

## Agenda

### Ordinary Meeting

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

**Monday 10 August 2015**

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

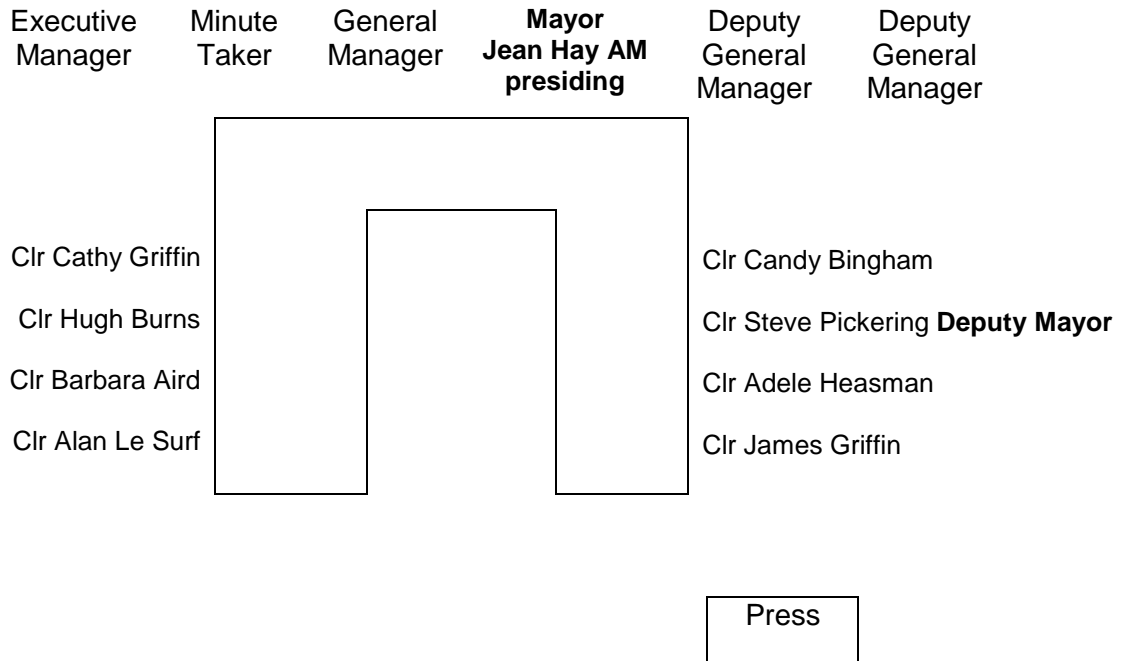
Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes 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:*

[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)



# Seating Arrangements for Meetings



Public  
Addresses

## Public Gallery

**Chairperson:** The Mayor, Clr Jean Hay AM  
**Deputy Chairperson:** Clr Steve Pickering

## TABLE OF CONTENTS

Item	Page No.
<b>OPENING PRAYER</b>	
<b>APOLOGIES AND LEAVE OF ABSENCE</b>	
<b>DECLARATIONS OF INTEREST</b>	
<b>CONFIRMATION OF MINUTES</b>	
The Ordinary Meeting of Monday, 13 July 2015	
The Planning and Strategy Committee of Monday, 03 August 2015	
<b>PUBLIC FORUM</b>	
(In accordance with Clause 66 in Council's Code of Meeting Practice, the Public Forum is for a maximum of fifteen (15) minutes for <i>matters that are not listed on the Agenda</i> . A total of five (5) people may address Council for a maximum of three (3) minutes each.)	
<b>NOTICES OF RESCISSION</b>	
<b>Notice of Rescission Report No. 2</b>	
Notice of Rescission .....	3
<b>NOTICES OF MOTION</b>	
<b>Notice of Motion Report No. 33</b>	
Lagoon Park Lighting .....	4
<b>Notice of Motion Report No. 34</b>	
Power for Emergency Services Operation.....	5
<b>Notice of Motion Report No. 35</b>	
2014/2015 Performance of Council's car parks.....	6
<b>Notice of Motion Report No. 36</b>	
Support for Save our Councils Coalition.....	7
<b>ITEMS FOR BRIEF MENTION</b>	
<b>Item For Brief Mention Report No. 12</b>	
Items For Brief Mention.....	9
<b>REPORTS OF COMMITTEES</b>	
<b>Report Of Committees Report No. 21</b>	
Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.....	10
<b>Report Of Committees Report No. 22</b>	
Minutes for notation by Council - Community Environment Advisory Committee - 8 July 2015.....	11
<b>Report Of Committees Report No. 23</b>	

Minutes for notation by Council - Community Safety & Place Management Advisory  
Committee -16 July 2015 ..... 13

**CORPORATE SERVICES DIVISION**

**Corporate Services Division Report No. 11**  
Report on Council Investments as at 31 July 2015..... 14

**Corporate Services Division Report No. 12**  
Market Sounding of Manly2015 Major Projects by Expressions of Interest (EOI) ..... 20

**QUESTIONS WITHOUT NOTICE**

**MATTERS OF URGENCY**

(In accordance with Clause 241 of the Local Government (General) Regulations, 2005)

**CLOSED SESSION**

**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Notice of Rescission Report No. 2**  
**SUBJECT: Notice of Rescission**  
**FILE NO: MC/15/96808**

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**Councillor Candy Bingham, Councillor Barbara Aird, and Councillor Cathy Griffin will move:**

That the Council's decision of 13 July 2015 being Notice of Motion No. 31 in respect of Closure of Sydney Road be and is hereby rescinded.

The resolution passed on 13 July 2015 was in the terms of:

*"That Council reiterates its decision in relation to the staging and sequencing of works for the Sydney Road upgrade be as per the General Manager's report presented to Councillors earlier this year."*

If the above Notice of Rescission Motion is carried, it is proposed to move the following alternate motion:

No further action be taken to implement the closure of Sydney Road from Belgrave Street to Whistler Street to vehicles until a final decision is made by Council regarding the operation of the existing Whistler Street car park.

