

Minutes of the Corporate, Finance, Properties and Tenders Committee - 18 August 2025

Members Lord Mayor - Councillor Clover Moore AO (Chair), Deputy Lord Mayor - Councillor Zann Maxwell, Councillor Olly Arkins, Councillor Sylvie Ellsmore, Councillor Lyndon Gannon, Councillor Robert Kok (Deputy Chair), Councillor Jess Miller, Councillor Matthew Thompson, Councillor Yvonne Weldon AM and Councillor Adam Worling.

At the commencement of business at 2.02pm, those present were –

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon, and Worling.

Apologies

Councillor Matthew Thompson extended his apologies for his inability to attend the meeting of the Corporate, Finance, Properties and Tenders Committee.

Closed Meeting

At 4:02pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Kok, that the Corporate, Finance, Properties and Tenders Committee meeting be closed to the public in accordance with the provisions of Section 10A(2)(a) of the Local Government Act 1993, to discuss Item 9 on the agenda.

Open Meeting

At 4:08pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Kok, that the Corporate, Finance, Properties and Tenders Committee meeting be reopened to the public.

Adjournment

At 4:15pm, it was moved by the Chair (the Lord Mayor) seconded by Councillor Kok –

That the meeting of the Corporate, Finance, Properties and Tenders Committee be adjourned for 15 minutes.

Carried unanimously.

At the resumption of the meeting of the Corporate, Finance, Properties and Tenders Committee at 4:31pm, all Councillors were present.

The Lord Mayor, Councillor Clover Moore, left the meeting of the Corporate, Finance, Properties and Tenders Committee at 4:40pm, prior to discussion on Item 12, and returned at 4:41pm, after the vote on Item 12. The Lord Mayor was not present at, or in sight of, the meeting during discussion or voting on Item 12.

The meeting of the Corporate, Finance, Properties and Tenders Committee concluded at 4:52pm.

Procedural Motion

At the conclusion of the Corporate, Finance, Properties and Tenders Committee, at 4:52pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Miller –

That the Order of Business be altered such that the Equity and Housing Committee meeting be brought forward for the convenience of the public present.

Carried unanimously.

Item 1**Confirmation of Minutes**

Moved by Councillor Kok, seconded by Councillor Worling –

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 2**Statement of Ethical Obligations and Disclosures of Interest**

The Lord Mayor (Councillor Clover Moore AO) disclosed a pecuniary interest in Item 12 on the agenda, in that her husband owns shares in Woolworths Group, that is the proposed lessee for the site.

The Lord Mayor stated that she would not be voting on this matter.

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 9 on the agenda, in that he is a current member of the United Services Union. Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because his membership is not part of the Councillor role and the item does not specifically refer to union membership.

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 9 on the agenda, in that they are currently a member of the United Services Union, which they joined in solidarity. Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as they do not have any industrial coverage or representation of the Councillor in their own workplace.

Councillor Sylvie Ellsmore disclosed a less than significant, non-pecuniary interest in Item 9 on the agenda, in that one of the speakers on this item is Mr Daniel Papps, Manager of Industrial, Rules, Governance and Compliance at the United Services Union (USU). She is a member of the USU. Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because this membership does not impact any of her employment conditions as an elected official, and she did not speak to the USU about this matter.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matters on the agenda for this meeting of the Corporate, Finance, Properties and Tenders Committee.

The Corporate, Finance, Properties and Tenders Committee recommended the following:

Item 3**2024/25 Quarter 4 Review – Delivery Program 2022-2026**

It is resolved that Council:

- (A) note the interim financial performance of Council for the 2024/25 year, including a Operating Result (before depreciation, interest income, capital related costs and capital grants and contributions) of \$116.1M and Net Operating Result of \$137.9M as outlined in the subject report and summarised in Attachment A to the subject report;
- (B) note the full year Capital Works expenditure of \$213.3M, approve the proposed revote of \$27.0M and adjustments to future years forward estimates, to increase the adopted 2025/26 budget to \$309.9M including \$8.0M of contingency to progress the planned capital works, as shown in Attachment B to the subject report;
- (C) note the Technology and Digital Services Capital Works expenditure of \$17.3M, and approve the proposed revote of \$4.0M and other adjustments to increase the adopted 2025/26 adopted budget to \$25.9M as shown in Attachment B to the subject report;
- (D) note the full year Plant and Equipment expenditure of \$21.2M, net of disposals, and approve the proposed revote of \$9.0M, to increase the adopted 2025/26 net budget to \$32.3M as shown in Attachment B in the subject report;
- (E) note the full year net Property Acquisitions of \$67.9M;
- (F) note the operational performance indicators and quarter and full year achievements against the Delivery Program 2022-2026 objectives, as detailed in Attachment C to the subject report;
- (G) note the supplementary reports, which detail fee-waived and discounted community facility hire for 2024/25, and quick response, street banner and venue hire support grants and sponsorships, major legal issues, international travel, and contracts over \$50,000 within the quarter, as detailed in Attachment D to the subject report; and
- (H) note the information in Attachment E, which outlines the Notices of Motion, Lord Mayoral Minutes and Councillor Amendments Cost summary.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X101909

