



northern
beaches
council

PLANNING PROPOSAL

Amendments to Manly Local Environmental Plan
2013 and State Environmental Planning Policy
(Precincts—Eastern Harbour City) 2021

**150 Darley Road, Manly (former Manly Hospital
site)**

February 2024

Contents

Site 3

Part 1 – Objectives and intended outcomes.....	6
Part 2 – Explanation of provisions	8
Part 3 – Justification of strategic and site-specific merit	10
Section A – need for the planning proposal.....	10
Section B – relationship to the strategic planning framework	12
Section C – environmental, social and economic Impact.....	37
Section D – Infrastructure (Local, State and Commonwealth)	39
Section E – State and Commonwealth interests.....	40
Part 4 – Maps	41
Part 5 – Community Consultation.....	43
Part 6 – Project Timeline.....	44

Site

The subject site is 150 Darley Road, Manly comprising Lots 2619, 2727, 2728, and 2774 in DP 752038.

The site is located on the southern side of the Manly peninsula, east of the Manly Town Centre. It interfaces with the historic St Patrick's Estate and Sydney Harbour National Park, and is approximately 10km south-east of the Northern Beaches Hospital in Frenchs Forest.

The area surrounding the site is characterised by a mix of uses, including National Park, low-scale residential development and educational establishments, that include the International School of Management and St Paul's Catholic College. It is also surrounded by other health services including the Adolescent and Young Adult Hospice (AYAH) and the children's hospice known as Bear Cottage (see Figure 1).

The subject site is zoned SP2 Infrastructure (Health services facilities) and C2 Environmental Conservation (see Figure 2).

Lot 2619 in DP 752038, which is zoned SP2 Infrastructure (Health services facilities), within the site contains a number of buildings associated with the former Manly Hospital with an open at-grade car park to the south-west. The locally listed heritage building known as the 'Manly District Hospital' (former principal building) occupies the northern portion of the site where it interfaces with Darley Road.

Lots 2727 and 2774 in DP 752038, which is zoned C2 Environmental Conservation and is adjacent to the south and south-west of Lot 2619 in DP 752038, are largely vegetated and contain an area of Littoral Rainforest/Littoral Rainforest proximity area. It is noted that Littoral Rainforest is an Endangered Ecological Community (EEC).

Lot 2728 in DP 752038, which is partially zoned SP2 Infrastructure (Health services facilities) and partially zoned C2 Environmental Conservation, contains an area of vegetation and the AYAH.

Subject Land
 ■ Lots 2619, 2727, 2728, 2774 DP 752038
Aerial Imagery
 © 2023 Northern Beaches Council | Aerometrex 2019

