

2 September 2019

At 2.00 pm

## Corporate, Finance, Properties and Tenders Committee

**Agenda**

- 1. Disclosures of Interest**
- 2. Investments Held as at 31 July 2019**
- 3. Sydney Light Rail Project Update and Smoke Free George Street**
- 4. Land Classification - Future North Rosebery Park**
- 5. Lease Approval - Level 18, Town Hall House - 456 Kent Street, Sydney**
- 6. Tender - Construction of Piling and Civil Works for Drying Green Park Project at Green Square Town Centre**
- 7. Exemption from Tender - IT Maintenance and Support Contracts**
- 8. Tender - Reject and Negotiate - Bulk Lift Upgrade - Various Sites**

**Economic Development and Business Sub-Committee**

- 9. Knowledge Exchange Sponsorship - Antler Innovation - Demo Day**

# Guidelines for Speakers at Council Committees



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

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

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

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

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

## **Item 1.**

### **Disclosures of Interest**

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

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

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

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

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



## Item 2.

### Investments Held as at 31 July 2019

**File No: X020701**

#### Summary

This report provides details of Council's investment portfolio and performance to 31 July 2019.

Council's total Investment and Cash position was \$621.6M at the end of July, with investments earning interest of \$1.2M for the month.

The majority of the City's cash and investments portfolio is held as internally restricted (\$252.4M) or externally restricted (\$118.3M) cash reserves, to satisfy the City's legislative responsibilities and to set aside specific funds for Council's funding commitments to the major initiatives within the Sustainable Sydney 2030 Community Strategic Plan.

Key commitments within the City's Long Term Financial Plan include public domain works in the CBD to support the implementation of the CBD and South East light rail project and stormwater, town centre infrastructure and community facilities in the Green Square urban renewal area. The balance of investment funds represent working capital and funding required for the City's operating and capital expenditure commitments.

Council achieved an annualised monthly return of 2.38 per cent for July, significantly above the 30 Day Bank Bill Rate (BBR) of 0.99 per cent, the AusBond Bank Bill Index (published by Bloomberg) of 1.45 per cent and the enhanced benchmark of 1.44 per cent (BBR + 0.45 per cent) as endorsed in October 2018 as part of the Investment Strategy.

Council's annual rolling return of 2.63 per cent also continues to exceed the 12 month average 30 Day Bank Bill Rate of 1.72 per cent, AusBond Bank Bill Index of 1.90 per cent and the enhanced benchmark of 2.17 per cent (BBR + 0.45 per cent) as endorsed in the Investment Strategy in October 2018.

The structure of the City's investment portfolio continues to reflect the conservative approach outlined in the Investment Policy and Strategy, which remains appropriate for the current global and domestic economic conditions. The policy and strategy also maintain the City's commitment to sustainable investments where returns and risks are equivalent, under the environmentally and socially responsible investment criteria.

## **Recommendation**

It is resolved that the Investment Report as at 31 July 2019 be received and noted.

## **Attachments**

**Attachment A.** Register of Investments and Cash as at 31 July 2019

**Attachment B.** Investment Performance as at 31 July 2019

## Background

1. In accordance with the principles of financial management, cash that is surplus to the City's immediate requirements is invested within acceptable risk parameters to optimise interest income while ensuring the security of these funds.
2. Surplus cash is only invested in authorised investments that comply with governing legislation and the City's Investment Policy and Strategy.
3. The benchmark performance goal of the City's Investment Policy and Strategy is to surpass the 30 Day Bank Bill Rate (BBR) by 45 basis points while performance also continues to be measured against the Bloomberg AusBond Bank Bill Index.
4. The City's total Investment and Cash position as at 31 July 2019 was \$621.6M, a minor increase on the \$621.5M reported at 30 June 2019, reflecting operating income offset by capital works expenditure and other operational payments. A schedule detailing all of the City's investments as at the end of July is provided at Attachment A.
5. The majority of the City's cash and investments portfolio is held as internally restricted (\$252.4M) or externally restricted (\$118.3M) cash reserves, to satisfy the City's legislative responsibilities and to set aside specific funds for Council's funding commitments to the major initiatives within the Sustainable Sydney 2030 Community Strategic Plan.
6. Key commitments within the City's Long Term Financial Plan include public domain works in the CBD to support the implementation of the CBD and South East light rail project and stormwater, town centre infrastructure and community facilities in the Green Square urban renewal area. The balance of investment funds represents working capital and funding required for the City's operating and other capital expenditure commitments.
7. Council achieved an annualised monthly return of 2.38 per cent for July, significantly above the 30 Day Bank Bill Rate (BBR) of 0.99 per cent, the AusBond Bank Bill Index (published by Bloomberg) of 1.45 per cent and the enhanced benchmark of 1.44 per cent (BBR + 0.45 per cent) as endorsed in October 2018 as part of the Investment Strategy.
8. Council's annual rolling return of 2.63 per cent also continues to exceed the 12 month average 30 Day Bank Bill Rate of 1.72 per cent, AusBond Bank Bill Index of 1.90 per cent and the enhanced benchmark of 2.17 per cent (BBR + 0.45 per cent) as endorsed in the Investment Strategy in October 2018.
9. The RBA last adjusted the official cash rate in July 2019, when it was reduced to 1.00 per cent. The market subsequently responded accordingly, and lower yields on investments have had a sustained adverse impact on the City's portfolio return. This trend is anticipated to continue, though in recent periods some improvement in longer term interest rates has been noted.
10. The structure of the City's investment portfolio continues to reflect the conservative approach outlined in the Investment Policy and Strategy, which remains appropriate for the current global and domestic economic conditions.

## **Key Implications**

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

11. The City's investments accord with all legislative and policy requirements, as detailed below, and continue to achieve returns above minimum benchmark rates.

### **Financial Implications**

12. Council's investments earned interest of \$1.2M for the month of July 2019 is in line with the budgeted earnings of \$1.2M. Investment earnings for the full year are forecast to be on budget of \$13.8M.

## **Relevant Legislation**

13. Council is authorised to invest its surplus cash under Section 625 of the Local Government Act 1993.
14. The Local Government (General) Regulation 2005 (Clause 212) requires Council to provide a written monthly report of all monies invested, under Section 625 of the Act.
15. The Investment Policy and Strategy was revised in October 2018, maintaining Council's commitment to give preference to sustainable investments where returns and risks are equivalent to other investments. The revision also maintained the broadening of the definition of environmentally harmful activities to include specific reference to coal, gas and oil.
16. The City's investments accord with the Minister's Investment Order, the Office of Local Government's Investment Policy Guidelines, and the City's own Investment Policy and Strategy as adopted by Council on 29 October 2018.

## **Critical Dates / Time Frames**

17. A monthly investment report must be submitted for Council's information and review within the following month.

**Public Consultation**

18. Consultation is regularly undertaken with a number of financial institutions and investment advisers to consider options and ensure the City continues to maximise its investment return within appropriate risk parameters.
19. City staff meet regularly with representatives of each of the 'Big 4' banks and NSW TCorp. At these meetings City staff actively advocate for Socially Responsible Investment (SRI) opportunities.
20. To date, feedback from these meetings has been that there is a well-known appetite in the market for these products and they are investigating the development of suitable products, however, it has been challenging to match the level of funds to available Socially Responsible Investment opportunities that meet both the credit risk and maturity profile requirements of Council.
21. In a relatively recent positive development, Westpac brought a Green Tailored Deposit product to market. Between November 2018 and March 2019, the City invested \$40 million in six tranches, for five years in this instrument. The City had funds available to invest and the product offered a rate of return commensurate with other investment offerings in the market.

**BILL CARTER**

Chief Financial Officer

Priyanka Sharma, Assistant Accountant

# **Attachment A**

<p><b>Register of Investments and Cash as at 31 July 2019</b></p>
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## Register of Investments and Cash as at 31 July 2019

Institution	Rating	Face Value \$	Amortised Value at 31 July 2019 \$	Monthly Net Returns	Monthly Net Return Annualised	Net Returns Rolling 12 Months	Maturity Date	Investment Date	Term (months)
<b>Call Account</b>									
Westpac Bank	AA	32,525,539	32,525,539	0.10%	1.25%	1.25%	1-Aug-19	22-May-12	0
<b>Total</b>		<b>32,525,539</b>	<b>32,525,539</b>	<b>0.10%</b>	<b>1.25%</b>	<b>1.25%</b>			
<b>Term Deposits (TD)</b>									
Bankwest	AA	5,000,000	5,000,000	0.17%	2.05%	2.05%	2-Aug-19	3-Jun-19	2
Bank of Queensland	A	5,000,000	5,000,000	0.23%	2.75%	2.35%	5-Aug-19	5-Feb-19	6
Bankwest	AA	5,000,000	5,000,000	0.17%	2.05%	2.05%	6-Aug-19	6-Jun-19	2
Commonwealth Bank	AA	10,000,000	10,000,000	0.17%	2.05%	2.35%	6-Aug-19	7-Jun-19	2
National Aust Bank	AA	5,000,000	5,000,000	0.20%	2.35%	2.27%	6-Aug-19	8-May-19	3
Bankwest	AA	10,000,000	10,000,000	0.17%	2.05%	2.38%	9-Aug-19	11-Jun-19	2
National Aust Bank	AA	5,000,000	5,000,000	0.20%	2.35%	2.27%	12-Aug-19	14-May-19	3
ME Bank	A	5,000,000	5,000,000	0.20%	2.38%	2.75%	14-Aug-19	16-May-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.20%	2.35%	2.20%	15-Aug-19	17-May-19	3
Bankwest	AA	5,000,000	5,000,000	0.16%	1.95%	2.30%	19-Aug-19	19-Jun-19	2
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.19%	2.30%	2.75%	19-Aug-19	21-May-19	3
AMP Bank	A	5,000,000	5,000,000	0.24%	2.85%	2.18%	20-Aug-18	20-Aug-18	12
Suncorp Bank	A	5,000,000	5,000,000	0.20%	2.35%	2.75%	20-Aug-19	22-May-19	3
Suncorp Bank	A	5,000,000	5,000,000	0.19%	2.27%	2.15%	26-Aug-19	27-May-19	3
Suncorp Bank	A	5,000,000	5,000,000	0.19%	2.27%	2.75%	26-Aug-19	28-May-19	3
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.18%	2.20%	2.35%	30-Aug-19	4-Jun-19	3
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.23%	2.75%	2.00%	30-Aug-19	3-Dec-18	9
Bankwest	AA	5,000,000	5,000,000	0.15%	1.80%	2.83%	3-Sep-19	5-Jul-19	2
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.23%	2.75%	2.75%	6-Sep-19	4-Dec-18	9
Suncorp Bank	A	5,000,000	5,000,000	0.18%	2.18%	2.35%	9-Sep-19	11-Jun-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.75%	2.74%	10-Sep-18	10-Sep-18	12
IMB	A	5,000,000	5,000,000	0.18%	2.15%	1.95%	13-Sep-19	12-Jun-19	3
ME Bank	A	5,000,000	5,000,000	0.23%	2.75%	2.75%	17-Sep-19	19-Feb-19	7
Bankwest	AA	5,000,000	5,000,000	0.15%	1.80%	1.95%	20-Sep-19	22-Jul-19	2
ME Bank	A	5,000,000	5,000,000	0.17%	2.00%	2.85%	24-Sep-19	27-Jun-19	3
Bank of Queensland	A	5,000,000	5,000,000	0.23%	2.75%	2.75%	27-Sep-19	28-Nov-18	10
Bankwest	AA	5,000,000	5,000,000	0.14%	1.70%	2.90%	27-Sep-19	30-Jul-19	2
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.16%	1.90%	2.75%	30-Sep-19	3-Jul-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.74%	2.75%	9-Oct-19	9-Oct-18	12
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.75%	2.72%	14-Oct-19	12-Oct-18	12
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.75%	2.73%	18-Oct-19	15-Oct-18	12
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.15%	1.80%	2.75%	22-Oct-19	25-Jul-19	3
ME Bank	A	5,000,000	5,000,000	0.16%	1.90%	2.05%	25-Oct-19	26-Jul-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.75%	2.73%	25-Oct-19	17-Oct-18	12
ME Bank	A	5,000,000	5,000,000	0.15%	1.80%	2.43%	28-Oct-19	30-Jul-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.20%	2.40%	2.40%	29-Oct-19	31-Jul-19	3
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.72%	2.75%	31-Oct-19	31-Oct-18	12
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.73%	2.77%	5-Nov-19	5-Nov-18	12
National Aust Bank	AA	5,000,000	5,000,000	0.23%	2.73%	2.85%	6-Nov-19	6-Nov-18	12
Bank of Queensland	A	5,000,000	5,000,000	0.23%	2.75%	2.55%	12-Nov-19	15-Feb-19	9
Credit Union Australia	A	5,000,000	5,000,000	0.23%	2.77%	2.70%	28-Nov-19	29-Nov-18	12
Credit Union Australia	A	5,000,000	5,000,000	0.24%	2.85%	2.55%	6-Dec-19	7-Dec-18	12
ME Bank	A	5,000,000	5,000,000	0.21%	2.55%	2.75%	10-Dec-19	29-Mar-19	8
Bank of Queensland	A	5,000,000	5,000,000	0.23%	2.70%	2.78%	13-Dec-19	25-Feb-19	10
Commonwealth Bank	AA	5,000,000	5,000,000	0.16%	1.86%	2.05%	17-Dec-19	22-Jul-19	5
Bendigo & Adelaide Bank	A	5,000,000	5,000,000	0.21%	2.55%	2.66%	20-Dec-19	25-Mar-19	9
Credit Union Australia Ltd	A	5,000,000	5,000,000	0.17%	2.00%	2.75%	3-Jan-20	5-Jul-19	6
Bankwest	AA	5,000,000	5,000,000	0.15%	1.85%	2.05%	17-Jan-20	24-Jul-19	6
ME Bank	A	5,000,000	5,000,000	0.23%	2.75%	2.70%	20-Jan-20	21-Feb-19	11
Credit Union Australia	A	5,000,000	5,000,000	0.23%	2.78%	2.65%	10-Feb-20	11-Feb-19	12
Westpac Banking Corporation (3 months BBSW + 80 points)	AA	5,000,000	5,000,000	0.23%	2.80%	2.62%	13-Feb-20	12-Feb-19	12
Bank of Queensland	A	5,000,000	5,000,000	0.23%	2.70%	2.55%	6-Mar-20	8-Mar-19	12
ME Bank	A	5,000,000	5,000,000	0.22%	2.65%	2.87%	16-Mar-20	18-Mar-19	12
National Aust Bank	AA	5,000,000	5,000,000	0.21%	2.55%	2.84%	31-Mar-20	1-Apr-19	12
ANZ Bank (90 days BBSW + 98 points)	AA	10,000,000	10,000,000	0.26%	3.11%	2.82%	28-Aug-20	28-Aug-15	60
ANZ Bank (90 days BBSW + 95 points)	AA	10,000,000	10,000,000	0.26%	3.08%	2.80%	31-Aug-20	1-Sep-15	60
Westpac Bank (3 months BBSW + 88 points)	AA	5,000,000	5,000,000	0.21%	2.52%	2.52%	14-May-21	16-May-19	24
Westpac Banking Corporation (2.80% Fixed 1 year & 90 days BBSW + 82 points)	AA	5,000,000	5,000,000	0.23%	2.80%	2.80%	20-Sep-21	21-Sep-18	36
Westpac Banking Corporation (2.90% Fixed 2 years & 90 days BBSW + 90 points)	AA	5,000,000	5,000,000	0.24%	2.90%	2.90%	11-Oct-21	12-Oct-17	48
Westpac Banking Corporation (2.94% Fixed 2 years & 3 months BBSW + 82 points 3 years)	AA	5,000,000	5,000,000	0.25%	2.94%	2.94%	8-Nov-21	6-Nov-18	36
Westpac Banking Corporation (3% Fixed 2 years & 90 days BBSW + 133 points 3 years)	AA	5,000,000	5,000,000	0.25%	3.00%	3.07%	15-Dec-21	15-Dec-16	60
Westpac Banking Corporation (3% Fixed 2 years & RBA cash rate + 126 points 3 years)	AA	5,000,000	5,000,000	0.25%	3.00%	3.00%	31-Aug-22	31-Aug-17	60
Westpac Banking Corporation (2.80% Fixed 1 year & 90 days BBSW + 85 points)	AA	5,000,000	5,000,000	0.23%	2.80%	2.80%	27-Sep-22	28-Sep-18	48
Westpac Banking Corporation (2.98% Fixed 2 years & 3 months BBSW + 82 points 2 years)	AA	5,000,000	5,000,000	0.25%	2.98%	2.98%	21-Nov-22	21-Nov-18	48
<b>Term Deposits (TD) 'Green Tailored Deposits'</b>									
Westpac Banking Corporation - Green Tailored Deposit (3 Months BBSW + 93 points)	AA	10,000,000	10,000,000	0.23%	2.36%	2.68%	27-Nov-23	26-Nov-18	60
Westpac Banking Corporation - Green Tailored Deposit (2.97% Fixed 2 years & 3 months BBSW + 93 points 3 years)	AA	5,000,000	5,000,000	0.23%	2.97%	2.97%	29-Nov-23	30-Nov-18	60
Westpac Banking Corporation - Green Tailored Deposit (3.00% Fixed 1 years & 3 months BBSW + 105 points 4 years)	AA	10,000,000	10,000,000	0.23%	3.00%	3.00%	24-Jan-24	25-Jan-19	60
Westpac Banking Corporation - Green Tailored Deposit (2.85% Fixed 1 years & 3 months BBSW + 100 points 4 years)	AA	5,000,000	5,000,000	0.23%	2.85%	2.85%	28-Feb-24	1-Mar-19	60