Item 4**Investments Held as at 30 June 2025**

It is resolved that the Investment Report as at 30 June 2025 be received and noted.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X020701

Item 5**Investments Held as at 31 July 2025**

It is resolved that the Investment Report as at 31 July 2025 be received and noted.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X020701

Item 6**Post Exhibition - Naming Proposal - Heckle Lane**

It is resolved that:

- (A) Council approve the adoption of the name "Heckle Lane" for the road identified in Attachment A to the subject report; and
- (B) an application be made to the Geographical Names Board for the naming of the place as approved in (A), in accordance with the Geographical Names Act 1996.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X101378

Item 7**Public Exhibition - Draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land**

It is resolved that:

- (A) Council approve the draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land (the Plan), as shown in Attachments A to F of the subject report, for public exhibition of 42 days;
- (B) Council note that an independently facilitated public hearing on the proposed categorisation and re-categorisation of the community land contained with the Plan will be held during the public exhibition period;
- (C) Council note the intention to revoke the site-specific Plans of Management for:
 - (i) Blackwattle Bay Park;
 - (ii) Harmony Park;
 - (iii) Lillian Fowler Reserve; and
 - (iv) Turruwul Park;
- (D) as they are proposed to be incorporated into the draft Generic Plan of Management;

- (E) Council note that the outcomes of the public exhibition period and public hearing of the Plan will be the subject of a further report to Council; and
- (F) authority be delegated to the Chief Executive Officer to undertake minor editorial corrections prior to the exhibition of the draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X095705

Item 8

International Travel - Nagoya Festival and 45th Anniversary Sister City Celebrations and C40 World Mayors Summit 2025

It is resolved that:

- (A) Council endorse Councillor Robert Kok and Councillor Lyndon Gannon in representing the Lord Mayor and the City of Sydney at the Nagoya Festival from 17 to 19 October 2025 to mark the 45th anniversary of the establishment of the Sister City relationship between the City of Sydney and the City of Nagoya;
- (B) Council note that Councillor Robert Kok and Councillor Lyndon Gannon will provide a report to Council after the travel;
- (C) Council endorse Councillor Jess Miller in representing the Lord Mayor and the City of Sydney at the C40 World Mayors Summit 2025 from 3 to 5 November 2025 in Rio de Janeiro, Brazil;
- (D) Council note that Councillor Jess Miller will provide a report to Council after the travel; and
- (E) authority be delegated to the Chief Executive Officer to authorise minor variations to travel plans including dates and costs as required (increases of up to \$1,000 including GST per person).

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried on the following show of hands –

Ayes (8) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller and Worling

Noes (1) Councillor Weldon*.

Carried.

*Note – Councillor Weldon abstained from voting on this matter. Pursuant to the provisions of clause 10.4 of the Code of Meeting Practice, Councillor Weldon is taken to have voted against the motion.)

X014468

Item 9**Parks Maintenance Services - Cost Benefit Analysis**

It is resolved that Council note:

- (A) the Parks Maintenance Cost Benefit Analysis and Service Delivery Report prepared by Morrison-Low Advisory dated July 2025 as shown at Confidential Attachment B to the subject report;
- (B) that retaining the split provider service model using the inhouse parks operations team and a contract service provider (as outlined in Scenario 2) is significantly lower in cost and provides better value for money than bringing the parks maintenance service fully inhouse (Scenario 3);
- (C) the costs for the different options for a new depot within the Local Government Area are significant;
- (D) the implementation of Scenario 3 to bring the parks maintenance service fully inhouse would require a significant review of the Long Term Financial Plan to allocate the operational and capital funding required; and
- (E) the re-tendering of the parks maintenance service for the north service area in September 2025 with the results of the tender evaluation to be reported to Council in early 2026.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Miller, and carried on the following show of hands –

Ayes (6) The Chair (the Lord Mayor), Councillors Gannon, Kok, Maxwell, Miller and Worling

Noes (3) Councillors Arkins, Ellsmore and Weldon.

Carried.)

X116117

Speaker

Daniel Papps (United Services Union) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 9.

Item 10**Sourcing Framework Principles**

It is resolved that:

- (A) Council note that under the Local Government Act 1993 and delegations to the Chief Executive Officer decisions to award tenders relating to work currently undertaken by Council staff and relating to new services cannot be made under delegation;
- (B) Council note the lessons learnt from the recent Parks Maintenance review reported to Council at its August 2025 meeting;
- (C) Council note the time and costs associated with internal and consultant resources associated with the reviews;
- (D) Council note the practices already in place supporting the objectives of the Sourcing Framework Principles; and
- (E) Council endorse that staff will incorporate the Sourcing Framework Principles as shown at Attachment A to the subject report into the procurement decision-making cycle.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok and seconded by Councillor Miller.

Variation. At the request of Councillor Arkins, and by consent, the motion was varied by the addition of the following clause (F) –

- (F) the Chief Executive Officer be requested to make the Sourcing Framework Principles available on the City of Sydney website with other policies, protocols and procedures and advise Council via the CEO Update of where this is listed once published.

