



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

10 AUGUST 2015

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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Corporate Services Division Report No. 12 (Cont'd)

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.

ATTACHMENT 1

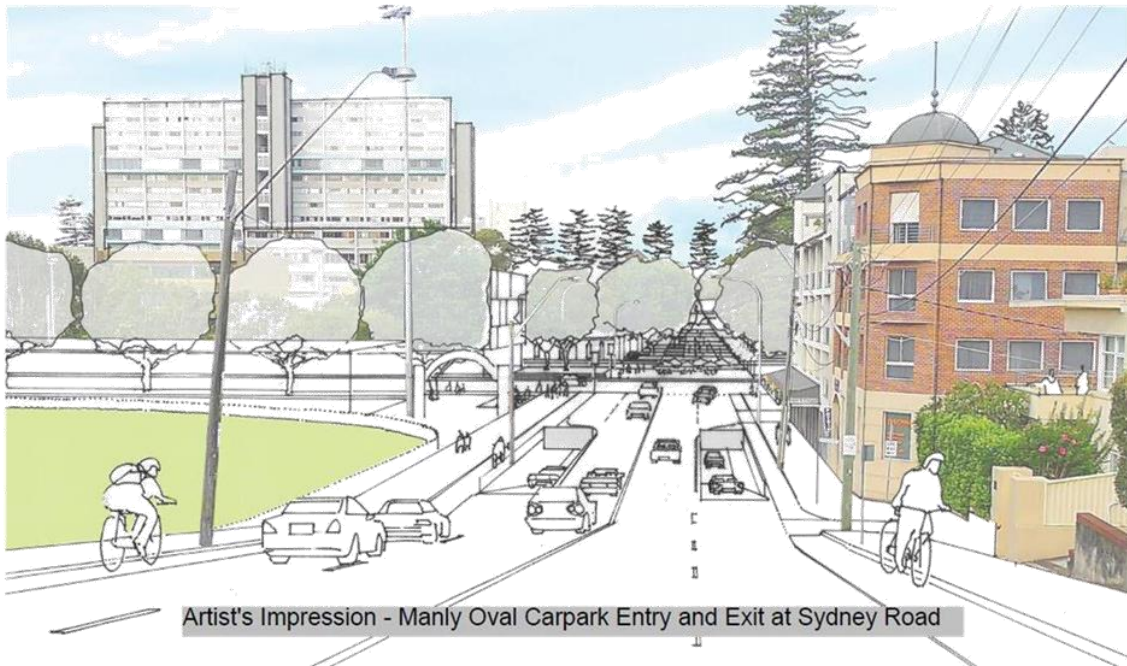
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Corporate Services Division Report No. 12 (Cont'd)



Artist's Impression - Manly Oval Carpark Entry and Exit at Sydney Road

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**

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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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5036 Manly Revitalisation Community & Business Survey Executive Summary

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5036 Manly Revitalisation Community & Business Survey Executive Summary

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.

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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.

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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%	62	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%

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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 $\pm 5.5\%$. 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	145
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%).

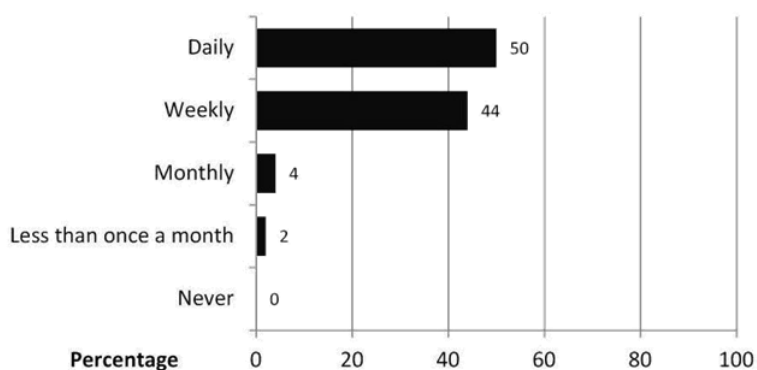
Less than one out of ten (6%) visited the Manly CBD or Beaches monthly or less often with only one surveyed resident reporting they never visit the area.

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

Figure 3: Frequency of Visits to Manly CBD or Beaches

Q4. How often do you typically visit Manly's CBD or beaches?

Base: All Respondents, n=310



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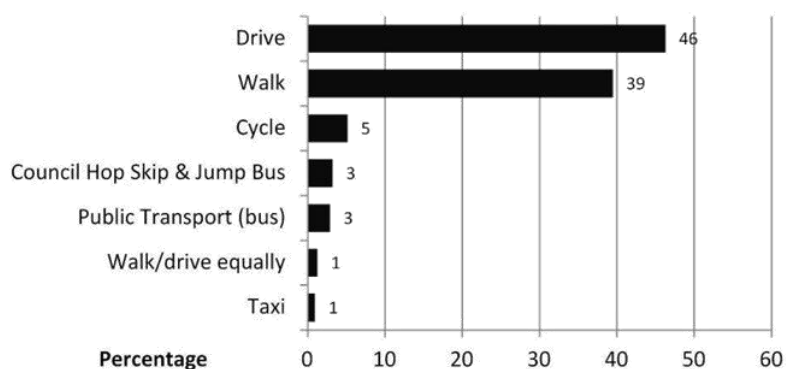
they used a car to arrive in the Manly CBD over other modes of transport. There were no significant differences in main mode of transport amongst Fairlight respondents compared to overall results.

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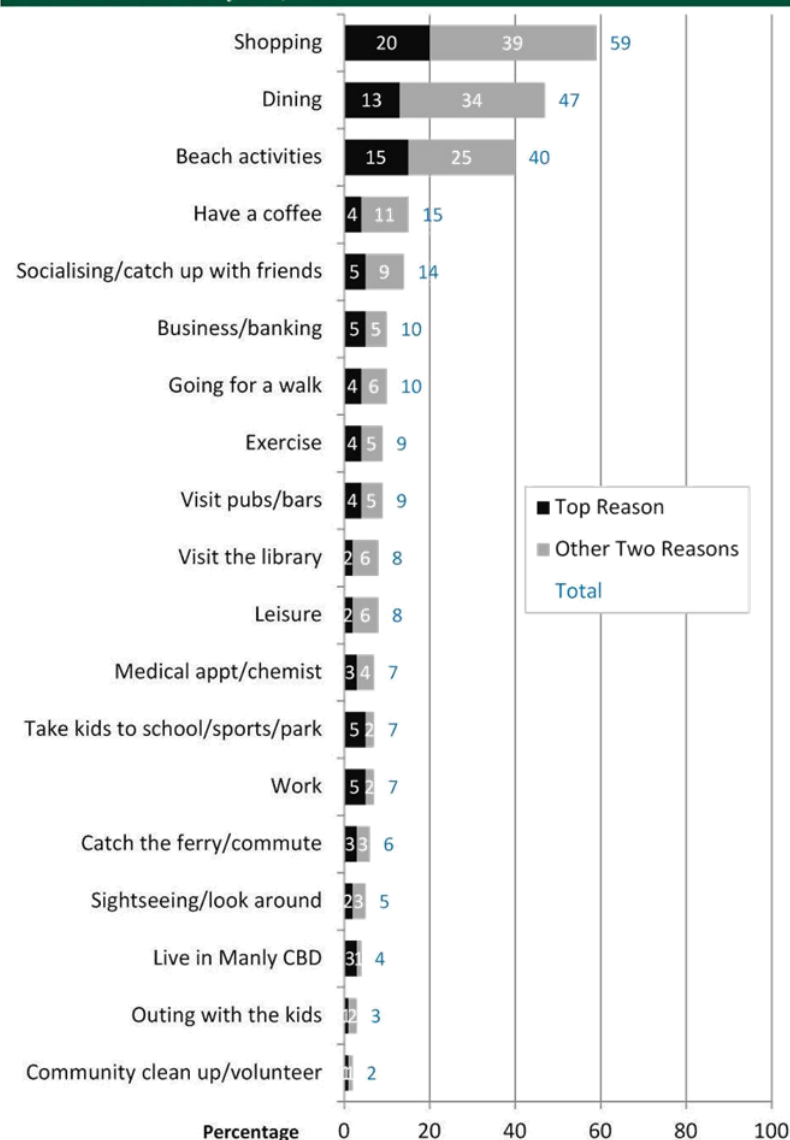
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to go to pubs or bars (10% compared to 2% amongst 35-54 year olds and 0% amongst 55+ year olds). Respondents aged 35-54 years were more likely to nominate children's' activities (school/sports/park) as the main reason for visiting the Manly CBD (9%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

Q8. What were the top 3 reasons for your visits to Manly's CBD?

Base: Have visited Manly CBD, n=309

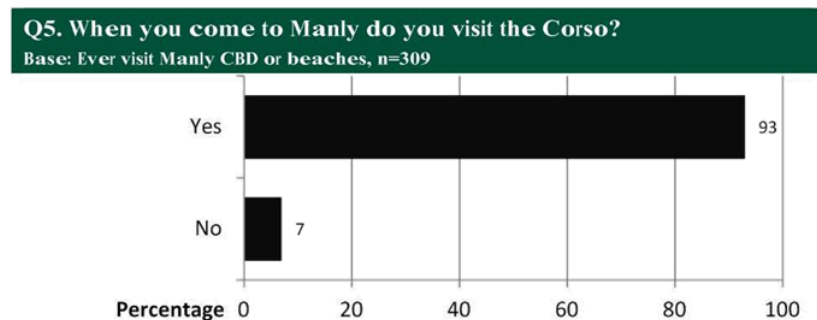


4.2. Visitation of, and Attitudes to, The Corso

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

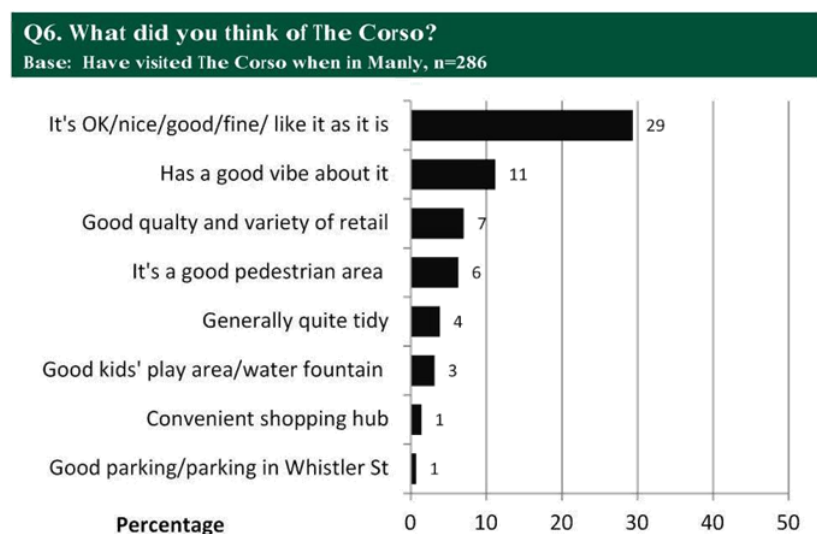
There were no significant differences in visitation by gender, age or suburb of residence.

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



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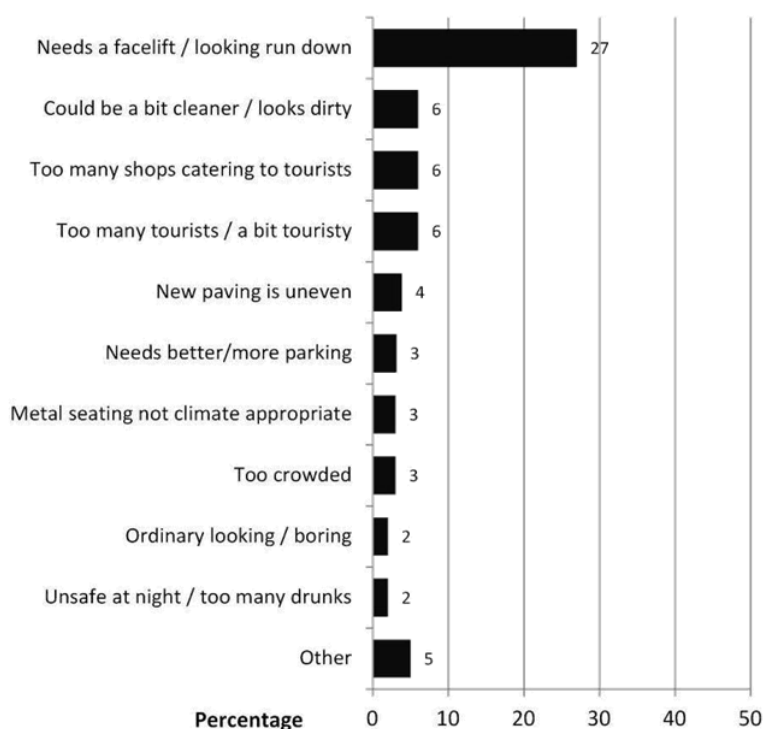
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Almost two out of five (39%) had a negative opinion of The Corso however many of these included suggestions for improvement. The main suggestion for improvement to the precinct was that the area needs a facelift because it and some of the shops look 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

Q6. What did you think of The Corso?

Base: Have visited The Corso when in Manly, n=286



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%).

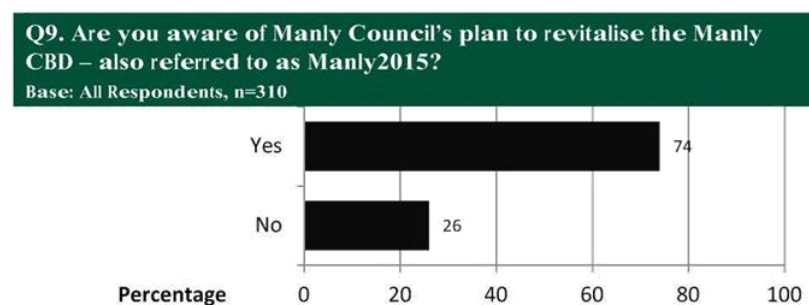
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There were no significant differences in awareness within gender or suburb of residence.

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

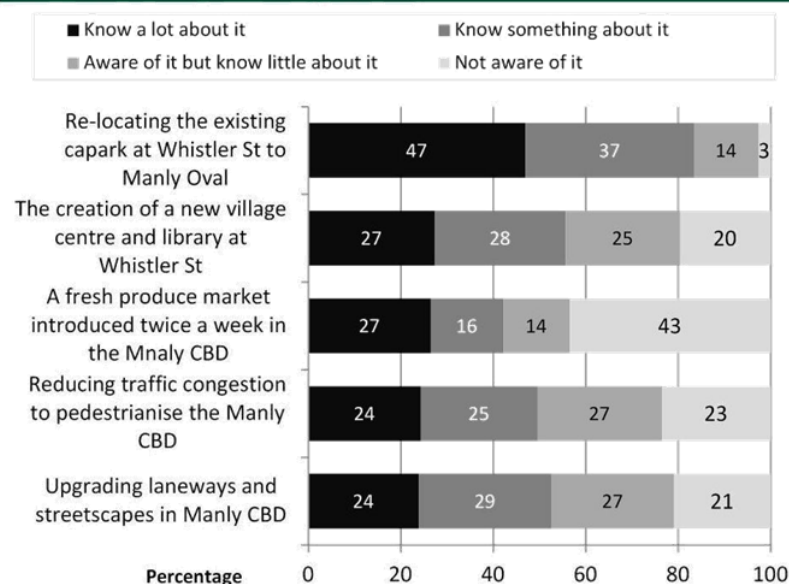


Figure 11 shows that there is strong support for plans to introduce a fresh produce market and to upgrade laneways and streetscapes in the Manly CBD with three out of five strongly supporting each of these plans (59% and 57% respectively) and over one out of four saying they slightly support (32% and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

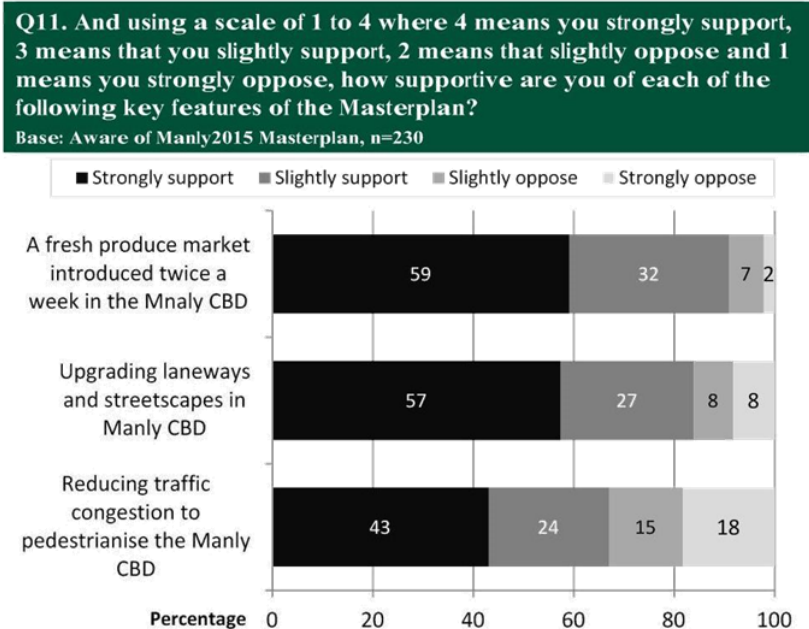


Figure 12 shows that the majority of respondents were, at least, aware even if they knew little about it that the new Manly Oval car park is central to the removal of cars and pedestrianising of Manly's CBD (82%) with one out of three (33%) saying they knew a lot about it and a further 29% saying they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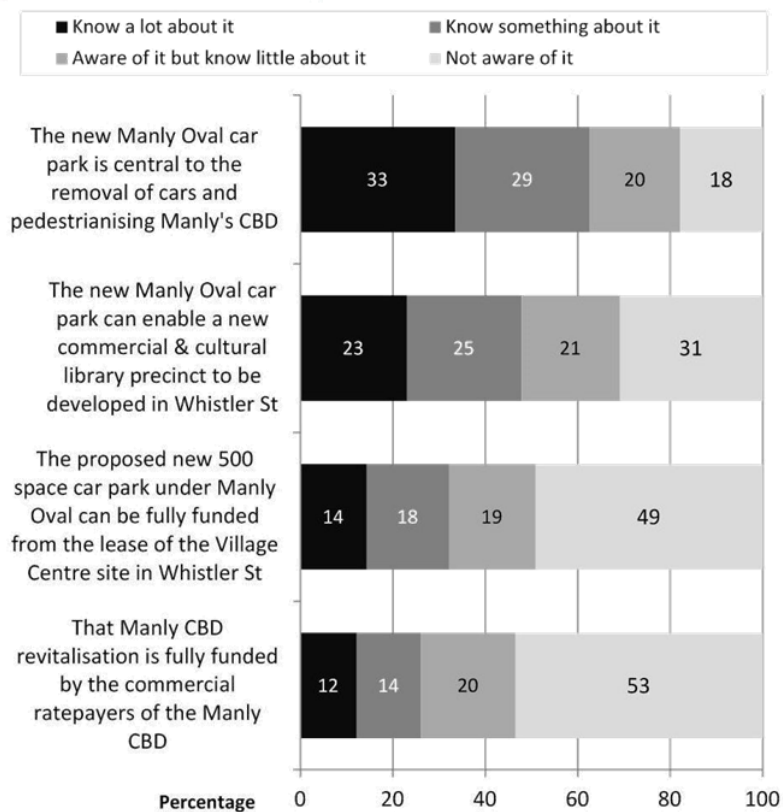
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Figure 12: Awareness of Manly CBD Revitalisation Plans

Q12. 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?