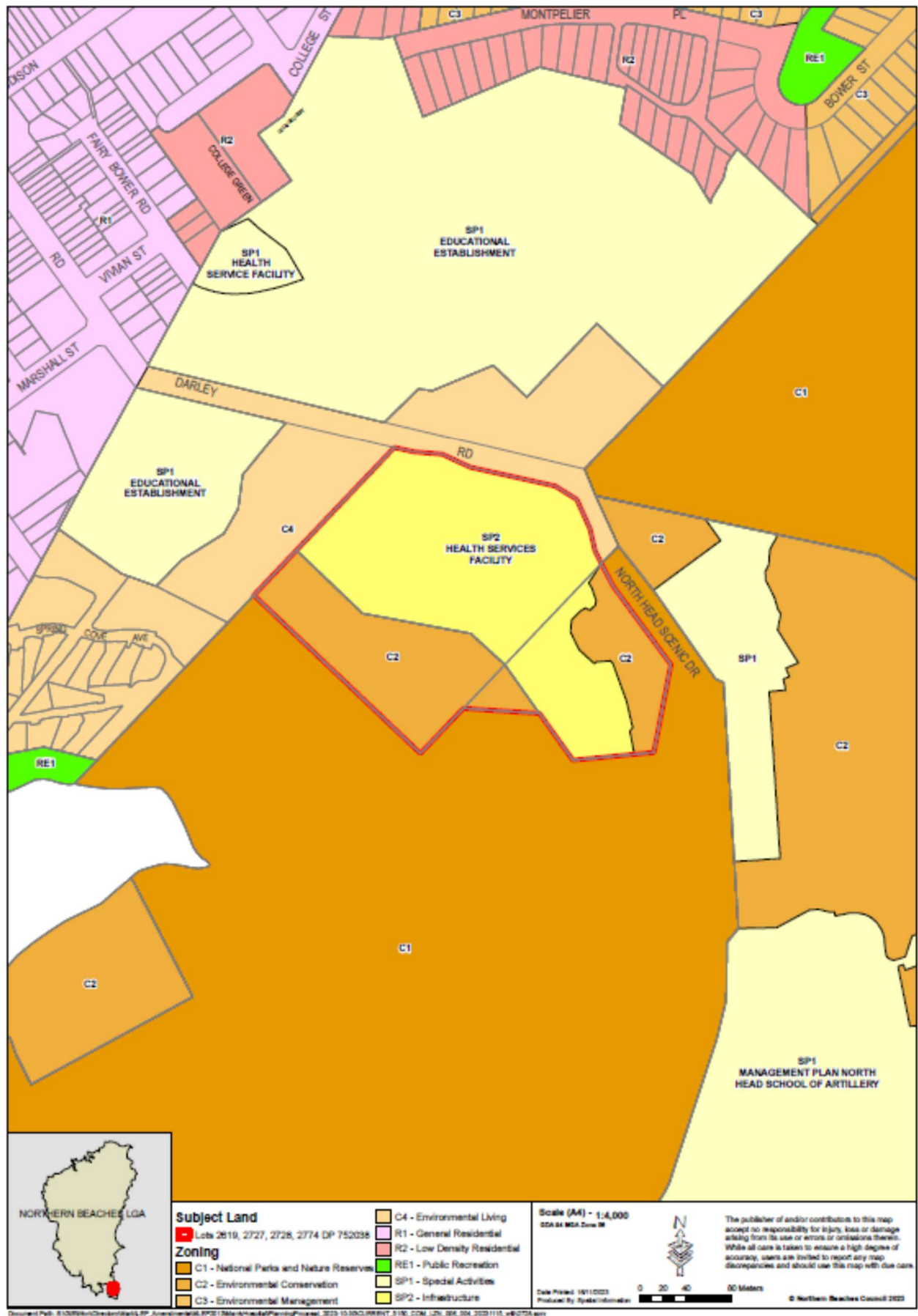
Scale (A4) - 1:4,000
 CGA 64 MCA Zone IM

Date Printed: 18/11/2023
 Prepared By: Syde Information

The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.

© Northern Beaches Council 2023

Figure 2. Map of current zoning



Part 1 – Objectives and intended outcomes

Objective

To amend the Manly Local Environmental Plan 2013 (MLEP 2013) and the State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (Eastern Harbour City Precincts SEPP) to facilitate the redevelopment of the subject site as a ‘health and wellbeing precinct’ whilst ensuring the important ecological and heritage values of the site are preserved.

Intended outcomes

- To facilitate a ‘health and wellbeing precinct’ on Lot 2619 in DP 752038 of the subject site, whilst maintaining its primary land use as a ‘health services facility’.
- To prescribe the ‘health and wellbeing precinct’ as a State Significant Precinct under the Eastern Harbour City Precincts SEPP.
- To allow for Additional Permitted Uses on Lot 2619 in DP 752038 of the subject site that complement/support, rather than dominate, the primary land use as a ‘health services facility’.
- To require that a masterplan be prepared for the subject site prior to development consent being granted.
- To require that the masterplan be established in accordance with Planning Principles (Attachment 1) agreed to by Council and set out in the Eastern Harbour City Precincts SEPP.
- To require that residential development not be permitted on the subject site until it is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).
- To preserve, retain and integrate items identified as having heritage value on the subject site into the ‘health and wellbeing precinct’.
- To preserve the important ecological values of the subject site, particularly the area zoned C2 Environmental Conservation that is known to contain Littoral Rainforest (an Endangered Ecological Community) and Littoral Rainforest Proximity Area.
- To ensure that future Special Fire Protection Purposes on the subject site are protected from the threat of bush fire in accordance with *Planning for Bush Fire Protection*.
- To improve connectivity to the surrounding landscape and National Park for residents, workers and visitors.
- To support the growth of the health services sector on the Northern Beaches which is forecast to be the fastest growing sector over the next 20-years.

- To contribute to the generation of jobs on the Northern Beaches, particularly in healthcare and social assistance, which is a growing employment industry.

