

6 November 2023

At 2.00 pm

**Corporate, Finance, Properties and
Tenders Committee**

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. City of Sydney 2022/23 Annual Reporting and Public Presentation of the 2022/23 Financial Statements and Audit Reports to Council**
- 4. 2023/24 Quarter 1 Review – Delivery Program 2022-2026**
- 5. Investments Held as at 31 October 2023**
- 6. Sale of Heritage Floor Space - City Owed Property**
- 7. Tender - T-2022-906 - Tree Maintenance and Urban Forest Services**
- 8. Tender - T-2023-1028 - Loftus Street Upgrade**

Disclaimer, Terms and 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.

Webcast

In accordance with the *City of Sydney Code of Meeting Practice*, Committee meetings are recorded and webcast live on the City of Sydney website at www.cityofsydney.nsw.gov.au.

Members of the public attending a council or committee meeting may have their image, voice and personal information (including name and address) recorded, publicly broadcast and archived for up to 12 months.

Consent

By attending a council or committee meeting, members of the public consent to this use of their image, voice and personal information.

Disclaimer

Statements made by individuals at a council or committee meeting, and which may be contained in a live stream or recording of the meeting are those of the individuals making them, and not of the City. To be clear, unless set out in a resolution of council, the City does not endorse or support such statements.

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Guidelines

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 Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 10.00am 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.

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 City 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 available at www.cityofsydney.nsw.gov.au

Item 1.

Confirmation of Minutes

Minutes of the following meetings of the Corporate, Finance, Properties and Tenders Committee are submitted for confirmation:

Meeting of 16 October 2023

Item 2.**Statement of Ethical Obligations**

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

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

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

Item 5.

Investments Held as at 31 October 2023

File No: X020701

Summary

This report provides details of the City's investment portfolio and performance to 31 October 2023.

The City's total Investment and Cash position was \$786.2M at 31 October 2023, with investments earning interest of \$3.7M for the month.

Annual CPI inflation was 5.4 per cent in the September 2023 quarter, lower than the 6.0 per cent annual rise in the June 2023 quarter. This marks the third consecutive quarter of lower annual inflation and down from the peak of 7.8 per cent in the December 2022 quarter. Inflation remains well in excess of the Reserve Bank of Australia's (RBA) target range of two to three per cent. While global factors explain much of the variation in inflation, domestic factors also play a role. There are widespread upward pressures on prices from strong demand, a continuing tight labour market and capacity constraints in some sectors of the economy.

The current official cash rate is now 4.10 per cent up from the record low 0.10 per cent level in May 2022. At the August and September RBA Board meetings official interest rates were held steady, however, further increases have been foreshadowed to curb inflation.

The City's cash and investments portfolio is substantially restricted in both internal (\$238.5M) and external (\$95.4M) cash reserves, to satisfy the City's legislative responsibilities and to set aside specific funds for major initiatives within the Community Strategic Plan Delivering Sustainable Sydney 2030- 2050 Continuing the Vision.

Key commitments within the City's Long Term Financial Plan include public domain works in the CBD, infrastructure and community facilities in the Green Square urban renewal area and commercial property and open space acquisitions. The balance of investment funds represents working capital and funding required for the City's operating and capital expenditure commitments.

The City achieved an annualized monthly return of 4.94 per cent for October which remains above the 30-Day Bank Bill Rate (BBR) of 4.08 per cent, the latest AusBond Bank Bill Index of 3.96 per cent and the enhanced benchmark of 4.53 per cent (BBR + 0.45 per cent).

Since 2015, the City has utilised an additional strategic benchmark rate to measure its investment performance by exceeding the 30 day benchmark returns, by at least 45 additional basis points (0.45 per cent p.a.). The 45 basis point increase is based on observed historical average increased credit spreads (or margins) over bank bill rates on offer in relation to 30–90 day investments.

The City's annual rolling return of 4.83 per cent continues to exceed the 12 month average 30 Day Bank Bill Rate of 3.63 per cent, the latest AusBond Bank Bill Index of 3.66 per cent and the enhanced benchmark of 4.08 per cent (BBR + 0.45 per cent). The benchmarks were endorsed in the revised Investment Strategy which was approved by Council in October 2023.

It is worth noting that Council's investment opportunities are constrained by a combination of legislation, regulation and any directions and guidelines issued by the Minister for the Office of Local Government. These guidelines were developed, in large part, as a response to the Global Financial Crisis and its impact on the local government sector's investments. They effectively limit the City's investment profile to something similar to a cash managed fund, which generally produce lower returns but provide a high level of security. The City's returns from the investment portfolio remain in line with cash managed funds in the market.

This report includes graphs demonstrating that the City's liquidity profile continues to satisfy the requirements of the Policy, and charts that identify the distribution of the City's portfolio across credit ratings, investment product types and financial institutions. Separate charts depicting the City's cumulative portfolio returns over and above both the 90-day Bloomberg AusBond and 30-day Bank Bill Rate benchmarks have also been included to provide further insight into the City's total investment portfolio performance.

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 October 2023 be received and noted

Attachments

Attachment A. Register of Investments and Cash as at 31 October 2023.

Attachment B. Investment Performance as at 31 October 2023

Background

1. In accordance with the principles of sound 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 Days 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 October 2023 is \$786.2M, a decrease of \$26.2M from 30 September 2023. The monthly movement reflects capital works expenditure, other operational payments for the period in excess of operating income. A schedule detailing all of the City's investments as at the end of October 2023 is provided at Attachment A.
5. A substantial portion of the City's cash and investments portfolio is held as internally restricted (\$238.5M) or externally restricted (\$94.5M) cash reserves, to satisfy the City's legislative responsibilities and to set aside specific funds for major initiatives within the Community Strategic Plan Delivering Sustainable Sydney 2030-2050 Continuing the Vision.
6. Key commitments within the City's Long Term Financial Plan include public domain works in the CBD, infrastructure and community facilities in the Green Square urban renewal area and the acquisition of commercial property and open space. The balance of investment funds represents working capital and funding required for the City's operating and other capital expenditure commitments.
7. The City achieved an annualized monthly return of 4.94 per cent for October which remains above the 30-Day Bank Bill Rate (BBR) of 4.08 per cent, the latest AusBond Bank Bill Index of 3.96 per cent and the enhanced benchmark of 4.53 per cent (BBR + 0.45 per cent).
8. Since 2015, the City has utilised an additional strategic benchmark rate to measure its investment performance by exceeding the 30 day benchmark returns, by at least 45 additional basis points (0.45 per cent p.a.). The 45 basis point increase is based on observed historical average increased credit spreads (or margins) over bank bill rates on offer in relation to 30 to 90 day investments.
9. The City's annual rolling return of 4.83 per cent continues to exceed the 12 month average 30 Day Bank Bill Rate of 3.63 per cent, the latest AusBond Bank Bill Index of 3.66 per cent and the enhanced benchmark of 4.08 per cent (BBR + 0.45 per cent). The benchmarks were endorsed in the revised Investment Strategy which was approved by Council in October 2023.
10. The City aims to achieve returns equal to or above these benchmark rates for the period. However, this achievement remains secondary to the critical strategies of maintaining a prudent and conservative risk profile and ensuring adequate liquidity for operational purposes.

11. It is worth noting Council's investment opportunities are constrained by a combination of legislation, regulation and any directions and guidelines issued by the Minister or the Office of Local Government. These guidelines were developed, in large part, as a response to the Global Financial Crisis and its impact on the local government sectors investments. They effectively limit the City's investment profile to something similar to a cash managed fund, which produces lower returns but provides a high level of security.
12. The City's returns from the investment portfolio are in line with cash managed funds in the market. The recent increases to official cash rates have seen improvements in rates of return offered by the market, allowing maturing deposits to be re-invested at higher rates. This trend is anticipated to continue as investments placed during the period of suppressed interest rates reach maturity and are re-invested.
13. The Australian economy is experiencing a sustained period of inflation well in excess of the Reserve Bank of Australia's (RBA) target range of two to three per cent. Annual CPI inflation was 5.4 per cent in the September 2023 quarter, lower than the 6.0 per cent annual rise in the June 2023 quarter. Encouragingly, this marks the third consecutive quarter of lower annual inflation and down from the peak of 7.8 per cent in the December 2022 quarter. While global factors explain much of the variation in inflation, domestic factors also play a role. There are widespread upward pressures on prices from strong demand, a continuing tight labour market and capacity constraints in some sectors of the economy.
14. In response to the current period of inflation the RBA has lifted official cash rates a record 13 consecutive times from the record low 0.1 per cent level in May 2022. The current rate is 4.10 per cent. While following their September Board meeting the RBA held interest rates steady, further increases remain a possibility if inflation remains high.
15. Most of the investment portfolio (currently 75.68 per cent) is held in fixed return term deposits. Improved returns are anticipated as these investments mature and are reinvested in products offering higher rates where the funds are not otherwise required for operating purposes. As around 73.12 per cent of the portfolio, including at call account and general fund, is due to mature in the coming year the City will be able to take advantage of improving returns.
16. The report includes graphs depicting that the City's cumulative portfolio returns over and above both the 90-day Bloomberg AusBond, and 30-day Bank Bill Rate benchmarks have also been included to provide further insight into the City's total investment portfolio performance.
17. The structure of the City's investment portfolio continues to reflect the conservative approach outlined in the Investment Policy and Strategy which was last revised and approved by Council in October 2023 remains appropriate for the current global and domestic economic conditions.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

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

Financial Implications

19. The City's investments earned interest of \$3.7M for the month of October 2023, which is well above the monthly budgeted earnings of \$1.7M.
20. The interest income budget for the 2023/24 financial year has been set at \$20M. Interest rates offered in the market for the financial year to date have been higher than were anticipated at the time the budget was set, which has favourably impacted investment returns. As noted in the Quarter 1 report to Council, included in the current reporting cycle, interest revenue is forecast to be \$32.5M for 2023/24.

Relevant Legislation

21. Council is authorised to invest its surplus cash under section 625 of the Local Government Act 1993.
22. The Local Government (General) Regulation 2021 (section 212) requires the City to provide a written monthly report of all monies invested, under section 625 of the Act.
23. The Investment Policy and Strategy was last revised in October 2023, maintaining Council's commitment to give preference to sustainable investments where returns and risks are equivalent to other investments.
24. 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 23 October 2023.

Critical Dates / Time Frames

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

Public Consultation

26. 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 legislative and risk parameters.
27. 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.

28. The banks acknowledge the appetite in the market for these products and they continue to investigate the development of suitable products, however it has been challenging to match the level of funds to available Socially Responsible Investment opportunities that meet the credit risk and maturity profile requirements of the City.
29. As noted in previous Investment Reports, Westpac were able to bring a Green Tailored Deposit product to market, which delivers a comparable return while achieving the City's preferred outcomes. The City currently holds \$40.0M in six tranches with this Green Tailored deposit.
30. The City currently holds \$5.0M in a sustainability bond/FRN with Bank Australia due to mature on 24 November 2025 and the City also invested an additional \$4.5M in February 2023 due to mature on 22 February 2027. This is based on an investment framework that is in line with the 2021 versions of the ICMA Green Bond Principles (GBP), Social Bond Principles (SBP) and Sustainability Bond Guidelines (SBG). This Socially Responsible investment opportunity meets both the credit risk and maturity profile requirement of the City.

