

2 March 2020

At 5.00 pm



Corporate, Finance, Properties and Tenders Committee

Agenda

- 1. Disclosures of Interest**
- 2. Sustainable Sydney 2050 Update - Affordable and Equitable (Strategic Directions 4 and 6 - An Equitable, Affordable and Inclusive City and Housing for All)**
- 3. Alternative Housing Ideas Challenge Update**
- 4. Property Industry Foundation - Affordable Housing Proposal**
- 5. Proposed Land Classification - Various Lots, Macdonald Street, Erskineville**

Economic Development and Business Sub-Committee

- 6. Grants and Sponsorships - Commercial Creative and Business Events - City2Surf 2020-2022**

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1. Register to speak by calling Secretariat on 9265 9310 or emailing secretariat@cityofsydney.nsw.gov.au 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.

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Committee reports are available at www.cityofsydney.nsw.gov.au with printed copies available at Sydney Town Hall immediately prior to the meeting. City staff are also available prior to the meeting to assist.

Item 1.

Disclosures of Interest

Pursuant to the provisions of the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, 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.

Sustainable Sydney 2050 Update - Affordable and Equitable (Strategic Directions 4 and 6 - An Equitable, Affordable and Inclusive City and Housing for All)

File No: X012101

Summary

On 13 August 2018, Council resolved to begin work to develop Sustainable Sydney 2050; an evolution of Sustainable Sydney 2030 that incorporates the Resilient Sydney Plan, includes new research and technical advice and is underpinned by comprehensive engagement with all those who have an interest in our city.

Considerable work has subsequently taken place to progress the development of Sustainable Sydney 2050.

On 9 December 2019, Council noted a Sustainable Sydney 2050 Update report that provided the key findings from the comprehensive engagement program as well as details of research undertaken to inform the plan. The proposed strategic framework which includes a vision, principles, strategic directions and targets to measure progress was also set out in the report. Subsequently, the reports from the engagement activities have been published on the City of Sydney website. The research reports will also be progressively made available on the City's website.

The analysis and insights from the research and engagement programs have shaped the development of the forthcoming Sustainable Sydney 2050 plan.

This report provides an outline of the proposed affordable and equitable strategic directions (Strategic Directions 4 and 6) of the plan. It sets out the background to the issues, the proposed strategic response, initial actions that have been proposed, as well as relevant targets proposed for inclusion in the forthcoming Sustainable Sydney 2050 plan.

Access to affordable housing is integral to the achievement of an affordable and equitable city. Details of actions already taken by the City to increase the supply of affordable housing in our local area are attached to this report.

In contemplating potential future actions as part of the forthcoming Sustainable Sydney 2050 plan, it is proposed that Council consider extending and renaming the Affordable and Diverse Housing Fund to the Supported Accommodation, Affordable and Diverse Housing Fund to explicitly encourage the development of new accommodation to support people exiting homelessness, and contribute an extra \$10M in value through the discounted sale or leasing of surplus City land and/or cash.

Recommendation

It is resolved that Council:

- (A) note the Sustainable Sydney 2050 Update - Affordable and Equitable Report and suggested targets that pertain to these strategic directions; and
- (B) note the proposal to extend and rename the Affordable and Diverse Housing Fund to the Supported Accommodation, Affordable and Diverse Housing Fund to explicitly encourage the development of new accommodation to support people exiting homelessness and contribute an extra \$10M in value through the discounted sale or leasing of surplus City land, and/or cash.

Attachments

- Attachment A.** City of Sydney's Contribution to the Supply of Affordable and Social Housing

Background

1. On 13 August 2018, Council resolved to begin work to develop Sustainable Sydney 2050; an evolution of Sustainable Sydney 2030 that incorporates the Resilient Sydney Strategy, includes new research and technical advice and is underpinned by comprehensive engagement with all those who have an interest in our city.
2. This report provides an update on the proposed affordable and equitable components of the forthcoming Sustainable Sydney 2050 plan (Strategic Direction 4 - An equitable, affordable and inclusive city, and Strategic Direction 6 - Housing for all). It sets out the proposed strategic response to the issues identified from the research and community engagement, initial actions, as well as relevant targets for inclusion in the plan.
3. An equitable city is one that creates the right circumstance where all people can flourish, fully participate and shape city life. It is where everyone is included, and benefits from the economic, cultural, social and democratic life of the City. Where no-one is left out or left behind.
4. Metropolitan Sydney, like other global cities, is in the middle of an affordability crisis. Our research shows that there are serious inequalities for some groups within our local community, where opportunities for secure work and affordable housing are increasingly out of reach. Lower educational or workforce participation rates mean our economy cannot grow to its full potential.
5. The effects of an unequal society can be reflected in declining or poor health and wellbeing, food insecurity, rising crime rates, reduced social cohesion and declining community resilience and connectedness.
6. Social cohesion can be undermined as individuals become further excluded or feel disconnected. Low or declining social cohesion contributes to barriers that limit an individual's full participation in the social, cultural, economic and political life of our city.
7. In our community, First Nations People, those on low incomes and people with disability experience clear inequalities with regard to the distribution of income, unemployment, skill levels of occupations, housing and costs, education, health, access to and involvement in public life and access to and costs around transport.
8. State-wide evidence shows that some of our older adults, single parent families and people who are unemployed experience some of the highest rates of poverty across metropolitan Sydney.
9. It is well known that quality of life and the amenity of the city are factors in talent and investment attraction. Research shows that when metropolitan Sydney is compared with its international peers, one of its areas of comparative weakness is the issue of affordability. Affordability pressures and socio-economic disparities must be addressed for the city to sustain a position among the highest performing city economies.

10. Housing in particular performs an integral economic and social role in our cities. Government plays a critical role in providing social and supported housing and subsidised affordable housing for people on low to moderate incomes. The City of Sydney has contributed to the supply of 896 affordable rental housing dwellings with a further 940 in the development pipeline (that is, a development application has been lodged and/or approved, the development is under construction or a commitment to the project has been made by the City). However, given the chronic shortage of affordable housing and considerable demand for it, the City must continue to act to the fullest extent possible to increase its supply. Details of the City's contribution to affordable and social housing are provided at Attachment A.
11. Low income households in particular are prone to housing costs becoming a burden and our Community Wellbeing Indicators (2019) show that 69 per cent of low income households that rent or have a mortgage spend 30 per cent or more of their income on housing costs. This is defined as being in housing stress. Our Equality Indicators report estimates that Indigenous people are over two times as likely to be in rental stress as non-Indigenous people. In addition, 2016 Census data shows that renters are more likely to experience housing stress than those that have a mortgage. Nearly twice as many households are renters in the City (63 per cent) compared to the rest of the country at 31 per cent.
12. The equality indicator research also shows that people with disability are over three times more likely to be earning a low personal income (<\$499/week) and to live below the poverty line than someone with no disability. As a result, they are more likely to experience food insecurity and financial stress in greater numbers.
13. Further, our city has always had a large proportion of residents who are new to our community. Over half of our residents counted at the last census didn't live in the area five years before that, creating further challenges around strengthening community inclusion, cohesion and resilience.
14. Addressing affordability and inequality is complex and requires collaboration and response from all tiers of government. But there are changes local government can bring about. We can also add our voice to broader issues, advocating for change on behalf of the communities we serve.

Community perspectives

15. Our communities want their city to be a place that is inclusive of people regardless of age, disability, gender, sexual preference and cultural background, what you do as a job and how much you earn.
16. They want a holistic response to affordability issues as people often experience multiple facets of disadvantage. In this respect, they've also identified that the design of the city, its transport, public spaces and its services must include everyone, particularly prioritising access for those most in need.
17. Our communities have told us how much they value living in a neighbourhood that is home to people from all walks of life. They have expressed concerns about being priced out of the city over time, thus losing their deep connections to place. People told us of their deep concern about the impact of declining housing affordability and how this is undermining social diversity and forcing people to leave communities where they have always lived. This is particularly the case for local Aboriginal and Torres Strait Islander communities.

18. They are also concerned about the availability of social and affordable housing and how this is a barrier to a diverse and equitable city.
19. Education was identified not only as the pathway to shared economic prosperity, but also as the pathway to equal participation and influence in local decision making.
20. Affordability pressures were also of concern to those thinking about our future economy and our ability to attract and retain its workforce. Businesses in our city compete globally for talent and cost of housing and living more generally influences our city's competitiveness. Our future economic success may be linked to the cost of renting or purchasing housing in our city.
21. A Citizens Jury was formed from 47 randomly selected residents, workers and citizens from across metropolitan Sydney to consider what concepts should be implemented in the City of Sydney by 2050. In meeting over six Saturdays, the Jury distilled over 2,500 public submissions for ideas into eight concepts, three of which relate to the city as an affordable and equitable city. This included the city as having 'housing for all'. That is, a city providing a wide range of accessible and affordable housing options, being inclusive and promoting social and community cohesion. The Jury recognised that the City of Sydney local government area is currently unaffordable to many and is at risk of losing the diversity of people in its neighbourhoods and villages.
22. The Jury also proposed a new model of 'participatory governance' for the city, wanting a model that genuinely engages citizens in decision making on all levels, and is responsive and adaptable.
23. A further concept from the Jury, described a city where there was 'First Peoples of Australia - Leadership and Representation'. This concept expressed a wish for the traditional custodians of the land to help shape the city, through active participation in governance in a way that was embedded and respectful. They wanted Sydney to be a place where Aboriginal and Torres Strait Islander voices influence the identity, design, and functioning of their city.

Proposed strategic response

24. By 2050, we want everyone to feel welcome and included in our city and to be able to afford to live here. And we want it to be an equitable city, a place where everyone can participate, prosper and reach their full potential.
25. It is our intention that in the future, we have removed the barriers that limit people's participation in the economic, cultural, public and social life of our city so that our city becomes inclusive of everyone, particularly those who are at risk of being marginalised, so that no one is left behind.
26. We want to be a city that acknowledges our history, including the impact colonisation and subsequent policies and practices had on First Nations People. For only when history is told truthfully can past injustices begin to be acknowledged, addressed and we move forward together.
27. We want to be respectful and learn from First Nations People; their history, stories, ceremonies, spirituality, cultural heritage and caring for and connection to country. It is important that the First Nations communities in our city are retained and strengthened. We will work with local communities and organisations to increase the supply of social and affordable housing to enable people to stay in their local areas.