Register of Investments and Cash as at 31 July 2019										
Institution	Rating	Face Value \$	Amortised Value at 31 July 2019 \$	Monthly Net Returns	Monthly Net Return Annualised	Net Returns Rolling 12 Months	Maturity Date	Investment Date	Term (months)	
Westpac Banking Corporation - Green Tailored Deposit (2.75% Fixed 1 year & 3 months BBSW + 100 points 4 years)	AA	5,000,000	5,000,000	0.23%	2.75%	2.75%	11-Mar-24	13-Mar-19	60	
Westpac Banking Corporation - Green Tailored Deposit (2.65% Fixed 1 year & 3 months BBSW + 100 points 4 years)	AA	5,000,000	5,000,000	0.23%	2.65%	2.65%	22-Mar-24	25-Mar-19	60	
Total		380,000,000	380,000,000	0.21%	2.51%	2.61%				
<u>Floating Rate Notes (FRN)</u>										
Westpac Banking Corporation (90 days BBSW + 90 points)	AA	10,000,000	10,000,000	0.15%	1.82%	2.73%	22-Jan-20	22-Jan-15	60	
Royal Bank of Canada (90 days BBSW + 95 points)	AA	5,000,000	5,000,000	0.22%	2.60%	2.84%	10-Feb-20	10-Feb-15	60	
Bank of Queensland (90 days BBSW + 105 points)	BBB	5,000,000	5,000,000	0.22%	2.69%	2.94%	12-Feb-20	12-Feb-15	60	
Greater Bank (90 days BBSW + 145 points)	BBB	5,000,000	5,000,000	0.24%	2.88%	3.26%	24-Feb-20	24-Feb-17	36	
Newcastle Permanent Building Society (90 days BBSW + 135 points)	A	5,000,000	5,000,000	0.19%	2.31%	3.20%	7-Apr-20	7-Apr-15	60	
Newcastle Permanent Building Society (90 days BBSW + 135 points)	BBB	7,500,000	7,440,825	0.19%	2.31%	3.20%	7-Apr-20	18-Jul-16	45	
National Australia Bank (90 days BBSW + 80 points)	AA	5,000,000	5,000,000	0.18%	2.20%	2.65%	3-Jun-20	3-Jun-15	60	
Commonwealth Bank (90 days BBSW + 90 points)	AA	10,000,000	10,000,000	0.15%	1.84%	2.74%	17-Jul-20	17-Jul-15	60	
Westpac Banking Corporation (90 days BBSW + 90 points)	AA	5,000,000	5,000,000	0.15%	1.76%	2.69%	28-Jul-20	28-Jul-15	60	
Bendigo & Adelaide Bank (90 days BBSW + 110 points)	BBB	5,000,000	5,000,000	0.22%	2.67%	2.96%	18-Aug-20	18-Aug-15	60	
AMP Bank (90 days BBSW + 75 points)	A	5,000,000	5,000,000	0.14%	1.71%	2.60%	6-Oct-20	6-Oct-17	36	
Suncorp Bank (90 days BBSW + 125 points)	A	5,000,000	5,000,000	0.18%	2.17%	3.08%	20-Oct-20	20-Oct-15	60	
Westpac Banking Corporation (90 days BBSW + 108 points)	AA	15,000,000	15,000,000	0.16%	1.94%	2.87%	28-Oct-20	28-Oct-15	60	
National Australia Bank (90 days BBSW + 108 points)	AA	10,000,000	10,000,000	0.22%	2.62%	2.95%	5-Nov-20	5-Nov-15	60	
ME Bank (90 days BBSW + 125 points)	BBB	2,250,000	2,250,000	0.24%	2.90%	3.14%	9-Nov-20	9-Nov-17	36	
Commonwealth Bank (90 days BBSW + 115 points)	AA	5,000,000	5,000,000	0.17%	2.09%	2.99%	18-Jan-21	20-Jan-16	60	
Heritage Bank (90 days BBSW + 123 points)	BBB	3,500,000	3,500,000	0.20%	2.43%	3.06%	29-Mar-21	29-Mar-18	36	
ANZ Bank (90 days BBSW + 118 points)	AA	5,000,000	5,000,000	0.18%	2.14%	3.03%	7-Apr-21	7-Apr-16	60	
Suncorp Bank (90 days BBSW + 138 points)	A	5,000,000	5,000,000	0.19%	2.33%	3.22%	12-Apr-21	12-Apr-16	60	
ME Bank (90 days BBSW + 127 points)	BBB	2,500,000	2,500,000	0.18%	2.21%	3.11%	16-Apr-21	17-Apr-18	60	
Bendigo & Adelaide Bank (90 days BBSW + 146 points)	BBB	5,000,000	5,000,000	0.20%	2.38%	3.29%	20-Apr-21	20-Apr-16	60	
Bank of China - Sydney Branch (90 days BBSW + 103 points)	A	4,500,000	4,500,000	0.22%	2.67%	2.88%	15-Nov-21	15-Nov-18	36	
Commonwealth Bank (90 days BBSW + 85 points)	AAA	4,600,000	4,600,000	0.20%	2.41%	2.70%	17-Nov-21	17-Nov-16	60	
ANZ Bank (90 days BBSW + 88 points)	AA	4,000,000	4,000,000	0.21%	2.53%	2.70%	8-Feb-22	8-Feb-19	36	
Credit Union Australia (90 days BBSW + 123 points)	A	1,500,000	1,500,000	0.22%	2.63%	2.92%	4-Mar-22	4-Mar-19	36	
ME Bank (90 days BBSW + 98 points)	BBB	3,000,000	3,000,000	0.16%	1.92%	1.92%	18-Jul-22	18-Jul-19	36	
Suncorp Bank (90 days BBSW + 97 points)	A	2,500,000	2,500,000	0.21%	2.55%	2.83%	16-Aug-22	16-Aug-17	60	
Suncorp Bank (90 days BBSW + 97 points)	A	4,000,000	4,013,240	0.21%	2.55%	2.80%	16-Aug-22	31-Oct-18	45	
Bank of Queensland (90 days BBSW + 105 points)	BBB	4,000,000	4,000,000	0.22%	2.60%	2.93%	3-Feb-23	5-Feb-18	60	
Westpac Bank (90 days BBSW + 83 points)	AA	5,000,000	5,000,000	0.18%	2.20%	2.67%	6-Mar-23	6-Mar-18	60	
ANZ Bank (90 days BBSW + 90 points)	AA	5,000,000	5,000,000	0.20%	2.44%	2.76%	9-May-23	9-May-18	60	
National Australia Bank (90 days BBSW + 90 points)	AA	5,000,000	5,000,000	0.21%	2.48%	2.76%	16-May-23	16-May-18	60	
Commonwealth Bank (90 days BBSW + 93 points)	AA	3,500,000	3,500,000	0.21%	2.51%	2.79%	16-Aug-23	16-Aug-18	60	
Suncorp Bank (90 days BBSW + 77 points)	A	4,500,000	4,500,000	0.17%	2.07%	2.58%	13-Sep-23	13-Sep-18	60	
National Australia Bank (90 days BBSW + 93 points)	AA	3,500,000	3,500,000	0.18%	2.12%	2.74%	26-Sep-23	26-Sep-18	60	
ANZ Bank (90 days BBSW + 103 points)	AA	5,000,000	5,000,000	0.20%	2.40%	2.80%	6-Dec-23	6-Dec-18	60	
National Australia Bank (90 days BBSW + 104 points)	AA	4,000,000	4,000,000	0.21%	2.47%	2.70%	26-Feb-24	26-Feb-19	60	
National Australia Bank (90 days BBSW + 92 points)	AA	3,200,000	3,200,000	0.18%	2.16%	2.16%	19-Jun-24	20-Jun-19	60	
Westpac Banking Corporation (90 days BBSW + 88 points)	AA	4,000,000	4,000,000	0.21%	2.46%	2.46%	16-Aug-24	16-May-19	63	
<u>Floating Rate Notes (FRN) 'Green/Climate Bonds'</u>										
ANZ Bank Green Bond (Fixed rate @ 3.25% semi annual)	AA	5,000,000	4,994,282	0.27%	3.25%	3.25%	3-Jun-20	3-Jun-15	60	
Commonwealth Bank Climate Bond (90 days BBSW + 92 points)	AA	5,000,000	5,000,000	0.18%	2.12%	2.75%	31-Mar-22	31-Mar-17	60	
Total		206,550,000	206,498,347	0.19%	2.30%	2.86%				
Total Investments		619,075,539	619,023,886	0.20%	2.37%	2.62%				
Benchmark: 30 Day Bank Bill Index				0.08%	0.99%	1.72%				
Benchmark: Bloomberg AusBond Bank Bill Index				0.12%	1.45%	1.90%				
City of Sydney's available bank balance as at 31 July 2019		2,527,007.50	2,527,008							
TOTAL INVESTMENTS & CASH		621,602,547	621,550,893							



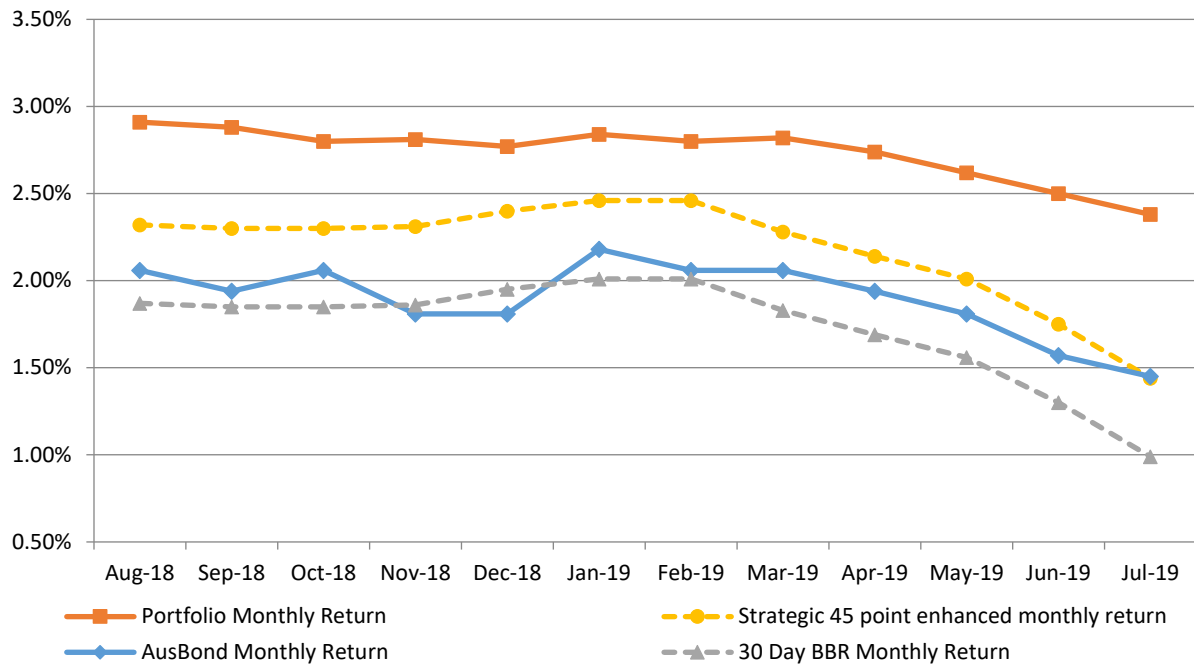
Summary of Net Investment Movements - July 2019			
Financial Institution	Fund Rating	Net Invest/(Recall) Amount \$	Commentary
<b><u>Call Account</u></b>			
Westpac Banking Corporation	AA	(1,000,000)	Utilised funds from Call Account for operational use.
<b><u>Term Deposits (TDs)</u></b>			
Bankwest	AA	5,000,000	} Redeemed matured investments and placed in higher yielding Term Deposit.
Bendigo & Adelaide Bank	A/BBB	5,000,000	
Commonwealth Bank	AA	5,000,000	
Suncorp Bank	A	(4,000,000)	Redemption of matured Term Deposits, reinvested with higher yielding products.
<b><u>Floating Rate Notes (FRNs)</u></b>			
Commonwealth Bank	AA	(5,000,000)	} Redeemed matured Floating Rate Notes and placed in higher yielding investments.
Members Equity Bank	A	(2,000,000)	

# **Attachment B**

**Investment Performance  
as at 31 July 2019**

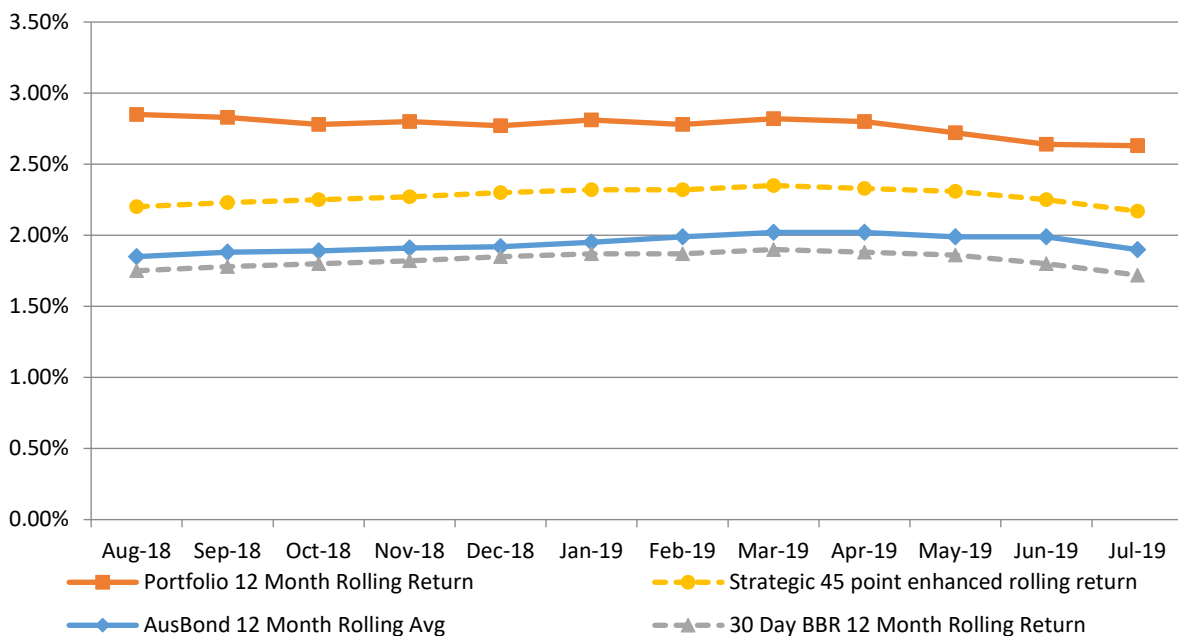
## Monthly Results

Actual Portfolio vs Strategic Enhanced Benchmark vs AusBond Benchmark vs 30 Day BBR Benchmark  
July 2019



## 12 Month Rolling Averages

Actual Portfolio vs Strategic Enhanced Benchmark vs AusBond Benchmark vs 30 Day BBR Benchmark  
July 2019



**Item 3.****Sydney Light Rail Project Update and Smoke-Free George Street****File No: S124266****Summary**

The CBD and South East Light Rail is a new light rail service delivered by ALTRAC for Transport for NSW. The City of Sydney is contributing \$220 million for public domain improvements along the light rail route, including the pedestrianisation of George Street between Bathurst and Hunter Streets.

The introduction of light rail into George Street is the realisation of over a decade of planning and advocacy by the City of Sydney and Transport for NSW. Conceived by Jan Gehl and articulated in Sustainable Sydney 2030, the light rail will transform Sydney from a car-centric past to a city for people and an environmentally responsible, mass-transit focused future.

The removal of vehicular traffic between Bathurst and Hunter Streets and the introduction of new street trees and furniture has delivered a cleaner, safer pedestrian environment that is already popular with visitors and locals. The transformation has also been the catalyst for billions of dollars' worth of private investment into Sydney.

The commencement of passenger services in December 2019 will be a major milestone for the development of Sydney and an outstanding example of Local and State Government collaboration and achievement.

This report provides an update on the status of the project, including information on critical aspects such as compliance with the obligations of the Development Agreement, tree planting, non-potable water network, road closures and hostile vehicle mitigation. It also proposes the creation of a smoke-free zone in the pedestrianised sections of George Street.

## Recommendation

It is resolved that Council:

- (A) note the information contained in this report;
- (B) note the commercial information contained within Confidential Attachment E to the subject report;
- (C) note the proposed pedestrianisation of other sections of George Street and Devonshire Street, which is in line with the original Sustainable Sydney 2030 project idea and that the public domain works associated with these additional pedestrianised sections will need to be funded from future capital works budgets; and
- (D) approve the designation of smoke-free zones along George Street from Hunter to Bathurst Streets, along with adjacent public places as outlined in Attachment D to the subject report.

## Attachments

- Attachment A.** Plan of the Light Rail Route and Public Domain Improvements
- Attachment B.** Plan of Proposed Future Extension of Pedestrianised Sections
- Attachment C.** Plans of Wimbo Park and Ward Park
- Attachment D.** Smoke Free Zones Map
- Attachment E.** Commercial Information (Confidential)

## Background

1. The CBD and South East Light Rail is a new light rail route for Sydney, currently under construction by ALTRAC for Transport for NSW. The City is contributing \$220 million to the project for public domain upgrades and improvements, culminating in the pedestrianisation of George Street between Hunter and Bathurst Streets, and other improvements in Surry Hills, including a much larger Wimbo Park.
2. The City's financial contribution is paid over the life of the project to an agreed payment schedule listed in the Development Agreement. It is dependent on the project delivering certain urban design outcomes outlined in the Agreement's Fundamental Obligations.
3. The project is nearing completion and will be compliant with the Fundamental Obligations of the Development Agreement at the conclusion of the handover process and acceptance of the works by the City.

## Key Implications

### Program

4. Public domain works and landscaping will be completed over the next few months. Testing and commissioning of the light rail system has commenced, including the running of light rail vehicles along the length of the route. The first stage of services are expected to commence in December 2019.
5. Handover of the 22 Fee Zones along the light rail route within the Local Government Area back to the City has commenced. This is occurring zone by zone, starting at Circular Quay and moving towards Moore Park. The handover process requires the Independent Certifier and the City to inspect the finished works and develop a defects list. Defect rectification is currently underway.
6. Upon handover, the City will resume care and control of all areas outside of the Permanent Light Rail Corridor. Transdev will maintain the track area and light rail stops.

### Trees

7. A key element of the George Street Concept design was a tree-lined boulevard using the hardy, deciduous species *Zelkova serrata*. The amount and location of underground utilities and services along George Street has made achieving viable soil volumes for tree pits very challenging.
8. City staff have, however, successfully negotiated the installation of 270 new street trees along the alignment. This achievement has involved highly detailed technical investigations as well as collaboration with utility providers and the light rail contractor to design bespoke service protection solutions.
9. Prior to the commencement of the project there were just three trees in the pedestrian area of George Street between Bathurst and Hunter Streets. By the completion of construction, there will be 62 new street trees in this same section. Tree planting in Devonshire Street and its pocket parks is now complete, with 88 new trees being planted in Surry Hills over the last few months.

**Footpath paving**

10. Paving in Devonshire Street is now complete with defects being progressively rectified. Paving in George Street is nearing completion with areas of damaged and missing pavers being repaired over the next month. Attachment A indicates the extent of paving works being delivered as part of the Light Rail project.

**Pocket parks**

11. Four new pocket parks have been completed in Surry Hills: Buckingham Street, Holt Street, Waterloo Street and High Holborn Street. These parks will provide much needed public open space and provide local businesses the opportunity to create new outdoor dining precincts and strengthen the economic vitality of the area. The Elizabeth Street Reserve has also been upgraded as part of the project and features new furniture and additional tree planting.

**Wimbo Park**

12. The Development Application for the enhancement of Wimbo Park will be considered by the Local Planning Panel on 18 September 2019. The concept plan is included at Attachment C.
13. In principle approval of Parkham Lane as a Shared Zone has been received from Roads and Maritime Services. The creation of a Shared Zone will provide a low speed, safe environment at the southern edge of the park.
14. Completion of the park is scheduled for early 2021, noting that this is dependent on transfer of land from Transport for NSW.

**Non-potable recycled water network**

15. As part of the project, a non-potable recycled water network from Circular Quay to Central Station is nearing completion, overcoming numerous technical obstacles and construction challenges. One connection across the Park Street is yet to be constructed. Testing of the system has been undertaken progressively as sections reach completion.
16. Together with the non-potable recycled water network between Barangaroo and Wynyard station delivered as part of the Wynyard Walk project, this provides an opportunity to develop a recycled water scheme in central Sydney servicing commercial buildings and reducing potable water demand.

**Safety**

17. Transport for NSW's safety campaign is underway, increasing in activity as commencement of service approaches. A particular focus will be pedestrian awareness. Relevant City staff have received training to ensure that day-to-day operations continue safely in and around the new corridor.

**Support for small business**

18. Transport for NSW is assisting small businesses on the light rail alignment who believe they have been impacted where construction is taking longer than initially advised.
19. Since the beginning of the Small Business Assistance Program in August 2017, the program has supported 163 businesses by providing more than \$34 million in financial assistance.

20. Tram testing is ramping up along the 12km corridor, and major civil construction for the Sydney Light Rail Project is almost complete with finishing works progressing along the alignment.
21. Transport for NSW have advised that as such, the Small Business Assistance Program is being incrementally scaled down. Any new applications will need to be received by 1 October 2019.

#### **New road closures**

22. With agreement from Transport for NSW, City staff have temporarily extended some road closures that were put in place during light rail construction (see Attachment B). They are:
  - George Street southbound between Bathurst and Campbell; and
  - Devonshire Street eastbound between Chalmers and Elizabeth Streets.
23. The City, with Transport for NSW, have commenced the process to make these temporary closures permanent. This will take around six months. Design work for these new pedestrian spaces is underway and the paving works will require funding in future years capital works budgets.
24. The new road closures will provide additional pedestrian space and provide new opportunities for activation.