Base: Aware of Manly2015 Masterplan, n=230



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).

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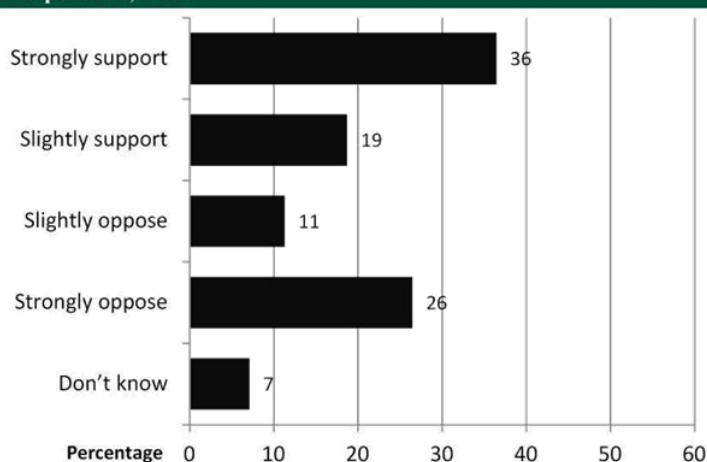
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Figure 13: Support for Relocation of Whistler Street Car Park to Manly Oval

Q13. 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?

Base: All Respondents, n=310



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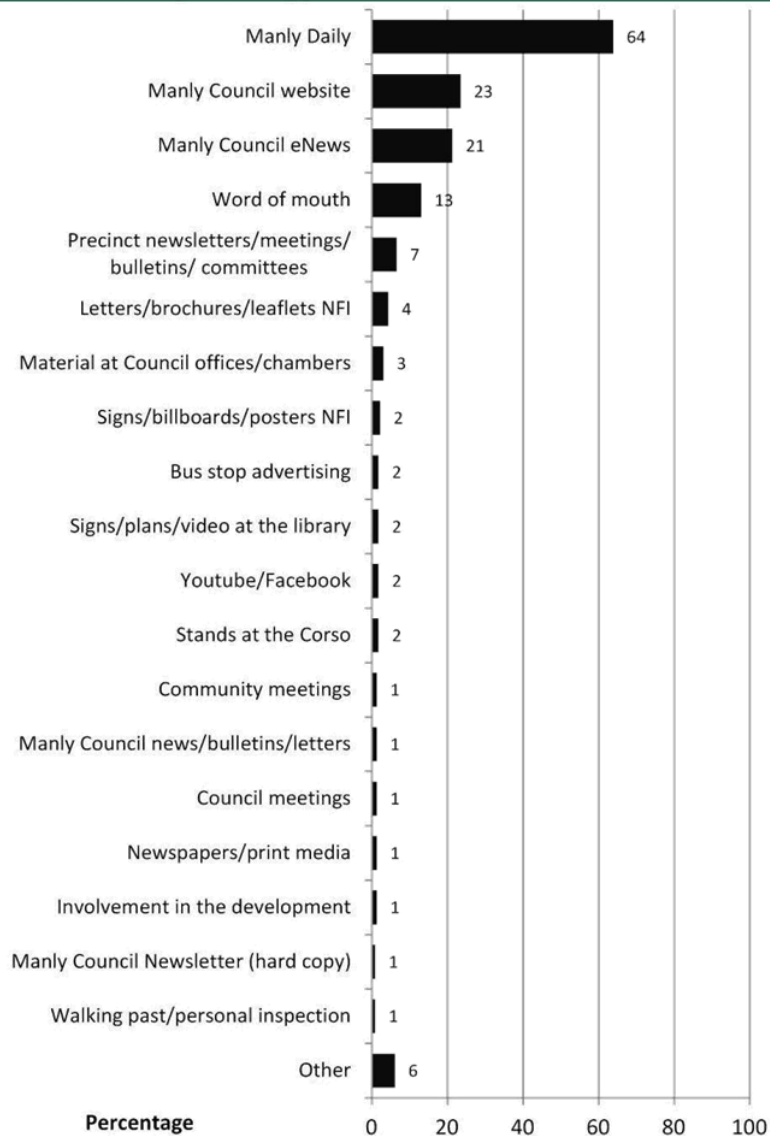
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Figure 14: Main Source of Information on Manly CBD Revitalisation Plans

Q14. What was your main source of information on the Manly Council's plans to revitalise the Manly CBD?

Base: Aware of Manly2015 Masterplan, n=230



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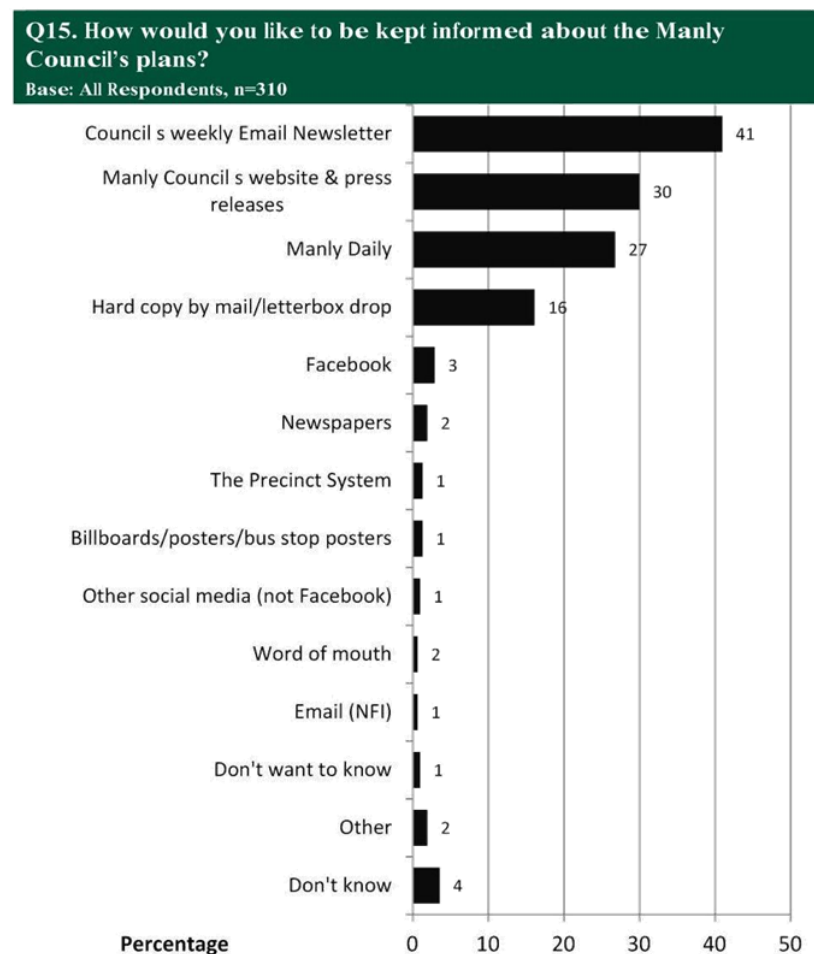
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Over one out of four (27%) preferred to be kept informed by the Manly Daily newspaper while one out of six (16%) preferred to receive information via post or letterbox drops.

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.

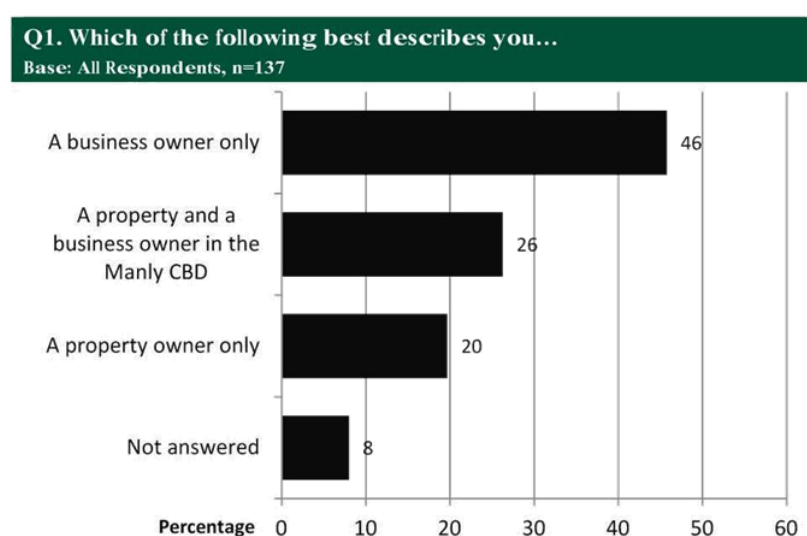
As some returns were received hard copy some respondents chose not to answer one or more questions in the survey.

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

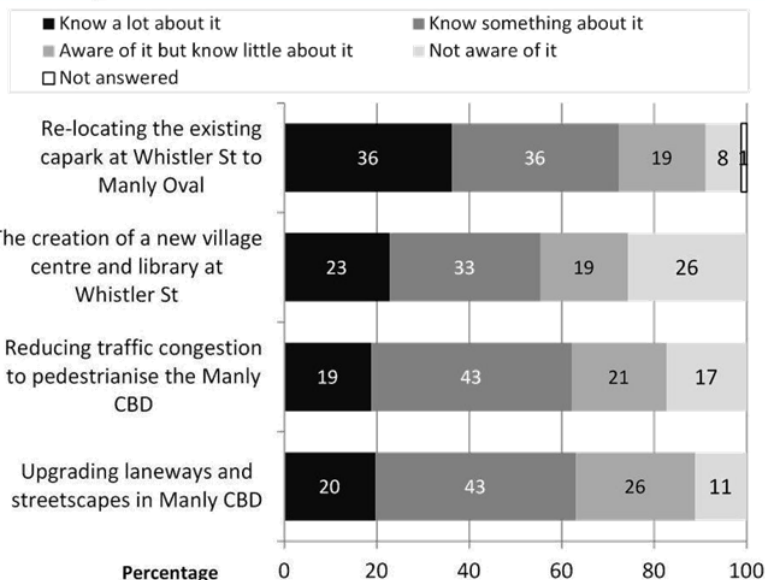
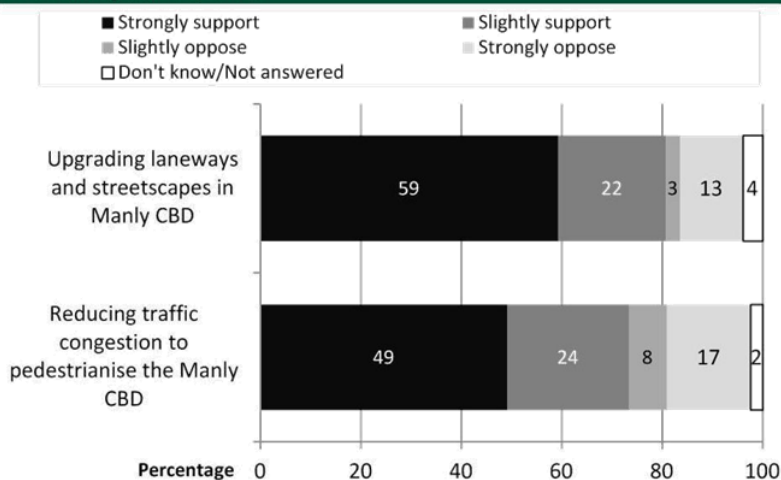


Figure 18 shows that at least seven out of ten (73%) of business respondents at least slightly support both the upgrading of laneways and streetscapes and reducing traffic congestion to pedestrianise the Manly CBD.

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



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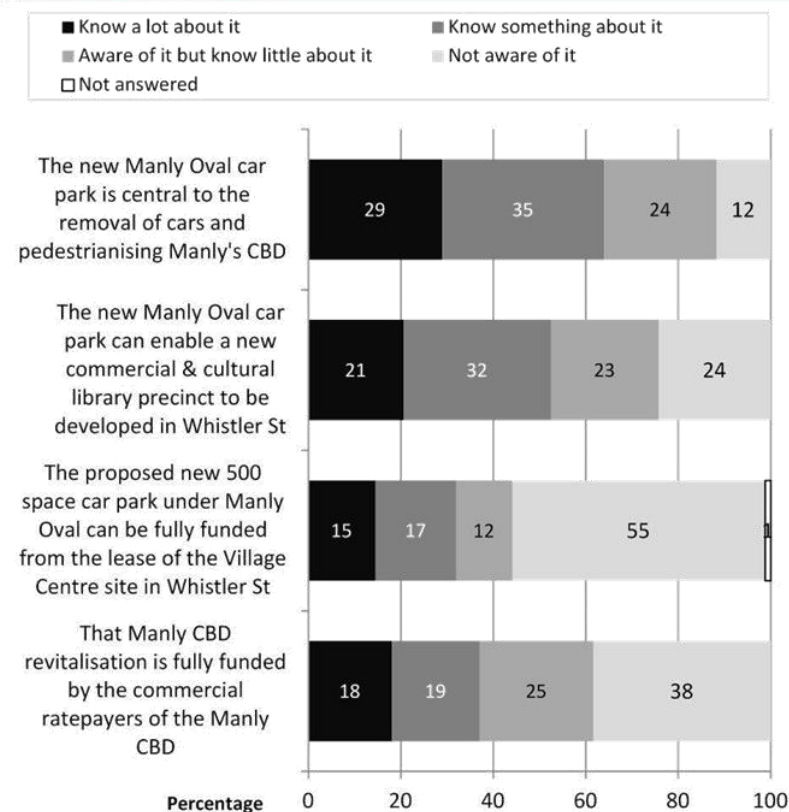
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Knowledge and awareness regarding the funding of the Manly Oval car park from the lease of the Village Centre site in Whistler St was significantly lower than awareness and knowledge than other aspects regarding the revitalisation of the area. Only 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

Q4. In relation to Manly CBD revitalisation plans, how aware are you that...

Base: All respondents, n=137



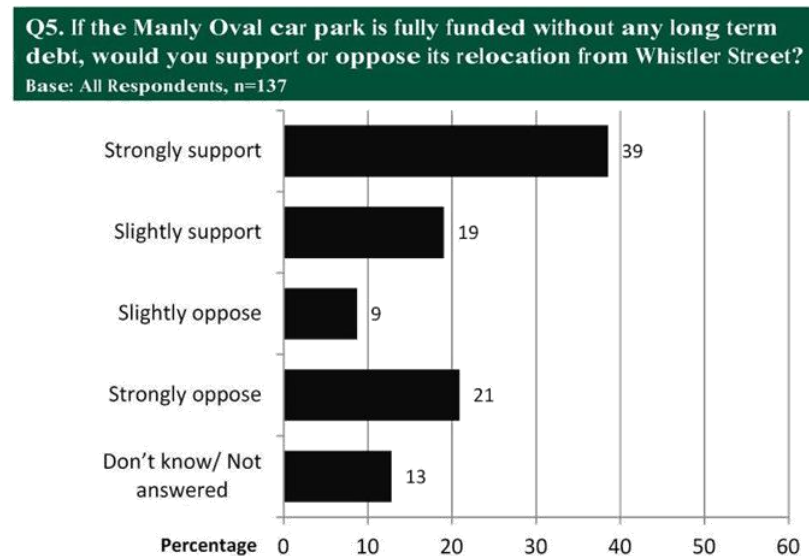
Support (58%) for the relocation of the existing car park from Whistler St was nearly twice the level of opposition (30%), while the 13% who did not answer or did not know didn't voice any opposition either (see Figure 20).

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

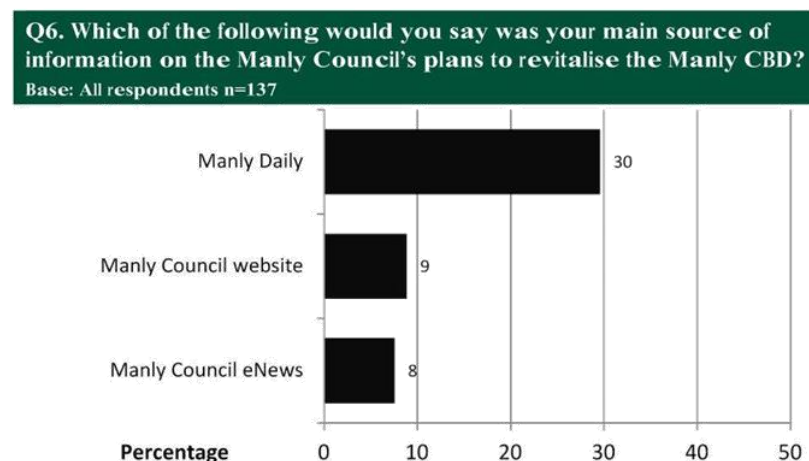


5.3. Information Sources

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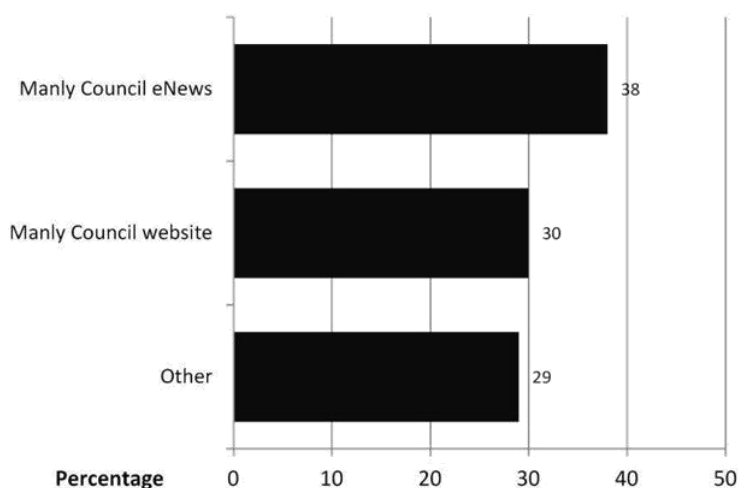
All respondents were asked to nominate their preferred source of information to help keep them informed about Manly Council's plans. More than two thirds (38%) indicated a preference to receive information via the Manly Council eNews and a further 30% indicated a preference for being informed through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

- a. Upgrading laneways and streetscapes in Manly CBD?
- b. A fresh produce market introduced twice a week in the Manly CBD?
- c. Reducing traffic congestion to pedestrianize the Manly CBD?
- d. Re-locating the existing carpark at Whistler Street to Manly Oval?
- e. 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

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

- a. Upgrading laneways and streetscapes in Manly CBD?
- b. A fresh produce market introduced twice a week in the Manly CBD?
- c. Reducing traffic congestion to pedestrianize the Manly CBD?

