

# 21 October 2019

At the conclusion of the Corporate, Finance, Properties  
and Tenders Committee



## Environment Committee

Sydney 2030. Green. Global. Connected

## Agenda

1. **Disclosures of Interest**
2. **Sports Field Development Programme**
3. **Grants and Sponsorship - Round Two 2019/20 - Environmental Grants**
4. **Knowledge Exchange Sponsorship - Build the Capacity of the Owners Corporation Network to Drive and Support Resilient Strata Communities**

# Guidelines for Speakers at Council Committees



As part of our democratic process, the City invites members of the community to speak directly to Councillors during Committee meetings about items on the agenda.

To enable the Committee to hear a wide range of views and concerns within the limited time available, we encourage people interested in speaking at Committee to:

1. Register to speak by calling Council's Secretariat on 9265 9310 before 12.00 noon on the day of the meeting.
2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time
4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.
6. Before speaking, turn on the microphone by pressing the button next to it and speak clearly so that everyone in the Council Chamber can hear.
7. Be prepared to quickly return to the microphone and respond briefly to any questions from Councillors, after all speakers on an item have made their presentations.

Committee meetings can continue until very late, particularly when there is a long agenda and a large number of speakers. This impacts on speakers who have to wait until very late, as well as Council staff and Councillors who are required to remain focused and alert until very late. At the start of each Committee meeting, the Committee Chair may reorder agenda items so that those items with speakers can be dealt with first.

Committee reports are on line at [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au), with printed copies available at Sydney Town Hall immediately prior to the meeting. Council staff are also available prior to the meeting to assist.

## **Item 1.**

### **Disclosures of Interest**

Pursuant to the provisions of the Code of Meeting Practice – May 2019 and the Code of Conduct – May 2019, Councillors are required to disclose pecuniary interests in any matter on the agenda for this meeting.

Councillors are also required to disclose any non-pecuniary interests in any matter on the agenda for this meeting.

This will include receipt of reportable political donations over the previous four years.

In both cases, the nature of the interest must be disclosed.

Written disclosures of interest received by the Chief Executive Officer in relation to items for consideration at this meeting will be laid on the table.

## Item 2.

### Sports Field Development Programme

File No: X006324

#### Summary

The *Open Space, Sports and Recreation Needs Study* (2016) forecast the need to increase capacity equivalent to 20 turf fields (16,000 playable hours) by 2030. This report provides four strategies to meet this target:

- (a) increase capacity of existing sports field sites;
- (b) build new sports fields on existing City of Sydney sites;
- (c) partner with other land owners to provide for public use; and
- (d) purchase land and construct.

In 2017, the City approved a sports field upgrade programme in its 10 Year Capital Works Plan. This programme will upgrade and construct a number of sports fields across the City of Sydney local government area to meet growing demand. A key strategy is to introduce multiuse synthetic grass fields in the City's portfolio. Synthetic fields provide a far higher usage capacity than traditional grass fields. This report provides an update on the progress made with the programme.

Three synthetic fields are already underway. Gunyama Park in Zetland will be the City's first synthetic sports field, and is due to be completed mid-2020. A FIFA senior multi-purpose synthetic sports field is being constructed in partnership with the Department of Education, at Alexandria Park Community School, Alexandria, and is due to be completed in 2022. Perry Park in Alexandria is in design stage and will provide a multi-purpose synthetic FIFA senior field and new amenities block in 2023.

The results of technical investigation studies have highlighted that three further fields be prioritised for synthetic surfaces and should proceed to implementation. These additional fields are Crescent Park, Annandale, Turruwul Park, Rosebery and Waterloo Oval, Waterloo. Concept designs will be developed and will be used for consultation with the local community, local sporting groups and sports bodies prior to installation of synthetic surfaces at these sites.

**Recommendation**

It is resolved that:

- (A) Council note the content of this report;
- (B) Council approve the development of concept designs for multi-purpose synthetic fields at Crescent Park (Annandale), Turruwul Park (Rosebery) and Waterloo Oval (Waterloo) to use for consultation with sporting groups and the local community prior to implementation; and
- (C) a masterplan for Wentworth Park, Glebe is undertaken and used as a basis for discussion with the NSW Government and the community on how to best manage this important park.