28. The City will work with all levels of government, civil society and the private sector to do what we can to make our city more affordable. We will continue our investment in high quality public spaces, parks, pools, libraries and community facilities and make sure they are safe, accessible, inclusive and affordable for everyone.
29. We want communities to be equipped with the skills and tools to participate and flourish in the digital future and the City's libraries and community facilities to be centres for lifelong learning, creativity and digital citizenship. The City's newly opened Darling Square Library provides a model for contemporised and accessible learning, innovation and creative maker spaces.
30. The City will work with all stakeholders to ensure there is adequate provision of affordable, accessible, high quality early childhood education and care to support families in our 24 hour city.
31. We'll also work with the Australian and NSW governments to make sure the supply of high quality public education facilities meets the needs of our communities as they grow and change in the decades to 2050. In Green Square the City has partnered with the NSW Government to develop a new primary school. This will have shared, open spaces, sports and other facilities. For other communities we have advocated on their behalf for the facilities they need.
32. Also important for our communities' ability to reach their potential is food security; that is having access to enough fresh and healthy food to support an active healthy life. We want affordable and nutritious fresh food to be available and accessible to all in the community and we will encourage and support our citizens to live healthy, sustainable, and active lives.
33. Underpinning an equitable city, are communities that are engaged and who actively participate in decision making. We will encourage all people to get involved, particularly children and young people; deepening engagement to complement our existing Emerging Civic Leaders program and the International Student Leadership and Ambassador program. And we'll try to make sure that our communities are appropriately represented in the institutions and organisations that make decisions that affect their future. We will also work to ensure that the City's information and data is shared ethically with the community.
34. To achieve our aim of ensuring a socially, culturally and economically diverse community can continue to live in the city of Sydney in the future, we must address housing.
35. The City currently invests over \$2M each year to reduce homelessness and its impacts in Sydney. We hope that our city in future is one where investment and collaborative action has resulted in zero functional homelessness; such that available services and resources match or exceed demand for them. This will take the careful and committed coordination of a range of government and non-government services and resources to meet the demand for people who are homeless or at risk of homelessness.
36. We want social and supported housing to be available for those who need it and that those properties continue to be improved and maintained to a high standard. This will enable people to continue to live in their neighbourhood and maintain social connections throughout their life.

37. We must focus on increasing the supply of affordable rental housing that is available in perpetuity. While much has already been achieved, it is imperative that we accelerate supply through introducing innovative models of financing, delivery and ownership. Also needed are strategies and partnerships to provide culturally-appropriate affordable housing for Aboriginal and Torres Strait Islander communities.
38. We will also advocate for reform so that renting becomes a sustainable long-term option for residents in the area, supported by a strong rental regulatory framework that recognises the rights and needs of long term renters and manages the negative impacts of short-term rental accommodation.
39. We will work with other levels of government and the private sector to address the challenges of rising land costs that have exacerbated housing affordability pressures. Intervention is required so we continue to attract talent and capital and enjoy the benefits of a diverse community with a variety of affordable homes readily available within reasonable proximity of the city.
40. By 2050, we will plan for our medium to high density inner city urban environment to offer a wide range of housing options at a range of different price points, catering for the community at all stages of their life with affordable choices for families, inter-generational households, older people, students, single person and co-living households.
41. Housing throughout the city will be supported by accessible transport, health and education infrastructure and services, community facilities, infrastructure and open and green space.
42. Affordability issues also extend to the cost of workspaces, particularly for those in the start-up and creative communities. The challenges and strategic response will be addressed in a subsequent report.

Some ideas for action we might take

43. To realise the aspiration for our city to 2050 will take concerted action over the next three decades. Some initial ideas for actions we could add to our portfolio of ongoing actions include:
 - (a) Collaborate with government and non-government organisations and communities to realise and promote the benefits of social and cultural diversity as a defining competitive advantage. Review current programming to ensure our programming and activities are reflective of our multicultural community, is participatory and inclusive of all in the community.
 - (b) Partner with the NSW Government, community and others to co-design community facilities in dense and growing areas with diverse and multicultural communities such as in Waterloo. Social infrastructure and shared community facilities are integral to community cohesion, resilience and liveability and the City will work with others to enable community facilities that meet the community's needs.
 - (c) Work with schools and community more broadly to bring young people together in civic engagement to influence the important decisions about their city and its future.

- (d) Develop and implement place and sector plans that result in higher levels of economic participation in the city economy for First Nations People, women, people with disability and other vulnerable groups who are currently excluded.
- (e) Continue to develop, implement and review Inclusion (Disability) Action Plans in consultation with people with disability, in order to address barriers faced by people with disability in our area.
- (f) Pursue the co-design of services, programs and spaces available in the City's libraries, facilities and services, positioning these to match the needs of the community in a 24-hour city. Explore the potential for our libraries and community facilities to provide a platform for skills development, for building capacity for civic and economic participation, through the delivery of welcoming spaces and providing access and assistance to strengthen digital literacy and citizenship for all the community at all stages of life.
- (g) As a signatory to the Act to End Street Sleeping, work in partnership with the Institute of Global Homelessness, the NSW Government and other signatories including St Vincent de Paul, St Vincent's Health, Mission Australia, Salvation Army, Wesley Mission, Neami National and Yfoundations to reduce rough sleeping and work towards functional zero rough sleeping in the local government area by 2030. The City has helped finance the establishment of the independent local Act to End Street Sleeping initiative, who will support greater information sharing and enable a more coordinated response amongst signatories.
- (h) Continue to facilitate the delivery of affordable rental housing through use of the City's planning tools. Three affordable rental housing contribution schemes currently operate in the city, including at Green Square, Ultimo/Pymont and the Southern Enterprise Area (known as the Southern Employment Lands). In September 2018, Council approved the expansion of the current contribution schemes across the local government area. The City is working with the State Government to implement the expanded scheme.
- (i) Continue to work with Aboriginal and Torres Strait Islander communities, housing providers, the NSW Government and others to make sure development in Redfern, Waterloo and other areas in the city provide culturally appropriate affordable and social housing for Aboriginal and Torres Strait Islander peoples to address their displacement from the area.
- (j) Extend and rename the Affordable and Diverse Housing Fund to the Supported Accommodation, Affordable and Diverse Housing Fund to explicitly encourage the development of new accommodation to support people exiting homelessness and contribute an extra \$10M in value through the discounted sale or leasing of surplus City land and/or cash.
- (k) Continue to work with the Shortlisted Participants of the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge to consider proposals; and advocate for the provision of affordable housing options in line with the shortlisted initiatives submitted under the Alternative Housing Ideas Challenge, noting that the Shortlisted Participants will be presenting their proposals at the Alternative Housing Exhibition, to be held in April/May 2020.
- (l) Accelerate opportunities to scale innovative affordable housing models through collaboration with Councils across metropolitan Sydney.

- (m) Support the Property Industry Foundation to increase the supply of crisis accommodation for youth at risk of homelessness.
- (n) Support increased opportunities to access culturally-appropriate and affordable student accommodation such as the UTS Indigenous Residential College.

How we will measure progress

- 44. It is proposed that the Sustainable Sydney 2050 plan will include ten targets that collectively measure the transformation of our city in the decades to 2050. It is important to note that the City has limited direct control over these outcomes. Our role is to encourage behaviour change, advocate for policy or legislative reform, galvanise community action, improve outcomes through planning controls and lead by example through our own operations.
- 45. The proposed targets for the Sustainable Sydney 2050 plan most relevant to affordability outcomes are:
 - (a) By 2036, there will be 156,000 private dwellings in the local government area of which 7.5 per cent will be social housing and 7.5 per cent will be affordable housing. In addition, there will be 17,500 non-private dwellings which include boarding houses and student accommodation.
- 46. Additionally, the City will continue to monitor and report on the broader wellbeing of our community through the Community Wellbeing Indicators and analyse rising inequalities and monitor material living standards using the Sydney Equality Indicator Framework; designing policy responses that promote equity, opportunity of access and inclusive growth for all.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

- 47. 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 report sets out how the current strategic directions will be revised and updated in the forthcoming Sustainable Sydney 2050.

Budget Implications

- 48. The proposed Sustainable Sydney 2050 plan builds upon and continues the City's commitment to achieve its core objectives. The majority of the financial implications associated with implementing the plan will therefore already be incorporated within the City's Long Term Financial Plans and forward budget estimates. Where elements of the plan require additional resources, these projects and initiatives will be balanced against existing commitments, to ensure the City prioritises its efforts to deliver the plan while maintaining the City's financial sustainability.

Public Consultation

49. A comprehensive community engagement program was undertaken from November 2018 and continued throughout 2019 to inform the development of the proposed Sustainable Sydney 2050 plan. Copies of the engagement reports can be found on the City of Sydney website.

KIM WOODBURY

Chief Operating Officer

Andrea Beattie, Executive Manager, Strategic Outcomes

Attachment A

**City of Sydney's Contribution to the Supply
of Affordable and Social Housing**

Total City of Sydney contribution

The City supports the provision of affordable housing through its affordable housing contributions schemes, by directly contributing funds through grants and by selling land below market rate for affordable and social housing to be built. More than \$344 million has been made available to date through these mechanisms. The City also facilitates affordable housing through its planning controls.

Mechanisms to facilitate supply

The City of Sydney currently employs the following mechanisms to contribute to the supply of social and affordable housing in our local area:

1. Three affordable rental housing contributions schemes currently operate in the city, including at Green Square, Ultimo/Pymont and the Southern Enterprise Area (known as the Southern Employment Lands). Contributions schemes have been approved to commence in Central Sydney from June 2020 and on 'residual land', also from June 2020. The funds raised from these schemes are passed through the NSW government to community housing providers for the development and management of affordable housing.
2. The City of Sydney has sold land at below market rates to community housing providers in order to facilitate the supply of affordable and social housing. The value of land sold (not adjusted for current market value) totals approximately \$17.81 million. Note the transfer of land and properties to NSW Housing in 1988 and 2012 are excluded from these figures.
3. The City established a \$10.35 million affordable and diverse housing fund in June 2015 to promote the development of affordable and diverse rental housing in our area by community housing providers, not-for-profit and for-profit organisations. To date, five grants have been approved from the fund totalling \$5.65m, as well as an additional \$0.35m for the Affordable Housing Ideas Challenge. A further two requests for funding are currently before Council totalling \$1.01m.
4. The City uses its planning controls to encourage affordable housing in particular locations across the local area.
5. The City has transferred properties and parcels of land to the NSW Government to facilitate the supply of social housing.
6. In 2019, the City called for submissions as part of an Alternative Housing Ideas Challenge, the purpose of which was to explore new opportunities to increase alternative and affordable housing supply across our city. Recommendations from the Ideas Challenge will be tested for viability and scalability.

Overview of supply

The City of Sydney has contributed to the supply of 896 affordable rental houses that are managed by community housing providers and rented to very low to moderate income households.

City West Housing owns and manages 685 of these properties, all of which have been built as a result of the City's affordable housing contribution schemes. In Ultimo Pyrmont, City West Housing has 428 affordable rental properties. A further 257 affordable housing units have been built in Green Square.

A further 169 affordable rental properties are owned and/or managed by other community housing providers. These include:

- St George Community Housing who has 58 affordable housing units in two locations in Ultimo;
- Mission Australia who has developed the Common Ground project with 52 affordable housing units (and 52 social housing units) in Camperdown;
- Bridge Housing who has developed 27 affordable housing units in Eveleigh; and
- several private and other organisations who have developed the remaining 32 affordable housing units in Glebe and Redfern.

