# CASTLE COVE GOLF COURSE

# PLAN OF MANAGEMENT

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Adopted by Council:

Open Space Team
Culture and Leisure Unit
Community, Culture & Leisure Directorate
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# Castle Cove Golf Course - Plan of Management

## 1. INTRODUCTION

### a. Land to which the Plan applies

This Plan applies to community land in Castle Cove, on which Castle Cove Golf Course is situated. Refer to Figure 1 for land boundaries.




Figure 1 Castle Cove Golf Course

### b. Background to the Plan of Management

The current Plan of Management was adopted in June 1996. Within the Plan, Section 10.2-Licence, allows for the renewing of the licence to Castle Cove Country Club for an appropriate period of time between 10 – 15 years.

The current lease to the Castle Cove Country Club commenced on 4 April 1996, and expired on 3 April 2016. A new 10 year lease has been sought by the Country Club.

However Council's legal advice is that the current Plan of Management does not expressly authorise a new 10 year (or any) lease of the golf course, and that a new Plan of Management must be done expressly authorising a new lease.

### c. Purpose of the Plan of Management

The purpose of preparing this Plan of Management is to ensure that this land is subject to an adopted Plan of Management, and to expressly authorise the lease of the golf course land for activities within the permitted purposes of public recreation and the encouragement, promotion and facilitation of organised sporting activities ie for golf and tennis.

### d. Relevant legislation

Legislation which applies to the land in this Plan of Management is:

- ❒ Disability Discrimination Act 1992.
- ❒ Local Government Act 1993, which requires all community land to be subject to a Plan of Management.
- ❒ Local Government (General) Regulation 2005.
- ❒ Environmental Planning and Assessment Act 1979.
- ❒ State Environmental Planning Policy No. 19 – Bushland in Urban Areas.
- ❒

### e. Willoughby planning context

Willoughby City has 150 open space areas covering approximately 428 hectares.
This Plan of Management relates to the key strategic directions of the 'Community and Cultural Life' and 'Natural Environment' in the Willoughby City Strategy 2013-2029.

The Willoughby Open Space and Recreation Plan 2013 recommends measures to improve open space and recreation opportunities in Willoughby, including golf courses.

The Urban Bushland Plan of Management sets out management measures for all urban bushland in Willoughby City.

This Plan of Management amends the Castle Cove Park and Castle Cove Golf Course Plan of Management (Willoughby City Council, June 1996). This Plan of Management replaces that section of the 1996 Plan that refers to the Castle Cove Golf Course. The section of the 1996 Plan that relates to Castle Cove Park has been not revised.

## 2. DESCRIPTION OF THE LAND

### a. Land ownership and tenure

Castle Cove golf course is owned in Fee Simple by Willoughby City Council.

The subject land is in Castle Cove, and adjoins Neerim Road to the north; Deepwater Road to the south, and residential properties to the east and west.

The land parcels that comprise the subject land are:

**TABLE 1.**

| | | |
|---|---|---|
| Community Land | Lot 116 in DP30581 | Willoughby City Council |
| Community Land | Lot 117 in DP30581 | Willoughby City Council |
| Community Land | Lot 509 in DP200636 | Willoughby City Council |
| Community Land | Lot 180 in DP200636 | Willoughby City Council |

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| | | |
|---|---|---|
| Community Land | Lot 250 in DP1093055 | Willoughby City Council |
| Community Land | Lot 251 in DP30581 | Willoughby City Council |
| Community Land | Lot 508 in DP200636 | Willoughby City Council |

The subject land is approximately 11 hectares in area.

The subject land is zoned RE1 Public Recreation under the Willoughby Local Environmental Plan 2012.

The Country Club golf clubhouse and the Headland Road golf course car park are located on land owned by the Castle Cove Country Club Ltd, and are zoned R2- Low Density Residential.

**b. Physical description**

The natural topography of the site is sloping to the south east, with a flat ridge, grassed fairways, sand bunkers, walking paths, seats and mature stands of trees delineating the golf fairways.

The nine (9) hole golf course was designed by Walter Burley Griffin circa 1924, and constructed during the Great Depression by Government subsidised labour on land owned by Burley Griffin's company, the Greater Sydney Development Association Ltd.

The site also contains three (3) synthetic surfaced tennis courts and a small clubhouse.

The soils are coarse sandy loams overlying Hawkesbury Sandstone geology. Soils within the course are modified due to greenkeeping practices for the golfing tees, fairways and greens.

The vegetation is predominantly non-indigenous, with mown grass fairways, and mature native trees such as Paperbark (*Melaleuca quinquenervia)* and Brush Box *(Lophostemon confertus)*.

See **TABLE 2.** for a summary of buildings/ improvements on the land and their condition.

c. **Uses of the land**

The site is used for:

1. Sports – active recreation (golf and tennis).
2. Informal recreation - passive recreation (such as walking, exercise, dog walking, bird watching)
3. Water storage – there is a small dam on the southern boundary.
4. Environmental management – mature stands of trees provide a protected environment for wildlife linkages, soil conservation and climate amelioration.

The site is predominantly used during the week and weekends for golf and tennis. Informal recreation, such as walking, may occur before or after golf is played.