Part 2 – Explanation of provisions

Intended Provisions

Amend the Eastern Harbour City Precincts SEPP to include provisions to facilitate the redevelopment of the subject site as a 'health and wellbeing precinct', including to prescribe it as a State Significant Precinct, to include Planning Principles (Attachment 1) to inform the preparation of a future masterplan for the subject site and to include a requirement that development consent not be granted unless a masterplan has been approved for the subject site.

Amend the Key Sites Map in the MLEP 2013 by amending the annotation relevant to the subject site to reference '150 Darley Road, Manly' rather than 'Manly Hospital' (it is noted that this map is a digital map).

Amend Schedule 1 (Additional permitted uses) in the MLEP 2013 to permit the following uses on the land zoned SP2 Lot 2619 in DP 752038 to complement/support, rather than dominate, the primary land use being a 'health services facility':

- Group home,
- Community facility,
- Educational establishment,
- Take away food and drink premises,
- Restaurant or café,
- Centre-based child care facility,
- Indoor recreational facility,
- Neighbourhood shop,
- Function centre,
- Respite day care centre, and
- Seniors housing.

Amend Schedule 1 (relevant to Lot 2619 in DP 752038 and the Additional Permitted Uses) in the MLEP 2013 to incorporate a provision that requires that residential development not be permitted until the land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

Amend Schedule 5 (Environmental heritage) and the relevant Heritage map in the MLEP 2013. Schedule 5 is to be amended as follows:

Existing listing

Suburb	Item name	Address	Property Description	Significance	Item no
Manly	Manly District Hospital (former principal building)	Darley Road	Part of Lot 2619, DP 752038	Local	133

Proposed listing

Suburb	Item name	Address	Property Description	Significance	Item no
Manly	Former Manly Hospital Complex (including Building 1 Façade, Main Ward Block Building 2, Kiosk Building 5, Kitchen Building 15, Nurses Home Building 22, Sandstone boundary walls and alignment, and bushland areas)	150 Darley Road, Manly	Lots 2619, 2727 and 2774, DP 752038	Local	133
Manly	Parkhill Cottage (Building 20) and associated stables	150 Darley Road, Manly	Lot 2728, DP 752038	Local	286

See Part 4 for the current and proposed Heritage maps.

Part 3 – Justification of strategic and site-specific merit

Section A – need for the planning proposal

1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

The Planning Proposal relates to Action 26.4 in Council's 'Towards 2040' Local Strategic Planning Statement. Action 26.4 states 'Plan for future uses for the former Manly Hospital site' with a short-term timeframe and the Department of Planning & Environment listed as Council's partner.

Prior to the Planning Proposal being prepared and in anticipation of the Manly Hospital closing, a Project Steering Advisory Committee (PSAC) was formed comprising of representatives from the local community, Northern Sydney Local Health District, Northern Beaches Council, NSW Health, and MP James Griffin. The intent of the PSAC was to develop a vision for the site reflective of community values.

In November 2018, part of 150 Darley Road, Manly (Lot 2728 DP 752038) was earmarked for an Adolescent and Young Adult Hospice (AYAH), Australia's first dedicated service for young people with life-limiting illness. The service is for 15 to 24-year-old patients with life-limiting illness and offers respite care, symptom management, end-of-life care, and care coordination support in the transition from children's to adult services. It should be noted that, while it is related, the AYAH has been developed separately from the broader 'health and wellbeing precinct', which is the focus of this Planning Proposal.

In 2019/2020, investigations were undertaken on behalf of the NSW Government exploring opportunities for adaptive re-use and development of the site, complimentary to the AYAH, that would serve to ensure it continued to be a meaningful public asset into the future. Investigations, including market-sounding exercises, needs-based analysis and community consultation, considered redevelopment of the site for health, wellbeing and related uses, and were undertaken in consultation with the PSAC.

Subsequent to such investigations, a Planning Proposal was identified as being required to permit additional uses on the subject site.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best means of achieving the objectives or intended outcomes for the following reasons:

- Land uses are addressed in a Local Environmental Plan (LEP) and a Planning Proposal is the mechanism for amending an LEP; and
- The Eastern Harbour City SEPP requires an amendment and a Planning Proposal is a mechanism for amending a SEPP.

Section B – relationship to the strategic planning framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal gives effect to the objectives and actions of the Greater Sydney Region Plan (*A Metropolis of Three Cities*) (see Table 1) and the *North District Plan* (see Table 2).