#### **Anti-vehicular measures**

25. Following the opening of the pedestrian area of George Street, Transport for NSW installed a large number of temporary concrete blocks. The City will progressively replace the concrete blocks and with improved seating and planter boxes. This work will commence in October 2019 and be complete before Christmas.

#### **Outdoor dining**

26. City staff are developing a plan illustrating the outdoor dining opportunities available along the length of the light rail corridor. This plan will be shared with business owners who could apply for outdoor dining licences through the usual process. The City is updating its outdoor dining policy to facilitate these new opportunities. The City will continue to waive outdoor dining fees until July 2020.

#### **Moongate Artwork**

27. The light rail contractor damaged the recently completed Moongate artwork in Thomas Street during construction of a light rail braking system control mechanism. The City will repair the artwork with the original artist and fabricator and costs will be recovered from the light rail contractor.

#### **Smoke-free George Street**

28. The City is committed to improving public health and amenity through the creation of smoke-free zones. To date the City has established smoke-free zones at Martin Place and Pitt Street Mall. Consultation is ongoing with other landowners to establish a smoke-free zone at Sydney Square. In response to further community requests and to deter the displacement of smokers, it is proposed to create smoke-free zones along the pedestrianised section of George Street and adjacent public places to coincide with the opening of the Light Rail (refer Attachment D).



29. The adjacent public places are:

- Sydney Town Hall surrounds, including the public domain between Town Hall and the entrances to Town Hall Station and the areas between the public and trade entrances to Town Hall from Druiitt Street;
- Queen Victoria Building Plaza (bounded by George Street, York Street and Druiitt Street);
- Temperance Lane;
- Sesquicentenary Square – the pedestrianised section of Barrack Street, near George Street;
- Regimental Square, between George Street and Carrington Street;
- Angel Place – a laneway connecting George Street to Pitt Street;
- Ash Street – a laneway off Argyle Place running parallel to George Street;
- Palings Lane – a pedestrianised laneway connecting George Street to Ash Street;
- De Mestre Place – a laneway off George Street, near Hunter Street, to deter displacement of smokers; and
- Wynyard Lane – a narrow lane running parallel to George Street and York Street.

30. NSW Health are responsible for the enforcement of the Smoke-free Environment Act 2000 which prohibits smoking at public transport stops (Light Rail platforms, bus stops, and taxi ranks); at outdoor dining areas; and within four metres of the pedestrian entrance to a public building.

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

31. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This program aligns with the following strategic directions and objectives:

- (a) Direction 3 - Integrated Transport for a Connected City - Sydney Light Rail provides a sustainable and high-volume transport alternative that integrates with and complements existing public transport systems.
- (b) Direction 4 - A City for Walking and Cycling - The removal of vehicular traffic from a portion of George Street and the creation of a pedestrian boulevard contributes to a greatly improved city centre.
- (c) Direction 5 - A Lively and Engaging City Centre - The improvements to the public realm along the length of the light rail corridor have greatly improved the pedestrian experience on George Street.

- (d) Direction 6 - Vibrant Local Communities and Economies - Pocket parks in Surry Hills have created new places for the community as well as opportunities for outdoor dining and seating.
- (e) Direction 9 - Sustainable Development, Renewal and Design - Light rail will reduce bus traffic in the city centre and will be a catalyst for new development in the CBD.
- (f) Direction 10 - Implementation through Effective Governance and Partnerships - Sydney Light Rail demonstrates effective collaboration between government agencies and private enterprise.

**Risks**

- 32. Transport for NSW have commenced safety campaigns to educate drivers and pedestrians about the light rail system.
- 33. The City has held risk workshops and training sessions with staff who will interact with the light rail.

**Social / Cultural / Community**

- 34. There are significant benefits to the community, including better pedestrian amenity and safety. Jan Gehl's principles for creating world-class pedestrian environments are being implemented, including better seating, bubblers, lighting and tree planting.
- 35. The improved public realm will also provide new opportunities for outdoor dining and street activation. The new pedestrian space outside Town Hall is already popular with street performers and buskers, resulting in greatly increased pedestrian numbers and an increase in dwell time.

**Environmental**

- 36. Light rail has removed large numbers of noisy and polluting diesel buses from George Street and will provide a reliable, high-capacity public transport system.
- 37. The project will deliver 270 new street trees, new pedestrian areas, five new pocket parks and an expanded Wimbo Park. Increased tree canopy contributes to the City's canopy cover target.
- 38. The project will deliver a non-potable recycled water network under George Street.

**Economic**

- 39. According to Transport for NSW's Business Case (November 2013), the Sydney Light Rail will deliver an estimated \$4 billion in benefits to Sydney and NSW. A breakdown of benefits include:
  - (a) \$308 million in environmental and health benefits;
  - (b) \$333 million in benefits for pedestrians;
  - (c) over \$2 billion in benefits for public transport customers;
  - (d) \$264 million in benefits for road users;
  - (e) \$707 million in operating savings; and

- (f) \$222 million in wider economic benefits.
40. In addition to fiscal benefits, an estimated 10,000 jobs will be created.

### **Budget Implications**

41. Of the \$220 million committed, the City has three payments remaining; \$38.6 million (due on or after December 2018), \$2.3 million (due December 2019) and \$0.2 million (due December 2020). An invoice for the December 2018 payment has not been received yet from Transport for NSW. The remaining payments of the \$220 million allocation have been budgeted for.
42. The public domain works associated with the proposed pedestrianisation of other sections of George Street and Devonshire Street will need to be funded in future capital works budgets.
43. Further information is contained in Attachment E - Commercial Information (Confidential).

### **Relevant Legislation**

44. The project was approved as State Significant Infrastructure under Section 115ZB of the Environmental Planning and Assessment Act 1979.
45. Local Government Act 1993. The City has indirect power under section 632 of the Act to regulate smoking in a public place by erecting signage which prohibits smoking in that place. An offence is only committed if the sign is clearly legible and located in a prominent place.
46. The NSW Smoke Free Environment Act 2000 made the following areas smoke free:
- (a) within four metres of a pedestrian access point to a non-residential building;
  - (b) railway platforms, light rail stops, bus stops, taxi ranks and ferry wharves;
  - (c) swimming pool complexes, and spectator areas of sportsgrounds when sporting events are being held;
  - (d) commercial outdoor dining areas, being a seated dining area while food is being consumed or available for purchase and consumption; and
  - (e) within 10 metres of children's playgrounds.
47. Attachment E contains confidential commercial information which, if disclosed, would:
- (a) confer a commercial advantage on a person or company with whom Council is conducting (or proposes to conduct) business; and
  - (b) prejudice the commercial position of the person or company who supplied it.
48. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

**Critical dates / Time frames**

49. The program is expected to be as follows:

- public domain work generally completed by September 2019;
- roll out of seating and planter boxes in the pedestrian area between October and November 2019;
- the first stage of services are expected to commence in December 2019 from Circular Quay to Randwick; and
- paid services will commence from March 2020 from Circular Quay to Kingsford.

**Public Consultation**

50. The Business Reference Group and Community Reference Group continue to meet, convened by Transport for NSW.

**KIM WOODBURY**

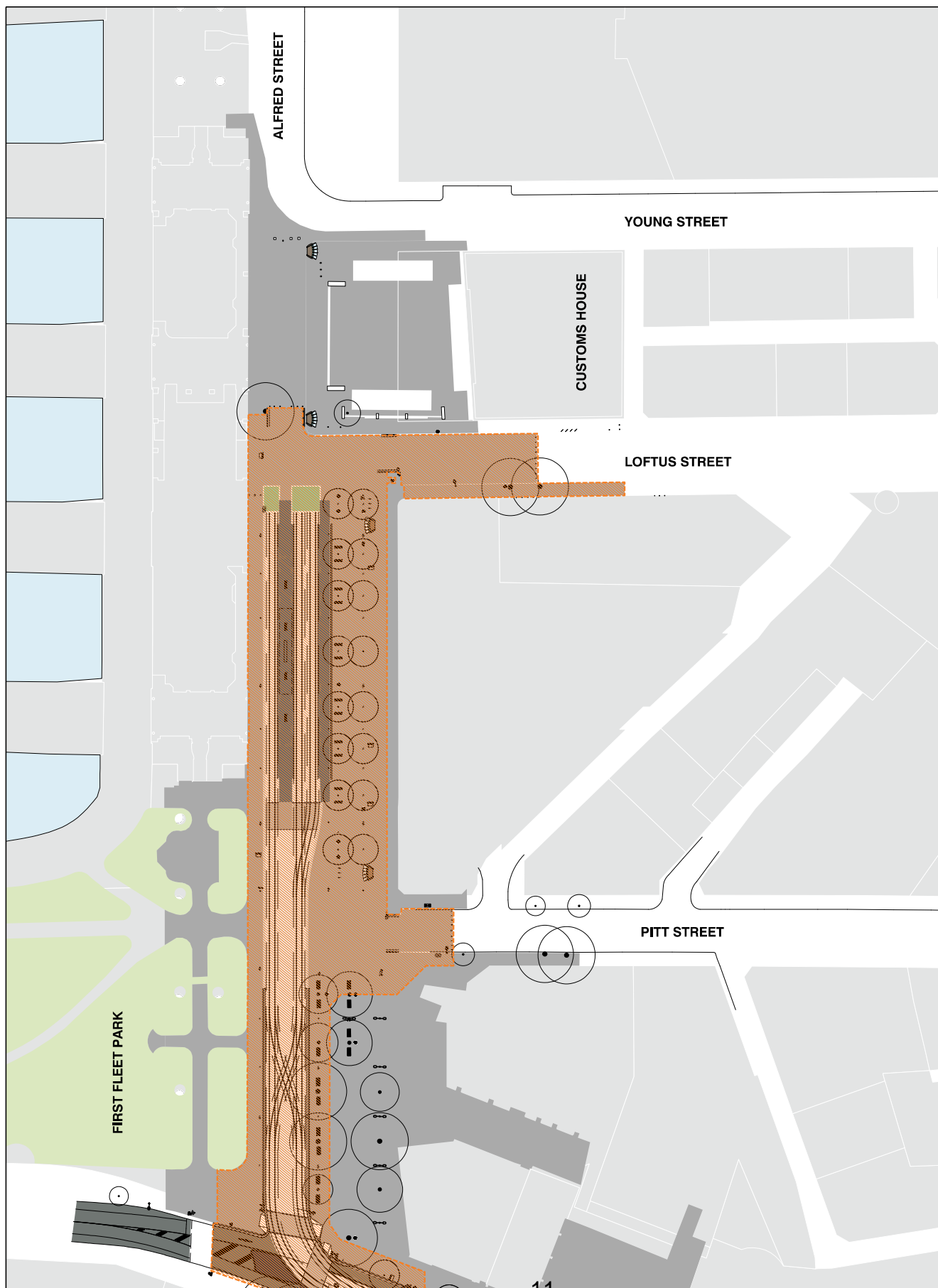
Chief Operating Officer

Bridget Smyth, City Architect / Design Director

Michael Harvey, Program Manager, Urban Design

# **Attachment A**

## **Plan of the Light Rail Route and Public Domain Improvements**

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Project  
Sydney Light Rail

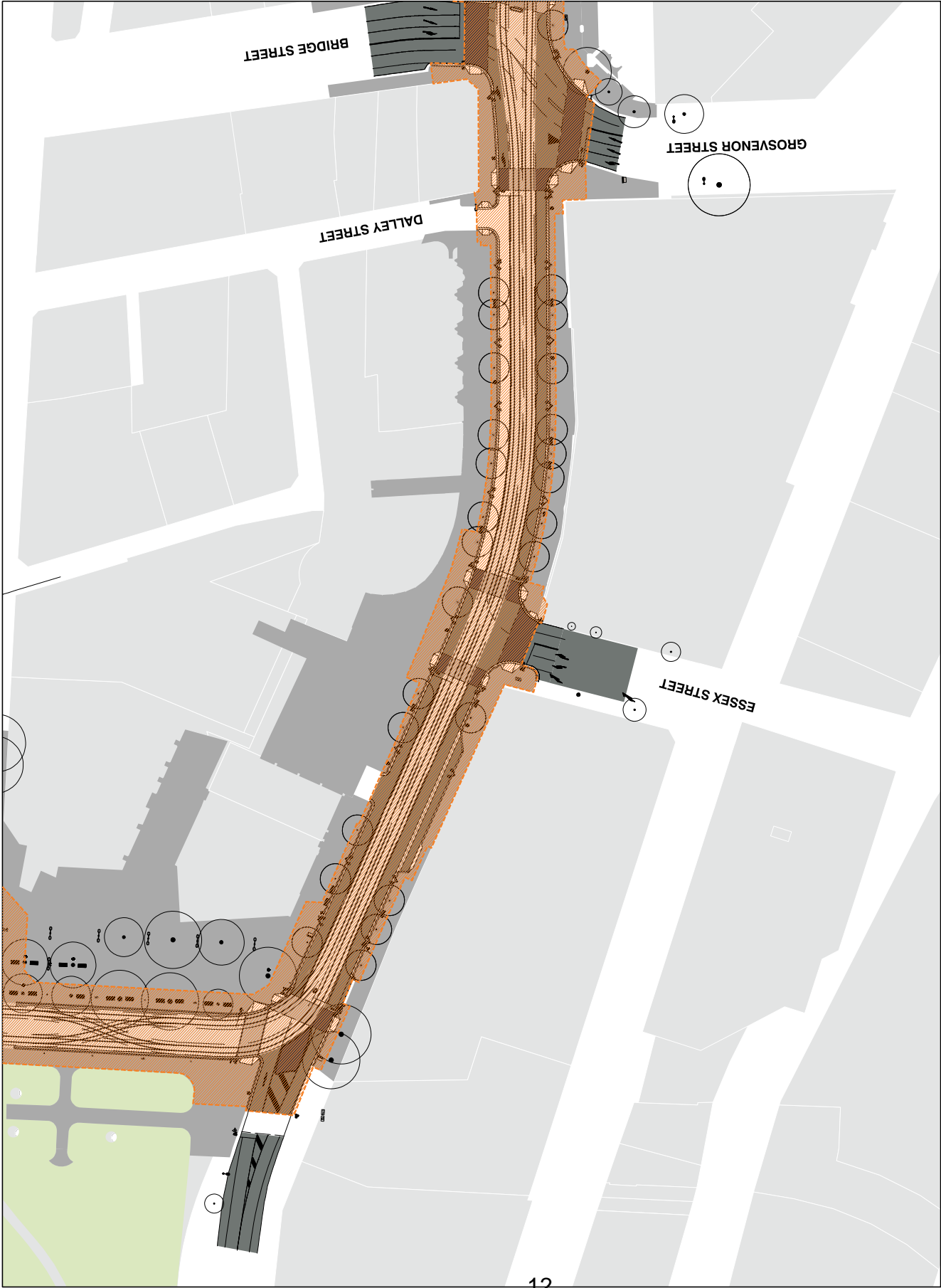
Drawing  
Attachment A  
Light rail route & public domain improvement

Drawing Status  
**PRELIMINARY**

Scale  
1:1000

Sheet Size | Sheet  
A3 01 of 15

Drawing Number  
SLR-COS-M10-URD-CRA-ZCN-001



LEGEND

- Light Rail works extent and public domain improvements

Revisions	By	Description
1	15/06/2019	Council update

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**CITY OF SYDNEY**

Project  
**Sydney Light Rail**

Project No.  
**X002276**



Drawing  
Attachment A

Light rail route & public domain improvement

Drawing Status  
**PRELIMINARY**

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Sheet Size  
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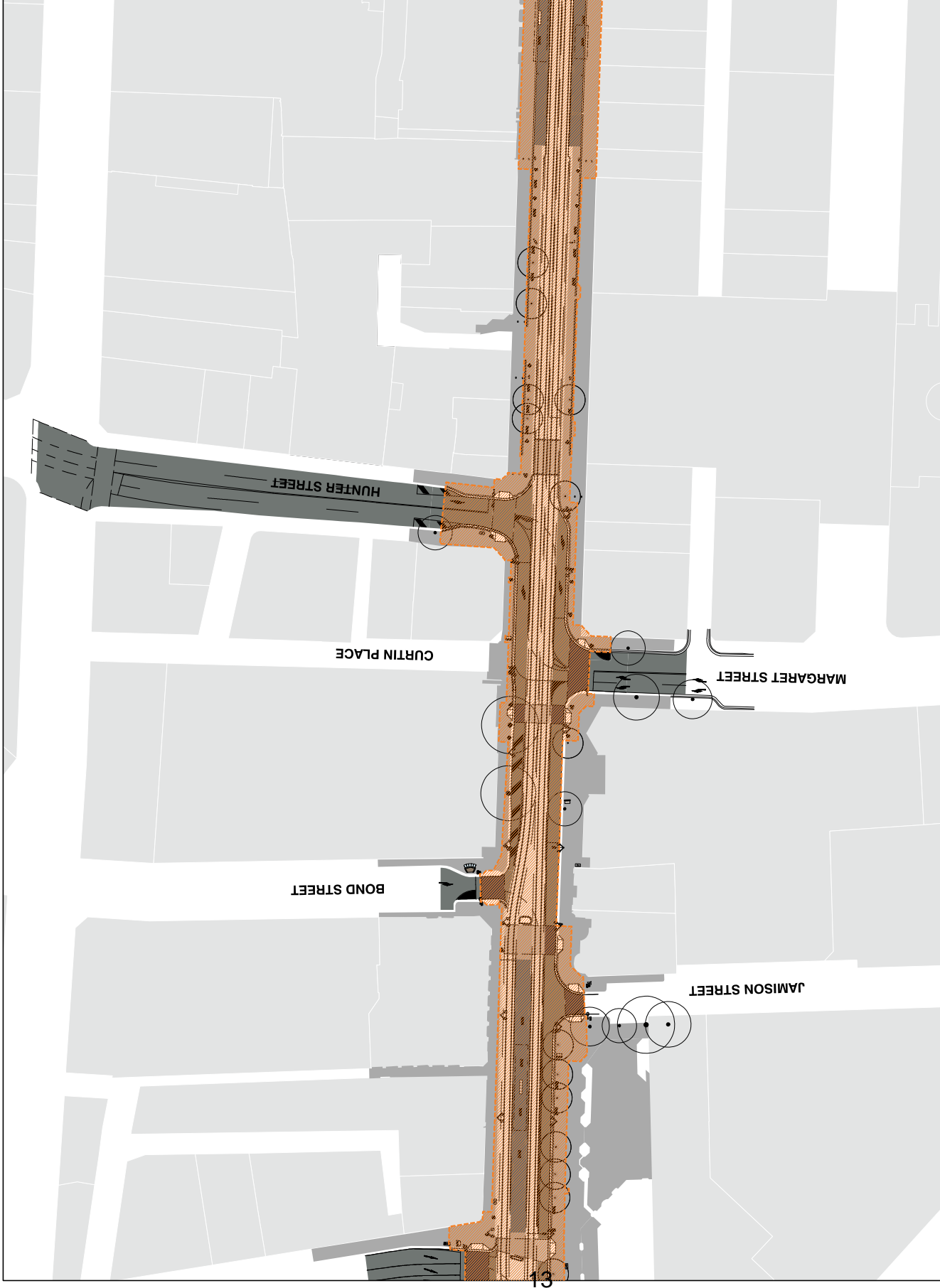
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Issue  
A

Drawing Number  
SLR-COS-M10-URD-CRA-ZON-002

LEGEND

Light Rail works  
extent and  
public domain  
improvements



13

Revisions	Drawn by	Checked by
No.	1	1
Date	15/06/2019	Council update

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City Design Unit

**Project**  
Sydney Light Rail

**Project No.**  
X002276

**CITY OF SYDNEY**  
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Drawing	Sheet Size	Scale
Attachment A	A3	1:1000

