



Attachments

Ordinary Meeting

Notice is hereby given that an Ordinary Meeting of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 14 December 2015

Commencing at 7.30pm for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

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ATTACHMENT 1

General Managers Division Report No. 12.DOC - Manly2015 Major Projects - Call for Selective Tendering

Corporate Services Division Report No. 12, 10 August 2015, on Market Sounding EOIs

ORDINARY MEETING

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TO: Ordinary Meeting - 10 August 2015
REPORT: Corporate Services Division Report No. 12
SUBJECT: Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
FILE NO: MC/15/97444

SUMMARY

Following its resolution of April this year, Council conducted a market sounding exercise through a public invitation of expressions of interest for the design and construction of an underground carpark at Manly Oval and for the long-term lease of the Whistler Street town centre site for 99 years.

From the responses received, the market not only has affirmed advice previously provided to Council in relation to these projects, the delivery of the Manly Oval underground carpark in two stages based on the demand study may mean that the 470 space stage one the Oval underground carpark can be funded entirely without the need for long term loans.

REPORT

As Council would be aware, the Manly2015 Masterplan commenced planning eight years ago. It is a vision to revitalise Manly by creating a pedestrian-centric destination with re-energised laneways that feed into the heart of a prosperous CBD, catering for residents, businesses and visitors alike.

To achieve this, the out-dated Whistler Street carpark is to be relocated from the heart of the village to underneath Manly Oval. This will enable the Whistler Street site to be redeveloped, forming part of a new and revitalised centre.

Removing the carpark from the town centre is central to the plan to significantly improve the experience residents and visitors have in Manly's CBD. Without it, the Manly2015 Masterplan would fall considerably short of delivering the full potential of the vision.

As a matter of caution however, Council resolved to preserve funding for the projects in the associated budgets for the past three years, subject to confirmation that the projected costs are within the budget parameters.

Of particular concern to Council and the community, was whether the cost advice Council has received was consistent with the market and that the carpark under Manly Oval is affordable.

The purpose of Council's resolution of April 2015 to undertake competitive market testing was not only to confirm advice received to-date relating to these projects, but also to confirm the level of interest from, and competitiveness of, the market.

The Whistler Street Site

In 2012/13, Council was advised that a 99 year lease of the existing carpark site is expect to return an upfront payment of circa \$16 million. This assessment was based on a mixed-use development that complies with the existing planning controls for the site.

The EOI asked respondents to contextualise their proposals in terms of the Manly2015 Masterplan and its laneway strategy to activate the areas around the site. Concepts submitted also had to have architectural, design and functional merits to deliver the Many2015 vision.

From market sounding, the following interests were received:

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1. Built Athas - Baxter and Jacobson Architects
2. Greengate
3. Grocon – CHROFI Architects

Schematics provided by the EOI respondents for the public display are at Attachment 1 and circulated separately.

All respondents to the EOI were asked to provide two redevelopment options, as specified in the Invitation Brief. The first incorporates the existing building that accommodates the library and council offices, and the second is the complete redevelopment of the site.

Both redevelopment options need to conform to existing planning controls for the site and need to include a library and council offices with a combined minimum area of 3000m².

The conforming responses received from market sounding are in line with market trajectory and will deliver new and improved community facilities. All the designs received propose to integrate and activate the existing and new buildings at street level which open out to a landscaped Market Lane and Library Place; the centre piece of which is a new village piazza.

The offers made to Council from the conforming respondents for the opportunity to lease and develop the site are very encouraging in terms of the two Manly2015 major projects. They also reaffirmed the advice previously provided to Council.

An assessment summary of the EOIs received for the Whistler Street site is contained in Confidential Attachment A.

The Oval Underground Carpark

In 2012/13, Council was advised that the order of cost for a 740 space Manly Oval carpark was circa \$45,000 per space. The Council was advised that the project was feasible.

Earlier this year, guided by the demand study, Council discussed delivering the oval carpark in two stages – 470 spaces now and a total of 760 spaces, twenty years later.

At that time, Council was advised of the order of cost for delivering stage one of the underground carpark.

The market sounding for the delivery of the Oval Carpark was for a design and construct contract that complies generally with the concepts plans prepared by Council. The market was provided with all the technical information about the site that was available to Council.

The main entry and exit of the underground carpark are located at Sydney Road with a secondary entry point at Raglan Street.

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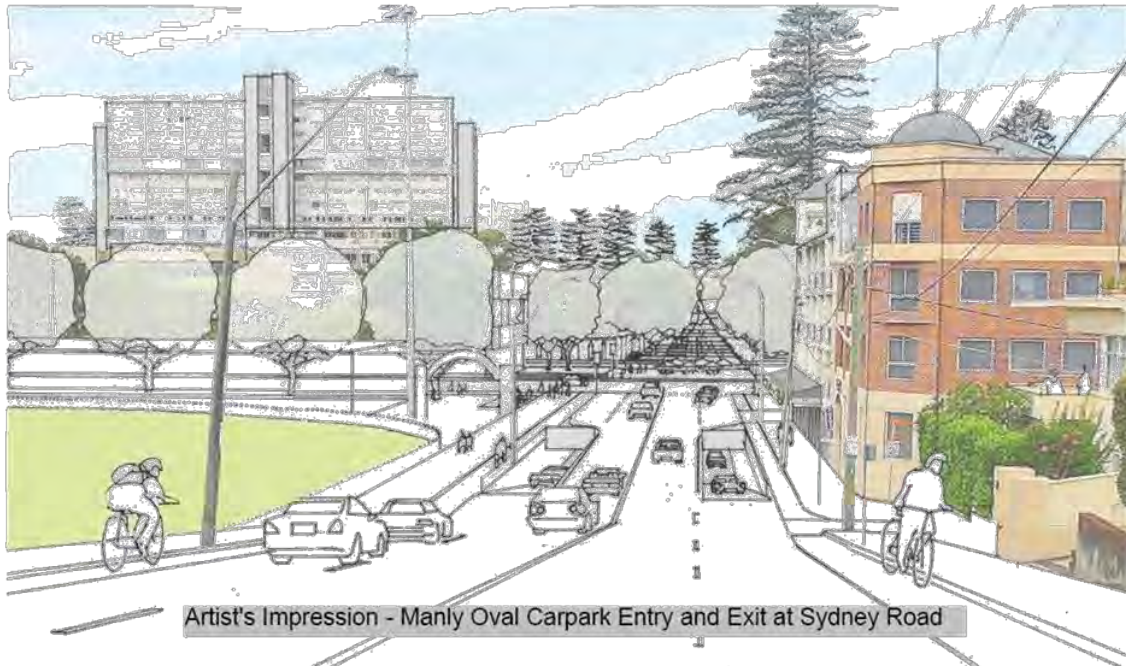
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Corporate Services Division Report No. 12, 10 August 2015, on Market Sounding EOIs

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From market sounding, the following interests were received:

1. A W Edwards
2. Abergelidie
3. Built Athas
4. Cockram
5. FDC
6. Haslin
7. Hindmarsh
8. Hutchinson Builders
9. Kane
10. Michael Campareale
11. Richard Crookes
12. Woolworths

Schematics provided by the EOI respondents for the public display are at Attachment 2 and circulated separately.

The EOI also requested respondents to demonstrate how stage two of the underground carpark will be accommodated in their proposal.

The level of contestable interest in the market for this project was not only significant, it was also highly competitive. Even though the spread in the order of cost of the 11 conforming schemes was wider than was expected, there was a significant cluster of submissions that confirmed and are within the parameters of the advice previously provided to Council.

Similar to the Whistler Street offers, the offers made to Council by the conforming respondents for the underground carpark are also very encouraging for both of the Manly2015 major projects.

An assessment summary of the EOIs received for the Oval underground carpark is contained in Confidential Attachment B

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Conclusion

The market sounding undertaken by Council on the two Manly2015 major projects was highly successful, not only in terms of interest received but more significantly, in terms of securing the delivery of the Manly2015 vision.

Realising these two projects will help Manly2015 reach its full potential to create a pedestrian-centric destination with re-energised laneways that feed into the heart of a prosperous CBD, catering for residents, businesses and visitors alike.

Not only has market sounding reaffirmed previous advice provided to Council, the delivery of the Manly Oval underground carpark in two stages will potentially have an immediate positive effect on the project capital structure for delivering these major projects because the development of the Whistler Street site on a 99-year lease may significantly fund the capital required by the Oval underground carpark thereby avoiding the need to raise long term loans.

RECOMMENDATION

That the Report be received and noted.

ATTACHMENTS

| | | | |
|-------|---|----------|-----------------------|
| AT- 1 | Presentation - Landmark | 31 Pages | Circulated separately |
| AT- 2 | Presentation - Carpark | 66 Pages | Circulated separately |
| AT- 3 | Confidential Attachment A - EOI - CONFIDENTIAL ATTACHMENT - for the information of Councillors | 1 Page | |
| AT- 4 | Confidential Attachment B - EOI - CONFIDENTIAL ATTACHMENT - for the information of Councillors | 1 Page | |

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***** End of Corporate Services Division Report No. 12 ***** .

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******* END OF AGENDA *******

ATTACHMENT 3

General Managers Division Report No. 12.DOC - Manly2015 Major Projects - Call for Selective Tendering

**A Survey of Manly Residents & Businesses on Attitudes to Masterplan 2015, October 2015,
Taverner Research, October 2015**

Taverner Research, Level 2, 88 Foveaux St, Surry Hills, NSW, 2010, Australia
t:+61 2 9212 2900 f:+61 2 9212 3920 www.taverner.com.au



**TAVERNER
RESEARCH**

Research Report

A Survey of Manly Residents & Businesses on Attitudes to Masterplan 2015

October 2015

Project Reference Numbers: 5036 & 5040

Manly Council Contact: Henry Wong

Taverner Contact: Michael Trigwell

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1. Executive Summary

A representative telephone survey of n=310 adult residents of the Manly Council LGA was conducted in September 2015 by Taverner Research.

The survey instrument used in the community survey was then adjusted and implemented as an online survey to businesses (with the option for hard copy return) by Manly Council. A total of n=137 returns were achieved across both the online and hard copy returns.

The summary below is based on analysis of the results from both surveys.

Awareness of Aspects of the Masterplan

Both residents (84% know something or know a lot) and business representatives (72% know something or know a lot) were most aware of the proposed relocation of the existing Whistler St car park out of the four (4) key features of the plan presented to them.

Overall Support for the Manly Oval Car Park

Approximately one and a half more residents indicated support (55%) than opposition (38%) for the Manly Oval Car Park being relocated from Whistler Street if it was fully funded without any long term debt.

More than a third of all residents surveyed strongly supported (36%) while a further one out of five (19%) slightly supported the relocation. An additional 7% did not express opposition to the idea, nor did they express support, citing that they did not know.

Opposition amongst residents was greater amongst those aged 55+ where 42% strongly opposed the Manly Oval Car Park, while 63% of those aged 18-34 years either slightly or strongly supported the approach.

Support among Manly businesses was approximately two times greater than the level of opposition with 58% indicating they either slightly (19%) or strongly (39%) supported the relocation of the car park to Manly Oval. A further 12% of businesses did not oppose the presented approach, giving a 'don't know' response.

Support for Other Masterplan Features

Upgrading laneways and streetscapes, implementing a fresh produce market and reducing traffic congestion to pedestrianize all gained significantly greater support than opposition amongst both the business and resident community.

Conclusion

In conclusion there is favourable support from residents and businesses for the Manly Oval car park and other features of the Masterplan. While opposition does exist it is generally at significantly lower levels than the level of support.

2. Project Background & Objectives

Manly Council commissioned Taverner Research to conduct a survey of residents in the Manly Council LGA to gauge support or opposition for different features of the proposed Masterplan.

In addition an online and hard copy survey of businesses was administered by Manly Council and analysed by Taverner Research as part of this report.

The full questionnaires used are included as Appendices to this report.

3. Methodology – Community Survey

The research was conducted amongst residents of the Manly Council area by Computer Assisted Telephone Interviewing (CATI).

A selected respondent in each cooperative household was contacted using a combination of two sample sources:

- ✦ A list of Random Digit Dial (RDD) residential telephone numbers expected to fall within the Manly Council LGA
- ✦ A list of known mobile telephone numbers from a commercially available list of people who fall within the Manly Council LGA

All households reached were screened to ensure that they fell within the Manly Council area.

Sample

The sample for this project included adult residents in the Manly Council area with either a personal mobile or a household landline telephone number. A total of n=310 residents were surveyed. Due to the increasing difficulty in obtaining interviews from those aged under 35 (and especially those aged 25-34) a commercially available sample of mobile numbers for residents in the Manly LGA aged 18-34 years of age was used to ensure a representative sample was achieved across age and gender.

Quotas

The original sample design aimed to achieve a sample that was representative of the population aged 18+.

