

BRIEFING BULLETIN 11

26 JULY 2014

THIS BULLETIN PROVIDES THE FOLLOWING WORK-IN-PROGRESS UPDATES:

1. **Council's Resolution 76/13 Part B of 3 June 2013**

- A. Communication
- B. CapEx Review by DLG
- C. DA and JRPP
- D. Due Diligence
- E. Tender
- F. Timeline

2. **MANLY2015 Northern Quarter**

PART 1

A COMMUNICATION

Council held "Meet the Architects" information sessions on the Masterplan in the Manly Plaza from Wednesday 9 July – Saturday 12 July 2014. The information sessions were supported by video animations which explained the various components that make up the Masterplan, numerous display panels that cover the following key components of the Masterplan, and storyboards that told the Manly2015 history which goes back to the mid 1990s:

- Timeline for Manly2015 Masterplan to date
- The Concept Plans
- Key Aims of Manly2015
- Gateway Plaza
- Grand Boulevard
- Village Centre
- North Quarter
- Manly Plaza (formerly Short Street Plaza)
- Raglan Street
- High Street
- Beach Terrace
- Manly Oval
- The Library Site (2 Options)
- Whistler Street (New Buildings)
- Traffic and Transport Matters
- Financial Summary
- FAQs
- Information Resources
- Project Architects

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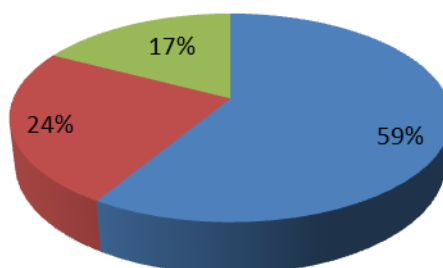
The information sessions were supported by the local media, noticeboards, displays, and published in Council's eNewsletters.



Over the four days that the sessions were held on Manly Plaza, more than 300 people viewed the concept plans. Feedback from the public is summarised as follows:

Feedback Received on Manly2015 from Meet the Architects

■ Positive ■ Negative ■ Neutral



Council thanks everyone for taking the time to provide written comments and suggestions. These will be taken into account in the design development phase of the Masterplan.

The following feedback received from the public by the architects is very encouraging:

- *"Excellent plan! High time to get rid of the ugly carpark and improve the village. So important for Manly! Hope it will start soon! All in favour of it!"*
- *"Excellent communication with public. Great to upgrade this area which would benefit the community. No major concerns with plan - looks good."*

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- *"Love the idea of using the lanes and of upgrading facilities. I believe the suggested improvements will be beneficial for the community. I'm supportive of the plans."*
- *"As a resident I am delighted with this vision, design and modernisation of Manly. In particular: 1. the design of the 'Grand Boulevard'. 2. The design of the 'Gateway' walkway area. 3. The absolute need to remove the Whistler Street carpark. 4. The establishment of the proposed new carpark under the oval. Well done!"*
- *"I believe this is the most exciting project for Manly - unless this proceeds Manly will become a ghetto in 20 years. I would still recommend the closure of al vehicle traffic on The Corso. Let's be positive and move ahead."*
- *"Love more utilisation of eastern end of Market Lane. As property owners of the "Oakley" premises, the lane is under-utilised. Great work to improve the international attraction to Manly in 'all areas'."*

Children/s School Holiday Activities in Manly Plaza

The Manly2015 Masterplan is focused on creating a Village Centre with vibrant public spaces that support community and village life, so it was very appropriate that the newly renovated Manly Plaza also hosted some great school holiday activities for families during the July school holiday period.



An estimated 1,345 children and parents took advantage of the school holidays to visit Manly Plaza to enjoy a petting zoo, a circus playground, drumming classes, arts and crafts, face painting, a jumping castle and a hula hoop workshop. The feedback provided to Council was very positive regarding the quality and safety of the activities. Council also received positive community feedback relating to the Manly Plaza Children's School Holiday activities via letters to Council and also a "Letter to the Editor" in the Manly Daily.

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B WHAT PLANS ARE THERE FOR THE LIBRARY BUILDING?