Light rail route & public domain improvement

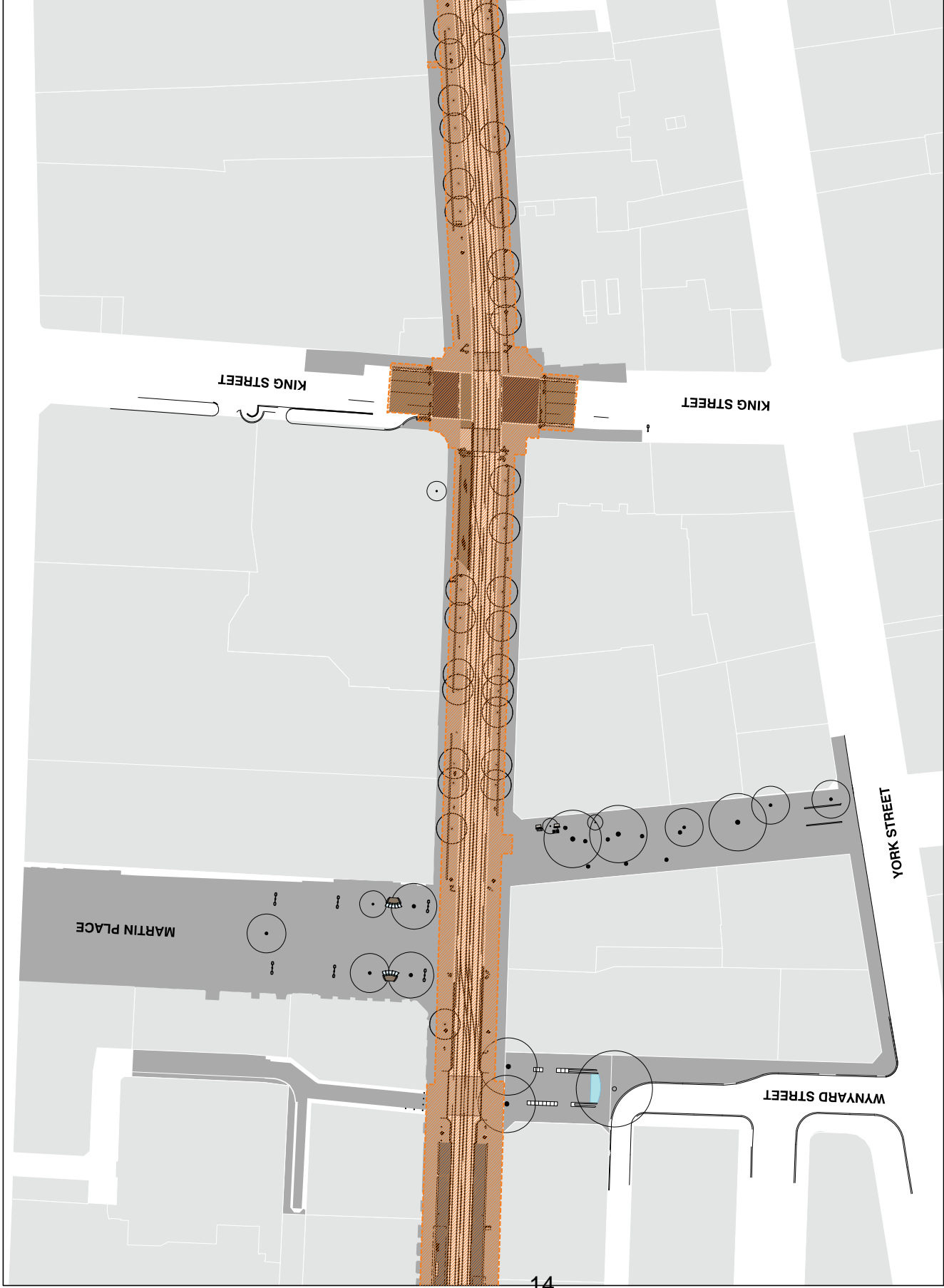
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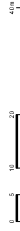
LEGEND

Light Rail works  
extent and  
public domain  
improvements



Revisions	Drawn by	Checked by
No.	15/06/2019	Council update

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**Project**  
Sydney Light Rail

**Project No.**  
X002276

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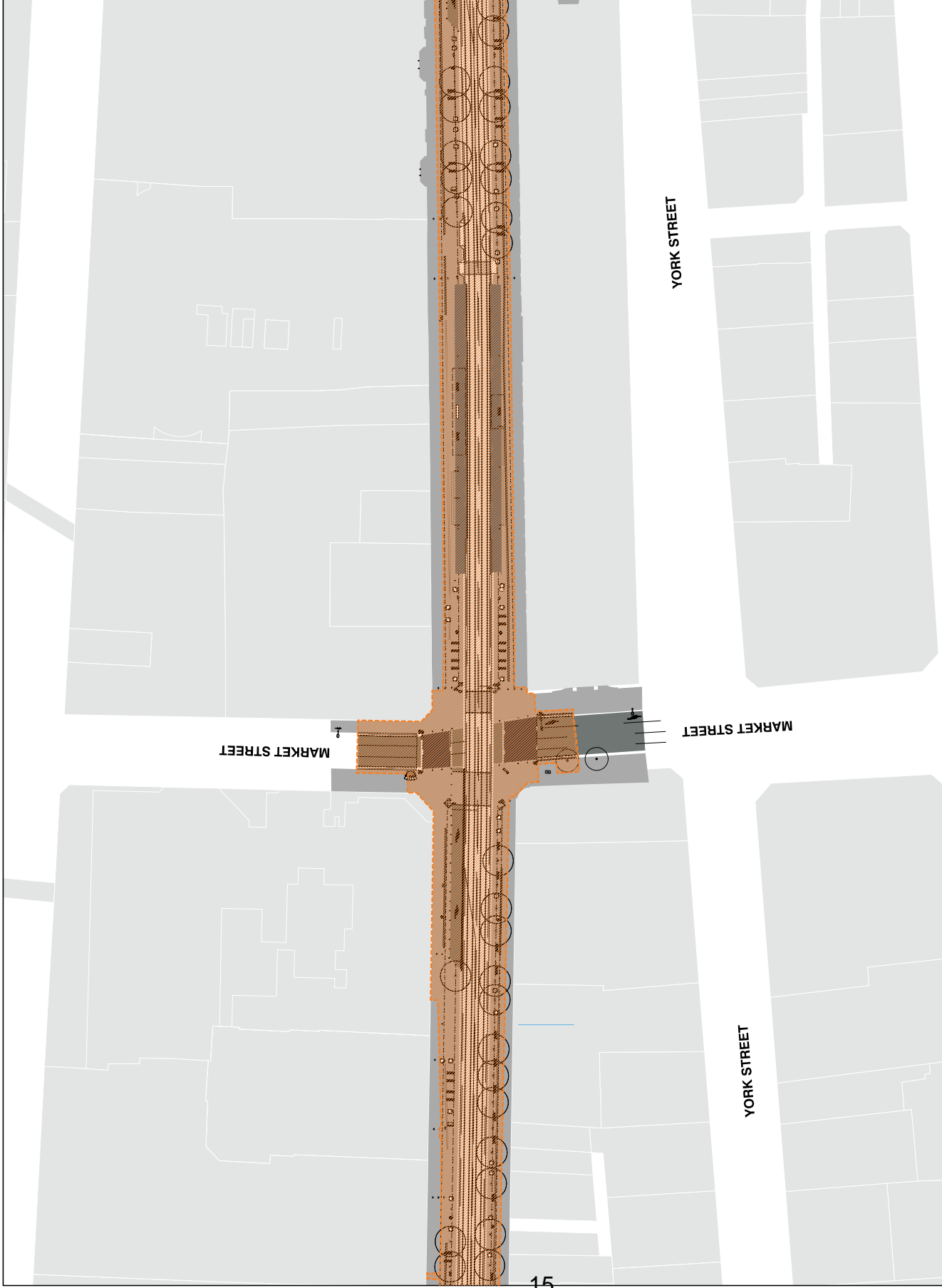
Drawing	Scale	Sheet Size	Sheet	Issue
Attachment A Light rail route & public domain improvement	1:1000	A3	04 of 15	A

**Drawing Status**  
PRELIMINARY

**Drawing Number**  
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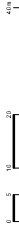
LEGEND

Light Rail works  
extent and  
public domain  
improvements



Revisions	Drawn by	Checked by
No.	15/06/2019	Council update

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**City of Sydney**  
City Design Unit

Project  
**Sydney Light Rail**

Project No.  
**X002276**

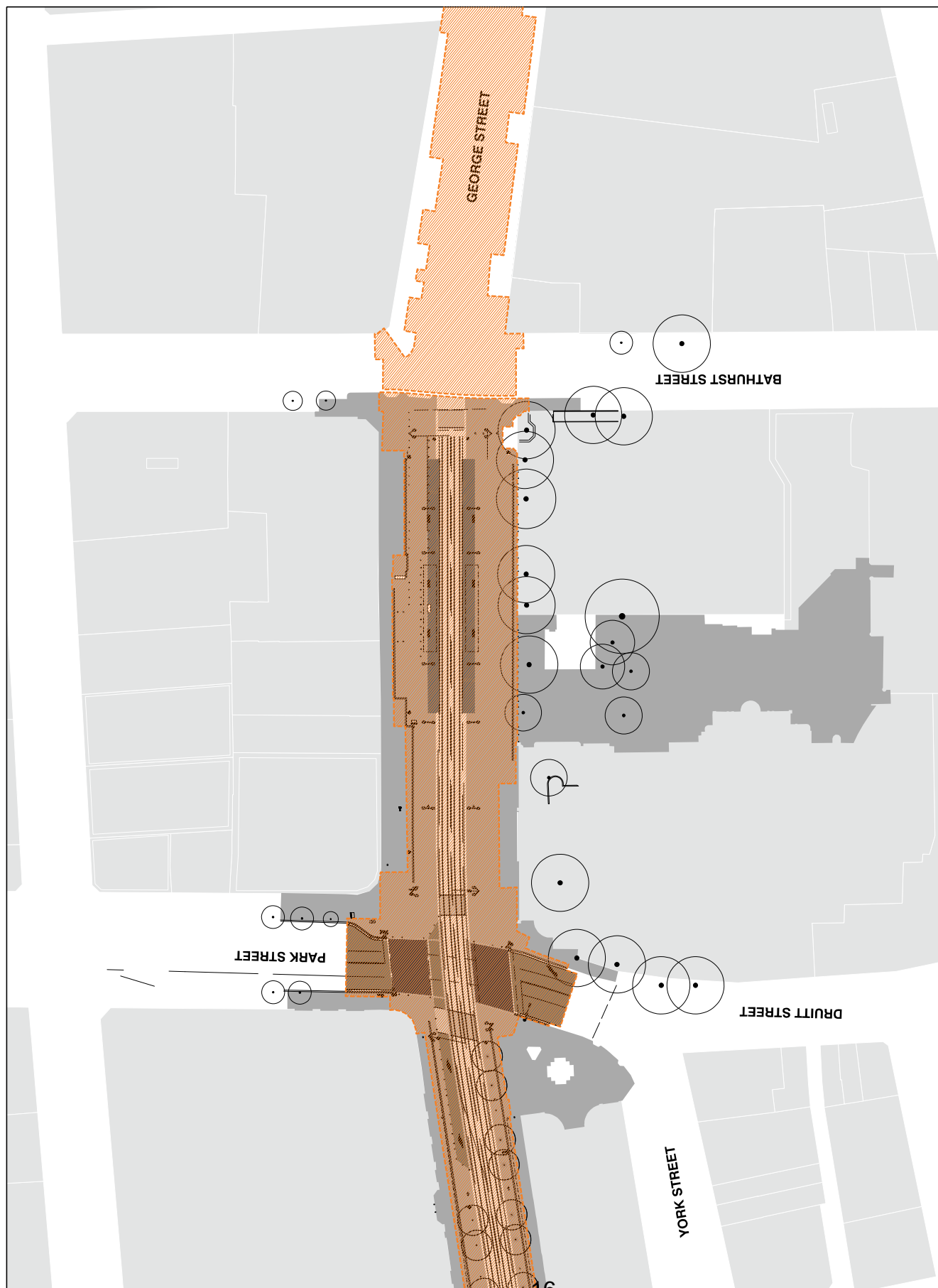
**CITY OF SYDNEY**  
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Sydney City Design  
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Drawing	Sheet	Scale	Issue
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Light rail route & public domain improvement			
Drawing Status <b>PRELIMINARY</b>			
Drawing Number SLR-COS-M10-URD-CRA-ZON-005			



**Light Rail works  
extent and  
public domain  
improvements**



Revisions	
No.	Date Description
A	19.08.2019 Council update

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Project  
Sydney Light Rail

**Drawing**  
**Attachment A**  
**Light rail route & public domain improvement**

Drawing Number  
SLR-COS-M10-URD-CRA-ZCN-006

Scale	Sheet Size	Sheet	Issue
1:1000	A3	06 of 15	A

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Project  
**Sydney Light Rail**

Project No.  
**X002276**

Drawing  
Attachment A  
Light rail route & public domain improvement

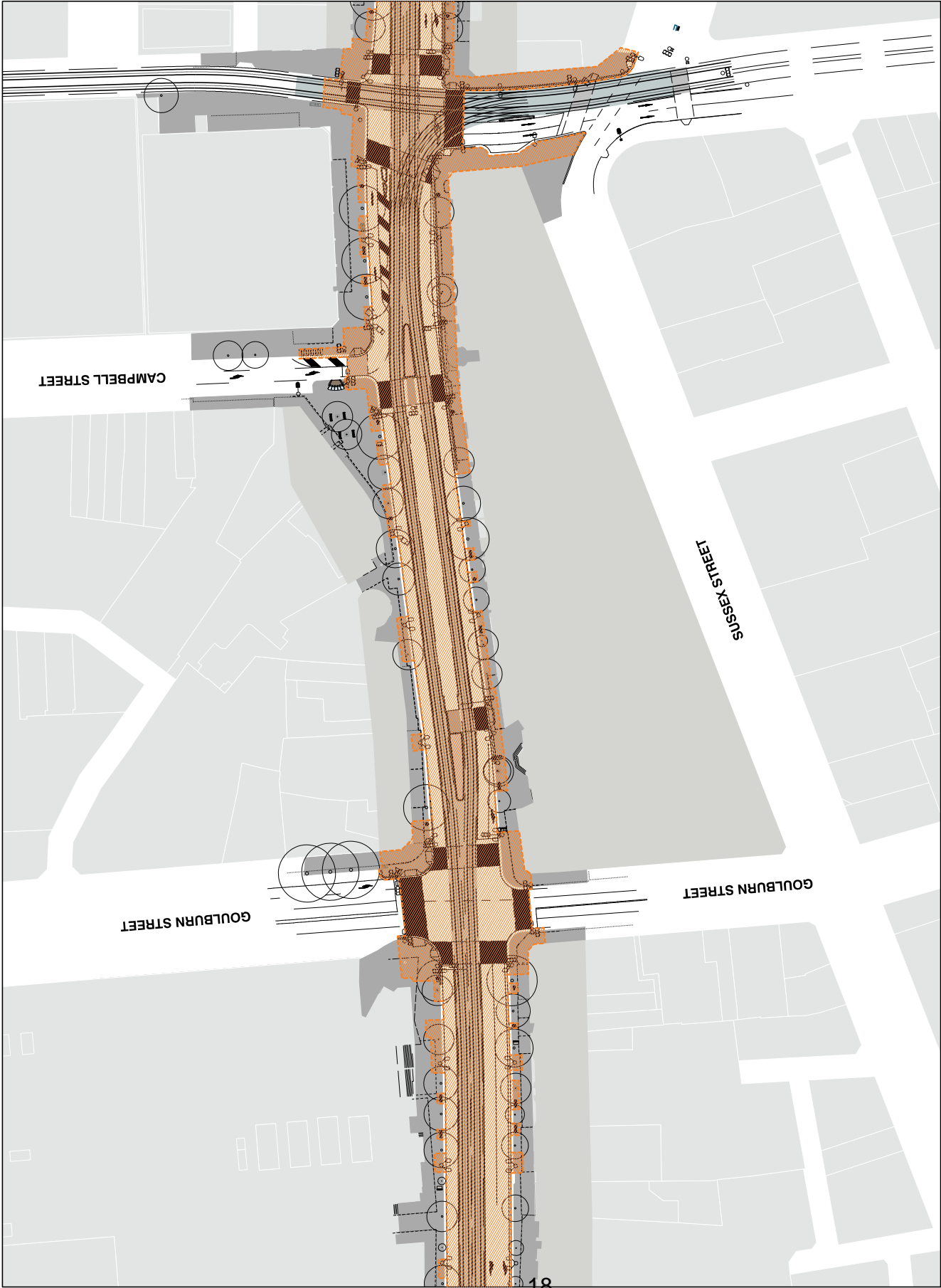
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Drawing Number  
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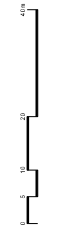


LEGEND

- Light Rail works  
extent and  
public domain  
improvements

Revisions	Drawn by	Checked by
No.	1	1
Date	15/06/2019	Council update

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**Project**  
Sydney Light Rail

**Project No.**  
X002276

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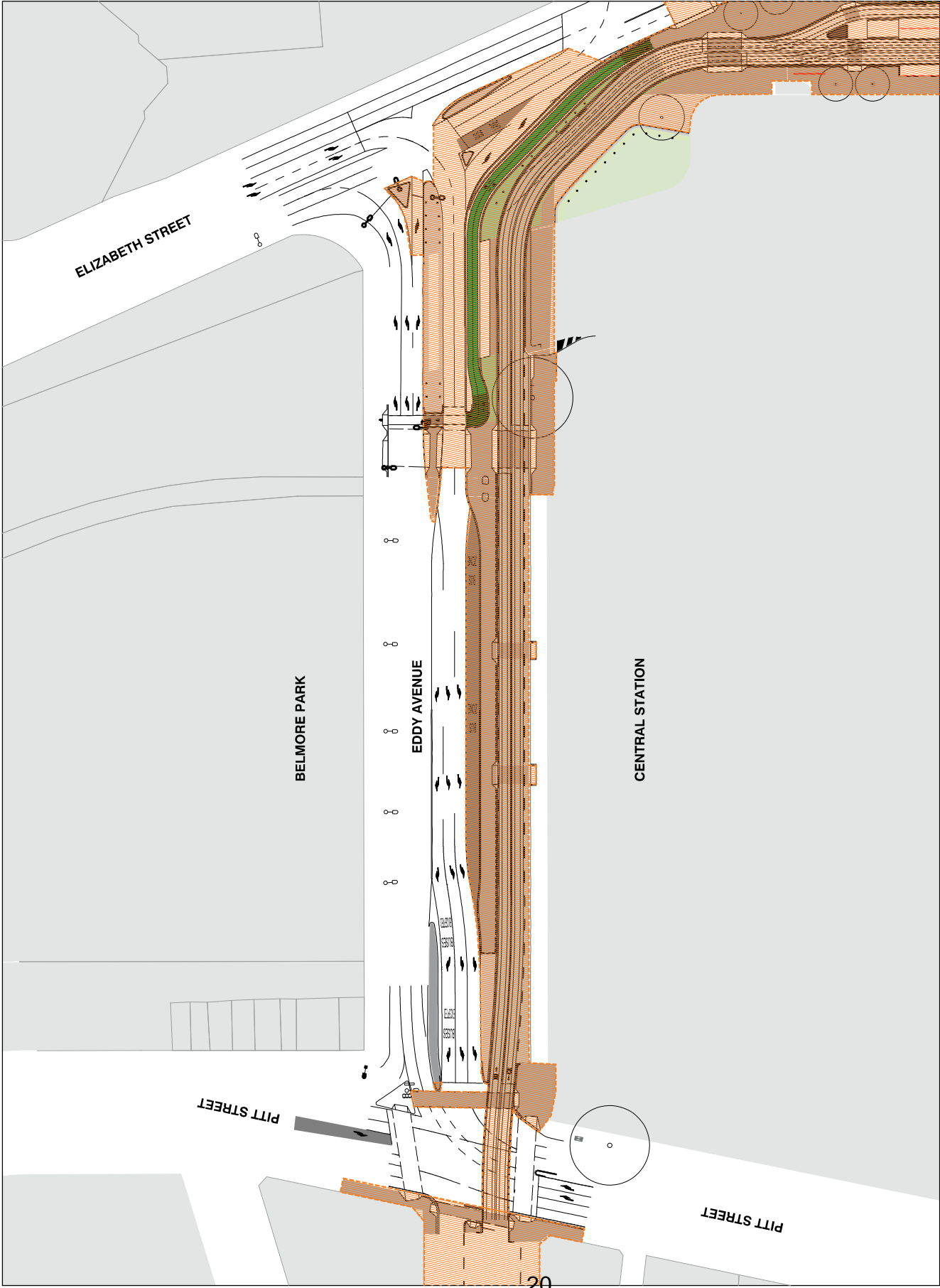
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**Drawing Status**  
PRELIMINARY