Quotas were set for each of the three age cohorts (18-34, 35-54, and 55+) across both male and female gender cohorts.

The following table (see Figure 1) shows the distribution of residents within the Manly Council area using ABS Census of Population data from 2011 by gender and age group and the sample achieved as part of this study.

Figure 1: Age Groups by Gender According to 2011 ABS Census Data

| Age Groups | 2011 Census Population Data | 2011 Census Population % | Sample N | Sample % |
|---------------------|-----------------------------|--------------------------|----------|----------|
| Males 18-34 years | 4,606 | 15% | 42 | 14% |
| Males 35-54 years | 6,118 | 20% | 63 | 20% |
| Males 55+ years | 4,297 | 14% | 41 | 13% |
| Females 18-34 years | 4,768 | 15% | 48 | 15% |
| Females 35-54 years | 6,325 | 20% | 67 | 22% |
| Females 55+ years | 4,988 | 16% | 50 | 16% |

Questionnaire Development and Structure

The questionnaire developed for the research, was designed by the Manly Council project team in consultation with Taverner Research.

Error Variance

Based on the sample size of n=310, the sample error variance for the survey results at a 95% confidence interval is approximately +/- 5.5 %. This implies that for a response figure of 50%, the true population figure will be between 44.5% and 55.5% in 19 samples out of 20. On this basis the survey results can be deemed to be an accurate account of the views of Manly Council residents.

Demographics of the Survey Sample

Figure 2 provides a demographic breakdown of the survey respondents for this project:

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Figure 2: Demographics of Survey Sample – Community Survey

| Demographic Group | % | # |
|-------------------|------------|------------|
| GENDER | | |
| Male | 47 | 148 |
| Female | 53 | 165 |
| AGE | | |
| 18 - 24 | 5 | 16 |
| 25 - 34 | 24 | 74 |
| 35 - 44 | 21 | 65 |
| 45 - 54 | 21 | 64 |
| 55 - 64 | 8 | 24 |
| 65 years or older | 22 | 67 |
| LOCATION* | | |
| Balgowlah | 19 | 58 |
| Balgowlah Heights | 8 | 25 |
| Clontarf | 5 | 17 |
| Seaforth | 14 | 42 |
| Fairlight | 19 | 58 |
| Manly | 35 | 110 |
| TOTAL | 100 | 310 |

*Please note that residents living in these suburbs were only included in the research if they lived within the Manly LGA.

4. Detailed Findings – Community Survey

This section of the report provides charted and narrative commentary for all questions asked in the survey.

Note that where two or more responses have been combined the sum of the combination may be different (+/- 1%) to the sum of the individual items due to rounding.

4.1. Visits to Manly CBD

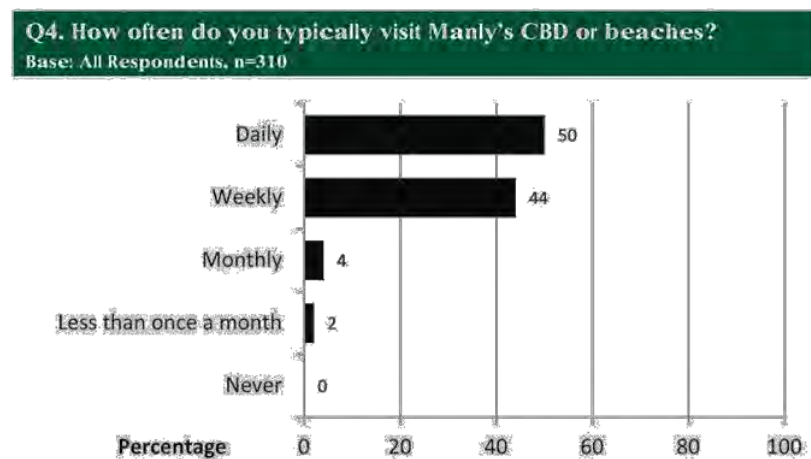
As shown in Figure 3, the majority (94%) of all residents surveyed indicated that they visited Manly CBD or the beaches at least once a week with half (50%) saying they visited the precinct daily.

Not surprisingly, those residents who lived in Manly were significantly more likely to report that they visit on a daily basis (83% compared to 50% overall) with the balance visiting weekly (17%).

Less than one out of ten (6%) visited the Manly CBD or Beaches monthly or less often with only one surveyed resident reporting they never visit the area.

There were no significant differences in visitation by gender or age.

Figure 3: Frequency of Visits to Manly CBD or Beaches



As shown in Figure 4, almost half (46%) of all surveyed residents who reported having ever visited the Manly CBD reported that they typically drive to the location with a further two out of five (39%) saying they walk all or most of the way.

Not surprisingly, those residents who lived in Manly were significantly more likely to walk to the CBD (72% compared to 39% overall) and least likely to drive (18% compared to 46% overall).

Respondents from Clontarf (88%), Balgowlah Heights (80%), Seaforth (76%) and Balgowlah (63%) were significantly more likely to report that

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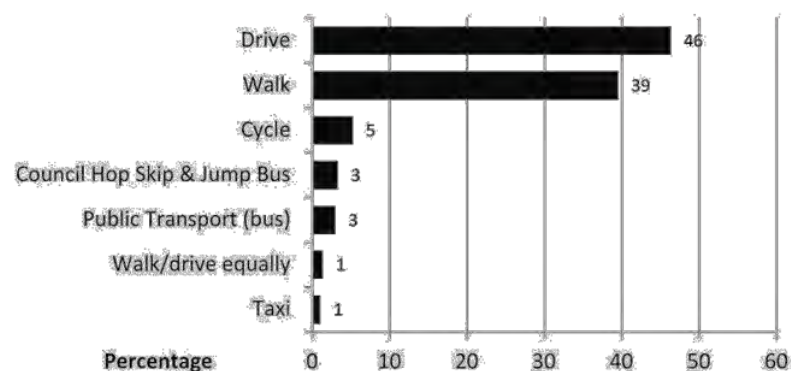
they used a car to arrive in the Manly CBD over other modes of transport. There were no significant differences in main mode of transport amongst Fairlight respondents compared to overall results.

There were also no significant differences in main mode of transport by gender or age.

Figure 4: Main Mode of Transport

Q7. What is your main form of transport when you have visited Manly CBD?

Base: Have visited Manly CBD, n=309



All respondents who had visited Manly CBD were asked for their top three reasons for doing so. Shopping, the dining offer and Manly Beach were the top three drivers of visitation to the area (see Figure 5).

Shopping was the top reason for visiting Manly CBD for one out of five (20%) respondents with almost three out of five (59%) citing this activity among their top three reasons for visits to the area.

For over one in ten (13%) the dining offer was the top reason for visiting Manly CBD rising to almost half (47%) of respondents nominating this as one of their top three reasons for visit.

One out of six (15%) respondents reported that their main reason for visit to the Manly CBD was to take advantage of the beach (swimming, surfing or walking). Overall, beach activities were mentioned among the top three reasons for coming to the Manly CBD for two out of five (40%).

Manly CBD is the main destination for various other activities including work, doing business or banking there, socialising or catching up with friends or activities with their children (each 5%).

Compared to overall results, there were no significant differences regarding main reason for visiting Manly CBD by suburb of residence or gender. However, respondents aged 18-34 were significantly more likely than other age groups to say their main reason for visiting the area was

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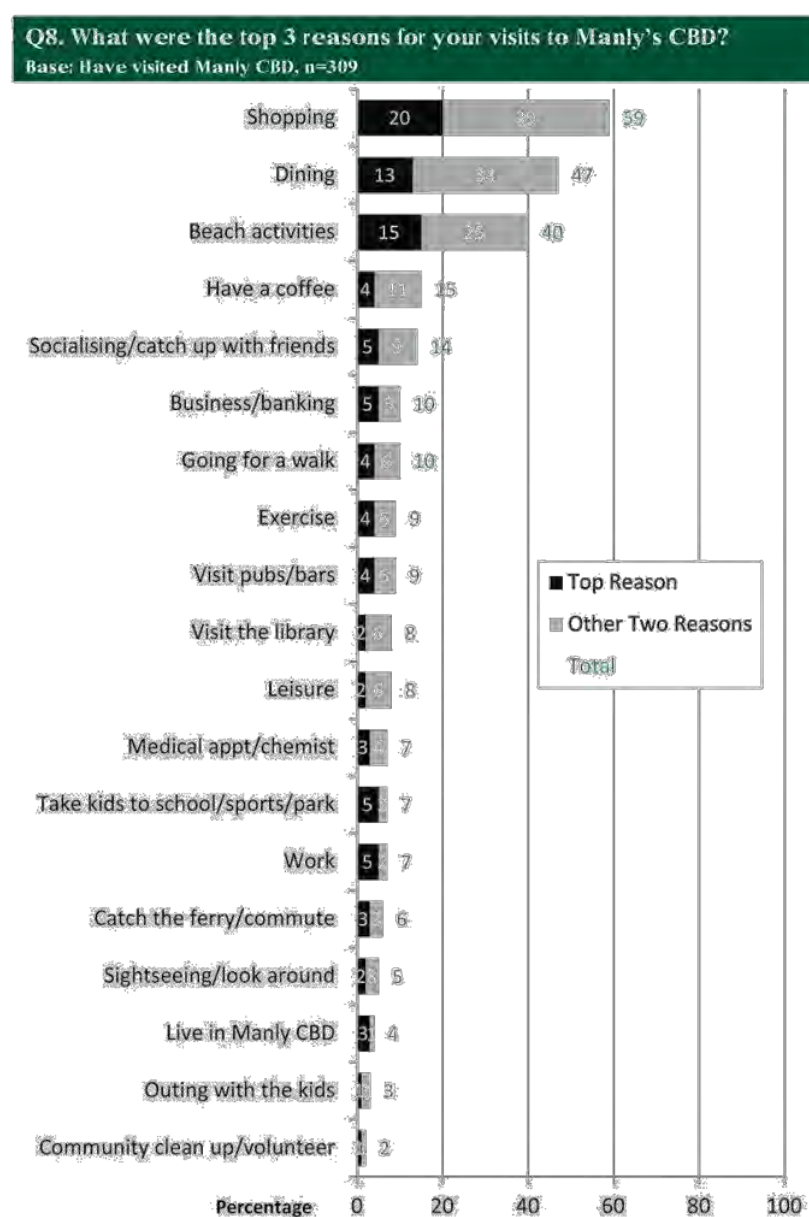
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to go to pubs or bars (10% compared to 2% amongst 35-54 year olds and 0% amongst 55+ year olds). Respondents aged 35-54 years were more likely to nominate children's' activities (school/sports/park) as the main reason for visiting the Manly CBD (9% compared to 2% amongst 18-34 year olds and 0% amongst those aged 55+). Those aged 55+ were significantly more likely to say they went to the Manly CBD to walk (10% compared to 0% amongst 18-34 year olds and 3% of those aged 35-54 years).

Figure 5: Main Reasons for Visits to Manly CBD

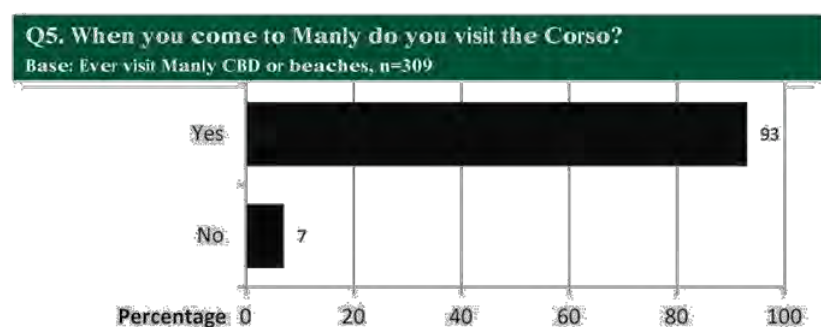


4.2. Visitation of, and Attitudes to, The Corso

Figure 6 shows that over nine out of ten (93%) respondents reported visiting the Corso when they are in the Manly area.

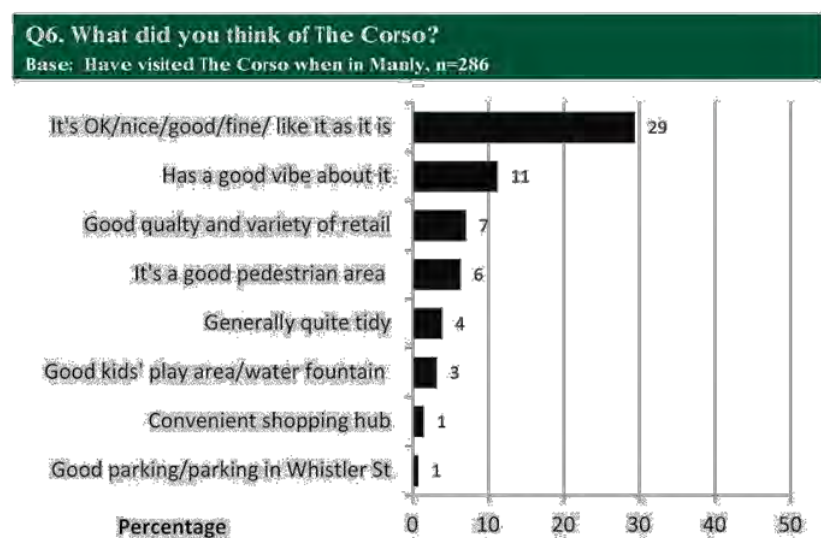
There were no significant differences in visitation by gender, age or suburb of residence.

