

A: Suite 3, 4 Belgrave St, Manly 2095

W: www.manly.org.au

T: (02) 9977 0513

T: (02) 9977 4969

F: (02) 9977 7207

Thursday January 30, 2014

Manly Councillors
Manly Council Chambers
1 Belgrave St
MANLY, NSW 2095

Re: Manly 2015 Project

SUMMARY

The Manly Chamber of Commerce has tabled various opinions from our membership base on the car park aspect of the Manly 2015 plan, and as is usually the case with works of this scale there are a wide diversity of opinions.

The Chamber embraces the views for the future that Manly Council has with the Manly 2015 project. That said, all projects, particularly of this scale, need to be financially viable and sustainable.

There still appears to be a number of very significant unanswered questions about the current "independent" assessment (including an average cost of funds of 5% over the life of the project), and the Chamber would want to see these answers before we could support the Oval car park aspect of Manly 2015.

REASONING

Essentially, the Chamber sees the Whistler St. car park as verging on obsolete and recognises the need for the creation of a better alternative for the future. That said, any such plans to replace existing infrastructure, need to be proven financially viable for the municipality.

The latest round of independent reports from KPMG, HillPDA and BITZIOS concerning the car park aspect of Manly 2015 have not appeased the Chamber's concerns on the financial viability of the project. The Chamber's concerns stem from the fact that the reports tabled by the groups above are all based on undisclosed information provided by Manly Council and all use different assumptions. This makes us query just how independent these reports are.

If the project proves to be a financial burden for Manly Council, the most obvious places to recoup these funds would be through the removal of the 2 hour free parking period currently offered, or by an increase in council rates. Both of these options are obviously unacceptable, as has been stated previously.

A: Suite 3, 4 Belgrave St, Manly 2095

W: www.manly.org.au

T: (02) 9977 0513

T: (02) 9977 4969

F: (02) 9977 7207

The Manly 2015 Project is a much needed forward looking strategy for the operation and development of the Manly CBD- it is much more than just a car park under an oval. While looking at how the rear streets and laneways could be improved and activated, the Project Planners, Choi Ropiha, saw an exciting opportunity to create a "Village Square" in Market Lane by incorporating the current library site and the obsolete (but still very valuable from a local Business perspective) Whistler St. car park site. The option of building a larger car park under the Oval, on our main access/ring roads, avoiding vehicles entering the heart of the CBD, conforms with all the modern planning principles for CBD and major tourist precincts.

Manly Councillors do not have the relevant expertise to properly assess a project of this magnitude and therefore must be provided with a completely independent assessment of the viability, cost and revenue aspects of the car park. Based on the reporting inconsistencies mentioned above, we are unfortunately unable to endorse the project at this time.

Yours sincerely,



Mark Stanley
President