See **TABLE 2.** for a summary of permitted uses of the land and whether further development is permitted.

**TABLE 2**

| Buildings/ improvements | Condition * | Permitted Use | Further development permitted? |
|---|---|---|---|
| 9 hole golf course | Good condition, maintained regularly. | Playing of golf and compatible recreation activities. | Subject to a Master Plan process with community consultation. |
| Maintenance shed- metal walls and roof | Good condition | Maintenance equipment, garaging and workshop. | No |
| Players toilet shed- concrete block, metal roof | Good condition | Washroom facility for golf players and staff. | No |
| Fuel store- concrete block, metal roof. | Good condition | Storage of fuel and flammable substances | No |
| Tennis clubhouse- metal roof | Good condition | Amenity for tennis patrons, including change rooms, and self-serve kitchen. | Minor alterations and additions only. |
| 3 tennis courts:<br>-synthetic grass<br>-fencing<br>- 8 floodlights | Good condition | Playing of tennis and compatible recreation activities. | Subject to a Master Plan process with community consultation. |

* NB Property Unit to confirm building condition

## 3. THE CATEGORY OF THE LAND

The site is classified as community land under Section 31(2) of the Act.

The category of the land is Sportsground .

## 4. ISSUES PERTINENT TO THE LAND

The general issues pertinent to the subject land have been canvassed in the Castle Cove Park and Castle Cove Golf Course Plan of Management (1996) and from background information listed in the references.

In summary, the relevant issues are:

a. Sport
   - Maintaining the sportsground/ golf course for appropriate active recreation

b. Lease/ licence
   - Expired lease agreement for golf
   - Tennis courts not covered by Council agreement

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c. Natural environment
   - Protection of trees and remnant bushland areas

d. Water quality control
   - Protect quality and quantity of stormwater flows into the North Arm Catchment

## 5. BASIS FOR MANAGEMENT

a. Core objectives

In accordance with the *Local Government Act 1993* the core objectives for management of community land categorised as Sportsground are set out below.

| Category | Core objectives |
|---|---|
| Sportsground | ❒ encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and<br>❒ ensure that such activities are managed having regard to any adverse impact on nearby residences. |

b. Zoning objectives

The objectives of the RE1 Public Recreation zone are to:

- ❒ enable land to be used for public open space or recreational purposes.
- ❒ provide a range of recreational settings and activities and compatible land uses.
- ❒ protect and enhance the natural environment for recreational purposes.
- ❒ protect and enhance areas of ecological, scientific, cultural or aesthetic value.
- ❒ maintain and provide visual open space links to a diversity of public and private spaces and facilities as an integral part of the open space system.
- ❒ provide adequate open space areas to meet the existing and future needs of the residents of Willoughby.

c. Council objectives

The Willoughby City Strategy 2013 -2029, Community and Cultural Life, Health and Well Being has objectives to:

- Provide sport and recreational areas and programs appropriate for demographic needs.
- Create public spaces that offer a wide variety of recreational and creative experiences.
- Improve multi-use of sport and recreation areas to respond to community demand.

Additional objectives for the subject land are to:

- Manage the land for the current recreation uses (primarily golf and tennis and other appropriate recreation uses).
- Protect, restore and enhance the natural environment of the golf course.
- Limit the financial burden to ratepayers for maintenance of the land.

## 6. PERFORMANCE TARGETS, MEANS OF ACHIEVING TARGETS AND METHOD OF ASSESSMENT

| Performance Targets | Means of Achieving Targets | Method of assessment |
|---|---|---|
| Sport facilities meet the demand of an increasing and changing population. | • Golf, tennis and other complementary recreation activities are available at the course. | • Sport facilities at the course are optimised, and are well used by the community. |
| Lease, licences or other estates over the community land are expressly authorised. | • New lease/s for the golf course and the tennis courts are renewed in accordance with the Local Government Act 1993. | • Annual reports to Council as a condition of the lease/s, and compliance with lease conditions. |
| Tree canopy cover is maintained and protected as part of the course landscape character.<br>Local endemic species are protected to conserve the remnant Hawkesbury Sandstone woodland community. | • Implementation of tree replacement program for the course is undertaken in liaison with Council's arborists.<br>• Weed control and bush regeneration is undertaken as necessary by qualified bush regenerators. | Trees on the course are audited by an arborist every 2-3 years for health and structural integrity.<br><br>Natural environment is weed free and regenerating with local endemic species. |
| Stormwater flows into and through the course are controlled and detained for the safety of down-stream properties and water quality in the North Arm of Middle Harbour. | • The course is managed in accordance with the OEH NSW (2007) Manual Improving the Environmental Management of NSW Golf Courses. | • Water quality in the North Arm of Middle Harbour is monitored on an annual basis. |

## 7. REFERENCES


- Willoughby City Council, 2013 Willoughby Open Space and Recreation Plan.
- Willoughby City Council, June 1996, Plan of Management: Castle Cove Park and Castle Cove Golf Course.
- Willoughby City Council, Willoughby Local Environmental Plan 2012.
- Willoughby City Council, Willoughby City Strategy 2013 - 2019


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