BILL CARTER

Chief Financial Officer

Attachment A

**Register of Investments and Cash
as at 31 October 2023**

Register of Investments and Cash for October 2023 period

Institution	Rating	Face Value \$	Amortised Value \$	Monthly Net Returns	Monthly Net Return Annualised	Net Returns Rolling 12 Months	Maturity Date	Investment Date	Term (months)
Call Account & General Fund									
Westpac Bank- Call Account	AA	40,565	40,565	0.33%	4.00%	4.00%	1-Nov-23	31-Oct-23	0
Westpac Bank- General Fund (Interest bearing)	AA	47,358,896	47,358,896	0.35%	4.20%	4.20%	1-Nov-23	31-Oct-23	0
Commonwealth Bank	AA	2,243,344	2,243,344	0.35%	4.15%	4.15%	1-Nov-23	31-Oct-23	0
Total		49,642,805	49,642,805	0.35%	4.20%	4.20%			
Term Deposits (TD)									
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.37%	4.41%	4.41%	3-Nov-23	14-Oct-22	13
ING Bank	A-	5,000,000.00	5,000,000.00	0.38%	4.55%	4.55%	7-Nov-23	31-Oct-22	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.39%	4.65%	4.65%	7-Nov-23	18-Oct-22	13
ING Bank	A-	5,000,000.00	5,000,000.00	0.39%	4.70%	4.70%	10-Nov-23	26-Oct-22	12
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.37%	4.44%	4.44%	17-Nov-23	30-Nov-22	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.38%	4.55%	4.55%	1-Dec-23	28-Nov-22	12
Commonwealth Bank	AA	5,000,000.00	5,000,000.00	0.37%	4.45%	4.45%	5-Dec-23	5-Dec-22	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.31%	3.69%	3.69%	8-Dec-23	7-Jun-22	18
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.39%	4.69%	4.69%	12-Dec-23	7-Nov-22	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.38%	4.51%	4.51%	15-Dec-23	14-Nov-22	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.37%	4.49%	4.49%	18-Dec-23	16-Nov-22	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.38%	4.54%	4.54%	22-Dec-23	25-Nov-22	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.39%	4.67%	4.67%	29-Dec-23	19-Dec-22	12
Suncorp Bank	A+	5,000,000.00	5,000,000.00	0.38%	4.52%	4.52%	2-Jan-24	2-Dec-22	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.40%	4.80%	4.80%	9-Jan-24	10-Jan-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.38%	4.56%	4.56%	15-Jan-24	12-Dec-22	13
Bank of Queensland	BBB+	5,000,000.00	5,000,000.00	0.38%	4.50%	4.50%	19-Jan-24	21-Mar-23	10
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.39%	4.67%	4.67%	25-Jan-24	27-Jan-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.40%	4.74%	4.74%	30-Jan-24	27-Jan-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.40%	4.74%	4.74%	2-Feb-24	27-Jan-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.40%	4.76%	4.76%	6-Feb-24	30-Jan-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.40%	4.76%	4.76%	9-Feb-24	30-Jan-23	12
ING Bank	AA-	5,000,000.00	5,000,000.00	0.39%	4.68%	4.68%	13-Feb-24	6-Feb-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	16-Feb-24	3-Feb-23	12
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	20-Feb-24	7-Feb-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.39%	4.68%	4.68%	5-Mar-24	7-Feb-23	13
ING Bank	A-	5,000,000.00	5,000,000.00	0.39%	4.68%	4.68%	8-Mar-24	6-Feb-23	13
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	15-Mar-24	16-May-23	10
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.42%	5.01%	5.01%	15-Mar-24	13-Feb-23	13
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.41%	4.94%	4.94%	19-Mar-24	15-Feb-23	13
Bank of Queensland	BBB+	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	22-Mar-24	23-May-23	10
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.41%	4.94%	4.94%	28-Mar-24	27-May-23	10
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.42%	5.04%	5.04%	5-Apr-24	1-Mar-23	13
Suncorp Bank	A+	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	9-Apr-24	4-Apr-23	12
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.42%	5.04%	5.04%	12-Apr-24	1-Mar-23	13
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.42%	5.02%	5.02%	16-Apr-24	28-Feb-23	14
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.42%	5.01%	5.01%	19-Apr-24	2-Mar-23	14
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.39%	4.70%	4.70%	23-Apr-24	27-Apr-23	12
Suncorp Bank	A+	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	23-Apr-24	4-Apr-23	13
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.42%	5.06%	5.06%	26-Apr-24	27-Feb-23	14
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	30-Apr-24	8-May-23	12
Suncorp Bank	A+	5,000,000.00	5,000,000.00	0.38%	4.55%	4.55%	30-Apr-24	11-Apr-23	13
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	3-May-24	9-May-23	12
Suncorp Bank	A+	5,000,000.00	5,000,000.00	0.39%	4.65%	4.65%	3-May-24	19-Apr-23	12
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	7-May-24	2-May-23	12
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	7-May-24	10-May-23	12
Bendigo & Adelaide Bank	BBB+	10,000,000.00	10,000,000.00	0.41%	4.95%	4.95%	10-May-24	16-May-23	12
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.42%	5.00%	5.00%	24-May-24	21-Feb-23	15
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.42%	5.08%	5.08%	28-May-24	22-Feb-23	15
ING Bank	A-	5,000,000.00	5,000,000.00	0.42%	5.05%	5.05%	4-Jun-24	31-May-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.43%	5.10%	5.10%	7-Jun-24	1-Jun-23	12
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.41%	4.92%	4.92%	7-Jun-24	23-May-23	12
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.41%	4.95%	4.95%	11-Jun-24	24-May-23	13
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.47%	5.60%	5.60%	14-Jun-24	16-Jun-23	12
National Australia Bank	BBB+	5,000,000.00	5,000,000.00	0.42%	5.00%	5.00%	14-Jun-24	29-May-23	13
Bank of Queensland	BBB+	5,000,000.00	5,000,000.00	0.43%	5.18%	5.18%	18-Jun-24	10-Oct-23	6
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.42%	4.98%	4.98%	21-Jun-24	30-May-23	13
Bank of Queensland	BBB+	5,000,000.00	5,000,000.00	0.43%	5.20%	5.20%	28-Jun-24	5-Jun-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.47%	5.62%	5.62%	2-Jul-24	4-Jul-23	12
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.38%	4.60%	4.60%	5-Jul-24	24-Apr-23	14
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.47%	5.62%	5.62%	9-Jul-24	6-Jul-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.48%	5.71%	5.71%	10-Jul-24	10-Jul-23	12
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.46%	5.55%	5.55%	15-Jul-24	17-Jul-23	12
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.46%	5.55%	5.55%	19-Jul-24	25-Jul-23	12
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.46%	5.55%	5.55%	23-Jul-24	26-Jul-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.40%	4.82%	4.82%	26-Jul-24	30-Jan-23	18
ING Bank	AA-	10,000,000.00	10,000,000.00	0.38%	4.60%	4.60%	30-Jul-24	6-Feb-23	18
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.40%	5.40%	2-Aug-24	1-Aug-23	12
Bendigo & Adelaide Bank	BBB+	5,000,000.00	5,000,000.00	0.45%	5.35%	5.35%	2-Aug-24	4-Aug-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.46%	5.55%	5.55%	6-Aug-24	18-Aug-23	12
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.28%	5.28%	9-Aug-24	8-Aug-23	12
ING Bank	A-	5,000,000.00	5,000,000.00	0.44%	5.30%	5.30%	13-Aug-24	8-Aug-23	12
National Australia Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.28%	5.28%	20-Aug-24	8-Aug-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.42%	5.42%	22-Aug-24	22-Aug-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.39%	5.39%	3-Sep-24	25-Aug-23	12
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.42%	5.42%	6-Sep-24	9-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.44%	5.44%	10-Sep-24	10-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.43%	5.43%	13-Sep-24	11-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.46%	5.47%	5.47%	17-Sep-24	14-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.46%	5.51%	5.51%	20-Sep-24	15-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.46%	5.46%	5.46%	24-Sep-24	16-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.46%	5.47%	5.47%	27-Sep-24	21-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.38%	5.38%	1-Oct-24	23-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.45%	5.36%	5.36%	4-Oct-24	25-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.32%	5.32%	8-Oct-24	28-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.31%	5.31%	11-Oct-24	29-Aug-23	13
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.30%	5.30%	15-Oct-24	29-Aug-23	14
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.30%	5.30%	18-Oct-24	30-Aug-23	14
Commonwealth Bank	AA-	5,000,000.00	5,000,000.00	0.44%	5.30%	5.30%	22-Oct-24	30-Aug-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	25-Oct-24	31-Aug-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	29-Oct-24	31-Aug-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	1-Nov-24	1-Sep-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	8-Nov-24	1-Sep-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	12-Nov-24	4-Sep-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.16%	5.16%	15-Nov-24	4-Sep-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%	5.20%	5.20%	19-Nov-24	5-Sep-23	14
Westpac Banking Corporation	AA-	5,000,000.00	5,000,000.00	0.43%					

Register of Investments and Cash for October 2023 period

Institution	Rating	Face Value \$	Amortised Value \$	Monthly Net Returns	Monthly Net Return Annualised	Net Returns Rolling 12 Months	Maturity Date	Investment Date	Term (months)
Term Deposits (TD) 'Green Tailored Deposits'									
Westpac Banking Corporation - Green Tailored Deposit (3 Months BBSW + 93 points)	AA-	10,000,000.00	10,000,000.00	0.42%	5.07%	4.69%	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-	5,000,000.00	5,000,000.00	0.42%	5.07%	4.63%	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-	10,000,000.00	10,000,000.00	0.45%	5.38%	4.76%	25-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-	5,000,000.00	5,000,000.00	0.43%	5.13%	4.64%	28-Feb-24	1-Mar-19	60
Westpac Banking Corporation - Green Tailored Deposit (2.75% Fixed 1 year & 3 months BBSW + 100 points 4 years)	AA-	5,000,000.00	5,000,000.00	0.43%	5.11%	4.74%	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-	5,000,000.00	5,000,000.00	0.43%	5.14%	4.78%	22-Mar-24	25-Mar-19	60
Total		595,000,000	595,000,000	0.41%	4.95%	4.90%			
Floating Rate Notes (FRN)									
ANZ Bank (90 days BBSW + 103 points)	AA-	5,000,000.00	5,000,000.00	0.43%	5.14%	4.75%	6-Dec-23	6-Dec-18	60
National Australia Bank (90 days BBSW + 104 points)	AA-	4,000,000.00	4,000,000.00	0.43%	5.18%	4.74%	26-Feb-24	26-Feb-19	60
National Australia Bank (90 days BBSW + 92 points)	AA-	3,200,000.00	3,200,000.00	0.42%	5.05%	4.64%	19-Jun-24	20-Jun-19	60
Westpac Banking Corporation (90 days BBSW + 88 points)	AA-	4,000,000.00	4,000,000.00	0.42%	5.02%	4.61%	16-Aug-24	16-May-19	63
ANZ Bank (90 days BBSW + 77 points)	AA-	4,000,000.00	4,000,000.00	0.41%	4.91%	4.48%	29-Aug-24	29-Aug-19	60
National Australia Bank (90 days BBSW + 77 points)	AA-	5,000,000.00	5,000,000.00	0.43%	5.13%	4.48%	21-Jan-25	21-Jan-20	60
Macquarie Bank (3 months BBSW + 84 points)	A+	5,000,000.00	5,000,000.00	0.42%	5.02%	4.58%	12-Feb-25	12-Feb-20	60
Suncorp Bank (90 days BBSW + 112 points)	A+	1,500,000.00	1,500,000.00	0.46%	5.47%	4.80%	24-Apr-25	27-Apr-20	60
Suncorp Bank (90 days BBSW + 83 points) - Covered Bond	A+	2,200,000.00	2,200,000.00	0.43%	5.12%	4.49%	17-Oct-25	17-Oct-22	36
Great Southern Bank (3 months BBSW + 158 points)	BBB	4,000,000.00	4,000,000.00	0.48%	5.71%	5.32%	1-Dec-25	1-Dec-22	36
Macquarie Bank (3 months BBSW + 48 points)	A+	5,000,000.00	5,000,000.00	0.38%	4.61%	4.19%	9-Dec-25	9-Dec-20	60
Suncorp Bank (90 days BBSW + 45 points)	A+	2,100,000.00	2,100,000.00	0.38%	4.59%	4.20%	24-Feb-26	24-Feb-21	60
Newcastle Permanent Building Society (90 days BBSW + 63 points)	BBB	5,000,000.00	5,000,000.00	0.40%	4.78%	4.30%	4-Mar-26	4-Mar-21	60
Bendigo & Adelaide Bank (90 days BBSW + 125 points)	BBB+	4,500,000.00	4,500,000.00	0.45%	5.40%	5.28%	15-May-26	15-May-23	36
Suncorp Bank (90 days BBSW + 105 points)	A+	4,000,000.00	4,000,000.00	0.43%	5.19%	5.07%	18-May-26	18-May-23	36
Bendigo & Adelaide Bank (90 days BBSW + 65 points)	BBB+	5,000,000.00	5,000,000.00	0.40%	4.79%	4.38%	18-Jun-26	18-Jun-21	60
Macquarie Bank (3 months BBSW + 85 points)	A+	4,000,000.00	4,000,000.00	0.41%	4.97%	4.97%	14-Sep-26	14-Sep-21	60
Suncorp Bank (90 days BBSW + 48 points)	A+	3,750,000.00	3,750,000.00	0.38%	4.61%	4.25%	15-Sep-26	15-Sep-21	60
Bank of Queensland (90 days BBSW + 80 points)	BBB+	3,000,000.00	3,000,000.00	0.42%	5.07%	4.50%	27-Oct-26	27-Oct-21	60
Commonwealth Bank (3 month BBSW + 70 points)	AA-	3,250,000.00	3,250,000.00	0.42%	5.00%	4.37%	14-Jan-27	14-Jan-22	60
Westpac Banking Corporation (90 days BBSW + 70 points)	AA-	3,900,000.00	3,900,000.00	0.42%	5.06%	4.43%	25-Jan-27	18-Jan-22	60
Suncorp Bank (90 days BBSW + 78 points)	A+	4,500,000.00	4,500,000.00	0.43%	5.14%	4.51%	25-Jan-27	17-Jan-22	60
Newcastle Permanent Building Society (90 days BBSW + 100 points)	BBB	2,250,000.00	2,250,000.00	0.43%	5.16%	4.73%	10-Feb-27	3-Feb-22	60
National Australia Bank (90 days BBSW + 72 points)	AA-	4,000,000.00	4,000,000.00	0.40%	4.86%	4.49%	25-Feb-27	25-Feb-22	60
ANZ Bank (90 day BBSW + 97 points)	AA-	4,000,000.00	4,000,000.00	0.43%	5.15%	4.72%	12-May-27	12-May-22	60
Westpac Banking Corporation (90 days BBSW + 105 points)	AA-	4,000,000.00	4,000,000.00	0.43%	5.17%	4.79%	20-May-27	20-May-22	60
ANZ Bank (90 days BBSW + 120 points)	AA-	4,000,000.00	4,000,000.00	0.45%	5.40%	4.88%	4-Nov-27	4-Nov-22	60
Westpac Banking Corporation (90 days BBSW + 123 points)	AA-	5,000,000.00	5,000,000.00	0.45%	5.42%	4.97%	11-Nov-27	11-Nov-22	60
National Australia Bank (90 days BBSW + 120 points)	AA-	4,200,000.00	4,200,000.00	0.44%	5.34%	4.91%	25-Nov-27	25-Nov-22	60
Suncorp Bank (3 months BBSW + 125 points)	A+	2,700,000.00	2,700,000.00	0.45%	5.37%	5.05%	14-Dec-27	14-Dec-22	60
Great Southern Bank (3 months BBSW + 165 points)	BBB	2,500,000.00	2,500,000.00	0.49%	5.83%	5.61%	9-Feb-27	9-Feb-23	48
ANZ Bank (90 days BBSW + 106 points)	AA-	4,000,000.00	4,000,000.00	0.45%	5.42%	5.20%	31-Mar-28	31-Mar-23	60
Suncorp Bank (3 months BBSW + 105 points)	A+	3,000,000.00	3,000,000.00	0.44%	5.33%	5.33%	12-Jul-28	12-Jul-23	60
Commonwealth Bank (3 month BBSW + 95 points)	AA-	3,000,000.00	3,000,000.00	0.43%	5.10%	5.10%	17-Aug-28	17-Aug-23	60
ANZ Bank (90 days BBSW + 93 points)	AA-	3,500,000.00	3,500,000.00	0.42%	5.06%	5.06%	11-Sep-28	11-Sep-23	60
Floating Rate Notes (FRN) 'Green/Climate Bonds/Sustainability Bond'									
Bank Australia - Sustainability Bond (3 months BBSW + 160 points)	BBB	5,000,000.00	5,000,000.00	0.48%	5.74%	5.35%	24-Nov-25	24-Nov-22	36
Bank Australia - Sustainability Bond (3 months BBSW + 155 points)	BBB	4,500,000.00	4,500,000.00	0.47%	5.68%	5.41%	22-Feb-27	22-Feb-23	48
Total		141,550,000	141,550,000	0.43%	5.16%	4.78%			
Total Investments		786,192,805	786,192,805	0.41%	4.94%	4.83%			
Benchmark: 30 Day Bank Bill Index				0.34%	4.08%	3.63%			
Benchmark: Bloomberg AusBond Bank Bill Index				0.33%	3.96%	3.66%			
TOTAL INVESTMENTS & CASH		786,192,805	786,192,805						