## **RECOMMENDATION**

That the Notice of Rescission be considered.

## **ATTACHMENTS**

There are no attachments for this report.

OM10082015NR\_1.DOC

\*\*\*\*\* End of Notice of Rescission Report No. 2 \*\*\*\*\*

**TO:** Ordinary Meeting - 10 August 2015  
**REPORT:** Notice of Motion Report No. 33  
**SUBJECT:** Lagoon Park Lighting  
**FILE NO:** MC/15/95700

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**Councillor Hugh Burns will move:**

That Council trial installation at the Pittwater Road end of Lagoon Park, two solar powered lights of the type currently installed at the Gasworks Reserve at Little Manly Point to assess their effectiveness and seek community feedback on these as a possible solution to illuminate the entire path.

Additionally that the dirt track unmade cycleway adjacent the water side of the park running from Pittwater Road be paved, so as to provide a safer walking and cycling egress to where this informal track joins up with the main path (just past the swings).

**Background**

This is a long mooted project that Council is yet to finalise and implement with the optimum method of providing cost effective illumination that gives public safety without annoying the adjacent residents (within the properties that back onto the park).

**RECOMMENDATION**

That the Notice of Motion be submitted for consideration.

**ATTACHMENTS**

There are no attachments for this report.

OM10082015NM\_1.DOC

\*\*\*\*\* End of Notice of Motion Report No. 33 \*\*\*\*\*

**TO:** Ordinary Meeting - 10 August 2015  
**REPORT:** Notice of Motion Report No. 34  
**SUBJECT:** Power for Emergency Services Operation  
**FILE NO:** MC/15/95704

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**Councillor Hugh Burns will move:**

That Council work with the police, and local member, to ensure that between Council and the police service, a backup power supply of sufficient capacity is installed to operate essential communication, ventilation and lighting systems in all Council CBD buildings and the police station, in case of a public emergency, by means of self-contained emergency power facilities, that can provide sufficient power for not less than 10 hours of continuous operation.

**Background**

A recent inspection of the newly refurbished Manly police station with senior police staff suggested that in the upgrade process the Police Station has lost its emergency diesel generator facility.

In the recent storm which caused blackouts, the Council library building also lost power as it has no emergency generator facility.

**RECOMMENDATION**

That the Notice of Motion be submitted for consideration.

**ATTACHMENTS**

There are no attachments for this report.

OM10082015NM\_2.DOC

\*\*\*\*\* End of Notice of Motion Report No. 34 \*\*\*\*\*

**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Notice of Motion Report No. 35**  
**SUBJECT: 2014/2015 Performance of Council's car parks**  
**FILE NO: MC/15/95845**

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**Councillor Candy Bingham will move:**

To enable Councillors to track the performance of Council's four public car parks it is moved that:

The General Manager prepare and make available to the next meeting of Council an updated report on the performance of Council's car parks for the period from 1 July 2014 to 30 June 2015, in the same format as that provided for the year ending June 2013. (Tabled on 2 June 2014).

This should include permanent parkers, with the non revenue line for "other than casual parking under 2 hours" to be expanded to include details of non revenue parking from the use of the Manly Resident card for parking greater than 2 hours but less than 3 hours.

**RECOMMENDATION**

That the Notice of Motion be submitted for consideration.

**ATTACHMENTS**

There are no attachments for this report.

OM10082015NM\_3.DOC

\*\*\*\*\* End of Notice of Motion Report No. 35 \*\*\*\*\*



**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Notice of Motion Report No. 36**  
**SUBJECT: Support for Save our Councils Coalition**  
**FILE NO: MC/15/97463**

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**Councillor Cathy Griffin will move:**

That Council pledge its support for the Save our Councils coalition including by, where appropriate, sharing information and materials prepared by the Save our Councils coalition aimed at encouraging residents to have their say about amalgamations and the Fit for the Future process as well as promoting Save our Councils coalition in Council newsletters and on Council's website and electronic media.

Background

[https://www.facebook.com/saveourcouncils/info?tab=page\\_info](https://www.facebook.com/saveourcouncils/info?tab=page_info)

<https://saveourcouncils.wordpress.com>

A non-aligned coalition of community groups, residents and business organisations, local councillors and mayors across NSW, who have joined together to fight any amalgamations which are not supported by the majority of the local community. We love our communities and our local councils.

The NSW Government wants to significantly reduce the number of councils in NSW and create 'mega councils' with populations in the Sydney metropolitan area of up to 600,000 people – bigger than the whole population of Tasmania.

This will mean that local representation, local accountability and timely and appropriate responsiveness to local needs will effectively end. Local councils reflect the local culture and local values of the community. Large amalgamated councils will not be able to do this – resulting in a loss of identity and place for local people. Importantly, the loss of local councils will significantly, probably fatally reduce advocacy for local communities campaigning for better planning laws and for appropriate development and against unpopular projects like WestConnex and NorthConnex.

What can you do?

- If you would like to join the Save Our Councils Coalition, please send an email with your details and that of your community group to us at [NSWlocalcouncils@gmail.com](mailto:NSWlocalcouncils@gmail.com)
- To join our email list please click [here](#)
- Like our [Facebook](#) site
- Don't wait until it's too late to do anything. Speak up now. If you love your community and don't want to lose your local council, then take a stand now against forced and manipulated council amalgamations and join with us and take action!

We are calling on the NSW state government to keep its promise of "no forced amalgamations" and let local communities decide.

**RECOMMENDATION**

That the Notice of Motion be submitted for consideration.

**ATTACHMENTS**

There are no attachments for this report.

