

BRIEFING BULLETIN 12

AUGUST & SEPTEMBER 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. **MANLY 2015 Northern Quarter**

PART 1

A COMMUNICATION

Latest Developments

Since the last Manly2015 Bulletin update Council has received a response from the Office of Local Government (OLG) outlining that they have completed their assessment of Council's Capital Expenditure Review submission. This response was subsequently tabled at an Extraordinary Meeting of Council held on the 4th August 2014, and Council has accordingly commenced a series of Councillor workshops.

Councillor Workshops:

A series of three Councillor workshops have been scheduled to run over August and September 2014. The workshops aim to allow Council to consider, how specifically, it wishes to proceed with the Manly2015 Masterplan. All Councillors views are being noted and collated, and suggestions and concepts plans are being reviewed prior to a report back to Council in October 2014.

Councillors Agree to Renovate Existing Library under Manly2015 Masterplan

At the first of the three scheduled workshops, the Councillors determined which of the two Manly Library Options currently listed under the Manly2015 Masterplan that they wished to proceed with.

Eight (8) of the nine (9) Councillors participating in the first workshop agreed that it was Council's preference to retain and renovate the existing Library by adding two stories of commercial and community floor space and opening up the ground floor of the building. This will allow direct public access from a newly designed piazza space, as well as commercial elements such as a coffee shop to co-locate on the ground floor. The Market Lane piazza space would also be redeveloped as part of the process, to improve activation of this important thoroughfare in the CBD of Manly.

Retaining and Adding to the Existing Library Building



Artist's impression

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

Some of the benefits of this option are:

- lower embodied energy;
- continuity of identity of library and current design;
- and, the current building is retained providing a cost saving.

Some of the challenges with this option are:

- A rear annex is 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 allow the development of the integrated multipurpose community and library functions, as well as energy efficient design features.
- Significant alterations will be required to ground level to open the building up to public spaces while providing direct walk in access off the piazza.

Manly Mayor Jean Hay said she was *"delighted that all Councillors had worked hard at the first workshop held to put forward and listen to each other's views.... it was a win for the local community that Councillors had been able to find some common ground in relation to bringing the Library up to current standards and provide needed new facilities for the local community within the building"*.

Council's General Manager explained *"the current three story Library was built in 1995 and the original design allowed for an additional two story's to be added if it was needed further down the track. The current Manly2015 Masterplan had listed two options and our Councillors expressed a view at Monday night's workshop to retain and develop further the existing building under the Masterplan. Staff now have some clarity to progress more detailed planning"*

The existing Manly Library is one of Council's best used community facilities attracting 35,000 visitor's per month. The building was designed by celebrated architect, Feiko Bouman and is now 19 years old.

Manly Mayor Jean Hay went on to say. *"The current facility has served us well but has reached its limits. The Manly community deserves a state of the art facility with additional spaces for programming community activities and displaying cultural, historical and environmental materials. Re-developing and adding to the existing facility was also the more cost effective of the two options before Council."*

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C CAPITAL EXPENDITURE REVIEW (CAPEX)

On 3 June 2013, when the *Manly Community Strategic Plan Beyond 2023* was adopted, Council preserved expenditure on the Manly Oval carpark in the Long Term Financial Plan, with confirmation of spending subject, inter alia to, CapEx Review by the Office of Local Government (OLG).

In December 2013, Council finalised and submitted the CapEx to the OLG for its review.

On 2 June 2014, the Council reaffirmed its 3 June 2013 decision and requested for the tabling of the OLG's review to the next meeting of Council after it is received.

On 31 July 2014, Council received the OLG's CapEx review. In sum, the OLG confirmed that Council has addressed all primary issues and *"...the Office of Local Government's capital expenditure criteria have been broadly met"*. In its letter, the OLG suggested the following strategies for managing potential risks:

1. Monthly Progress reports being presented to Council as part of the business papers. Reports should be referenced to the Risk Assessment Matrix prepared by Council.
2. A community engagement program be maintained to allow Council to carefully consider ongoing concerns and to respond appropriately.
3. Ongoing provision of timely advice on progress, particularly of a financial basis, at the project level including any impacts on Council's Community Strategic Plan and Long Term Financial Plan, to Council.

As with all major projects Council undertakes, it is required as an organisation to actively manage the risks going forward. Council has a sound governance framework in place to ensure that expenditures and projected incomes relating to the project are actively and regularly managed and reported to Council once the project reaches the implementation phase.

At an Extraordinary Meeting Council held on the 5 August 2014 to consider the OLG's response, Council resolved to undertake workshops to:

1. *Receive, note and thank the OLG for its CapEx review of the proposed Manly Oval Carpark;*
2. *Be acknowledged for complying with requirements of Resolutions 76/13 Part B of June 2013;*
3. *Convene a workshop of Councillors as soon as practical to discuss the Manly Oval Car Park development of Manly 2015 in light of the CapEx Review; and*
4. *Bring recommendations of the workshop back to an Ordinary Meeting of Council as soon as possible."*

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D DA AND JRPP

The DA and JRPP Condition Precedents are not yet met.

E DUE DILIGENCE STUDIES COMPLETED

These have all been completed and reported on previously and can be viewed on the Manly 2015 website

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 DLG	Response received
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 are 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.