**Attachments**

Nil.

## Background

1. The challenges of a growing population wishing to recreate and play sport (socially, competitively and for training) together with those who are keen to use sport as a means to stay fit is putting pressure on the City's sports fields.
2. The Open Space, Sports and Recreation Needs Study (2016) forecast the need to increase capacity equivalent to 20 turf fields by 2030 to meet growing demand. This increased demand represents a deficit of approximately 16,000 playable hours.
3. This study defines four strategies to meet the additional 16,000 play hours by 2030. These are:
  - (a) increase capacity of existing sports field sites;
  - (b) build new sports fields on existing City of Sydney sites;
  - (c) partner with other land owners; and
  - (d) purchase land and construct.
4. There are 32 sporting fields in the City of Sydney local government area. Of these 13 are directly managed by the City. This portfolio provides a range of field sizes and surfaces which relate to the type of sports that can be accommodated (e.g. compact soccer, FIFA soccer, cricket, rugby etc.).
5. All of the City's fields are currently grass surfaces, and subject to significant impacts from the level of use and weather conditions. These factors constrain the level of use compared to surfaces such as synthetics. Typically grass fields have approximately one third the playing capacity of a synthetic field and require frequent renovation and reurfing leading to field closures.

## Strategies for increasing capacity

### Increasing capacity of existing sports fields

6. Redeveloping or constructing a synthetic field can take up to two years depending on the site. However, once built, they do not require a significant amount of downtime for maintenance and can last ten years. Synthetic fields are not generally impacted by climate or usage. They also require lower ongoing maintenance and provide consistency and quality of play.
7. As outlined in 2017, the City's approach to the Sports Field Development Programme was to commence building new synthetic surfaces first (e.g. Gunyama Park, Perry Park and Alexandria ParkCommunity High School). This approach provides additional capacity, and allows the City to decant groups from other areas, and progressively upgrade their fields without any adverse impact on available hours.
8. Of the 13 existing fields the City manages, it is envisaged that only a number will be redeveloped into synthetic fields. The prioritisation of fields for the installation of synthetic surfaces is based on a number of factors including:
  - (a) Flood risk - synthetic surfaces are highly susceptible to damage from flood events;

- (b) Impacts on nearby trees – construction of synthetic fields can impact on existing tree roots;
- (c) Some sports favour turf surfaces – it is intended that the City retain a mix of surfaces and sizes;
- (d) Passive uses - synthetic fields are typically fenced to protect the surface and have a retain kerb, which may impact on more casual uses; and
- (e) Impact on neighbourhood - increasing the capacity of a field could result in extended hours which may impact on residential amenity.

9. The following technical studies have been completed for a number of fields:

- (a) Geotechnical investigations;
- (b) Soil sampling and contamination investigations;
- (c) Arborist reports;
- (d) Site surveys; and
- (e) Flood modelling.

10. The results of these investigations are summarised in the table below:

<b>Field</b>	<b>Current use</b>	<b>Proposed surface type</b>	<b>Comments</b>	<b>Estimated Completion</b>	<b>Approximate Additional Capacity (Hours)</b>
Gunyama Park, Joynton Avenue, Zetland	Formerly vacant land - Under construction	Synthetic Multi-purpose compact field	Under construction  Field size will increase once adjacent land is dedicated to the City	Mid 2020	2600
Alexandria Community High School	School	FiFa senior sized Synthetic - multi-purpose field	Localised flooding	2022	2500