Notice of Motion Report No. 36 (Cont'd)

OM10082015NM\_4.DOC

\*\*\*\*\* End of Notice of Motion Report No. 36 \*\*\*\*\*

**TO:** Ordinary Meeting - 10 August 2015  
**REPORT:** Item For Brief Mention Report No. 12  
**SUBJECT:** Items For Brief Mention  
**FILE NO:** MC/15/86853

### 1. LGNSW Conference 2015 - Update

To inform Councillors four delegates have been registered to attend as voting representatives of Manly Council. No motions were received for lodgement to LGNSW.

### 2. Notices of Motion status report.

The following Notices of Motion are currently in progress.

Res No.	Meeting Date	Subject	Resolution Précis	Status
93/15	13 July	Notice of Motion 32 – Clearing of Former Tramway Reservation from Terminus to Manly road for a Public Walking Track	Council sufficiently clear the former tramway line right-of-way from the Spit Terminus near Manly Road to enable the public to walk and inspect the route, including interpretive signage.	Item referred to the two committees.
55/15	11 May	Notice of Motion No. 19 – Community Art Project	Report on developing and supporting a Manly Community Art Project.	Research undertaken and report being prepared
25/15	9 Mar	Notice of Motion No. 13 - Digitisation of Manly Council Minutes/ Agendas	Council to progressively digitise its Council Meeting papers between 1960 and 2004.	Project expected to be fully delivered in October 2015

### 3. Tabled

Date	Author	Subject
4 Aug 15	Mike Baird MP State Member for Manly	Acknowledgement of Council's letter regarding proposed amendment to the Manly Local Environment Plan 2013 in relation to the provision of boarding houses in strategically determined areas.
5 Aug 15	Tony Abbott Prime Minister	Reply to Council's letter regarding indexation of Financial Assistance Grants to local governments.

### RECOMMENDATION

- That the Item for Brief Mention reports 1, 2 and 3 be received and noted.

### ATTACHMENTS

There are no attachments for this report.

OM10082015IBM\_1.DOC

\*\*\*\*\* End of Item For Brief Mention Report No. 12 \*\*\*\*\*

**TO:** Ordinary Meeting - 10 August 2015  
**REPORT:** Report Of Committees Report No. 21  
**SUBJECT:** Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature  
**FILE NO:** MC/15/95814

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That the minutes of the following Special Purpose advisory Committee meetings are tabled at the meeting, for formal notation:

1. Art & Culture Advisory Committee – 21 July
2. Manly Scenic Walkway Advisory Committee – 7 July 2015
3. Audit & Risk Advisory Committee – 3 June 2015

### **RECOMMENDATION**

That the minutes of the following Special Purpose advisory Committee meetings be noted.

1. Art & Culture Advisory Committee – 21 July
2. Manly Scenic Walkway Advisory Committee – 7 July 2015
3. Audit & Risk Advisory Committee – 3 June 2015

### **ATTACHMENTS**

There are no attachments for this report.

OM10082015RC\_3.DOC

\*\*\*\*\* End of Report Of Committees Report No. 21 \*\*\*\*\*

**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Report Of Committees Report No. 22**  
**SUBJECT: Minutes for notation by Council - Community Environment Advisory Committee  
- 8 July 2015**  
**FILE NO: MC/15/96007**

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These reports were dealt with at the Community Environment Advisory Committee meeting of 8 July 2015 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

**1. ITEM 4 Ecological Australia on their Management Plan for the Balgowlah Grey-headed Flying Fox (GHFF) Camp Management Plan**

The following significant issues included in the Plan and presentation were discussed by the Committee:

- **Overview of the colony:**  
Established in 2010 and is now made up of around 6000 individuals.  
Site is accessible to the public.
- **Policies and laws** – listed as vulnerable to extinction under the TSC Act and EPBC Act. – Significant reduction in numbers, ongoing threats, keystone species, e.g. pollination & seed dispersal. Council needs to manage the camp in accordance with NSW Govt. Flying Fox Camp Management Policy (March 2015).
- **What are the issues** – there is a lot of media attention and misinformation. Neighbours have concerns about noise, odour, faecal drop, and disease, eg. Lyssavirus, Hendra virus.
- **Other Issues affecting camp numbers:** Flying foxes move around, habitat availability, dispersals from elsewhere, camp sustainability, eg weed infestation, tree dieback, heat stress events.
- **Actions Adopted by Council:**
  - Protect and manage the colony in situ.
  - Obtain a 5 year licence from OEH to cover routine maintenance activities such as mowing, bush regeneration and Gross Pollution Trap maintenance.
  - Obtain a 132C licence for bush regeneration activities at the site.
  - Educate the community (e.g. using signage).
  - Support ongoing monitoring by Royal Botanic Gardens and Domain Trust.
  - Respond promptly to issues raised, by monitoring data and the community.
- **Other options – Buffers, Nudging or Dispersal:**  
It might not work. Dispersal needs ongoing effort, which impacts neighbours, is very expensive and can cause problems elsewhere.

Dispersal programs in the Sydney area were discussed in detail and given the high costs, the uncertain results and the impacts on the bats, dispersal is an expensive option. As regards a buffer, we need to consider potential destabilisation of creek bank.

- **Community Involvement**
  - A Community Engagement Strategy is essential.
  - Council should share basic knowledge with the community about the importance of the bats as a keystone species and what to do if a sick or injured bat is found, ie contact WIRES.
  - Monitor bat numbers.

**Report Of Committees Report No. 22 (Cont'd)**

- Don't use loose fruit netting.
  - Plant flowering gums for bats to forage.
  - Help during heat stress events.
  - As examples of positive public involvement, Wollie Creek Preservation Society have been monitoring the fly out in their area and it is possible that similar community activities are happening in Lane Cove.
- **Emphasis should be on the unique and critical role that Flying Foxes play in our ecosystem**, providing a “free” pollination and seed dispersal service to various tree species. Bats can travel 100km in a single evening to source the freshest seasonal produce, consisting of a huge range of native fruits and blossoms. Honey bees by their very size are confined to areas closer to their hives.
  - **Signage** can play a vital role in communicating with the community. The MEC presented a draft of suggested informational signage.

