that any renewal of the existing lease from Council to the Golf Club or any new leasehold arrangement in respect of that land, be determined by Council as Crown Land Manager.

2.THAT Council seek urgent assurances that the State Government:

- i. will not grant a lease over the Cammeray Reserve without formal consultation with Council and the community; and
- ii. will not enter into any such arrangement prior to the 25 March 2023 State Election.

3.THAT a copy of this resolution be provided to the Leader of the Opposition, Shadow Ministers for Roads and Lands, Independent MPs and minor parties.

4.THAT a copy of this resolution and the above correspondence be distributed to Precinct Committees.

**COUNCILLOR ZOË BAKER
MAYOR**