

# Manly Masterplan

## \*THE FACTS

Manly Council's proposed Manly masterplan (*known as Manly2015*) involves moving a CBD car park, upgrading the library, and revitalising the laneways.

### The Plan:

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- Demolish Whistler St car park (342 spaces).
- Lease the Whistler St site for 99 years for redevelopment as apartments and shops.
- Build a new car park under Manly Oval. 500 spaces now, expandable to 760 in 10-15 years.
- Further pedestrianise the CBD. This involves removing 120 on-street parking spots and closing off Sydney Rd.
- Rebuild or upgrade the library providing additional community space.
- Revitalise the laneways.

### The Numbers:

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- The oval car park will cost \$40M to build, local experts say.
- Leasing the Whistler St site will be expected to generate \$15M as a one-off payment.
- A \$25 M loan is required to bridge the gap.
- The \$1M a year revenue stream from Whistler St car park will be lost.
- Only 40 new car spaces will be created. That's \$1 million per space.
- The debt for the Manly Swim Centre is already \$22M (Original budget \$15M).

### The Issues:

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- **The oval car park will be too far away.** From the shops for the elderly and people with small children or lots of gear; and from the beach for everyone.
- **Site has major water issues.** The car park will be built in a flood plain with some parts lying under the water table. It will be built under Manly's heritage oval and premiere sports field changing the playing surface, affecting the grass. Ivanhoe Park - our 'village green' - will be marred by exit and entry ramps and ventilation stacks.
- **The project is high risk.** Not only do the figures not stack up, but there's a real risk that people won't use Manly's most out-of-the-way car park. Ratepayers will be left to maintain a white elephant.
- **Secrecy.** No genuine community consultation, no transparency in the council's decision-making process and no public access to important information.
- **Loss of valuable site.** The central Whistler St site will be leased to developers for the next 99 years. It will end up as apartments and shops, not as public space.
- **The council's record.** The Manly swim centre redevelopment is big and ugly and the parking is a mess. Even the councillors don't know what it's cost so far. The Short St/Manly Plaza is a flop. The Raglan St 'bike path' plan has disappeared.
- **Huge public opposition.** Residents, businesses and all the non-Liberal councillors oppose.

## Problems of Consent:

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- State Heritage listing is being sought. Work would then have to stop.
- Approval to build access ramps on Sydney Rd needs to come from the road's owner - the RMS. It has not been asked, and is likely to refuse as the road is too narrow.
- Manly Oval is Crown Land. Is a commercial car park a permitted use?
- Council amalgamation. Manly Council may not exist in the near future.
- Although the oval car park project may never be able to go ahead, the council is about to go out to tender. What are the legal consequences of this?

## The Alternatives:

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- **Revamp** the Whistler St car park by installing vertical gardens or murals, and improve access with an external lift.
- **Transform** Whistler St outdoor parking area into a plaza. Keep disabled parking nearby on site.
- **Relocate** the large, ugly fire-escape in front of the library, and open up that space.
- **Manage** the four existing car parks better. Install signs to make them easier to find, and don't put out the 'Full' sign when there are still many places available.
- **Focus** on the laneways. Classy paving, and limiting the traffic in the CBD, will encourage new shops, bars and cafes.
- **Manly village is small, friendly and a fun place to be. Let's work with what we have.**

To take action, email Manly's local councillors:  
Email addresses at [www.manly.nsw.gov.au/council/councillors](http://www.manly.nsw.gov.au/council/councillors)  
and local MP Mike Baird at [manly@parliament.nsw.gov.au](mailto:manly@parliament.nsw.gov.au)

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Information provided by Good for Manly: [www.goodformanly.com.au](http://www.goodformanly.com.au)



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