

BRIEFING BULLETIN 10

25TH JUNE 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

Come and Visit our Information Booth in Manly Plaza

A Manly2015 Information Marquee is being planned for Manly Plaza and will run from **Wednesday 9th to Saturday 12th July 2014**. The Manly2015 Information Marquee aims to allow residents and ratepayers to drop in and learn more about the Manly2015 Masterplan and ask any questions. There will be an opportunity to meet the Architects from local Manly firm CHROFI. More details will be published in the Manly Council News.



© Manly Council



SURF CITY
MANLY AUSTRALIA®
www.manly.nsw.gov.au

SURF CITY
AUSTRALIA®

COUNCIL OFFICES
1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS
PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

Further Consultations and Dialogue on Manly2015 Continues

Throughout May and June 2014 Manly Council engaged in further detailed information exchange and dialogue on the Manly2015 Masterplan with key stakeholder groups. Two key Manly2015 Masterplan information meetings were held with the Chamber of Commerce and Precincts Executive.

1. The Manly Chamber of Commerce Executive Manly2015 Meeting and Question & Answer Session was held on Wednesday 7th May 2014. Special guests of the Chamber of Commerce who attended the meeting included: Manly Daily journalist Cayla Dengate, John Humphries owner of Humphries Newsagency and Garry Brown representing Henroth Investments, as well as *Good for Manly* representatives Bruce Kitson and David Wunder.
2. The Combined Precincts Executive Meeting and Question & Answer Session was held on Thursday 29th May 2014. Copies of all eight (8) monthly Manly2015 Bulletin Updates (previously circulated to Precincts) were handed out at this meeting to assist Precinct Chairs with being able to pass on factual information on Manly2015 to their members. This was the second meeting held by the Combined Precincts with the General Manager on Manly2015 since their initial meeting of 26th February. The General Manager again thanked everyone for their time, participation and input.

At these meetings CHROFI Architects presented information on the design elements of the Manly2015 Masterplan. The following principal consultants presented their independent analysis of the Manly Oval Carpark proposal and responded to questions from the meeting:

- KPMG - Financial Commercial Review
- CARDNO – Engineering and Geotechnical Considerations
- Bitzios Consulting – Parking Demand and Traffic studies
- HillPDA - Economic Assessment.

Manly Council will continue to meet and speak with each Precinct Committee at least twice a year, including responding to queries and providing information on the Manly2015 Masterplan.

What are the Benefits of Manly Oval Car Park?

- Reduced traffic circulating in CBD looking for parking
- A modern off-street facility to cater for parking growth
- “Intercepts” drivers from Sydney Road
- The exit tunnel to the west on Sydney Road doesn’t interfere with intersections
- A new roundabout at Sydney Road/Eustace Street provides access and improves safety
- All 11 modelled intersections in the CBD will operate under capacity.

Manly2015 Aims to Free the CBD of Traffic Congestion

One of the key aims of Manly2015 Masterplan is to create a future Manly that is free of traffic congestion in the CBD. To achieve this alternative future, the relocation of the existing Whistler Street Carpark to the edge of the CBD is necessary. The question that remains is, where to?

Once competing traffic is removed from the Village Centre, the on-street parking experience for local residents requiring short stays should improve.

© Manly Council



Considerations when thinking about the Manly Oval Car Park compared to exiting traffic arrangements:

- Opportunities to expand and promote Park N Ride activities linked to state public transport (Ferry and Bus) will be greatly enhanced.
- Time taken to access and exit the Manly Oval Car Park will be far quicker in terms of entrance and exit times compared to the existing Whistler Street car park.
- Greater capacity means parking will be quicker and more efficient, particularly during peak periods, whereas Whistler Street car park often is currently full at peak times.
- The distance to the heart of the CBD is between 250 and 400 metres depending on your final destination.
- Manly2015, once fully implemented, will see the Northern CBD area of Short Street, Central Avenue, Henrietta Lane and Sydney Road assume more prominence within the Manly CBD than is currently the case. These streets ultimately will offer a more diverse retail, services and dining mix. These areas are all in close proximity to the Manly Oval Car Park.
- Council has the option to review on-road parking spaces as well as the facility to allow Council's other CBD parking stations at Peninsula, Manly National and Pacific Waves to be prioritised for locals who have a local residents parking card. Also the location of permanent parking spaces can be reviewed to maximise accessibility for local residents at the parking stations remaining in the CBD area and mentioned above.

Why Beneath Manly Oval for a Car Park?

The Architects for Manly2015 believe Manly Oval ticks all the boxes as it is strategically located for ease of vehicular access to the Village Centre and transport nodes, in particular the ferries. More importantly, providing parking here would not add to the traffic congestion in the Village Centre.

The location of Manly Oval is ideal for this purpose allowing cars to enter directly from Sydney Road for cars coming from the west. Cars coming from the north have the option of parking in the Manly National or Pacific Waves car parks located in Central Avenue. Also a cleverly designed roundabout entrance/exit will also allow cars travelling from the north to access the Manly Oval Car Park as well.

