

Minutes of the Corporate, Finance, Properties and Tenders Committee - 16 February 2026

Members The Rt Hon Clover Moore AO - Lord Mayor of Sydney (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 3:04pm, those present were –

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

Adjournment

At 4:51pm, it was moved by the Chair (the Lord Mayor) seconded by Councillor Kok –

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

Carried unanimously.

At the resumption of the meeting of the Corporate, Finance, Properties and Tenders Committee at 5:09pm, all Councillors were present.

The meeting of the Corporate, Finance, Properties and Tenders Committee concluded at 5:11pm.

Item 1

Confirmation of Minutes

Moved by Councillor Kok, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 8 December 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**2025/26 Quarter 2 Review – Delivery Program 2025-2029**

It is resolved that:

- (A) Council note the financial performance of Council for the second quarter, ending 31 December 2025, including a Quarter 2 Operating Result (before interest, capital grants and contributions, depreciation and capital related costs) of \$53.3M and the full year forecast of \$115.6M and Net Operating Result of \$47.0M and a full year forecast of \$113.1M as outlined in the subject report and summarised in Attachment A to the subject report;
- (B) Council note the Quarter 2 Capital Works expenditure of \$122.4M and a revised full year forecast of \$278.3M, and approve the proposed adjustments to the adopted budget, including bringing forward \$5.5M of funds into the 2025/26 capital budget, the transfer of \$1.0M from the capital works contingency, and to reallocate funds within relevant programs within capital budget as detailed in Attachment B to the subject report;
- (C) Council note the Technology and Digital Services Capital Works expenditure of \$15.0M, and a full year forecast of \$30.0M and approve the proposed adjustments to the adopted budget, including bringing forward \$4.1M of funds into the 2025/26 capital budget, the transfer of \$1.3M from the capital works contingency, and to reallocate funds within relevant programs within capital budget as detailed in Attachment B to the subject report;
- (D) Council note the Quarter 2 Plant and Equipment expenditure of \$5.3M, net of disposals, and a revised full year forecast of \$31.9M;
- (E) Council note net Property Divestment of \$8.1M as at quarter 2, and the full year forecast for net Property Divestments of \$122.3M;
- (F) Council note the operational performance indicators and quarter 2 achievements against the Operational Plan 2025/26 objectives, as detailed in Attachment C to the subject report; and
- (G) Council note the supplementary reports, which detail the quick response, street banner and venue hire support grants and sponsorship programs, major legal issues and international travel in the second quarter, as detailed in Attachment D 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 the Chair (the Lord Mayor), and carried unanimously.)

X115821

Item 4**Investments Held as at 31 December 2025**

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

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

X020701

Item 5

Investments Held as at 31 January 2026

It is resolved that the Investment Report as at 31 January 2026 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

Continuing the Transformation of Central Sydney - Project Scope – Town Hall Square

It is resolved that Council endorse the scope of works for the Town Hall Square project as described in the subject report and as generally indicated at Attachment B to the subject report for the purposes of progression to required concept design, planning approvals, documentation and construction of works.

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

Ayes (9) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson and Worling

Noes (1) Councillor Weldon.

Carried.)

X118741

Speakers at Public Forum

Michael Cook (Cook Commercial Investment Group Pty Ltd) and Mark Tait (Investa) addressed the public forum on Item 6 of the Corporate, Finance, Properties and Tenders Committee.

Item 7

Heads of Agreement - Sydney Square Renewal

It is resolved that:

- (A) Council approve the key terms of the Heads of Agreement with the Anglican Church Property Trust Diocese of Sydney (ACPT) and St Andrew's House Corporation (SAHC) for Sydney Square as set out in the subject report;
- (B) authority be delegated to the Chief Executive Officer to negotiate, finalise and execute the Heads of Agreement and the transaction documentation including the Development Deed, Lease (Main Square Lease Area), Easements and Covenants together with any other agreement, deed or instrument in accordance with the key terms of the Heads of Agreement, to effect the endorsed outcomes; and
- (C) Council note that if the key terms contemplated by (A) above are substantially changed, Council's approval will be required for those changes.

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

Ayes (9) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson and Worling

Noes (1) Councillor Weldon.

Carried.)

X100212

Speaker at Public Forum

Tim Green (Sydney Anglican Property) addressed the public forum on Item 7 of the Corporate, Finance, Properties and Tenders Committee.