Manly2015 aims to return the community's heart to the centre of Manly with a new, larger library and additional community spaces where a range of leisure, learning and lifestyle programs will be offered for members of the the local community to enjoy.

What is now Market Lane will in the future be a piazza, a hub of café culture. The current Whistler Street Car Park is planned to be replaced with the development of new commercial, retail and residential buildings designed to complement the new community facilities mentioned above.

The Masterplan has proposed two options for redeveloping the Library but Council has not yet made a decision on which one of these to progress with. The first of these options is to add to the existing library and the second option proposes a new Library and community hub.

Library Option One - Retaining and Adding to the Existing Library Building

This option involves retaining the existing library building. Additional space will be provided for both a public library and a multipurpose community space. Some space will be available for office use as well.

Some of the benefits of this option are lower embodied energy, continuity of identity of library, and current design. Also, the current building is retained providing a cost saving.

Challenges with this option include a rear annex being required to provide an address for the building from Whistler Street when the car park building is removed. Significant alterations will be required to the library building to integrate multipurpose community and library functions, and energy efficient design features. Also, significant alterations will be required to the ground level to open the building up to public spaces while providing direct walk in access off the piazza.

Option 1:



An artist's impression of the new Village Centre in Market Place incorporating the existing library.

Library Option Two – Replacing the Existing Library with a New Facility

This options involves creating a completely new building on the current library building area, which is two stories higher than the existing library building, (making five floors overall). Note: the third and fourth floors are substantially set back from the edge of the main floors below to minimise the bulk of the

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building. As with Option One, the additional space will be provided for both library and multipurpose community space functions, as well as some areas being designated for commercial or office use.

The benefits of Option 2 include the building being more transparent and inviting, and enabling a larger public piazza space. The new design also engages with the piazza and entries from Whistler Street in a more positive way and would provide a higher performance green building.

The issues and challenges include the new building requiring a higher embodied energy and higher cost to build.

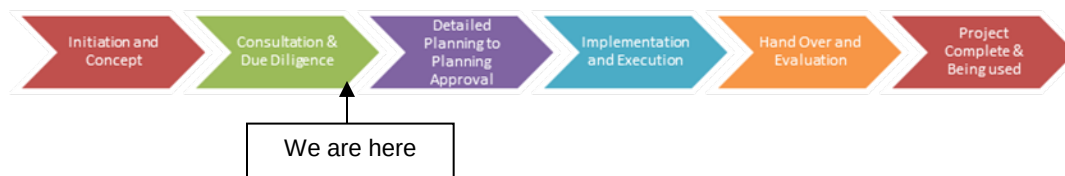
Option 2:



An artist's impression of the new Village Centre in Market Place replacing the existing library with a new purpose built facility

C CAPITAL EXPENDITURE REVIEW (CAPEX)

While the CapEx Review continues, the proposed Manly Oval Carpark in the Manly2015 Masterplan is currently at the following stage of the project timeline.



D DA AND JRPP

The CapEx Review Condition Precedent is not yet met.

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E DUE DILIGENCE STUDIES COMPLETED

F TENDER

The DA and JRPP Condition Precedents are not yet met.

F ESTIMATED TIMELINE as at 20 May 2014

1	Cost plan for Oval Carpark**	Provided to KPMG
3	Retail Centre Study**	Provided to KPMG
4	Parking Demand Study**	Provided to KPMG
6	Independent Due Diligence Advice by KPMG	Published
6	Lodgement of CapEx to OLG	Provided to the OLG
7	Lodgement of DA to JRPP*	TBA
8	Tender for Oval Carpark*	TBA

*Contingent on Condition Precedents

**Prepared by independent expert consultants

PART 2 – NORTH QUARTER

A SHORT STREET PLAZA – MANLY PLAZA

All the on-ground installations and improvements for the redevelopment of Short Street Plaza have been completed. The proposed installation of the mural and green wall items onto the facade of the Manly National Building is being fully investigated prior to a proposal being put to the Manly National Building.

B RAGLAN STREET

CHROFI Architects are producing concept plans for the upgrade of Raglan Street, between Belgrave Street and North Steyne.

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