1. Strongly oppose
2. Slightly oppose
3. Slightly support
4. 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

- a. the new Manly Oval carpark is central to the removal of cars and pedestrianizing Manly's CBD?
- b. the new Manly Oval carpark can enable a new commercial and cultural library precinct to be developed in Whistler Street?
- c. that Manly CBD revitalisation is fully funded by the commercial ratepayers of the Manly CBD?
- 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

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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

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
Invitation Brief for the Design and Construction of Underground Carpark

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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.

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
Invitation Brief for the Design and Construction of Underground Carpark

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.

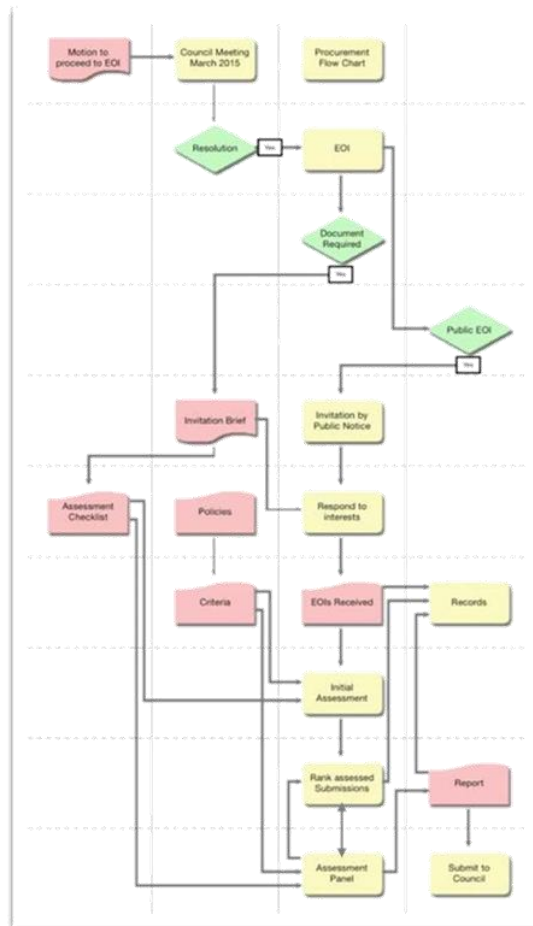
ATTACHMENT 4

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Design and Construction of Underground Carpark

3. The EOI Process

3.1 Process

Below is the process flow chart, in summary, for this EOI:



Before responding to this invitation, respondents should review the web contents of www.manly2015.com.au to familiarise themselves with the principal direction and objectives of the Manly2015 Masterplan and its strategies for securing Manly's economic future.

Prior to responding to this EOI, potential respondents should inform themselves from the Manly2015 website on the role of the proposed Manly Oval carpark in the future economic, social, and community development of the Manly and surrounds.

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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Invitation Brief for the Design and Construction of Underground Carpark

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.



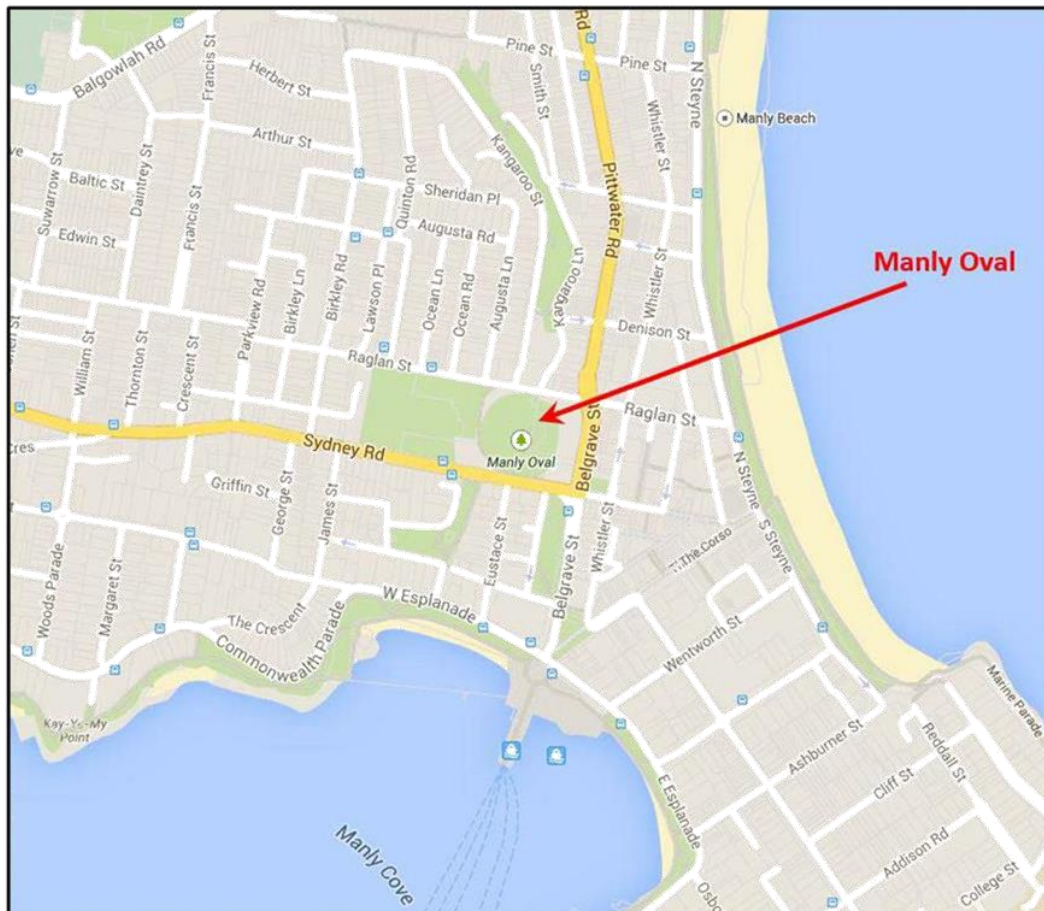
Aerial photo above indicates the location of the subject site.

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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.

ATTACHMENT 4

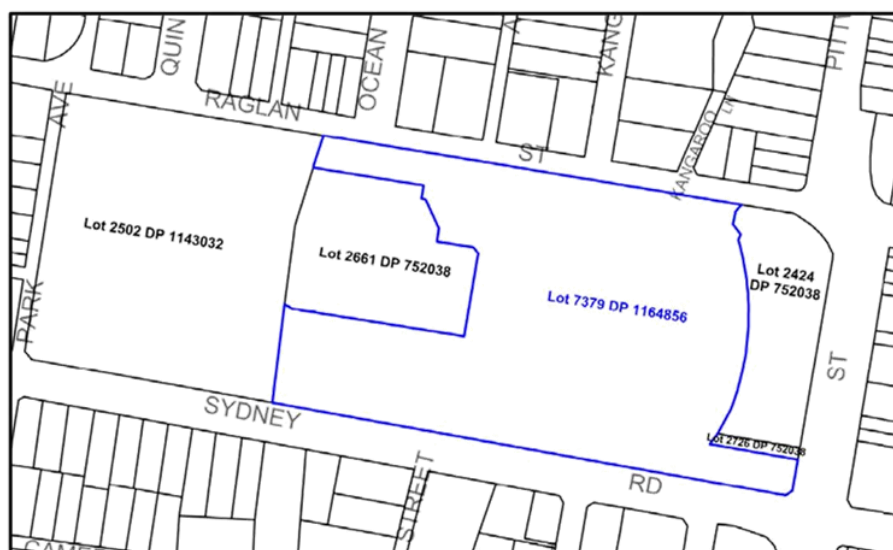
General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Design and Construction of Underground Carpark

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:

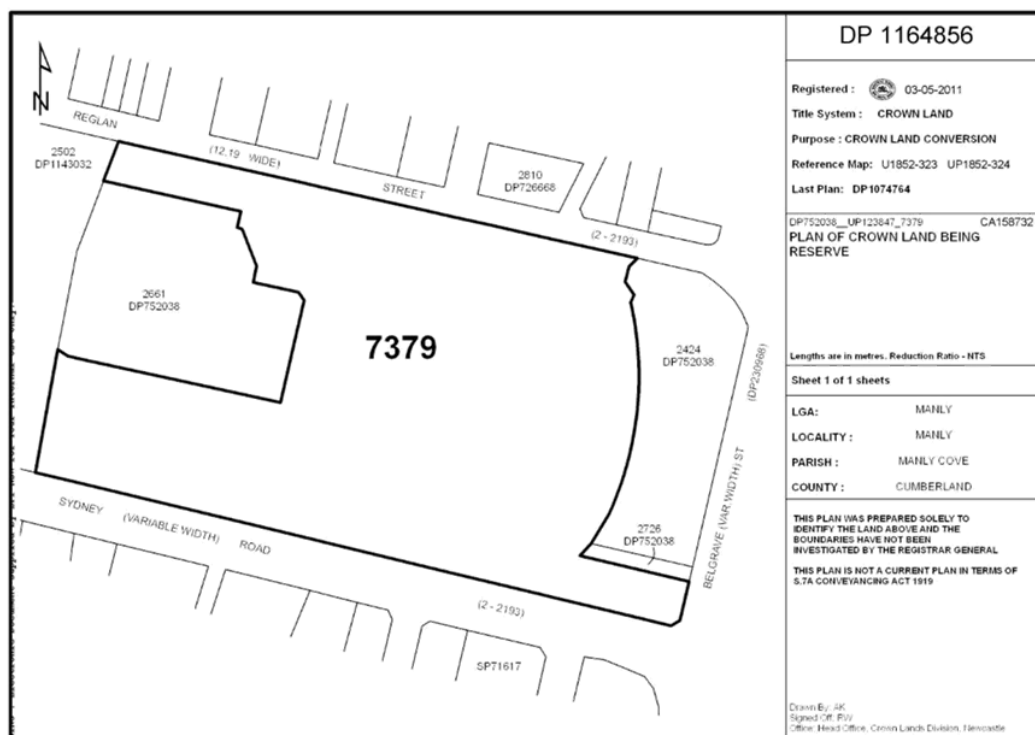


Title Description	Ownership	Area (m ²)
Lot 2661 DP 752038	Estate: Perpetual Lease Mount Pritchard & District Community Club Limited	5248m ²
Lot 7379 DP 1164856	The State of New South Wales	23574.4m ² or 2.35 hectares.
Lot 2424 DP 752038	Estate: Perpetual Lease Commonwealth Savings Bank of Australia	4058.20m 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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General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Design and Construction of Underground Carpark



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:

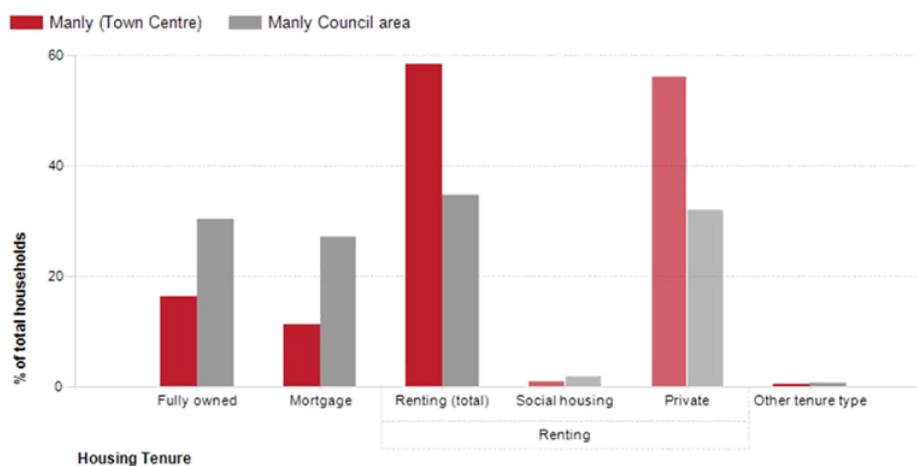
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+140+2013+cd+0+N>

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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Invitation Brief for the Design and Construction of Underground Carpark

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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General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Design and Construction of Underground Carpark

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

ATTACHMENT 4

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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

ATTACHMENT 4

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13. Credit Card Payment Authorisation Form



Manly Council

Council Offices: 1 Belgrave Street Manly
PO 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 43 662 868 065

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: ☐ Property Rates (Please specify customer reference no.) ☐ Zoning (s149) Certificate ☐ Outstanding Rates (s603) Certificate ☐ Tree Pruning/Removal Application ☐ Parking Permit Application (attach Application Form) ☐ Other (Please detail <u>EOI Manly Oval - Additional Documents</u>)						
Payment Amount	\$ 1,000.00						
Payment Amount Cardholder Details	Name on Card: Address: Suburb: Postcode: Phone Number/s:						
Card Details	☐ ☐ ☐						
	Card No: □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ Expiry date: □ □ / □ □ Signature of Cardholder: Date: *Please note that this payment is subject to approval of funds by your financial institution 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 border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">By phone:</td> <td style="width: 33%;">Initials:</td> <td style="width: 33%;">Date:</td> </tr> <tr> <td>Ref No.:</td> <td>Receipt No.:</td> <td>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

ATTACHMENT 4

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

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	

ATTACHMENT 4

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

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.

ATTACHMENT 4

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Design and Construction of Underground Carpark

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: • 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	

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

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

ATTACHMENT 4

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

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	

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

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	

**General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major
Projects by Expressions of Interest (EOI)
Invitation Brief for the Redevelopment Opportunity of Landmark Site**

Manly Council



Invitation Brief

Expression of Interest
Redevelopment Opportunity of
Landmark Site in Manly

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

General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI)
Invitation Brief for the Redevelopment Opportunity of Landmark Site

1 INVITATION FOR EXPRESSION OF INTEREST

Manly Council is seeking Expressions of Interest for the opportunity to enter into a long term lease with Council to redevelop a Council owned site located in the heart of Manly's CBD bounded by Whistler Street, Market Lane, and Library Place, Manly. Located on this significant site is a multi-storey carpark and Council's Library.

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 design innovation and public-place-making excellence. Respondents must also thoroughly address the matters in the Invitation Brief accompanying the Expression of Interest to redevelop this site.

The Invitation Brief for this Expression of Interest is available upon written request to: rfp@manly.nsw.gov.au or by phone made to +61 2 9976 1600. When emailing please include "EOI – MANLY CBD LANDMARK SITE" in the subject line.

This expression of interest opportunity may not lead to the award of a contract.

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2 INTRODUCTION

Manly Council is seeking Expressions of Interest (EOI) for the opportunity to enter into a long term lease (the maximum term offered is 99 years) with Council to redevelop the strategic site located in the heart of Manly's CBD, generally bounded by Whistler Street, Market Lane, and Library Place, Manly.

A multi-storey carpark and Council's Library are currently located on this site.

This site is central to and 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 a new underground carpark to replace the existing CBD carpark at Whistler Street, the subject of this EOI. The relocation of the Whistler Street carpark will complete an earlier town centre plan that placed all carparks at the edge of the Manly CBD.

This site represents an excellent opportunity for prospective interest to access a centrally located and easily accessible retail area in the heart of the CBD. Manly is a key destination for both domestic and international visitors.

The site presents itself well for a variety of retail, commercial and shop top housing in the heart of Manly's heritage district.

Highlights include:

- Close to ferry and bus services
- Easy access to the Sydney CBD
- Synergies with existing community facilities
- High standard of local amenity
- Significant building opportunity
- Development friendly
- Significant opportunity to contribute to the appearance of Manly
- Suitable for a wide variety of uses.

**General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
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3 EOI PROCESS

3.1 Process

Below is the process flow chart, in summary, for this EOI:



Before responding to this invitation, respondents should review the web contents of www.manly2015.com.au to familiarise themselves with the principal direction and objectives of the Manly2015 Masterplan and its strategies for securing Manly's economic future.

Prior to responding to this EOI, potential respondents should inform themselves from the Manly2015 website on the role of the subject site in the future economic, social, and community development of the Manly and surrounds.

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 subsequent use of the site, and on how the design of the site will integrate with the Manly CBD to activate and revitalize its many laneways and plaza spaces.

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Consistent with the Manly2015 masterplan, Respondents should submit their interests and offers for at least two development scenarios as follows;

1. Redevelopment of the subject site in totality, which will involve the building of a new library and offices for Council and in placed in Council's ownership under a separate stratum and with a total useable floor area of approximately 3,000m²
2. Redevelopment of the subject site with the retention of and adding floor space to the existing library.

The diagram below shows the general location of the Manly Library and the Whistler Street Carpark.



Respondents must clearly address in their EOI how existing library services provided by Council can continue to function as usual during the redevelopment of the site.

A summary of financial and non-financial offers should be included in the EOI submission.

3.2 Inspection

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

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3.3 Matters for Consideration

EOI submissions should also address the following:

1. Compliance with Council's planning controls
2. Meeting the principal objectives and strategies of the Manly2015 masterplan
3. Meeting the social, economic, and community needs to Manly
4. The extent to which it will activate the laneways of Manly
5. Design excellence of the proposals in the context of the Manly2015 masterplan and in sympathy with the existing architectural character of Manly as a tourist destination
6. The extent, quantity and quality of the public domain works proposed and their integration with the existing areas that make up the Manly CBD
7. The amount of public space offered in the redevelopment in addition to financial amounts
8. The financial and non-financial offerings
9. The potential of the redevelopment to deliver the maximum benefits in terms of community, economic, social, and environmental considerations (quadruple bottom-line).
10. Counter-party risks
11. Project time line.

In relation to point 7, examples of public space offered within the redevelopment include areas for public recreation, council offices and archives, public facilities such as restrooms, a space for nursing parents, meeting rooms and the like.