**2. ITEM 7 Progress on Fisheries Regulatory Signage for Cabbage Tree Bay Aquatic Reserve**

All completed signage panels from Signmaker have been received by Council and construction of the signage frames is progressing. Plans for installation of the signs have yet to be finalised

**RECOMMENDATION**

That the minutes of the Community Environment Advisory Committee meeting of 8 July 2015 be received and noted, including the following item:

**1. ITEM 4 Ecological Australia on their Management Plan for the Balgowlah Grey-headed Flying Fox (GHFF) Camp Management Plan**

This Committee recommends that Manly Council should:

- a. Have a public exhibition of the Management Plan for the Balgowlah Grey-head Flying Fox Camp.
- b. Prepare a Community Engagement Strategy with an emphasis on facilitating the public's understanding of the unique role the Flying Fox plays in pollinating and seed dispersal of vegetation over an area of up to 100km per night, compared to the small range of bees.
- c. Evaluate the research which has been done by other communities in relation to education and management.

**2. ITEM 7 Progress on Fisheries Regulatory Signage for Cabbage Tree Bay Aquatic Reserve**

Community member Lloyd Keen will contact the Premier's Office regarding a suitable date for him to officially launch the signs. Fisheries NSW staff are likewise contacting the Minister for Fisheries.

**ATTACHMENTS**

There are no attachments for this report.

OM10082015RC\_4.DOC

\*\*\*\*\* End of Report Of Committees Report No. 22 \*\*\*\*\*

**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Report Of Committees Report No. 23**  
**SUBJECT: Minutes for notation by Council - Community Safety & Place Management  
Advisory Committee -16 July 2015**  
**FILE NO: MC/15/93483**

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These reports were dealt with at the Community Safety & Place Management meeting of 16 July 2015 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Ordinary Meeting together with the minutes for formal notation by Council.

**1. ITEM 3.2 Late Night Planning**

Following last month recommendation the Committee discussed the report and the process involved in a review of the late night venues DCP and Manly after Midnight Policy. Committee agreed that it was timely to review the DCP and policy as it was developed ten years ago and there have been many changes in the late night environment since that time. As it can be quite a complicated process it would be better handled by a sub-committee and specialist staff assistance in order to ensure the final product is able to be compliant. A number of committee members volunteered to be on a working group however it was discussed that this would not be progressed further until the recommendation and minutes are adopted at Council and should be considered an Item of Brief Mention.

**2. ITEM 6.1 Liquor Accord**

Jon Brown reported that the modified and regrouped Liquor Accord had its first meeting in May with a good turnout. Still establishing executive and financial situation but hope to build on current goodwill.

The issue of parking for late night workers was discussed. It was suggested that Central Ave carpark would now close at midnight on Saturday nights and that this would impact on options available and the safety of these late night workers. It was agreed that Council might explore the opportunity for late night hospitality and essential workers to be able to access a safe, set price, permanent parking pass at one of the central carparks.

## RECOMMENDATION

That the minutes of the Community Safety & Place Management meeting on 16 July 2015 be received and noted, including the following items:

**1. ITEM 3.2 Late Night Planning**

That the committee recommend to the General Manager that a review of the Manly after Midnight Policy and the Late Night Venues DCP be undertaken and that a sub-committee be formed including appropriate staff to assist with the review as required.

**2. ITEM 6.1 Liquor Accord**

That the Committee recommends to the General Manager that consideration be given to exploring options for car parking arrangements for late night and essential service workers in Manly CBD.

## ATTACHMENTS

There are no attachments for this report.

OM10082015RC\_1.DOC

\*\*\*\*\* End of Report Of Committees Report No. 23 \*\*\*\*\*

**TO: Ordinary Meeting - 10 August 2015**  
**REPORT: Corporate Services Division Report No. 10**  
**SUBJECT: Report on Council Investments as at 31 July 2015**  
**FILE NO: MC/15/5214**

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## **SUMMARY**

In accordance with clause 212 of the Local Government (General) Regulation 2005, a report setting out the details of money invested must be presented to Council on a monthly basis.

The report must also include certification as to whether or not the Investments have been made in accordance with the Act, the Regulations and Council's Investment Policy.

## **REPORT**

Council is required to report on a monthly basis, all invested funds which have been made in accordance with the Local Government Act 1993, The Local Government (General) Regulation 2005, and Council's Investment Policy.

Attached is the report of the bank balances and investment performance for **July 2015**.

### **Legislative & Policy Implications**

Manly Council Investment Policy  
Section 625 Local Government Act 1993  
Clause 212 Local Government (General) Regulation 2005  
DLG Circular 11-01 – Ministerial Investment Order dated 12 January 2011  
DLG Circular 10-11 – Investment Policy Guidelines

### **Certification – Responsible Accounting Officer**

I hereby certify that the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

### **Investment Performance**

The Investment Report shows that Council has total Investments of \$42,573,324 comprising a Commonwealth Bank Balance of \$1,475,629 and Investment Holdings of \$41,097,695 directly managed.

Investments overall performed above the 90 day average Bank Bill Swap Rate (BBSW) for the month providing a return of 2.89% (*Council Benchmark =2.15% - benchmark is 90 day average BBSW*).

The investment with Emu Note (Dresdner Bank) is not paying interest coupons and initiating capital guarantee mechanisms to protect the investment. The average rate of return for investments paying interest is 2.95%.