Summary of Net Investment Movements - October 2023

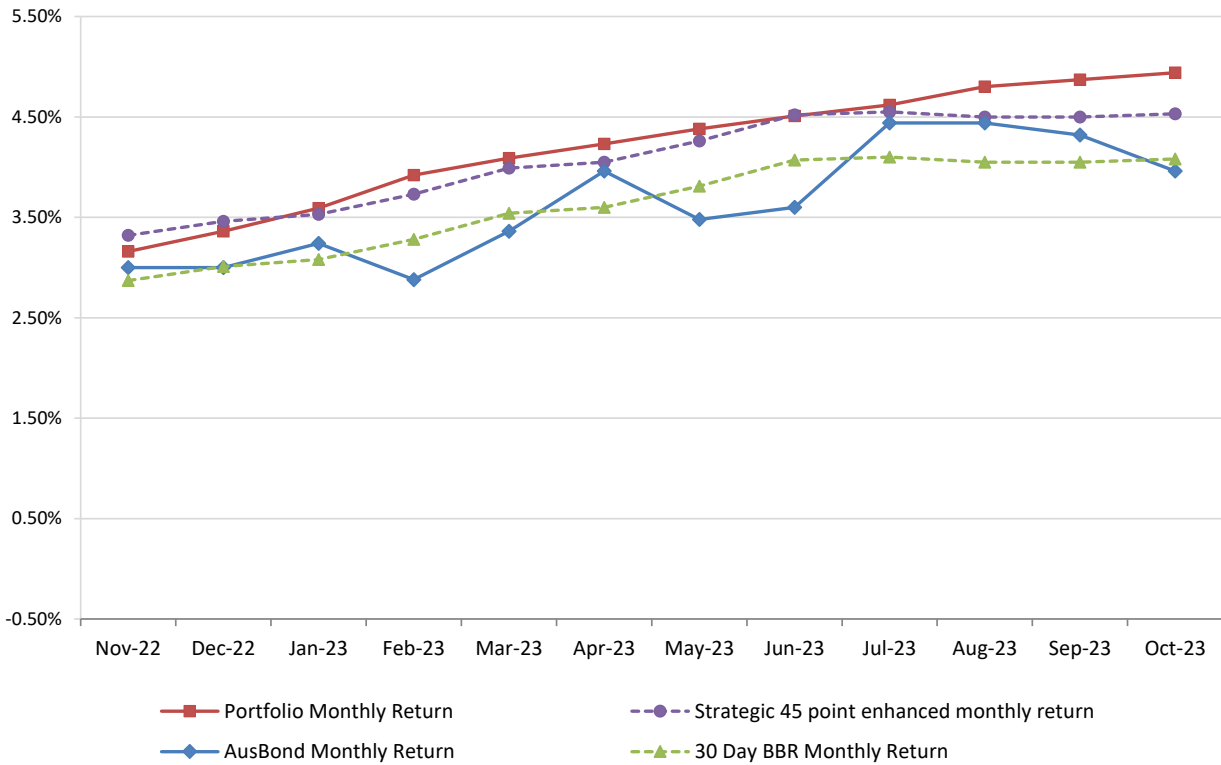
Financial Institution	Fund Rating	Net Investment/(Reduction) Amount \$	Commentary
<u>General Fund</u>			
Westpac Banking Corporation	AA-	47,000,000	Funds moved from CBA Call account to Westpac General Fund account as better credit interest margin is now provided with Westpac.
Westpac Banking Corporation	AA-	(1,200,000)	Funds utilised from general fund for operational purposes.
<u>Call Account</u>			
Commonwealth Bank	AA-	(47,000,000)	Funds moved from CBA Call account to Westpac General Fund account as better credit interest margin is now provided with Westpac.
<u>Term Deposits (TDs)</u>			
Bank of Queensland	BBB+	5,000,000	Redeemed matured investments and additional income placed in higher yielding term deposits.
Commonwealth Bank	AA-	(5,000,000)	Redeemed matured investments and additional income placed in higher yielding investments., or utilised for operational purposes.
National Australia Bank	AA-	(5,000,000)	
Westpac Banking Corporation	AA-	(20,000,000)	

Attachment B

**Investment Performance
as at 31 October 2023**

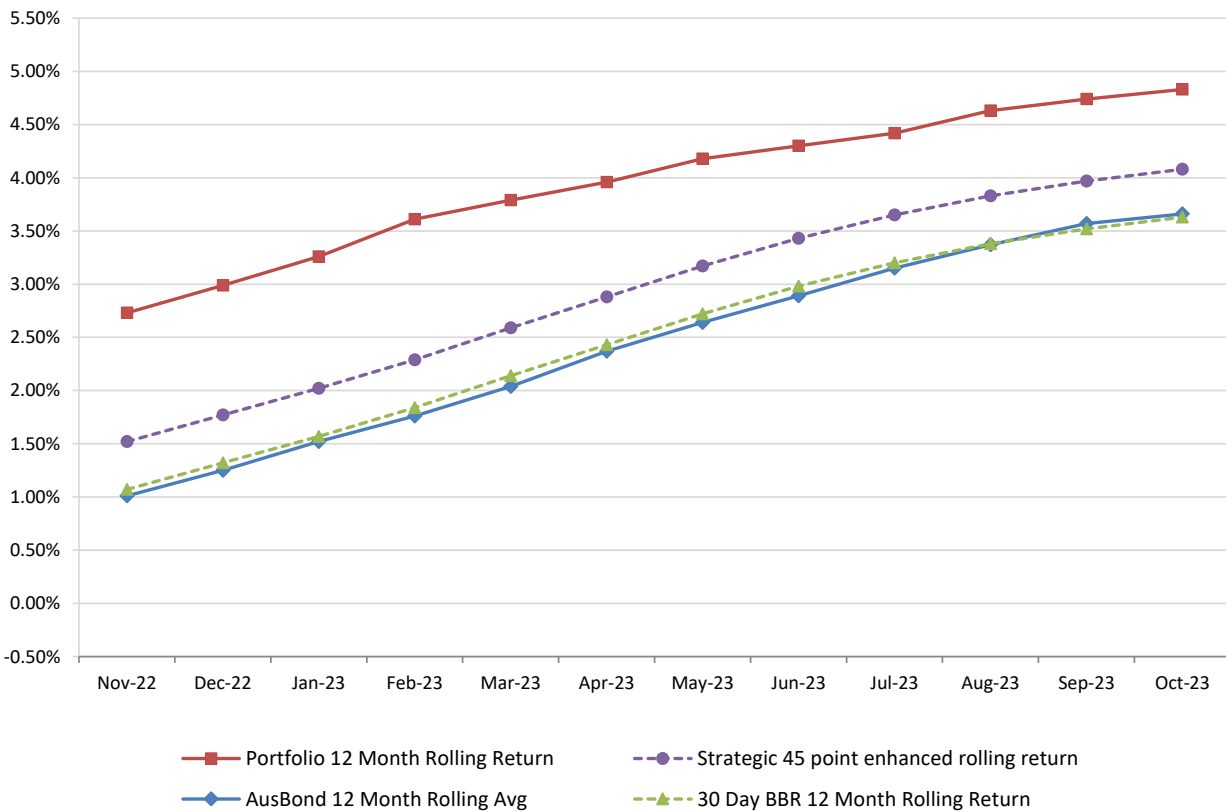
Monthly Results

Actual Portfolio vs Strategic Enhanced Benchmark vs AusBond Benchmark vs 30 Day BBR Benchmark
October 2023

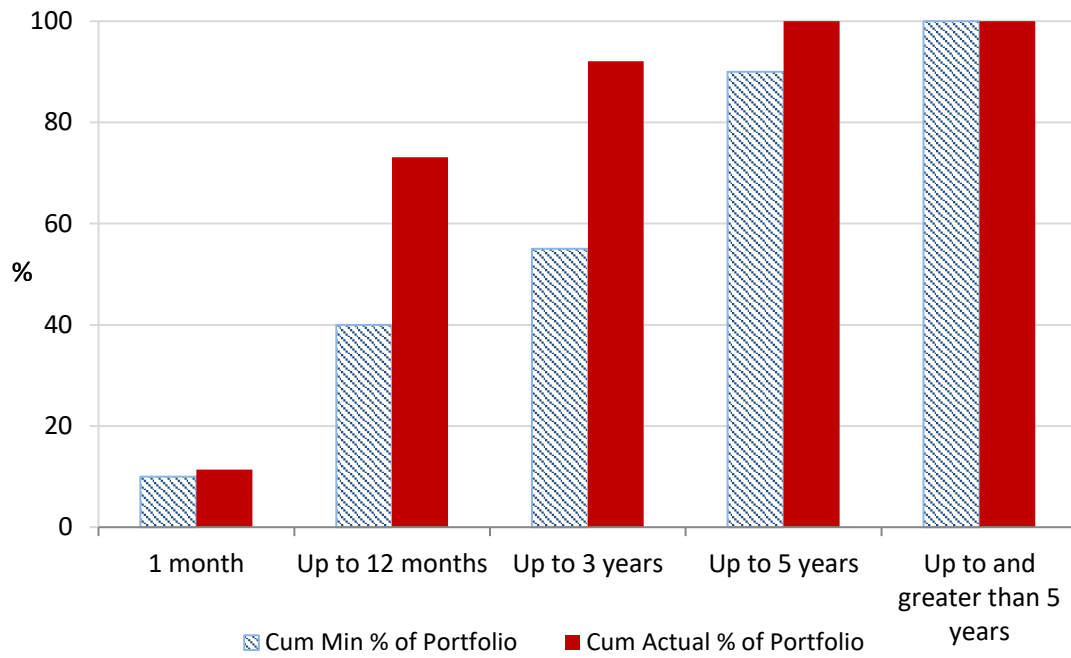


12 Month Rolling Averages

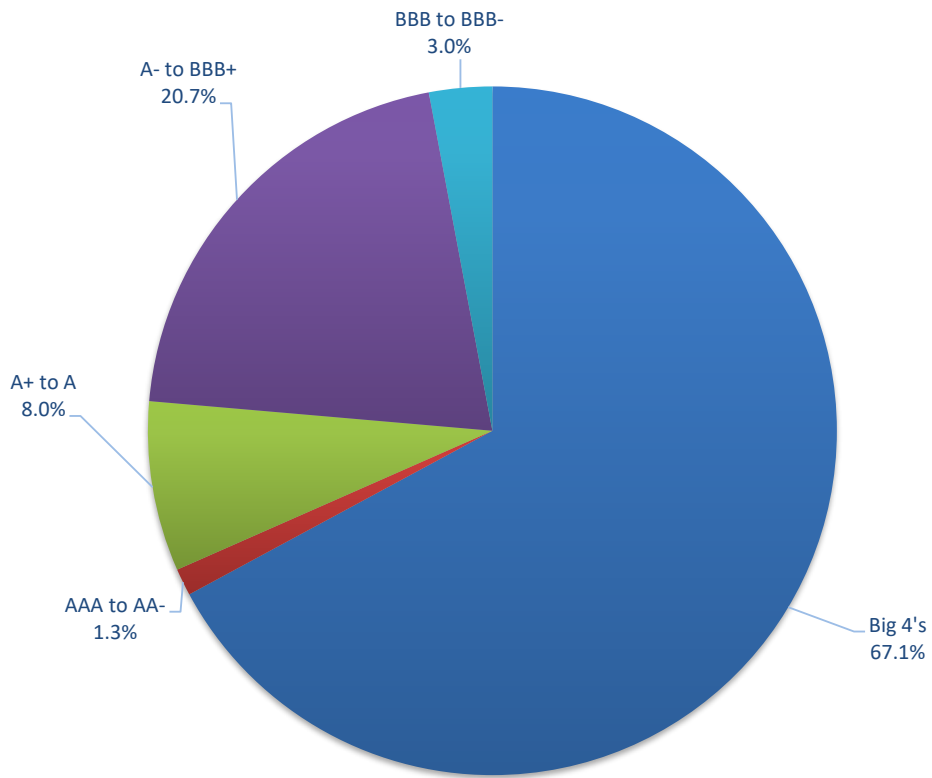
Actual Portfolio vs Strategic Enhanced Benchmark vs AusBond Benchmark vs 30 Day BBR Benchmark