Table 1: Greater Sydney Region Plan (*A Metropolis of Three Cities*)

Direction	Objective	Alignment
A city supported by infrastructure	Objective 3: Infrastructure adapts to meet future needs	The Planning Proposal is in response to market-demand studies undertaken on behalf of the NSW Government.
A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Council and the Department of Planning & Environment are working collaboratively to coordinate the delivery of a new 'health and wellbeing precinct' on the subject site.
A city for people	Objective 6: Services and infrastructure meet communities' changing needs	<p>The Planning Proposal is in response to market-demand studies undertaken on behalf of the NSW Government.</p> <p>The co-location of health services on the subject site for convenience, and public transport connections between the subject site and Manly Town Centre supports accessibility.</p> <p>The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to</p>

Direction	Objective	Alignment
		identify the potential for increasing the frequency of the 135 bus route.
Housing the city	Objective 10: Greater housing supply	'Seniors housing' and 'group home' being permitted uses on the subject site will contribute to the supply of housing.
A city of great places	Objective 12: Great places that bring people together	The proposed 'health and wellbeing precinct' on the subject site has the opportunity to bring people together in well-designed public domain spaces that will celebrate the history of the subject site through its heritage and its natural features. Connectivity to the AYAH site adjoining the subject site, including access arrangements, potential future built form and landscaping interface, will also support this objective.
	Objective 13: Environmental heritage is identified, conserved and enhanced	The proposed amendment to Schedule 5 of the MLEP 2013 to incorporate items of heritage value, supports this objective. Further, celebrating the history of the subject site by incorporating the heritage items into the built form and public domain spaces supports this objective.
Jobs and skills for the city	Objective 21: Internationally competitive health, education, research and innovation precincts	The proposed 'health and wellbeing precinct' on the subject site offering a range of health services and the proposed land uses including 'educational establishments' supports this objective.
A city in its landscape	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The Planning Proposal has the opportunity to support this objective provided the biodiversity

Direction	Objective	Alignment
		<p>values on the subject site, including the Littoral Rainforest (an Endangered Ecological Community) and Littoral Rainforest Proximity Area, are protected. However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so, in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation.</p>
	Objective 28: Scenic and cultural landscapes are protected	<p>The Planning Proposal has the opportunity to support this objective provided future built form (including building heights) responds to the site contours and respects the cultural landscape (including heritage), and considers views from prominent locations towards the subject site and the surrounding local context.</p>
	Objective 30: Urban tree canopy cover is increased	<p>The Planning Proposal has the opportunity to support this objective provided that future development on the subject site prioritises increasing the urban tree canopy.</p>
	Objective 31: Public open space is accessible, protected and enhanced	<p>The Planning Proposal has the opportunity to support this objective with the intention of a high quality public domain including publicly accessible open</p>

Direction	Objective	Alignment
		spaces that will be regularly maintained.

Table 2: North District Plan

Direction	Planning Priority	Alignment
A city supported by infrastructure	Planning Priority N1: Planning for a city supported by infrastructure	<p>The proposed land uses on the subject site supports the establishment of new health infrastructure, which supports utilising a site that previously accommodated health services.</p> <p>The proposed land uses complement, rather than compete with, the health services that were previously undertaken on the site and which have now been relocated to the Northern Beaches Hospital.</p> <p>The proposal will be supported by existing infrastructure, such as road and public transport connections, and access to services in the Manly Town Centre. The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.</p>
A collaborative city	Planning Priority N2: Working through collaboration	Council and the Department of Planning & Environment are working collaboratively to coordinate the delivery of a new 'health and wellbeing precinct'.