The balance, 42 affordable diverse dwellings, have been realised from the City's Affordable and Diverse Housing Fund. A grant of \$1.5 million assisted Hammond Care to develop affordable aged care for people who are homeless or at risk of homelessness.

The City has also contributed to the supply of 801 social housing dwellings.

The following table indicates some of the properties that are currently owned and managed by community housing providers, all of which have been built since 2010 and which have received a contribution from the City of Sydney.

Property	Suburb	Owner	Afford- able Housing Units	Diverse Afford- able Housing Units	Social Housing Units	City of Sydney Contribution
7 Carriageworks Way - Platform Apartments	Eveleigh	City West Housing	89			Affordable housing contributions scheme
35 O'Dea Ave	Zetland	City West Housing	19		38	Affordable housing contributions scheme
Portman Ave (Former South Sydney Hospital Site)	Zetland	City West Housing	104			Land sale subsidy and affordable housing contributions scheme
31 Pyrmont Bridge Road (Common Ground)	Camperdown	Mission Australia	52		52	Amended planning controls to allow the development
Elger Street, Glebe (social housing)	Glebe	Land and Housing Corp.			99	Land transfer
Hammond Care (aged care for women)	Darlinghurst	Hammond Care		42		Financial grant

Development Pipeline – Prospective Supply

In addition to those properties that have been built, a further 940 affordable, diverse or social rental dwellings are in the development pipeline. That is, a development application has been lodged and/or approved, the development is under construction or a commitment to the project has been made by the City.

Property	Suburb	Owner	Affordable Housing Units	Diverse Affordable Housing Units	Social Housing Units	City of Sydney Contribution
1-5 Wentworth Street	Glebe	City West Housing	99			Affordable housing contributions scheme
91 Eveleigh Street (Pemulwuy)	Redfern	Aboriginal Housing Company	62			Land transfers
Wigram Road (Harold Park)	Forest Lodge	City West Housing	78			Land sale subsidy of property dedicated under VPA and affordable housing contributions scheme
74 - 88 Botany Road	Alexandria	City West Housing	63			Affordable housing contributions scheme
26-30 City Road, Chippendale (youth foyer)	Chippendale	St George Housing	19	53		Financial grant
895-901 Bourke Street (Dank Street Precinct)	Waterloo	City West Housing	72			Affordable housing contributions scheme

Property	Suburb	Owner	Affordable Housing Units	Diverse Affordable Housing Units	Social Housing Units	City of Sydney Contribution
11 Gibbons Street (affordable and social housing)	Redfern	St George (SGCH)	108		46	Land sale subsidy
338 Botany Road (affordable and social housing)	Alexandria	St George (SGCH)	70		30	Land sale subsidy
330 Botany Road (note this project has not yet entered the development process)	Alexandria	City West Housing	200			Land sale subsidy and affordable housing contributions scheme
Edward Edgar Centre (crisis accommodation)	Surry Hills	Wesley Mission		40		Financial grant

Item 3.

Alternative Housing Ideas Challenge Update

File No: X022267

Summary

On 11 February 2019, Council endorsed an international Alternative Housing (Sustainable Sydney 2050) Ideas Challenge (Ideas Challenge).

The focus of the Ideas Challenge was for local and international participants to propose new and innovative housing options that go beyond the traditional categories of social, community and market housing, with the intent that the ideas will contribute to the delivery of local and broader alternative and affordable housing outcomes.

As part of Stage 1 deliberations from the Ideas Challenge, an independent jury of experts chose seven submissions to progress to the second stage of the Ideas Challenge (Stage 2 – Ideas Development).

Stage 2 was an invited proposal development phase, where the seven shortlisted participants spent time developing their initiatives in line with the City's objectives and to support and inform the development of the City's future community strategic plan and housing policy under the proposed Sustainable Sydney 2050.

The seven shortlisted participants were:

1. Smart Home Sydney - Joe Colistra and Nilou Vakil, Kansas City, Kansas, USA.
2. The Equity Housing Model - Eddie Ma and Linseen Lee, Sydney, NSW, Australia.
3. Foundations of Equity: A Metropolitan Land Trust Policy - Jason Twill and Dr Louise Crabtree, Sydney, NSW, Australia.
4. Pop Up Shelter - Robert Pradolin, Melbourne, VIC, Australia.
5. Rightsize Service - Dr Alysia Bennett and Dr Damian Madigan, Sydney, NSW, Australia, and Dr Dana Cuff, Los Angeles, USA.
6. The Third Way: A Cooperative Affordable Rental Model for Sydney - Katherine Sunderman and Andy Fergus, Melbourne, VIC, Australia and Alexis Kalagas, Zurich, Switzerland.
7. Pixel Pilot - Andrew Scott, Anita Panov and Alexander Symes, Sydney, NSW, Australia.

This report provides an update on Stage 2 of the Ideas Challenge and a recommendation for Council to note progress on initiatives arising from the second stage of the Ideas Challenge, which support the City's advancement of innovative housing solutions to address affordability.

Recommendation

It is resolved that Council:

- (A) note the substantial progress in the development of ideas for innovative affordable housing options from the seven Shortlisted Participants of the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge (Smart Home Sydney, The Equity Housing Model, Foundations of Equity: A Metropolitan Land Trust Policy, Pop Up Shelter, Rightsize Service, The Third Way: A Cooperative Affordable Rental Model for Sydney and Pixel Pilot;
- (B) note that the City will continue to:
 - (i) work with the Shortlisted Participants of the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge to consider proposals; and
 - (ii) advocate for the provision of affordable housing options in line with the shortlisted initiatives submitted under the Alternative Housing Ideas Challenge; and
- (C) note that the Shortlisted Participants will be presenting their proposals at the Alternative Housing Exhibition, to be held in April/May 2020.

Attachments

- Attachment A.** 11 February 2019 Resolution of Council Item 6.7 - Alternative Housing (Sustainable Sydney 2050) Ideas Challenge

Background

1. The City of Sydney recognises the need for continued leadership on the issue of housing affordability with access to alternative and affordable housing being an essential component of a diverse, cohesive, and economically successful global city.
2. Sydney remains Australia's least affordable city. The high cost of housing is an important economic and social issue in Sydney, particularly within the city where housing prices are amongst the highest in Australia.
3. On 11 February 2019, Council endorsed an international Alternative Housing (Sustainable Sydney 2050) Ideas Challenge.
4. The aim of the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge (Ideas Challenge) was for the local and international community to propose new and innovative housing options that went beyond the traditional categories of social, community and market housing.
5. One thousand and fifty-five participants registered for the Ideas Challenge, which was open from 26 March to 8 May 2019. On 13 June 2019, the Chief Executive Officer approved seven shortlisted proposals to progress to Stage 2 of the Ideas Challenge.
6. Stage 2 was an invited proposal development phase. The City of Sydney held five workshops between 19 June 2019 and 15 November 2019, where the seven shortlisted participants spent time developing their proposals, in line with the City's objectives.
7. This report provides an update on the progress of the work on the ideas arising from the challenge.

Alternative Housing Ideas Challenge Outcomes

8. On 13 June 2019, the Chief Executive Officer approved the following shortlisted proposals under the Ideas Challenge:
 - (a) Smart Home Sydney - Joe Colistra and Nilou Vakil, Kansas City, Kansas, USA.
 - (b) The Equity Housing Model - Eddie Ma and Linseen Lee, Sydney, NSW, Australia.
 - (c) Foundations of Equity: A Metropolitan Land Trust Policy - Jason Twill and Dr Louise Crabtree, Sydney, NSW, Australia.
 - (d) Pop Up Shelter - Robert Pradolin, Melbourne, VIC, Australia.
 - (e) Rightsize Service - Dr Alysia Bennett and Dr Damian Madigan, Sydney, NSW, Australia, and Dr Dana Cuff, Los Angeles, USA.
 - (f) The Third Way: A Cooperative Affordable Rental Model for Sydney - Katherine Sunderman and Andy Fergus, Melbourne, VIC, Australia and Alexis Kalagas, Zurich, Switzerland.
 - (g) Pixel Pilot - Andrew Scott, Anita Panov and Alexander Symes, Sydney, NSW, Australia

9. Each of the above participants were granted \$20,000 by the City to progress their proposals.
10. This report provides an update on Stage 2 of the Ideas Challenge and identifies areas in which the City could facilitate the uptake of a number of the proposals.
11. Stage 2 of the Ideas Challenge, was an invited proposal development phase, where the seven shortlisted participants spent time developing their initiatives in line with the City's objectives and to support and inform the development of Sustainable Sydney 2050.

Shortlisted Participants

12. Smart Home Sydney, is a technology based alternative housing concept where lifestyle and medical data is collected from residents and sold to offset the price of housing.
13. The Pop Up Shelter proposal, for short term crisis accommodation in empty buildings, is the subject of a grant application for consideration by Council in March from Housing All Australians to part fund research into the long-term costs of not building sufficient affordable, social and public housing. Housing All Australians plan to investigate how the lack of sufficient public, social and affordable housing for Australians may result in significant unintended costs to our future society.
14. The Pop Up Shelter proposal has also recommended the following:
 - (a) City of Sydney should embed the Pop Up Shelter concept within the City's planning framework, in order to assist in the active identification of empty buildings; and
 - (b) City of Sydney should advocate to the state government the potential to unlocking existing empty buildings by incentivising owners with the suspension of land tax to the property owners if their buildings are made available to Housing All Australians and if they are able to be converted into short term transitional housing.
15. Rightsize Service is a mixed design, finance and management model, that enables people to leverage their existing home to provide affordable housing (managed by a Community Housing Provider), while enabling the homeowner to age in place, provide additional income, eliminate displacement from the homeowner's long-term community and create socially cohesive co-housing arrangements.
16. As the Rightsize Service proposal allows for both upsizing and downsizing, or flexible occupation over time, Rightsize dwellings sit outside current land use definitions. The Rightsize Service proposal has recommended the following:
 - (a) City of Sydney should consider the Rightsize Service proposal within the context of the City's planning framework.