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4 EXECUTIVE SUMMARY

Property:

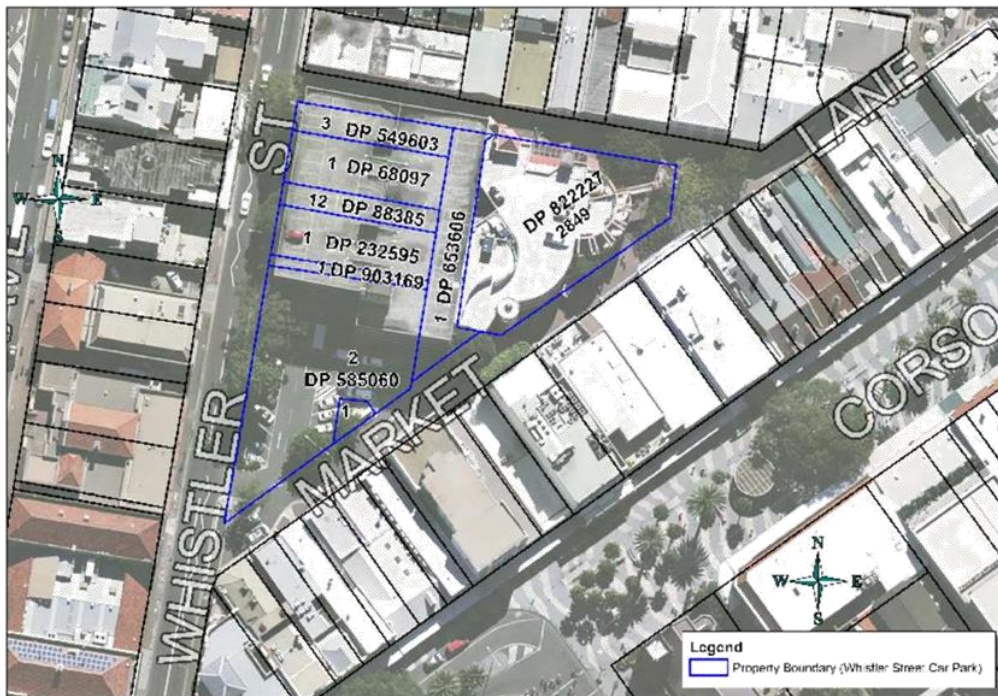
The subject site is bounded by Market Place, Market Lane and Whistler Street. It consists of the following nine (9) lots:

Lot 2849 DP 822227; Lot 1 DP 653606; Lot 1 & 2 DP 585060; Lot 1 DP 903169; Lot 1 DP 232595; Lot 12 DP 88385; Lot 1 DP 68097 and Lot 3 DP 549603.

The subject property is zoned B2 Local Centre under the Manly Local Environmental Plan 2013.

Description:

The subject lots currently house Council's Whistler Street Public Car Park and Council's Library. The subject site is bounded by Market Lane, Market Place and Whistler Street. The subject land is surrounded by various retail and commercial businesses on the northern and southern sides (Market Lane and Market Place) and by Civic buildings (Police Station and Courthouse) to the west (Whistler Street).



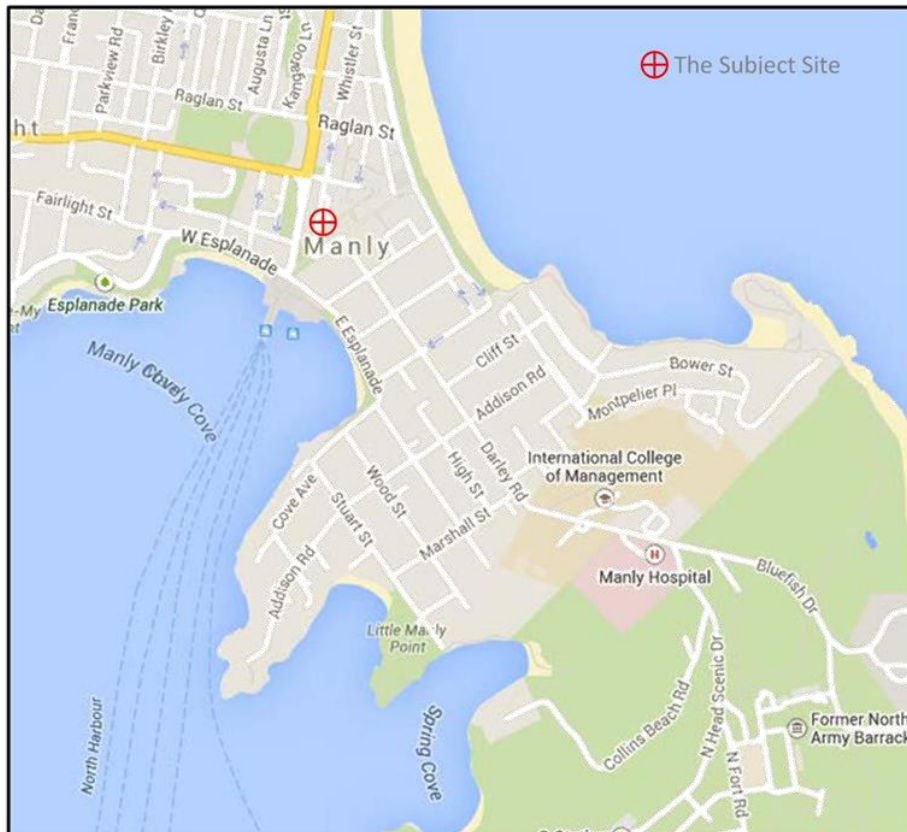
Aerial photo above indicates the location of the subject site on the eastern side of Whistler Street.

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

5 LOCATION

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

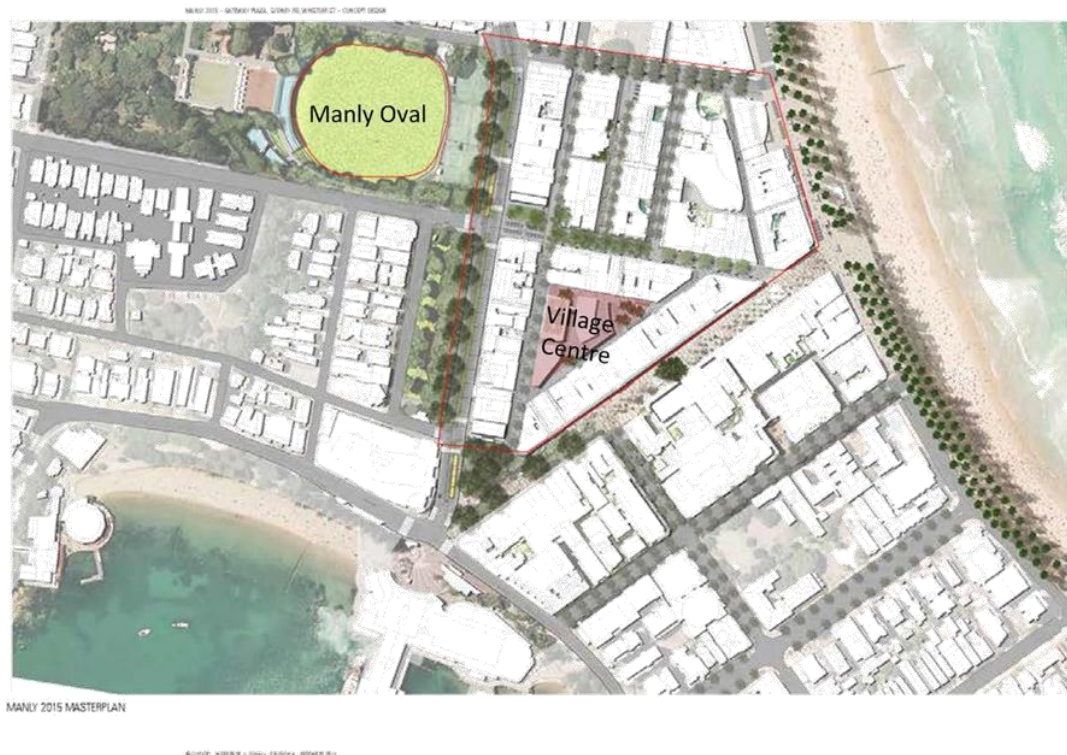


Location of the subject site is indicatively indicated on the above map.

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

The subject site within the Manly2015 masterplan



ATTACHMENT 5

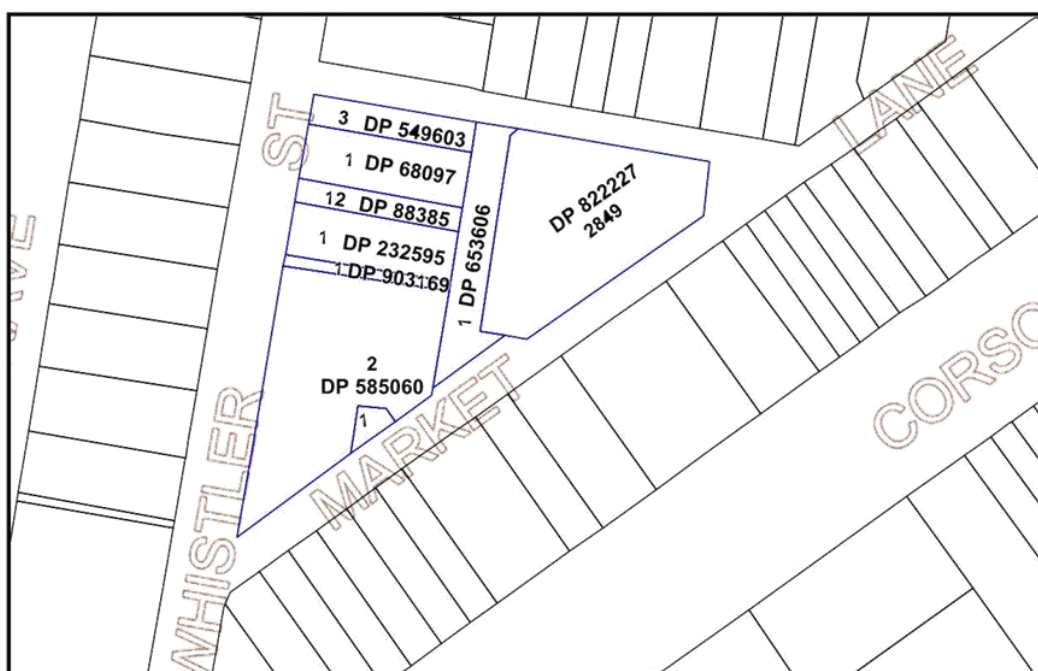
General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

6 PROPERTY DETAILS

Site Description

The subject site consists of nine (9) lots, situated on level ground with easements for sewerage and electricity over Lot 2 DP 585060 and easement for electricity only over Lot 1 DP 653606. The combined subject site is triangular in shape and has direct access off Whistler Street, Market Lane and Market Place. The total area of the site (excluding Sydney Water land) is **3,522.11m²**.

Below is the list of properties with ownership details:



Title Description	Ownership	Area (m ²)
Lot 1 DP 653606	Manly Council	309.80
Lot 1 DP 903169	Manly Council	56.91
Lot 1 DP 232595	Manly Council	309.60
Lot 12 DP 88385	Manly Council	145.40
Lot 1 DP 68097	Manly Council	316.20
Lot 3 DP 549603	Manly Council	177.00
Lot 2 DP 585060	Manly Council	1100.00
Lot 1 DP 585060	Sydney Water	38.30
Lot 2849 DP 822227	Manly Council	1107.00

Copies of Survey Plans, Certificate of Titles and Deposited Plans are annexed to this document.

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7 PLANNING CONTROLS

Zoning:

The subject properties are located on land zoned B2 Local Centre, with a Floor Space Ratio of 3.00:1 and a maximum building height of 15.0 metres.

Zone B2 Local Centre

A Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.

B Permitted without consent

Home-based child care; Home occupations

C Permitted with consent

Amusement centres; Boarding houses; Boat sheds; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recycling facilities; Water supply systems.

D Prohibited

Water treatment facilities; Any other development not specified in item 2 or 3.

It is the responsibility of the potential Lessee 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>

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8 THE DEMOGRAPHICS OF MANLY

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 Council Local Government Area (LGA) population is represented as the following;

- The median age of residents of Manly LGA is 37 years of age.
- The Estimated Resident Population in 2014 was 44,786.
- 20,666 people living in Manly LGA in 2011 were employed, of which 66% worked full-time and 33% part-time.
- In 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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9 ADDITIONAL MATTERS FOR CONSIDERATION

To assist Respondents' understanding of the scope of this EOI, this section of the Brief provides a non-exhaustive guide to Respondents.

9.1 Outcome to be achieved

The successful Respondent firm will use their skills, experience and expertise to design, construct, and deliver a development that has architectural merits, addresses the principal directions of Manly2015, and offers excellence in urban design in its designs, including all public domain areas.

The successful respondent will at all times ensure and be able to demonstrate compliance with 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 all buildings proposed.

9.2 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.

9.3 Project parameters and timeline

The delivery of works associated with this EOI must be completed in an efficient and effective fashion, and within the timeframes agreed to in any subsequent deed or agreement.

9.4 The Scope of the submissions

Respondents should provide sufficient details and clarity in their submissions to enable the proper and adequate assessment of their Expression of Interest by Manly Council.

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI)
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10 ADDITIONAL DOCUMENTS AVAILABLE TO RESPONDENTS

The documents in the list below are available to Respondents to this invitation for EOI upon the completion, payment, and return of the Schedule of Documents in Section 11:

- i. Property Title Information
- ii. Manly2015 MasterPlan Economic Assessment by HILLPDA, December 2013
- iii. Manly2015 Traffic and Parking Overview, CHORFI, 2014
- iv. Manly2015 Masterplan – Principles and Concepts, CHORFI, 2011

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

11 Schedule of Additional Documents and Request Form

The following documents are available to Respondents 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 CBD LANDMARK SITE – ADDITIONAL DOCUMENTS" in the subject line of the email or by cheque mailed to Manly Council at: 1 Belgrave Street, Manly 2095.

Ref	Document Title	PDF
i	Property Title Information ©	
ii	Manly2015 Masterplan Economic Assessment by HILLPDA, December 2013 ©	
iii	Manly2015 Traffic and Parking Overview, CHORFI, 2014 ©	
iv	Manly2015 Masterplan – Principles and Concepts, CHORFI, 2011 ©	

© - 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

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

12 Credit Card Payment Authorisation Form



Manly Council

Council Offices: 1 Belgrave Street Manly
PO 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 43 662 868 065

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: ☐ Property Rates (Please specify customer reference no.) ☐ Zoning (s149) Certificate ☐ Outstanding Rates (s603) Certificate ☐ Tree Pruning/Removal Application ☐ Parking Permit Application (attach Application Form) ☐ Other (Please detail <u>EOI – MANLY CBD LANDMARK SITE – ADDITIONAL DOCUMENTS</u>)						
Payment Amount	\$ 1,000.00						
Payment Amount Cardholder Details	Name on Card: Address: Suburb: Postcode: Phone Number/s:						
Card Details	☐ ☐ ☐						
	Card No: □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ Expiry date: □ □ / □ □ Signature of Cardholder: Date: *Please note that this payment is subject to approval of funds by your financial institution 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 border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">By phone:</td> <td style="width: 33%;">Initials:</td> <td style="width: 33%;">Date:</td> </tr> <tr> <td>Ref No.:</td> <td>Receipt No.:</td> <td>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

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

13 Expression of Interest – Checklist of Returnable Documents (RETURNABLE)

Project Reference: Redevelopment Opportunity of Landmark Site 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	A Statement setting out the offers		
2	Addressing Matters for Consideration requirements in Section 3.3 and 9 of this Invitation Brief		
3	Plans, Schematics, Drawing, Sketches, of the proposal in the EOI proposal		
4	A statement on the scope of the proposal, including specification advisory (if any)		
5	A statement on the proposed method of construction, staging if any, associated timeframes.		
6	A statement on project time estimates, including but limited to, construction duration, commission, and handover.		
7	Capability Statements of Respondent and nominated Consultants		
8	List of at least three Reference Sites of a similar scale and size		
9	List of Referees		
10	Name and address of Directors and Principals		
11	Name and address of auditor or public accountant		
12	Name of Banker		
13	Printout – ASIC record of the firm		
14	Proof of Insurance		
15	Statement of conformity to Australian Standards		
16	Statement of financial capability		
17	Statement regarding compliance with Council's Procurement Policy and Ethical Charter		
18	Quality Assurance Plan		
19	Acceptance of Council's Procurement Policy and Protocol and Disclaimer		

Signature of Respondent	
Name as per Signature	
Position Held	
Date	

ATTACHMENT 5

General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI) Invitation Brief for the Redevelopment Opportunity of Landmark Site

14 Expression of Interest Returnable Form (RETURNABLE)

Project Reference: Redevelopment Opportunity of Landmark Site 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 contents of the EOI Invitation 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 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 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	

General Managers Division Report No. 12.DOC - Market Sounding of Manly 2015 Major Projects by Expressions of Interest (EOI)
Invitation Brief for the Redevelopment Opportunity of Landmark Site

17 DISCLAIMER (RETURNABLE)

This Invitation Brief has been prepared by Manly Council for the information of potential Respondents leasee to assist them in deciding whether they are sufficiently interested in the site offered to proceed with further investigation in relation to the subject site.

The information contained in this Invitation Brief does not constitute any offer or lease; 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.

The land the subject of this Invitation Brief is offered on an "as is" and "with all faults", if any, without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

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

Signature of Respondent	
Name as per Signature	
Position Held	
Date	



Balgowlah Grey-headed Flying-fox Camp Management Plan

DRAFT
December 2015

Manly Council



ecology / vegetation / wildlife / aquatic ecology / GIS

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ATTACHMENT 1

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Draft Balgowlah Grey-headed Flying-fox Camp Management Plan - Revised December 2015

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Executive summary

In 2010, a grey-headed flying-fox (*Pteropus poliocephalus*) camp established in urban bushland at Burnt Bridge Creek, Balgowlah. Regular monitoring by the Royal Botanic Gardens and Domain Trust determined that numbers of GHFF at the camp have increased in recent years, peaking at about 5,900 individuals in June 2014. The black flying-fox (*P. alecto*) and one little red flying-fox (*P. scapulatus*) have also been recorded at the Balgowlah camp.