© Manly Council



SURF CITY **SURF CITY**
MANLY AUSTRALIA® AUSTRALIA®
www.manly.nsw.gov.au

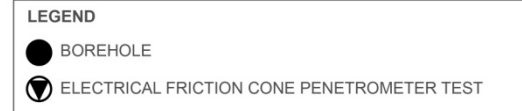
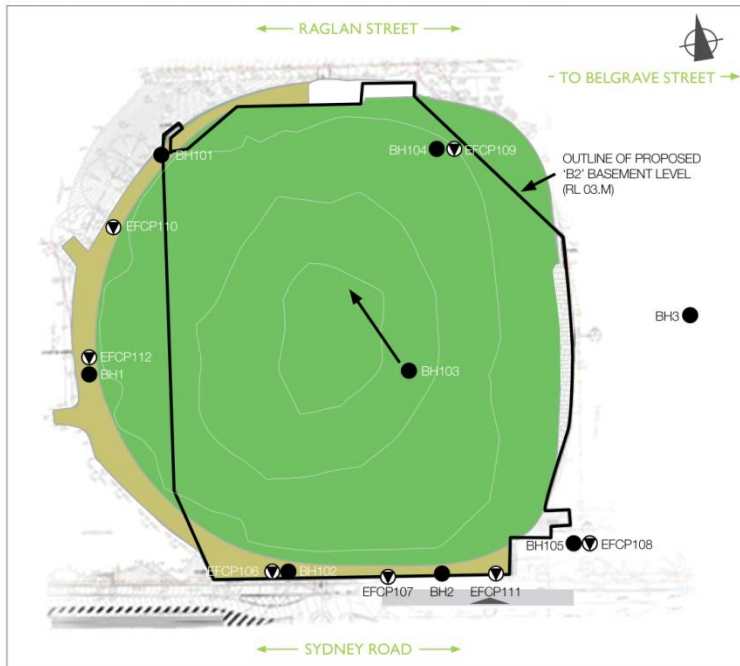
COUNCIL OFFICES
1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS
PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

Site Considerations for the Manly Oval Car Park

LOCATION OF TESTING UNDERTAKEN 2013 – 2014



NOTES:

1. BH1, BH2 and BH3 are from our preliminary geotechnical investigation in July 2013
2. BH101 to BH105 and EFCP106 to EFCP112 are from the current investigation
3. Geotechnical Investigation Test Locations information provided by **JK Geotechnics - Geotechnical & Environmental Engineers**

Council has undertaken a range of due diligence work in relation to the technical site aspects of the Manly Oval Car Park. A lot of this work was overseen for Council by CARDNO which is a professional infrastructure and environmental services company with extensive technical expertise in delivering infrastructure.

In reaffirming the risk assessment made on this underground project, the Cost Plan was prepared by a highly respected firm of quantity surveyors (WT Partnerships, an international company with over 60 years of quantity surveying experience) from the independent investigations undertaken on Manly Oval by other expert geotechnical consultants, hydrologists, civil, traffic, and structural engineers.

In the cost plan prepared by WT Partnership, the cost per space of the 760 space carpark was \$44,800. This is consistent with, and is within, the cost parameters for an underground carpark of this scale at this location.

Council has given appropriate weighting to the experts' advice which also takes into account the draft design footprint prepared for the car park by CARDNO. The following technical analysis of the underground conditions that supported the Council's risk assessment for delivering the Manly Oval Car Park is based on the following considerations:

- The extent of the underground Hawkesbury sandstone rock shelves has been mapped to a depth of 50m;
- The positions and depth of the underground water table of the site have been mapped;
- Soil samples from the geotechnical investigations have been analysed for composition and properties of the estimated 102,000 m³ underground sands. Results indicate the material under the Oval can be beneficially reused as an alternative to disposal;
- From onsite monitoring of an insitu bore log, the ground water flow-rate of 10⁻⁵ m/s (ie 0.00001m/s) was quantified and assessed not to present a risk;

© Manly Council



- The tidal cycles effect on the ground water level was assessed as being less than 50mm in absolute range; and
- The hydrostatic (uplift) pressure from ground water is well within the allowable design range.

In 'laymans terms' based on independent technical advice that Council has obtained for the site, Council is confident therefore that the risk assignment at LOW is a fair and reasonable professional judgement for this proposal. Further, the **cost per car space** of \$45,000 is within the cost parameters for an underground car park of the scale and size proposed for this location given the considerations listed above.

This information was presented in diagrammatic form at the recent Manly Chamber of Commerce and Combined Precinct Executive briefings by a representative of CARDNO. [Click here to view the CARDO presentation.](#)

C CAPITAL EXPENDITURE REVIEW (CAPEX)

Council is still awaiting the final assessment from the Office of Local Government. Once received this will be tabled at Council.

D DA AND JRPP

The CapEx Review Condition Precedent has not yet been met.

E DUE DILIGENCE STUDIES COMPLETED

All due diligence studies as required for the lodgement of Council's Capital Expenditure Review have been completed.

F TENDER

The DA and JRPP Condition Precedents are not yet met.

F ESTIMATED TIMELINE as at 25 June 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 the Office of Local Government	Provided to the OLG
7	Lodgement of DA to JRPP*	To be advised
8	Tender for Oval Carpark*	To be advised

*Contingent on Condition Precedents

**Prepared by independent expert consultants

© Manly Council



SURF CITY
MANLY AUSTRALIA®
www.manly.nsw.gov.au

SURF CITY
AUSTRALIA®

COUNCIL OFFICES
1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS
PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au