Direction	Planning Priority	Alignment
A city for people	Planning Priority N3: Providing services and social infrastructure to meet people's changing needs	<p>The Planning Proposal is in response to market-demand studies undertaken on behalf of the NSW Government.</p> <p>The Northern Beaches area is expected to have the largest projected increase in the 65-84 age group, which supports housing for older people, as well as health, social and aged care services on the subject site.</p> <p>The co-location of health services on the subject site for convenience, and public transport connections between the subject site and Manly Town Centre supports accessibility. The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.</p>
Housing the city	Planning Priority N5: Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>The Planning Proposal supports this priority by providing aged-care facilities and housing for seniors in a location that provides access to services in Manly Town Centre and public transport connections.</p> <p>The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to</p>

Direction	Planning Priority	Alignment
		identify the potential for increasing the frequency of the 135 bus route.
A city of great places	Planning Priority N6: Creating and renewing great places and local centres, and respecting the District's heritage	<p>The Planning Proposal has the opportunity to support this priority as the open space proposed intends to respect and celebrate existing heritage buildings and landscape features on the subject site.</p> <p>The site having Sydney Harbour as a focal point contributes to it being a great place provided the views from Sydney Harbour are protected.</p> <p>The mix of land uses proposed on the site has the opportunity to contribute to social and physical connectivity, and to engage people, which would contribute to liveability/enhance quality of life.</p> <p>The subject site also has the opportunity to be a great place by identifying, conserving, interpreting, and celebrating the heritage on and around the site, as well as improving public access and connection to heritage items through innovative interpretation.</p>
A well connected city	Planning Priority N12: Delivering integrated land use and transport planning and a 30-minute city	<p>The Planning Proposal supports this priority given its proximity to Manly Town Centre, and public transport connection to and from Manly Town Centre for workers, residents and visitors. The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that</p>

Direction	Planning Priority	Alignment
		discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.
Jobs and skills for the city	Planning Priority N9: Growing and investing in health and education precincts	The Planning Proposal supports this priority by complementing, rather than competing with, the Frenches Forest health and education precinct.
A city in its landscape	Planning Priority N15: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	The Planning Proposal has the opportunity to support this priority by limiting the scale of the built form, the clearing of vegetation, and the increase in impermeable surfaces so stormwater run-off, subsequent impact on water quality and loss of habitat for Sydney Harbour is minimal.
	Planning Priority N16: Protecting and enhancing bushland and biodiversity	<p>The Planning Proposal supports this priority provided it protects the bushland/biodiversity on and around the subject site, particularly the bushland area to the southwest of the site that has been identified as having heritage significance and containing Littoral Rainforest (an Endangered Ecological Community)/Littoral Rainforest proximity area.</p> <p>However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so, in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on</p>

Direction	Planning Priority	Alignment
		the land zoned C2 Environmental Conservation.
	Planning Priority N17: Protecting and enhancing scenic and cultural landscapes	The Planning Proposal has the opportunity to support this priority provided it maintains the views from and the scenic and cultural landscape of Sydney Harbour. Figure 20 of the North District Plan identifies a large portion of North Head as 'Biodiversity Investment Opportunities Cumberland Subregion', which identifies land that may have increased opportunities to achieve better biodiversity outcomes by directing biodiversity investment funding to the strategic locations of greatest benefit. It is noted that the identification of such land does not alter a landholder's right to carry out developmental activities, however this should be taken into consideration particularly given the proposed location of the Asset Protection Zone.
	Planning Priority N19: Increasing urban tree canopy cover and delivering Green Grid connections	The Planning Proposal has the opportunity to support this objective provided that future development on the subject site prioritises increasing the urban tree canopy.
	Planning Priority N20: Delivering high quality open space	The Planning Proposal supports this priority with the intention of a high quality open space area that is accessible and integrates the heritage significance of the site.

4. Is the Planning Proposal consistent with a council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan?

The Planning Proposal has the opportunity to be consistent with Council's *Local Strategic Planning Statement (Towards 2040)* (see Table 3). It is noted that Council's Local Strategic Planning Statement was supported by the then Greater Sydney Commission on 20 March 2020 for consistency with the *Greater Sydney Region Plan* and the *North District Plan*.

The Planning Proposal has the opportunity to be consistent with Council's Community Strategic Plan (*Northern Beaches Community Strategic Plan 2040*) (see Table 4).

