

10.14. Proposed Extension of Lease to Cammeray Golf Club

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ENDORSED BY	Therese Cole, Chief Executive Officer
ATTACHMENTS	Nil
CSP LINK	Outcome 3 – An active community with space for everyone to exercise and enjoy the outdoors O2. Maximise the capacity of our existing open spaces and recreational facilities

PURPOSE:

This report advises Council of a proposal to extend a lease with Cammeray Golf Club Ltd and seeks authorisation for Council's Chief Executive Officer to enter into discussions with Cammeray Golf Club Limited for the extension of that lease.

EXECUTIVE SUMMARY:

- On 4 November 1988, North Sydney Council was appointed Trustee for The Cammeray and Green Park Reserve Park Trust (No.100158). Council subsequently granted a lease to Cammeray Golf Club Limited (ACN 000 968 870) for a period of 20 years, commencing 1 June 2006.
- Given the impending lease termination date, it is prudent that Council considers the future of the lease and provide instructions to the Chief Executive Officer.
- At its meeting of 25 August 2025, Council considered a report that advised of an approach from Transport for NSW (TfNSW) to extend lease over Cammeray Golf Course, for the purpose of constructing the Warringah Freeway Upgrade, until 30 September 2029.
- Given the uncertainty regarding the quantum and nature of the land that will be returned to Council following the completion of the WFU, along with other priorities and resourcing constraints, it is recommended to extend the lease to Cammeray Golf Club Ltd in line with the expiry of TfNSW's construction lease.

RECOMMENDATION:

1. THAT Council note the contents of this report in relation to the lease for certain parcels of land to Cammeray Golf Club Limited (ACN 000 968 870); and the termination date within the lease, which is 31 May 2026.

2. THAT Council authorise the Chief Executive Officer to enter into a Deed of Agreement extend the lease for certain parcels of land to Cammeray Golf Club Limited (ACN 000 968 870) until the 30 September 2029 under the provisions of the current lease between Council and Cammeray Golf Club Limited.

Background

The Cammeray and Green Park Reserve Park Trust was established and constituted as Trustee for Reserve No. 100158. The Reserve is approximately 12.7 hectares and represents the largest single parcel of open space within the North Sydney Local Government Area. More recently TfNSW has resumed over 1.5 hectares of the site for the construction of the Warringah Freeway Upgrade (WFU).

On 4 November 1988, North Sydney Council was appointed Trustee for The Cammeray and Green Park Reserve Park Trust (No.100158) pursuant to the Proclamation in the NSW Government Gazette on the 11 June 1926.

Council granted a lease for certain parcels of land to Cammeray Golf Club Limited (ACN 000 968 870) for a period of 20 years, commencing 1 June 2006 and terminating 31 May 2026.

Cammeray Golf Club holds a separate Licence with Crown Lands for approximately 0.3 hectares of land, which includes the clubhouse, caretaker's cottage, and car parking. The Licence allows Crown Land to terminate at their discretion, without a predetermined date.

It is prudent that Council considers the future of the lease given the impending termination date and provide instructions to the Chief Executive Officer to enable discussions with Cammeray Golf Club regarding this matter.

Report

At its meeting of 25 August 2025, Council considered a report that advised of an approach from TfNSW to extend the lease over Cammeray Golf Course, St Leonards Park, and Anzac Park, for the purpose of constructing the Warringah Freeway Upgrade, until 30 September 2029.

Council resolved at the same meeting to authorise the Chief Executive Officer to execute the Deed of settlement, which would extend these leases.

TfNSW has recently advised that they are currently finalising a draft Deed of Settlement in accordance with the terms outlined in the August 2025 report to Council, for Council's review. The lease is for the purpose of construction and TfNSW has advised that they will conclude the acquisition of the required land on a permanent basis following the completion of the WFU project.

TfNSW are also currently developing designs for the portions of land at Cammeray Park, which are currently part of the construction lease, to be handed back to Council.

On 10 February 2025, Council adopted eight key informing strategies. The Strategies each outline a ten-year vision, with actions to achieve the desired outcomes that were identified by the community. The development of a Masterplan for Cammeray Park, which includes the golf course, is an action within the Open Space and Recreation Strategy.

Whilst Council still proposes to develop a masterplan for the site in consultation with the community, it is mindful that there is some uncertainty regarding the quantum and nature of the land that will be returned to Council following the completion of the WFU. Council is also conscious of other priorities and resourcing constraints available to undertake this piece of significant work.

The extension of the lease to Cammeray Golf Club Ltd, in line with the expiry of TfNSW's construction lease on 30 September 2029, will enable Council to undertake the master-planning process with greater certainty and with appropriate resources. The extension will also provide the Golf Club with security of tenure.

Consultation requirements

No community engagement has been undertaken to inform the recommendations of this report or proposed should the Council adopt the recommendations.

Financial/Resource Implications

There are no financial or resourcing implications for Council should the recommendations of this report be adopted.

Legislation

NSW Local Government Act 1993

NSW Crown Land Management Act 2016