Figure 6: Whether Visit the Corso



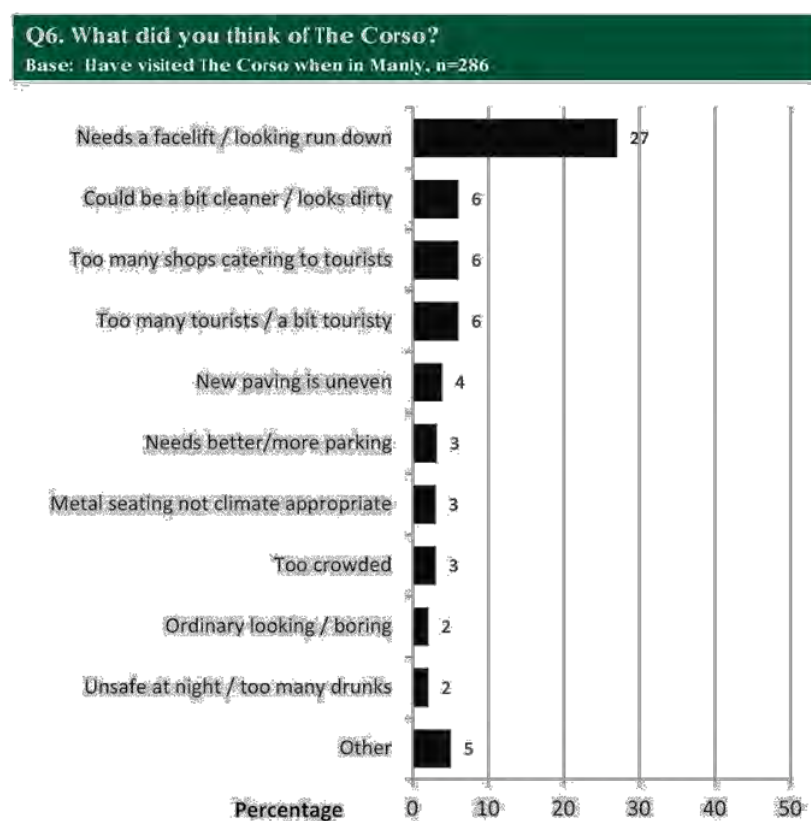
All respondents who reported visiting The Corso when they were in Manly were asked their opinion of the precinct. Three out of five (60%) had positive comments about The Corso with over one out of four (29%) happy with the current state of the area and one out of ten (10%) commenting on the good vibe of the area (always busy and lively and open and casual). Other mentions included that the retail mix in The Corso is good with a variety of shops and good shops/cafes/restaurants (7%), that the precinct provides a good pedestrian area from the ferry to the beach which is safe from cars (6%), and that it is generally tidy (4%) (see Figure 7).

Figure 7: Attitudes to the Corso – Positive



Almost two out of five (39%) had a negative opinion of The Corso however many of these included suggestions for improvement. The main suggestion for improvement to the precinct was that the area needs a facelift because it and some of the shops look outdated and run down (26%). It was suggested that the area needs a better variety of shops and more upmarket restaurants and cafes. Other suggestions included having fewer shops that cater to the tourists (6%), creating more parking (3%) and upgrading the public seating to be more climate appropriate (metal seating is too hot in summer and too cold in winter) (3%) (see Figure 8).

Figure 8: Attitudes to the Corso – Negative



4.3. Awareness of, and Attitudes to the Masterplan

All surveyed residents were asked if they were aware of Manly Council's plan to revitalise the Manly CBD, also referred to as Manly2015 Masterplan.

Figure 9 shows that three out of four (74%) surveyed residents were aware of Manly Council's plan to revitalise the Manly CBD.

Awareness was highest amongst those aged 55+ while those aged 18-34 were least likely to say they were aware of the plans (85% compared to 62%).

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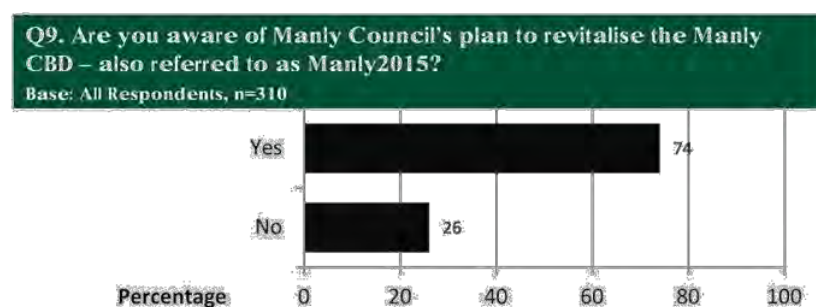
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There were no significant differences in awareness within gender or suburb of residence.

Figure 9: Awareness of Manly2015



Those who were aware of Manly Council's plan to revitalise the Manly CBD were asked to describe their knowledge of, and support for, key features of the Manly2015 Masterplan.

Figure 10 shows that there is a strong awareness of plans to relocate the existing Whistler Street car park to Manly Oval with nearly half (47%) knowing a lot about it and a further 37% knowing something about it. One out of six (14%) were aware of the plan but knew little about the details and only a few (3%) were not aware of this at all.

There were no significant differences in awareness of this plan within gender, age or suburb of residence.

Awareness was lower for all other features of the Masterplan with around one out of four saying they knew a lot about each of these. Over four out of five (43%) reported that they were not aware of plans to introduce a fresh produce market twice a week in the Manly CBD with around one in five saying that they not aware of plans to create a new village centre and library at Whistler Street, reduce traffic congestion to pedestrianise the Manly CBD or upgrade laneways and streetscapes in the Manly CBD.

There were no significant differences in awareness within gender, age or suburb of residence.

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Figure 10: Awareness of the Key Features of Manly2015 Masterplan

Q10. Using a scale of 1 to 4 where 4 means you know a lot about it, 3 means you know something about it, 2 means you are aware of it but know little about it and 1 means you are not aware of it how much do you know, if anything, about the following key features of the Masterplan?

Base: Aware of Manly2015 Masterplan, n=230

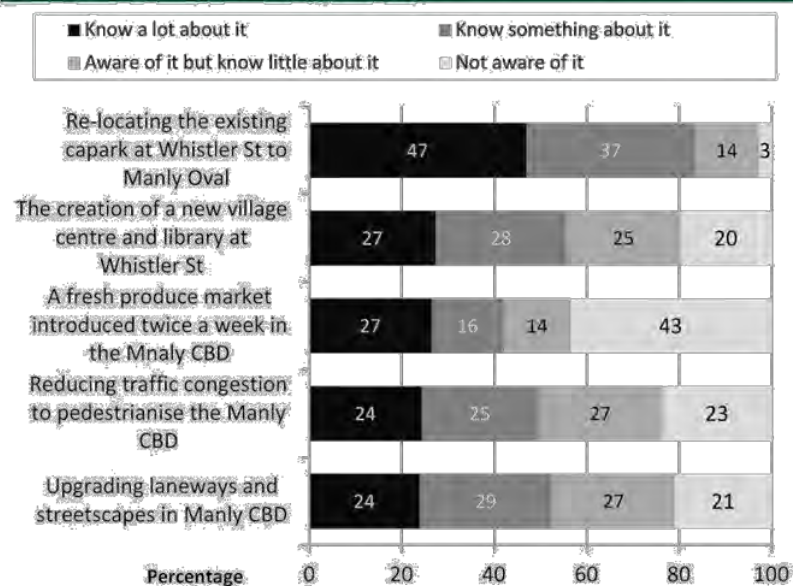


Figure 11 shows that there is strong support for plans to introduce a fresh produce market and to upgrade laneways and streetscapes in the Manly CBD with three out of five strongly supporting each of these plans (59% and 57% respectively) and over one out of four saying they slightly support (32% and 27%).

Just over four out of five (43%), however, strongly support plan to reduce traffic congestion to pedestrianise the Manly CBD and one out of four (24%) slightly support this plan. One in three (33%) oppose this plan with one out of five (20%) saying they strongly oppose this and a further 16% saying they slightly oppose.

Surveyed residents of Clontarf were significantly more likely to be strongly opposed to the planned upgrading of laneways and streetscapes in the Manly CBD (50% compared to 8% overall). Respondents aged 55+ significantly less likely to express strong support for this plan (44% compared to 57% overall).

Respondents aged 55+ were also significantly less likely to express strong support for the introduction of a twice weekly fresh product market (44% compared to 57% overall), this segment significantly more likely to be slightly opposed to this plan (13% compared to 7%).

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Figure 11: Support for Key Features of Manly2015 Masterplan

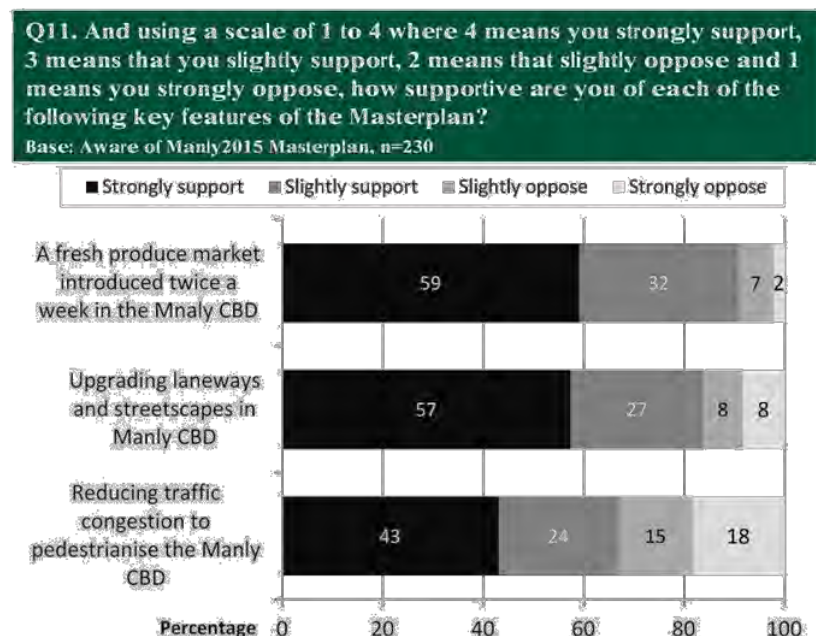


Figure 12 shows that the majority of respondents were, at least, aware even if they knew little about it that the new Manly Oval car park is central to the removal of cars and pedestrianising of Manly's CBD (82%) with one out of three (33%) saying they knew a lot about it and a further 29% saying they knew something about it.

The other aspects of the Manly CBD revitalisation plans elicited much lower awareness with over two out three (69%) reporting at least some awareness that the new Manly Oval car park can enable a new commercial and cultural library precinct to be developed in Whistler Street, just over half (51%) reporting any awareness that the proposed new 500 space car park under Manly Oval can be fully funded from the lease of the Village Centre site at Whistler Street and fewer than half (47%) having any awareness that the Manly CBD revitalisation is fully funded by the commercial ratepayers of the Manly CBD.

Respondents aged 18-34 were significantly less likely to express any awareness that the new Manly Oval car park is central to the removal of cars and pedestrianising Manly's CBD (30% not aware compared to 18% overall), that the new Manly Oval car park can enable a new commercial and cultural library precinct to be developed in Whistler Street (50% not aware compared to 31% overall) or that the proposed new 500 space car park under Manly Oval can be fully funded from the lease of the Village Centre site at Whistler Street (70% not aware compared to 49% overall).