**Drawing Number**  
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Scale	Sheet Size	Sheet	Issue
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LEGEND

Light Rail works  
extent and  
public domain  
improvements

Revisions	Drawn by	Checked by
No.		
1	15/08/2019	Council update

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Project No.  
X002276



Project  
Sydney Light Rail



Drawing  
Attachment A  
Light rail route & public domain improvement

Scale  
1:1000

Sheet Size  
A3

Sheet  
10 of 15

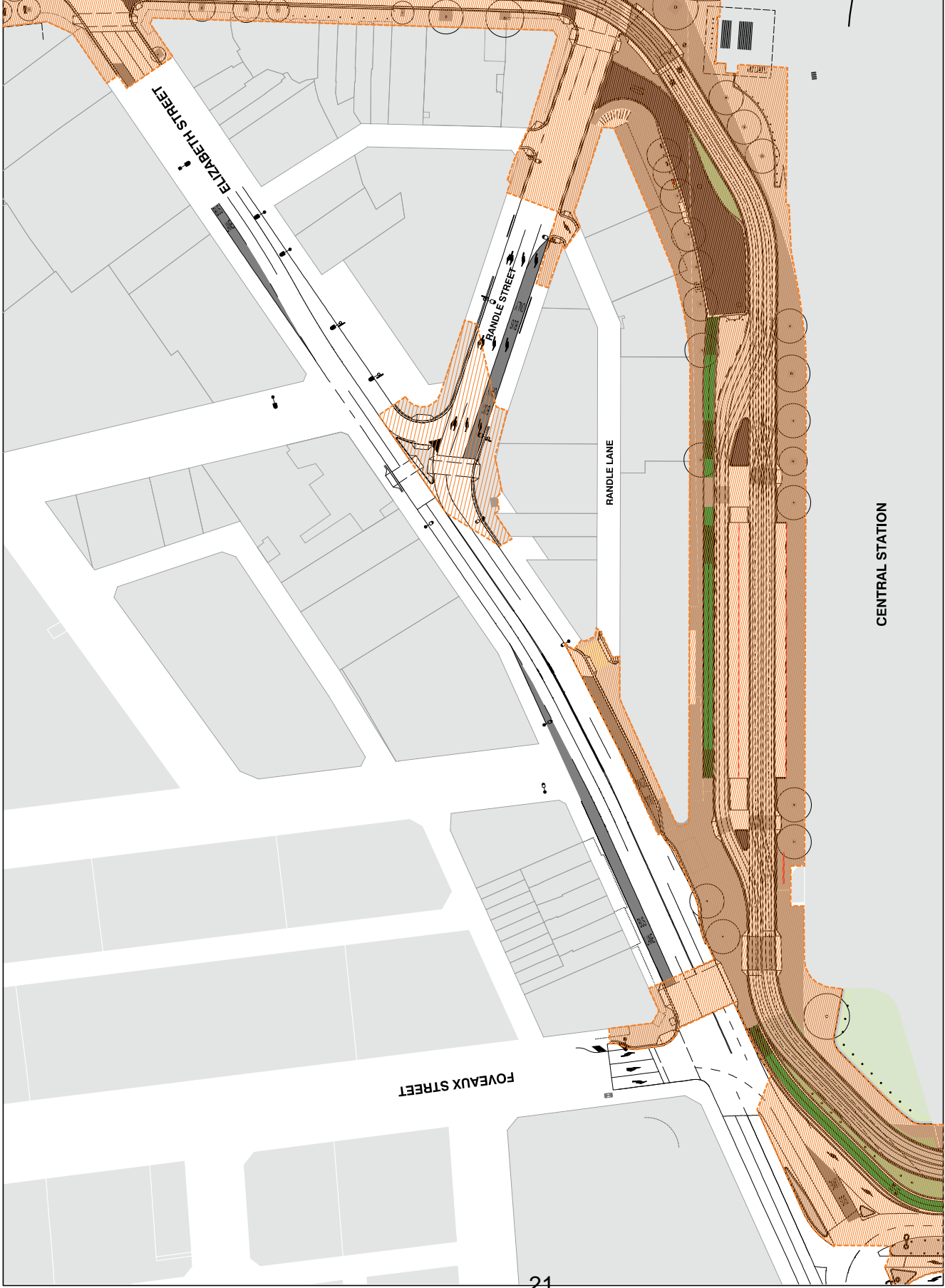
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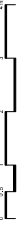
LEGEND

Light Rail works  
extent and  
public domain  
improvements



Revisions	Drawn by	Checked by
No.	15/06/2019	Council update

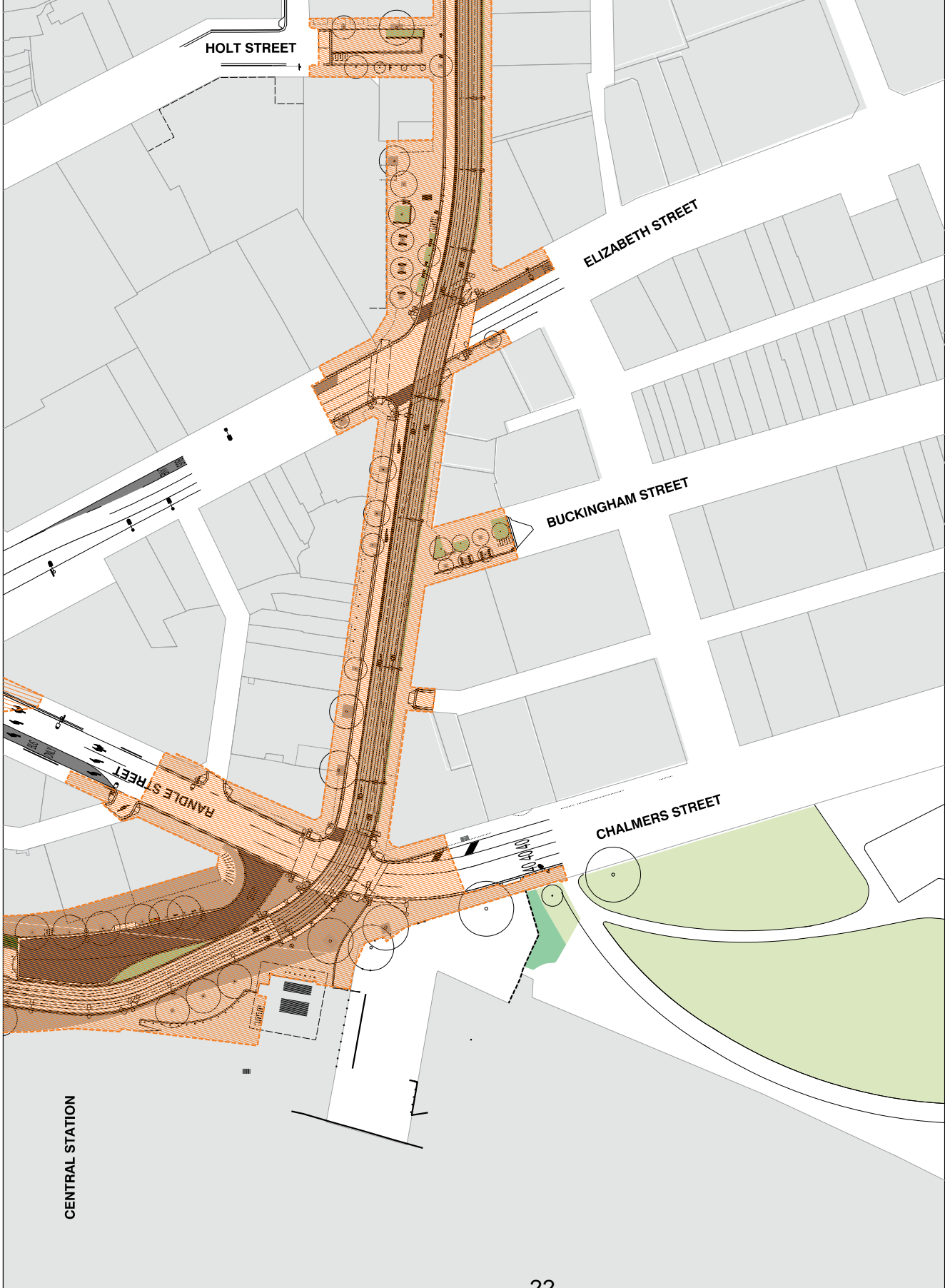
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LEGEND

Light Rail works  
extent and  
public domain  
improvements



CENTRAL STATION

HOLT STREET

ELIZABETH STREET

BUCKINGHAM STREET

CHALMERS STREET

RANDLE STREET

Revisions	Drawn by	Checked by
No.	15/08/2019	Council update

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Project  
Sydney Light Rail  
Project No.  
X002276



Drawing  
Attachment A  
Light rail route & public domain improvement

Drawing Status  
PRELIMINARY

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Sheet Size  
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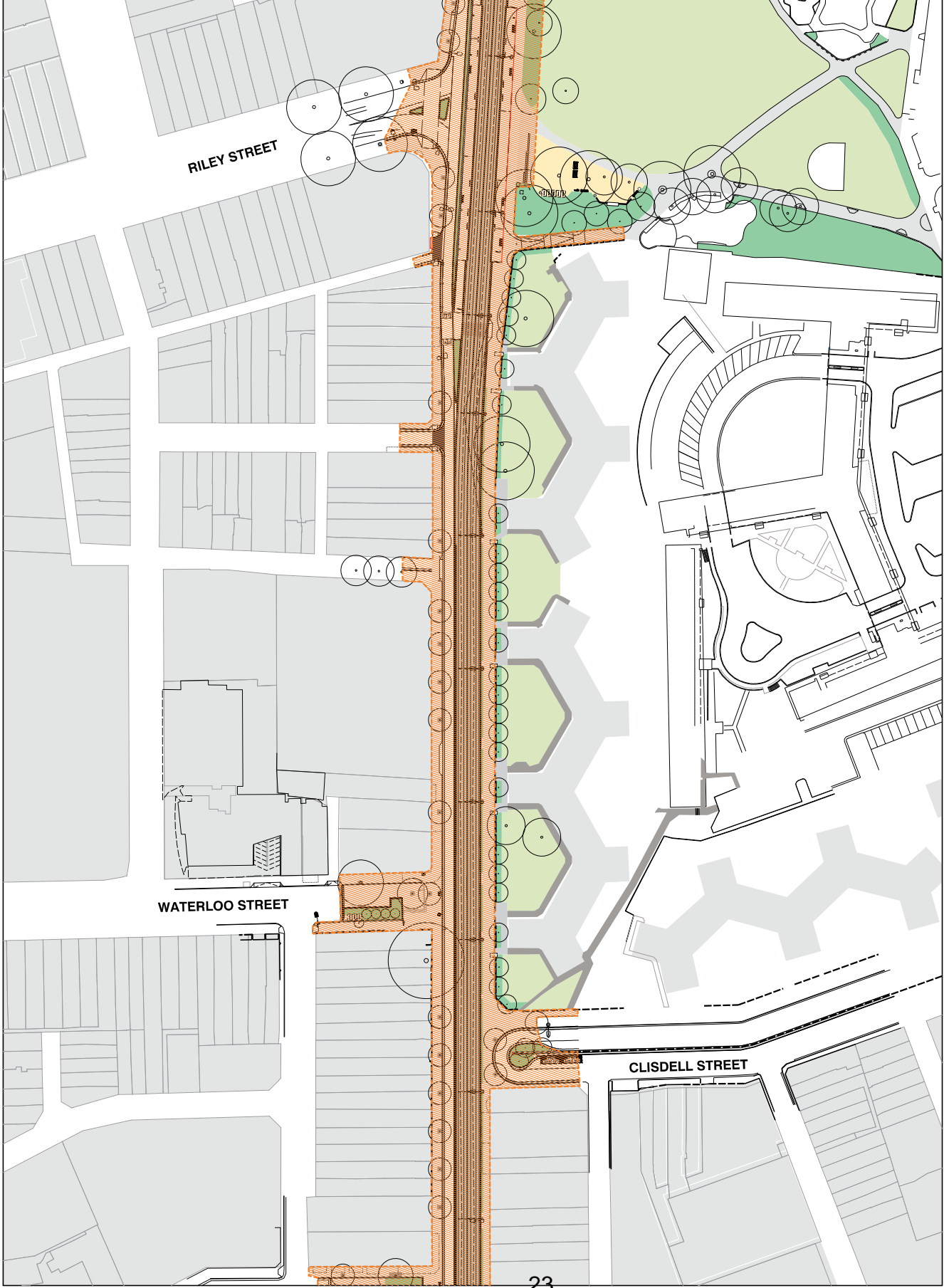
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Issue  
A

Drawing Number  
SLR-COS-M10-URD-CRA-ZS-012

LEGEND

Light Rail works  
extent and  
public domain  
improvements



Revisions  
No. Description  
A. 15/06/2019 Council update

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City Design Unit

Project No.  
X002276

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Project  
Sydney Light Rail



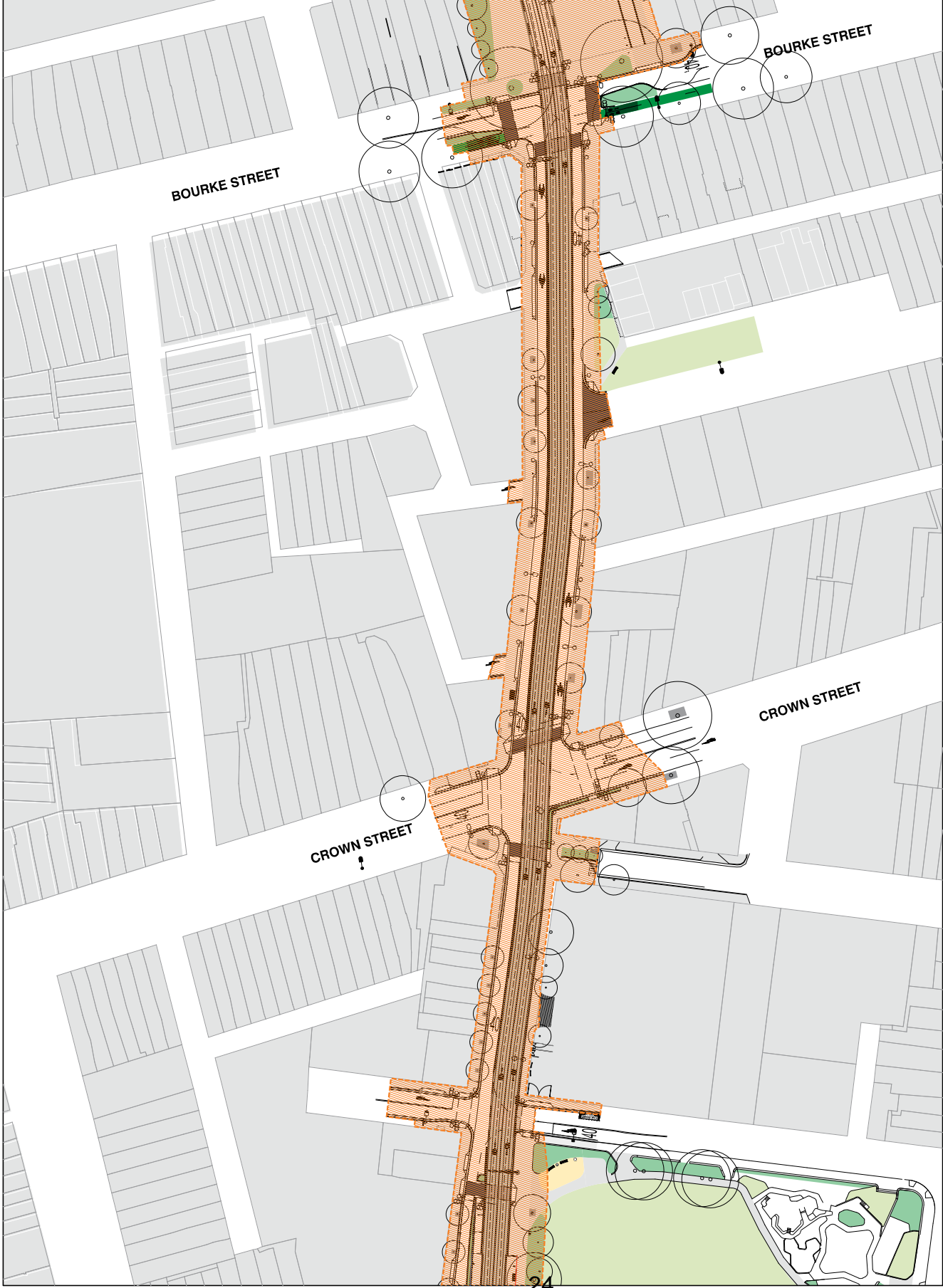
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Issue  
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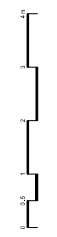
LEGEND

