

## **2.2 SPORTS FLOODLIGHTING POLICY (BG)**

Responsible Director: Russell Hopkins

### **EXECUTIVE SUMMARY**

A draft Sports Floodlighting Policy has been prepared to support the installation, maintenance and use of floodlighting at sport venues across Monash.

### ***PURPOSE***

To seek Council endorsement for the draft Sports Floodlighting Policy for the purposes of community consultation.

### ***KEY CONSIDERATIONS/ISSUES***

The draft policy considers a number of key issues regarding sports floodlighting, including:

- The evidence of existing performance as demonstrated through the audit of all sports floodlighting infrastructure in Monash.
- The financial capacity of clubs and Council to pay for the installation and maintenance.
- The inherent risks associated with the reliance on licensed clubs to undertake maintenance on lighting infrastructure.
- Addressing issues associated with usage.
- Recognising the difference that exists between licensed clubs and leased clubs and their ability to generate income and contribute to the cost of maintenance and installation.

### ***CONCLUSION/RECOMMENDATION***

It is recommended that Council endorse the draft Sports Floodlighting Policy for the purposes of public consultation. Feedback will be reviewed at the end of consultation, and used to inform a final draft policy to be prepared and presented to Council for consideration.

## 2.2 SPORTS FLOODLIGHTING POLICY (BG)

Responsible Director: Russell Hopkins

### **RECOMMENDATION**

*That Council endorses the release of the draft Sports Floodlighting Policy for the purposes of community consultation.*

### **INTRODUCTION**

The purpose of this Report is to seek Council approval to release the draft Sports Floodlighting Policy for community consultation (see attached). Feedback will be reviewed at the end of consultation, and used to inform a final draft policy to be prepared and presented to Council for consideration.

### **BACKGROUND**

There is no specific Sports Floodlighting Policy in Monash. Current arrangements are either historically based, defined within the sports framework hierarchy or in occupancy agreements held between clubs and Council, many of which require updating.

Floodlighting at *sportsgrounds* is currently maintained by clubs under licence with Council including football and cricket clubs. These clubs have traditionally been required to contribute 20% toward the cost of new sportsground floodlighting to meet minimum training standards, and 100% beyond that.

Floodlighting at *active playing surfaces* such as bowls, tennis and hockey clubs is maintained by clubs under lease with Council. Clubs with leases have traditionally been required to fully fund and maintain sports floodlighting on the basis of their exclusive use and ability to generate income from sub-letting or casual use.

Requests for funding from either licensed or leased clubs for new or replacement floodlighting installations are considered on a case-by-case basis having regard to the funding contribution being made and Council's annual budget process.

In 2019, Council commissioned a series of independent audits on all floodlighting at sportsgrounds and active playing surfaces to review the condition and adequacy of sports floodlighting in Monash.

Findings from the audits on sportsgrounds confirmed that 35 or 70% either did not have sportsground lighting or did not meet the preferred lighting standards for training set by Monash at 100lux. Audit findings also confirmed that 91 or 66% of active playing surfaces (tennis and bowls, etc),

either did not have lighting or meet preferred lighting standards. Age, lack of maintenance and outdated floodlighting infrastructure were the primary reasons for the failure. It should be noted that generally, those sites that did not meet the preferred standard still met the minimum required training standard of 50lux.

### ***DISCUSSION***

A draft Active Monash Sports Floodlighting Policy has been prepared to improve the quality of sports infrastructure across Monash to improve community benefit and facilitate greater participation, reduce the exposure of risk and to give clarity and certainty to clubs which occupy Council sporting facilities.

The policy has been prepared having regard to:

- The evidence of performance as demonstrated through the audit of all sports floodlighting infrastructure in Monash.
- The financial capacity of clubs and Council to pay for the installation and maintenance of sport floodlighting.
- The inherent risks associated with the reliance on licensed clubs to undertake maintenance on lighting infrastructure.
- Addressing issues associated with usage.
- Recognising the difference that exists between licensed clubs and leased clubs and their ability to generate income and contribute to the cost of maintenance and installation.

#### ***Installations for licensed clubs***

Under the proposed policy, no club contribution is required toward the cost of installation of floodlighting up to minimum lighting levels required for training. Licensed clubs will be responsible for 100% of the cost (*excluding* Council supervision and project management charges) to install lighting above minimum lighting levels for training.

#### ***Installations for leased clubs***

Leased clubs will be required to contribute 50% of funding (*including* Council supervision and project management costs) toward lighting installations or upgrades that meet minimum lighting levels required for training and 100% of costs (*including* 50% of the Council supervision and project management charges) for lighting above minimum lighting levels required for training.

#### ***Maintenance for licensed clubs and introduction of an annual levy***

There are 42 floodlit sporting venues in Monash that operate under a licence agreement with Council.

Under the proposed policy, Monash Council will become responsible for and oversee the inspection and maintenance of all floodlighting on behalf of all licensed clubs at sportsgrounds.

A centralised approach to sportsground floodlighting maintenance should result in economies of scale for cost, a standardised approach for the quality and type of lighting infrastructure, improved lighting outcomes as well as appropriate safety procedures being followed at all times.

In lieu of discharging clubs of their responsibility for maintenance, a levy will be introduced and set annually by Council to cover the cost of the service. A proposed levy is set out below and is designed to meet the cost of the service and levied according to the lighting standards being provided at each reserve.