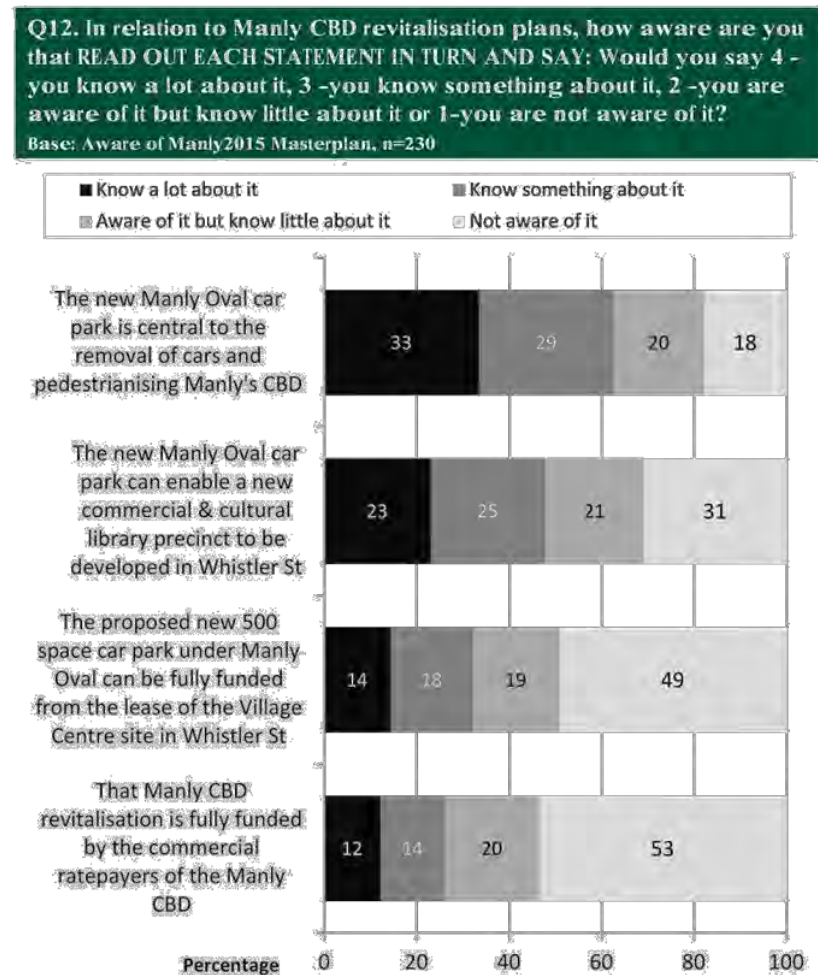
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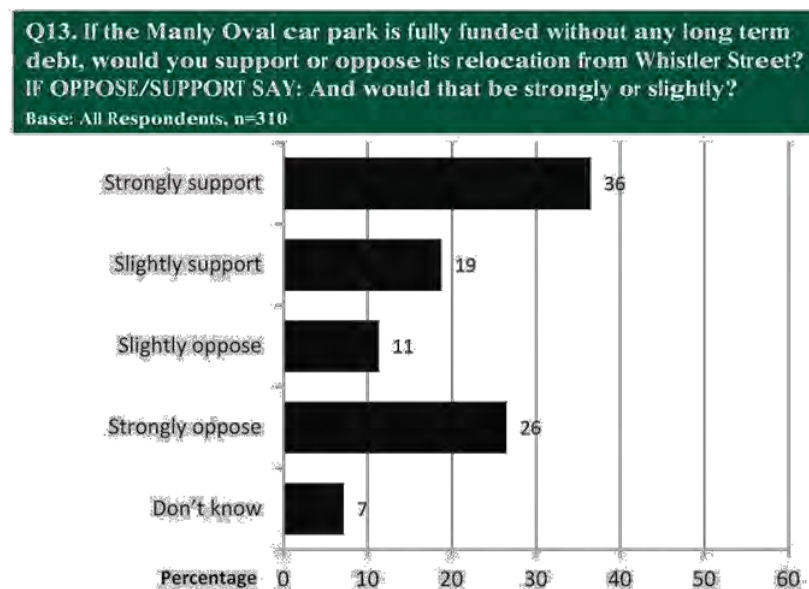
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Figure 12: Awareness of Manly CBD Revitalisation Plans



Over half (55%) expressed support of the relocation of the Whistler Street car park to Manly Oval if it was fully funded without any longer term debt with 36% saying they strongly supported the relocation under those circumstances (Figure 13). Almost two out of five (38%), however, opposed the relocation of the car park with one out of four (26%) saying they were strongly opposed even if it was fully funded.

Respondents aged 18-34 were significantly less likely to be opposed to the car park relocation (24% compared to 38% overall), while those aged 55+ were significantly more likely to be opposed to this (52% overall compared to 38% overall).

Figure 13: Support for Relocation of Whistler Street Car Park to Manly Oval

4.4. Main Sources of Information on Manly2015 Masterplan

All those who were aware of the Manly2015 Masterplan were asked to nominate their main source of information on Manly Council's plans to revitalise the CBD.

The Manly Daily was the most mentioned source of information (64%) with over one out of three (35%) sourcing information provided by Manly Council electronically (Manly Council website 23%, Manly Council eNews 21%) and over one out of ten citing word of mouth (13%) (see Figure 14).

Respondents aged 55+ were significantly more likely to mention the Manly Daily as their main source of information (79% compared to 64% overall).

There were no significant differences within gender or suburb of residence.

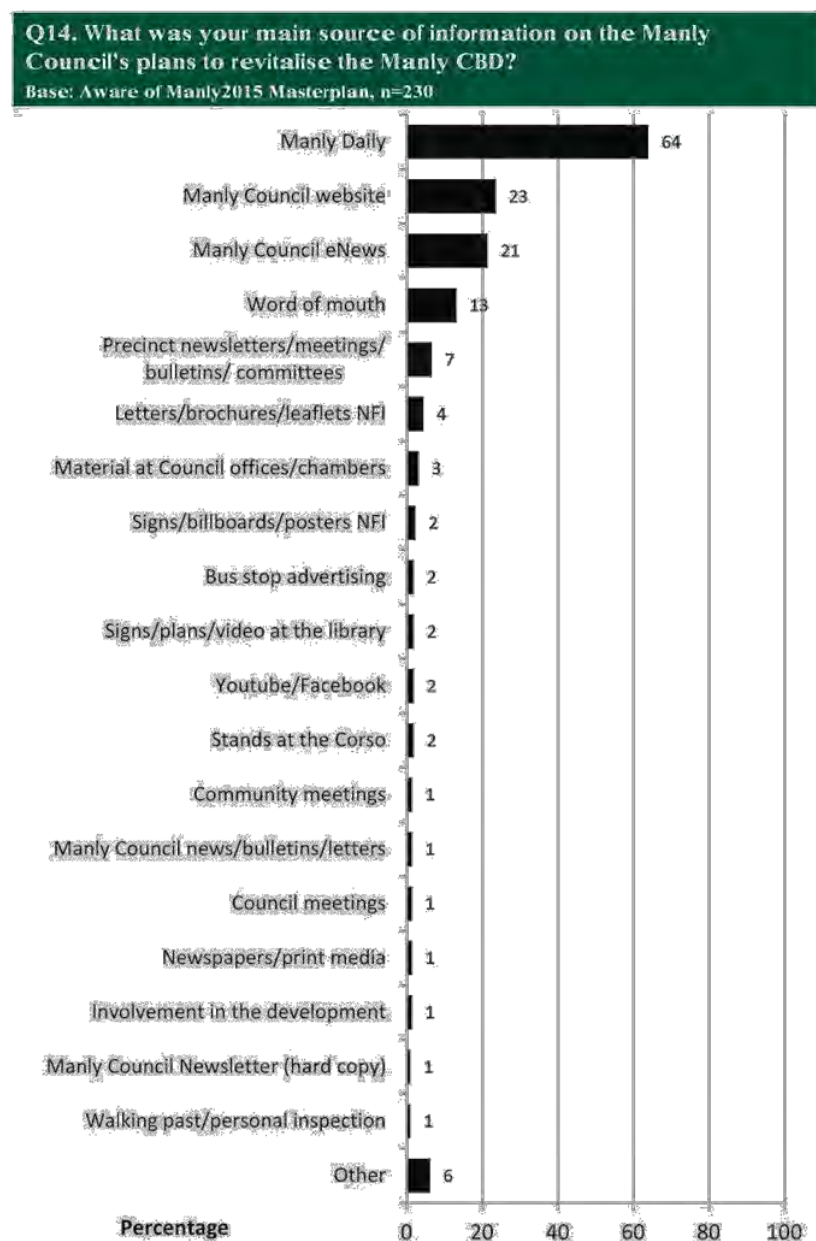
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Figure 14: Main Source of Information on Manly CBD Revitalisation Plans



All respondents were asked to nominate their preferred source of information to help keep them informed about Manly Council's plans. Almost two out of three (63%) preferred to receive their information electronically by receiving Council's weekly Email newsletter (41%) and/or reading about plans on Manly Council's website and press releases (30%).

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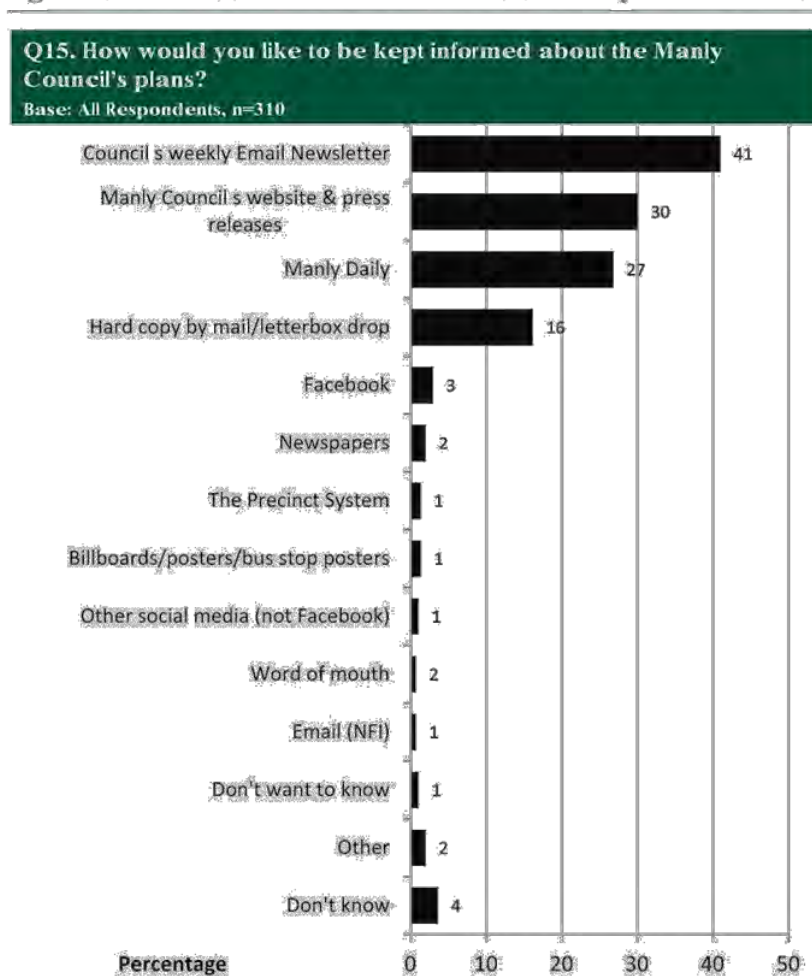
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Over one out of four (27%) preferred to be kept informed by the Manly Daily newspaper while one out of six (16%) preferred to receive information via post or letterbox drops.

There were no significant differences within gender, age or suburb of residence.

Figure 15: Preferred Sources of Information about Manly Council's Plans



5. Detailed Findings – Business Survey

This section of the report provides charted and narrative commentary for all questions asked in the business survey.

Note that where two or more responses have been combined the sum of the combination may be different (+/- 1%) to the sum of the individual items due to rounding.

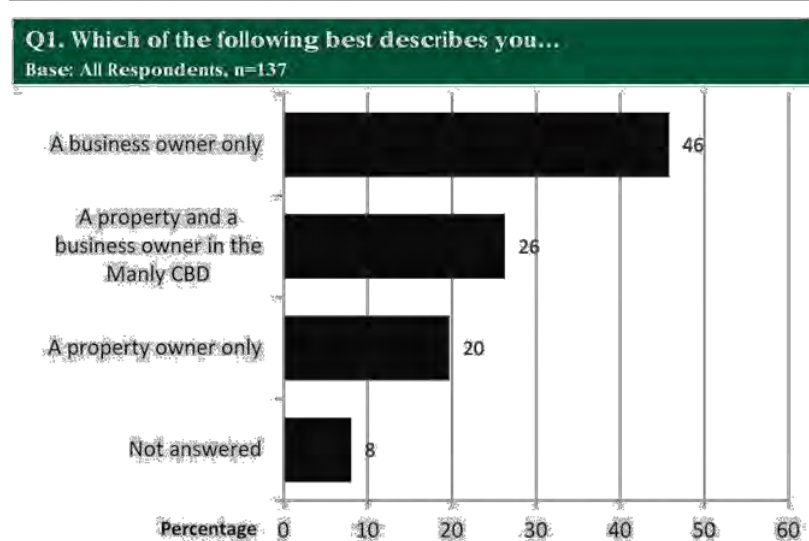
As some returns were received by hard copy some respondents chose not to answer one or more questions in the survey.