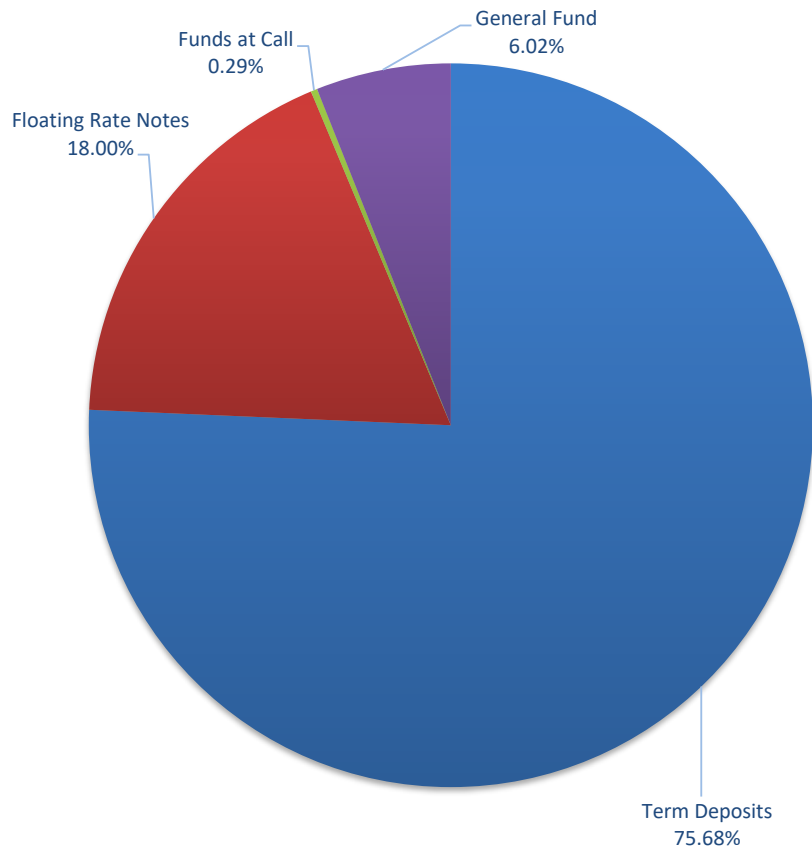
Portfolio Liquidity - Minimum Allocations as at 31 October 2023



Risk Profile as at 31 October 2023



Risk Profile as at 31 October 2023



INVESTMENT AND CASH DISTRIBUTION BY FINANCIAL INSTITUTION				
as at 31 October 2023				
Institution Category	Financial Institution	Amount \$M	Financial Inst. %	Institution Cat. %
Australian Big 4 Bank (and related institutions)	ANZ Bank	24.5	3.1	
	Commonwealth Bank	198.5	25.2	
	National Australia Bank	75.4	9.6	
	Westpac Banking Corporation	229.3	29.2	
Big 4 Total		527.7		67.1
Other Australian ADIs and Australian subsidiaries of foreign institutions	Bank Australia Limited	9.5	1.2	
	Bank of Queensland	23.0	2.9	
	Bendigo & Adelaide Bank	69.5	8.8	
	Great Southern Bank (formerly C	6.5	0.8	
	ING Bank	70.0	8.9	
	Suncorp Bank	48.8	6.2	
	Macquarie Bank Ltd	14.0	1.8	
	Northern Territory Treasury Corp	10.0	1.3	
Newcastle Permanent Building S	7.3	0.9		
Other ADI Total		258.5		32.9
Grand Total		786.2	100.0	100.0

Item 6.

Sale of Heritage Floor Space - City Owned Property

File No: X026460.023

Summary

This report seeks Council approval of the sale of 1,241.25 square metres of Heritage Floor Space awarded to the City of Sydney in its capacity as a landowner for the Corporation Building, 181-187 Hay Street, Haymarket.

The City of Sydney's Heritage Floor Space scheme provides incentive for conservation and ongoing maintenance of heritage items in central Sydney by allowing owners of heritage buildings to be awarded unused development potential from their site, known as Heritage Floor Space.

As an owner, the City is eligible to make an application for awards of Heritage Floor Space which, if approved, is then sold into the market.

The City of Sydney is the owner of some of the most iconic and substantial heritage listed properties, managing and preserving these assets in accordance with the obligations of the conservation management plans with significant annual funding commitments.

The City in its capacity as owner has been awarded and sold 33,253.43 square metres of heritage floor space relating to the Capitol Theatre, Queen Victoria Building and 744-744B George Street.

The Corporation Building at 187 Hay Street, Haymarket is one of the City's historic landmark buildings, contributing to the City's streetscapes and showcasing the architectural history of Sydney.

The City's award of heritage floor space was finalised following the refurbishment of the building which included new roof using the original timber structure and restoring the building's exterior to its original appearance.

The City has appointed an experienced transaction team to manage the sale of the Heritage Floor Space awarded to the City in its capacity as owner.

Recommendation

It is resolved that:

- (A) Council endorse the sale of approximately 1,241.25 square metres of Heritage Floor Space awarded to the City in its capacity as a landowner of the heritage listed Corporation Building;
- (B) authority be delegated to the Chief Executive Officer to manage the sale of Heritage Floor Space for the Corporation Building, including supporting valuations, negotiations and executing all documentation to effect and complete the sale; and
- (C) Council note that it will be updated on the progress of the sale of Heritage Floor Space for the Corporation Building through CEO Updates as and when the sale of the Heritage Floor Space is completed.

Attachments

Attachment A. Photos

Background

1. The City of Sydney's Heritage Floor Space Scheme provides incentive for conservation and ongoing maintenance of heritage items in central Sydney by allowing owners of heritage buildings to sell unused development potential from their site, known as Heritage Floor Space.
2. The Heritage Floor Space Scheme applies only in central Sydney. A heritage item owner may apply to be awarded Heritage Floor Space when seeking approval for conservation works, or as part of a development that includes the land occupied by the heritage item. The granting of such an award creates Heritage Floor Space supply.
3. Demand for heritage floor space arises because of provisions of the Sydney Local Environmental Plan 2012 (LEP 2012) which require development consents for certain developments to include a condition requiring the allocation of Heritage Floor Space.
4. Selling or transferring Heritage Floor Space is a private commercial transaction between the owner and the prospective buyer – the City in its capacity as a regulatory authority acts as the scheme administrator. The cost of legal agreements, transactions and other documentation associated with the award and allocation, or change of Heritage Floor Space ownership, is met by the owner and prospective buyer.
5. When a heritage item owner completes conservation works, they may be awarded Heritage Floor Space by the City of Sydney. The awarded Heritage Floor Space can then be sold to a site that requires an allocation of Heritage Floor Space as a condition of an approved development application. The money raised offsets the cost of conserving the heritage item. The value of heritage floor space arises as a result of the demand from developers who require it to comply with the conditions of their development consent.
6. The City of Sydney is the owner of some of the most iconic and substantial heritage listed properties, managing and preserving these assets in accordance with the obligations of the conservation management plans with significant annual funding commitments.
7. The City in its capacity as owner has been awarded and sold 33,253.43 square metres of Heritage Floor Space relating to the Capitol Theatre, Queen Victoria Building and 744-744B George Street.
8. For the balance of its heritage listed Central Business District properties, including Custom House, 343 George Street, Sydney Town Hall, and the recently listed Town Hall House, the City is managing a programme of works in accordance with the conservation management plans to support future applications.

Corporation Building, 187 Hay Street Haymarket

9. The ornate Corporation Building was designed in 1892 by city architect George McRae for Sydney Municipal Council as a supplementary service building to the new Belmore Markets. At the time of its completion in 1894, it was among the most important and highly decorated municipal buildings in Sydney.
10. The City commenced planning the scheduled refurbishment of the Corporation Building in early 2018, aligned to the conservation work required in accordance with the approved Conservation Plan.

11. On 26 October 2020, the Council approved a staged award of a total of 1,241.25 square metres of heritage floor space.
12. On 26 May 2021, the Stage 1 award of 744.75 square metres (60 per cent of the total award) was entered into the City of Sydney Heritage Floor Space Register in favour of the City as owner.
13. The City completed the refurbishment works on 1 July 2022 at a total project cost of \$4.45 million and is maintaining the building in accordance with the adopted conservation management plan.
14. The works undertaken included:
 - (a) restoring the building's exterior to its original appearance;
 - (b) adding a new roof using the original timber structure;
 - (c) cleaning and repairing the building's façade;
 - (d) repairing and re-roofing the awning; and
 - (e) replacing the corner shop entry to match the original design.
15. On 15 February 2023, the Stage 2 award of 496.5 square metres (the balance of total award of 1,241.25 square metres of Heritage Floor Space) was entered into the City of Sydney Heritage Floor Space Register in favour of the City as owner.
16. Attachment A provides photos of the building.
17. The City publishes a quarterly Heritage Floor Space Update, available on the City's website, that reports on recent awards, transfers and allocations of Heritage Floor Space.
18. The average sale price of Heritage Floor Space was \$2,032.22 per square metre in the 12 months to 30 June 2023.

Financial Implications

19. Revenue from the sale of potential Heritage Floor Space awards is included in the Long-Term Financial Plan.

Relevant Legislation

20. Under section 377 of the Act (which contains the general power of a council to delegate), a council may, by resolution, delegate certain functions, but not the function to sell land or other property.
21. Section 55(3)(d) of the Act provides that Council does not have to invite tenders before selling land or interests in land.
22. The contract documentation will be prepared in accordance with the Conveyancing Act 1919.

Critical Dates / Time Frames

23. The Heritage Floor Space award for the Corporation Building will be available to the market upon Council adopting the recommendations.

Options

24. There are no alternate commercial options to manage an award of Heritage Floor Space. There is no value in retaining the Heritage Floor Space.

Public Consultation

25. There is no public consultation for this transaction.

KIM WOODBURY

Chief Operating Officer

Nicholas Male-Perkins, Commercial Manager

Attachment A

Photos



Looking west along Hay Street with Parker Street at left



Facing south from Hay Street , Parker Street to the left and Parker Lane to right separating the City owned 744 George St

Item 7.**Tender - T-2022-906 - Tree Maintenance and Urban Forest Services****File No: X094916****Tender No: T-2022-906****Summary**

This report provides details of the tenders received for Tree Maintenance and Urban Forest Services.

The tender is for the maintenance of all trees within the City of Sydney located in streets, parks and Council-owned properties. The key services to be delivered under the Tree Maintenance and Urban Forest tender include:

- Tree Inspection and Assessment
- Tree Pruning
- Tree Base Maintenance
- Tree Removal
- Tree Planting and Establishment
- Tree Root Inspection and Maintenance
- Pest and Disease Management
- Emergency Response
- Customer Service

The tendered services are divided into two separate areas, north and south.

Recommendation

It is resolved that:

- (A) Council accept the tender offer of Tenderer B for the Northern Area and Tenderer A for the Southern Area of the Tree Maintenance and Urban Forest Services Tender for a period of six years, with the option of an extension of two further terms, of two years each, if appropriate;
- (B) Council note that the total contract sum and contingency for the Tree Maintenance and Urban Forest Services Tender project is outlined in Confidential Attachment B to the subject report;
- (C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender; and
- (D) authority be delegated to the Chief Executive Officer to exercise the options referred to in (A), if appropriate, and negotiate the price to extend the contract accordingly.