## Corporate Services Division Report No. 10 (Cont'd)

## Movements in Investments for the Month of July 2015

**Investments Made**

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>
Bankwest	Term Deposit	\$1,000,000
ME Bank	Term Deposit	\$1,000,000
ME Bank	Term Deposit	\$1,000,000
National Bank	Term Deposit	\$1,000,000
National Bank	Term Deposit	\$719,877
Westpac Bank	Term Deposit	\$1,000,000
Westpac Bank	Term Deposit	\$1,000,000

**Investments Matured**

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>	<u>Redeemed Value</u>
Rabo Bank	Term Deposit	\$719,877	\$719,877
Westpac Bank	Term Deposit	\$1,000,000	\$1,000,000
Westpac Bank	Term Deposit	\$1,000,000	\$1,000,000
Westpac Bank	Term Deposit	\$1,000,000	\$1,000,000
Westpac Bank	Term Deposit	\$1,000,000	\$1,000,000
Westpac Bank	Term Deposit	\$1,000,000	\$1,000,000

**RECOMMENDATION**

**That:** the statement of Bank Balances and Investment Holdings as at 31 July 2015 be received and noted.

**ATTACHMENTS**

**AT- 1** Investment Report 4 Pages

OM10082015CSD\_1.DOC

\*\*\*\*\* End of Corporate Services Division Report No. 10 \*\*\*\*\*

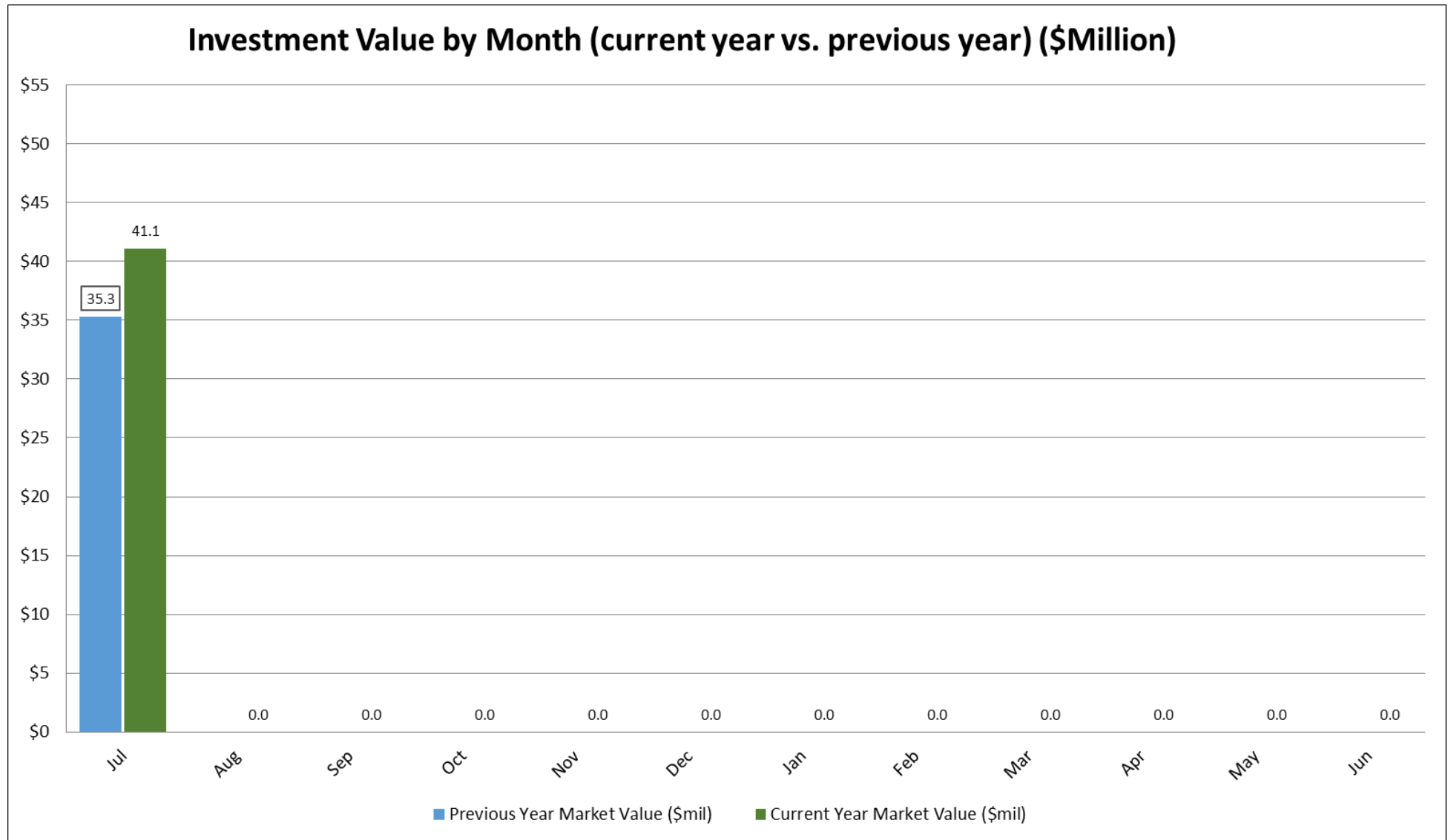
## ATTACHMENT 1

### Corporate Services Division Report No. 11.DOC - Report on Council Investments as at 31 July 2015 Investment Report

MANLY COUNCIL INVESTMENT PORTFOLIO as at 31 July 2015										
	Form of Investment	Investment \$	Market Value \$	Percentage of Portfolio	S & P Rating	Date Invested	Call/Maturity Date	Interest Rate	Interest	
									YTD	Jul 2015
<b>Directly Managed Funds</b>										
<b>Trading Account</b>										
CBA	Cash Trading Account	1,475,629	1,475,629	3.47%	AA-			0.3% <sup>(2)</sup>	2,324	2,324
<b>Others</b>										
CBA	At Call	2,920,897	2,920,897	6.86%	AA-	At Call	At Call	1.90%	6,192	6,192
AMP	At Call	3,657,251	3,657,251	8.59%	A+	At Call	At Call	2.55%	7,921	7,921
Macquarie Bank	At Call	61,509	61,509	0.14%	A	At Call	At Call	1.90%	99	99
RaboBank	TD	238,162	238,162	0.56%	A+	06/08/2014	06/08/2015	3.50%	708	708
Bank of Queensland	TD	1,000,000	1,000,000	2.35%	A-	16/02/2015	17/08/2015	3.16%	2,684	2,684
Bank of Queensland	TD	1,000,000	1,000,000	2.35%	A-	16/02/2015	17/08/2015	3.16%	2,684	2,684
Bank of Queensland	TD	1,000,000	1,000,000	2.35%	A-	02/06/2015	30/11/2015	2.95%	2,505	2,505
Bank of Queensland	TD	1,000,000	1,000,000	2.35%	A-	02/06/2015	30/11/2015	2.95%	2,505	2,505
Bankwest	TD	1,000,000	1,000,000	2.35%	AA-	01/06/2015	30/11/2015	2.90%	2,463	2,463
Bankwest	TD	1,000,000	1,000,000	2.35%	AA-	01/06/2015	30/11/2015	2.90%	2,463	2,463
Bankwest	TD	1,000,000	1,000,000	2.35%	AA-	04/06/2015	01/12/2015	2.90%	2,463	2,463
Bankwest	TD	1,000,000	1,000,000	2.35%	AA-	07/07/2015	07/01/2016	2.90%	1,907	1,907
Bendigo and Adelaide Bank	TD	1,000,000	1,000,000	2.35%	A-	09/06/2015	08/09/2015	2.90%	2,463	2,463