17. The four remaining shortlisted groups, Foundations of Equity: A Metropolitan Land Trust Policy (Community Land Trusts), The Third Way: A Cooperative Affordable Rental Model for Sydney (community led housing model) and Pixel Pilot (co-housing model) and Equity Housing Model (a life lease concept), have joined together to develop a Community Lands Trust Policy and Framework and are working on the concept of a pilot project that relates to a physical development, comprising affordable residential and mixed use rental accommodation in perpetuity, as a next stage initiative.
18. A further report on progressing these ideas into potential projects will be brought to a future Council meeting(s).
19. All seven shortlisted proponents are further developing their individual and joint proposals in preparation for the Alternative Housing Exhibition, to be held in April/May 2020.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

20. 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 report is aligned with the following strategic directions and objectives:
 - (a) Direction 1 - A Globally Competitive and Innovative City -
 - (i) The Resilient Sydney Strategy and the City for All: Social Sustainability Policy and Action Plan both identify more affordable housing as a key priority in building a diverse, cohesive, and economically successful global city. If successful the shortlisted concepts will support these strategic objectives.
 - (ii) Housing affordability was identified as a high priority by the City for All: Social Sustainability Policy and Action Plan and Sustainable Sydney 2030. It is the intention that the shortlisted concepts will contribute new and innovative solutions to address housing affordability.
 - (b) Direction 6 - Vibrant Local Communities and Economies -
 - (i) The Resilient Sydney Plan and the City for All: Social Sustainability Policy and Action Plan both identify increased affordable housing and community cohesion for improved community resilience. The shortlisted concepts could deliver more vibrant communities and durable local economies.
 - (ii) If successful, the seven shortlisted concepts could improve affordable housing choices (rent and owned) and promote a more inclusive, connected, and engaged city through participatory place-making and community-focused urban design.

- (c) Direction 8 - Housing for a Diverse Population -
 - (i) If successful, the shortlisted concepts put forward in this report will result in new policies to support scaled growth of alternative affordable housing within Sydney. Delivery of alternative models will increase housing diversity within the City and cater to an underserved demographic not currently supported through traditional categories of social, community, and market housing.
 - (ii) The shortlisted concepts in this report respond to Council aspirations for the City of Sydney to be a laboratory for alternative housing models that can be replicated across wider local government areas and beyond.
 - (iii) These shortlisted concepts align with the City's position on affordable housing, homelessness and social sustainability, as set out in A City For All, the social sustainability strategy, as well as Housing for All, the City's housing strategy.
- (d) Direction 10 - Implementation through Effective Governance and Partnerships -
 - (i) Partnering with the shortlisted proponents to provide innovative and new ideas for the delivery of alternative and affordable housing will improve outcomes for the community.

Risks

- 21. The shortlisted concepts may not have a measurable impact on the provision of affordable housing.

Social / Cultural / Community

- 22. The shortlisted concepts, if successful, will result in providing the community with new alternative affordable housing options, beyond the traditional categories of social, community, and market housing.
- 23. The shortlisted concepts will provide a positive impact on social diversity by contributing alternative affordable housing options and reducing displacement.

Economic

- 24. Identification of new and innovative models of delivering affordable housing may reduce reliance on traditional development models.
- 25. New alternative and affordable housing models may facilitate wider access to sector market share.

Budget Implications

- 26. The report is for update purposes only.

AMIT CHANAN

Director City Projects and Property

Attachment A

**11 February Resolution of Council
Item 6.7 – Alternative Housing (Sustainable
Sydney 2050) Ideas Challenge**

Resolution of Council

11 February 2019

Item 6.7

Alternative Housing (Sustainable Sydney 2050) Ideas Challenge

It is resolved that:

- (A) Council endorse the establishment, operation, public notification and public exhibition of an Alternative Housing (Sustainable Sydney 2050) Ideas Challenge;
- (B) Council endorse the development of a brief that will call for the submission of ideas for innovative models (models) based on the following principles:
 - (i) the model must demonstrate innovation in at least two of the following areas: planning, design, ownership type, tenancy type, management (including sharing of facilities), construction, urban land supply and/or financing;
 - (ii) the model must result in housing that is either demonstrably cheaper to market, where the relative purchase or rental affordability is secured in perpetuity, or it must be affordable housing, as defined by the City;
 - (iii) where applicable, the model must demonstrate economic, social and environmental sustainability principles, with a focus on economic viability;
 - (iv) where the model relates to a physical development or redevelopment, the model must have a high level of residential amenity that would be generally acceptable to the community;
 - (v) where the model proposes the use of City owned land, models which retain public ownership in perpetuity, such as through land trusts or long-term leases, will be preferred;
 - (vi) the model must be scalable, replicable and self-sustaining; and
 - (vii) where the model relates to a physical development or redevelopment, models that work for small sites and/or include a mix of residential and non-residential uses will be considered;

- (C) Council will, through an Expression of Interest process open to all interested parties, select up to six applicants and pay each selected applicant \$20,000 (excluding GST) for their idea/proposal. The payment is intended to be an honorarium for the selected applicants to further develop and prepare their proposals for the Ideas Challenge as part of Sustainable Sydney 2050 community consultation;
- (D) authority be delegated to the Chief Executive Officer to:
 - (i) develop the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge brief in accordance with the principles described at (B);
 - (ii) run and publicise the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge Expression of Interest;
 - (iii) select a jury to recommend up to six suitable proposals from the Alternative Housing (Sustainable Sydney 2050) Ideas Challenge Expression of Interest;
 - (iv) select up to six applicants based on the jury's recommendations and arrange payment of \$20,000 (excluding GST) to each selected applicant; and
 - (i) negotiate, execute and administer any agreements required to facilitate the Ideas Challenge; and
- (E) Council approve the allocation of up to \$350,000 (excluding GST) from the 2018/19 General Contingency Fund, to be sourced from the Affordable and Diverse Housing Fund, for the purpose of executing the above program within the 2019 Calendar Year.

Carried unanimously.

X022267

Item 4.

Property Industry Foundation - Affordable Housing Proposal

File No: X020932

Summary

This report outlines a proposal to grant the Property Industry Foundation Pty Limited (PIF) a long term ground lease of a surplus City owned property at 545-549 South Dowling Street, Surry Hills. Under this lease, the Property Industry Foundation Pty Limited will develop a new flagship facility targeting homelessness and increasing the supply of affordable housing within the City's local government area. As a result of this proposal, it is proposed that the City no longer proceed with the sale of 545-549 South Dowling Street, Surry Hills and proceed with the sale of 90 Regent Street, Redfern.

The PIF House Program leverages the skills and influence of property and construction industry leaders to build new facilities through in kind contributions and increase affordable housing stock. A key part of the PIF House Program is the partnership with frontline homeless charities which provide safe, appropriate and affordable accommodation and support services.

The proposed lease to the Property Industry Foundation Pty Limited at 545-549 South Dowling Street, Surry Hills, will be a long term performance based ground lease for 50 years. Subject to PIF obtaining the required development consents, PIF will develop a new facility which would be sub-leased to their selected homeless charity partner.

The City has previously partnered with PIF and the Salvation Army to target youth homelessness. In 2011, the Council endorsed a five-year lease to PIF and a sub-lease to the Salvation Army over the City owned surplus property at 90 Regent Street, Redfern, to deliver transitional accommodation and services through the Salvation Army's Oasis youth program.

In 2017, the Council endorsed the sale of 90 Regent Street, Redfern, noting that as part of the sale all parties would work collectively to identify opportunities for continuation of the Salvation Army service established at 90 Regent Street, Redfern.

PIF and the City have reviewed several opportunities against required locational attributes and agreed a preference for options with long term tenure and potential for increased capacity from the six rooms previously established at 90 Regent Street, Redfern.

PIF and Salvation Army vacated the property on 6 December 2019, relocating the services without interruption to leased residential accommodation.

The property at 545-549 South Dowling Street, Surry Hills, which was identified as a surplus commercial property and which Council has resolved to sell, best matched the objectives. A heads of agreement has now been reached, subject to final approval by the PIF board, in relation to a proposed 50-year lease of the site to PIF for the purposes of facilitating the provision of affordable housing at the site.

The City's collaboration with PIF and its charity partner for 90 Regent Street, Redfern, Salvation Army, has proved to be an effective approach to increasing the supply of available accommodation and a new PIF House on the fringe of the City furthers the efforts by the City and PIF to address youth homelessness.

Recommendation

It is resolved that:

- (A) in respect of 545-549 South Dowling Street, Surry Hills, Council:
 - (i) rescind the resolution of 7 August 2017 endorsing the sale of 545-549 South Dowling Street, Surry Hills; and
 - (ii) approve the granting of a 50-year performance based ground lease to the Property Industry Foundation Pty Limited (PIF) of 545-549 South Dowling Street, Surry Hills, in accordance with the heads of agreement within Confidential Attachment B (subject to the final approval of the Property Industry Foundation Pty Limited board);
- (B) in respect of 90 Regent Street, Redfern, Council:
 - (i) note that the Property Industry Foundation Pty Limited and the Salvation Army have without interruption relocated the service operated at 90 Regent Street, Redfern, to alternate property serving the City's local government area; and
 - (ii) note that as the Property Industry Foundation Pty Limited and the Salvation Army have now relocated the service operated at 90 Regent Street, Redfern, in accordance with the resolution of 7 August 2017, the City will now proceed with the sale of 90 Regent Street, Redfern;
- (C) authority be delegated to the Chief Executive Officer to progress and finalise commercial negotiations, and enter into all necessary documentation to effect the transactions contemplated by (A)(ii) and (B)(ii), including but not limited to granting owner's consent to the lodgement of any development applications required by the Property Industry Foundation Pty Limited to carry out the Property Industry Foundation Pty Limited's proposed development under the transaction contemplated by (A)(ii); and
- (D) Council note it will be updated on the progress of the PIF proposal at 545-549 South Dowling Street, Surry Hills, and the sale of 90 Regent Street, Redfern, through CEO Updates.

Attachments

Attachment A. Identification Plans and Photos

Attachment B. Financial Considerations and Heads of Agreement (Agreement to Lease and Lease (Confidential))

Background

1. The Property Industry Foundation Pty Limited (PIF) is an established charity that, through its flagship program 'PIF House', brings the property and construction industry together to build new housing and, with its service provider partners, manages programs for homeless youth and supports youth homelessness early intervention programs.
2. PIF's five-year strategy is to build 125 bedrooms by the end of 2021. In 2017, PIF built 62 bedrooms, with 32 bedrooms delivered in 2018 and a further 30 in 2019. PIF currently has a further 49 bedrooms in the design and construction phase.
3. PIF's delivery model includes significant in-kind contributions from the property and construction industry, which means the cash component of the build cost is significantly reduced. PIF is the developer, not the operator of these homes.
4. PIF works with a small group of leading homeless charities that deliver the services in the house and report back to PIF twice a year. PIF's partners in the PIF House program include Marist 180, the Salvation Army, Stepping Stone House, Lighthouse Foundation, Melbourne City Mission and Brisbane Youth Services who run youth homelessness services within PIF Houses.
5. The partnership with the frontline charity is key to the success of the PIF House Program as PIF works closely with the charity to track outcomes and to ensure the stock that it creates best suits the needs of the service users.
6. The City has previously collaborated with PIF and one of their charity partners, Salvation Army, to address youth homelessness through transitional accommodation.