Attachments

- Attachment A.** Map Showing North and South Service Areas
- Attachment B.** Tender Evaluation Summary (Confidential)
- Attachment C.** Price and Schedule of Rates (Confidential)

Background

1. The City of Sydney manages approximately 50,000 trees throughout the Local Government Area (LGA), with approximately 34,500 trees located in streets, 14,000 located in parks, and 700 located within Council-owned and managed properties.
2. Trees play a vital role in the future of Sydney. They are the largest living things in the urban environment and their environmental, social, cultural and economic benefits are well established and beyond doubt. Our society relies on these benefits every day.
3. Trees are much loved by the community, due to an increased acknowledgement and understanding of the numerous benefits that they provide. They are one of the City's most important assets, being critical in making Sydney an attractive, healthy and liveable city. They are also an important contributor to the City's urban canopy target of 23 per cent by 2030 and 27 per cent by 2050, which was adopted by Council in the Greening Sydney Strategy 2020 to 2030.
4. Trees are large, living structures, located in high-use areas, over roads and close to buildings and other infrastructure. As a result, the City correctly places a high value on ensuring the trees are well-maintained through a proactive maintenance program.
5. As tree maintenance works are high risk (working at heights, around power lines, over roads, using chainsaws and chippers), it is critical that the services are undertaken by qualified and experienced personnel, with companies that integrate industry best practice into their daily operations. This contracted service delivery has been in place for the majority of the City's trees since 2008.
6. The City's street, park and Council owned property trees are currently maintained by two service providers; Active Tree Services and Treescape Australasia. These contracts are due to expire in 2024.
7. The Tree Maintenance and Urban Forest Service was tendered as two separate areas, with all trees (street, park and property) included in each geographic area due to benefits gained from a two provider model, including competition, flexibility, knowledge sharing, and the capacity within the local market.
8. The specification and other contract documentation for the service has been comprehensively reviewed to ensure it aligns with delivering the City's strategic goals and objectives, and is in line with current legislative requirements, industry best practice and community expectations.
9. The majority of the service delivery requirements remain unchanged from the current services delivered. Improvements have been identified and included in the tender, such as boundary readjustments (so all council trees within a geographic area are maintained by the same service provider) and tree establishment procedures.
10. The specification required tenderers to address a schedule of services for ongoing proactive inspection and maintenance programs requiring fixed annual prices and a schedule of rates for reactive or programmed work of variable quantity (such as tree removal, tree planting etc.). Fixed Prices and Rates were tendered for the first year of the contract term, with a CPI adjustment to be used for any annual increases thereafter.

Invitation to Tender

11. A Request for Tender was issued on 11 May 2023 via the City's e-tendering portal, Tenderlink. Submissions closed on 11 July 2023.

Tender Submissions

12. Three submissions were received from the following organisations:
 - Active Tree Services Pty Ltd (ABN 56 002 919 299);
 - Treescape Australasia Pty Limited (ABN 20 117 830 118); and
 - TreeServe Pty Ltd (ABN 87 169 334 712).
13. No late submissions were received.

Tender Evaluation

14. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
15. The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Summary – Attachment B.
16. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) Schedule of Prices and Schedule of Rates.
 - (b) Proposed Quality and Operations Plan and proposed Transition Plan.
 - (c) Proposed resources – personnel, subcontractors, and suppliers.
 - (d) Proposed resources - plant, equipment, and depot.
 - (e) Relevant expertise, competency, experience and innovation in urban tree management.
 - (f) Commitment to sustainable outcomes, environmental management, Aboriginal and Torres Strait Islander involvement, corporate social responsibility.
 - (g) Work, Health and Safety.
 - (h) Financial and commercial trading integrity including insurances.

Performance Measurement

17. The performance of the successful tenderers will be measured using monthly audits against contract-specific key performance indicators. Formal performance reviews will be conducted monthly and annually in accordance with the City's standard contract management practices.
18. The Service Provider is also required to identify and recommend any opportunities for improved operations, performance, or environmental benefits throughout the contract term.

Financial Implications

19. Additional funds are required for this service due to the preferred tenders exceeding pre-tender estimates, as detailed in Confidential Attachment B. The additional expenditure for the services in 2023/24 financial year, will be funded from savings within the City Services operating budget. Additional future year operating and capital expenditure will be included in the next and subsequent iterations of the City's Long Term Financial Plan. The impact of the rise and fall clause on contract costs will be closely monitored as part of the preparation of future budgets.
20. The total contract sum and contingency for Tree Maintenance and Urban Forest Services is detailed in Confidential Attachment B.

Relevant Legislation

21. The tender has been conducted in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2021.
22. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
23. Attachments B and C contain 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.
24. 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

25. The current contracts for tree maintenance contracts are due to end on 2 April 2024 (Active Tree Services) and 25 April 2024 (Treescape Australasia). To avoid the Easter, school holiday and Anzac period, and to commence the new contracts prior to the start of the planting season on 15 March, these contracts will be terminated on 29 February 2024.
26. In order to meet this timeline for transition the following are the critical dates:
 - (a) Award of contract - November 2023
 - (b) Transition of services - Between November 2023 and 29 February 2024
 - (c) Commencement of new contract - 1 March 2024
27. Deferring a decision would result in a shorter transition period, impacting the successful commencement and delivery of the services.
28. If approved, the term of the contract is six years, with two further terms of two years each, subject to performance and at the discretion of the City.

Options

29. An alternative option is to not proceed with engaging these services. This is not recommended as the maintenance of trees is an essential service provided by the City. Further, any delays will jeopardise the tree planting program delivery.

VERONICA LEE

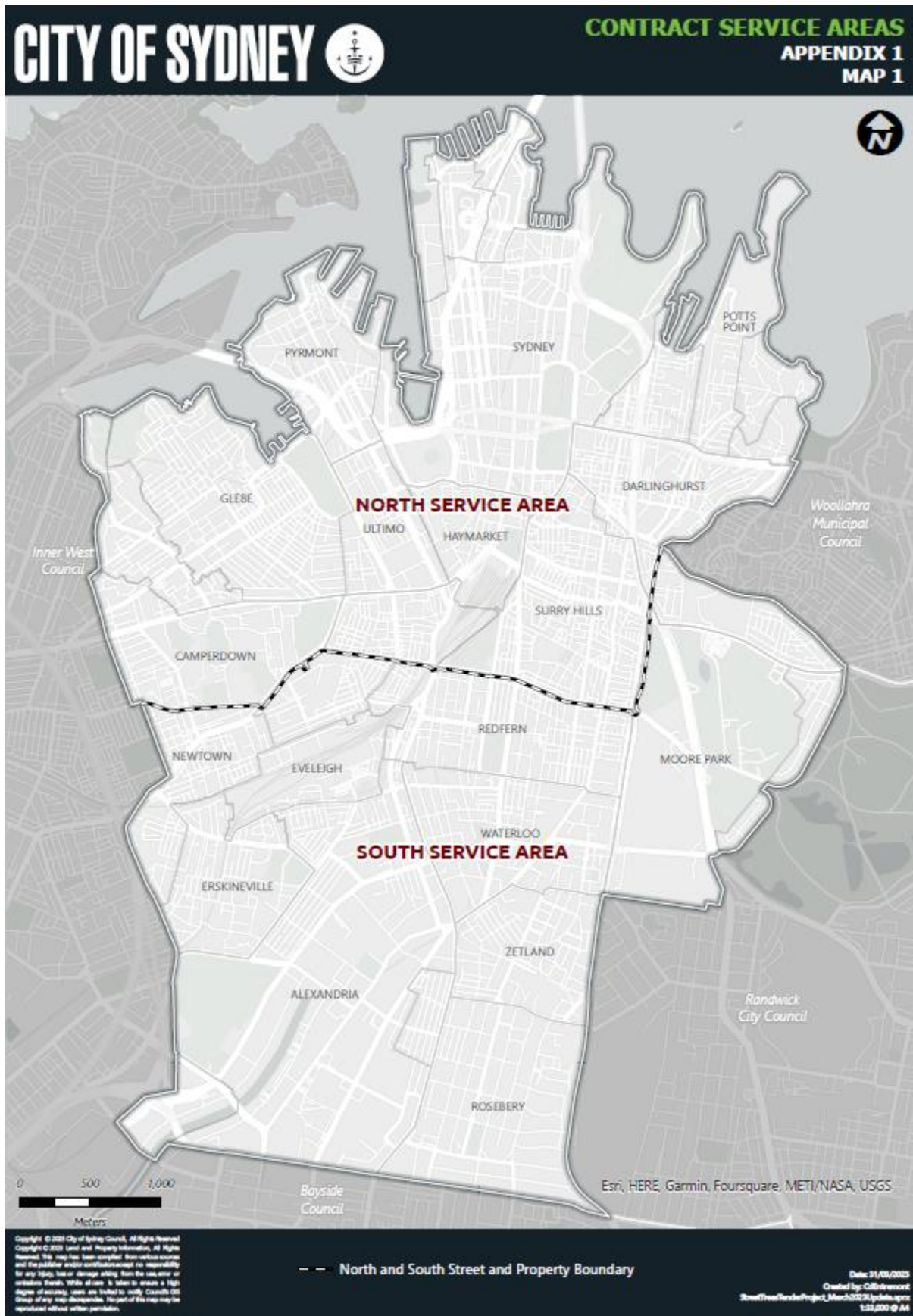
Director City Services

Karen Sweeney, Urban Forest Manager

Attachment A

**Map Showing North and South Service
Areas**

Map Showing North and South Service Areas



Document is Restricted

Document is Restricted

Item 8.

Tender - T-2023-1028 - Loftus Street Upgrade

File No: X089947.006

Tender No: T-2023-1028

Summary

This report provides details of the tenders received for the Loftus Street Upgrade project.

The streetscape improvement works contribute towards the City of Sydney's Sustainable Sydney 2030-2050 Continuing the Vision by:

- delivering approximately 1,230 m² of additional public space for pedestrians, with associated accessibility improvements;
- planting of additional trees to help the City reach its canopy cover targets and cooling of our City; and
- providing accessible parking on Loftus Street and retaining the existing bus layover parking on Loftus Street South.

Refer to Attachment A for details on the project's scope.

Once completed, these pedestrian-friendly streetscape upgrades will create more footfall for businesses and provide more space for people to gather, continuing the activation of the City North.

This report recommends that the Council accept the tender offer of Tenderer D for the Loftus Street Upgrade project.

The report also recommends increasing in project budget due to:

- escalation in civil construction prices that have occurred since the budget for the project was established in 2021;
- increased scope of work at the Bridge Street / Loftus Street intersection; and
- additional safety and accessibility footpath improvement works.

Recommendation

It is resolved that:

- (A) Council note the changes to project scope as set out in Attachment A to the subject report;
- (B) Council accept the tender offer of Tenderer D for the design and construction of the Loftus Street Upgrade project;
- (C) Council note the total contract sum and contract contingency for the Loftus Street Upgrade project as outlined in Confidential Attachment B to the subject report;
- (D) Council note the tendered rates provided in Confidential Attachment C to the subject report;
- (E) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender; and
- (F) Council approve the additional funding for the project, as outlined in Confidential Attachment B to the subject report.

Attachments

- Attachment A.** Project Scope and Additional Scope Items
- Attachment B.** Financial and Contractual Implications (Confidential)
- Attachment C.** Schedule of Rates (Confidential)

Background

1. The City North Public Domain Plan (PDP) was first endorsed by Council in December 2015, then reviewed in 2022 and further endorsed (as amended) on 13 March 2023, identified the upgrade of Loftus Street and Reiby Place as priority projects to improve safety and amenity for pedestrians using the precinct.
2. Loftus Street, at the intersection with Alfred Street, was permanently closed to traffic in the first half of 2018 due to the Sydney Light Rail (SLR) construction.
3. The closure of Alfred Street created a new traffic circulation pattern in the precinct, resulting in increased traffic through Reiby Place and an opportunity for a primarily pedestrianised space in Loftus Street, north of Reiby Place.
4. On 27 June 2022, Council approved the concept design for the Loftus Street, Reiby Place and Customs House Lane Upgrade project.
5. The Loftus Street Upgrade project seeks to capture opportunities created by changes to local traffic flows and improve the public domain of Loftus Street and the surrounding area.
6. Transport for NSW's (TfNSW) approval of the project restricts the implementation of the work proposed for Reiby Place. The Reiby Place improvement will be delayed until after the developments in Pitt Street are complete and as a result has been removed from the scope of this project. Refer to Attachment A for more information on the project scope.
7. The project will create more pedestrian space in response to the increasing pressure on the streets in the city's north due to the expanding population and footfall from numerous large-scale commercial, residential and hotel developments underway in the precinct. It will also support the expanding role of Circular Quay as a destination and transport interchange with the new Sydney Light Rail and future redevelopment by Transport for NSW .