Table 3: Local Strategic Planning Statement (Towards 2040)

Priority	Alignment
Priority 1: Healthy and valued coast and waterways	The Planning Proposal supports this priority by committing to the protection of the ecological and biodiversity values on the subject site, which in turn protects the water quality and aquatic ecosystems, particularly the aquatic reserve that is located to the south west of the subject site.
Priority 2: Protected and enhanced bushland and biodiversity	<p>The Planning Proposal has the opportunity to support this priority provided it protects the bushland/biodiversity on and around the subject site, particularly the bushland area to the southwest of the site that has been identified as having heritage significance and containing Littoral Rainforest (an Endangered Ecological Community)/Littoral Rainforest proximity area.</p> <p>However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so, in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation.</p>

Priority	Alignment
Priority 3: Protected scenic and cultural landscapes	The Planning Proposal has the opportunity to support this priority provided the scenic/cultural landscape of North Head is protected/enhanced, and any future development on the subject site is visually subservient to the scenic/cultural landscapes.
Priority 5: Greener urban environments	The Planning Proposal has the opportunity to support this priority provided it protects, maintains and enhances the existing urban tree canopy on the subject site.
Priority 6: High quality open space for recreation	The Planning Proposal has the opportunity to support this priority provided it delivers on the proposed area of open space that is vibrant, accessible and interactive; connects people to nature, including the adjoining National Park; is fit for purpose being a space for the residents, workers and visitors to the site; and considers lifecycle costs, management and maintenance.
Priority 8: Adapted to the impacts of natural and urban hazards and climate change	<p>The Planning Proposal has the opportunity to support the following principles under Priority 8:</p> <ul style="list-style-type: none"> • Minimise risk to public health and safety from urban and natural hazards. • Reduce risk to life and property.
Priority 11: Community facilities and services that meet changing community needs	The Planning Proposal has the opportunity to support this priority provided any future development is supported by appropriate social infrastructure, such as a 'community facility' that can be utilised for residents and visitors to connect, create and learn.
Priority 12: An inclusive, healthy, safe and socially connected community	The Planning Proposal supports this priority as its intended purpose is to support health and wellbeing, and 'seniors housing' is proposed on the subject site which is near the Manly Town Centre and connected by public transport services. It should be noted

Priority	Alignment
	<p>that the Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.</p> <p>Further, any future development should encourage social interaction and inclusion, and accessible, welcoming and safe places for residents, workers and visitors.</p>
Priority 15: Housing supply, choice and affordability in the right locations	The Planning Proposal supports this priority as 'seniors housing' and 'group home' are proposed as Additional Permitted Uses which contribute to the housing supply and choice on the Northern Beaches.
Priority 18: Protected, conserved and celebrated heritage	<p>The Planning Proposal has the opportunity to support this priority as it proposes to preserve, retain and integrate items identified as having heritage value on the subject site into the 'health and wellbeing precinct'.</p> <p>Opportunities for adaptive reuse and sympathetic development near items identified as having heritage value also exist for future development on the subject site.</p>
Priority 20: Sustainable local transport networks	The Planning Proposal supports this priority given the proximity of the subject site to the Manly Town Centre, which offers a range of services and facilities to support the residents of any future development on the subject site. Given this proximity, walking and/or cycling would be considered be a viable option for some residents to stay active, however for those residents that walking and/or cycling does not suit, the subject site is serviced by public transport connections for access in to Manly. These active travel options would also

Priority	Alignment
	<p>benefit workers and visitors to the subject site.</p> <p>It should be noted that the Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.</p>
Priority 22: Jobs that match the skills and needs of the community	The Planning Proposal supports this priority as the health and wellbeing precinct will create new jobs.

Table 4: Community Strategic Plan (*Northern Beaches Community Strategic Plan 2040*)

Goal	Alignment
Outcome: Protection of the environment	
Goal 1: Our bushland, coast and waterways are protected for their intrinsic value	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> Enhance, restore and protect local biodiversity and bushland.
Goal 2: Our environment is resilient to natural hazards and climate change	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> Minimise the risk to life and property from storm events, floods, erosion, landslides, bushfires and impacts of climate change.
Outcome: Community and belonging	
Goal 7: Our diverse community is supported to participate in their chosen cultural life	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> Encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives.

Goal	Alignment
Goal 8: Our community feels safe and supported	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> • Build resilient communities where neighbours know and support each other. • Improve health and wellbeing through fair access to information, health and support services. • Work collaboratively to ensure everyone is safe from harm and danger in public and at home.
Goal 9: Our community is inclusive and connected	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> • Build an inclusive community and break down institutional and social barriers to enable all people, irrespective of age, gender and identity, to participate in community life. • Celebrate diversity in all forms as essential to an inclusive and engaged community.
Outcome: Housing, places and spaces	
Goal 10: Our community has access to diverse and affordable housing options to meet their current and evolving needs	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> • Provide a mix of high-quality diverse and inclusive housing options supported by sustainable infrastructure.
Goal 12: Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> • Provide well-maintained and safe spaces that equitably support active and passive recreation.