'PIF House' Redfern

7. On 16 May 2011, Council resolved to enter into a five-year performance based lease with PIF of the City owned property at 90 Regent Street, Redfern, to establish - 'PIF House' Redfern.
8. The City agreed to undertake base building works of approximately \$250,000 and Council endorsed an annual rent of \$1 per annum.
9. PIF donated in-kind work and cash to the value of \$800,000 to adapt the property into a 6-bedroom house, sub-leasing the property to one of their charity service provider partners, the Salvation Army, to manage the facility through their 'Oasis' program delivering transitional accommodation services.
10. PIF House Redfern provided transitional accommodation for up to 18 months, giving residents the opportunity to stabilise their circumstances before moving to longer term housing. The residents in PIF House Redfern were supported through case management provided by the Salvation Army.
11. On 7 August 2017, Council endorsed the sale of 90 Regent Street, Redfern, noting that:
 - (a) the property was leased to the Salvation Army until 30 June 2017 by way of a sub-lease from PIF; and
 - (b) the City would undertake investigations to identify opportunities for the continuation of the service provided by the Salvation Army.

12. In late 2017, the City commenced working with PIF to explore opportunities for continuation and expansion of the facility and service operated from PIF House, Redfern.
13. In 2018, several sites were tested against PIF's site selection criteria with a preference for those that offered:
 - (a) alignment with PIF's delivery model;
 - (b) opportunity to increase capacity;
 - (c) long term tenure;
 - (d) redevelopment potential aligned to the maximum serviceable capacity; and
 - (e) proximity to multiple transport modes and local amenities within walking distance.
14. In late 2018, PIF elected to undertake further assessment of a City owned property at 545-549 South Dowling Street, Surry Hills. In late 2019, PIF put forward a proposal and commenced negotiating a heads of agreement with the City to secure a long term lease and invest in redeveloping the property into a new facility.
15. On 6 December 2019, PIF and its charity service provider partner, the Salvation Army, relocated the program at 90 Regent Street, Redfern, and service to an alternate location without disruption to the services nor residents.

PIF House South Dowling - Proposal

16. An in principle heads of agreement has been reached for PIF to enter into a 50-year ground lease to develop a proposed flagship property at 545-549 South Dowling Street, Surry Hills, that will reduce youth homelessness and increase the supply of affordable housing in the City of Sydney. The in principle agreement is subject to PIF obtaining its Board of Directors' approval to proceed with the transaction, with its Board of Directors scheduled to next meet on 18 March 2020.
17. Under the proposal, PIF would demolish the existing building and develop a new, purpose-built youth homelessness centre under the long term ground lease.
18. PIF are currently exploring various design options to maximise the developable opportunity.
19. PIF have offered a fixed annual rent to commence when the facility is constructed.
20. PIF will be responsible for the operational and structural maintenance and repair of the new building using its extensive property and construction industry network. PIF will also be responsible for all outgoings in respect of the property.
21. While PIF will be the developer and the lessee, PIF will nominate a charity service provider as the operator to deliver the youth homelessness services. PIF will enter into a sub-lease with that charity service provider aligned with the ground lease term. At this stage, PIF has indicated to the City that the charity service provider will likely be the Salvation Army.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

22. 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 report is aligned with the following strategic directions and objectives:

- (a) Direction 8 - Housing for a Diverse Population - A key source of youth homelessness is the lack of affordable housing for low-income workers.

The proposal by PIF at 545-549 South Dowling Street, Moore Park, will increase the supply of affordable housing to reduce youth homelessness, targeting homeless or at risk of homelessness, support for Aboriginal and Torres Strait Islander and targeting low income earners aged between 16- 24 years that engage in sustainable employment, education or training.

- (b) Direction 10 - Implementation through Effective Governance and Partnerships.

The City of Sydney is committed to working in partnership with non-profit philanthropic organisations with the aims of:

- i. preventing people from becoming entrenched in homelessness in the inner-city;
- ii. making sure those that do become homeless are assisted out of homelessness quickly; and
- iii. facilitating rough sleepers out of homelessness.

The continued collaboration between the City and not for profits such as PIF and their service charity partners' like the Salvation Army builds upon the success of the PIF House Redfern project to reduce youth homelessness.

Organisational Impact

23. The management of the agreement to (ground) lease and long term (ground) lease will be integrated with the City's operational management activities and have a minimal organisational impact.

Social / Cultural / Community

24. The expected outcomes from the establishment of this facility would be:

- (a) sustainable accommodation - safe, suitable, stable and affordable;
- (b) stabilised and sustained tenancy preventing homelessness;
- (c) opportunities to engage in education and employment;
- (d) improved safety and wellbeing which includes physical and mental health, improved coping skills, emotional intelligence, resilience, self-awareness, self-reliance and self-efficacy; and
- (e) improved economic situation and social cohesion with participation and connection with community.

Environmental

25. The City's Environmental Management Plan will not be impacted by the ground lease as the lessee will be accountable for all operating costs and statutory charges as applicable.
26. The City will require consideration and adoption of environmental management principles including sustainable approach in design, construction and in the operational management throughout the term of the ground lease.

Budget Implications

27. There are no impacts on the current operating budget for 545-549 South Dowling Street, Surry Hills. Future rental income will be included in the next iteration of the City's Long Term Financial Plan.

Relevant Legislation

28. Attachment B contains information on the financial implications of proceeding with the sale of 545-549 South Dowling Street, Surry Hills, and the Heads of Agreement Agreement to Lease.
29. Attachment B contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom City's is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
30. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise City's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.
31. The land comprising 545-549 South Dowling Street, Surry Hills is classified as operational under the Local Government Act 1993 and as such, there is no legislative impediment to Council resolving to lease this land.

Critical Dates / Time Frames

32. If Council resolved to proceed with the recommendation herein PIF have estimated that the facility would be operational three years from obtaining the required development consents.

Options

- 33. The City proposed that PIF acquire 545-549 South Dowling Street, Surry Hills, at market value, however PIF do not acquire property for their PIF House program. All the current PIF Houses are owned by third parties.
- 34. The recommendation herein is the most effective and expeditious approach to support PIF's proposal for the redevelopment of the City's property under a long term ground lease to increase affordable housing to the youth sector.

Public Consultation

- 35. There is no public consultation required to dispose or lease City owned property.

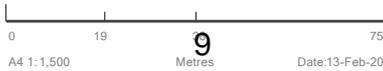
AMIT CHANAN

Director City Projects and Property

Nicholas Male-Perkins, Commercial Manager

Attachment A

Identification Plans and Photos



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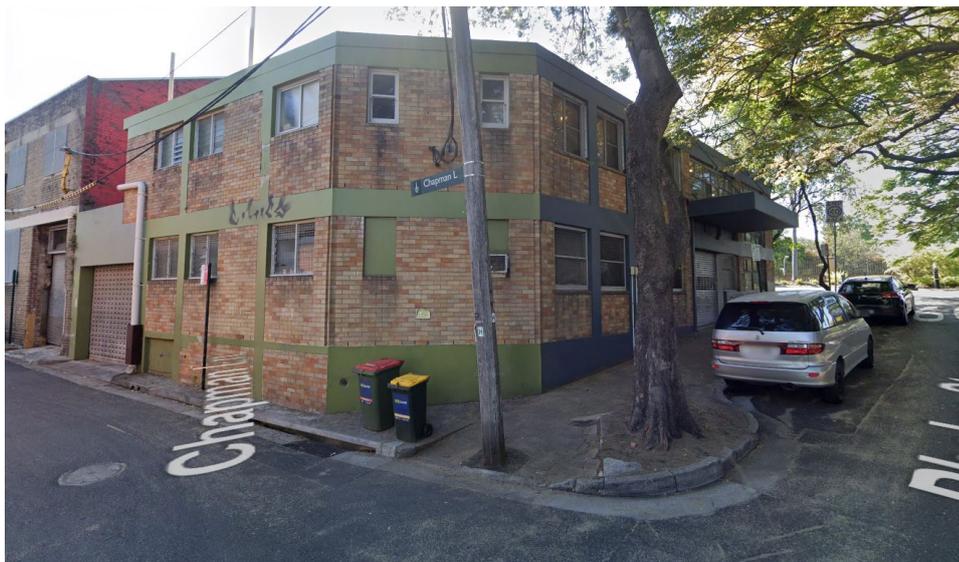
IDENTIFICATION PHOTOS – 545-549 SOUTH DOWLING STREET, SURRY HILLS



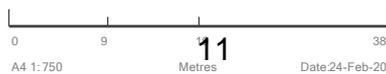
Facing the existing building looking west. Phelps Street to the left and former Antique Centre along the northern boundary



Looking north along South Dowling Street with Phelps Street in the forefront



Looking north east from the corner of Phelps and Chapman Lane toward South Dowling Street



Document is Restricted

Item 5.**Proposed Land Classification - Various Lots, Macdonald Street, Erskineville****File No: X025360****Summary**

The purpose of this report is to obtain Council approval to notify a proposed resolution to classify as operational land parts of Macdonald Street, Erskineville, specifically Lots 9, 10, 12 and 13 within deposited plan 1251243, which is to be transferred by B1 Shiyong Ashmore Pty Ltd (the Developer) to the City in accordance with a Planning Agreement.

In May 2016, the City entered into a Planning Agreement with the Developer in relation to development at 74 Macdonald Street, Erskineville. The Planning Agreement requires the Developer to transfer portions of the land to the City for a future road and pedestrian link.

A Plan of Subdivision was approved by the City in January 2020, creating six new parcels of land. The Developer is now preparing to transfer four of those parcels (Lots 9, 10, 12 and 13 DP 1251243) to the City.

Following the transfer, the City will commence construction of the extension of Macdonald Street on Lot 12 and construction of a new pedestrian link on Lots 9, 10 and 13.

It is essential that these parcels of land be classified as operational for the duration of the construction to facilitate the construction of the road and pedestrian link by the City.

This report seeks Council's endorsement to notify a proposed resolution to classify the above-mentioned parcels as operational land under the Local Government Act 1993.

Recommendation

It is resolved that:

- (A) Council endorse public notification of the proposed resolution: "It is resolved to classify four lots of land proposed to be transferred to Council for future public purposes as road and pedestrian link in the Ashmore Precinct, being Lots 9, 10, 12 and 13 in Deposited Plan 1251243 as operational land in accordance with section 31 of the Local Government Act 1993"; and
- (B) Council note that a further report to Council, to inform the outcomes of public notification and recommendation of land classification, will follow the notification period.