All flying-fox species are protected under the *National Parks and Wildlife Act 1974*. The grey-headed flying-fox is also listed as vulnerable to extinction under the *NSW Threatened Species Conservation Act 1995* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Manly Council is responsible for managing the Balgowlah GHFF camp. The NSW and Commonwealth Government legislative and policy requirements require Council, as the land manager, to protect the species and minimise conflicts between flying-foxes and the surrounding community. To date, there have been about 20 complaints from residents in Manly LGA regarding flying-foxes, primarily about noise at night as the flying-foxes are foraging. The NSW Government's Flying-fox Camp Management Policy (February 2015) and Flying-fox Camp Management Template (February 2015) provides a framework for land managers to manage the flying-fox camps effectively. This Draft Balgowlah Camp Management Plan (referred to herein as 'the Plan') has been prepared in accordance with the Policy and Template, with its focus specifically to:

- minimise conflict between the camp and surrounding community
- ensure the long-term viability of the site as roost habitat
- provide the framework for Council to manage activities within the site itself, particularly:
 - weed removal and habitat restoration works, aiming to retain and improve flying-fox habitat, and improve the general ecological and amenity values of the site
 - maintenance of the gross pollutant trap located on the southern edge of the site
 - mowing and other routine maintenance activities that may arise
 - removal of limbs/trees which pose a health and safety risk to the public/Council employees (i.e. after a storm event)
 - potential construction of a bioretention basin on the south-western corner of the site, which will provide an additional stormwater pollution control and improve habitat and amenity values of the reserve.

The Plan outlines the following key actions to be taken by Council:

- Continue to restore and protect the camp habitat by removing coral trees and other weeds, and plant suitable roost trees in appropriate areas away from adjacent residences.

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- Obtain a five-year s91 licence from NSW Office of the Environment & Heritage to cover routine maintenance activities listed above (Level 1 actions in accordance with the NSW camp management policy and plan template).
- Maintain current buffers (Level 1 action), and increase if required (Level 2 action).
- Prepare a community education strategy to support implementation of the Plan.
- Support ongoing monitoring of the GHFF population by Royal Botanic Gardens and Domain Trust, and respond promptly to issues raised by survey data and the community.

Dispersal of the camp is not recommended because of the uncertain outcome (i.e. the camp may relocate to one or more undesirable locations) and high cost. Dispersals are often unsuccessful and the dispersed animals almost never abandon the local area.

Acronyms and abbreviations

Abbreviation	Description
ABLV	Australian Bat Lyssavirus
BFF	Black flying-fox (<i>Pteropus alecto</i>)
COP	Code of practice
DoE	Commonwealth Department of the Environment
ELA	Eco Logical Australia
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
GHFF	Grey-headed Flying-fox (<i>P. poliocephalus</i>)
GPT	Gross Pollutant Trap
LEP	Manly Local Environment Plan 2013
LGA	Local Government Area
LRFF	Little red flying-fox (<i>P. scapulatus</i>)
NPW Act	NSW <i>National Parks and Wildlife Act 1974</i>
OEH	NSW Office of Environment & Heritage
The Plan	Balgowlah Grey-headed Flying-fox Camp Management Plan (DRAFT) (this document)
PoM	Plan of Management
RBGDT	Royal Botanical Gardens and Domain Trust
TSC Act	NSW <i>Threatened Species Conservation Act 1995</i>
WONS	Weeds of National Significance

1 Overview

This Plan has been commissioned by Manly Council to guide management of the Burnt Bridge Creek camp in Balgowlah, which is primarily comprised of the grey-headed flying-fox (*Pteropus poliocephalus*; GHFF). The Plan has been prepared in accordance with the NSW Office of Environment & Heritage (OEH) Flying-fox Camp Management Policy (OEH 2015a) and Camp Management Plan Template (OEH 2015b) to facilitate licensing of camp management actions over the next five years. The Plan also provides a framework for Council and others to manage flying-foxes more generally throughout the Manly Local Government Area (LGA).

1.1 Objectives

The NSW Government's Flying-fox Camp Management Policy, includes the following objectives for flying-fox camp management:

- address the potential impacts of flying fox camps on human health and amenity
- minimise the impact of camps on local communities
- provide a balance between conservation of flying-foxes and their impacts on human settlements
- clarify roles and responsibilities for OEH, local councils and other land managers such as managers of Crown Lands
- provide options for land managers to obtain upfront five year licensing to improve flexibility in the management of flying-foxes
- enable land managers and other stakeholders to use a range of suitable management responses to sustainably manage flying-foxes
- require land managers to consider the behaviours, habitat and food requirements of flying-foxes when developing and implementing camp management plans
- improve understanding of the relationship between new development and existing flying-fox camps
- implement an adaptive management approach to camp management based on evidence collected as a result of the policy
- enable long term conservation of flying-foxes in appropriate locations by encouraging land managers to establish and protect sufficient food supplies and roosting habitat.

The focus of this Plan is consistent with the policy objectives, being specifically to:

- minimise conflict between the camp and surrounding community
- ensure the long-term viability of the site as roost habitat
- provide the framework for Council to manage activities within the site itself, particularly:

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- weed removal and habitat restoration works, aiming to retain and improve flying-fox habitat, and improve the general ecological and amenity values of the site
- maintenance of the Gross Pollutant Trap (GPT) located on the southern edge of the site
- mowing and other routine maintenance activities that may arise
- removal of limbs/trees which pose a health and safety risk to the public/Council employees (i.e. after a storm event)
- potential construction of a bioretention basin on the south-western corner of the site, which will provide an additional stormwater pollution control and improve habitat and amenity values of the reserve.

1.2 Purpose and intention

There have been approximately 20 complaints from residents in the Manly LGA over the last few years regarding conflicts with flying-foxes. These complaints generally relate to matters such as noise and faecal drop as flying-foxes move around Manly LGA to forage at night. There have been some complaints from residents living near the camp.

There is a need to manage the Balgowlah site so that impacts to surrounding neighbourhoods are minimised. Management of the camp also needs to ensure that the habitat continues to support GHFFs in the long term. This includes careful management of bush regeneration activities and construction / maintenance of infrastructure. This Plan is also needed to help manage the risk of significant numbers of flying-foxes being relocated to the Manly LGA from camps being dispersed elsewhere.

2 Context

This section provides background information on the Balgowlah camp and the issues to be addressed.

2.1 Camp area

The Balgowlah camp is located in urban bushland between Balgowlah Road and the Burnt Bridge Creek Deviation (Figure 1).

In November 2015, the camp comprised about 0.59 ha of occupied/partially occupied roosting habitat for flying-foxes of the approximate 1.8 ha of suitable roost habitat (Figure 2). Given this was close to peak occupancy, it is not expected to expand greatly although slightly higher numbers have been recorded in the past (Appendix 1). As indicated in Figure 1, a 10 m mown grassed buffer separates a block of residential units from bushland at the eastern end of the site. Other residences in close proximity to the camp are on the southern side of Balgowlah Road.

Vegetation within the camp is mapped as Dry Sclerophyll Forest. Field investigation found that a substantial proportion of the site has been subject to bush regeneration or invaded by exotic species. There are no threatened ecological communities mapped as occurring on site, and while a detailed flora assessment was not undertaken, vegetation type was ground-truthed during site assessment and confirmed as non-threatened Dry Sclerophyll Forest (see Table 1). Exotic vines and other weed species are adversely impacting the roosting habitat as well as the broader ecology and amenity.

There is unrestricted public access through the subject site. The site features a sealed cycleway / pedestrian path (Figure 1). Direct vehicle access to the GPT (Figure 1) and proposed bioretention basin (Figure 1) is from the adjacent Balgowlah Road.

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Table 1 Key structural flora

Species Name	Common Name	Origin
<i>Acacia floribunda</i>	White Sally	Native
<i>Allocasuarina littoralis</i>	Black She-oak	Native
<i>Angophora costata</i>	Smooth Barked Apple	Native
<i>Banksia integrifolia</i>	Coast Banksia, Old Man Banksia	Native
<i>Banksia marginata</i>	Silver Banksia	Native
<i>Bidens pilosa</i>	Cobbler Pegs	Exotic
<i>Casuarina glauca</i>	Swamp She-oak	Native
<i>Dichondra repens</i>		Native
<i>Dodonaea triquetra</i>	Common Hop-bush	Native
<i>Erythrina</i> sp.	Coral Tree	Exotic
<i>Glochidion ferdinandi</i>	Cheese Tree	Native
<i>Hedychium gardnerianum</i>	Ginger Weed	Exotic
<i>Ipomoea indica</i>	Common Morning Glory	Exotic*
<i>Lomandra longifolia</i>	Mat rush	Native
<i>Ligustrum sinense</i>	Large – leaf Privet	Exotic*
<i>Nerium oleander</i>	Oleander	Exotic
<i>Persicaria</i> sp.	Knotweed	Native
<i>Solanum</i> sp	Night Shade	Exotic
<i>Tradescantia fluminensis</i>	Wandering Trad	Exotic
Unknown	Tree Ferns	Native

**Ligustrum sinense* and *Ipomoea indica* are listed as Control Class 4 under the *Noxious Weeds Act 1993* for Manly LGA. The growth of the plant must be managed in a manner that continuously inhibits the ability of the plant to spread.

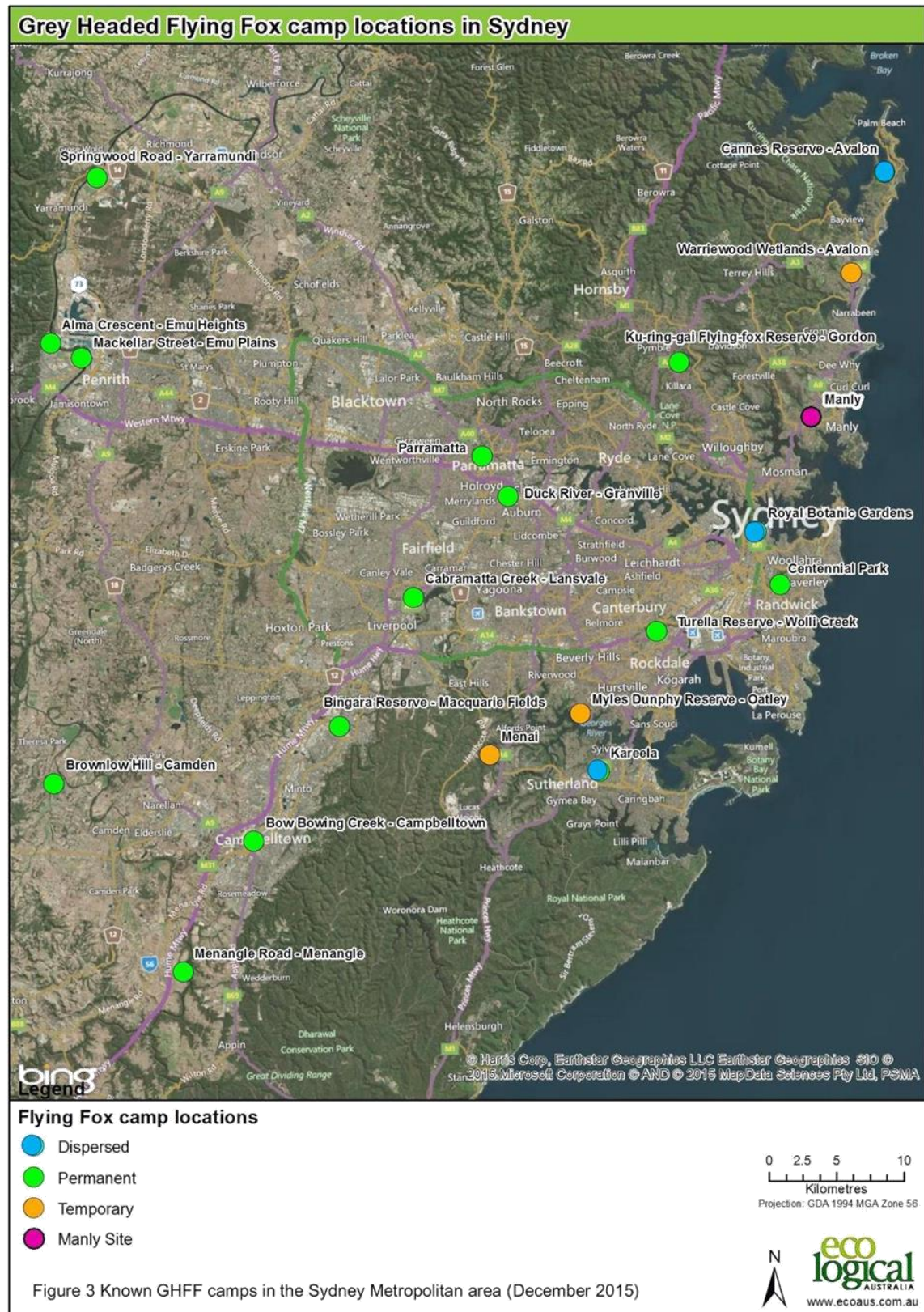
2.2 Regional context

As depicted in Figure 3, the Balgowlah camp is an integral component within the network of camps across eastern Australia and provides a staging platform for GHFFs migrating up and down the coast. Flying-foxes are highly mobile and can travel up to 50 km from the camp during nightly and foraging (OEH 2015a). They have an important role in pollination and seed dispersal for many plants, which is why they are regarded as a 'keystone species'.

The Royal Botanic Gardens camp was dispersed in 2012/13 and numbers of GHFF recorded at other camps in the region have subsequently increased. Radio tracking and monitoring confirmed that prior to dispersal flying-foxes moved between the Royal Botanic Gardens and the Balgowlah camp (along with other camp sites) (John Martin pers. comm. November 2015), and therefore the Balgowlah camp is likely more important to these animals than it was prior to the Royal Botanic Gardens dispersal. Further dispersal of GHFF from other camps has potential implications for the Balgowlah camp.

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2.3 History of the camp

Burnt Bridge Creek is a 3 km freshwater creek that drains to Manly Lagoon through an urbanised catchment. A comparison of aerial photographs taken in 1943 (Figure 4), 2002 (Figure 5) and current (Figures 1 and 2) indicate changes to vegetation and urban development in the area.

GHFF were first recorded at the site during radio tracking by Peggy Eby in 2010 (pers com John Martin, RBGDT March 2015). However, flying-foxes may have roosted at the site previously when conditions were suitable. Black flying-fox (*P. alecto*; BFF) are also commonly recorded, with only one record of a single little red flying-fox (*P. scapulatus*; LRFF). Monthly count data is provided in Appendix 1.

In 1996, Council prepared a Plan of Management (PoM) for Community Lands along Burnt Bridge Creek. The PoM appears to pre-date establishment of the GHFF camp because the camp is not mentioned in the Plan. However, the PoM states that native habitats should be conserved and/or recreated where possible.

Over the past ten years Manly Council has applied funds from Council's Environment Levy to the Burnt Bridge Creek catchment to:

- revegetate
- control weeds
- educate residents to influence behaviour on environmental issues (e.g. to stop garden waste being dumped in bushland)
- sweep streets to remove pollutants
- install interpretive signage
- upgrade the walking/cycle path.

The Burnt Bridge Creek Integrated Restoration Project was initiated by Manly and Warringah Councils with funding from the NSW Environmental Trust. The project is in the process of being implemented and features:

- stormwater harvesting and quality treatment – this includes a GPT which was constructed in 2009 (location of the GPT is indicated in Figure 2)
- establishment of a bioretention basin - proposed location for the constructed wetland / rain garden is identified in Figure 2
- removal of aquatic and riparian weeds and bush regeneration
- creek bank restoration
- catchment wide community education.

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Figure 5 1943 aerial photograph

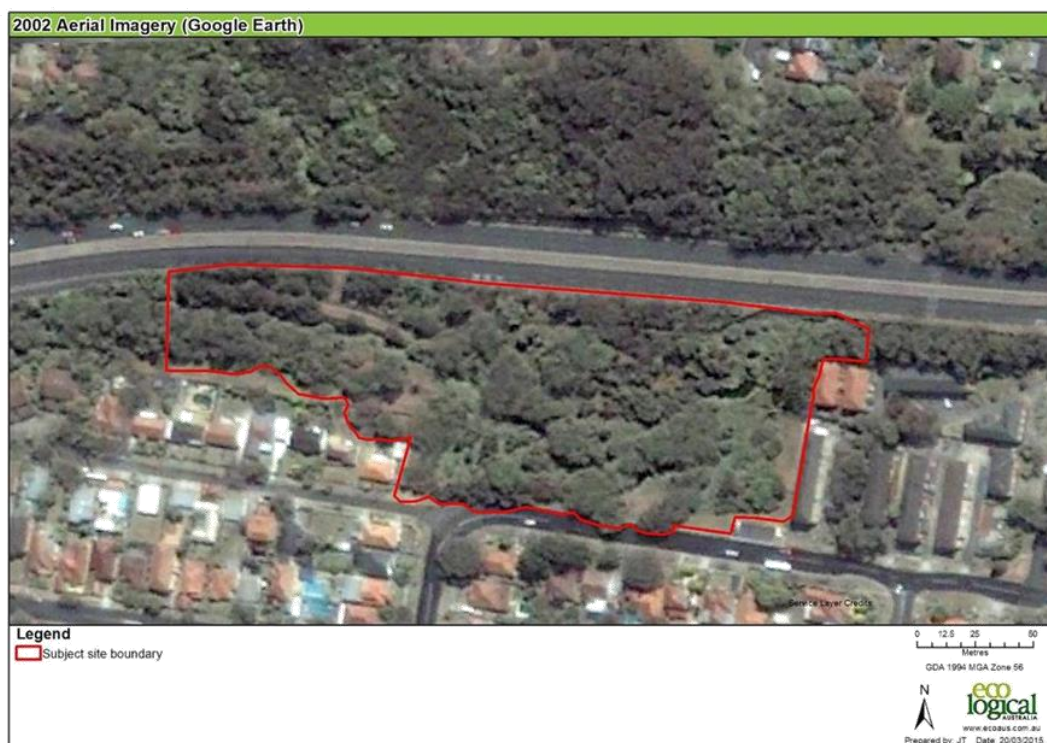


Figure 4 2002 aerial photograph



Figure 6 Weed infested site of proposed constructed bioretention basin

2.4 Identification of flying-fox issues and stakeholders

Over the last few years Council has received a number of complaints (<10 of the ~20 total complaints) from residents and landowners of properties adjacent to the camp. Concerns relate to amenity issues such as noise, odour and faecal drop.

The wider Manly community has strong representation from residents keen to conserve wildlife in the area and manage the camp sustainably in situ. Some of these views were expressed at the July 2015 meeting of Council's Community Environment Committee when a summary of this Planlan was presented. The community has been actively engaged in the rehabilitation of the Burnt Bridge Creek catchment for several years.

Council staff have raised concerns about the coral trees within the camp, even though they provide roost habitat. Coral trees shade out native species and create conditions that are not suitable for regeneration of native species. Coral trees are also prone to dropping limbs and falling, which has implications for site management and safety. Many of the Coral trees within the site are mature and their structural integrity is compromised. Dropped limbs and fallen trees will reshoot and become a further environmental weed problem.