Field	Current use	Proposed surface type	Comments	Estimated Completion	Approximate Additional Capacity (Hours)
Perry Park Maddox Street, Alexandria	Underutilised passive recreation	FiFa senior sized Synthetic - multi-purpose field	Contamination Some tree impacts Requires full landscape masterplan	2023 - Post completion of Stage 2	3250
Crescent Park, The Crescent, Annandale	Underutilised passive recreation	Compact synthetic multi - purpose field	Contamination Localised flooding	2022	2600
Turruwul Park, Rothschild Avenue, Rosebery	Soccer, touch football Local school sport	Synthetic multi-purpose field	Vulnerable to over use Small scale localised contamination	2022	2500
Waterloo Oval, Elizabeth Street, Waterloo	Rugby league, union, Touch football, soccer training, AFL (9s), cricket	Rugby sized Synthetic - multi-purpose field	Contamination Potential impact on one tree Requires masterplan of full oval and upgrade of grandstand area Vulnerable to over use	2024	2500
<b>Total</b>					<b>15,950</b>

### Build synthetic sports fields

11. *Gunyama Park, Joynton Avenue, Zetland* - This will be the City's first synthetic sports field, co-located with the aquatic facility. Due to be completed mid-2020, it will provide 2,600 additional hours per annum.

12. *Perry Park, Maddox Street, Alexandria* - This is a new field located close to Green Square Town Centre and the Ashmore Precinct. Currently in the design stage for a multi-purpose FIFA senior field, and new amenities block. Construction will commence once the stage 2 works at the indoor facility are completed, programmed to be completed by 2023. This field will provide 3,250 additional playable hours per annum.
13. It is recommended that Crescent Park, Annandale, Turruwul Park, Rosebery and Waterloo Oval, Waterloo, are now prioritised.
  - (a) *Crescent Park, The Crescent, Annandale* -
    - (i) Located in Bicentennial Park this is an under-utilised parcel of land, suitable for compact size multi-purpose synthetic field, training and junior games, including hockey. Cricket nets, basketball hoops and a tennis wall for more casual use could also be included;
    - (ii) Its location will increase sports facilities in this area. The site is contaminated and is susceptible to small scale flooding, (which can be dealt with);
    - (iii) The Glebe District Hockey Club recently approached the City proposing a small field suitable for junior teams and practice activities on this site;
    - (iv) This site is preferred over 67 Bourke Road, Alexandria, which is isolated from residential development and its location would make management difficult.
  - (b) *Turruwul Park, Rothschild Avenue, Rosebery* –
    - (i) The field provides for passive recreation and sport. The wider park includes tennis courts, toilet block, playground, picnic and BBQ facilities. The local soccer team had requested the field be upgraded to a synthetic surface.
  - (c) *Waterloo Oval, Elizabeth Street, Waterloo* -
    - (i) The field includes change facilities, storage and a grandstand. The wider oval also includes a skate park and community facility; and
14. Upgrade to a multi-purpose rugby and cricket sized field and include grandstand/change facilities. Subsequent upgrades could include integration of adjacent skate park, a community facility, and improved walking tracks and landscaping. Both Turruwul Park and Waterloo Oval are located in residential areas. Upgrading to synthetic will increase the hours of use of these fields, by providing less downtime due to weather conditions and the annual re-turfing/maintenance.
15. Once implemented, the development of the above fields to synthetic fields, will deliver approximately 15,950 additional playable hours per annum by 2024, meeting the City's target set by the Open Space, Sports and Recreation Needs Study

### **Partnering with other Organisations**

16. The Department of Education is re-building the Alexandria Park Community High School. Included in the upgrade is a synthetic sports field, two multi-purpose outdoor courts and a multi -purpose indoor sports hall. Due to be completed by early 2022; it will provide an additional 2,500 playable hours per annum.

### **Purchase land and construct**

17. Purchasing land is an option being considered for new sports fields. However, land and development costs are very expensive and the scarcity of suitable land within the local government area means the focus is in the southern area of the local government area. Investigations to purchase suitable sites is ongoing, and as in the past, Council will be briefed if and when a suitable option is identified.