Light Rail works  
extent and  
public domain  
improvements



Revisions	Drawings
No.	Drawings
A	18/06/2019 Council update

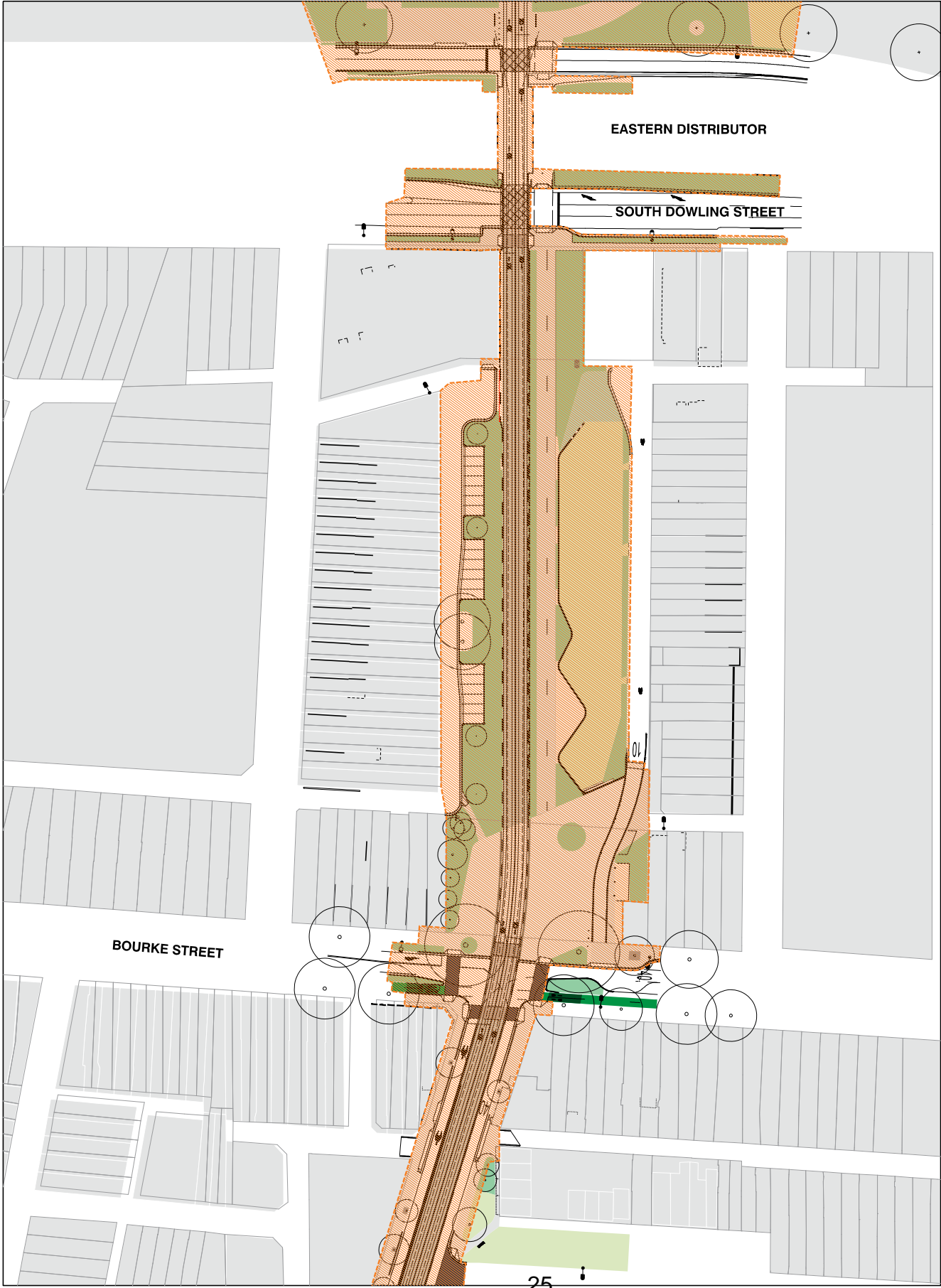
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LEGEND

Light Rail works  
extent and  
public domain  
improvements



25

Revisions	By	Check/Rev	Date
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Project No.  
X002276



Project  
Sydney Light Rail



Drawing  
Attachment A  
Light rail route & public domain improvement

Scale  
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Sheet Size  
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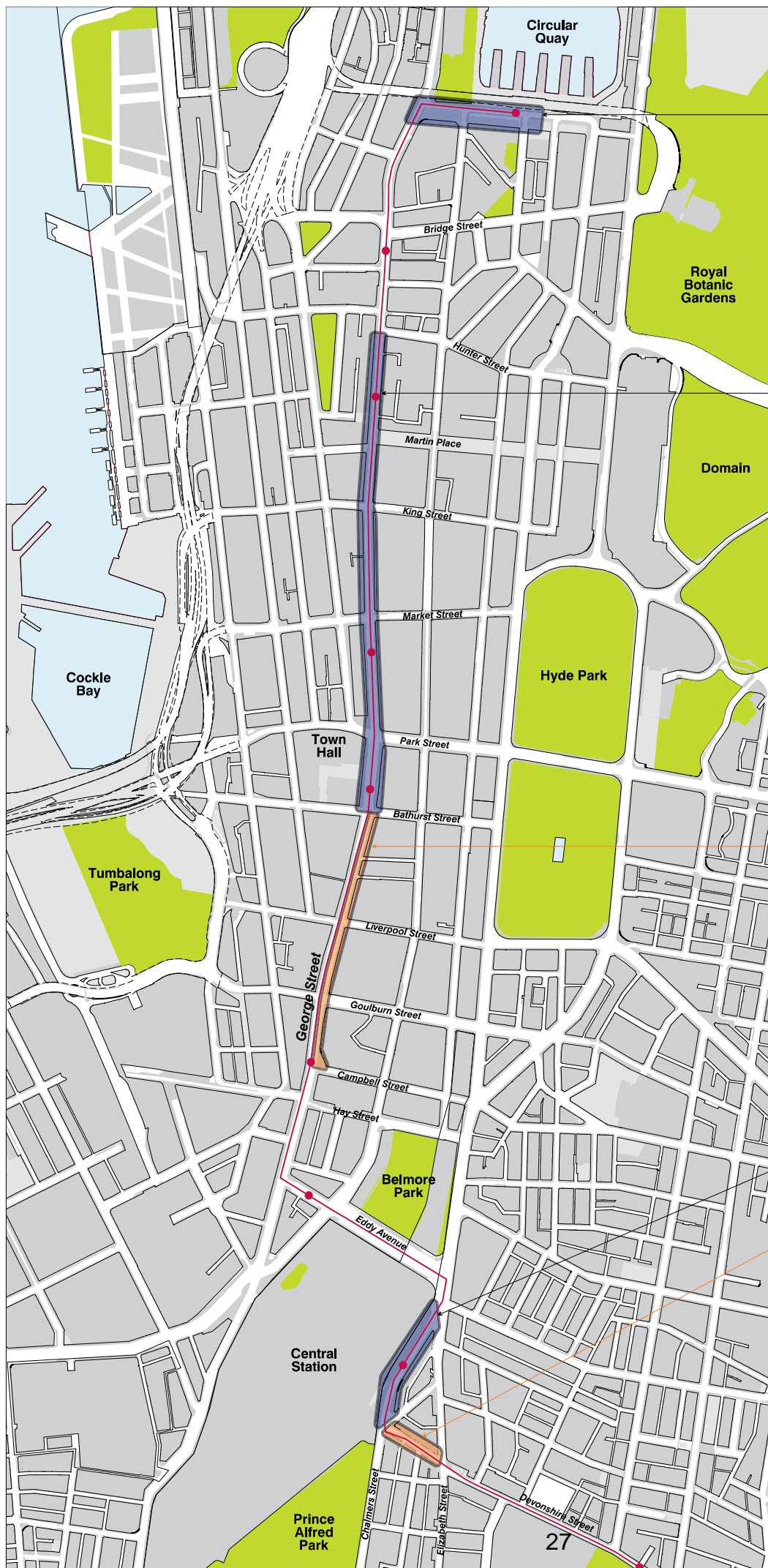
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15 of 15

Issue  
A

Drawing Number  
SLR-COS-M10-URD-CRA-ZS-015

# **Attachment B**

## **Plan of Proposed Future Extension of Pedestrianised Sections**



Existing Alfred Street Pedestrian Area

Existing George Street Pedestrian Area

Proposed future extension of George Street pedestrian area (Southbound side only)

Existing Chalmers Street Pedestrian Area

Proposed future pedestrian area on Devonshire Street

#### Key

— Light rail route

Existing pedestrian areas

Future pedestrian zone extension

#### Attachment B

#### Proposed future extension of pedestrian sections

Scale 1:4000 @ A3

# **Attachment C**

<b>Plans of Wimbo Park and Ward Park</b>
--





existing trees

proposed trees / palms

plaza paving  
- concrete unit paver

insitu concrete paving

resin bound decomposed  
granite gravel



- 1 Parkham Place share way  
- shared zone treatment to plaza
- 2 palm grove with understory planting  
and looping metal rails & seats
- 3 plaza feature tree with timber ring seat
- 4 bespoke long table with stools  
- concrete
- 5 City of Sydney drinking fountain (1)
- 6 City of Sydney bike racks (5)  
- wall for removal shown dashed red

- 7 north plaza  
- concrete bench seats in palm grove
- 8 Wimbo Paddock mural
- 9 stone mason's memorial
- 10 Nobbs Lane access path  
- insitu concrete paving
- 11 terrace seating steps to lawn  
- insitu concrete
- 12 seating wall  
- concrete

- 13 elevated gravel seating area with  
timber ring seats
- 14 trampolines play area (2)
- 15 ramp access down to lawn
- 16 open lawn
- 17 lawn embankment
- 18 western rail link  
- metal boardwalk over rain garden  
- steps to Nobbs Lane

- 19 lost forest play space
- 20 dish drain to cycleway  
- concrete
- 21 zig zag seating edge to cycleway  
- concrete
- 22 900mm fence height to light rail in planting
- 23 City of Sydney litter bin
- 24 light rail substations (2) in brick surround
- 25 existing substation building

CONSLUANCE  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31

PCO Box 327  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31

Hydroplan  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31

Frederick Adams consultant  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31  
Site & Level 1:250 Forward 31

1990  
Community consultation

Wimbo Park, Surrey Hills  
Landscape plan • scale 1:500 @ A3 • April 2018  
for City of Sydney

01

NOT FOR CONSTRUCTION

see boundary design  
landscape architecture  
Studio 102 120 Bourke Street, North Melbourne 3041 Email: [studio102@studio102.com.au](mailto:studio102@studio102.com.au)





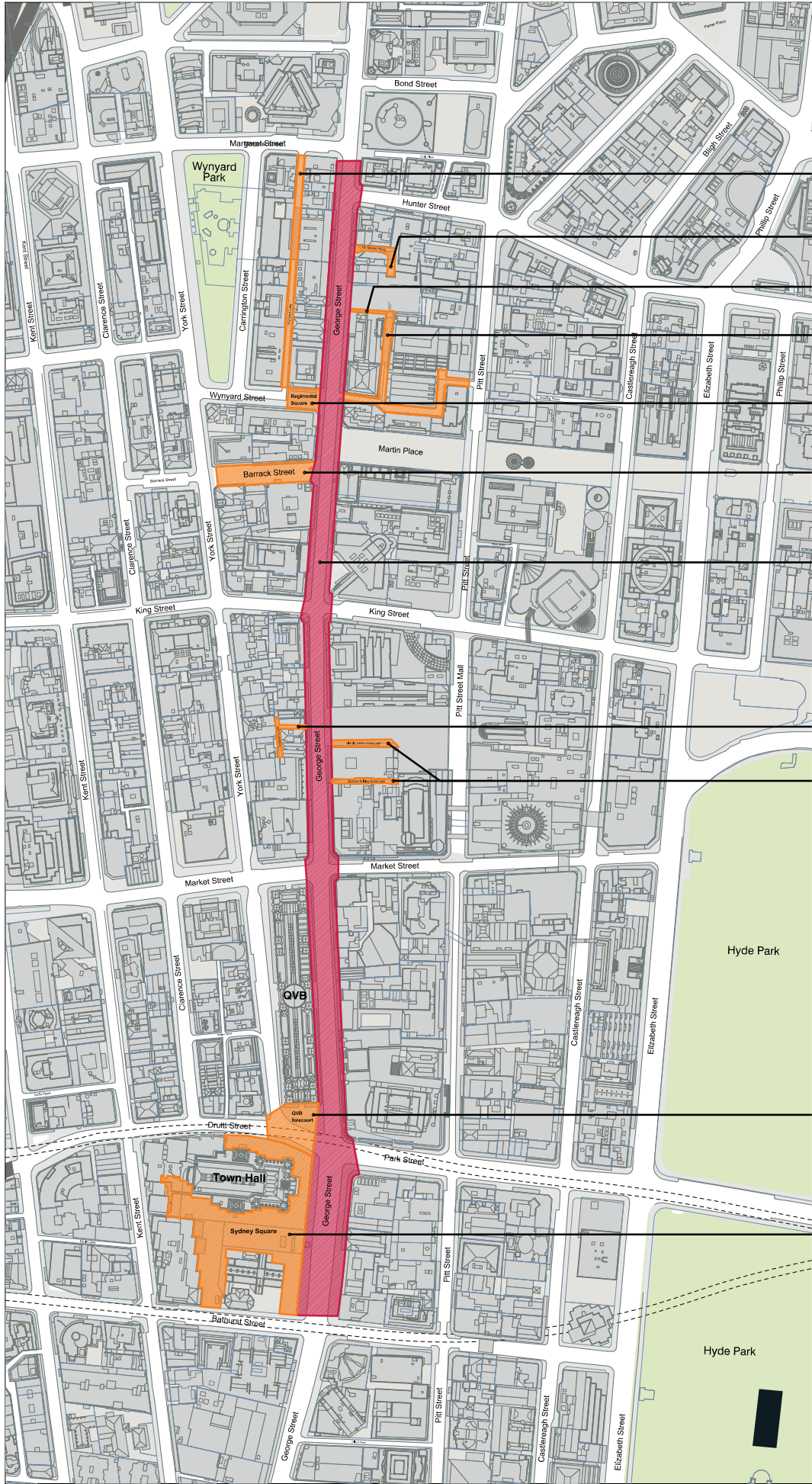
LEGEND

- NEW TREE
- EXISTING TREE
- MASS PLANTING
- LAWN
- GRANITIC SAND
- FOOTPATH

<b>Revisions</b> No. Description A. 27/05/2019 FOR INFORMATION.	Drawings that do not show status have not been verified by City Design and are not to be used for construction. Do not scale off drawings. Use figures dimensions only. Verify all dimensions on site. © Copyright 2019 City of Sydney. All rights reserved. No part of this drawing may be reproduced or stored in a retrieval system without permission.		<b>Designer</b> City of Sydney City Design Unit <small>Project Manager          02 955 5555          Sydney NSW 2001          www.cityofsydney.nsw.gov.au</small>	<b>Project</b> Sydney Light Rail Project No. X002276	<b>Drawing</b> Ward Park General Arrangement Plan 	<b>Scale</b> 1:200 <b>Sheet Size</b> A1 <b>Sheet</b> 01 of 01 <b>Issue</b> A <b>Drawing Number</b> SLR-COS-M10-URD-MAP-ZS-044 <b>Drawing Status</b> PRELIMINARY
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# **Attachment D**

## **Smoke Free Zones Map**



- Wynyard Lane
- De Mestre Place
- Pailings Lane
- Angel Place & Ash Street
- Regimental Square
- Barrack Street  
"Sesquicentenary Sq."
- George Street
- Temperance Lane
- Private access lanes  
for Dymocks  
building & Mid-City  
Centre
- QVB forecourt
- Sydney Square

KEY

George Street  
smoke-free area

Adjacent  
smoke-free areas

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6/2/2019 4:02:47 PM  
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7/8/2019

Revisions		
No.	Date	Description
A	07/08/19	For information

Designer  
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Project  
**Smoke-free areas  
George Street  
pedestrian zone and  
adjacent areas**

32

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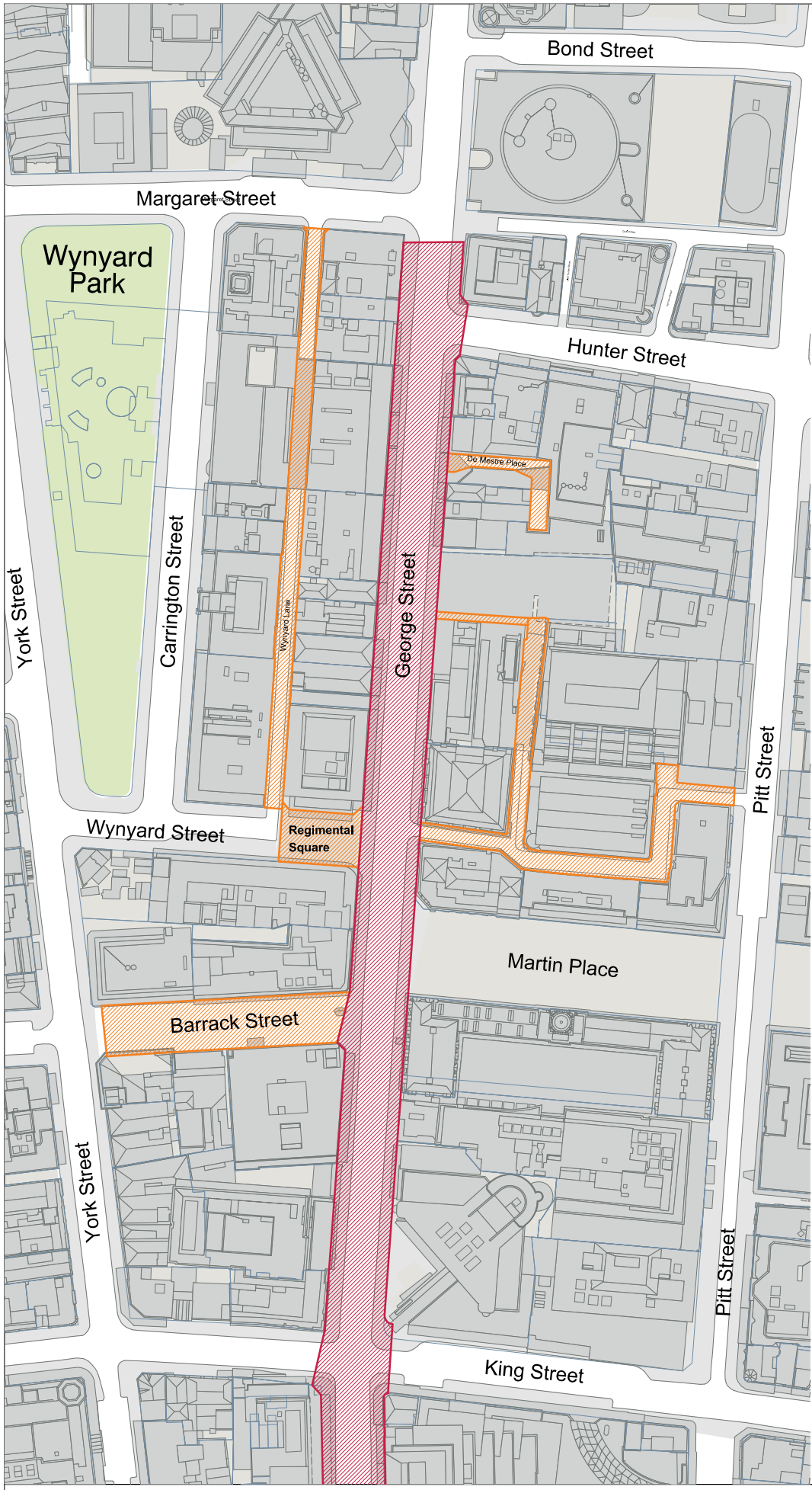
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**Location map**

Drawing Status  
**PRELIMINARY**

Drawing No  
SK 001

Issue  
A





KEY

George Street smoke-free area

Adjacent smoke-free areas

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Revisions		
No.	Date	Description
A	07/08/19	For information