**Table 1 – The Proposed Levy based on the current standard of lighting**

Lux Levels	Annual Maintenance Levy	Quantity of sites at this lighting standard in 2020
0-50 lux	\$500	18
>50 lux	\$1,000	11
>100lux	\$1,500	8
>150 lux	\$2,000	5

In recognition of the financial outlay made by some clubs under the existing policy, it is proposed that the levy will not be charged for a period of 5 years from the commencement of this policy where a club has previously contributed 20% to the provision of training standard lighting within the past 10 years.

The development of this maintenance levy has been done so in accordance with *The Victorian Auditor General Office (VAGO) Fees and Charges-Cost Recovery by Local Government Report*, released in 2010. This ensures that the principles of cost recovery by way of introducing this levy are based on actual costs and supported by sound rationale. This levy will be reviewed and potentially adjusted each year as part of the annual fees and charges review completed by Council.

In the event that a licensed club cannot meet this levy cost, options include -

- co-location to another venue with capacity to maximise resources; or
- ground sharing with another club seeking opportunities to train to share the cost of the annual levy cost.

### Maintenance for leased clubs

All maintenance of floodlighting at leased sporting venues will be the responsibility of the sporting club, including 100% of the cost. Prior to any maintenance works occurring, clubs will be required to seek approval from Council in accordance with their lease agreement.

### Standard Usage Times

It is also recognised that the use of floodlighting by sports clubs can impact upon residential amenity. As demand for training times increase, night competition and floodlighting of more venues occurs, it is important to put parameters in place to mitigate the impact on residential amenity.

Under the proposed policy, sports floodlighting will only be permitted on the days and hours specified set out in the policy or as prescribed in each club's usage agreement with Council.

Night matches under floodlighting will only be permitted at venues where lighting standards can be achieved and Council approval has been provided in accordance with a night match suitability criteria.

### Community Benefit

As a condition of use, Council may require clubs to facilitate community access to sportsgrounds on non-training evenings to enable activation of casual and informal community recreation, especially throughout winter months.

This may be organised on a case-by-case basis, with a focus on providing evening access to floodlit sites in built up areas with little open space and is expected to generate social gatherings and interest from dog walkers.

### **POLICY IMPLICATIONS**

The Sports Floodlighting Policy will supersede relevant sections from the Active Reserves Facility Hierarchy.

The draft Sports Floodlighting Policy is aligned to key Council policies including A Healthy and Resilient Monash: Integrated Plan 2017-2021, and the Monash Council Plan 2017-2020.

### **SOCIAL IMPLICATIONS**

This policy will support Council's agenda for a healthy and resilient Monash Community.

***HUMAN RIGHTS CONSIDERATIONS***

This report is in line with the Charter of Human Rights and Responsibilities ACT 2006 and does not raise any specific considerations.

***CONSULTATION***

A community consultation process will be undertaken and will include direct consultation with sports clubs within Monash.

The consultation period will be used to refine and update the policy, to ensure it meets community and sporting club expectations.

***FINANCIAL IMPLICATIONS***

Under this proposed policy, licensed clubs would no longer be required to contribute up to 20% of the total cost to install floodlighting to meet minimum lighting standards, nor will they be required to fund Council supervision and project management fees imposed by Council. Clubs will however be encouraged to contribute to the cost of floodlighting installations and to meet the costs associated with exceeding minimum lighting standards (excluding costs for Council supervision and project management fees).

In recent years, Council has typically delivered one or two sports floodlighting projects at licensed club venues per annum. A project to install an LED lighting system to 100lux at a sportsground can cost up to \$300,000. In this regard, Council will potentially be required to fund an additional \$60,000 per installation, an amount which is currently being met in part or full by clubs under the current arrangement.

Floodlighting projects for leased clubs will continue to be assessed and delivered in response to club requests and only in the event that the leased club will contribute a minimum of 50% of the total cost including Council supervision and project management costs. Leased club sports floodlighting installations vary greatly in scope and cost due to the diversity of leased club facilities, which include bowling greens, tennis courts, hockey fields and netball courts.

All sports lighting installations or upgrades are subject to Council's annual budget process and will continue to be prioritised in accordance with the Active Monash Capital Works Priorities Framework. This framework ranks projects in accordance with several criteria, such as current condition, community benefit, diversity of use and environmental impact. The framework also allows for projects to be elevated if clubs can attract grants or contribute financially to a project.

Operational costs will be fully or partially offset by the application of the levy on licensed clubs that use sportsground floodlighting. Despite the introduction of the levy, the cost to each club is expected to be less than what they would expect to incur if all required maintenance was being undertaken.

The table below summarises the proposed financial obligations under the draft policy. The levy amount would be set annually through the fees and charges set by Council in accordance with the policy.

#### Summary of sports lighting financial obligations for clubs

Item	Licensed Club Contribution	Leased Club Contribution
Sports floodlighting to training standard (new installation or upgrade)	Nil	50%
Power upgrade to site	Nil	Nil
Difference of cost between training and competition lighting standards	100%	100%
Council supervision and project Management costs	Nil	50%
Sports floodlighting maintenance costs, including cost of replacement lamps	Nil	100%
Operational costs during term of occupation (power bills)	100%	100%

#### **CONCLUSION**

It is recommended that Council endorse the draft Sports Floodlighting Policy for the purposes of public consultation. Feedback will be reviewed at the end of consultation, and used to inform a final draft policy to be prepared and presented to Council for consideration.