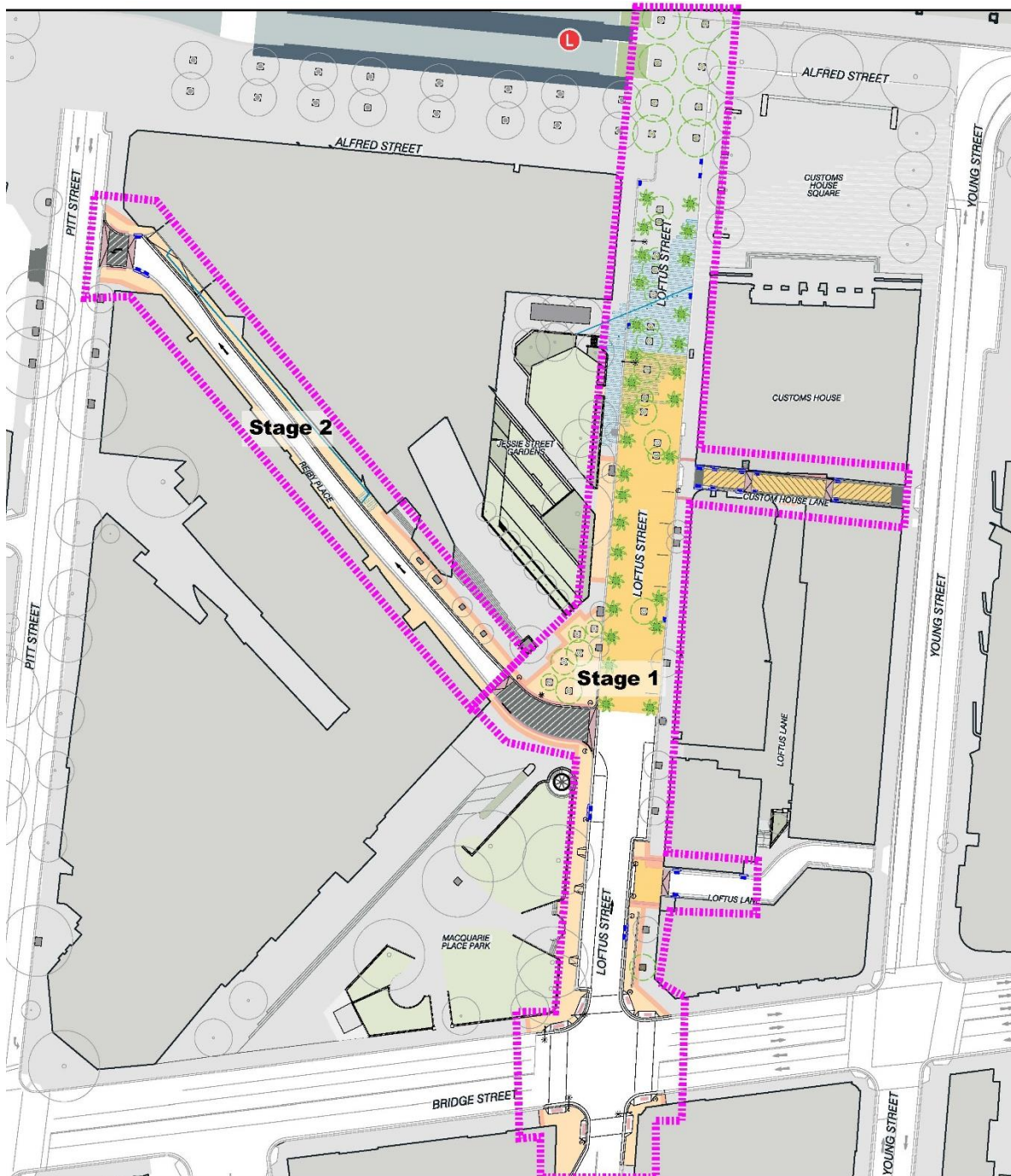
Artist impression - Loftus Street looking south towards Macquarie Place

8. The project requires the successful tenderer to undertake the detailed design and construction of the following packages of work:
 - (a) timed closure and pedestrianisation of Loftus Street, north of Reiby Place;
 - (b) timed shared zone with new paving in Customs House Lane, including raised road level between Loftus Lane and the rear entry to Customs House;
 - (c) continuous footpath treatment to the intersection of Reiby Place and Loftus Street;
 - (d) footpath extension to the east side of Loftus Street (between Bridge Street and Loftus Lane), including a continuous footpath treatment at Loftus Lane; and
 - (e) public domain and traffic signal improvements to the Loftus/ Bridge Street intersection.
9. Transport for NSW's approval of the project prevents the construction of the work proposed for Reiby Place (Stage 2), until after the private developments in Pitt Street are complete. For this reason, Stage 2 will not be designed or constructed as part of this contract and may be delivered as part of a future project, subject to required approvals being granted.

Scope of Work

10. The City has developed a design and construction methodology for the project delivery. In summary, the following design and construct activities are to be undertaken:
 - (a) site investigation and detailed design work to confirm the viability of the City's Preliminary Design for the project;
 - (b) liaison with authorities to obtain 'approval in principle' for the contractor's developed preliminary design;
 - (c) update construction methodology and sequencing;
 - (d) preparation of 'for construction' design drawings - to be completed in stages;
 - (e) re-measure of quantities from the 'for construction drawings' to establish an updated forecast of construction cost for the staged implementation based on the approved contract rates;
 - (f) design services during construction to provide quality assurance, ensuring that the design intent is achieved; and
 - (g) completion and handover of construction work and opening areas to the public in stages.
11. The detailed design components include, but are not limited to, stormwater modelling and design, traffic design (including Traffic Control Signal (TCS)) plan preparation and approval, electrical and lighting design, public domain design (including paving, street tree planting and street furniture), utility services design, Smartpole foundations (including reports, calculations and certifications), and road and pavement design.

- In addition, the project aims to plant approximately 50 new advanced canopy trees and palm trees, subject to feasibility due to the need for resolution of clashes with underground services.



Scope of work extent

- Refer to Attachment A for a more detailed description of the scope of work for the Loftus Street upgrade.

Invitation to Tender

14. The City issued a Request for Tender to appoint a suitably experienced design and construction contractor to undertake the project.
15. The tender was advertised on Tender Link on 24 August 2023 and closed on 3 October 2023, allowing tenderers nine weeks to finalise submissions.

Tender Submissions

16. Five submissions were received from the following organisations:
 - (a) CA&I Pty Ltd - ABN 40 158 442 436
 - (b) Ford Civil Contracting Pty Ltd - ABN 24 002 542 814
 - (c) Mack Civil Pty Ltd - ABN 94 163 885 943
 - (d) Quality Management & Construction Pty Ltd - ABN 29 067 829 323
 - (e) Sydney Civil Pty Ltd - ABN 90 078 474 665
 - (f) Ward Civil & Environmental Engineering Pty Ltd - ABN 65 098 942 459
17. No late submissions were received.

Tender Evaluation

18. All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
19. The Confidential Tender Evaluation Summary- Attachment A provides the relative ranking of tenders as determined from the total weighted score.
20. All submissions were assessed in accordance with the approved evaluation criteria:
 - (a) Schedule of Rates.
 - (b) Company profile with demonstrated experience in carrying out detailed design and construction works of a similar size, complexity, scale and in a similar environment (dense commercial city centre with complex utilities & servicing requirements), proven capacity to deliver high-quality public spaces, robust company quality management system and commitment to sustainability, corporate social responsibility, modern slavery and Aboriginal and Torres Strait Islander involvement.
 - (c) Personnel allocation, qualifications, technical ability, proven capacity and experience to design and deliver high-quality public domain, and percentage of time on the project; identified sub-contractors/suppliers and their experience.
 - (d) The Bidder's ability to achieve the proposed program and deliverables based on their current commitments. A well-developed program with staging shown to achieve the project with a clear overall construction duration.

- (e) Proposed methodologies:
 - (i) Design - methodology to ensure high-quality public domain outcomes, accounting for all stages of the project, including prompt and efficient integration of all necessary design services throughout the construction process to resolve unforeseen site conditions.
 - (ii) Construction - including staging of works, pedestrian and traffic management, and environmental management.
 - (iii) Supply - include the Bidders proposal for sourcing and securing items not supplied by the City under this Contract. Suppliers are to be nominated and are to have demonstrated capacity and ability to meet the committed timeframes.
- (f) Work, Health and Safety.
- (g) Financial and commercial trading integrity, including insurances.
- (h) Heavy Vehicle National Law Chain of Responsibility, Supplier Code of Conduct and Fair Work requirements for Subcontractors.
- (i) Material acceptance of the City's standard form of contract.

Financial Implications

- 21. The combination of the increased scope and the recent significant increases in market prices for construction works has led to the need for extra funding for the project.
- 22. The acceptance of the recommended tender will therefore require Council to increase the current budget for the project, as detailed in Confidential Attachment B.
- 23. Transport for NSW's approval of the project prevents the construction of the work proposed for Reiby Place (Stage 2), until after the private developments in Pitt Street are complete. Stage 2 has been descoped from this project and may proceed as part of a separate project if or when the necessary agreement has been reached with Transport for NSW.
- 24. The total contract sum and contract contingency for the Loftus Street Upgrade project are detailed in Confidential Attachment B.

Relevant Legislation

- 25. The tender process and evaluation have been conducted in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2021.
- 26. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

27. Attachments B and C contain confidential commercial information about 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.
28. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise the Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

29. Key dates for the project are as follows:
- | | |
|---|----------------|
| (a) Appointment of Design and Construction Contractor | November 2023. |
| (b) Contract Execution | December 2023. |
| (c) Detail Design Commencement | January 2024. |
| (d) Construction Commencement | Mid 2024. |
| (e) Construction Completion | Mid 2025. |

Options

30. An alternative option is to defer or not proceed with the tendered works. This option is not recommended because it would not align with the City North Public Domain Plan (PDP).

Public Consultation

31. During the concept design phase, consultation was undertaken to inform the community about the City's proposed upgrade, including:
- (a) Transport for NSW;
 - (b) private sector property owners;
 - (c) business operators
 - (d) residents; and
 - (e) developers/ construction companies working on upgrade projects in the vicinity.

The City sought community feedback on three documents that were available on the Sydney Your Say webpage, all of which contained information about different aspects of the proposed changes. The documents were:

- (a) Concept design – proposed plan for the new pedestrian areas.
- (b) Local access plan – proposed traffic and access arrangements.
- (c) Review of environmental factors (REF) – addresses the proposal's impacts and how they will be managed.

33. The relevant changes to traffic were also unanimously supported by the Local Pedestrian, Cycling and Traffic Calming Committee on 8 December 2022.

KIM WOODBURY

Chief Operating Officer

Bridget Smyth, City Architect / Executive Manager City Design and Public Art

Ana Carrillo Restrepo, Delivery Manager

Attachment A

Project Scope and Additional Scope items

Attachment A – Project Scope and Additional Scope items

Loftus Street Upgrade

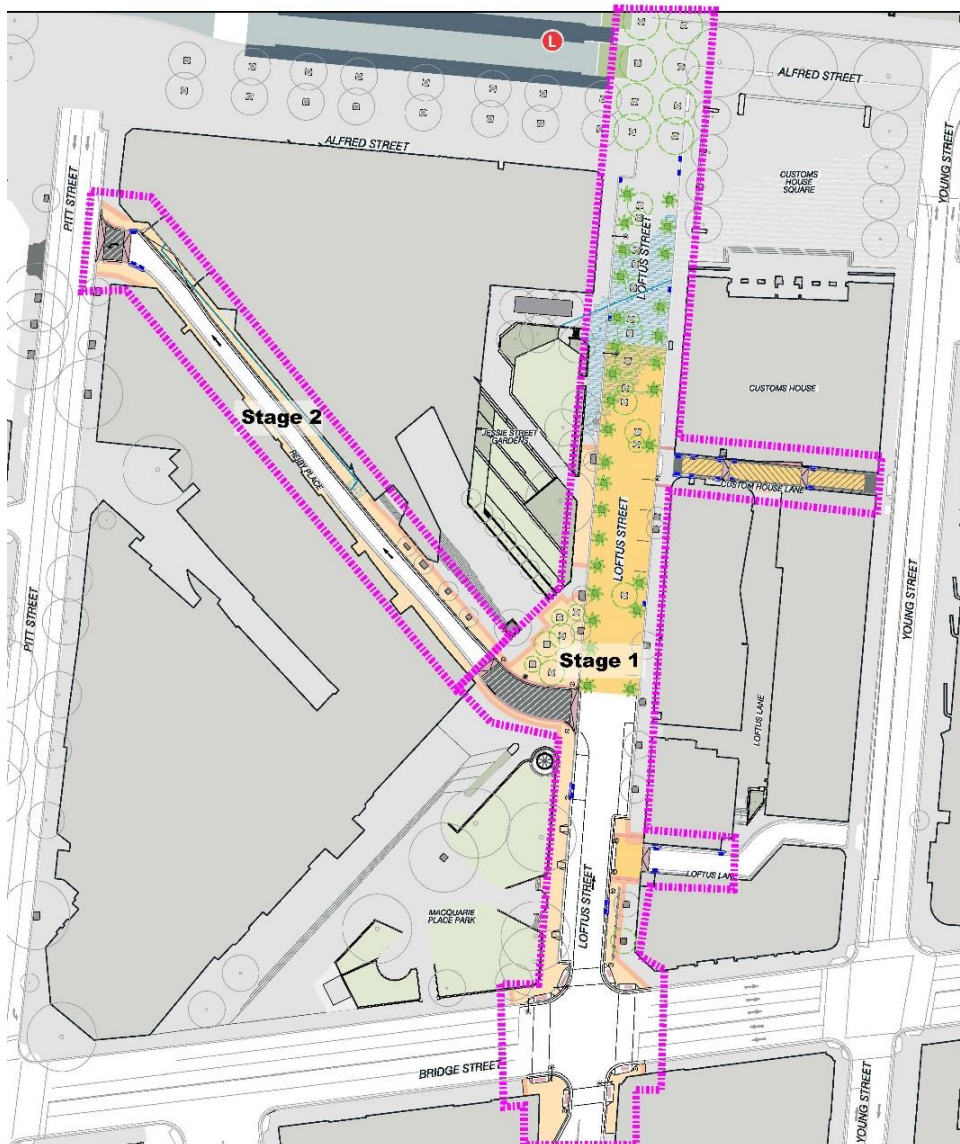
Summary of Changes and Additions to Initial Project Scope

The project scope has changed from the City's initial proposal developed in 2021 to incorporate Transport for NSW(TfNSW) and stakeholder requirements.