Attachments

Attachment A. Identification Plan - Plan of Subdivision

Background

1. In April 2016, the City granted Stage One development consent for demolition of an existing warehouse and construction of a residential flat building containing 93 residential apartments with basement parking, landscaping and public domain works, including a pedestrian walkway and pocket park at 74 Macdonald Street, Erskineville. At the time, the property was formally known as Units 16-20 1A Coulson Street, Erskineville.
2. Concurrent to the development consent, the City entered into a Planning Agreement with the owner, B1 Shiyong Ashmore Pty Ltd. The Planning Agreement provides for the construction and dedication of a new road (Zenith Street), the embellishment and transfer of land for the extension of Macdonald Street and pedestrian link, and a monetary contribution towards the future road extension and pedestrian link.
3. In January 2020, the City approved a plan of subdivision providing for the creation of six lots, as per the following schedule:
 - (a) Lot 8, development lot;
 - (b) Lot 9, future pedestrian link of 305.4m²;
 - (c) Lot 10, future pedestrian link of 117.5m²;
 - (d) Lot 11, road dedication for Zenith Street;
 - (e) Lot 12, future extension of Macdonald Street of 677.9m²; and
 - (f) Lot 13, future pedestrian link of 37.6m².
4. Lots 9, 10, 12 and 13 are presently owned by B1 Shiyong Ashmore Pty Ltd (the Developer) and are due to be remediated, embellished and transferred to the City in accordance with the Planning Agreement, in March 2020.
5. Lots 9, 10 and 13 will become a pedestrian link across the former Ashmore Estate linking Pearl Street to Macdonald Street. The link will be constructed by the City and then dedicated as public reserve.
6. Lot 12 will become a continuation of Macdonald Street. The road extension will be constructed by the City and then dedicated as a public road.
7. The Developer has also provided a monetary contribution of \$807,095.12 towards the cost of constructing the future road extension and pedestrian link.
8. To facilitate the construction of the road and pedestrian link by the City, it is recommended that an interim operational land classification be applied.

Organisational Impact

9. There is no organisational impact arising from this proposed resolution to classify these lots as operational land.

Budget Implications

10. The classification of land under the Local Government Act 1993 does not have any direct budgetary implications. Once the abovementioned parcels of land are transferred to the City, they will be recognised as in-kind contributions income, and held as land assets in accordance with the City's Infrastructure, Property, Plant and Equipment (IPPE) Asset Recognition and Capitalisation Policy.

Relevant Legislation

11. The following sections of the Local Government Act 1993 are relevant:
 - (a) Section 25 requires all public land to be classified as either community or operational land;
 - (b) Section 31(2) permits Council to resolve to classify land prior to acquisition;
 - (c) in satisfaction of section 31(3), the proposed resolution is not inconsistent with the planning agreement (as registered on title) nor any other Act or the terms of any trust applying to the land; and
 - (d) Section 34 requires the proposed resolution to classify be publicly notified and made available for inspection by the public for a period of 28 days.

Critical Dates / Time Frames

12. The land needs to be classified within three months of land transfer to the City or the land automatically reverts to a community classification.

Options

13. If the land is not classified as operational within three months of transfer to the City, it will revert to a community classification under the Local Government Act 1993. A community classification for unimproved land to be embellished by the City would restrict and impede the City's capacity to undertake the construction of the public infrastructure and unnecessarily complicate the ultimate dedication as public road and public reserve.

Public Consultation

14. Subject to Council endorsing the recommendation, the proposed resolution will be publicly notified as soon as possible for a minimum period of 28 days.
15. All submissions will be considered in the subsequent Council report to endorse.

AMIT CHANAN

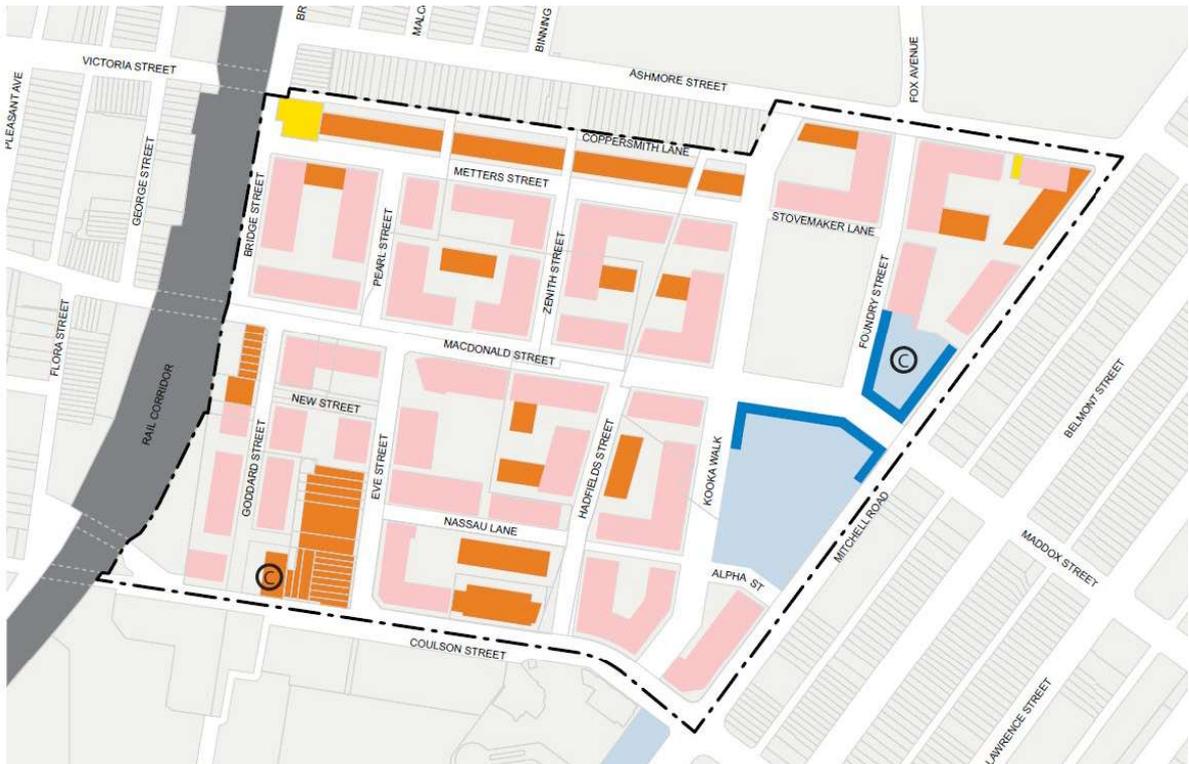
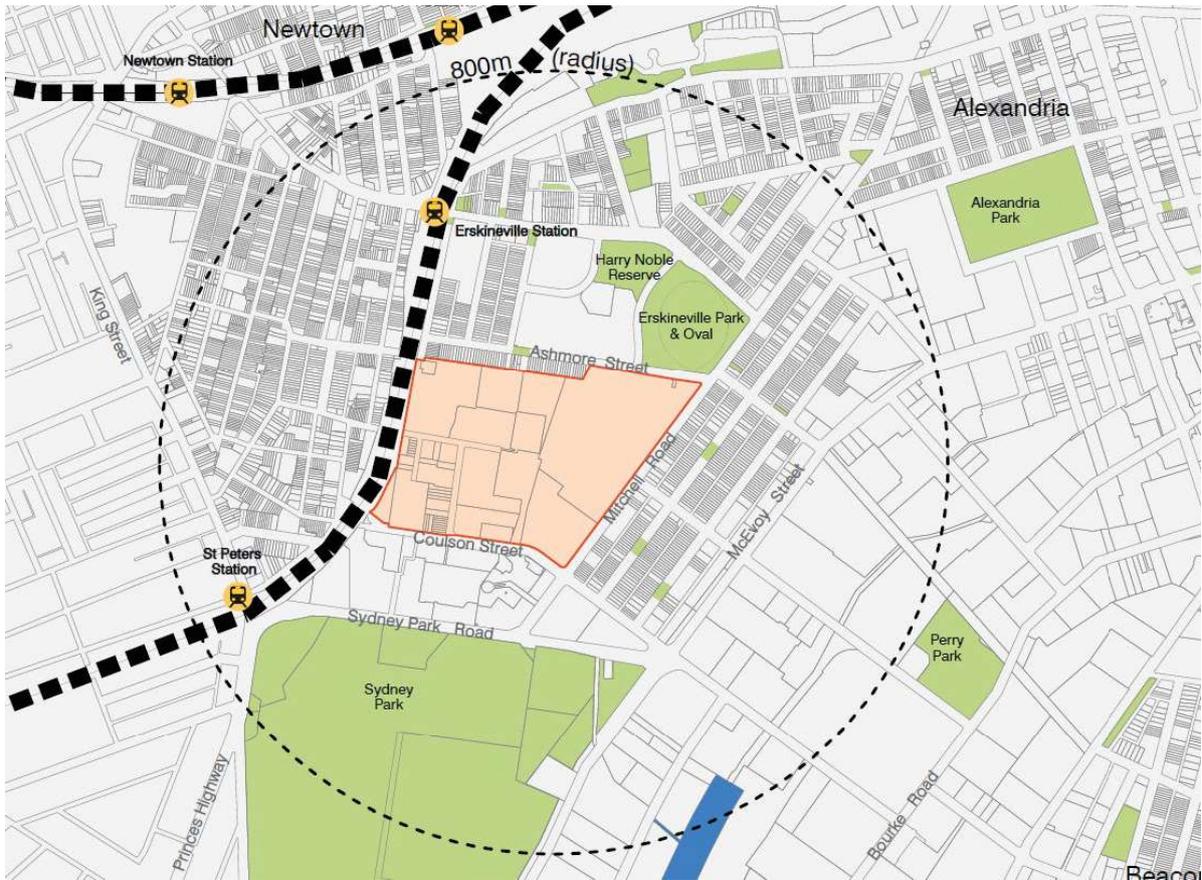
Director, City Projects and Property

Nicholas Male-Perkins, Commercial Manager

Attachment A

Identification Plan – Plan of Subdivision

Identification Plan



COORDINATE SCHEDULE			
MARK	MGA CO-ORDINATES - ZONE 56	CLASS ORDER	METHOD STATE
SSM 62181	332 613 067	B 2	SCMS FOUND
SSM 62182	332 201 828	B 2	SCMS FOUND
SSM 62183	332 198 713	B 2	SCMS FOUND
SSM 62184	332 164 590	B 2	SCMS FOUND
SSM 40025	332 764 579	B 2	SCMS FOUND
PM 180	332 363 513	B 2	SCMS FOUND