Bendigo and Adelaide Bank	TD	1,000,000	1,000,000	2.35%	A-	04/06/2015	02/09/2015	2.90%	2,463	2,463
CBA	TD	1,000,000	1,000,000	2.35%	AA-	26/02/2015	26/08/2015	3.16%	2,684	2,684
CBA	TD	1,000,000	1,000,000	2.35%	AA-	04/02/2015	05/08/2015	3.25%	2,760	2,760
CBA	TD	1,000,000	1,000,000	2.35%	AA-	04/02/2015	05/08/2015	3.25%	2,760	2,760
CBA	TD	1,000,000	1,000,000	2.35%	AA-	04/02/2015	05/08/2015	3.25%	2,760	2,760
ME Bank	TD	1,000,000	1,000,000	2.35%	A2	25/05/2015	24/08/2015	2.85%	2,421	2,421
ME Bank	TD	1,000,000	1,000,000	2.35%	A2	26/05/2015	24/08/2015	2.85%	2,421	2,421
ME Bank	TD	1,000,000	1,000,000	2.35%	A2	02/06/2015	31/08/2015	2.85%	2,421	2,421
ME Bank	TD	1,000,000	1,000,000	2.35%	A2	07/07/2015	07/10/2015	2.95%	1,940	1,940
ME Bank	TD	1,000,000	1,000,000	2.35%	A2	07/07/2015	07/10/2015	2.95%	1,940	1,940
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	23/02/2015	24/08/2015	3.16%	2,684	2,684
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	23/02/2015	24/08/2015	3.16%	2,684	2,684
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	26/02/2015	26/08/2015	3.15%	2,675	2,675
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	01/06/2015	31/08/2015	2.90%	2,463	2,463
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	02/02/2015	04/08/2015	3.32%	2,820	2,820
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	04/06/2015	04/12/2015	2.93%	2,488	2,488
National Bank	TD	1,000,000	1,000,000	2.35%	AA-	07/07/2015	07/01/2016	3.00%	1,973	1,973
National Bank	TD	719,877	719,877	1.69%	A+	07/07/2015	07/07/2016	3.00%	1,420	1,420
Suncorp Bank	TD	1,000,000	1,000,000	2.35%	A+	25/05/2015	23/11/2015	2.90%	2,463	2,463
Suncorp Bank	TD	1,000,000	1,000,000	2.35%	A+	02/02/2015	04/08/2015	3.25%	2,760	2,760
Suncorp Bank	TD	1,000,000	1,000,000	2.35%	A+	26/05/2015	23/11/2015	2.90%	2,463	2,463
Suncorp Bank	TD	1,000,000	1,000,000	2.35%	A+	03/06/2015	30/11/2015	2.95%	2,505	2,505
Westpac	TD	1,000,000	1,000,000	2.35%	AA-	07/07/2015	07/10/2015	2.79%	1,835	1,835
Westpac	TD	1,000,000	1,000,000	2.35%	AA-	07/07/2015	07/10/2015	2.79%	1,835	1,835
Westpac	TD	1,000,000	1,000,000	2.35%	AA-	05/02/2015	04/08/2015	3.05%	2,590	2,590
Emu Note - Dresdner Bank AG	Struct'd Note	500,000	494,700	1.17%	A	25/10/2005	30/10/2015	0.00%	-	-
	Total	41,097,695	41,092,395	96.53%						
<b>Total Directly Managed Funds</b>		<b>42,573,324</b>	<b>42,568,024</b>	<b>100.00%</b>						
<b>Retired Investments</b>									3,237	3,237
<b>TOTAL PORTFOLIO</b>		<b>42,573,324</b>	<b>42,568,024</b>	<b>100%</b>				2.89%	102,845	102,845
<b>BENCHMARK<sup>(1)</sup></b>									2.15%	
<b>Notes:</b>										
1 Benchmark is 90 day BBSW as at 31 July 2015										
2 CBA Trading account not included in the monthly portfolio return calculation										
3 Market Value as at 30 June 2015										