The total base for the business survey was n=137.

5.1. Type of Respondent

Figure 16 shows that just under half of all respondents to the business survey were business owners only, i.e. they did not own property in the Manly LGA (46%). An additional 26% of all respondents indicated they both owned a business and a property in the LGA, taking the total proportion of business owners in the same to 72%.

Figure 16: Type of Respondent



5.2. Awareness & Support for Key Features of the Masterplan

Three quarters of all business respondents were at least aware of each of the four (4) presented features of the Masterplan.

Awareness was highest of re-locating the existing car park at Whistler St to Manly Oval (81%). Knowledge was also greatest regarding this feature with more than one out of three (36%) of all respondents claiming they knew a lot about the relocation (see Figure 17).

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Figure 17: Awareness of the Key Features of Manly2015 Masterplan

Q2. Using a scale of 1 to 4 how much do you know, if anything, about the following key features of the Masterplan?

Base: All respondents, n=137

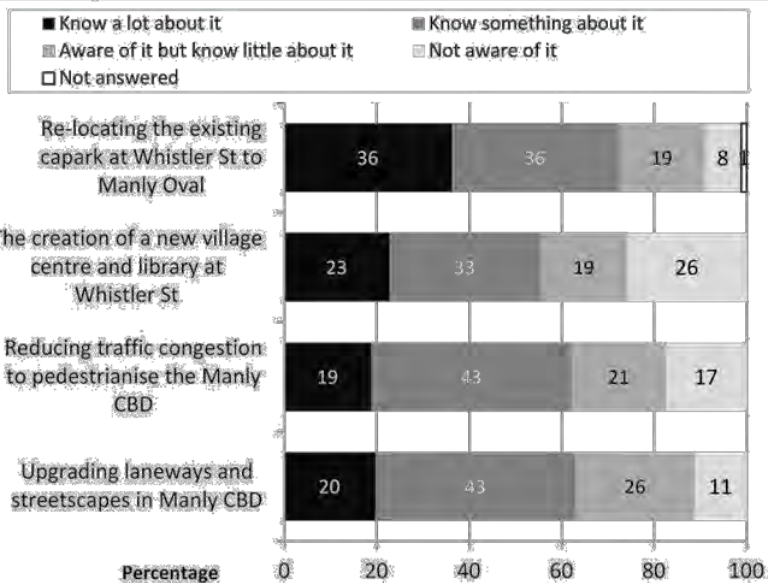
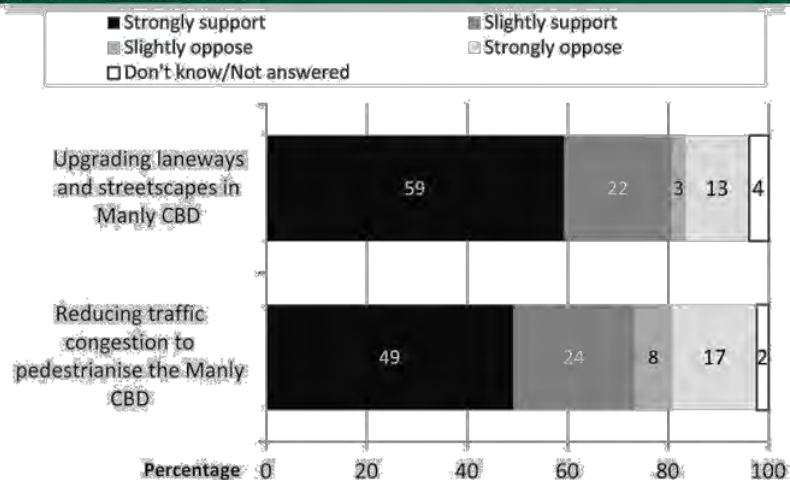


Figure 18 shows that at least seven out of ten (73%) of business respondents at least slightly support both the upgrading of laneways and streetscapes and reducing traffic congestion to pedestrianise the Manly CBD.

Figure 18: Support for Key Features of Manly2015 Masterplan

Q3. How supportive are you of each of the following key features of the Masterplan?

Base: All respondents, n=137



ATTACHMENT 3

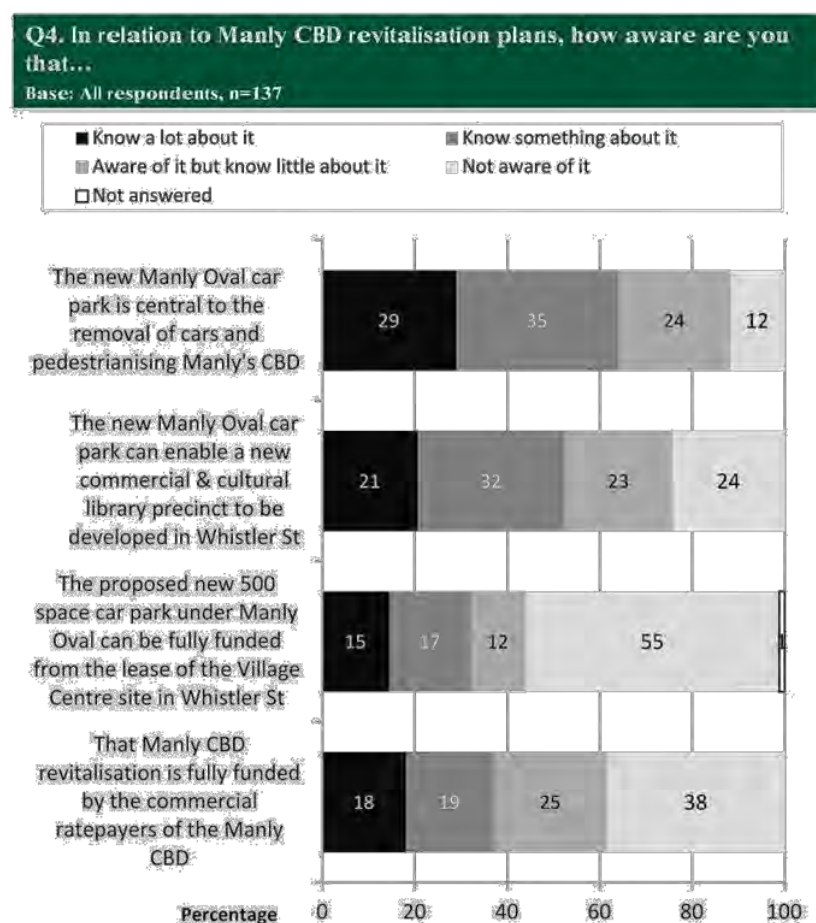
General Managers Division Report No. 12.DOC - Manly2015 Major Projects - Call for Selective Tendering

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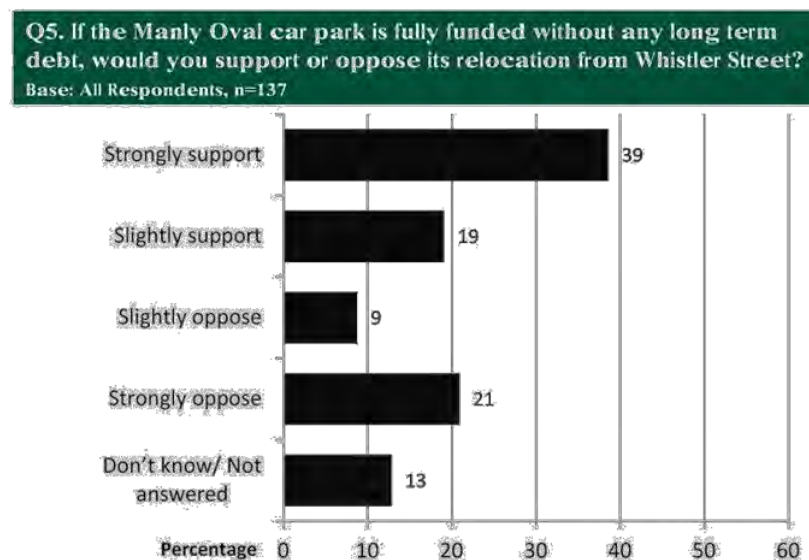
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Knowledge and awareness regarding the funding of the Manly Oval car park from the lease of the Village Centre site in Whistler St was significantly lower than awareness and knowledge than other aspects regarding the revitalisation of the area. Only 44% of all business respondents claimed to be aware of this while only 15% said they knew a lot about it and 17%. This compared to 29% who said they knew a lot about the Manly Oval car park being central to the removal of cars and pedestrianising Manly's CBD (see Figure 19).

Figure 19: Awareness of Manly CBD Revitalisation Plans



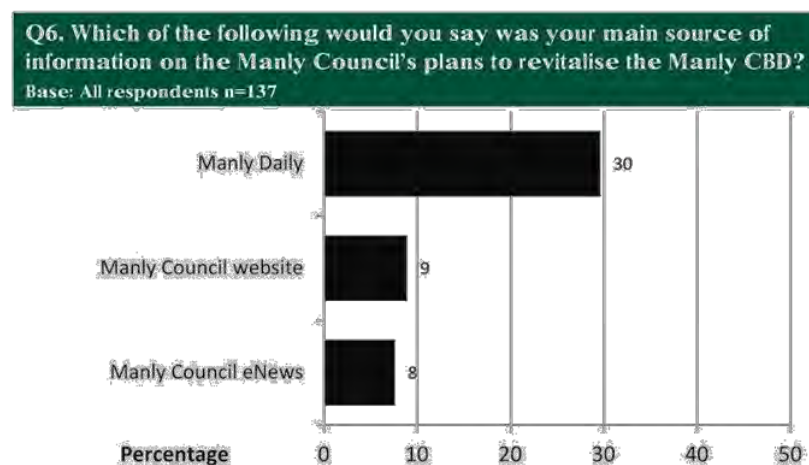
Support (58%) for the relocation of the existing car park from Whistler St was nearly twice the level of opposition (30%), while the 13% who did not answer or did not know didn't voice any opposition either (see Figure 20).

Figure 20: Support for Relocation of Whistler Street Car Park to Manly Oval

5.3. Information Sources

The Manly Daily was the main source of information for business respondents regarding the revitalisation of the Manly CBD (30%). This was three times the level of the other main sources, Manly Council website (9%) and Manly Council eNews (8%), (see Figure 21). Other sources of information were mentioned; however any one source was not mentioned by more than 3% of participants.

In addition 35% of respondents chose not to answer this question.

Figure 21: Top 3 Sources of Information on Manly CBD Revitalisation Plans

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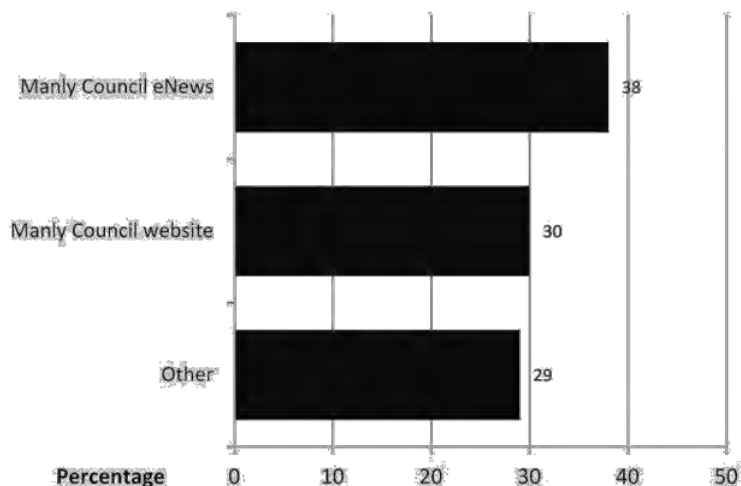
All respondents were asked to nominate their preferred source of information to help keep them informed about Manly Council's plans. More than two thirds (38%) indicated a preference to receive information via the Manly Council eNews and a further 30% indicated a preference for being informed through the Manly Council website (see Figure 22).

More than a quarter (29%) of respondents indicated a preference to be kept informed through other means apart from the two options presented to them (Manly Council eNews and Manly Council website). The main other way to be kept informed was the Manly Daily, with 6% of respondents indicating this to be their preferred source.

Figure 22: Preferred Sources of Information about Manly Council's Plans

Q15. How would you like to be kept informed about the Manly Council's plans?

Base: All Respondents, n=310



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Appendix I: Questionnaires Used

Community Survey

Introduction

Good [....] my name is [...] from Taverner Research, an independent market research company based in Surry Hills.

Today we are conducting a very short survey about the Manly CBD Revitalisation and would appreciate your input which will help Manly Council guide its future strategic plans and communications.

For this survey we need to speak to the youngest person in your household aged 18 years of age or over.