DATE OF SCMS COORDINATES: 30-9-2019 MGA ZONE: 56
 COMBINED SCALE FACTOR: 0.999941 (PM180) MGA DATUM: GDA94

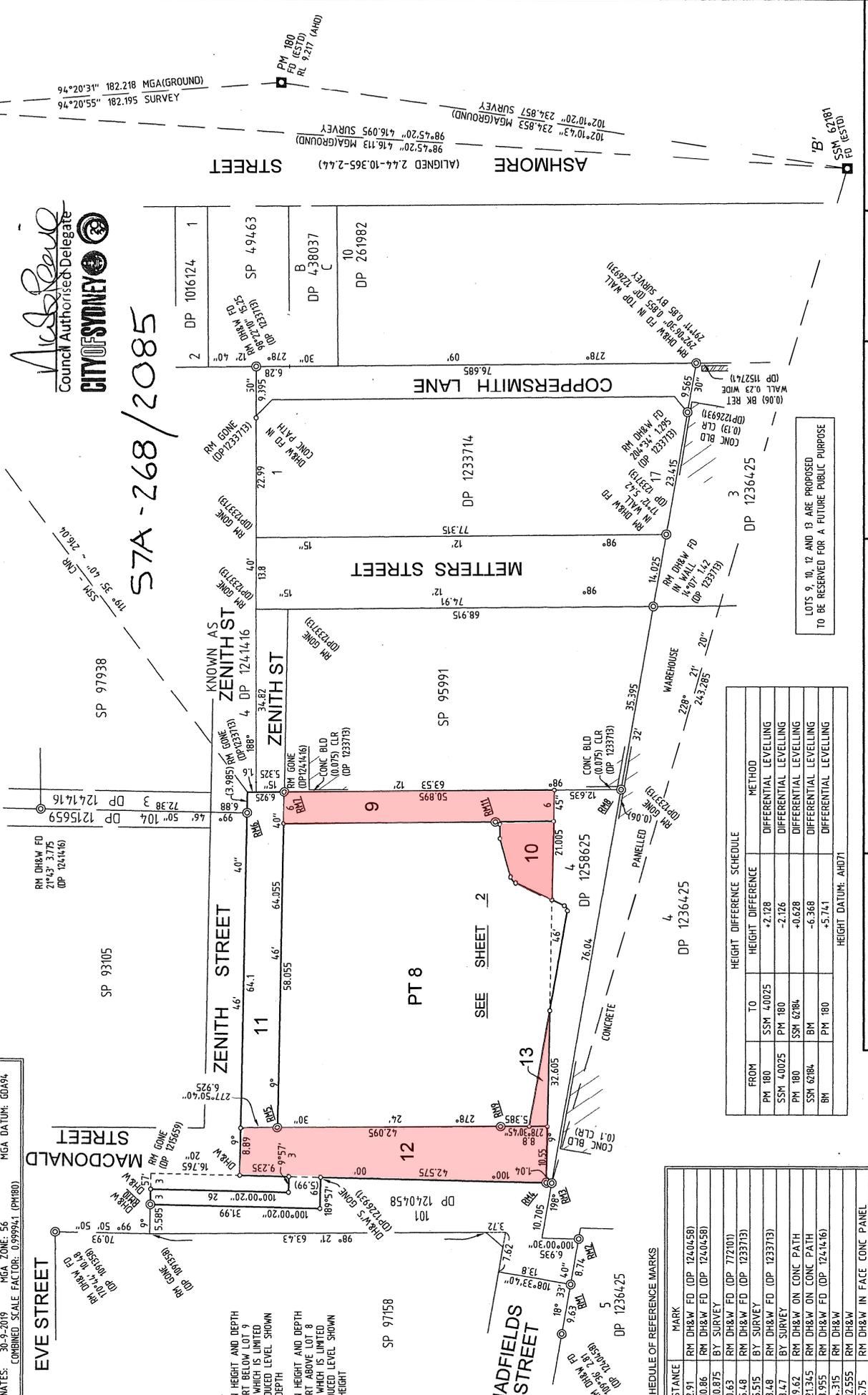
HEIGHT SCHEDULE			
MARK	AHD VALUE (CLASS ORDER)	HEIGHT DATUM VALIDATION	STATE
PM 180	9.217 LA L1	SCMS ADOPTED	FOUND
SSM 40025	11.349 LB L2	SCMS-DATUM VALIDATION	FOUND
SSM 62184	9.872 B 2	SCMS	FOUND
BM CUT IN CONC	3.476 LC N/A		PLACED

DATE OF SCMS AHD VALUES: 9-11-2018 HEIGHT DATUM: AHD71

STRATUM STATEMENTS

LOT 8 IS UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THAT PART BELOW LOT 9 (SHOWN ON SHEET 2) WHICH IS LIMITED IN HEIGHT TO THE REDUCED LEVEL SHOWN AND IS UNLIMITED IN DEPTH

LOT 9 IS UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THAT PART ABOVE LOT 8 (SHOWN ON SHEET 2) WHICH IS LIMITED IN DEPTH TO THE REDUCED LEVEL SHOWN AND IS UNLIMITED IN HEIGHT



57A-268/2085

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK
1	114°58'30"	2.91	RM DH&W FD (DP 1240458)
	109°11'50"	10.86	RM DH&W FD (DP 1240458)
2	165°02'	0.63	BY SURVEY
	109°11'50"	10.875	BY SURVEY
3	200°39'	5.48	RM DH&W FD (DP 7121001)
	200°39'	5.515	BY SURVEY
4	117°06'	8.48	RM DH&W FD (DP 1233713)
	117°18'	8.47	BY SURVEY
5	3°42'	19.62	RM DH&W ON CONC PATH
	29°29'	21.345	RM DH&W ON CONC PATH
6	36°51'20"	8.955	RM DH&W ON CONC PATH
	168°44'3"	4.315	RM DH&W
7	70°06'	12.555	RM DH&W
8	17°41'	5.75	RM DH&W IN FACE CONC PANEL
9	359°07'	11.555	RM DH&W ON CONC
10	83°39'05"	13.72	RM DH&W FD (DP 1226931)
11	320°35'	1.345	RM DH&W ON CONC

HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 180	SSM 40025	+2.128	DIFFERENTIAL LEVELLING
PM 180	SSM 62184	-2.126	DIFFERENTIAL LEVELLING
SSM 62184	BM	+0.628	DIFFERENTIAL LEVELLING
BM	PM 180	-6.368	DIFFERENTIAL LEVELLING
		+5.741	DIFFERENTIAL LEVELLING

HEIGHT DATUM: AHD71

DP

Registered

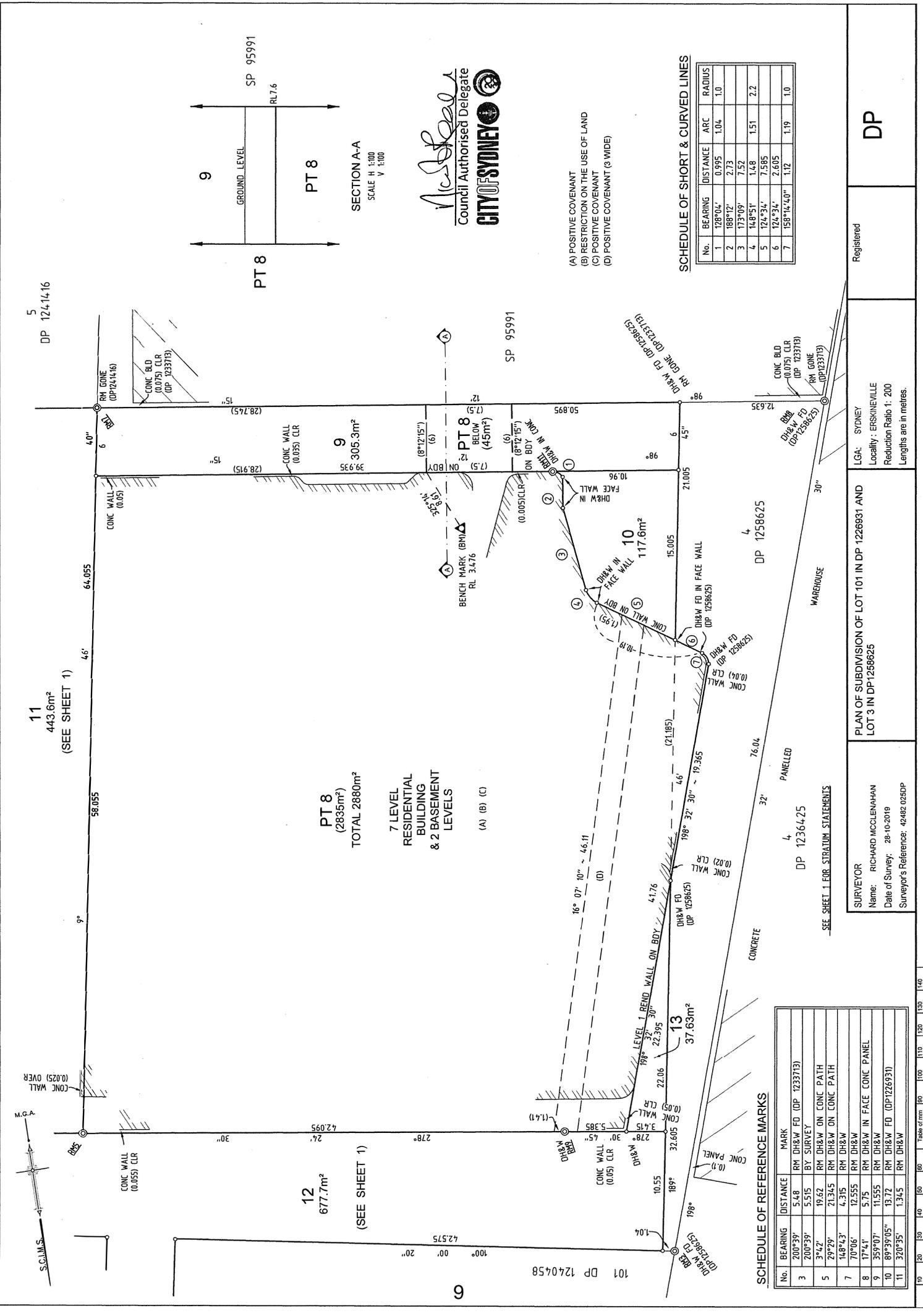
LGA: SYDNEY
 Locality: ERSKINEVILLE
 Reduction Ratio 1: 500
 Lengths are in metres

PLAN OF SUBDIVISION OF LOT 101 IN DP 1226931 AND LOT 3 IN DP 1258625

SURVEYOR
 Name: RICHARD MCLENNAHAN
 Date of Survey: 28-10-2019
 Surveyor's Reference: 42482 02SDP

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



11
443.6m²
(SEE SHEET 1)

12
677.7m²
(SEE SHEET 1)

PT 8
(2835m²)
TOTAL 2880m²

7 LEVEL
RESIDENTIAL
BUILDING
& 2 BASEMENT
LEVELS

PT 9
305.3m²

PT 10
117.6m²

13
37.63m²

SECTION A-A
SCALE H 1:100
V 1:100

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	128°04'	0.995	1.04	1.0
2	188°12'	2.73		
3	173°09'	7.52	1.51	2.2
4	148°51'	1.48		
5	124°34'	2.605		
6	158°14'40"	1.12	1.19	1.0

(A) POSITIVE COVENANT
(B) RESTRICTION ON THE USE OF LAND
(C) POSITIVE COVENANT
(D) POSITIVE COVENANT (3 WIDE)

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK
3	200°39'	5.48	RM DHRW FD (DP 1233713)
4	200°39'	5.515	BY SURVEY
5	3°42'	19.62	RM DHRW ON CONC PATH
6	29°29'	21.345	RM DHRW ON CONC PATH
7	148°13'	4.315	RM DHRW
8	70°06'	12.555	RM DHRW
9	17°41'	5.75	RM DHRW IN FACE CONC PANEL
10	359°07'	11.555	RM DHRW
11	89°39'05"	13.72	RM DHRW FD (DP1226931)
12	320°35'	1.345	RM DHRW

PLAN OF SUBDIVISION OF LOT 101 IN DP 1226831 AND LOT 3 IN DP-1258625

LGA: SYDNEY
Locality: ERSKINEVILLE
Reduction Ratio 1: 200
Lengths are in metres.