Goal	Alignment
	<ul style="list-style-type: none"> Create and maintain spaces that enable social interaction, stimulate wellbeing and support people at each stage of their lives.
Outcome: Transport, technology and connectivity	
Goal 17: Our community can safely and efficiently travel within and beyond the Northern Beaches	<p>The Planning Proposal has the opportunity to align with the following within the <i>Northern Beaches Community Strategic Plan 2040</i>:</p> <ul style="list-style-type: none"> Improve public transport options, accessibility and connectivity to better meet our community's travel needs. Facilitate and promote active travel, including safe cycling and walking networks as convenient transport options.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is consistent with the NSW Housing Strategy (*Housing 2041*) as it would contribute to the 'housing system pillars' ('supply' and 'diversity'), which reflects the overall vision that *'NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives'*.

With 'seniors housing' and 'group home' being proposed Additional Permitted Uses as part of the Planning Proposal, such future uses on the site would contribute to improving the opportunity for housing and to have diverse housing experiences, including housing needs for seniors and people with a disability or people that are socially disadvantaged.

The Planning Proposal also has the opportunity to be consistent with the *Ageing Well in NSW: Seniors Strategy 2021–2031* which supports:

- Recognising the value and diversity of ageing
- Enabling a whole-of-life approach to ageing
- Supporting people to have healthier longer lives
- Keeping people connected and included
- Enabling people to live in their home and community

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies (see Table 5).

Table 5: Compliance with State Environmental Planning Policies (SEPPs)

SEPPs (as of November 2023)	Applicable	Consistent	Comment
(Biodiversity and Conservation) 2021	Yes	Yes	The subject site is identified as a 'Strategic foreshore site' under this SEPP. Accordingly, any future masterplan on the subject site is to be prepared in accordance with Part 6.3 (Foreshores and Waterways Area) of the SEPP. Future development on the subject site may trigger requirements under this SEPP should the clearing of vegetation be undertaken and as it may impact the Sydney Harbour Catchment.
(Exempt and Complying Development Codes) 2008	Yes	Yes	This SEPP may apply to potential future development on the subject site.
(Housing) 2021	Yes	Yes	This SEPP may apply to potential future development on the subject site.
(Industry and Employment) 2021	Yes	Yes	The Planning Proposal does not propose any changes to advertising and signage. The land is not located in the Western Sydney employment area.
No 65 – Design Quality of Residential Apartment Development	Yes	Yes	This SEPP may apply to potential future development on the subject site (e.g. 'seniors housing').
(Planning Systems) 2021	Yes	Yes	This SEPP may apply to the subject site should the proposed 'health and wellbeing precinct' be deemed State Significant Development.

SEPPs (as of November 2023)	Applicable	Consistent	Comment
(Precincts – Central River City) 2021	Yes	Yes	Land subject to the Planning Proposal is not currently identified within a State Significant Precinct, Sydney Region Growth Centre, Homebush Bay area or Kurnell Peninsular area.
(Precincts – Eastern Harbour City) 2021	Yes	Yes	Land subject to the Planning Proposal is not currently identified within this SEPP. However, it is proposed to amend this SEPP to include the subject site as a State Significant Precinct, to include Planning Principles (Attachment 1 to this Planning Proposal) to inform the preparation of a future masterplan for the subject site and to include a requirement that development consent not be granted unless a masterplan has been approved for the subject site. The intention of the Planning Principles is to ensure a reasonable built form outcome on the site in lieu of specific built form controls in the Manly LEP 2013 or a Development Control Plan (DCP).
(Precincts – Regional) 2021	Yes	Yes	Land subject to the Planning Proposal is not currently identified within a State Significant Precinct, Activation Precinct, Kosciuszko Alpine Region or Gosford City Centre.
(Precincts – Western Parkland City) 2021	Yes	Yes	Land subject to the Planning Proposal is not currently identified within a State Significant Precinct, Sydney Region Growth Centre, Western Sydney Aerotropolis Penrith Lakes, St Marys or Western Sydney Parklands.
(Primary Production) 2021	Yes	Yes	Land subject to the Planning Proposal is not primary production and rural development, state significant agricultural land, a farm dam and other small-scale and low risk artificial waterbody, a livestock