- | | |
|--------|----------------------------|
| 1. Yes | CONTINUE |
| 2. No | THANK AND TERMINATE |

1. In order to ensure we ask you the relevant questions, please tell me the suburb and postcode in which you live? **SINGLE RESPONSE**

- | | |
|----------------------|------|
| 1. Balgowlah | 2093 |
| 2. Balgowlah Heights | 2093 |
| 3. Clontarf | 2093 |
| 4. Fairlight | 2094 |
| 5. Manly | 2095 |
| 6. Seaforth | 2092 |

7. (Rather not say)

TERMINATE: Unfortunately we need this information in order to ask you the relevant questions in the survey.

2. Please tell me your age group. Is it **READ OUT** **SINGLE RESPONSE**

- | |
|---------------------|
| 1. 18-24 |
| 2. 25-34 |
| 3. 35-44 |
| 4. 45-54 |
| 5. 55-64 |
| 6. 65+ |
| 7. (Rather not say) |

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3. RECORD GENDER

1. Male
2. Female

4. How often do you typically visit Manly's CBD or beaches? AID IF NECESSARY SINGLE RESPONSE

1. Daily
2. Weekly
3. Monthly
4. Less than once a month
5. Never skip to Q9

5. When you come to Manly, do you visit The Corso?

1. Yes
2. No skip to Q7

6. What did you think of the Corso? PROBE FULLY What else?

7. What is your main form of transport when you have visited Manly's CBD? SINGLE RESPONSE

1. Drive
2. Walk
3. Cycle
4. Council's Hop Skip and Jump Bus
5. Other (specify)
✧

8. What were the top 3 reasons for your visits to Manly's CBD? PROBE TO RECORD 3 REASONS

1. Reason 1 (specify)
2. Reason 2 (specify)
3. Reason 3 (specify)

ASK ALL:

9. Are you aware of Manly Council's plan to revitalise the Manly CBD – also referred to as Manly2015?

1. Yes
2. No – go to Q13

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10. Using a scale of 1 to 4 where 4 means you know a lot about it, 3 means you know something about it, 2 means you are aware of it but know little about it and 1 means you are not aware of it how much do you know, if anything, about the following key features of the Masterplan
- READ OUT RANDOMISE ORDER
- Upgrading laneways and streetscapes in Manly CBD?
 - A fresh produce market introduced twice a week in the Manly CBD?
 - Reducing traffic congestion to pedestrianize the Manly CBD?
 - Re-locating the existing carpark at Whistler Street to Manly Oval?
 - The creation of a new village centre and library at Whistler Street?
- Not aware
 - Aware of it but know little about it
 - Know something about it
 - Know a lot about it
11. And using a scale of 1 to 4 where 4 means you strongly support, 3 means you slightly support, 2 means that you slightly oppose and 1 means you strongly oppose, how supportive are you of each of the following key features of the Masterplan?
- READ OUT RANDOMISE ORDER
- Upgrading laneways and streetscapes in Manly CBD?
 - A fresh produce market introduced twice a week in the Manly CBD?
 - Reducing traffic congestion to pedestrianize the Manly CBD?
- Strongly oppose
 - Slightly oppose
 - Slightly support
 - Strongly support
12. In relation to Manly CBD revitalisation plans, how aware are you that
- READ OUT EACH STATEMENT IN TURN AND SAY: Would you say 4-you know a lot about it, 3-you know something about it, 2- you are aware of it but know little about it or 1-you are not aware of it
- RANDOMISE ORDER
- the new Manly Oval carpark is central to the removal of cars and pedestrianizing Manly's CBD?
 - the new Manly Oval carpark can enable a new commercial and cultural library precinct to be developed in Whistler Street?
 - that Manly CBD revitalisation is fully funded by the commercial ratepayers of the Manly CBD?
 - the proposed new 500 space carpark under Manly Oval can be fully funded from the lease of the Village Centre site at Whistler Street?
- Not aware
 - Aware of it but know little about it
 - Know something about it
 - Know a lot about it

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ASK ALL:

13. If the Manly Oval car park is fully funded without any long term debt, would you support or oppose its relocation from Whistler Street? IF OPPOSE/SUPPORT SAY: And would that be strongly or slightly?

1. Strongly oppose
2. Slightly oppose
3. Slightly support
4. Strongly support
5. Don't know

IF CODE 2 Q9 SKIP TO Q15. ALL OTHERS ASK:

14. What was your main source of information on the Manly Council's plans to revitalise the Manly CBD? ACCEPT MULTIPLES

1. Manly Council eNews
2. Manly Council website
3. Manly Daily
4. Other (specify)

◆

15. How would you like to be kept informed about the Manly Council's plans?

ACCEPT MULTIPLES

1. Manly Council's website & press releases
2. Council's weekly Email Newsletter
3. Other (specify)

STANDARD THANKS AND CLOSE

Business Survey

A Unique Authentication Code is required before permission is granted to proceed with the Survey by the Authentication System

Revitalise Manly - Masterplan

A survey by Manly Council of Manly CBD businesses

This is a survey of businesses in the Manly CBD on how aware and supportive you are of the council's Revitalise Manly Masterplan (also known as Manly2015 Masterplan)

1. Which of the following best describes you

- ☐ 1. A property and a business owner in the Manly CBD
- ☐ 2. A Property Owner Only
- ☐ 3. A business Owner Only

2. Using a scale of 1 to 4 how much do you know, if anything, about the following key features of the Masterplan

a. Upgrading laneways and streetscapes in Manly CBD?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

b. Reducing traffic congestion to pedestrianize the Manly CBD?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

c. Re-locating the existing carpark at Whistler Street to Manly Oval?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it

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- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

d. The creation of a new village centre and library at Whistler Street?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

3. How supportive are you of each of the following key features of the Masterplan?

a. Upgrading laneways and streetscapes in Manly CBD?

- ☐ 1. Strongly oppose
- ☐ 2. Slightly oppose
- ☐ 3. Slightly support
- ☐ 4. Strongly support
- ☐ 5. Don't know

b. Reducing traffic congestion to pedestrianize the Manly CBD?

- ☐ 1. Strongly oppose
- ☐ 2. Slightly oppose
- ☐ 3. Slightly support
- ☐ 4. Strongly support
- ☐ 5. Don't know

4. In relation to Manly CBD revitalisation plans, how aware are you that

a. the new Manly Oval carpark is central to the removal of cars and pedestrianizing Manly's CBD?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it

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- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

b. the new Manly Oval carpark can enable a new commercial and cultural library precinct to be developed in Whistler Street?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

c.that Manly CBD revitalisation is fully funded by the commercial ratepayers of the Manly CBD?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

d.the proposed new 500 space carpark under Manly Oval can be fully funded from the lease of the Village Centre site at Whistler Street?

- ☐ 1. Not aware
- ☐ 2. Aware of it but know little about it
- ☐ 3. Know something about it
- ☐ 4. Know a lot about it

5. If the Manly Oval car park is fully funded without any long term debt, would you support or oppose its relocation from Whistler Street?

- ☐ 1. Strongly oppose
- ☐ 2. Slightly oppose
- ☐ 3. Slightly support
- ☐ 4. Strongly support
- ☐ 5. Don't know

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6. Which of the following would you say was your main source of information on the Manly Council's plans to revitalise the Manly CBD?

- ☐ 1. Manly Council eNews
- ☐ 2. Manly Council website
- ☐ 3. Manly Daily
- ☐ 4. Other (specify)

7. How would you like to be kept informed about the Manly Council's plans?

- ☐ 1. Manly Council eNews
- ☐ 2. Manly Council website
- ☐ 3. Other (specify)

Submit

Privacy Management Plan (<http://www.manly.nsw.gov.au/privacy/>) | Contact Us (<http://www.manly.nsw.gov.au/contact-us/>) | This survey is administered by Taverner Research.

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Manly Council



Invitation Brief

Expression of Interest (EOI)
For the Design and Construction of
A new Underground Carpark in Manly

Closes at 2pm Friday 12th June 2015 at Tender Box,
Manly Council, 1 Belgrave Street, Manly, NSW 2095

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General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI)
Invitation Brief for the Design and Construction of Underground Carpark

1. Invitation for Expression of Interest

Manly Council is seeking expressions of interest (EOI) for the opportunity to develop and deliver by design and construct procurement a new carpark at Manly.

This invitation is for the delivery of a new carpark and ancillary vehicular and pedestrian facilities beneath Manly Oval by design and construct procurement, and the making good and the full restoration of the Manly Oval afterwards.

It is expected that the new carpark will accommodate at least 470 cars, but is designed to be expandable, with construction by others, to 760 spaces in the future.

The land, the subject of this EOI, is known as Manly Oval.

Open Invitation for Expression of Interest – this invitation is by public advertisement with no restriction placed on who may respond. Respondents will normally be required to demonstrate in their response that they have the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil this invitation's requirements.

In addition to demonstrable capabilities, respondents are also required to contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, projects delivery, and innovation to achieve best value for money results for their clients.

Respondents must also provide all the necessary evidence in support of their submission and thoroughly address all the matters required by this invitation contained in the Invitation Brief.

The Closing Date for this Expression of Interest is 2pm Friday 12th June, 2015 at Tender Box, Manly Council, 1 Belgrave Street, Manly, NSW 2095.

All submissions should be marked: EOI for the Design and Construction of a New Carpark beneath Manly Oval.

All enquiries regarding this EOI must be made in writing to rfp@manly.nsw.gov.au with "EOI - Manly Oval" in the subject line or by phone request made to: +612 9976 1600, or through Tenderlink.

This EOI invitation is a market sounding opportunity, which may not lead to the award of a contract. However, from the submissions received, council may call selective tender for the project.

2. The Brief

1. Introduction and Background

The new carpark in this invitation for EOI is an important part of the Manly2015 masterplan. This masterplan aims to revitalise the Manly CBD by removing parking associated through traffic from the town centre to allow for the activation and pedestrianisation of Manly's many laneways where locals would congregate to socialise.

To achieve a pedestrianised town centre, the masterplan identified Manly Oval as the location for an underground carpark to replace the existing CBD carpark at Whistler Street. This will complete an earlier town centre plan that placed all carparks at the edge of the Manly CBD.

2. Context of the Manly2015 Masterplan (the Masterplan)

Manly2015 is a vision to attract a broader, better quality range of retail /services mix back into the heart of the Manly CBD to boost the local Manly economy. It will do this by providing pleasant streetscapes and parking arrangements that will create a positive community and retail experience for local residents, shoppers, and for the millions of visitors who visit Manly each year..

Key aspects of the Manly2015 masterplan include but are not limited to:

- A new underground carpark at Manly Oval to capturing parking traffic before it congests CBD streets.
- The current Whistler Street carpark be demolished and redeveloped for mix use.
- A larger Library with additional community spaces where a range of leisure, learning and lifestyle programs will be offered for the enjoyment of the local community.
- The streets and laneways throughout the Manly CBD will be transformed over time by their activation and new streetscapes to complement Manly beachfront, the Corso, and the Manly Wharf precincts.
- Sydney Road will be pedestrianised and upgraded to attract a more diverse retail mix.
- Raglan Street and the laneways and side streets of Central Avenue and Henrietta Lane will be reactivated through vastly improved urban design.
- Market Lane will be transformed into a piazza, and will be the hub of café culture.

For information on Manly2015, please visit: www.manly2015.com.au or council's homepage at: www.manly.nsw.gov.au.

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3.1 Process

Respondents are therefore required to provide in their EOI submissions a detailed statement on how they intend to meet and address the principal direction and strategic objectives of the Manly2015 masterplan in the design and operation of the proposed carpark, and on how the design anticipates activation and revitalize Manly's many laneways and plaza spaces.

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Respondents should submit at least two scenarios in their response:

1. As per this Brief, design and plan for an underground with at least 470 spaces, plus ancillary areas for bicycle storage, offices, passive security uses such as a small "convenience" store.
2. As per this Brief, how future expansion to 760 spaces will be accommodated on the site.

The diagram below shows the general location of the Manly Oval in the Manly2015 MasterPlan



3.2 Inspection

Respondent to this EOI must visit to feel the vibe of Manly and its CBD and laneways prior to making a submission.

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4. Manly Oval Locality and Context

The subject site is bounded by Sydney Road to the south, Raglan Street to the north, Tennis Courts and Belgrave Street to the east and the Manly Bowling Club and Ivanhoe Park botanical garden to the west. It consists of lot known as **Lot 7379 DP 1164856**.

The subject property is zoned RE1 – Public Recreation under the Manly Local Environmental Plan 2013.

4.1 Description

The subject lot currently houses Manly Oval. The subject land is surrounded by various retail/ commercial businesses and Tennis Courts to the east; commercial/retail, Gilbert Park and residential to the south; commercial/retail, residential and place of worship to the north; and Bowling Club and Ivanhoe Park to the west.