### **Key Implications**

#### **Strategic Alignment - Sustainable Sydney 2030 Vision**

18. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This program is aligned with the following strategic directions and objectives:
  - (a) Direction 2 provides a road map for the City to become a leading environmental Performer - This programme is investigating opportunities for capturing rain water, and requiring suppliers to provide full recycling of the turf (cradle to grave)
  - (b) Direction 4 - A City for Walking and Cycling - field upgrades will consider opportunities to integrate walking cycling, including provision for walking tracks around the fields and cycle parking; and
  - (c) Direction 6 - Vibrant Local Communities and Economies - local sports fields provide spaces for local recreation, fitness, health and social inclusion. The provision of new infrastructure expands the recreational offering, providing opportunities for the local community to interact; and
  - (d) Direction 9 - Sustainable Development, Renewal and Design - renewing local sports fields provides the City with an opportunity to adopt sustainable development techniques in the construction, maintenance and management of synthetic sports fields.

#### **Organisational Impact**

19. This programme will provide an increased number of playable hours for sports across the LGA, which may impact on the requirements for management of these facilities. To minimise this impact, the programme aims to co-locate new fields close to existing sports facilities wherever possible.
20. Synthetic fields require ongoing maintenance, which is of a different nature to the maintenance regime currently in operation with the City. Operating models for the ongoing maintenance of synthetic fields will be investigated.

#### **Risks**

21. The former uses of many of the fields highlighted for potential upgrades means some latent ground conditions such as contamination.
22. There are only currently five synthetic sports field construction firms in Australia. Should the City require stringent sustainable development techniques for the construction, maintenance and management of synthetic sports fields, it may limit the number of firms that tender for the work.

**Social / Cultural / Community**

23. Sport and recreation can play an important role in physical and mental health in the community, providing recreation, fitness, health and social inclusion. They also provide a unique focal point for local sports clubs and codes.
24. The safety of all sports facilities is a key consideration, and some local communities have expressed concerns at the prospect of natural grass being replaced by synthetics. Key concerns will be addressed during the consultation phase.

**Environmental**

25. A number of environmental considerations associated with the construction and ongoing maintenance of sports fields are being considered including:
  - (a) Capturing stormwater and run off for re-use;
  - (b) Materials choice - 'green engineering' principles could be adopted, focussing on the design, processes and products used;
  - (c) End of life disposal - new technology in Europe can now re-use the synthetic turf providing a cradle to grave solution for the synthetic turf; and
  - (d) Material safety – using natural products where possible.

**Budget Implications**

26. The City has allowed close to \$30 million in the Long Term Financial Plan for construction of synthetic sports fields (excluding land purchases and Gunyama Park). Funds to develop the concept design for Waterloo Oval and Turruwul Park have been allocated for this financial year.
27. It is proposed to redistribute the funds allocated to synthetic sports fields in the Long Term Financial Plan to align with the recommendations.
28. The availability of land to purchase is limited and is likely to be expensive. Investigations for suitable sites are ongoing.

**Critical Dates / Time Frames**

29. The estimated completion timing is outlined in the above table.

**Public Consultation**

30. Consultation with the local community and sporting groups is a key component of this project.
31. Questions from the local sporting groups are mostly likely to be around the compatibility of the sport and synthetics. It is possible that those sporting codes who insist on playing only on turf will need to be relocated to an alternate site.

32. All new synthetic fields will get accreditation/certification by relevant sporting codes to ensure the fields meet the respective codes' requirements.
33. For fields located within wider park settings it is anticipated there will be enquiries around the use of the field for passive recreation. These questions will be addressed in the concept design consultation.

**AMIT CHANAN**

Director City Projects and Property

John Davies, Development Manager

**Item 3.**

**Grants and Sponsorship – Round Two 2019/20 – Environmental Grants**

Document to Follow

## Item 4.

### **Knowledge Exchange Sponsorship - Capacity Building Project of the Owners Corporation Network Australia Ltd to Drive and Support Resilient Strata Communities**

**File No: X026203**

#### **Summary**

A multi-year application has been received under the Knowledge Exchange sponsorship program from the Owners Corporation Network Australia Ltd (OCN) to build the organisation's capacity to drive and support resilient strata communities ('Capacity Building Project').