SURVEYOR
Name: RICHARD MCCLLENAHAN
Date of Survey: 28-10-2018
Surveyor's Reference: 42482 0250P

SEE SHEET 1 FOR STRATUM STATEMENTS

REGISTERED

DP

10 20 30 40 50 60 70 80 90 100 110 120 130 140
Table of mm

Item 6.

Grants and Sponsorships - Commercial Creative and Business Events - City2Surf 2020-2022

File No: S117676

Summary

Council adopted the City's Economic Development Strategy in 2013, a 10-year strategy that aims to strengthen the City's economy and support business. Under this strategy, the Retail and Tourism Action Plans recognise the important contribution major events make to the City's economy, cultural and sporting life.

Large scale events have the potential to attract audiences from regional NSW, interstate and overseas. The City's hospitality, tourism and retail businesses in particular are beneficiaries of major events and cultural tourism. The City's Commercial Creative and Business Events Sponsorship program is a key mechanism through which the City can support a limited number of major events each year that deliver economic, cultural and social outcomes. The program is designed to support the development of major events, secure new events to Sydney and encourage the growth, success and retention of existing events.

The City2Surf is an important major event in Sydney that the City has supported for several decades. This year will be the event's 50th year and, in anticipation of increased demand, organisers are increasing their usual sell-out capacity of 80,000 to 100,000 registered participants.

An iconic sporting event in Australia, the event attracts over 21,000 regional, interstate and international visitors who indicate their primary purpose for visiting Sydney is to participate in the City2Surf. Economic impact studies have estimated the City2Surf generates \$41 million for the NSW economy of which approximately \$13.2 million is spent within the City of Sydney.

The City2Surf is an important event as a catalyst for participation in health and fitness related activity and engagement of the local community. The event also raises significant amounts of money for over a hundred charity partners with \$45 million raised since 2008.

A sponsorship application has been received from USM Events Pty Ltd for City2Surf 2020-2022. The sponsorship request consists of a one-off cash contribution of \$15,000 for the 50th year celebrations and value-in-kind support up to \$38,748 for 2020; and value-in-kind support only for the 2021 and 2022 events, to the value of \$39,523 and \$40,313 respectively.

This application has been assessed and evaluated against the City's Commercial Creative and Business Events Sponsorships program. The value-in-kind contribution, which assists organisers with outdoor venue hire and road closures, is believed to be the most effective way for the City to support this important event. Therefore this report recommends value-in-kind sponsorship only for City2Surf 2020-2022.

Recommendation

It is resolved that:

- (A) Council approve a sponsorship of \$38,748 value-in-kind (excluding GST) in 2020, \$39,523 value-in-kind (excluding GST) in 2021, and \$40,313 value-in-kind (excluding GST) for 2022 to USM Events Pty Ltd for City2Surf 2020-2022; and
- (B) authority be delegated to the Chief Executive Office to negotiate, execute and administer a sponsorship agreement with USM Events Pty Ltd in support of this event for 2020, 2021 and 2022.

Attachments

Nil.

Background

1. On 9 December 2013, Council adopted the Economic Development strategy, a 10-year strategy to strengthen the City's economy and support business. Under this strategy, the Retail and Tourism Action Plans recognise the important contribution major events play in the City's economy, cultural and sporting life.
2. Key actions within the Retail and Tourism Actions focus on continuing to support major festivals and events that increase visitation to Sydney and market Sydney as a world class destination.
3. The City2Surf, the world's largest fun run, is entering its 50th year in 2020 and it is expected that 100,000 people will participate in this year's anniversary event. It is one of the most iconic sporting events in Australia, enhancing the Sydney major events calendar since 1971.
4. It is recognised as the largest annual mass participation event in the world. Runtastic counts the event amongst its list of the World's Most Extraordinary Races; and Running Shoes Guru lists the event as one of the top ten running races in the world. In each of these lists the City2Surf was the only Australian event to feature.
5. In 2019, of the 80,000 participants, over 7,000 were interstate visitors, 13,000 were regional NSW visitors, and 550 were international visitors from 39 countries. These travellers all indicated their primary purpose for visiting Sydney was to participate in the City2Surf, spending an estimated \$10.8 million for the duration of their stay.
6. An economic impact study conducted by Gemba has estimated the total injection from this event to the NSW economy at \$41 million, with \$13.2 million of this estimated to have been spent in the City of Sydney through spend in accommodation, hospitality, retail and tourism attractions.
7. The City2Surf is also a catalyst event for participation in and promotion of health and fitness related activities at a community level. The organisers promote an inclusive training run program encouraging individuals of all running levels, many who have never run before.
8. The event is renowned for its great community spirit, demonstrated through the large number of spectators that come to the event and line the course to cheer on participants in the race. Previous participant surveys have found 91 per cent have said having the event in Sydney creates a real buzz in the city, and 93 per cent said it enhanced community spirit, pride and enjoyment.
9. In 2019, the City2Surf raised \$4.4 million for hundreds of charities across Australia. Since record keeping began in 2008, the event has contributed over \$45 million to its charity partners.
10. The City2Surf marketing campaign has considerable reach both internationally and across Australia, showcasing Sydney to a huge television, print and online audience. In 2019, over 1,300 pieces of coverage were secured the weekend of City2Surf and the five days after. This is in addition to extensive coverage by Fairfax and its media partners in the lead up to the event. The images beamed around the world showcase Sydney as a great destination to visit.

11. The sponsorship request from USM Events Pty Ltd consists of a one-off cash request of \$15,000 for 2020 to contribute to the 50th year celebrations, in addition to value-in-kind support for 2020 and value-in-kind support only for the 2021 and 2022 events.
12. As a well-established event, the most effective way for the City of Sydney to provide support is through value in-kind contribution to operational aspects such as access to space in the City and road closures. The recommendation is for the requested value-in-kind support for 2020-2022 but not the one-off cash contribution of \$15,000 for 2020.
13. The recommended sponsorship package is designed to provide access to City assets and services to the maximum value of \$38,748 value-in-kind in 2020, \$39,523 value-in-kind in 2021 and \$40,313 value-in-kind in 2022. These differences are accounting for CPI increase each year. The proposed package includes:
 - (a) outdoor venue hire for key locations on the race day, including but not limited to Hyde Park, Cathedral Square, Queens Square, Cook and Phillip Park (subject to availability and conditions of use); and
 - (b) street closures including but not limited to, College Street North and South, Park Street between Elizabeth and College Street, St James Road, Macquarie and William Streets.
14. The City will receive recognition as an Event Partner (Government Partner) of this event, including logo acknowledgement across media platforms and other promotional material such as signage at the start line and within the event sites, media backdrop, runner bibs and street flags.
15. USM Events Pty Ltd have indicated they will be using the City Banner network to support the marketing and promotion of this major event and banners will be purchased as a commercial hire.
16. Cleansing services provided by the City of Sydney to manage street cleaning are outside of this request for sponsorship. All cleansing services are negotiated, managed and agreed separately between the organisers, USM Events Pty Ltd and the Cleansing and Waste team who invoice USM Events Pty Ltd directly for these costs.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

17. 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 1 - A Globally Competitive and Innovative City: This is a world-class event that adds to the major events calendar for the City of Sydney. The event is currently the largest annual mass participation event in the world and an iconic sporting event in Australia.

- (b) Direction 5 - A Lively and Engaging City Centre: This event creates a great experience for city workers, residents and visitors, both as runners and spectators, and is attributed to creating a buzz in the city by surveyed participants.

Organisational Impact

18. Sponsorship of the event over the three years will result in the nomination of a City officer to provide contract management and coordination services.
19. The City's marketing and communications teams will support the City2Surf through a marketing campaign across multiple media platforms.

Social / Cultural / Community

20. Sixty-eight per cent of City2Surf participants surveyed agree the positive impact on the community is the biggest benefit from hosting events such as City2Surf, 91 per cent of participants agreed that having the event in Sydney 'creates a buzz in the city', and 93 per cent said it enhanced community spirit, pride and enjoyment.
21. The 2019 event delivered over \$4.4 million for hundreds of charities across Australia, and since records began in 2008 over \$45 million has been raised for charity.
22. There are over 2,300 volunteers that contribute to community unity on the day, helping out at drink stations or providing music through band and school group performances along the course. In 2019, over \$95,000 was donated to community groups in recognition of their support of the event.
23. Organisers of the City2Surf are committed to promoting health and fitness in the community. The training program they promote is inclusive, encouraging individuals of all running levels to 'beat their personal best'.
24. Discarded clothing from event participants is collected and donated to the Salvation Army and in 2019, 27,000 items of clothing were collected and donated.

Environmental

25. City2Surf work very closely with the City of Sydney to ensure the impact on the environment is as minimal as possible. The most environmentally friendly drink cup available on the market is chosen for use at drink stations, these cups are then collected and treated in a composting facility. The amount of cups sent to compost and diverted from landfill for the 2019 event was 3.46 tonnes.

Economic

26. City2Surf participants and their supporters are injecting an estimated \$41million into the state economy. The main beneficiaries are the hotel, hospitality, event services and tourism sectors of the city's economy.
27. Of the events 80,000 participants, 21,000 participants travel from regional NSW, interstate and internationally with their primary purpose of travel to participate in the City2Surf. Whilst travellers account for only 30 per cent of total City2Surf participants, they contribute 51 per cent of total participant spend.
28. The Economic Impact Study conducted by Gemba estimates that of that overall \$41 million spend generated from the City2Surf, \$13.2 million is spent in the City of Sydney.

Budget Implications

29. Provision will be made in the City's Grants and Sponsorship budget for the next three years for the value-in-kind costs incurred in those financial years.

Relevant Legislation

30. Section 356 of the Local Government Act 1993.

Critical Dates / Time Frames

31. The City2Surf will take place on Sunday, 9 August 2020 and at a similar time of year in 2021 and 2022.
32. Entries and subsequent marketing for the 2020 event open on 1 April 2020.

EMMA RIGNEY

Director, City Life

Grace Bowe, Senior Program Manager, City Business