

## **RELEVANT INFORMATION FOR COUNCIL**

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**FILE:** S096187 **DATE:** 15 August 2016  
**TO:** Lord Mayor and Councillors  
**FROM:** Bill Carter, Chief Financial Officer  
**THROUGH:** Monica Barone, Chief Executive Officer  
**SUBJECT:** Information Relevant To Item 6.2 - 2015/16 Quarter 4 Review - Delivery Program 2014-2017 and 2016 End of Term Report - At Council - 15 August 2016

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That the Lord Mayor and Councillors note the information contained in this memo.

### **Background**

As part of the 2015/16 Quarter 4 Review and 2016 End of Term Report, further information was requested (at the meeting of the Corporate, Finance, Properties and Tenders Committee meeting held on 8 August or by way of Questions on Notice) on the items listed below.

**Item 1 – Affordable Housing.** Further information was requested about the particular developments/projects relating to the following affordable housing KPIs:

- 88 affordable rental housing units delivered as a result of the affordable housing levy – UrbanGrowth NSW;
- 26 affordable housing units delivered in south Ultimo as a result of other (non-levy) means; and
- affordable rental housing units resulting from affordable housing levy – Ultimo/Pymont (measured annually). Target at end of scheme (not specific date): 600.

### **Response**

In February 2015, 88 affordable rental housing dwellings were completed at 7 Carriageworks Way, Eveleigh, from affordable housing levies raised in Redfern/Waterloo (UrbanGrowth NSW). These dwellings are managed by City West Housing.

In March 2016, 26 affordable rental housing dwellings were completed at 68-74 Bay Street, Ultimo. The development was completed by a private developer, with the dwellings managed by St George Community Housing.

City West Housing was established in 1994. Their objective at the time was to deliver up to 600 units of affordable housing over a 30 year period in Ultimo/Pymont.

There are currently 503 affordable rental housing dwellings in Ultimo-Pyrmont. City West Housing has provided 445 of these through the affordable housing levy. The remaining 58 affordable rental housing dwellings are in private ownership. As at 30 June 2016, City West Housing required 155 affordable rental housing dwellings to meet its objective of 600, after 22 years of the 30 year time frame.

In 2009, the City of Sydney LEP was amended to allow affordable housing levies collected to be spent in the Local Government Area (not just Ultimo/Pyrmont). This was because the limited development opportunities remaining in Ultimo/Pyrmont meant City West Housing needed to look elsewhere to purchase appropriate sites to fulfil its objective for 600 dwellings.

City West Housing's current developments associated with the Ultimo/Pyrmont affordable housing levy are in Glebe (Cowper Street) and Forest Lodge (Harold Park), which will provide an additional 176 affordable rental housing dwellings.

There are 56 affordable rental housing dwellings in Ultimo/Pyrmont built by private developers and managed by Community Housing providers other than City West Housing. Affordable rental housing, ie, housing that is rented out at below-market rates to lower income earners, delivers public benefit in the form of the subsidised rental rate, adding to the quantum of affordable rental housing in the city.

**Item 2 – Trigereneration.** It was noted that the trigeneration installation taking place in Town Hall House is the second largest in the CBD. A question was raised as to what is the largest trigeneration facility/installation in the Sydney CBD.

### **Response**

The biggest trigeneration installation in the CBD is that in the Westfield Sydney complex. Total reported installed capacity is 3.6 MW (3,600 kW). This installation comprises three separate systems (each 1,200 kW) that service three separate buildings facing Pitt Street, Market Street and Castlereagh Street. Each system runs in island mode and, consequently, does not export electricity to the public electricity grid.

The Town Hall House system is the second largest in the CBD that has continuous rated output of 1,287 kW and is able to export to the public electricity grid.

Just outside the CBD is a 2,000 kW system at Central Park, Broadway.

**Item 3 – PV installation at Green Living Centre, Newtown.** Further information was requested on the installation of solar photovoltaic (PV) cells at the Green Living Centre, Newtown.

### **Response**

An investigation into the feasibility of installing PV on the Green Living Centre is almost complete and the project is about to move to design and construction. The feasibility stage includes clarifying the electric reticulation for the building housing the Centre in order to identify the best connection point for the PV. Currently, an installation of around 1.6 kW is envisaged for the Centre.

**Item 4 - Attendances at aquatic and leisure centres.** An explanation was requested as to why attendances at aquatic and leisure centres have decreased from 1.57 million in the financial year 2013/14 to 1.34 million in 2015/16.

## Response

The attendance figure reported for 2013/14 included the attendances for the newly upgraded Prince Alfred Park Pool, which Council approved to provide free entry for the first six months. This attracted increased visitation recording a peak in aquatic attendances in 2013/14 of 1,568,000 across all facilities.

The figure reported for 2015/16 was 1,340,000, which is a decrease of 80,000 or 5.6% on 2014/15. The key reasons for this have been the normalisation of attendances at Prince Alfred Park Pool to around 170,000 per year; down time of approximately a week on the turnstiles at Cook and Phillip Park Pool and Ian Thorpe Aquatic Centre during the contract transition which accounted for an estimated 10,000 -15,000 visits; changes in attendance counting for spectators and court users which resulted in an under count of approximately 25,000 visits; and a reduction in gym members, due to the impact of competition from the growing presence of 24/7 gyms in the city area.

**Item 5 - Usage v capacity of sports fields.** The City's sporting fields and facilities are currently utilised at a rate of 98.75% as per the Q4 Operational Report. Further information was requested as to whether or not this figure is considered to be on track, and the budget allocated for 2016/17 to expand the provision of sporting fields.

## Response

The City of Sydney manages 13 sports fields, with the cost of routine maintenance and seasonal renovations being approximately \$1.1 million each year. The measure of usage versus capacity considers the available hours for booked sporting activities and the attendance rate from hirers. The City's sports fields are all booked to capacity, with the remaining 1.25% stemming from a late season booking cancellation from a hirer at Wentworth Park.

The City completed a Sports Facilities Demand Study and found sports field provision will need to be supplemented to meet existing demands, as well as increased demand through projected population growth.

Over \$400 million in funding has been allocated in the 10 year financial plan to parks, sport and recreation facilities. This includes:

- the development of Gunyama Park is funded (\$89.9 million, of which \$7.1 million is allocated in the 2016/17 financial year) and will include a new synthetic sports surface. Garraway Park will also provide space for active recreation and sports;
- Perry Park sports stadium, including associated amenities, paving, landscaping and other external works (in the order of \$10+ million);
- the development of synthetic sports fields - \$6 million, of which \$1 million is allocated in the 2016/17 financial year;
- there is an allocation of \$250k in 16/17 for a new sports field at Alexandra Canal (\$4M in total); and
- priority will be given to the acquisition of open space large enough to accommodate field sports.

Staff have contacted schools in the local government area regarding the potential for shared use of sports facilities. Newtown School of Performing Arts, Alexandria Public School, and the National Centre of Indigenous Excellence have indicated an interest in further exploring the potential for shared use of their facilities. Further assessment is required to determine the feasibility of shared use with these agencies.

Additional public sports facilities in the city area are owned by other government authorities, such as the Royal Botanic Gardens, Centennial Parklands, and universities. The City continues to monitor developments in these areas and will be providing a response to the Moore Park master plan that is currently on public exhibition. The City is also advocating on sports field provision through opportunities, such as the Urban Growth Bays Precinct potential open space allocation.

**Bill Carter, Chief Financial Officer**

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approved

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