Carried unanimously.)

S095194.009

Item 11**Lease Approval - 31 Alfred Street, Sydney - Australian Venue Co**

It is resolved that:

- (A) Council approve the grant of a new lease to AVC Operations Pty Limited (ACN607 832 299) for part Ground Floor Suites, Custom House, 31 Alfred Street, Circular Quay in accordance with the essential lease terms and conditions contained within Confidential Attachment B to the subject report;
- (B) Council approve the granting of a 15-year licence over the area of Crown Land that forms part of the lease area, in accordance with the licence terms outlined in Confidential Attachment B to the subject report, and in compliance with the applicable provisions of the Crown Land Management Act 2016 (NSW); and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease, including the Crown Land Licence component, in accordance with the essential terms and conditions contained within Confidential Attachment B to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X119037.001

Item 12**Lease Approval - 437-441 Bourke Street, Surry Hills - Woolworths Metro**

It is resolved that:

- (D) Council approve the grant of a new lease to Woolworths Group Limited (ACN 000 014 675) for part 437-441 Bourke Street, Surry Hills (being Lot 2 in DP1063190) in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report;
- (E) Council approve the granting of an initial term of 10 years plus 4 further options of 5 years (4 x 5) as per the terms outlined in Confidential Attachment A to the subject report; and
- (F) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease and associated agreements, in accordance with the essential terms and conditions contained within Confidential Attachment A to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Gannon, and carried unanimously.)

X104524

Item 13**Exemption from Tender - Aerial Photography**

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 to purchase aerial photos from Aerometrex Pty Limited for the amounts set out in Confidential Attachment A, to the subject report as a satisfactory result would not be achieved by inviting tenders at this time;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for aerial photos because:
 - (i) market scanning reveals that Aerometrex Pty Limited is the only supplier that meets the City's essential requirements that the photographs be:
 - (a) high resolution;
 - (b) true orthographic (overhead aerial orientation);
 - (c) off the shelf and taken at regular time intervals; and
 - (d) downloadable at full resolution and able to be stored within the City's GIS; and
 - (ii) the very specific and niche nature and location of the services means that the number of suppliers who provide a service that meets the City's essential requirements is very limited and static;
- (C) Council note that there are sufficient funds allocated for this service within the current year's operating budget and future years' forward estimates; and
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract/s for a term expiring on 30 June 2028.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X121701

Item 14**Exemption from Tender - Hostile Vehicle Mitigation for Major Events and Festivals**

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 for Hostile Vehicle Mitigation for Major Events and Festival for a period up to two-years until 30 June 2027;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because:
 - (i) a public tender process has already been conducted and the City was unable to enter into a contract with the recommended tenderer, for reasons outlined in confidential Attachment A;
 - (ii) there is insufficient time to review the scope of services and re-tender prior to the upcoming 2025/26 event season; and
 - (iii) it is considered that inviting fresh tenders would not attract additional suitable suppliers to deliver the services;
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to Hostile Vehicle Mitigation for Major Events and Festivals; and
- (D) Council be informed of the successful vendor(s) via the CEO Update.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X100806.003

Item 15**Tender - Reject and Negotiate - T-2024-1259 - Annette Kellerman Murals Conservation and Restoration Project**

It is resolved that:

- (A) Council decline to accept the tender offers for Services - Annette Kellerman Murals Conservation and Restoration Project for the reasons set out in Confidential Attachment A to the subject report;
- (B) Council does not invite fresh tenders, as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above those that have responded to this tender;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract on terms that are appropriate in relation to the subject matter of the tender;
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (E) Council be informed of the successful vendor via the CEO Update.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

S065512.001

Item 16**Tender - Reject and Negotiate - T-2024-1342 - Dangerous Goods Processing Services**

It is resolved that:

- (A) Council decline to accept the tender offer/s for Dangerous Goods Processing Service for the reasons set out in Confidential Attachment A to the subject report;
- (B) Council does not invite fresh tenders, as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above those that have responded to this tender;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract on terms that are appropriate in relation to the subject matter of the tender;
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (E) Council be informed of the successful supplier via CEO Update.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X112121

Item 17

Write Off of Irrecoverable Debt - Former Tenant at 546-552 George Street, Sydney

It is resolved that:

- (A) Council write off the debt of \$2,390,102 (inclusive of GST) owed by former tenant Evolution-Systems for Training & Development Pty Ltd (ACN 114 531 636) of part of 546-552 George Street, Sydney, on the basis that the full amount of the debt is not lawfully recoverable;
- (B) authority be delegated to the Chief Executive Officer to reclaim the GST component of the debt, from the Australian Taxation Office for the amount \$217,282; and
- (C) Council note that this amount has previously been provided for in full in prior accounting periods. No further adverse impact on the City's financial position is expected.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Miller, and carried on the following show of hands –

Ayes (8) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller and Worling

Noes (1) Councillor Weldon*.

Carried.

*Note – Councillor Weldon abstained from voting on this matter. Pursuant to the provisions of clause 10.4 of the Code of Meeting Practice, Councillor Weldon is taken to have voted against the motion.)

X103787