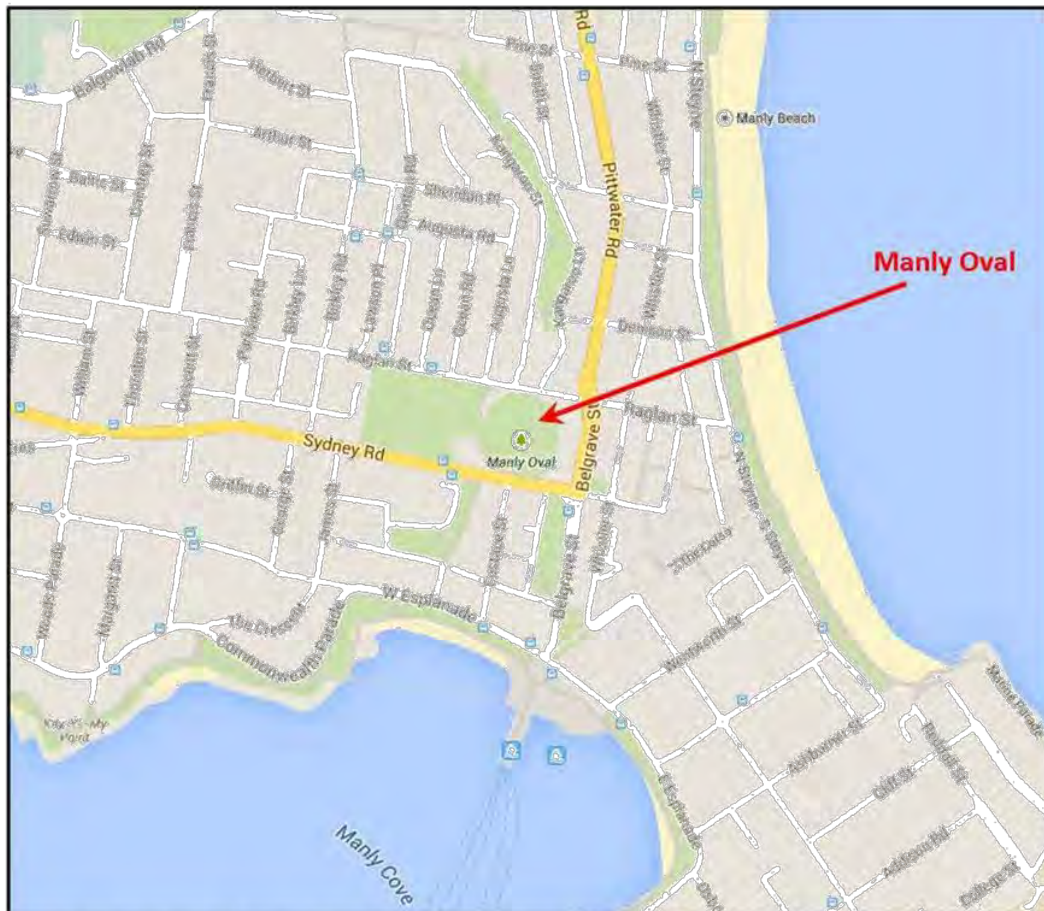


Aerial photo above indicates the location of the subject site.

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4.2 Location

Manly CBD is located on Sydney's popular Northern Beaches approximately 17kms north east of the Sydney CBD. Manly is a popular destination of both domestic and international tourists.



Indicative location of the subject site on the above map.

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4.3 Property Details

Site Description

The subject site is known legally as Lot 7379 DP 752038. The subject site is irregular in shape and currently houses the Manly Oval. The site has direct access off Sydney Road and Raglan Street. The total area of the site is **23574.4m² or 2.35 hectares**.

Below is the list of properties, surrounding the subject property, with ownership details:

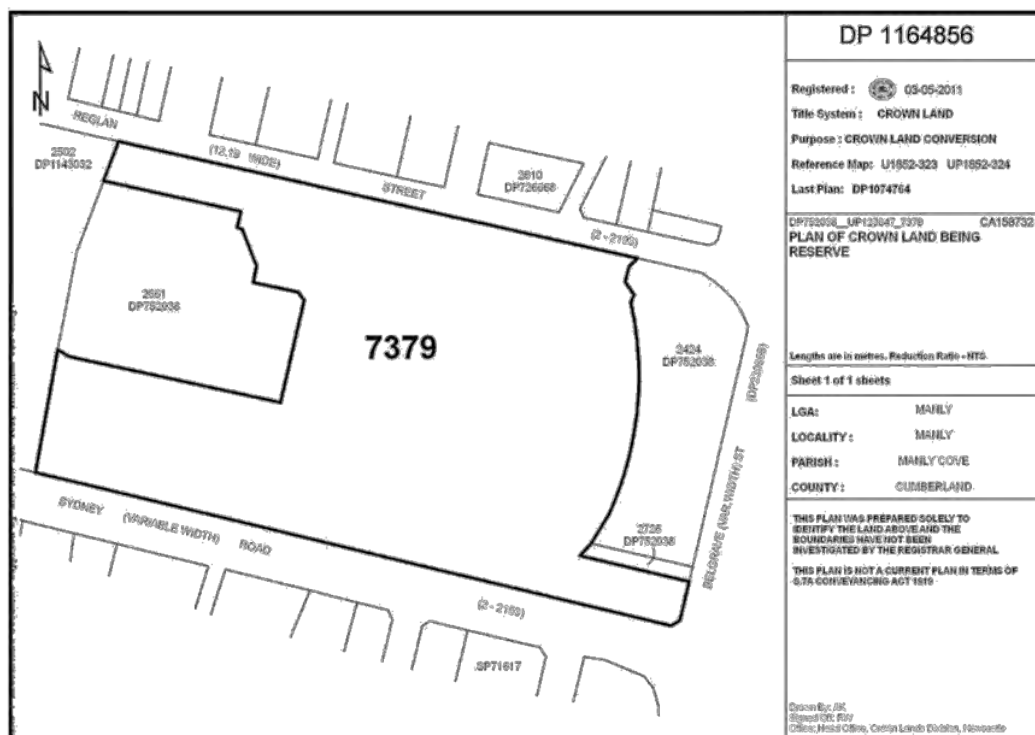


| Title Description | Ownership | Area (m ²) |
|---------------------|---|--|
| Lot 2661 DP 752038 | Estate: Perpetual Lease Mount Pritchard & District Community Club Limited | 5248m ² |
| Lot 7379 DP 1164856 | The State of New South Wales | 23574.4m ² or 2.35 hectares. |
| Lot 2424 DP 752038 | Estate: Perpetual Lease Commonwealth Savings Bank of Australia | 4058.20m ² |
| Lot 2726 DP 752038 | Estate: Perpetual Lease Commonwealth Savings Bank of Australia | 232.60m ² (as per GIS) |

Copies of Survey Plans, Certificate of Titles and Deposited Plans are attached to this Brief.

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4.4 Planning Controls

4.4.1 Zoning

The subject property is located on land zoned RE1 Public Recreation under the Manly Local Environmental Plan (MLEP) 2013. The subject site is listed as an Item of Environmental Heritage (I162) under Schedule 5 of MLEP 2013.

Zone RE1 Public Recreation

A. Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas visually exposed to the waters of Middle Harbour, North Harbour, Burnt Bridge Creek and the Pacific Ocean.
- To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.

B. Permitted without consent

Nil

C. Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Carparks; Charter and tourism boating facilities; Child care centres; Community facilities; Depots; Emergency services facilities; Environmental facilities; Environmental

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protection works; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities.

D. Prohibited

Any development not specified in item 2 or 3.

It is the responsibility of the potential Respondents to verify the planning aspects which can be confirmed by an application to Council. Initial enquiries can be made by checking the Manly Local Environmental Plan 2013, found on the following link:

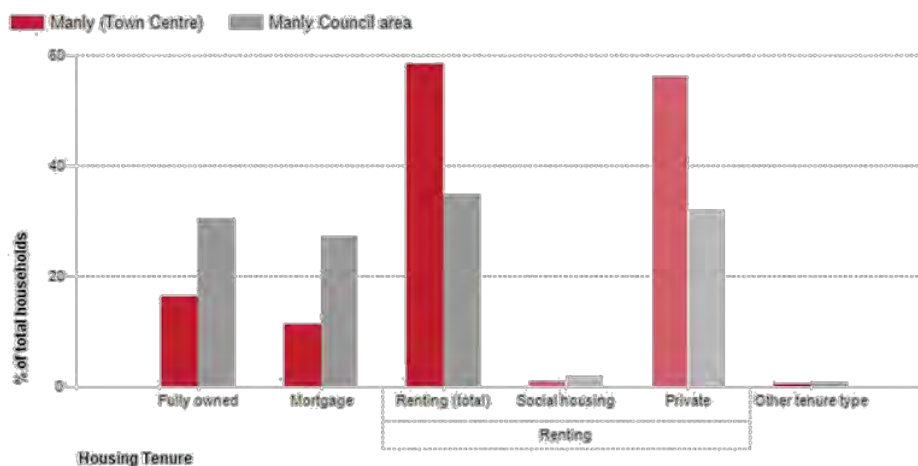
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+140+2013+cd+0+N>

5. Manly Demographics

In summary, the Manly (Town Centre) LGA population is represented as the following:

- The largest age group living in Manly (Town Centre) in 2011 was 30 to 34 years old.
- In the 2011 Census, the population of the centre was 2,473, living in 1,725 dwellings
- 1,479 people living in Manly (Town Centre) in 2011 were employed, of which 77% worked full-time and 22% part-time.
- In Manly (Town Centre), 27% of households were purchasing or fully owned their home, 56.4% were renting privately, and 1.1% were in social housing in 2011.

Housing tenure, 2011



In summary, the Manly Local Government Area (LGA) population is represented as the following:

- The median age of residents of Manly is 37 years of age.
- The Estimated Resident Population in 2014 was 44,786.
- 20,666 people living in the Manly LGA in 2011 were employed, of which 66% worked full-time and 33% part-time.
- In the Manly LGA, 57% of households were purchasing or fully owned their home, 32.2% were renting privately, and 2.0% were in social housing in 2011.

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6. Matters for consideration when preparing a response to this invitation for EOI

To assist respondents' understanding of the scope of the proposed project, this section of the Brief provides a non-exhaustive list of relevant matters.

6.1 Outcome to be provided

The successful respondent firm will use their skills, experience and expertise to design, construct, and deliver a new carpark with 470 spaces, expandable by others to 760 spaces in the future, and making good the Oval afterwards.

The successful respondent will be responsible for the direct engagement and co-ordination (subject to Council's concurrence) of suitably qualified and experienced professionals and contractors to take the Project from conceptual design to detail design and lodgement of a Development Application through to Construction of the new carpark.

The successful respondent will at all times ensure and be able to demonstrate compliance to all relevant Federal and State government legislation, standards and regulations as are relevant to the project and facility developed and operated.

The successful respondent will be responsible for, but not limited to, gaining all necessary approvals, for the design and construction of the proposed underground carpark.

6.2 Planning, Architectural Services, Urban Design and Planning Approval

Detailed planning and design (ensuring Council's concurrence and approval) before the preparation and lodgement of a Development Application through to successful development approval ready for construction.

The overall design to incorporate the following features in design:

- Innovation
- Construction risk reduction features through use of tried, proven and efficient technologies
- Detail design ready for construction process
- Civil, traffic, structural, mechanical, and electrical engineering
- Corrosion control and protection systems
- Building and hydraulic services, and energy efficiency
- Environmental and operational lighting
- Construction and design engineering
- Heating, cooling and ventilation systems
- Ensuring full BCA and Australian Standards Compliance

6.3 Oversight and Responsibility for all Aspects of Construction Process

- Site Management
- Project Management
- Building Services
- Contractor Management
- Use of tried, proven and efficient technologies and construction methodologies
- Quick construction timeframe whilst ensuring high build quality; and
- Construction stages defined and completion time guarantees provided.

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7. Project parameters and timeline

- The construction of the new carpark needs to be achieved in the quickest timeframe possible following the conclusion of the winter sports season in September
- The total order of cost for build / construction of the carpark must be inclusive of all contingencies.
- The construction and commissioning timeframe approximately is 18 months.

8. Site planning and context

A new carpark facility is planned to be developed beneath Manly Oval capturing visitor traffic before it congests local CBD streets. Bitzios Consulting has undertaken Traffic Modelling and impact analysis on behalf of Council including in relation to entrance and exit scenarios to the proposed new facility.