Upon commencing work on the project, the City started discussion with Transport for NSW about the proposed works. Transport for NSW raised concern about the impact that the proposed footpath extension on the northern side of Reiby Place would have on the re-developments that are currently taking place on Pitt Street:

- 1 Alfred Street
- 55-57 Pitt Street

For this reason, Transport for NSW granted approval to undertake Stage 1 of the works and restricted the start of Stage 2 until those construction projects are complete. Stage 2 has been removed from the scope of this project and may be incorporated into a future project, subject to the granting of relevant approvals.



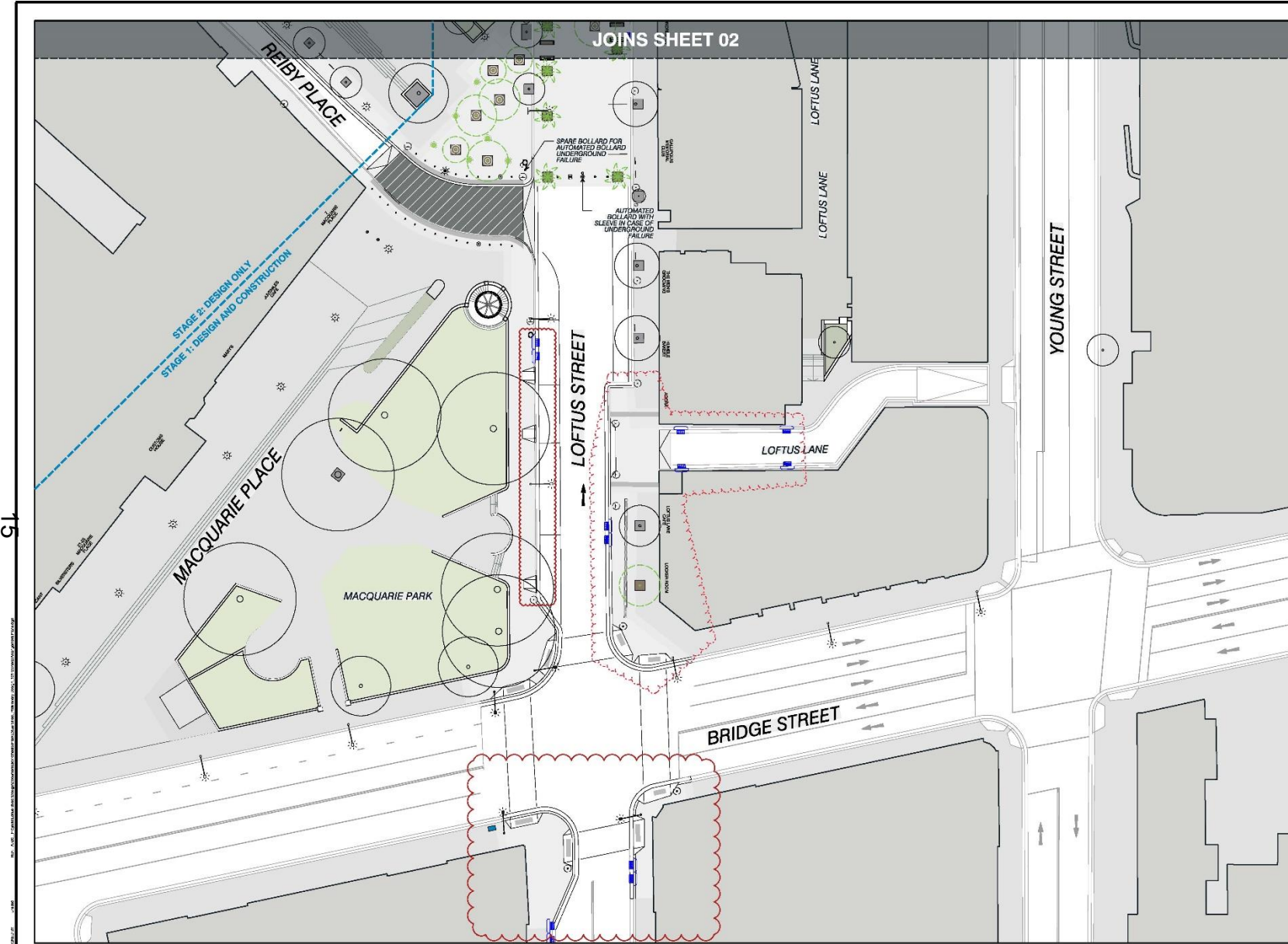
Additional Project Scope

The following table summarises the changes in project scope associated with authority and stakeholder engagement. Refer to the Reference Designs below for additional details.

Change Item No.	Location	Change Summary	Additional Scope Required
1	Loftus Street and Alfred Street	Add to the existing avenue of street trees on Alfred Street and an additional row of shade/ canopy trees along Loftus Street.	Excavation for tree pits, including structural soil areas, utility service protection and tree planting.

Change Item No.	Location	Change Summary	Additional Scope Required
2	Customs House Lane	Introduction of a raised threshold in front of the entry to Customs House in line with Loftus Lane	Introduce a raised threshold on the road, footpath tie-in grading from Loftus Lane footpath to Custom House doorway, tactile ground surface indicators, utility service lid adjustments, and stormwater drainage infrastructure.
3	Customs House Lane	New inground lights	Additional pits, conduits and in-ground lights to enable feature lighting of the surface of Customs House Lane.
4	Loftus Street, north of Bridge Street	Existing footpath infrastructure at taxi ranks within the project site was identified as requiring upgrades to meet pending revisions to the Disability Standards for Accessible Public Transport.	Additional kerb ramps are to be constructed at the taxi rank.
5	Loftus Street and Loftus Lane	Construct continuous footpath treatment (CFT) to improve accessibility and pedestrian safety.	Amend road geometry, kerb and gutter, footpath pavement and grading, stormwater drainage infrastructure, bollards and tactile ground surface indicators.
6	Footpaths of Loftus St, north of Bridge St	In response to change item 6, the footpath gets extended, taking the opportunity of an existing no-stopping area in the road.	Four traffic lanes will be reduced to one lane in each direction at the signalised pedestrian crossing area. Footpath widening and street lighting will be amended to suit the new road geometry. Tree planting to fit the new footpath environment.

Change Item No.	Location	Change Summary	Additional Scope Required
7	South of the intersection of Loftus Street and Bridge St	The existing footpath does not adhere to equitable access requirements.	Reconstruct kerb ramps, amend traffic signal poles, lanterns and electrical assets; amend road geometry, signage and line marking, kerb and gutter alignment, footpath pavement and grading, street lighting and electrical infrastructure, and stormwater drainage infrastructure.



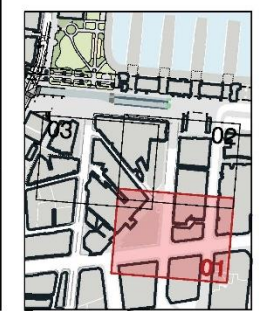
LEGEND

PROPOSED

- BENCH PROPOSED
- PLANTER PROPOSED BY OTHERS
- KIOSK EXISTING
- BIN (120L) PROPOSED
- BIKE RACK PROPOSED
- BOLLARDS TZANNES - FIXED
- BOLLARDS TZANNES - REMOVABLE
- BOLLARDS LEDA - FIXED
- BOLLARDS LEDA - REMOVABLE
- BOLLARDS LEDA - AUTOMATED RETRACTABLE
- LIVISTONA AUSTRALIS PALM TREE
- FLINDERSIA AUSTRALIS TREE
- TRISTANIOPSIS LAURINA TREE
- TREE PIT POROUS
- TREE PIT GRATE
- TRENCH DRAIN
- KERB INLET PIT
- STREETLIGHT POLE
- FLOOR LIGHT FITTING
- GALVANISED POST
- TCS CABINET

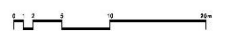
EXISTING

- TREE
- TREE PIT - POROUS
- TREE PIT - GRATE
- MAIN SWITCH BOARD
- GALVANISED POST
- STREETLIGHT POLE



Revisions	No.	Date	Description
	A.	20.06.23	FOR REVIEW
	B.	21.07.23	ISSUE TO QUANTITY SURVEYOR
	C.	02.08.23	ISSUE TO QUANTITY SURVEYOR
	D.	22.08.23	ISSUE FOR TENDER
	E.	11.10.23	DESIGN UPDATE: BRIDGE/LOFTUS INTERSECTION ADDED LOFTUS ACCESSIBLE TAXI RAMP

Drawings that do not show status have not been verified by City Design and are not to be used for any purposes other than for preliminary reference. All dimensions on site plans are approximate. Use figures for reference only. Verify all dimensions on site before commencing works and refer any discrepancies to City Design.
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Project
Loftus Street
Pedestrianisation

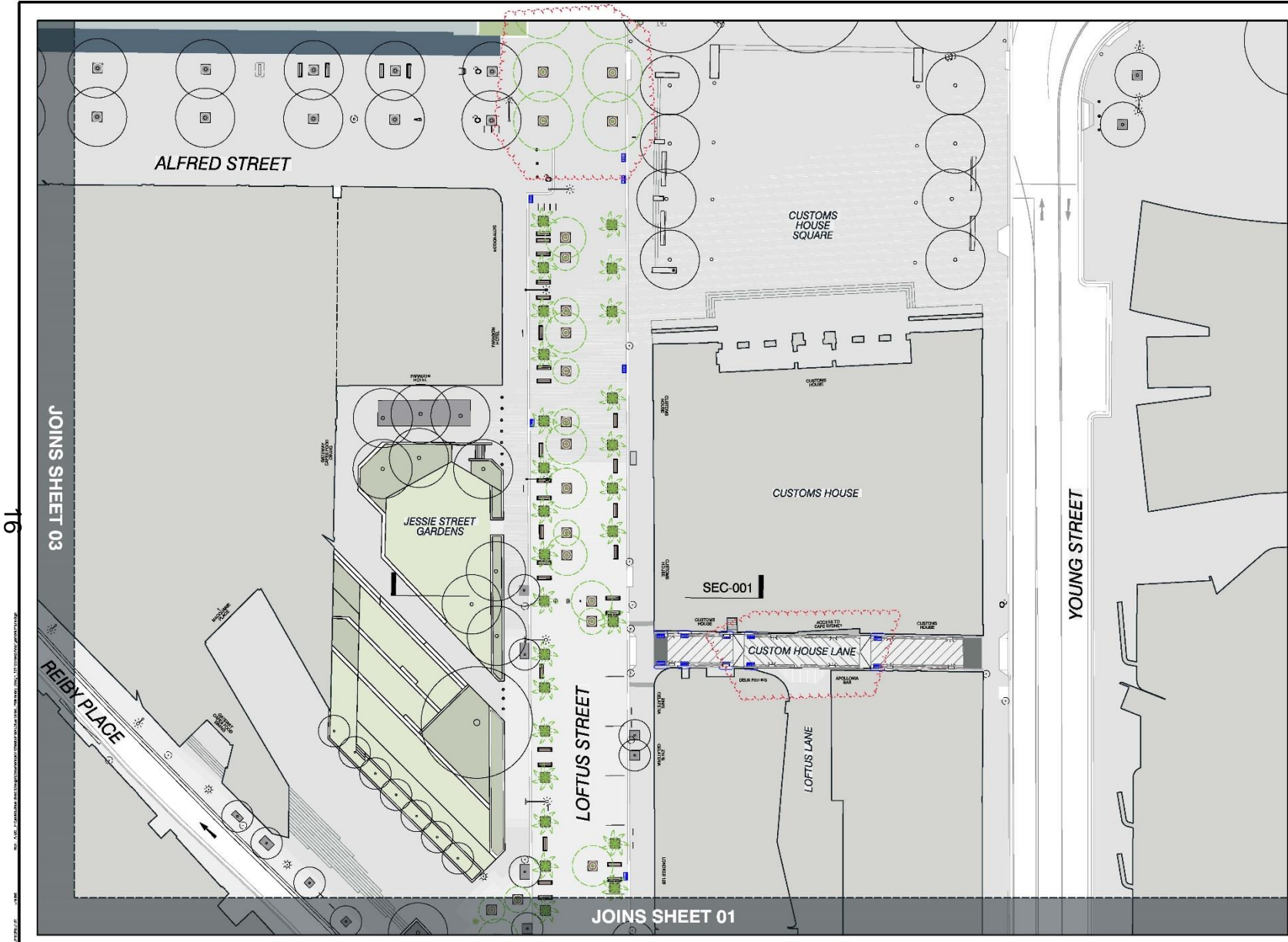
Project No.
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Drawing
Loftus Street
Preliminary Design - General Arrangements Plans