Item 8**Tender - T-2025-1686 - Parks and Street Greening Maintenance Services**

It is resolved that:

- (A) Council accept the tender offer of Tenderer B for Parks and Street Greening Maintenance Services for:
 - (i) the price and contingency outlined in Confidential Attachment B to the subject report; and
 - (ii) the schedule of rates outlined in Confidential Attachment C to the subject report, for a period of 5 years, with the option for 2 further terms of 2 years each, subject to satisfactory performance and other relevant considerations;
- (B) Council note that the total contract value including contingency for Parks and Street Greening Maintenance Services 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 contract relating to the tender; and
- (D) authority be delegated to the Chief Executive Officer to exercise the options referred to in clause (A), if appropriate.

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

Variation. At the request of Councillor Arkins, and by consent, the motion was varied by the addition of clause (E) to read as follows –

- (E) if the Chief Executive Officer exercises the options referred to in clause (A) and clause (D), that this be reported back to Council via the CEO Update.

The varied motion was carried on the following show of hands –

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

Noes (4) Councillors Arkins, Ellsmore, Thompson and Weldon*.

Varied motion carried.

*Note – Councillor Weldon abstained from voting on this matter. Pursuant to the provisions of clause 11.4 of the Code of Meeting Practice, Councillor Weldon is taken to have voted against the motion.)

X128688

Item 9

Tender - T-2025-1691 - Head Design Consultancy - Town Hall Square

It is resolved that:

- (A) Council accept the tender of Tenderer A for the provision of Head Design Consultancy Services for Town Hall Square for the price and contingency outlined in Confidential Attachment A to the subject report;
- (B) Council note that the total contract sum and contingency for Head Design Consultancy Services for Town Hall Square is outlined in Confidential Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender.

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

Ayes (9) The Chair (the Lord Mayor), 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 11.4 of the Code of Meeting Practice, Councillor Weldon is taken to have voted against the motion.)

X118741

Item 10**Negotiation Outcome – T-2024-1253 – City of Sydney Leisure (Active Wellbeing) Services**

It is resolved that:

- (A) Council note the outcome of the negotiations for management of the City of Sydney Leisure (Active Wellbeing) Services contract as detailed in Confidential Attachment B to the subject report;
- (B) Council accept the negotiated offer from Tenderer C for management of the City of Sydney Leisure (Active Wellbeing) Services contract for the term of 4 years with a 2-year option at the City's discretion, based on performance for the price and contingency outlined in Confidential Attachment B to the subject report, noting that the transition period will commence on 1 April 2026 and the new contract will commence on 1 July 2026;
- (C) Council note that the total contract sum and contingency for management of the City of Sydney Leisure (Active Wellbeing) Services contract is outlined in Confidential Attachment B to the subject report;
- (D) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contract relating to the negotiation outcome; and
- (E) authority be delegated to the Chief Executive Officer exercise the option referred to in clause (B), if appropriate.

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

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

- (F) if the Chief Executive Officer exercises the option referred to in clause (B) and clause (E), that this be reported back to Council via the CEO Update.

A show of hands on the varied motion resulted in an equality of voting as follows –

Ayes (5) The Chair (the Lord Mayor), Councillors Gannon, Kok, Miller and Worling

Noes (5) Councillors Arkins, Ellsmore, Maxwell, Thompson and Weldon

The Chair (the Lord Mayor) exercised her casting vote in favour of the varied motion.

Varied motion carried.)

X099484.010

Item 11

Tender - Reject and Negotiate - T-2025-1605 - Head Contractor - Jubilee Park Amenities

It is resolved that:

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

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

X089548.006

Item 12**Exemption from Tender and Contract Variation - Crowd and Transport Services for 2026 Sydney New Year's Eve**

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 the provision of Crowd and Transport Management for 2026 Sydney New Year's Eve;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because there is insufficient time to review the scope of services and re-tender prior to the upcoming 2026/27 event season;
- (C) Council approve a contract variation to Hostile Vehicle Mitigation for Major Events and Festivals for the price and contingency outlined in Confidential Attachment A to the subject report, to include the scope of work relating to Crowd and Transport Management for 2026 Sydney New Year's Eve;
- (D) Council note that the contract for Hostile Vehicle Mitigation will expire 30 June 2027, and the City will undertake market research and assess its model of delivery a new tender process (or processes) to ensure delivery of hostile vehicle mitigation and crowd and transport management can commence from 1 July 2027; and
- (E) authority be delegated to the Chief Executive Officer to negotiate, execute and administer/vary the contracts relating to Hostile Vehicle Mitigation for Major Events and Festivals.

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

X117678.003