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Project

Smoke-free areas  
George Street  
pedestrian zone and  
adjacent areas

33

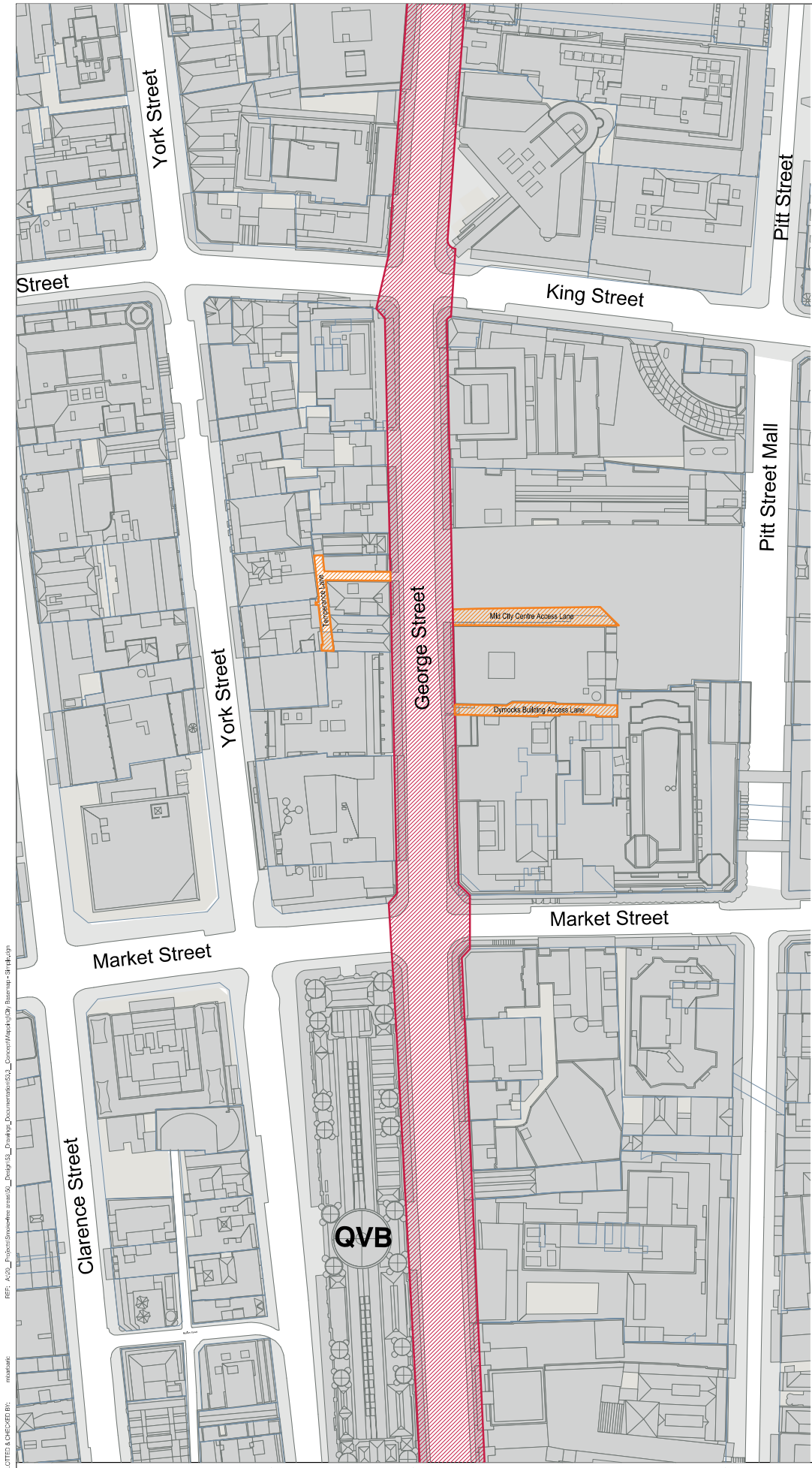
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Drawing  
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Lane, Regimental Square,  
Barrack Street, DeMestre Pl  
ace, Pailings Lane, Angel  
Place and Ash Street  
Smoke Free Areas

Drawing Status  
**PRELIMINARY**

Drawing No  
SK 002

Issue  
A



KEY

George Street smoke-free area

Adjacent smoke-free areas

Revisions		
No.	Date	Description
A	07/08/19	For information

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Project

Smoke-free areas  
George Street  
pedestrian zone and  
adjacent areas

34

Scale  
1:2000

Drawing

Temperance Lane and  
Private Access Lane  
Smoke Free Areas

Drawing Status

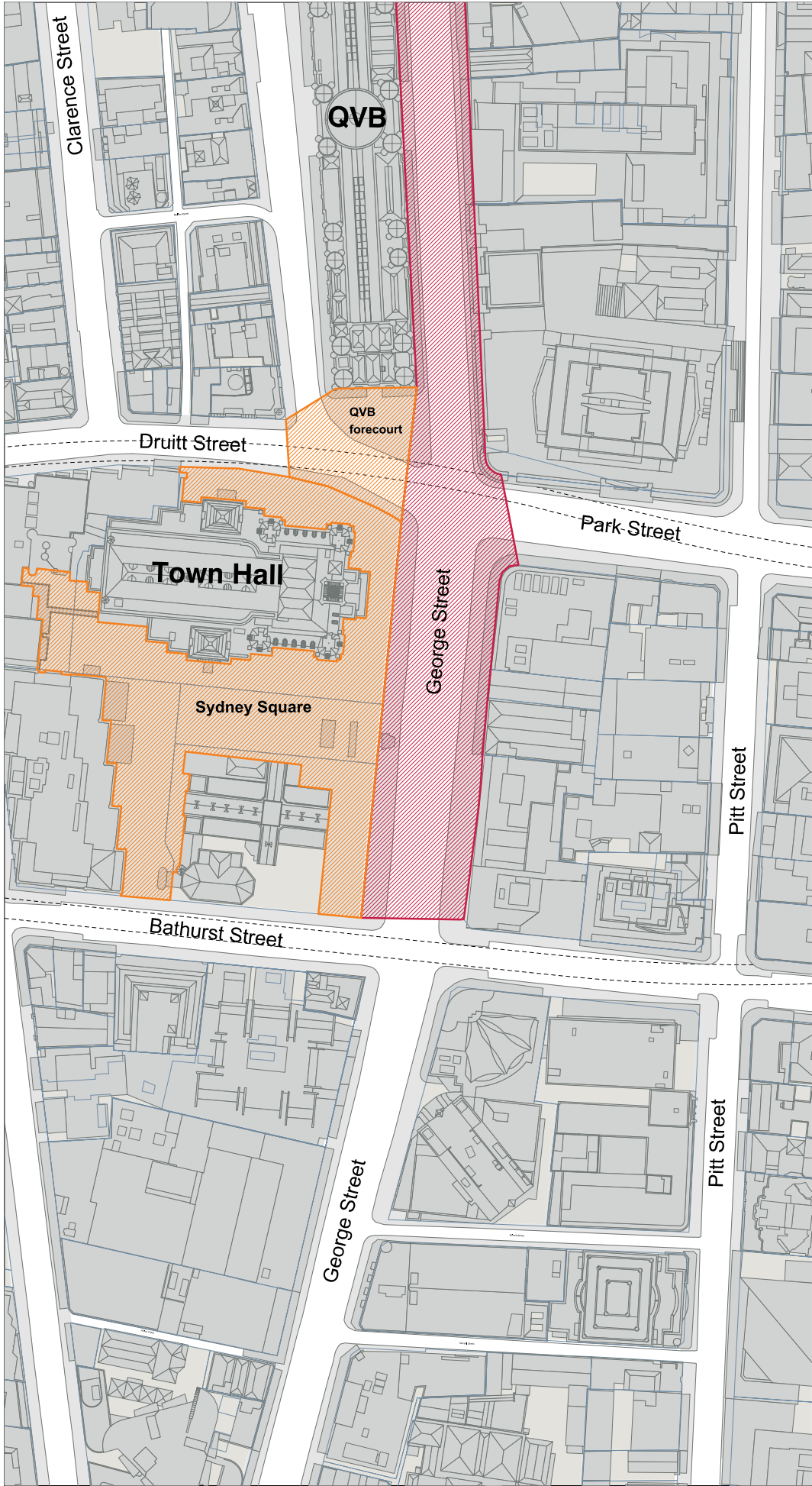
PRELIMINARY

Drawing No

SK 003

Issue

A



KEY



George Street  
smoke-free area



Adjacent  
smoke-free areas

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Revisions		
No.	Date	Description
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Project  
**Smoke-free areas  
George Street  
pedestrian zone and  
adjacent areas**

35


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Drawing  
**Temperance Lane and Mid  
City Centre/ Dymocks  
Building Private Access  
Lanes  
Smoke Free Areas**

Drawing Status  
**PRELIMINARY**

Drawing No  
SK 004

Issue  
A



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## **Item 4.**

### **Land Classification - Future North Rosebery Park**

**File No: S127831**

#### **Summary**

In March 2016, the City entered into a Planning Agreement with Karimbla Properties (No.49) Pty Ltd (the Developer), in relation to the development of 25-55 Rothschild Avenue and 5-13 Rosebery Avenue, Rosebery. The Planning Agreement requires the Developer to transfer portions of the land to the City for a future park and Greenlink.

To date, two parcels of land have already been transferred as Public Reserve for the future Greenlink. The Developer is currently undertaking remediation works prior to the transfer of the third parcel, Lot 308 DP 1232046, 9A Rosebery Avenue, Rosebery. Due to remediation delays, the transfer is now due to occur in late August 2019.

Following the transfer of Lot 308, it is proposed that the developer undertake basic works such as turfing to make the park useable.

Section 31(2) of the Local Government Act 1993 allows Council to resolve to classify land prior to Council acquiring the land.

On 24 June 2019, Council resolved to publicly notify for a minimum period of 28 days a proposed resolution to classify the land as Operational.

Classifying the land as Operational up until construction completion will facilitate the construction of the park. An Operational classification allows greater flexibility in providing access to contractors and, in the first instance, allows the City to licence the Developer for the initial works without the constraints imposed by a Community classification.

The proposed resolution to classify the land was publicly notified in The Sydney Morning Herald on 4 July 2019. Submissions closed on 31 July 2019. As of the date of this report, no submissions have been received.

#### **Recommendation**

It is resolved that Council classify 9A Rosebery Avenue, Rosebery, being Lot 308 in Deposited Plan 1232046, as Operational land in accordance with section 31 of the Local Government Act 1993.

#### **Attachments**

Nil.



## Background

1. In March 2016, the City entered into a Planning Agreement with the owner Karimbla Properties (No.49) Pty Ltd. The Planning Agreement provides for the dedication and embellishment of land for footpath widening and a new road, the dedication of land for public open space, and a monetary contribution for community infrastructure, including a future park and greenway. It also allowed the option for the developer to provide the City with cash in lieu of undertaking the work themselves.
2. In February 2018, the City entered into a Deed of Variation with the Developer to amend the Planning Agreement by adjusting the scope of works and monetary contribution and altering the timing of the four phases of the Planning Agreement.
3. A section 4.55(1A) modification of consent was lodged by the Developer in March 2018 and subsequently approved in May 2018, allowing a provision to modify the concept staged subdivision plans to introduce stages of subdivision, in order to create lots which will form the basis of the future strata plan, and also create separate lots for the dedication of the road widening strips.
4. In February 2019, the City approved a plan of subdivision providing for the creation of nine lots, as per the following schedule:
  - Lot 301, Development Lot
  - Lot 302, Public Reserve Dedication (future Greenlink)
  - Lot 303, Public Reserve Dedication (future Greenlink)
  - Lot 304, Development Lot
  - Lot 305, Future Road Widening
  - Lot 306, Future Road Dedication
  - Lot 307, Future Road Dedication
  - Lot 308, Future Public Park
  - Lot 309, Road Widening Dedication
5. Land located at 9A Rosebery Avenue, Rosebery (Lot 308 DP 1232046) is presently owned by Karimbla Property (No. 49) Pty Ltd. However, the developer has elected not to complete the full works outlined in the original Voluntary Planning Agreement (VPA). The VPA has now been amended for the developer to undertake a limited scope of works to North Rosebery Park, sufficient for public use in the first instance.
6. The Developer will remediate and stabilise the land prior to transferring it to the City in accordance with the Planning Agreement.
7. This was due to occur in June 2019; however, the Developer has been delayed by the remediation works. The transfer is now expected to occur in late August 2019.
8. Immediately following this transfer, the Developer will undertake the limited scope of works to allow public use of the park (e.g. turfing and paths).

9. A Community classification of the land would restrict the Developer undertaking the initial limited scope of works and any subsequent construction by other contractors.
10. On completion of all construction, the land may be reclassified as Community.
11. Lot 308 will become North Rosebery Park.

### **Relevant Legislation**

12. Section 25 of the Local Government Act 1993 requires all public land to be classified as either community or operational land.
13. Section 31 of the Local Government Act 1993 requires Council to classify newly acquired land as operational or community land within three months from the date of acquisition of the land. The following sections of the Local Government Act 1993 are relevant:
  - (a) Section 31(2) permits Council to resolve to classify land prior to acquisition or within three months following acquisition; and
  - (b) 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**

14. The proposed resolution was publicly notified for 28 days.

### **Public Consultation**

15. The proposed resolution was publicly notified in the Sydney Morning Herald on 4 July 2019.
16. No submissions were received.

### **AMIT CHANAN**

Director City Projects and Property

Cailin Martin, Business Support Officer

**Item 5.****Lease Approval - Level 18, Town Hall House - 456 Kent Street, Sydney****File No: S080757****Summary**

This report seeks Council's approval for the Chief Executive Officer to consent to a lease renewal to JTB Oceania Pty Ltd for Level 18, Town Hall House, 456 Kent Street, Sydney, for a term of five years with a three-year option.

Essential lease terms and conditions of the proposed lease are shown in Confidential Attachment A.

As the annual rent is above \$500,000.00 per annum, Council approval is required to grant this lease renewal to JTB Oceania Pty Ltd.

**Recommendation**

It is resolved that:

- (A) Council approve the granting of a lease to JTB Oceania Pty Ltd for Level 18, Town Hall House, 456 Kent Street, Sydney. The proposed new lease is for a five-year term, with an additional option term of three years which would extend JTB Oceania Pty Ltd tenure until 30 September 2027; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease, including in relation to exercise of the option term, in accordance with Attachment A to the subject report.

**Attachments**

**Attachment A.** Essential Lease Terms and Conditions (Confidential)

## Background

1. JTB Oceania Pty Ltd currently has a seven-year lease of Level 18, Town Hall House, 456 Kent Street, Sydney, which commenced on 1 October 2012 and is due to expire on 30 September 2019. JTB Oceania Pty Ltd has an option to renew for a three-year term, as per its current lease.
2. JTB Oceania Pty Ltd has advised that it does not want to renew the lease for three years and has asked to renegotiate for a five-year term with a three-year option, as per the attached proposal.
3. JTB Oceania Pty Ltd has been a model tenant during its time at Town Hall House, with rent paid on time, keeping its tenanted area well-maintained and co-operating with the City at all times.

## Rental Determination

4. BEM Property Consultants and Valuers were engaged to undertake an independent assessment of rental value for commercial tenancies within 456 Kent Street, Town Hall House, for leasing purposes..

## Key Implications

### Strategic Alignment - Sustainable Sydney 2030 Vision

5. 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 10 - Implementation through Effective Governance and Partnerships - specifically, Action 10.5.1 - Expand revenues from commercial operations, property portfolio and other income generating assets.

## Budget Implications

6. This lease approval will have a positive financial impact on the 2019/20 budget, as detailed in Confidential Attachment A.

### **Relevant Legislation**

7. Local Government Act 1993.
8. Attachment A to the subject report contains confidential commercial information which, if disclosed, would:
  - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
  - (b) prejudice the commercial position of the person who supplied it.
9. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

### **Options**

10. Not to offer this new agreement and let JTB Oceania Pty Ltd exercise its three year option.
11. To renew JTB Oceania Pty Ltd's lease agreement at Level 18, Town Hall House, 456 Kent Street, Sydney, which will achieve significant commercial income for the City.
12. There is no commercial advantage for the City to go back to market and source an alternative lessee.

### **Public Consultation**

13. There is no requirement for public consultation for this commercial lease.

### **AMIT CHANAN**

Director City Projects and Property

David Graham, Commercial Property Manager

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By virtue of the Local Government Act 1993 Section 10A Paragraph 2

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**Item 6.****Tender - For the Construction of Piling and Civil Works for Drying Green Park Project at Green Square Town Centre**

**File No:** X021354.001

**Tender No:** 1956

**Summary**

This report provides details of the tenders received for the Construction of Piling and Civil Works for Drying Green Park Project at Green Square Town Centre.

Drying Green Park can be defined as the 'Green Lungs' of the Town Centre and will have an area of 6,212 square metres. The park will provide a central gathering space for the more than 60,000 new and existing residents to Green Square development area. The local park will enable a range of community uses to occur, including open lawns for active play, a large water feature, public toilets, seating areas, shade structures and picnic facilities.

The first stage of works for the Drying Green Park has recently been completed and included removal of existing stockpiles and demolition works. This tender forms the next stage of development comprising below ground stabilisation in the form of piling and civil construction required to remediate the site and provide a suitable foundation to support the park's building and landscape elements. A third stage of works above ground will be undertaken following the works outlined in this report, and will deliver the completed landscape and built forms to the community.

This report recommends that Council accept the tender offer of Tenderer D for the Construction of Piling and Civil Works for Drying Green Park Project at Green Square Town Centre.

## **Recommendation**

It is resolved that:

- (A) Council accept the tender offer of Tenderer D for Construction of Piling and Civil Works for Drying Green Park Project at Green Square Town Centre; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender.

## **Attachments**

**Attachment A.** Tender Evaluation Summary (Confidential)



## Background

1. The Project will be located in the Green Square Town Centre (Town Centre), within the Green Square Urban Renewal Area. The Works will deliver a significant, unique and inclusive local park which sits as the 'Green Lungs' of the Town Centre, extending the landscape character of the surrounding streets and forming a strong contrast to the paved formal multi-functional environment of the Green Square Plaza and Green Square Community and Cultural Precinct.
2. Drying Green Park can be defined as the 'Green Lungs' of the Town Centre and will have an area of 6,212 square metres. The park will provide a central gathering space for the more than 60,000 new and existing residents to Green Square development area. The local park will enable a range of community uses to occur, including open lawns for active play, a large water feature, public toilets, seating areas, shade structures and picnic facilities.
3. The site of the Drying Green Park will comprise a rectangular-shaped passive recreational area bounded by long east-west boundaries providing excellent connectivity through the Town Centre.
4. Located at the centre of the new Green Square Town Centre, the park will maximise opportunities to connect pedestrian desire lines across to the Green Square Community and Cultural Precinct / Library and Plaza.
5. The park will have a frontage to existing Portman Street (east) and proposed Zetland Avenue (north), Geddes Street (south) and Paul Street (west).
6. The project's objective is to develop a distinctive local park that will serve to extend the landscape character of Zetland Avenue and form a strong contrast to the paved, urban environment of the Green Square Library and Plaza.
7. The park's principle function is passive recreation and respite adjacent to the core of the Green Square Town Centre, providing connectivity and many opportunities for seating, informal small gatherings and informal play. It has grass lawns, garden beds, park trees and landscape features, including barbecue / picnic facilities, shade structure and public art.
8. The Scoping Report for the Drying Green Park designed by McGregor Coxall was approved by Resolution of Council on 8 December 2014. On 23 October 2017, Council resolved to accept the preferred tender offer for the design and construction of Drying Green Park, Green Square Town Centre, and to approve the additional funds sought from the Green Square Community Facilities and Open Space budget.
9. Following negotiations with the preferred tenderer and subsequent rejection of their terms and conditions, Council resolved on 13 August 2018 to decline to accept the preferred tenderer's conditions for Design and Construction of Drying Green Park, Green Square, and to cancel the tender.

10. A delivery methodology which splits construction works into early works (below ground) and main above ground works is being delivered separately. This is to mitigate construction risk and accommodate the unique diversity of this site and market capacity to achieve a quality product and return value for money to the City.
11. The first stage of works for the Drying Green Park has recently been completed and included removal of existing stockpiles and demolition works. This tender forms the next stage of development comprising below ground stabilisation in the form of piling and civil construction required to remediate the site and provide a suitable foundation to support the park's building and landscape elements. A third stage of works above ground will be undertaken following the works outlined in this report and will deliver the completed landscape and built forms to the community.

### **Invitation to Tender**

12. The tender was advertised in The Sydney Morning Herald and The Daily Telegraph, and online through Tenderlink on 16 July. Submissions closed on 13 August 2019 at 11.00am.