Council staff also have concerns about the restrictive conditions of the s132C licence issued by OEH. The current licence prohibits Council from undertaking bush regeneration within 20 m of roosting flying-foxes. This has resulted in progressive degradation of the site, which means the camp would not be sustained in the long term. Weed proliferation at the camp also contributes to the spread of weeds throughout the catchment and lessens the amenity of the

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area. It is proposed that a s91 licence or s95 certificate replace the current s132C licence (see Section 2.7).

2.5 Classification of the land

The site is Crown land managed by Manly Council and zoned RE1 Public Recreation under the Manly Local Environment Plan (LEP) 2013.

2.6 Stakeholders

In addition to Manly Council, there are a number of stakeholders directly or indirectly affected by the camp, or who otherwise have interest in the camp:

- surrounding residents and landholders, including within Warringah Council on the northern side of the camp
- pedestrians and cyclists using footpaths and bicycle paths around the camp
- OEH
- wildlife carers and conservationists
- neighbouring Councils, in particular Warringah Council with the camp being located on the boundary of the Manly Council-Warringah Council LGAs.

Additional stakeholders will be identified through community engagement including public exhibition of the draft Plan.

2.7 Management response to date

Manly Council has restored habitat across much of the site. This has included planting suitable roost tree species, and extensive weed removal to allow natural regeneration and protect roost trees from being smothered or otherwise out-competed.

Restoration activities to date have provided an estimated 25% additional roosting habitat, and protected the viability of the remainder against weeds. Many of these rehabilitated areas, including plantings 5-10 years old, are currently being used by flying-foxes, with other areas anticipated to reach sufficient height over the next 2 – 5 years (Figure 7).

Restrictions conditioned in the existing s132C licence have meant that weed removal and maintenance under the camp has not been possible, and this is urgently needed to protect native roost trees and the complex vegetation structure desirable to flying-foxes (and required for protection against climatic extremes) (Figure 8).

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Figure 7 Revegetation with native canopy tree species that will provide flying-fox roost habitat



Figure 8 Exotic vines threatening roost trees

Council has responded to community concerns by:

- removing coral trees on the western and eastern boundaries to provide a buffer for adjacent residents (and improve the ecological condition of the site)
- maintaining a mowed buffer between residents at the eastern boundary.
- installing informative signage at several locations around the camp. This signage aims to inform the community on the importance of flying-foxes to foster appreciation and tolerance. It also details the status of the GHFF, legislative responsibility not to disturb flying-foxes and what to do if an injured or distressed flying-fox is observed.

Council also supports regular monitoring conducted by flying-fox experts from the RBGDT and elsewhere. This monitoring data will continue to be used to inform exact timing of management activities as detailed in Sections 5 and 7. Furthermore, Council works with Sydney Wildlife volunteers to care for injured animals, and will continue to do so as required.

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Education and community consultation has been effective at reducing conflict when flying-fox numbers are low, with very few complaints received during these times. However in recent years, which temporally coincides with the Royal Botanic Gardens dispersal, higher numbers of flying-foxes have occupied the site (with the site permanently inhabited since November 2012). Complaints from residents have consequently increased.

2.8 Legislation

The GHFF is protected under the *National Parks and Wildlife Act 1974* (NPW Act), and listed as vulnerable to extinction under the *NSW Threatened Species Conservation Act 1995* (TSC Act) and *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Further management requirements are set out in the *EPBC Act Policy Statement – Referral Guideline for Management Actions in Grey-headed and Spectacled Flying-fox Camps* (DoE 2015) and *Flying-fox Camp Management Policy* (OEH 2015).

2.8.1 New South Wales

Council will need to apply to OEH for a Section 91 Licence under the TSC Act to harm or pick a threatened species, population or ecological community, or damage habitat. The licence may be issued for five years to cover routine camp maintenance activities such as mowing, bush regeneration, and infrastructure maintenance. It is anticipated that construction of the bioretention basin with respect to avoiding impacts to the camp will be permitted under this licence in accordance with the restrictions outlined in this Plan. This Plan should be submitted to OEH for approval with a completed s91 licence application form.

It is proposed that the s91 licence (or s95 certificate if impacts are assessed as unlikely to significantly affect the GHFF) will replace the current s132C licence.

2.8.2 Federal approvals

Federal approvals by the Department of the Environment (DoE) are not required for work as described in this Plan because the camp does not meet the threshold size for consideration and approvals¹. While referral under the EPBC Act is not required currently, there have been over 2,500 GHFF occupying the site seasonally since 2013, and therefore this camp may be considered nationally-important in the future, particularly in the context of an increasing number of camp dispersals. As such, welfare measures detailed in Section 5 are aligned with mitigation standards outlined in the EPBC Act Policy Statement.

¹ A camp is considered nationally-important if it has contained ≥10,000 GHFF in more than 1 year, or 2,500 GHFF permanently/seasonally every year for 10 years (DoE 2015).

3 Community considerations

3.1 Faecal drop

Flying-foxes have a very efficient digestive system which allows food to pass through very quickly (12-30 minutes) and consequently they will primarily defecate at their feed sites or as they travel back to their roost sites (Westcott et al. 2011). However, flying-foxes are also known to defecate immediately as they leave their roosts to fly to their nightly foraging habitats. If deposited in flight, faecal matter and urine can splatter and create mess, damage property as well as cause other inconveniences such as not being able to dry washing on warm nights (Hall and Richards 2000). Flying-fox droppings can permanently mark painted objects such as cars, houses and pathways (Hall and Richards 2000, ELA 2012).

All animal faeces and urine can contain bacteria, viruses and other microorganisms that can cause illness among humans (Geolink 2012). However, NSW Health (2009) and the Department of Sustainability and Environment (DSE 2009) advise that touching and/or coming in contact with flying-fox faecal matter or urine will not transmit Australian Bat Lyssavirus (ABLV), Hendra virus or any other pathogen that is currently known to cause significant disease among humans (Geolink 2011).

3.2 Noise

Dogs, birds of prey, planes, machinery and people can disturb roosting flying-foxes (Roberts 2006). If sufficiently disturbed they have been known to relocate to a different camp site. However, roosting flying-foxes can also become resilient to background noise e.g. GHFF at the Royal Botanic Gardens required very loud 'industrial' noise to disperse the camp. The Balgowlah flying-foxes appear to be accustomed to background traffic noise, and have stayed at the site despite regular maintenance of the Council's gross pollutant trap (GPT) directly near core roosting habitat.

The noise created from flying-fox camps, especially during peak periods of activity, such as fly-outs and as foraging individuals return to the camp in the early morning can adversely affect human sleep patterns, create annoyance, cause stress and impact on the wellbeing of local residents (Roberts 2006, ELA 2012, Geolink 2013).

3.3 Odour

Flying-foxes use scent for identification, including attractants during the reproductive period to enable mothers to find their young when they return to the camp following their nightly foraging activities (Ipswich City Council, nd). The characteristic odour emitted from flying-fox camps is a scent produced by a male scapular gland applied to tree branches to mark territories and attract females (Roberts 2006, Geolink 2011). Odour does not come from a build-up of faecal matter and urine underneath the roosting flying-foxes. The odour emitted from camps is noticeably stronger and generally regarded as being more unpleasant during:

- periods of prolonged rainfall, which causes the males to have to remark their territories
- periods of hot and humid weather conditions
- periods when the camp is densely populated by flying-foxes.

3.4 Human health risks from pathogens, viruses and diseases

Australian flying-foxes have potential to carry a number of viruses that can pose human health risks and if contracted can be fatal without the appropriate treatment (NSW Health 2012). This includes the ABLV, Hendra virus and Menangle virus (Field 2005, NSW Health 2012).

A fact sheet produced by NSW Health (2012) suggests that the occurrence and risk of transmission of these agents are very rare and the public health risk is negligible. Often these pathogens are only transmitted to humans via a third party (e.g. pigs and horses) or through directly handling or contact between an infected flying-fox and a human (DAFF 2007). Further information is provided in Appendix 2.

The risk to human health from flying-foxes at the Balgowlah camp is extremely low. However, it is important that people visiting the site (e.g. to undertake bush regeneration) and the broader public are aware of the risks and what they should do if they encounter a dead or injured flying-fox (refer to Section 5.1.4). Signage has been installed at the site to assist with this (see Appendix 3).

4 Ecological considerations

The Balgowlah camp is permanently inhabited by GHFF and is a maternity camp. It is therefore important to the sustainability of the species.

4.1 Ecological importance

The GHFF is Australia's largest bat and only endemic pteropid. They are distributed across eastern Australia, primarily in the wetter coastal regions. The communal camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy. The camps provide a suitable location for roosting, resting, social interaction such as reproduction (mating, conception and births), to raise young, and for protection against predation and climatic extremes.

Flying-foxes are highly mobile and travel large distances during their nightly and seasonal foraging forays (Roberts et al. 2008). There is considerable variation in the migratory patterns of individual GHFFs in terms of distances travelled, time spent within and between different roosts and longitudinal regions (Geolink 2011, Roberts et al. 2012). The migratory patterns of GHFF are closely associated with availability of food resources that have irregular seasonal and temporal patterns of production, as well as mating opportunities and exchange of social information (Tidemann and Nelson 2004, Eby and Law 2008, DECCW 2009).

This ability to move over significant distances (100 km in a single night) enables them to spread genetic and reproductive material (pollen in their fur and seeds in faeces) between forest patches that would normally be geographically isolated (Parry-Jones and Augee 1992, Eby 1991, Roberts 2006, Roberts et al. 2008). Therefore, flying-foxes are a 'keystone' species because they have beneficial outcomes to the health, longevity and genetic diversity among and between vegetation communities, especially those that are fragmented and/or isolated.

4.2 Life and reproductive history

GHFFs are a relatively long-lived species and have been recorded living up to 20 years in the wild and 30 years in captivity (Pierson and Rainey 1992, Roberts 2006). They are highly seasonal and synchronised breeders with relatively low reproductive rates (Pierson and Rainey 1992, Roberts 2006, DECCW 2009). Mating behaviour among GHFF commences in January with conception occurring in April and May, which is followed by a six month gestation period and the birth of a single pup September - November (indicative timing in NSW).

When the young are born they are highly dependent on their mother for food, care and thermo-regulation (Roberts 2006). The young remain dependent on the mother until they are six months old and are carried during her night foraging activities for the first three weeks of their lives (Roberts 2006). The young remain flightless and confined to the camp for the first three to four months. They are weaned at six months of age. GHFF do not become sexually mature until they are two to three years old and tend not to raise young until they are three to four years old, after which they generally raise one young per year (Roberts 2006).

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Table 2 shows key stages in the GHFF (and BFF) life cycle and highlights periods of susceptibility to impacts of disturbance.

Table 2 Indicative breeding cycle of the GHFF (and BFF) in NSW and potential impacts

Season	Month	GHFF activities and camp dynamics	Potential Impacts
Summer	January	Lead up to post-natal juvenile dispersal. Juvenile GHFFs are becoming independent, but some juveniles have restricted flight capabilities. Some individuals may leave maternal camps and migrate elsewhere, whilst others will remain in maternal camps. Numbers of GHFFs in Sydney camps are likely to be at their highest.	Juvenile GHFF are still prone to stress and falling to the ground which may result in death directly, or through starvation/predation.
	February	Lead phase to the reproductive period. Males begin forming territories before the mating period begins	Disruption to normal reproductive / camp activities
Autumn	March	Creation, maintenance of male territories.	There might be some short term disruption to normal camp dynamics. These are unlikely to cause a significant impact.
	April	Mating and conception.	
	May	Mating and conception. Gestation / pregnancy extends across a 6 month period. Heavily pregnant females will be present in camp in August and September. Some individuals become nomadic and move between camps. The level of movement depends on the location and level of productivity of localised winter food resources. Because of this reason, the Sydney GHFF camp numbers are usually at their lowest.	There might be some short term disruption to normal camp dynamics. These are unlikely to cause a significant impact.
Winter	June		
	July		
	August		Stressed adult females could abort young
Spring	September	Birth and lactation. Births and dependent young are carried by mothers during foraging movements for at least three weeks.	Stressed adult females could abort or abandon young. When not attached to mother, stressed young are at risk of falling to ground which may result in death directly, or through starvation/predation.
	October		
	November		
Summer	December	Final stages of care before young become independent. Dependent young remain at the camp while parents leave to forage.	Dependent juvenile GHFFs continue to roost in the camp. The juveniles are easily stressed and can fall to the ground which may result in death directly, or through starvation/predation.

4.3 GHFF status and key threatening processes

Flying-foxes (*Pteropus spp.*) were once common and widespread across much of eastern Australia. Since European settlement, many flying-fox species have suffered considerable range and population declines (Westcott et al. 2011) due to destruction of foraging and

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roosting habitats through forestry, agriculture and urbanisation, intra-species competition and persecution (Tidemann et al. 1999, DECCW 2009, Westcott et al. 2011). In 2013, a national flying-fox monitoring program commenced to gather data on population trends according to a method devised by the CSIRO. Results of this monitoring program will contribute to understanding of the abundance and distribution of flying-foxes across Australia.

The NSW OEH and Commonwealth DoE state that GHFF face ongoing threats by:

- destruction of roosting and foraging habitat
- electrocution on powerlines, and entanglement on netting and barbed wire
- heat stress
- conflict with humans including unregulated shooting and / or culling
- predation by species such as white-bellied sea-eagle (*Haliaeetus leucogaster*), brahminy kite (*Haliastur indus*), powerful owl (*Ninox strenua*), snakes, domestic/wild dogs (*Canis familiaris*) and domestic/feral cats (*Felis catus*) (Hall and Richards 2000)
- competition and hybridisation with BFF.

4.3.1 Weed infestation and habitat loss

Flying-foxes will often defoliate and break branches while landing and flying within their roosts. Tree deaths are common in densely populated camps or during prolonged periods of camp occupation. The loss of canopy, combined with increased levels of sunlight reaching the lower vegetation strata and increased nutrient loadings leads to a proliferation of weeds.

A camp will be sustainable if there is sufficient habitat for the GHFF to shift into new roost trees and allow old roosts to recover or revegetate. The Balgowlah camp has bushland adjacent to the core roosting habitat, which provides scope for the roosting area to shift. However, weedy vines growing into the canopy can result in loss of existing and potential GHFF habitat. The density of weed infestation and the apparent lack of site resilience also prevents the natural regeneration of suitable canopy trees. Further habitat loss can be caused by rubbish dumping or vandalism, or to create wider buffers between the camp and adjacent properties.

4.3.2 Electrocution or entanglement

GHFF can be injured or killed when they become entangled in fruit tree netting. Similarly, flying-foxes can be electrocuted by power lines.

4.3.3 Heat stress

Heatwaves over 40°C can harm or kill GHFF. Consecutive days with temperatures in the high thirties also compound the effects of heat stress. Contributing factors that might increase / decrease the impacts of heat stress include:

- access to or absence of adequate understorey vegetation – understorey vegetation assists regulating the microclimate and provides a refuge to escape intense heat
- timing and age of GHFFs in the camp – during the birthing season or presence of juveniles in camp (juveniles are most susceptible to heat stress events)
- the numbers of GHFF in camp (more bats will lead to competition for cool roost locations and potentially more deaths)
- condition of GHFFs in camp – if they are already under stress from other factors (noise, low food resources, disease or a combination of these things), they will be more prone to heat stress events.

4.3.4 Displacement of native fauna

Damage and weed invasion associated with GHFF camps can displace other native species. However, it is more likely that numbers and diversity of native species are reduced at the Balgowlah camp because of past habitat clearing, and predation and competition from domestic and feral animals (e.g. cats and foxes).

5 Identification of camp management actions

Actions that are intended to be undertaken over a five-year period are identified in this section. Actions beyond five years are also outlined, however these will be further detailed at the five year plan review and re-submission and do not require assessment by OEH until that time. These actions are consistent with the NSW Flying-fox Camp Management Policy (OEH 2015). The three levels of actions outlined in the Policy are:

- Routine camp management actions (Level 1 actions): Routine camp management actions include weed removal, trimming/removing trees that pose a health and safety risk; trimming understorey; planting vegetation or other minor habitat augmentation; mowing; mulching or removing leaf litter/other material from the ground.
- Creation of buffers (Level 2 actions): This involves the creation of buffers (physical or visual) barriers aimed at providing space between the edge of the camp and nearby residents or nudging flying-fox populations away from urban settlements.
- Camp disturbance or dispersal (Level 3 actions): This action involves dispersing flying-foxes from the camp through acoustic and visual disturbances. Despite being the only management action that would completely remove the localised conflict, it has many challenges and has proven to have unpredicted and often undesired outcomes (refer to Appendix 4 for a review of past dispersals). Dispersal is also expensive and may result in the establishment of a camp in a more sensitive location.

5.1 Level 1 – routine management

Planned routine (Level 1) camp management activities within the Balgowlah Camp include:

- weed control (including coral trees and vines) and planting
- trimming trees overhanging pathways
- trimming/removing trees within the site that pose a risk to the public or Council employees
- maintaining mown areas around the edges of the camp (including around the GPT)
- removing rubbish from the site
- cleaning the GPT.

Noise associated with these activities is generally minor and/or of short duration. For example, a truck is required to vacuum clean the GPT every 1-2 months, which takes approximately two hours (refer to Table 3 for proposed frequency of GPT cleaning).

As part of the program of weed control and bush regeneration, Council proposes to progressively remove vines and coral trees from the site. Coral tree and vine removal will be

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done using a staged approach to ensure sufficient roost habitat is retained at all times, and conditions remain conducive to roosting flying-foxes. The intention of coral tree removal as part of Level 1 management, is to remove weeds, allow restoration to continue and ensure the long-term viability of the site. Coral trees being used by roosting flying-foxes at the edge of the camp will not be removed unless there is sufficient alternative roost habitat adjacent. Coral trees in the core area (Figure 9) will be retained for 5-10 years while other areas of the site continue to regenerate. At the time of Ecosure's site assessment (November 2015), there were a sufficient number of suitable roost trees within the core area and other areas of the site so that removal of coral trees at the outskirts of the camp will not reduce roosting potential. A gradual, staged approach over five years will also ensure that edge-habitat is not modified so rapidly that flying-foxes will be deterred from large portions of the site. See Figure 9 and Table 3 for indicative stages and timing, and Section 5.3 for mitigation measures.

Council is also proposing to construct a bioretention basin in an area that comprises weed ground cover (Figure 9). The basin will improve water quality and the flow regime in Burnt Bridge Creek. Construction will involve:

- earthworks using trucks, excavators and rollers
- rock delivery and placement to create the embankments
- revegetation of the edges, drains and other areas disturbed during the work.

The basin site is located on the edge of the camp habitat (Figure 2). Noise associated with construction would almost certainly disturb the camp, and as such, works will be undertaken when flying-foxes are naturally absent (either if the camp empties for a period of time, or at night while flying-foxes are away foraging; see Table 3 and Section 5.3).