For a copy of this report, please refer to the Schedule of Documents in Section 11 of this Brief

9. The Scope of the Proposed Carpark

Respondents must address and include the following, not exhaustive, scope and design of the new carpark:

- a) 470 spaces and must be expandable to 760 spaces in the future;
- b) Capacity to allow for bicycle parking for approximately 200 bicycles;
- c) Maximum of two levels below current ground level;
- d) Entrance and exit from Sydney Road and an entry only point in Raglan Street;
- e) A 100m² space for a "convenience" store;
- f) Gateless entry and exit management, parking, and payment systems;
- g) Space for advertising and displays;
- h) Other spaces shall include:
 - i. Offices
 - ii. Equipment store
 - iii. Plant Rooms
 - iv. Other Storage areas
- i) Ventilation systems
- j) Pedestrian and cyclist concourse to and from the Carpark linking with Belgrave Street and the Manly CBD
- k) Ramp and Lift access
- l) the footprint of the carpark shall be fully within the boundaries of Manly Oval
- m) avoid building adjacent to other underground services
- n) the protection and or retention of any existing underground services;
- o) BCA compliant Pedestrian ingress and egresses;
- p) Public toilets;
- q) Energy efficiency;
- r) Safety by design considerations;
- s) The full restoration of the Manly Oval and facilities after the construction of the carpark.

Please refer to the Schedule of Documents in Section 11 and 12 of this Brief for a list of available documents.

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10. Manly Oval Carpark in relation to the Manly CBD and Manly2015 Masterplan



11. Additional Documents Available to Respondents

The documents in the list below are available to Respondents to this invitation for EOI upon the completion, payment of a refundable deposit, and return of the Schedule of Documents in Section 12:

- i. Property Title Information
- ii. Detailed Engineering Survey of the site and surrounds, 12/08/2013 (1 page)
- iii. Summary of Manly Oval Carpark Study Bitzios Consulting, 4/2014
- iv. Concept Civil and Structural plans by CARDNO, 18/03/2015 (6 pages)
- v. Review of 1:100 AEP Storm Impact by CARDNO – 04/11/2013 (3 pages)
- vi. Geotechnical Investigation by JK Geotechnics – 09/07/2013
- vii. Engineering Summary 4/2014
- viii. Various architectural concept sketches

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12. Schedule of Additional Documents and Request Form

The following documents are available to Respondent for \$1,000, which will be fully refunded when an EOI is received from the Respondent.

Request for these documents should be made in email or writing, attaching the below Schedule and a Credit Card authorisation to: rfp@manly.nsw.gov.au, with "EOI – Manly Oval" in the subject line of the email or by cheque mailed to Council at: 1 Belgrave Street, Manly 2095.

| Ref | Document Title | |
|------|--|--|
| i | Property Title Information © | |
| ii | Detailed Engineering Survey of the site and surrounds ©, 12/08/2013 (1 page) | |
| iii | Summary of Manly Oval Carpark Study Bitzios Consulting, 4/2014 | |
| iv | Concept Civil and Structural plans by CARDNO ©, 18/03/2015 (6 pages) | |
| v | Review of 1:100 AEP Storm Impact by CARDNO © 04/11/2013 (3 pages) | |
| vi | Geotechnical Investigation by JK Geotechnics © 09/07/2013 | |
| vii | Engineering Summary © | |
| viii | Preliminary and concept sketches © | |

© - Copyright Reserved and Protected by Law. These documents have been prepared for Council and may contain information that is of commercial value.

These documents may not be used for any purposes other than for the preparation of the Respondents' response to this EOI.

Respondent's Name and Address:

.....

.....

Contact Person:.....

Position held:.....

Contact Number:.....

Email Address:.....@.....

I the undersigned accept the condition and use of the documents listed in the Schedule is solely for the purpose of preparing for this EOI.

.....
Signature/Date

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13. Credit Card Payment Authorisation Form



Manly Council
Council Offices: 1 Belgrave Street Manly
P.O. Box 82 MANLY NSW 1655 AUSTRALIA
www.manly.nsw.gov.au
Phone 02 9976 1500 Fax 02 9976 1400
Email: records@manly.nsw.gov.au

CREDIT CARD PAYMENT AUTHORISATION

ABN 43 862 868 065

| | | | | | | | |
|--|---|------------|-----------|-------|----------|--------------|------------|
| Introduction | This form can be used for providing payment by credit card for Council services. Please attach this form to the front of any relevant documentation to ensure fast processing of your payment. | | | | | | |
| Payment Details | Please charge my credit card for payment of: <input type="checkbox"/> Property Rates (Please specify customer reference no.) <input type="checkbox"/> Zoning (s149) Certificate <input type="checkbox"/> Outstanding Rates (s603) Certificate <input type="checkbox"/> Tree Pruning/Removal Application <input type="checkbox"/> Parking Permit Application (attach Application Form) <input type="checkbox"/> Other (Please detail: <u>EOI Manly Oval - Additional Documents</u>) | | | | | | |
| Payment Amount | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ 1,000.00</div> | | | | | | |
| Payment Amount Cardholder Details | Name on Card: Address: Suburb: Postcode: Phone Number/s: | | | | | | |
| Card Details | <div style="display: flex; justify-content: space-around; align-items: center;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> | | | | | | |
| | Card No: □□□□ □□□□ □□□□ □□□□ Expiry date: □□/□□ Signature of Cardholder: Date: <small>*Please note that this payment is subject to approval of funds by your financial institution.</small> A 1.5% Credit Card Service Fee including GST applies to ALL payments made by Credit Card. | | | | | | |
| Council Details | Manly Council Customer Service 1 Belgrave Street, Manly NSW 2095 PO Box 82 Manly NSW 1655 www.manly.nsw.gov.au Email: records@manly.nsw.gov.au Phone: 02 9976 1500 Fax: 02 9976 1400 | | | | | | |
| Your Privacy | The personal information you have supplied on this form is required to assist Council officers when determining your application. Failure to provide some details may result in rejection or delays. The details provided are not publicly available. At anytime you have access to view or correct any information you have supplied. The information you have supplied will be stored at Council offices. | | | | | | |
| Office Use | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">By phone:</td> <td style="width: 33%; border-bottom: 1px solid black;">Initials:</td> <td style="width: 33%; border-bottom: 1px solid black;">Date:</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Ref No.:</td> <td style="border-bottom: 1px solid black;">Receipt No.:</td> <td style="border-bottom: 1px solid black;">Date Paid:</td> </tr> </table> | By phone: | Initials: | Date: | Ref No.: | Receipt No.: | Date Paid: |
| By phone: | Initials: | Date: | | | | | |
| Ref No.: | Receipt No.: | Date Paid: | | | | | |

1 July 2013

MC/13/6002 _ Form ID: CS 24

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14. Expression of Interest – Submission Returnable Checklist (Returnable)

Project Reference: the Design and Construction of a new Carpark in Manly

The following is returnable information with the Expression of Interest, which will form the basis of post EOI assessment.

| Item | Respondents should provide the following with their EOI submission | Checked by Respondent | Checked by Council |
|------|--|-----------------------|--------------------|
| 1 | The Order of Cost and Cost Plan for the design and construction of a new 470 space underground carpark at Manly Oval in accordance with this Brief, inclusive of direct and indirect costs, margins, contingencies, and all professional costs, and inclusive of the full restoration of the Manly Oval afterwards | | |
| 2 | Plans, Schematics, Drawing, Sketches, of the proposal in the EOI proposal | | |
| 3 | A statement on the scope of the proposal, including specification advisory, and on how the project may be up scaled in the future | | |
| 4 | A statement on the proposed method of construction, staging if any, associated timeframes. | | |
| 5 | A statement on project time estimates, including but limited to, construction duration, commission, and handover. | | |
| 6 | A statement on the project cashflow estimates over the project | | |
| 7 | Capability Statements of Respondent and nominated Consultants | | |
| 8 | Draft or Pro-forma terms of engagement | | |
| 9 | List of at least three Reference Sites of a similar scale and size | | |
| 10 | List of Referees | | |
| 11 | Name and address of Directors and Principals | | |
| 12 | Name and address of auditor or public accountant | | |
| 13 | Name of Banker | | |
| 14 | Printout – ASIC record of the firm | | |
| 15 | Proof of Insurance | | |
| 16 | Statement of conformity to Australian Standards | | |
| 17 | Statement of financial capability | | |
| 18 | Statement regarding compliance with Council's Procurement Policy and Ethical Charter | | |
| 19 | Quality Assurance Plan | | |
| 20 | Acceptance of Council's Procurement Policy and Protocol and Disclaimer | | |

| | |
|-------------------------|--|
| Signature of Respondent | |
| Name as per Signature | |
| Position Held | |
| Date | |

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15. Expression of Interest Returnable Form (Returnable)

Project Reference: the Design and Construction of a new Carpark in Manly

By signing below and returning this form to Manly Council, the Respondent makes a submission in response to the above referenced EOI.

The Respondent also accepts that its submission, the EOI Brief and any associated documents will be included in any future agreement

Respondent's Name and Address:

.....
.....
.....

Respondent's Website Address:

.....

Contact Person:.....

Position held:.....

Contact Number:.....

Email Address:.....@.....

.....

Signature

This form together with all mandatory Returnable documents shall be addressed and delivered to Tender Box, Manly Council, 1, Belgrave Street, Manly 2095, Australia by 2pm, 12 June 2015.

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16. Assessment Criteria (Returnable)

Respondents will be assessed on their EOI submissions as follows:

| No | Assessment Criteria | Weighting |
|----|--|-----------|
| A. | Capability and capacity to design, construct and deliver projects over \$20m - \$30m. ie: Respondents demonstrate in their response that they have the necessary skills, resources, experience, financial capacity, and in some cases licences, accreditations, etc., to fulfil this invitation's requirements. | 25% |
| B. | Respondents contextually demonstrate in their response how they have achieved industry recognition for their excellence in design, construction, project delivery innovation to achieve best value for money results for their clients. | 20% |
| C. | Experience ie Proven track record in the delivery of design and construct projects over \$20m - \$30m. Including the knowledge and skill to provide the following: <ul style="list-style-type: none">• the preparation and completion of the concept design,• development of the design,• preparation of construction documentation,• construction of major infrastructure | 15% |
| D. | Quality assurance systems in place for the delivery of major construction projects. | 15% |
| E. | Proven track record in delivering projects with environmentally sustainable design features. | 10% |
| F. | Respondents must also provide all the necessary evidence to support their submission and address the criteria required by this invitation. | 10% |
| G. | Record of working with Local or State Government or similar agencies on the design and construction of major infrastructure projects. | 5% |

| | |
|-------------------------|--|
| Signature of Respondent | |
| Name as per Signature | |
| Position Held | |
| Date | |

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17. Manly Council's Procurement Policy and Protocol (Returnable)

Ethics and Probity

General - The Council's procurement activities are to be performed with integrity and in a manner able to withstand the closest possible scrutiny.

Conduct of Council Staff - Council staff at all times are to conduct business that is ethical and of the highest integrity and are required to:

- treat potential and existing suppliers with equality and fairness
- not seek or receive personal gain
- maintain confidentiality of Commercial in Confidence information
- present the highest standards of professionalism and probity
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest
- provide all suppliers and tenderers with the same information and equal opportunity
- be able to account for all decisions and provide feedback on them
- not be involved in any activity such as performing work with suppliers, consultants or contractors
- ensure adherence to the Local Government Act 1993, (Section 55); Local Government (General) Regulation 2005, (Part 7); and Manly Council's Code of Conduct
- not engage in the practice of so-called "order splitting" with suppliers, consultants or contractors.

Governance

Responsible Financial Management - The principle of responsible financial management is to be applied to all procurement activities.

Council funds are to be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

Record Keeping – All substantive communications with potential suppliers in respect of tender evaluations and quotations should be in writing or in formal minuted meetings.

Records for all Procurement activities must be kept and recorded in the Council record management system.

Lobbying

Lobbying of Councillors and staff by tenderers or their agents is not permitted and shall result in their disqualification from the tender process on that occasion. For the

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purposes of this clause "lobbying" shall include seeking to influence; seeking to obtain support or assistance; and urging or persuading.

| | |
|-------------------------|--|
| Signature of Respondent | |
| Name as per Signature | |
| Position Held | |
| Date | |

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Invitation Brief for the Design and Construction of Underground Carpark

18. Disclaimer (Returnable)

This Invitation Brief has been prepared by Manly Council for the information of potential Respondents to assist them in deciding whether they are sufficiently interested this invitation for expression of interest to proceed with further investigation in relation design and construction of the Manly Oval underground carpark.

The information contained in this Invitation Brief does not constitute any offer; it is provided as a guide only; and has been prepared in good faith and with due care.

Manly Council will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential Respondent relies upon that is contained in this report or any other material.

Manly Council reserves the right, at its sole discretion, to postpone or cancel the proposed design and construction of the Manly Oval underground carpark in this EOI and to modify or add any terms and conditions to any proposed contract, statement or other material associated with this EOI, which may be made available to a Respondent to.

| | |
|-------------------------|--|
| Signature of Respondent | |
| Name as per Signature | |
| Position Held | |
| Date | |