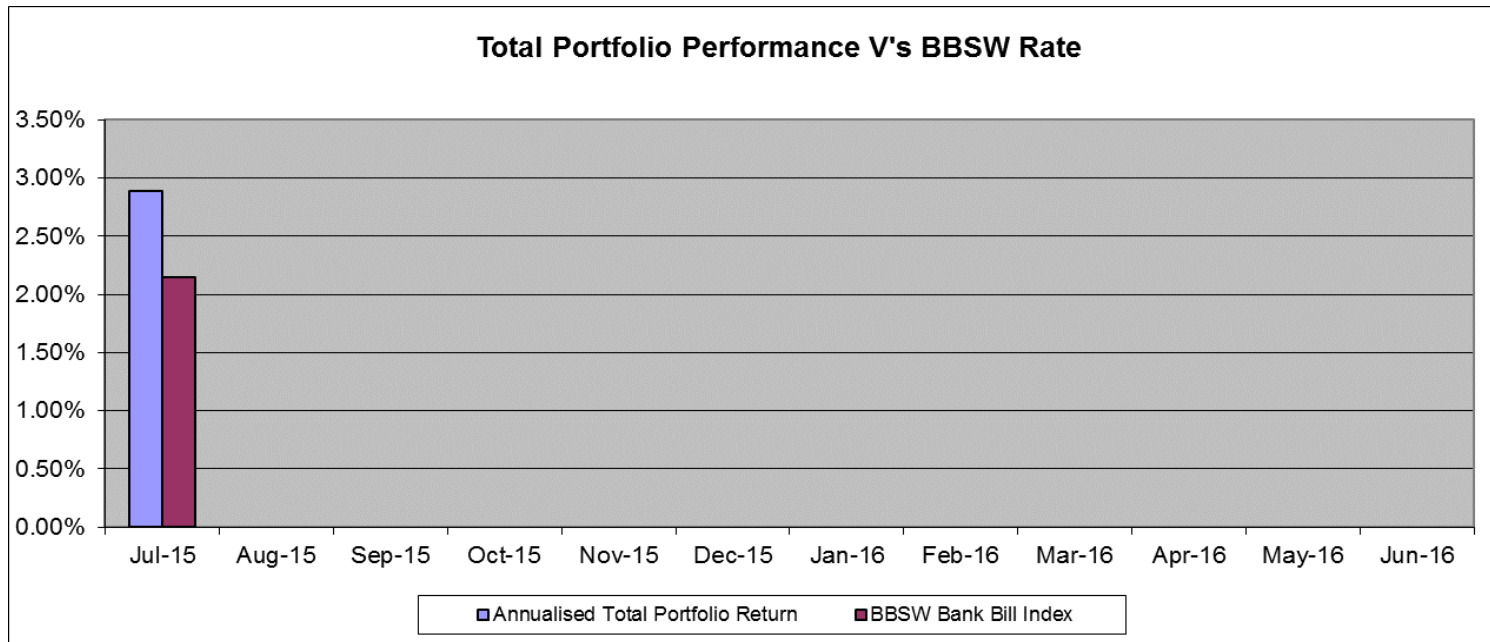
ATTACHMENT 1

Corporate Services Division Report No. 11.DOC - Report on Council Investments as at 31 July 2015  
Investment Report