Drawing Status
PRELIMINARY

Scale	Sheet Size	Sheet	Issue
1:250	A1	01 of 03	E
Drawing Number	DRG-101		



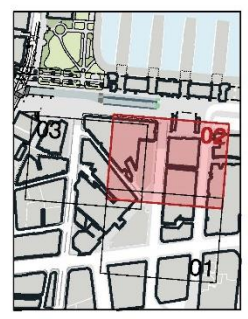
LEGEND

PROPOSED

- BENCH PROPOSED
- PLANTER PROPOSED BY OTHERS
- KIOSK EXISTING
- BIN (120L) PROPOSED
- BIKE RACK PROPOSED
- BOLLARDS TZANNES - FIXED
- BOLLARDS TZANNES - REMOVABLE
- BOLLARDS LEDA - FIXED
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- TRISTANIOPSIS LAURINA TREE
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- TREE PIT GRATE
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- STREETLIGHT POLE
- FLOOR LIGHT FITTING
- GALVANISED POST
- TCS CABINET

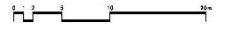
EXISTING

- TREE
- TREE PIT - POROUS
- TREE PIT - GRATE
- MAIN SWITCH BOARD
- GALVANISED POST
- STREETLIGHT POLE



Revisions	No.	Date	Description
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Project
Loftus Street
Pedestrianisation

Project No.
C33035

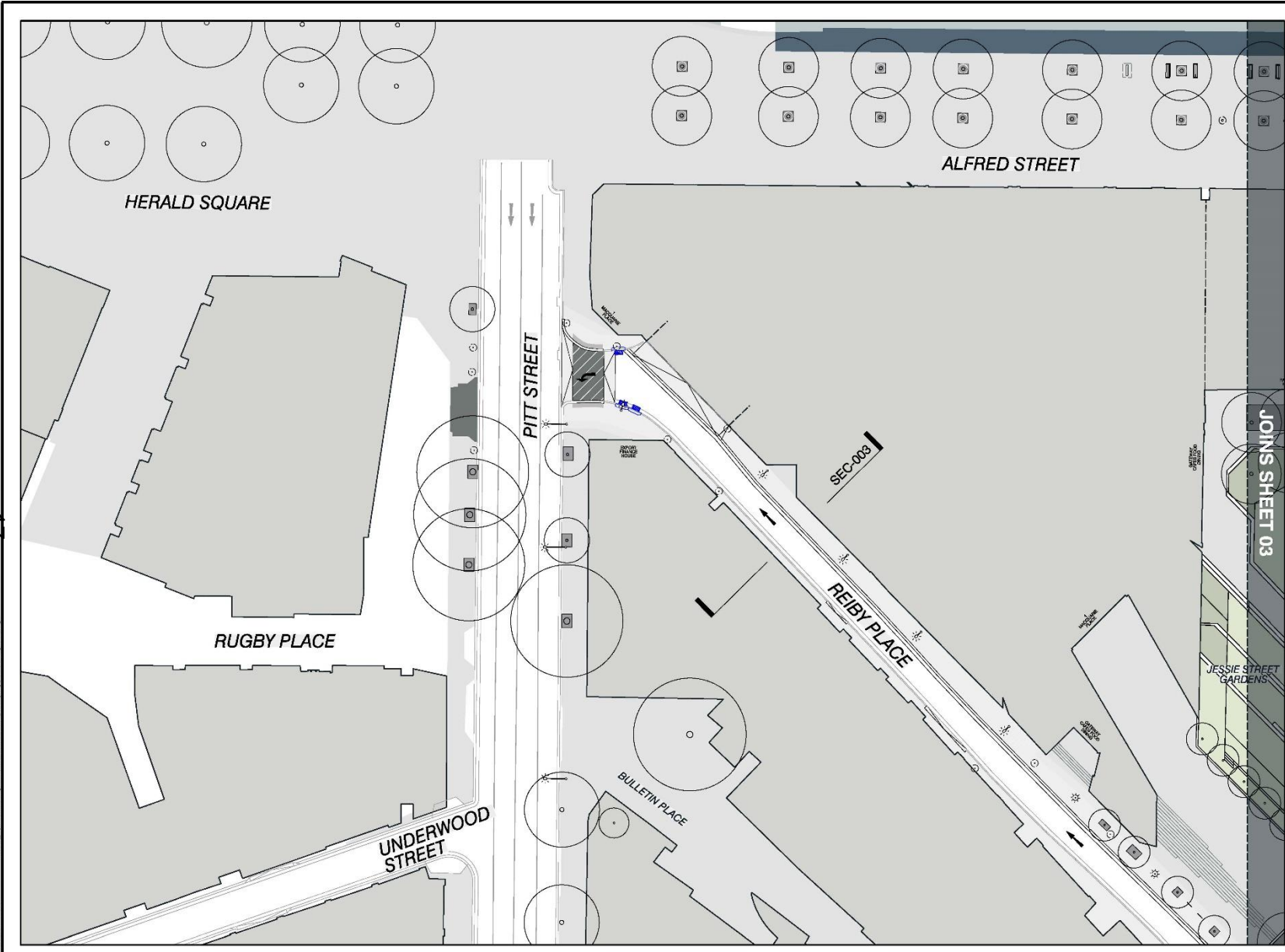


Drawing
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Preliminary Design - General Arrangements Plans

Drawing Status
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Drawing Number
DRG-102



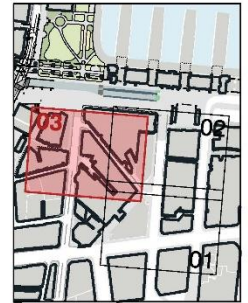
LEGEND

PROPOSED

- BENCH PROPOSED
- PLANTER PROPOSED BY OTHERS
- KIOSK EXISTING
- BIN (120L) PROPOSED
- BIKE RACK PROPOSED
- BOLLARDS TZANNES - FIXED
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- FLOOR LIGHT FITTING
- GALVANISED POST
- TCS CABINET

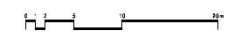
EXISTING

- TREE
- TREE PIT - POROUS
- TREE PIT - GRATE
- MAIN SWITCH BOARD
- GALVANISED POST
- STREETLIGHT POLE



Revisions	
No.	Date
A.	20.06.23
B.	21.07.23
C.	02.08.23
D.	22.08.23
E.	11.10.23

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Project
Loftus Street Pedestrianisation

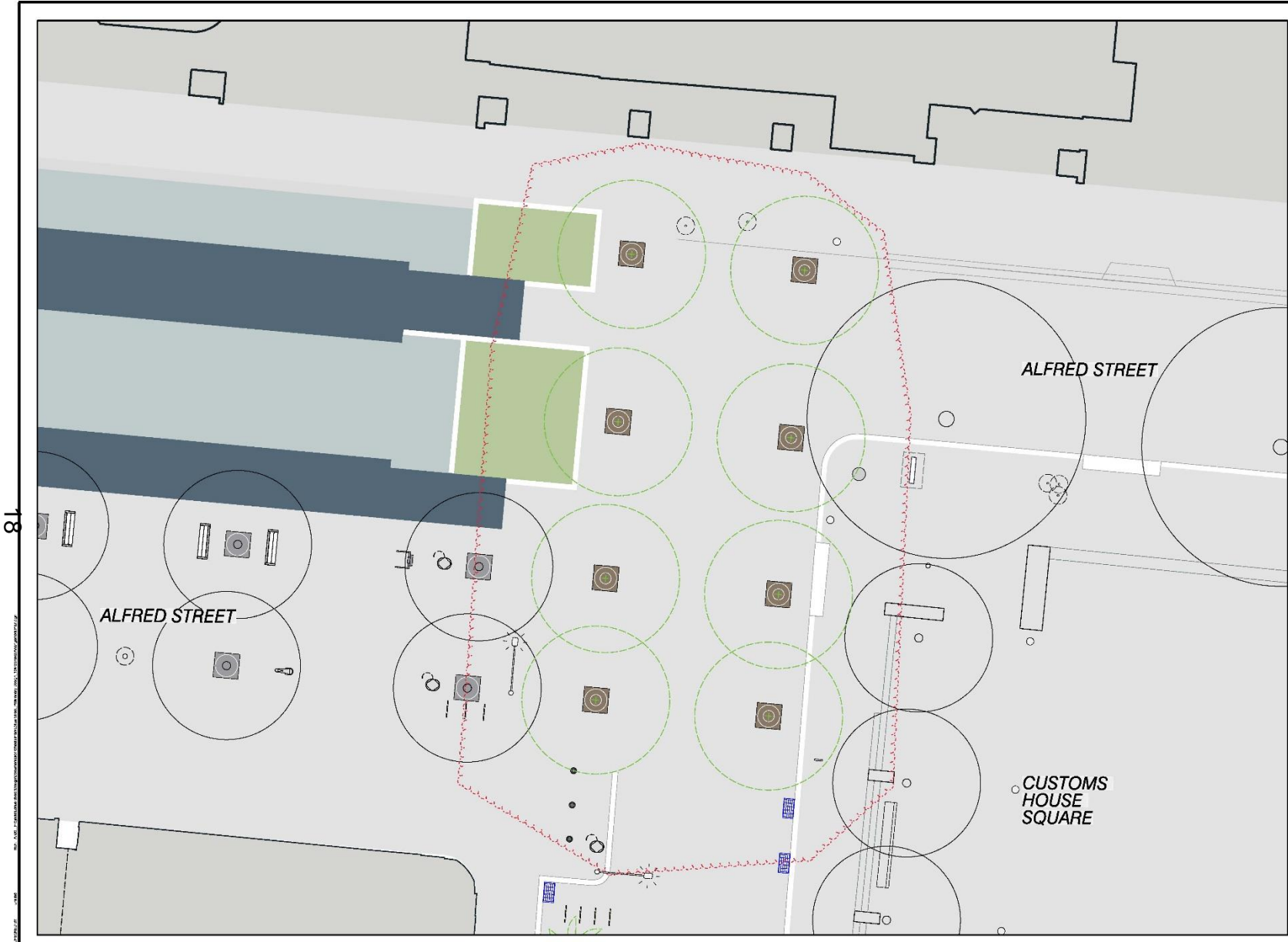
Project No.
C33035

Drawing
 Loftus Street
 Preliminary Design - General Arrangements Plans

Drawing Status
PRELIMINARY

Scale	Sheet Size	Sheet	Issue
1:250	A1	03 of 03	E

Drawing Number
 DRG-103



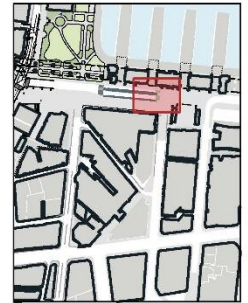
LEGEND

PROPOSED

- BENCH PROPOSED
- PLANTER PROPOSED BY OTHERS
- KIOSK PROPOSED
- KIOSK APPROVED DA LOCATION
- BIN (120L) PROPOSED
- BIKE RACK PROPOSED
- BOLLARDS TZANNES - FIXED
- BOLLARDS TZANNES - REMOVABLE
- BOLLARDS LEDA - FIXED
- BOLLARDS LEDA - REMOVABLE
- BOLLARDS LEDA - AUTOMATED RETRACTABLE
- LIVISTONA AUSTRALIS PALM TREE
- FLINDERSIA AUSTRALIS TREE
- TRISTANIOPSIS LAURINA TREE
- TREE PIT POROUS
- TREE PIT GRATE
- TRENCH DRAIN
- KERB INLET PIT
- STREETLIGHT POLE
- FLOOR LIGHT FITTING
- GALVANISED POST

EXISTING

- TREE
- TREE PIT - POROUS
- TREE PIT - GRATE
- MAIN SWITCH BOARD
- GALVANISED POST
- STREETLIGHT POLE



Revisions	
No.	Date
A	15.08.2023
B	11.10.23

ISSUE FOR TENDER
 DESIGN UPDATE:
 BRIDGE/LOFTUS INTERSECTION ADDED
 LOFTUS ACCESSIBLE TAXI RAMPS

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Project
Loftus Street
 Pedestrianisation

Project No.
C33035



Drawing
 Loftus Street
 Preliminary Design - General Arrangement Plan

Drawing Status
PRELIMINARY

Scale	Sheet Size	Sheet	Issue
1:100	A1	01 of 01	B

Drawing Number
 DRG-104

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