This bioretention basin will improve water quality of the creek and overall reserve health and will therefore benefit roosting flying-foxes.

5.2 Supplementary actions

The following additional actions will commence with Level 1 management, and continue with Level 2 or 3 actions if required to progress past Level 1.

5.2.1 Community education

Council has resolved [OM 118/15] to prepare a Community Engagement Strategy to support implementation of the Plan. This Strategy will be developed to align with the 'Working with communities living with flying-foxes' fact sheet (unpublished draft, OEH 2015), and will include public exhibition of the Camp Management Plan.

Council's community education strategy is anticipated to include the following:

- Regularly updated website and environmental education material to include positive messages about:
 - the ecological importance of flying-foxes as pollinators and seed dispersers

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- what to do if you find an injured or dead flying-fox
- what the community can do to reduce amenity impacts associated with living near a camp (see Section 5.1.2)
- commonly asked questions on native wildlife (this may also help to manage some complaints), such as: what are the health risks from flying-fox (see Appendix 2), can I get sick from odour or faecal drop, how long will noise last from bats feeding in trees, how can I clean faecal droppings, what is the noise, what is the smell?
- develop a complaints protocol so that staff know to refer complaints about flying-foxes for the environmental officer
- Informing the community of their legislative responsibilities regarding activities near a roost (i.e. disturbance may result in fines).

5.2.2 General mitigation measures for the community

Residents and neighbouring land managers should consider the following measures to minimise impacts from roosting and foraging flying-foxes:

- manage foraging trees (i.e. plants that produce fruit/nectar-exuding flowers) within properties through pruning/covering (with bags or wildlife friendly netting)/early removal of fruit/tree replacement to reduce attracting flying-foxes to your property
- cover vehicles, structures and clothes lines where faecal contamination is an issue, or remove washing from the line before dawn/dusk
- move or cover eating areas (i.e. BBQs and tables) within close proximity to a roost or foraging tree to avoid contamination by flying-foxes
- install double-glazed windows, insulation and use air-conditioners when needed to reduce noise disturbance and smell associated with a nearby roost
- include suitable buffers and other provisions (i.e. covered car parks) in planning of new developments
- avoid disturbing flying-foxes during the day which will increase roost noise
- turn off lighting at night (i.e. floodlights around the bowling club) which may assist flying-fox navigation and increase fly-over impacts
- consider removable covers for swimming pools and ensure working filter and regular chlorine treatment
- create visual/sound/smell barriers with fencing or hedges. To avoid attracting flying-foxes, species selected for hedging should not produce edible fruit or nectar-exuding flowers, should grow in dense formation between two and five metres (Roberts 2006) (or be maintained at less than 5 m). Potentially suitable native species include *Hovea acutifolia*, *Westringia fruticosa*, *Pultenaea villosa*, *Dodonaea viscosa* and *Jacksonia scoparia*.

Opportunities for funding assistance could be investigated for these type of management activities through environment and other local/state grants.

5.2.3 Street trees and parks

To increase foraging habitat in suitable locations throughout the LGA, Council should increase the number of GHFF food trees in suitable locations on Council land. Pollen and nectar from flowering Eucalyptus, as well as fleshy fruits, are a primary source of food for GHFF. Suitable locations for planting these trees could include parks and reserves, chosen in consultation with Council's environmental staff.

5.3 Level 2 – buffers

Removing exotic vines and coral trees will allow the remaining areas of the reserves to be planted and restored, and will ensure the long-term viability of native roost trees by preventing them from being smothered or otherwise out-competed.

Upon staged completion of Level 1 actions along each boundary, Council will assess the requirement to increase buffers between the camp and adjacent residents. For example, if Council deems that amenity impacts to residents are not sufficiently mitigated through Level 1 actions in that area, native vegetation within a 10 m buffer area (from dwellings/boundaries) may be selectively trimmed or removed to discourage roosting flying-foxes from this area (see Figure 9).

As management will be done using a staged approach per area, Level 2 actions may begin in an area where Level 1 actions are complete, prior to Level 1 actions be completed across the entire site.

Council has already planted and regenerated a greater area of roosting habitat than proposed to be removed through weed removal and buffer works (if required) proposed over the next five years. Further, where coral trees are removed, planting will be at a ratio of at least 2:1 for each roost tree removed, including suitable roost trees such as *Allocasuarina littoralis*, *Eucalyptus robusta* and *Angophora costata*.

Summary of planned bushland restoration activities including indicative timing and proposed methods are shown in Table 3. Note that timing and methods may vary slightly (informed by ongoing monitoring detailed in Section 7.6), however monitoring and welfare standards detailed in Section 5.3 will be complied with during all works.

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Table 3 Planned Level 1 and 2 actions. Management areas are shown in Figure 9.

Activity	Methods	Planned schedule	Seasonal timing and 'no-work' periods N.B. Stop work triggers detailed in Section 5.3 apply to all activities.
Bushland maintenance and restoration across the site (i.e. ground cover weed removal, planting, picking up rubbish etc.) (Level 1).	Hand tools only. Weed removal will be staged to avoid microclimate impacts.	Ongoing and regularly undertaken over next 5 years.	Works not scheduled within the roost while pups are being carried (Sep – Nov). Where activities are required during this period, works will be done in the evening at/after fly-out, or with a suitably qualified person ² monitoring flying-fox behaviour to stop work if required.
Maintenance of mown areas surrounding the roost (Level 1).	Ride-on mower.	Ongoing and undertaken approximately monthly over next 5 years.	Council will monitor disturbance levels during mowing while pups are being carried (Sep – Nov) to ensure compliance with this plan, and if required, additional mitigation measures will be implemented (i.e. mowing during this period done at/after fly-out; hand mown in close proximity to the camp; etc).
Stage 1–4 coral tree removal at edges of camp (Level 1).	Non-roost trees – chainsaws and/or hand tools. Roost trees – stem-inject so roost trees remain available, but dense canopy does not inhibit plantings underneath. Trees will remain in-situ where possible, otherwise removed as below.	Staged over next 5 years.	Non-roost trees – removal with chainsaws during the day if flying-foxes will tolerate noise; and have sufficient buffer so they are not at risk from falling branches (monitoring required; see Sections 5.3), otherwise at/after fly-out or using hand tools only. Mature trees will only be removed during the non-breeding season (i.e. works done only Apr – Jul). Roost trees – stem-injection only, may be done at any time, but timed so that defoliation does not occur while pups are creching (Sep-Feb).
Removing dead trees (Level 1).	Chainsaws and/or hand tools with hand removal. Cranes if required.	As required.	Chainsaw only at edges of camp if flying-foxes will tolerate noise and have sufficient buffer so they are not at risk from falling branches (monitoring required; see Sections 5.3), otherwise at/after fly-out or using hand tools only. Daytime works will only be done during the non-breeding season (Apr-Jul). If cranes are required, these will only be operated at/after fly-out or when the camp is otherwise naturally empty.

² A person experienced in flying-fox behaviour, able to identify each stage of the reproductive cycle, ABLV-vaccinated and trained to rescue flying-foxes if required.

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Activity	Methods	Planned schedule	Seasonal timing and 'no-work' periods N.B. Stop work triggers detailed in Section 5.3 apply to all activities.
Trimming canopy vegetation overhanging paths (Level 1) /buffer area (if required) (Level 2).	Chainsaws and/or hand tools.	As required.	Chainsaws during the day if flying-foxes will tolerate noise and have sufficient buffer so they are not at risk from falling branches (monitoring required; see Sections 5.3), otherwise at/after fly-out or using hand tools only. A suitably qualified person will be on site to monitor flying-fox behaviour if works are required during the breeding season (Sep – Mar) to stop works if required.
Chipping debris from above vegetation works (Level 1).	Chipper.	As required.	Chipping will only be done at a suitable distance from the camp so that flying-foxes are not stressed, or at/after fly-out.
Cleaning GPT (Level 1).	Truck with mechanical arm (every 1-2 months) and truck and vacuum to remove debris twice per year (truck can remain approximately 10m from the GPT).	1-2 times per month plus an additional full clean twice per year (or once every two months when below average rainfall).	During the day while flying-foxes are not carrying pups; at/after fly-out if required while pups are being carried/creching (i.e. Sep – Feb). If required during the day Sep – Feb, a suitably qualified person will be on site monitoring flying-fox behaviour to stop work if required.
Stage 5 coral tree removal	Non-roost trees – chainsaws and/or hand tools. Roost trees – stem-inject so roost trees remain available, but dense canopy does not inhibit plantings underneath. Trees will remain in-situ where possible, otherwise removed as below.	5 – 10 years (outside the life of the current Plan – OEH assessment not required).	Non-roost trees – removal with chainsaws during the day if flying-foxes will tolerate noise and have sufficient buffer so they are not at risk from falling branches (monitoring required; see Sections 5.3), otherwise at/after fly-out or using hand tools only. Mature trees will only be removed during the non-breeding season (i.e. works done only Apr – Jul). Roost trees – stem-injection only, may be done at any time, but timed so that defoliation does not occur while pups are creching (Sep-Feb).
Core area coral tree removal (Level 1).	Roost trees – stem-inject so roost trees remain available, but dense canopy does not inhibit plantings underneath.	5 – 10 years + (outside the life of the current Plan – OEH assessment not required).	It is anticipated that every 2 nd coral tree will be stem injected within the core in approximately 5 years, followed by planting underneath (including fast-growing roost trees such as casuarina) and allowed to achieve suitable roosting height over 5 years, at which time the remaining coral trees will be stem injected. Approach to be detailed at the 5 year plan review.

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5.4 Flying-fox welfare standards for Level 1 and 2 actions

To minimise risk to roosting flying-foxes the following measures apply to all Level 1 and 2 management activities:

- timing restrictions as outlined in Table 3
- monitoring during activities as per Table 3, with triggers for when management activities are to cease or be adapted (Table 4)
- trees are not to be trimmed or felled when flying-foxes are in or near a tree and likely to be harmed
- all activities carried out in a sequential manner where possible, beginning at the furthest distance and moving towards the roost, in order to allow some level of habituation to noise and activity
- minimise use of loud machinery and sudden impacts/sudden loud noises (use of hand tools rather than noisy machinery where possible (where chainsaws are required, start the chainsaw away from the roost and let it run for a short time to allow flying-foxes to adjust)
- work to be performed in the minimum duration possible
- work performed by the minimum number of personnel possible
- all personnel working in and around the camp to be as quiet as possible (i.e. communication via SMS only when under the roost)
- application of staged, best practice bush regeneration techniques and clear work vs no-work areas identified prior to works commencing
- 1-2 days per week where works are not scheduled to allow flying-foxes to rest
- exclusion zones of at least 20m (or further if flying-foxes appear stressed) from roosting flying-foxes if temperatures reach or are predicted to reach 35°C or above, or when stress is likely to already be increased (i.e. severe weather events)
- inclusion of this Plan in Council and contractor inductions
- contact details for Council environmental staff and a wildlife carer (refer to Management of injured or dead flying-foxes below) included in safe work method statements.

All Council and contractor personnel are responsible for complying with these mitigation measures. Any sign of impacts and action taken will be recorded and reported to Council. Council will review these reports and assess, in consultation with experts as required, whether additional mitigation measures are required to prevent impacts.

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Table 4 Signs that flying-fox may be at risk, and appropriate mitigation actions.

Potential impact	Signs	Action
Initial signs of stress	· flying-foxes are generally agitated and likely to take flight	Works to cease in the area until flying-foxes settle. If flying-foxes again become agitated; intensity of works to reduce or cease in the immediate area.
Unacceptable levels of stress	· panting · saliva spreading · located on or within 2 m of the ground · unusual vocalisations · >50% of the roost take flight · flying-foxes in flight for more than 2 minutes · flying-foxes leave the roost during daylight hours	Works to cease in the immediate area for the day. A suitably qualified person is required to determine whether work may continue in alternative areas of the site.
Dependent young at risk	· adults moving away from dependent young · adults carrying young being disturbed	Works to cease in the area, and potential need for rescue determined. If dependent young are dropped/abandoned, they will be rescued if required (see Section 5.4) and OEH contacted to discuss the best way forward.
Injury/death	· a flying-fox appears to have been injured/killed on site (including aborted foetuses)	Works to cease immediately and where any death or injury has occurred OEH notified AND works to be rescheduled OR works to be adapted sufficiently so that significant impacts (e.g. death/injury) are highly unlikely to occur, as confirmed by a suitably qualified person.

5.5 Flying-fox injury and rescue

Council will arrange rescue of injured or orphaned flying-foxes in the event rescue is required and will liaise with the NSW Wildlife Information, Rescue and Education Service (WIRES) (1300 094 737), or the Sydney Metropolitan Wildlife Services (9413 4300) as required. Under no circumstance should personnel that are not trained in rescue, handling and vaccinated against ABLV attempt to assist a flying-fox.

In accordance with the NSW Code of Practice (COP) for Injured, Sick and Orphaned Flying-foxes (OEH 2012) and the COP for Injured, Sick and Orphaned Protected Fauna (OEH 2011) the general rescue process is as follows:

- i. assess to confirm rescue is required
- ii. establish an exclusion zone for any person not essential to the rescue
- iii. contact relevant carer to advise of likely admission

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- iv. plan the rescue to ensure risk to rescuer can be appropriately managed, and further stress/injury to the animal can be minimised (i.e. appropriate tools and PPE available)
- v. assess the animal for obvious signs of injury to determine whether veterinary care is required
- vi. transport the animal (in appropriate transport container) to a veterinarian (if injured) or suitable wildlife carer.

Should dependent young need to be rescued and hand-reared, or injured animals treated, Council will cover costs associated with their care.

5.6 Level 3 – camp disturbance or dispersal

Level 3 actions are not proposed for OEH assessment. Dispersal as a management option has been discussed in Appendix 5, however is not currently under consideration.

It is anticipated that current impacts will be sufficiently mitigated through Level 1, progressing only to Level 2 actions if required. If risk or impacts change so that they cannot be managed with Level 1 and 2 actions and dispersal is being considered, OEH will be consulted and the Plan amended for OEH assessment.

6 Assessment of impacts

The assessment of impacts is based on the camp being managed in situ (Level 1 actions, and Level 2 actions if required). Further assessment would be needed if a dispersal action is considered.

Type and condition of habitat

Areas of habitat restored by Council to date have provided an estimated 25% additional roosting habitat, and protected the viability of the remaining habitat against weeds. Many of these rehabilitated areas, including plantings 5-10 years old, are currently being used by flying-foxes, with other areas anticipated to reach sufficient height over the next 2 – 5 years.

Areas where restoration has been restricted (or maintenance of restored areas) due to the requirement of maintaining a 20m exclusion zone from roosting flying-foxes (under the existing s132C licence), are heavily infested by weeds. These weeds threaten the viability of the habitat. OEH approving works in accordance with Section 5, will be of benefit to roosting flying-foxes.

Known GHFF records in the surrounds

The Balgowlah roost is the only roost within Manly Council local government area (LGA). There are a number of roosts in surrounding LGAs (as shown in Figure 3), and likely suitable alternative roosting habitat has been mapped in Appendix 5. This has identified potential habitat in other less suitable locations and supports the recommendation against dispersal. Assessment of impacts of a dispersal have not been discussed as Level 3 actions are not being considered in this Plan (see Section 5).

GHFF habitat likely to be affected

Flying-foxes are roosting in some coral trees proposed for removal (see Figures 2 and 9 for locations and Table 3 for methods). Management Stages 1- 4 (Level 1 actions during the life of this Plan; see Figure 9 and Table 3) comprise a total of 0.14 ha of the total 1.8 ha of suitable habitat. Stage 5 (outside the life of this Plan; see Figure 9 and Table 3) is a further 0.03 ha, and the core area proposed for removal in 5 – 10 years is 0.23 ha. Should Level 2 be required, these buffers are a total of approximately 0.08 ha (vegetated area). As such, should both Level 1 and Level 2 be required, over the five year life of the Plan this is removal of 0.22 ha of the 1.8 ha total, with potential for a further 0.26 ha in 5+ years (to be assessed at Plan review). The gradual and staged approach over 5 years (and retention of coral trees within the core roost area for 5-10+ years), combined with the improved habitat viability along with planting and regeneration of suitable roost habitat, will ensure that sufficient (and in the long-term, additional) roost habitat is retained at all times.

Nature and intensity of the effect on life cycle and habitat

As detailed above, works are proposed to be gradual and passive with minimal disturbance to roosting flying-foxes. Welfare standards and stop-work triggers detailed in Section 5.3 will be

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complied with at all times to ensure the life cycle of flying-foxes breeding at the site is not impacted.

As demonstrated throughout the Plan, proposed Level 1 and 2 actions aim to protect and restore the site and will therefore benefit rather than impact the local population. These actions are therefore consistent with objectives of the draft National Recovery Plan for the GHFF (DoE 2009).

7 Implementation

7.1 Responsibilities

Manly Council is responsible for implementation of the Plan once it has been endorsed by OEH, and will seek expert advice from OEH as required during implementation.

All Council and contractor personnel are responsible for complying with mitigation measures detailed in Section 5. This responsibility, and all aspects of this Plan, will be clearly explained by Council at inductions to the site.

All members of the bush regeneration team need to be qualified (minimum Certificate II or III in Conservation and Land Management) and experienced. It is preferable that they are vaccinated for the ABLV prior to working in the camp. Contractors will need to carry out their own risk assessment to determine requirements for pre-exposure vaccinations against ABLV for personnel.

All on-ground works need to be performed in accordance with a Safe Work Method Statement that includes risks and mitigation measures for working in a flying-fox camp.

If there is a sudden influx of flying-foxes to the camp, other councils and agencies should be consulted to determine if it is related to a dispersal. If this is the case, assistance will be sought from the Council dispersing to manage any issues that arise.

7.2 Consents

The camp is on Crown land managed by Council. Routine maintenance activities, including restoration, do not require consent. Council needs to serve a copy of the development application to the Land and Property Management Authority (on behalf of the NSW Minister for Lands) for the proposed development of the bioretention basin.

7.3 Planning for camp management actions and timing

Please refer to Section 5.

7.4 Costs

Manly Council will cover costs associated with implementation of this Plan.

Funds for bush regeneration at the camp, including removal of the Coral trees, have been sourced from a NSW Government grant. Where possible, future grant funding applications should be made jointly with Warringah Council, which is responsible for land on the northern side of the creek, and community organisations where possible to increase the chance of success.

7.5 Monitoring and adaptive management

A number of other GHFF camps are being dispersed in the Sydney metropolitan area which may place greater pressure on remaining camps such as Balgowlah. It is the responsibility of the Council or Agency dispersing a camp to manage any issues arising from the dispersal. To assist with this it is recommended that Manly Council continue to support GHFF population monitoring being undertaken at Balgowlah by the RBGDT.