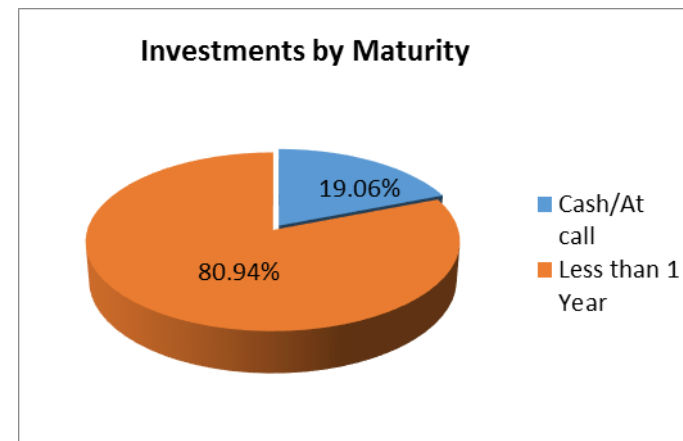


**ATTACHMENT 1**

**Corporate Services Division Report No. 11.DOC - Report on Council Investments as at 31 July 2015  
Investment Report**

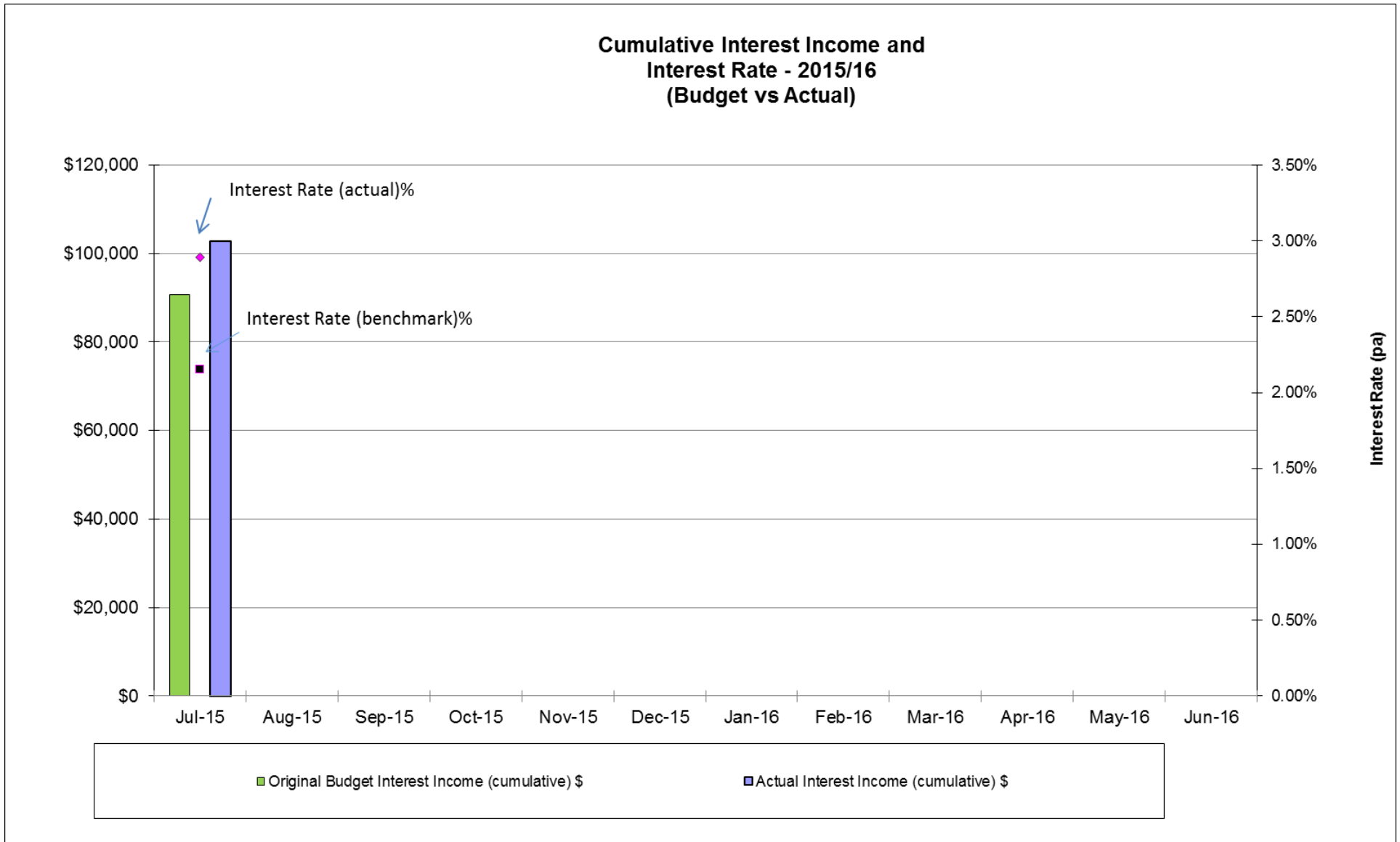


Summary by Credit Rating		No.
AA-	52.61%	20
A+	20.24%	7
A-	14.09%	6
A	1.32%	2
A2	11.74%	5
	100.00%	40



**ATTACHMENT 1**

**Corporate Services Division Report No. 11.DOC - Report on Council Investments as at 31 July 2015  
Investment Report**



**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**

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## 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:

**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 3000m<sup>2</sup>.

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.

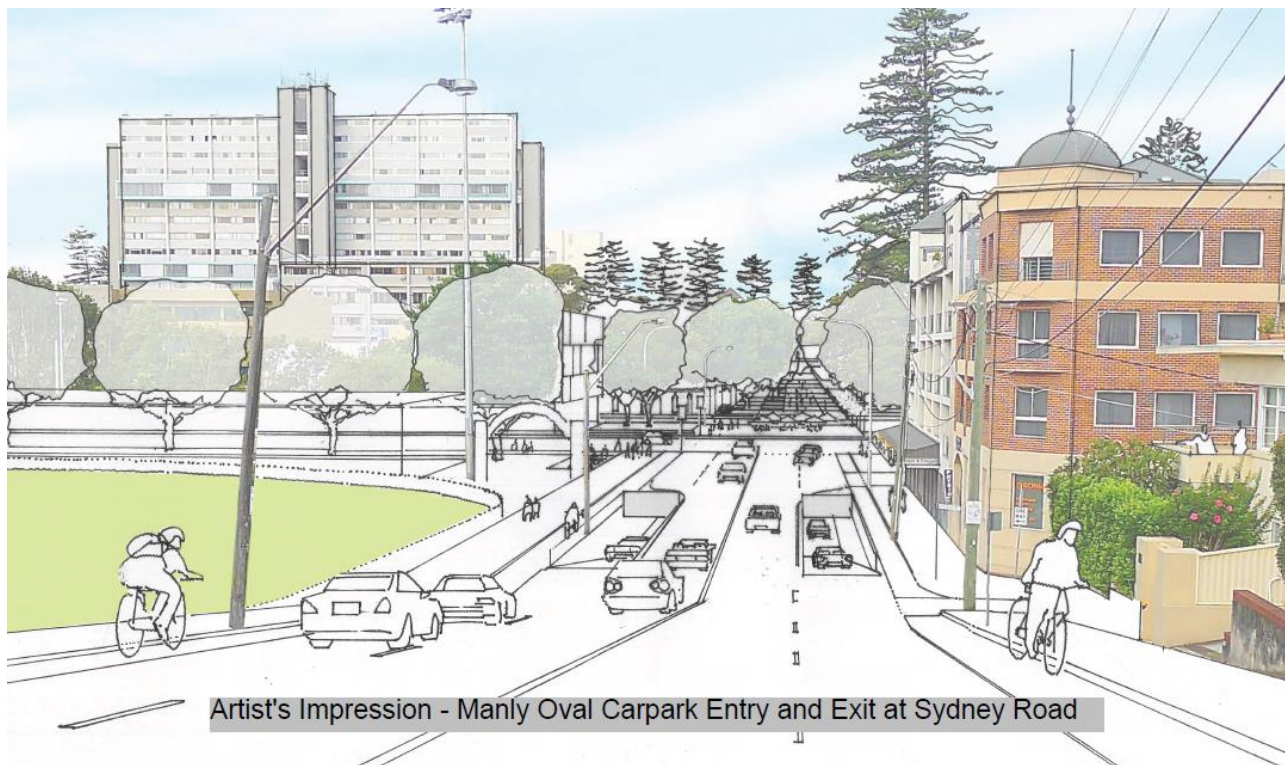
Earlier this year, guided by the demand study, Council discussed delivering the oval carpark in two stages – 470 spaces now and a total of 760 spaces, twenty years later.

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.

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



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



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

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

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

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