Established in 2002 and based in our local government area, Owners Corporation Network Australia Ltd has 10,600 members nationally. Owners Corporation Network Australia Ltd is the only not-for-profit peak consumer body with an exclusive focus on advocating for the rights and interests of apartment owners.

Owners Corporation Network Australia Ltd receives no State Government funding and is almost entirely run by volunteer board members and alumni from professional backgrounds. Its overarching vision is to facilitate ongoing improvement for people living in strata through sharing and disseminating information to its members and advocating for legislative changes that afford better consumer protection.

More than 70 per cent of the City's residents live in strata apartment buildings, yet most owners do not fully understand their rights and responsibilities under the Strata Schemes Management Act 2015.

The sponsorship will enable Owners Corporation Network Australia Ltd to build its capacity and expand its reach. The scope of work includes website optimisation and enhancement, development and delivery of online resources and webinars, face-to-face education events and development of a business case to secure long-term State Government funding. Owners Corporation Network Australia Ltd is making a significant in-kind contribution to the project. The University of New South Wales - City Futures has confirmed its participation as a project partner.

The sponsorship will directly support the City's goal to create harmonious, connected and resilient communities and aligns with the key actions in the Residential Apartments Sustainability Action Plan 2015-2025, the Social Sustainability Policy and Action Plan 2018-2028 and Resilient Sydney 2018.

The request for sponsorship has been evaluated against the City's Knowledge Exchange Sponsorship program and is recommended to the full amount requested.

**Recommendation**

It is resolved that:

- (A) Council approve a Knowledge Exchange cash sponsorship consisting of \$40,000 in year one, \$30,000 in year two and \$30,000 in year three (excluding GST) to the Owners Corporation Network Australia Ltd for their Capacity Building Project to support resilient strata communities; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer a sponsorship agreement with the Owners Corporation Network Australia Ltd for the Capacity Building Project.

**Attachments**

Nil.



## Background

1. The Owners Corporation Network Australia Ltd (OCN) is an independent, not-for-profit, peak consumer group that advocates for the rights and interests of apartment owners. It is uniquely positioned as the only organisation with an exclusive focus on owners.
2. Owners Corporation Network Australia Ltd is a trusted and independent advisor that is regularly called on to represent the interests of apartment owners by the State Government.
3. City of Sydney residents have one of the highest proportions of apartment ownership in the local government area and because of this are amongst the most vulnerable in Australia.
4. Purchasing an apartment is likely to be the single biggest purchasing decision for many of our residents yet the current legislative and regulatory framework does not adequately protect their consumer rights.
5. The sponsorship will enable Owners Corporation Network Australia Ltd to build its capacity and expand its reach to educate more residents. The scope of work includes website optimisation and enhancement, development and delivery of online resources and webinars, face-to-face education events and development of a business case to secure long-term state government funding.
6. Owners Corporation Network Australia Ltd is making a significant value-in-kind contribution. The University of New South Wales City Futures program has confirmed its participation as a project partner, adding further value to the proposed deliverables. The City will have the opportunity to co-design and add branding to any resources and collateral developed as part of the sponsorship.
7. Owners Corporation Network Australia Ltd is a key external stakeholder and has collaborated extensively with Sustainability Programs, Social Programs and Policy, and Planning, Development and Transport teams. The Executive Officer of Owners Corporation of Australia Ltd is a representative on the Residential Apartments Sustainability Plan Reference Group.
8. Owners Corporation Network Australia Ltd employs three part-time staff who are supported by 12 board members and alumni who are subject matter experts.
9. The sponsorship has a cross-cutting approach that will deliver benefits across social, economic and environmental pillars. If owners understand their rights and responsibilities in strata, they can govern more effectively through their owners corporations. This enables increased participation and trust, better performing more cost effective buildings and planning for resilient communities.
10. The sponsorship will help fund four key activities:
  - (a) website content development and enhancement, providing easier access to online resources and the member forum;
  - (b) webinar development, including building an online platform, content creation, promotion and delivery;