Actions include:

- Continue fly-out counts by RBGDT. Council should support RBGDT, or engage another suitably experienced person, to expand current monthly monitoring to include fly-out direction, species composition, camp extent and breeding status. This data can be used to inform management, particularly ideal timing of works (guided by timeframes in Table 2).
- Support the National Flying-fox Monitoring Program where possible, and regularly review data obtained through this program on a quarterly basis.
- Work with Council's Community Environment Committee to encourage members of the community to participate in fly-out counts (similar to activities undertaken by the Wolli Creek Preservation Society in relation to the Wolli Creek camp).
- Respond quickly to notify relevant Councils/agencies if there is a sudden increase in the flying-fox population at Balgowlah.
- Continue to participate (including attending meetings) in the *NSW land managers' network for flying-fox roosts* established by OEH
- Monitor during works as per Section 5.

7.5.1 Plan evaluation and review

Implementation will be continually reviewed and will be measured by the Plan's ability to:

- protect the welfare of flying-foxes during management activities
- ensure the long-term viability of the site as roost habitat
- minimise conflict between the camp and surrounding community
- facilitate routine management activities described in Section 5
- adapt to new issues as they arise.

The Plan will also be reviewed and updated after five years, or before if there has been a substantial change in the number of flying-foxes in the camp or issues associated with the camp.

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Appendix 1 Historical camp data

The table below shows the results of counts undertaken at the Balgowlah camp. Only one little red flying-fox has been recorded at the site (unknown date).

Date	GHFF	BFF	Source/notes
5/08/2010	214		RBGDT
19/08/2010	230		RBGDT
16/09/2010	260		RBGDT
14/10/2010	0		RBGDT
25/11/2010	50		RBGDT
23/12/2010	150		RBGDT
19/01/2011	180		RBGDT
17/02/2011	400		RBGDT
17/03/2011	450		RBGDT
13/04/2011	1050		RBGDT
12/05/2011	1100		RBGDT
16/06/2011	1150		RBGDT
21/07/2011	250		RBGDT
18/08/2011	0		RBGDT
21/09/2011	n/a		RBGDT
19/10/2011	n/a		RBGDT
16/11/2011	n/a		RBGDT
21/12/2011	250		RBGDT
18/01/2012	0		RBGDT
15/02/2012	0		RBGDT
21/03/2012	0		RBGDT
18/04/2012	n/a		RBGDT
17/05/2012	n/a		RBGDT
14/06/2012	120		RBGDT
5/07/2012	10		RBGDT
19/07/2012	0		RBGDT
16/08/2012	0		RBGDT
13/09/2012	0		RBGDT
11/10/2012	0		RBGDT
15/11/2012	1050		RBGDT
20/12/2012	850		RBGDT
23/01/2013	700		RBGDT
14/02/2013	500		RBGDT
14/03/2013	500		RBGDT

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Date	GHFF	BFF	Source/notes
10/04/2013	1050		RBGDT
15/05/2013	2500		RBGDT
12/06/2013	430		RBGDT
24/07/2013	3000		RBGDT
14/08/2013	3000		RBGDT
11/09/2013	3000		RBGDT
16/10/2013	3200		RBGDT
13/11/2013	3250	20	RBGDT
12/12/2013	2350	20	RBGDT
15/01/2014	2300	15	RBGDT
20/02/2014	2300	10	RBGDT
20/03/2014	2550	20	RBGDT
17/04/2014	440	10	RBGDT
15/05/2014	5700	50	RBGDT
12/06/2014	5900	40	RBGDT
10/07/2014	5200	25	RBGDT
14/08/2014	3400	70	RBGDT
25/09/2014	3100	55	RBGDT
16/10/2014	3100	40	RBGDT
20/11/2014	3500	110	RBGDT
18/12/2014	3600	70	RBGDT
22/01/2015	3400	50	RBGDT
19/02/2015	5100	50	RBGDT
Sep-15	~6000	0	RBGDT
Oct-15	~4000	0	RBGDT
23/11/2015	~5500	0	Ecosure (estimate only); Most adult females with pups 3-4 weeks old.

Appendix 2 Flying-foxes and human health

The fact sheet below explains the transmission, disease symptoms and health implications for each virus. <http://www.health.nsw.gov.au/environment/factsheets/Pages/flying-foxes.aspx>.

Australian Bat Lyssavirus

Australian Bat Lyssavirus (ABLV) is a rabies-like virus found in the four common species of flying-fox. Advice from Queensland Health is that the risk of becoming infected with ABLV is very low with less than 1% of the flying-fox population being affected (Queensland Health 2015).

Transmission of the virus from bats to humans is thought to be by a bite or scratch, but may have potential to be transferred if bat saliva directly contacts the eyes, nose or mouth. ABLV is unlikely to survive in the environment for more than a few hours, especially in dry environments that are exposed to sunlight (Queensland Health 2015).

Transmission of closely related viruses suggests that contact or exposure to bat faeces, urine or blood do not pose a risk of exposure to ABLV, nor do living, playing or walking near bat roosting areas (Queensland Health 2015).

The disease in humans can easily be prevented by avoiding direct contact with bats. Pre and post-exposure vaccinations are also available that will prevent the disease.

If a person is bitten or scratched by a bat they should:

- wash the wound with soap and water for at least five minutes (**do not scrub**)
- contact your doctor immediately to arrange for post-exposure vaccinations.

If bat saliva gets into a mucous membrane or open wound, flush thoroughly with water and seek immediate medical advice.

Hendra Virus

Flying-foxes are the natural host for Hendra Virus (HeV), which can be transmitted from flying-foxes to horses. Infected horses sometimes amplify the virus and can then transmit it to other horses, humans and on two occasions, dogs. There is no evidence that the virus can be passed directly from flying-foxes to humans (or dogs) (Queensland Health 2015). Although the virus is periodically present in flying-fox populations across Australia, the likelihood of horses becoming infected is low and consequently human infection is extremely rare. Horses are thought to contract the disease after ingesting forage or water contaminated with flying-fox urine, saliva or birthing fluids. Humans contract the disease after close contact with an infected horse. HeV infection in humans is a serious and often fatal disease and there is currently no effective post-exposure treatment or vaccine available for people. The mortality rate of unvaccinated infected horses is approximately 75% (Department of Agriculture and Fisheries 2013a). Vaccination of horses can protect horses and subsequently humans from

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infection (DAFF 2013a), as can suitable horse husbandry (i.e. covering food and water troughs, fencing foraging trees in paddocks, etc.).

Menangle virus

The Menangle virus (also known as bat paramyxovirus no.2) was first isolated from stillborn piglets from a NSW piggery in 1997. Little is known about the epidemiology of this virus, except that it has been recorded in flying-foxes, pigs and humans (Australian Wildlife Health Network (AWHN) 2010). The virus caused reproductive failure in pigs and severe febrile illness in two piggery workers employed at the same Menangle piggery where the virus was recorded (AWHN 2010). The virus is thought to have been transmitted to the pigs from flying-foxes via an oral-faecal matter route (AWHN 2010). Flying-foxes had been recorded flying over the pig yards prior to the occurrence of disease symptoms.

The two infected piggery workers made a full recovery and this has been the only case of Menangle recorded in Australia.

Appendix 3 Signage installed at the Balgowlah camp

BALGOWLAH GREY-HEADED FLYING-FOX CAMP

VULNERABLE & PROTECTED NATIVE ANIMAL

The Grey-headed Flying-fox (*Pteropus poliocephalus*) is a native Australian animal at risk of extinction due to widespread loss of its roosting and foraging habitat.

Due to this status, the Grey-headed Flying-fox is protected under State and Federal environmental legislation, including the *NSW Threatened Species Conservation Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*.

It is an offence under both NSW and Federal law to disturb or harm Grey-headed Flying-foxes or their habitat without approval, and can attract penalties of up to \$8,500 per offence.

ABOUT THE GREY-HEADED FLYING-FOX

The Grey-headed Flying-fox is Australia's largest bat species. They are a type of 'fruit-bat', feeding predominantly on the pollen, nectar and fruit of native plants. During the day they occupy roosts called colonies or 'camps'. Around dusk, Grey-headed Flying-foxes leave the roost to forage, moving in response to the blossoming of their favourite plants.

By dispersing the pollen and seeds of native plants such as eucalypts, banksias and melaleucas, the Grey-headed Flying-fox plays a vital role in ensuring the long-term health and biodiversity of Australia's bushland and wetlands.

LIVING WITH THE GREY-HEADED FLYING-FOX

Grey-headed Flying-foxes rely heavily on sound to communicate, using a complex language with over 20 different calls.

They also communicate via a unique scent which is released by male flying-foxes during the breeding season. This scent is not created by droppings or urine, but by specialised glands on the male's shoulder.

Manly Council is working with State agencies and the local community to manage this vulnerable native animal into the future. For further information about the Balgowlah Grey-headed Flying-fox Camp, please contact Council on 02 9976 1500 or at records@manly.nsw.gov.au



PLEASE DO NOT HANDLE FLYING-FOXES

NSW Health states that there is no risk to the community from Grey-headed Flying-foxes providing that no handling or direct contact occurs.

NSW Health also states there is no risk of virus infection from droppings or if people live, play or walk near their colonies.

Please assist in protecting flying-foxes and the community by avoiding disturbance to the camp.

To report injured or distressed flying-foxes please contact WIRES on 1300 094 737.



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Appendix 4 Review of past flying-fox dispersals (Roberts & Eby 2013)

The following information was presented in a paper by Billie Roberts and Peggy Eby (June 2013) titled *Review of past flying-fox dispersal actions between 1990 and 2013*. Further details are available in the paper.

To understand the utility of dispersals as a management tool to resolve conflict between humans and flying-foxes, the outcomes of 17 recent camp dispersal attempts were systematically reviewed. The review identified a set of common outcomes of camp dispersals that should guide their use in Australia. A further observation was that the outcomes of dispersals are often not known for several years.

1. In all cases, dispersed animals did not abandon the local area¹.
2. In 16 of the 17 cases, dispersals did not reduce the number of flying-foxes in a local area.
3. Dispersed animals did not move far (in approx. 63% of cases the animals only moved <600 m from the original site, contingent on the distribution of available vegetation). In 85% of cases, new camps were established nearby.
4. In all cases, it was not possible to predict where replacement camps would form.
5. Conflict was often not resolved. In 71% of cases conflict was still being reported either at the original site or within the local area years after the initial dispersal actions.
6. Repeat dispersal actions were generally required (all cases except extensive vegetation removal).
7. The financial costs of all dispersal attempts were high ranging from tens of thousands of dollars for vegetation removal to hundreds of thousands for active dispersals (e.g. using noise, smoke etc).

¹ Local area is defined as the area within a 20 km radius of the original site = typical feeding area of a flying-fox.

There were a few exceptions to these patterns, but they only occurred when there were abundant financial and human resources (e.g. RBG Melbourne and RBG Sydney) and/or specific landscape characteristics (e.g., isolation from neighbours (Batchelor, NT) or habitat link to 'acceptable' location (RBG Melbourne)).

Appendix 5 Dispersal as a management option

There are a range of potential risks that are greatly increased with active dispersal (compared with in-situ management as above). These include:

- impact on animal welfare and flying-fox conservation
- increased aircraft strike risk associated with changed flying-fox movement patterns
- splintering the roost into other locations that are equally or more problematic
- shifting the issue to another area
- impact on habitat value
- effects on the flying-fox population, including disease status and associated public health risk
- impacts to nearby residents associated with ongoing dispersal attempts
- excessive initial and/or ongoing resource and financial investment
- negative public perception and backlash
- unsuccessful management requiring multiple attempts, which may exacerbate all of the above.

Successful dispersals generally require either:

1. substantial vegetation removal/modification that is likely to incur significant long-term ecological impacts on the roost area, and/or
2. sustained disturbance at the site and intensive monitoring, with subsequent additional and ideally simultaneous dispersal of splinter roosts that may form at undesirable locations.

Given these risks and costs (further detailed in Appendix 3), dispersal should only be considered as a last resort. As indicated in Appendix 4, dispersals are often unsuccessful. They are expensive and are likely to shift conflicts elsewhere. Dispersal is not recommended for the Balgowlah camp. However, Council may reconsider this option if there is a significant influx of GHFF permanently roosting at the Balgowlah camp (e.g. as a result of dispersal from other camps), and conflicts between the camp and neighbouring residents increase substantially.

The figure below illustrates potential roosting habitat for GHFF in the region. It is acknowledged that this type of assessment is generally associated with flying-fox camp dispersal management plans (e.g. ARCUE 2009; Ecosure 2014). This information has been provided to Manly Council due to the impending dispersal of other Sydney GHFF camps and because of the uncertainty associated with where the displaced bats will relocate to. It also highlights the risk of the camp relocating to undesirable sites if it were dispersed.

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To undertake this assessment, criteria presented in ARCUE (2009) were applied to predict the probable locations in which flying-foxes might be expected to establish a camp. The areas are suitable roost habitat according to the following criteria is based on previous knowledge of the species:

- patch size to allow for seasonal influxes of flying-foxes and greater than 1 ha
- vegetation type containing vegetation in excess of 3 m in height with dense foliage
- proximity to aquatic habitat (creeks, swamps)
- historically been used by flying-foxes.

Appropriate roosts locations are considered areas that satisfy the following criteria:

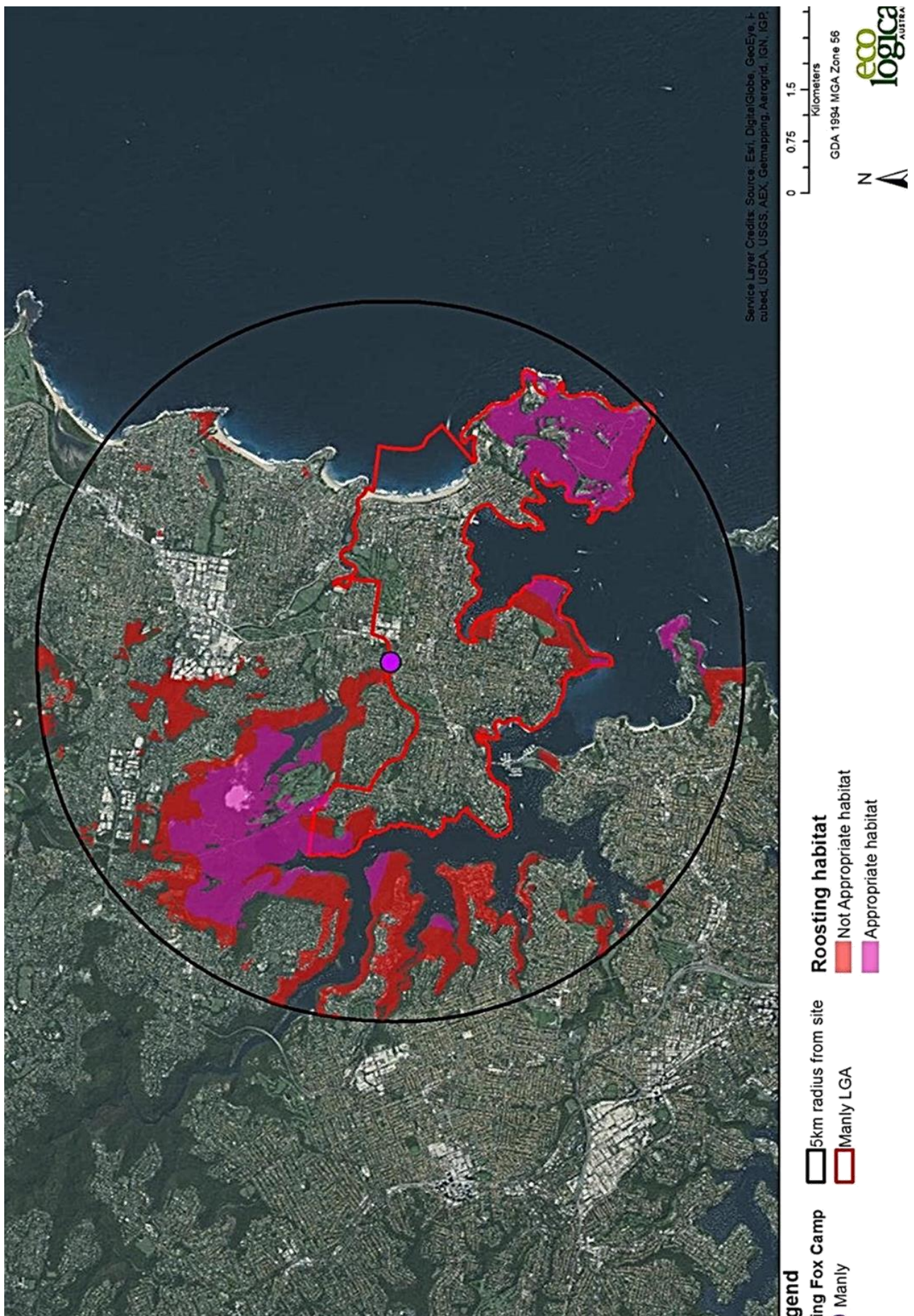
- unlikely to negatively impact upon any other threatened flora or fauna species or ecological communities
- there is a minimum 300 m buffer separating the camp from residential dwellings or industry
- the neighbouring landowners or managers are accepting of occupancy within their land or neighbouring areas
- there is sufficient habitat to provide suitable roosting habitat for between 5000 and 12000 individuals
- there is an area large enough and contains enough vegetation that will survive the destructive nature of permanent flying-fox occupation.

Ideally the site will be of sufficient size and contain enough vegetation to allow the camp to occupy no more than one third of the available roost habitat at any given time (DECC 2007), this will allow the camp to shift and occupy other areas in response to the usual canopy degradation associated with flying-fox camps. Areas mapped as suitable habitat that do not fit this criterion are considered 'inappropriate'.

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Revision History

Revision No.	Revision date	Details	Prepared by	Reviewed by	Approved by
00	27/07/2015	Camp management plan	Eco Logical Australia		
01	27/11/2015	Camp management plan review – incorporating comments from Manly Council and OEH DRAFT	Jess Bracks, Senior Wildlife Biologist Ecosure	Dr Alan House, Principal Ecologist	Dr Alan House, Principal Ecologist
02	1/12/2015	Camp management plan review – incorporating comments from Manly Council DRAFT R1	Jess Bracks, Senior Wildlife Biologist Ecosure	Dr Alan House, Principal Ecologist	Dr Alan House, Principal Ecologist

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4	1/12/2015	Electronic	Manly Council	Chris Kraus
5	1/12/2015	Electronic	Ecosure	Administration

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**Civic and Urban Services Division Report No. 9.DOC - Manly Street Tree Master Plan
Draft Street Tree Master Plan**
