

Minutes of the Corporate, Finance, Properties and Tenders Committee – 20 October 2025

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

At the commencement of business at 2:00pm those present were -

Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson, Weldon and Worling.

Apologies

The Rt Hon Clover Moore AO – Lord Mayor of Sydney, extended her apologies for her inability to attend the meeting of the Corporate, Finance, Properties and Tenders Committee.

The meeting of the Corporate, Finance, Properties and Tenders Committee concluded at 2:48pm.

Item 1

Confirmation of Minutes

Moved by Councillor Kok, seconded by Councillor Miller –

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 15 September 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 2

Statement of Ethical Obligations and Disclosures of Interest

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

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

Item 3

Audit Risk and Compliance Committee Annual Report to Council 2024/25

It is resolved that Council note the Audit Risk and Compliance Committee's 2024/25 Annual Assessment Report as shown at Attachment A to the subject report.

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

S083523

Speaker

Stephen Horne (Audit Risk and Compliance Committee Chair) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 3.

Item 4

Presentation of the 2024/25 Financial Statements and Audit Reports to Council

It is resolved that Council:

- (A) receive the Financial Statements for City of Sydney for the year ended 30 June 2025, as shown at Attachment A to the subject report;
- (B) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the General Purpose Financial Statements;
- (C) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the Special Purpose Financial Statements;
- (D) receive the auditor's reports on the 2024/25 Annual Financial Statements as shown at Attachment B to the subject report; and
- (E) authorise that notice be given, through Sydney Your Say, of public presentation of the audited 2024/25 Financial Statements for the City of Sydney at the Council meeting on 17 November 2025.

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

X112648

Item 5

Investments Held as at 30 September 2025

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

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

X020701

Item 6

Public Exhibition - Draft Code of Meeting Practice

It is resolved that:

- (A) Council approve the draft Code of Meeting Practice as shown at Attachment A to the subject report, for public exhibition for a period of 28 days and specifying a period of not less than 42 days during which submissions may be made;
- (B) Council note that the draft Code of Meeting Practice, including any recommended changes, will be reported to Council for adoption following the exhibition period and that Council's current Code of Meeting Practice will continue to apply until a new Code of Meeting Practice is adopted; and
- (C) authority be delegated to the Chief Executive Officer to undertake minor editorial amendments for clarity or correction of drafting errors prior to the exhibition of the draft Code of Meeting Practice.

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

S051923

Item 7**External Memberships**

It is resolved that:

- (A) Council receive and note the City's membership of the associations outlined in Attachment A to the subject report;
- (B) Council note that final membership amounts change from time to time and any significant changes will be reported back to Council via the CEO Update; and
- (C) authority be delegated to the Chief Executive Officer, in consultation with the Lord Mayor, to accept hosting up to 3 roundtables/forums/events per year at City of Sydney venues and to waive costs associated with hosting these events.

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

Ayes (8) Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson and Worling

Noes (1) Councillor Weldon*

Carried.

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

S076031

Item 8**Proposed Land Classification - South Sydney Rotary Park, 53 Henderson Road, Eveleigh**

It is resolved that Council:

- (A) endorse public notification of the proposed resolution: "it is resolved to classify Lot 22 in Deposited Plan 835061 as operational land in accordance with section 31 of the Local Government Act 1993 (NSW)", on the basis that:
 - (i) the primary future use is for a park; and
 - (ii) the classification is an interim measure to support operational management and use of the land to facilitate upgrading the park until the upgrade works are completed and it can be included within the Generic Plan of Management and classified as community and categorised as park; and
- (B) note that a further report to Council, to inform of the outcomes of the public notification and recommendation of land classification, will follow the notification period.

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

X118406.001

Item 9**Lease Approval - 46-52 Mountain Street, Ultimo**

It is resolved that:

- (A) Council approve the grant of a new lease for Suite 3 on Ground Floor and Levels 1 and 2, 46-52 Mountain Street, Ultimo, to the University of Notre Dame Australia (ABN: 69 330 643 210) for a term of 5 years with an option to renew for a further 5 years in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease in accordance with the essential terms and conditions contained within Confidential Attachment A to the subject report.

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

X125160

Item 10**Lease Approval and Exemption from Tender - 343 George Street, Sydney**

It is resolved that:

- (A) Council approve entry into an agreement for lease with The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) in relation to 343 George Street for the purpose of undertaking necessary works in accordance with the essential terms of the agreement for lease outlined in Confidential Attachment A to the subject report;
- (B) Council approve the grant of 2 leases for the 3 upper floors of 343 George Street, Sydney to The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) for a period of 10 years (for Levels 9 and 10) and 9 years and 3 months for Level 8 , with an additional option for 10 years for all 3 floors, in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report;
- (C) Council note that The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) will also be granted a non-exclusive licence for the rooftop area of 343 George Street for a 10 year period with an additional option for 10 years for use in conjunction with the leased area;
- (D) Council approve that The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) be appointed to undertake works as generally outlined in Confidential Attachment A to the subject report, subject to the City's approval processes and heritage considerations;
- (E) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 in order for the proposed works to be undertaken The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) including fit-out and some base building and services works as set out in Confidential Attachment A to the subject report as a satisfactory result would not be achieved by inviting tenders;

- (F) Council note that a satisfactory result would not be achieved by inviting tenders for these works because:
- (i) the proposed works are directly linked to the tenant's specific operational and service delivery requirements, which are integral to the long-term use and activation of the premises; and
 - (ii) the alignment of the tenant's fit-out, base building integration, and service upgrades with the City's renewal program is critical to meeting the lease commencement timeline and mitigating delivery risks, which would be significantly increased if works were separately procured;
- (G) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease and associated documents in accordance with the essential terms and conditions and other matters contained within Confidential Attachment A to the subject report; and
- (H) note the risks and mitigation strategies developed by staff associated with this transaction as detailed in Confidential Attachment A to the subject report.

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

X126219

Item 11

Exemption from Tender and Contract Variation – Insect Farming Food Scraps Processing Trial

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 for provision of insect farming food scraps processing services as a satisfactory result would not be achieved by inviting tenders;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because:
- (i) the City's current supplier for the Insect Farming Food Scraps Processing Trial is the only suitably licensed supplier operating in NSW that can process our food organics using this specific automated insect farming processing technology;
 - (ii) the market settings for food waste processing are currently lacking both capacity and technology capability due to under investment and lengthy planning approval and construction timelines;
 - (iii) it is not anticipated that any meaningful new food organics processing facilities will be established during the term of the proposed extension;
 - (iv) an extension of the Insect Farming Food Scraps Processing Trial contract will provide the opportunity to resolve processing challenges identified in the trial and test solutions; and
 - (v) the contractor, Goterra Pty Ltd, has confirmed that it can continue to provide processing capacity for the existing services at its purpose-built facility in Alexandria and therefore continue to provide a local solution for the City's food organics;

- (C) Council approve a variation to the existing contract with Goterra Pty Ltd to extend the contract term for a further 18 months, with a revised expiry date of 30 June 2027;
- (D) Council note the revised contract sum for the extended term is set out in the Confidential Attachment A to the subject report; and
- (E) authority be delegated to the Chief Executive Officer to negotiate, execute and administer/vary the contract relating to the Insect Farming Food Scraps Processing Trial.

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

X021464.011