### **Tender Submissions**

13. Seven submissions were received from the following organisations:
  - CivilCo Pty Ltd;
  - Delaney Civil Pty Ltd;
  - Delta Pty Ltd;
  - Ford Civil Contracting Pty Ltd;
  - Rare Environmental Pty Ltd;
  - Remedial Civil Solutions Pty Ltd T/as Chalouhi; and
  - Robson Civil Projects Pty Ltd.
14. No late submissions were received.

### **Tender Evaluation**

15. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
16. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.

17. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) demonstrated experience in carrying out works of a similar size and nature;
  - (b) personnel allocation, qualifications, experience and capacity, including sub-contractors;
  - (c) proposed program;
  - (d) proposed methodology, including pedestrian and traffic management and environmental management;
  - (e) Work, Health and Safety (WHS);
  - (f) financial and commercial trading integrity, including insurances; and
  - (g) lump sum price and schedule of prices.

### **Performance Measurement**

18. The contractor will establish and maintain a conforming Quality Management System (QMS) as required by the contract.
19. During the course of the contract, the contractor's performance will be monitored and assessed in accordance with the Principal's General Key Performance Indicators including WHS and environmental compliance, quality of work, progress against program, reporting and communication.

### **Financial Implications**

20. There are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.

### **Relevant Legislation**

21. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
22. Attachment A contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
  - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
  - (b) prejudice the commercial position of the person who supplied it.
23. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

**Critical Dates / Time Frames**

24. The proposed programme comprises the following activities:

- (a) construction commencement - October 2019;
- (b) completion - February 2020.

**Options**

- 25. That Council accept the tender offer of Tenderer D as set out in this report. Doing so allows the third stage of the Council-approved procurement methodology for completing the Drying Green project to be carried out.
- 26. That Council resolve to reject all tenders with respect to the Construction of Piling and Civil Works. This is not considered a viable option, as the recommended tenderer provides value-for-money with regard to carrying out the subject works. In addition, this option would cause delays to the completion of the Drying Green project which will negatively impact the ability of the residents of Green Square and members of the public to realise the benefits of this park.

**Public Consultation**

- 27. Public exhibition of the concept design plans for the Drying Green Park was carried out over four weeks from 3 September 2014.
- 28. Other Green Square projects were also concurrently placed on exhibition, including public domain and open space plans for the former South Sydney Hospital site and strategic plans for proposed open spaces across the entire urban renewal area. The exhibition period provided opportunity for the community to learn about the City's Green Square projects.

**AMIT CHANAN**

Director City Projects and Property

Peter Calantzis, Senior Project Manager

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**Item 7.****Exemption from Tender - IT Maintenance and Support Contracts****File No: S064539****Summary**

The City utilises a broad range of IT applications and appliances that are critical to the delivery of its business functions. Most of these have maintenance and support contracts in place that were established with suppliers at the time the products were procured and which have been updated as required since then.

A number of the maintenance and support agreements now require renewal. All of the agreements listed in Confidential Attachment A exceed \$250,000 (excluding GST) over a five-year period. In all cases listed in the attachment either:

- the existing supplier is the sole provider of the relevant maintenance and support, and a competitive tender process is not possible; or
- the existing supplier was evaluated as best value for money from a competitive tender process, and a repeat tender process is unlikely to yield a different outcome.

The requirement to invite tenders in section 55(1) of the Local Government Act 1993 does not apply to those contracts if Council decides by resolution that, because of the unavailability of competitive or reliable tenderers, a satisfactory result would not be achieved because of the unavailability of successful tenderers (section 55(3)(i) of the Local Government Act 1993).

This report recommends that Council grant exemptions from tender for the IT maintenance and support agreements with suppliers as listed in Confidential Attachment A.

## Recommendation

It is resolved that:

- (A) Council approve an exemption from tender for the provision of the maintenance and support of the software applications and hardware appliances as listed in Confidential Attachment A to the subject report upon the expiry of the current maintenance and support agreements, for a three-year period, with the option of an extension of two years if appropriate, noting that because of extenuating circumstances, a satisfactory result would not be achieved by inviting tenders;
- (B) Council note the reasons why a satisfactory outcome would not be achieved by inviting tenders are:
  - (i) the existing suppliers are the sole provider of the relevant maintenance and support, and a competitive tender process is not possible; or
  - (ii) the existing suppliers were previously evaluated as best value for money from a competitive tender process, and a repeat tender process is unlikely to yield a different outcome;
- (C) Council enter into maintenance and support agreements with the suppliers as listed in Confidential Attachment A to the subject report upon the expiry of the current maintenance and support agreements, for annual renewal (if applicable) over a three-year period, with the option of an extension of a two-year period if appropriate; and
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer (including exercising options if appropriate) the maintenance and support agreements with the relevant suppliers as listed in Confidential Attachment A to the subject report.

## Attachments

- Attachment A.** List of IT Maintenance and Support Agreements Requesting Exemption from Tender (Confidential)

## Background

1. The City has a number of software applications and hardware appliances that are in daily use and are critical to the delivery of its services to the community. The maintenance and support agreements associated with these applications and appliances have been established with suppliers and will soon require renewal. All of the agreements listed exceed \$250,000 (excluding GST) over a five-year period and either:
  - the existing supplier is the sole provider of the relevant maintenance and support, and a competitive tender process is not possible; or
  - the existing supplier was evaluated as best value for money from a competitive tender process, and a repeat tender process is unlikely to yield a different outcome.
2. Maintenance and support is essential to ensure the availability and reliability of software through guaranteeing suppliers availability to troubleshoot and rectify errors, and / or to extend the lifecycle of an application or appliance through product enhancement. In many cases, retaining maintenance and support payments is integral to the licensing of the software. Thus the expenditure is necessary.
3. A previous request for exemption from tender for a range of IT applications and appliances was granted by Council on 3 November 2014 for a period of three years, with the option of an extension for a two-year period, which was fully exercised.
4. The relevant IT applications and appliances were each originally procured via three quotes, a Request for Quotation( RFQ) or Tender at different times. The original maintenance and support agreements were established as part of the City's procurement process, usually covering a three-year period.
5. The IT applications and appliances are all still required by the City and the maintenance and support guarantees continuity of service. They are kept up-to-date with frequent patches to ensure that issues are rectified and new releases that provide the City with enhancements or new functionality are implemented.
6. Digital and Technology Services frequently examines the market to identify alternatives to ensure IT applications and appliances deliver the best value for the City, its residents and visitors.
7. This report recommends approval of the exemption from tender for an additional three years from the date the current contracts expire, with the option of an extension of a two-year period, if appropriate, for the renewal of contracts for the current required hardware appliances and software applications.

## Key Implications

### Organisational Impact

8. Without maintenance and support agreements, the City's operations that rely on these IT systems are exposed to a greater risk of system failure and the ability to respond quickly and efficiently to changing business requirements will be reduced.



**Social / Cultural / Community**

9. The City's IT applications and appliances form an integral part of the services that Council provides to its residents and businesses. Without maintenance and support, the applications and appliances that support these services may falter, and eventually fail.

**Economic**

10. No external economic impacts from this proposal have been identified.

**Budget Implications**

11. There are sufficient funds allocated for these maintenance and support agreements within the current year's operating budget and in future years' forward estimates.

**Relevant Legislation**

12. Attachment A contains confidential commercial information of the suppliers which, if disclosed, would:
  - (a) confer a commercial advantage on a person or company with whom Council is conducting (or proposes to conduct) business; and
  - (b) prejudice the commercial position of the person or company who supplied it.
13. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

**Critical Dates / Time Frames**

14. The resolution of Council dated 3 November 2014, exempted various maintenance and support agreements from tender for a five-year period.
15. The majority of the current maintenance and support agreements listed in Attachment A are due to expire on different dates within the next year (as further specified in Attachment A).

## **Options**

16. There are no other substantially different options to this proposal. Maintenance and support not only extends the lifecycle of an application or appliance through product enhancements, but in many cases is also integral to the licensing of the software.

## **Public Consultation**

17. No public consultation has been undertaken.

## **SUSAN PETTIFER**

Director - People, Performance and Technology Services

Kevin Wingrave, IT Project Manager, Technology and Digital Services

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**Item 8.****Tender - Reject and Negotiate - Bulk Lift Upgrade - Various Sites****File No: X017067.001****Tender No: 1952****Summary**

This report provides details of the tenders received for Bulk Lift Upgrade at Various Sites.

Passenger lifts at five City of Sydney facilities require upgrading to improve performance and reliability. The equipment has reached the end of its serviceable life and breakdowns are impacting building users. The lift equipment is all non-proprietary and many components are now obsolete.

It is proposed to replace and upgrade lift equipment to be more reliable and easier to maintain. The upgrade is proposed to address non-compliances, improve reliability and accessibility in accordance with current Australian Standards.

This report recommends that Council reject the tender offered and enter into negotiations with suitably qualified companies for Goods and Passenger Bulk Lifts Upgrade at Five Locations.

**Recommendation**

It is resolved that:

- (A) Council reject the tender offer from Tenderer A for Goods and Passenger Bulk Lifts Upgrade at Five Locations for the reasons set out in the Tender Evaluation Summary at Confidential Attachment A to the subject report;
- (B) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract in relation to the subject matter of the tender;
- (C) authority be delegated to the Chief Executive Officer to execute and administer a contract in relation to the subject matter of the tender with a suitable vendor following completion of the negotiations;
- (D) Council not invite fresh tenders, as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above that have responded to this tender; and
- (E) Council be informed of the successful company by CEO Update.

**Attachments**

**Attachment A.** Tender Evaluation Summary (Confidential)

## Background

1. The lift motors and associated components at Coronation Hotel, Kings Cross Library, Rex Community Centre, Ian Thorpe Aquatic Centre and Sydney Park Pavilion are reaching the end of their serviceable life and require replacement.
2. Upgrade and modernisation works are required to provide reliable and efficient lift service, and compliance with Australian Standards.
3. Full upgrade works are proposed for the Coronation Hotel, Kings Cross Library and Rex Community Centre. Partial upgrade works are required for the Ian Thorpe Aquatic Centre and Sydney Park Pavilion.
4. The upgrade works at the five locations were offered as one tender package to increase attractiveness to the market and to maximise project management efficiencies.
5. Tenders were sought from suitably qualified and experienced parties for the works associated with supply and installation, technical staff and high quality equipment in accordance with the Request for Tender.

## Invitation to Tender

6. The Request for Tender was advertised in The Sydney Morning Herald and The Daily Telegraph and on the City's eTendering portal on Tuesday 9 July 2019.
7. The tender closed on Tuesday 20 August 2019 at 11.00am.

## Tender Submissions

8. One submission was received from Liftronic Pty Limited.
9. No late submissions were received.

## Tender Evaluation

10. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
11. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment A.
12. All submissions were assessed in accordance with the approved evaluation criteria being:
  - (a) demonstrated experience in works of a similar size and nature;
  - (b) personnel allocation, qualifications, experience of key personnel, availability and capacity, including sub-contractors;
  - (c) proposed program;

- (d) proposed methodology, including customer and contractor access management, site set up / management plan, proposed plant, equipment and environmental management;
- (e) detail of technical data, performance and warranties proposed;
- (f) Work, Health and Safety;
- (g) financial and commercial trading integrity, including insurances; and
- (h) lump sum price.

### **Performance Measurement**

13. Key Performance Indicators were identified in the Request for Tender document. Performance will be assessed at each project stage and at the completion of the contract, with each assessment forming the basis of the Performance Review Results.

### **Financial Implications**

14. Based on current estimates, there are sufficient funds allocated for this project within the current year's capital works budget and future years' forward estimates.

### **Relevant Legislation**

15. The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
16. Attachment A contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
  - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
  - (b) prejudice the commercial position of the person who supplied it.
17. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.



**Critical Dates / Time Frames**

18. Project timeframes are:

- |                                 |               |
|---------------------------------|---------------|
| (a) Contract awarded            | December 2019 |
| (b) Delivery of lift components | July 2020     |
| (c) Commence site works         | August 2020   |
| (d) Practical completion        | November 2020 |

**Options**

19. Council has the following options in regard to the tenders:

- (a) reject the tender and re-advertise, which is not recommended as it is considered this will not attract additional submissions; or
- (b) reject and negotiate with suitably qualified contactors with the capacity to carry out the works. This option is recommended.

**Public Consultation**

20. No public consultation has been undertaken on this project, however, the relevant stakeholders and users at the five facilities have been consulted and will be further informed prior to the proposed works being undertaken.

**AMIT CHANAN**

Director City Projects and Property

Shane Lauger, Project Manager

Anton Leddin, Delivery Manager

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## **Item 9.**

### **Knowledge Exchange Sponsorship - Antler Innovation - Demo Day**

**File No: X025441**

#### **Summary**

An application has been received under the Knowledge Exchange Sponsorship Program from Antler Innovation Pty Ltd (Antler) to deliver initiatives that support the City's objectives and commitments in the Tech Startups Action Plan.

The Tech Startups Action Plan focuses on creating a local tech startup ecosystem where knowledge-based, innovation-driven businesses can flourish. Industry consultation identified that the provision of large event spaces was one of the key ways the City could support the growth of the ecosystem and enhance Sydney's positioning as an innovative city. A key action under the plan is to enable the City's landmark venues to be used by Sydney's tech startup community for educational and networking events.

Antler is a global startup generator and early-stage venture capital fund that launched in Sydney in March 2019. The Antler Sydney program is expected to support 800 Sydney founders to create 200 new businesses and 4,000 jobs over the next five years.

Antler is seeking value in kind support to host their first Antler Demo Day on 7 November 2019 in Centennial Hall, Sydney Town Hall. The demo day is the culmination of Antler's first six-month startup generator program where entrepreneurs pitch their startups to international investors for seed investment. The event will include bookable mentor sessions, an international keynote speaker, and a startup expo in The Vestibule for tech demonstrations. The event is expected to attract approximately 1,000 attendees and will be livestreamed to Antler's international audience across its eight global branches.

Antler's application has been assessed in accordance with the City's Grants and Sponsorship Policy and the City's Knowledge Exchange Sponsorship Program. Value in kind sponsorship of \$16,705 (excluding GST) for the hire of Centennial Hall is recommended.

## **Recommendation**

It is resolved that:

- (A) Council approve a value in kind sponsorship of \$16,705 (excluding GST) for venue hire fee waiver to Antler Innovation Pty Ltd for the Antler Demo Day event; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer a sponsorship agreement with Antler Innovation Pty Ltd in respect of the sponsorship described in (A) above.

## **Attachments**

Nil.

## Background

1. Antler Innovation Pty Ltd (Antler) is a global startup generator and early-stage venture capital fund that brings exceptional individuals together to build disruptive tech companies. Antler runs programs in eight countries across Europe, Africa, America and the Asia-Pacific.
2. Antler launched in Sydney in March 2019. The first Antler cohort includes 71 professionals, of which 25 per cent are women.
3. The bi-annual Antler program helps entrepreneurs find the right co-founders and connects them to a network of advisors and experts worldwide. Antler provides funding from day one to support entrepreneurs building businesses that can positively impact local, regional and global economies.
4. Over the next five years, the Antler Sydney program is expected to help 800 founders create 200 new tech startups and 4,000 jobs in Sydney.
5. The Antler Demo Day on 7 November 2019 is the culmination of the first six-month Sydney program. The event is proposed be held in Centennial Hall, Sydney Town Hall and 500-1,000 attendees are expected.
6. The 7 November 2019 Demo Day will include:
  - (a) pitches from Antler's ten final startups to international investors for seed funding which will take place on the main stage to a public audience;
  - (b) private investor meetings following the pitches to secure funding and connect Sydney founders with international investors;
  - (c) a keynote speech from an international speaker on the main stage to open the event;
  - (d) a startup expo hall and demonstration where non-pitching founders present their startups from stalls arranged around the room. This will be open from 4pm to allow for networking; and
  - (e) bookable 1:1 mentoring sessions with high-calibre Antler advisors, available to any Sydney founder. The City of Sydney will be able to allocate 25 per cent of these sessions to Indigenous founders as part of this sponsorship.
7. The event will build global links by livestreaming to Antler's global audience of 1,500 international viewers. This will help raise Sydney's profile as an innovative and creative city and enable the local community to benefit from international exposure.
8. The event delivers initiatives that support the City's objectives and commitments in the Tech Startup Action Plan which focuses on creating a local ecosystem where knowledge-based, innovation-driven businesses can flourish.
9. Industry consultation identified that the provision of large event spaces was one of the key ways the City could support the growth of the ecosystem and enhance Sydney's positioning as an innovative city. A key action under the plan is to enable the City's landmark venues to be used by the tech startup community for educational and networking events.

10. Antler seeks value in kind support of \$16,705 (excluding GST) from the City to host the Antler Demo Day on 7 November 2019 in Centennial Hall.
11. This application has been assessed in accordance with the City's Grants and Sponsorship Policy and the City's Knowledge Exchange Sponsorship program. The Knowledge Exchange Sponsorship program recognises that, for the city to thrive, we must support and create an environment that fosters collaboration and learning.
12. Antler's application has been assessed as contributing to the following program outcomes:
  - (a) adoption and implementation of best practice approaches by organisations and individuals;
  - (b) strong networks where participants share resources and acquire new knowledge and skills;
  - (c) improved capacity in organisations and individuals to develop and maintain sustainable business ventures; and
  - (d) increased recognition of Sydney as an innovative and creative city.
13. Evaluation of the sponsorship will include a report containing results from a participant survey, participant feedback, website analytics, funding secured and media mentions. The evaluation requirements will be included as part of the City's standard sponsorship agreement.
14. Sponsorship benefits to be negotiated include acknowledgement of the City of Sydney on promotional material and in the Antler newsletter; verbal acknowledgement at the opening of the event; the City of Sydney mentioned and tagged in social media posts; 25 per cent allocation of the bookable mentoring sessions and 10 tickets to the event.
15. Under the Knowledge Exchange Sponsorship program, not-for-profit and for-profit organisations, as well as social enterprises, are eligible to apply. Antler is a for-profit organisation.
16. Sponsorship for Antler Demo Day 2019 is recommended to provide access to our landmark venues for a tech ecosystem event that increases entrepreneurs' access to funding, knowledge, skills and networks.

## 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 - supporting entrepreneurs to start and grow innovative businesses will potentially create more employment, boost Sydney's economy, strengthen global connections and make the city a more desirable place to live, work and visit.

- (b) Direction 6 - Vibrant Local Communities and Economies - innovative businesses can grow into global businesses, resulting in swift economic and employment benefits locally.
- (c) Direction 7 - A Cultural and Creative City - supporting entrepreneurs is supporting the expression of innovation and creativity, which in turn, contributes to a cosmopolitan, vibrant and active city.

### **Budget Implications**

- 18. This report recommends a total sponsorship amount of \$16,705 (excluding GST) value in kind for the hire of Centennial Hall.
- 19. There are sufficient funds available within the 2019/20 Grants and Sponsorship budget to fund the recommended proposal.

### **Relevant Legislation**

- 20. Section 356 of the Local Government Act 1993 provides that a council may, in accordance with a resolution of the council, contribute money or otherwise grant financial assistance to person for exercising its functions.
- 21. Section 356(3)(a) - (d) is satisfied for the purpose of providing grant funding to for-profit organisations because:
  - (a) the funding is part of the Knowledge Exchange Sponsorship program;
  - (b) the details of this program have been included in Council's operational plan for financial year 2019/20;
  - (c) the program's proposed budget does not exceed five per cent of Council's proposed income from ordinary rates for financial year 2019/20; and
  - (d) this program applies to a significant group of persons within the local government area.

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

- 22. Subject to Council approval, the recommended event is scheduled for 7 November 2019 at Centennial Hall, Sydney Town Hall, Sydney.

**ANN HOBAN**

Director City Life

Alex Curtis, City Business Coordinator