- (c) outreach and face-to-face events on targeted topics to strengthen networks; and
  - (d) business case development, to ensure a sustainable financial plan going forward.
11. The assessment panel have recommended granting the full amount requested by Owners Corporation Network Australia Ltd as the Capacity Building Project contributes to the following Knowledge Exchange sponsorship program outcomes:
- (a) strong networks where participants share resources and acquire new knowledge and skills; and
  - (b) improved capacity in organisations and individuals to develop socially just and resilient communities.
12. Evaluation of the sponsorship will measure the number of face-to-face events and webinars delivered, number of event and webinar registrations, increase in paid membership and subscribers, improvement in online user experience and increase in engagement on the online member forum.
13. Sponsorship benefits include City of Sydney branding on collateral, the opportunity to co-design content for face-to-face events and webinars and City of Sydney representation at events, where appropriate.

## **Key Implications**

### **Strategic Alignment - Sustainable Sydney 2030 Vision**

14. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This sponsorship is aligned with the following strategic directions and objectives:
- (a) Direction 2 provides a road map for the City to become A Leading Environmental Performer - the sponsorship will support the City's endeavours to work with our residents to encourage sustainable living and build social cohesion within strata communities.
  - (b) Direction 10 - Implementation through Effective Governance and Partnerships - the sponsorship supports capacity building and future proofing of owners corporations and strata communities.

### **Organisational Impact**

15. The sponsorship complements and enhances programs delivered by the City including Strata Skills 101 and Smart Green Apartments.

### **Social / Cultural / Community**

16. The project will benefit strata communities in the City of Sydney local area and beyond through facilitating education and knowledge sharing and advocating for improved regulation and consumer protection.

**Environmental**

17. Apartment buildings have a significant and increasing environmental impact. The City is working with strata stakeholders to reduce this through actions in the Residential Apartments Sustainability Plan (2015).
18. A significant barrier to upgrading buildings, improving operations and creating resilient communities, is the complexity of decision making and the lack of understanding of strata ownership. The City will utilise the training and engagement delivered through Owners Corporation Network Australia Ltd as a key part of the engagement in this broader environmental improvement.
19. Strengthening the capacity of Owners Corporation Network Australia Ltd allows more chance of removing legislative barriers to solar and environmental upgrades in strata communities and precincts.

**Economic**

20. Empowering Owners Corporation Network Australia Ltd to have a stronger voice in the property market is vital to ensure that all input and consultation in the strata sector is not dominated by developers and builders. For most people, their home is their largest financial asset. Collective ownership in strata does make our residents and owners vulnerable financially if they have bought poor quality assets. It is important we have a representative body advocating for their rights.

**Budget Implications**

21. Funding for year one (\$40,000 excluding GST) is available in the 2019/2020 Knowledge Exchange Sponsorship budget. Funding for year two (\$30,000 excluding GST) and year three (\$30,000 excluding GST) will be included in the 2020/2021 and 2021/2022 Knowledge Exchange Sponsorship budgets.
22. A contract will be entered into for year one, with second and third year grants being subject to the recipient meeting milestones in year one.

**Relevant Legislation**

23. Section 356 of the Local Government Act 1993 provides that a council may, in accordance with a resolution of the council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

24. Section 356(3)(a) - (d) is satisfied for the purpose of providing grant funding to for-profit organisations because:
- (a) the funding is part of the Knowledge Exchange program;
  - (b) the details of the program have been included in Council's draft operation plan for financial year 2019-2020;
  - (c) the program's proposed budget does not exceed 5% of Council's proposed income from ordinary rates for financial year 2019-2020; and
  - (d) the program applies to a significant group of persons within the local government area.

### **Critical Dates / Time Frames**

25. The project is planned to run from 1 December 2019 - 30 November 2022.
26. Key milestones:
- (a) Website optimisation, testing and launch - 30 April 2020
  - (b) Webinar platform build, testing and launch - 1 March 2021
  - (c) Develop, deliver and evaluate face-to-face events - ongoing
  - (d) Project acquittal - 1 November 2022.

### **ANN HOBAN**

Director City Life

Megan Chatterton, Sustainability Engagement Coordinator