SEPPs (as of November 2023)	Applicable	Consistent	Comment
			industry, sustainable aquaculture, or within the Central Coast plateau area.
(Resilience and Hazards) 2021	Yes	Yes	This SEPP may apply to potential future development on the site as the subject site contains Littoral Rainforest and is identified as 'proximity area for Littoral Rainforest'. Any future development on the subject site will require for remediation work in accordance with this SEPP.
(Resources and Energy) 2021	Yes	Yes	The Planning Proposal does not involve mining, petroleum production or extractive industries.
(Sustainable Buildings) 2022	Yes	Yes	This SEPP may apply to potential future development on the subject site.
(Transport and Infrastructure) 2021	Yes	Yes	<p>Chapter 2, Part 2.3, Division 10 of this SEPP relates to 'health services facilities' and states development that is permitted with or without consent in Prescribed Zones. The zone of the subject site (SP2 Infrastructure) is a Prescribed Zone and a number of the Additional Permitted Uses proposed under this Planning Proposal can be undertaken with consent under this SEPP.</p> <p>Any future development on the subject site will require consultation in accordance with this SEPP.</p> <p>The 'health and wellbeing precinct' may be identified as State Significant Development under this SEPP.</p> <p>The preservation of trees or vegetation on the subject site will be required in accordance with this SEPP (clause 5.29).</p> <p>Any future development on the subject site will require adherence with clause 5.31 (Heritage conservation).</p> <p>Future development on the subject site may require referral to Transport for NSW if it</p>

SEPPs (as of November 2023)	Applicable	Consistent	Comment
			meets any criteria listed in Schedule 3 of this SEPP.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

The Planning Proposal is consistent with applicable Ministerial Directions (see Table 6) with the exception of:

- Direction 5.1 Integrating Land Use and Transport

Table 6: Compliance with Ministerial Directions

Directions (as of November 2023)		Applicable	Consistent	Comment
Focus area 1: Planning Systems				
1.1	Implementation of Regional Plans	Yes	Yes	The Planning Proposal is consistent with this Direction.
1.2	Development of Aboriginal Land Council land	No	N/A	
1.3	Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not include any provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority and does not identify development as designated development.
1.4	Site Specific Provisions	Yes	Yes	The Planning Proposal intends to amend the Manly LEP 2013 in order to allow particular development to be carried out and allow that land use to be carried out in the zone the land it situated on. The Planning Proposal does not contain or refer to drawings

				that show details of any proposed development.
1.4A	Exclusion of Development Standards from Variation	No	N/A	
Focus area 1: Planning Systems – Place-based				
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	
1.6	Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A	
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A	
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	

1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	
1.14	Implementation of Greater Macarthur 2040	No	N/A	
1.15	Implementation of the Pymont Peninsula Place Strategy	No	N/A	
1.16	North West Rail Link Corridor Strategy	No	N/A	
1.17	Implementation of the Bays West Place Strategy	No	N/A	
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A	
1.19	Implementation of the Westmead Place Strategy	No	N/A	
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A	
1.21	Implementation of South West Growth Area Structure Plan	No	N/A	
1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A	
Focus area 2: Design and Place				
Focus area 3: Biodiversity and Conservation				
3.1	Conservation Zones	Yes	Yes	The Planning Proposal intends to protect and conserve the area zoned C2 Environmental Conservation that contains Littoral Rainforest/Littoral Rainforest Proximity Area. Further, the Planning Proposal intends to list the area zoned C2 Environmental Conservation in Schedule 5 in

				<p>the Manly LEP 2013 in accordance with the Heritage Assessment Report provided to support the Planning Proposal.</p> <p>However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so, in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation.</p>
3.2	Heritage Conservation	Yes	Yes	The Planning Proposal intends to amend Schedule 5 of the Manly LEP 2013 to conserve items of heritage value.
3.3	Sydney Drinking Water Catchments	No	N/A	
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A	
3.5	Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not enable land to be redeveloped for a recreation vehicle area.
3.6	Strategic Conservation Planning	No	N/A	
3.7	Public Bushland	Yes	Yes	The Planning Proposal is consistent with the objectives to protect and preserve bushland in urban areas, mitigate disturbance caused by

				<p>development and give priority to retaining public bushland. The Planning Proposal intends to protect and conserve the area zoned C2 Environmental Conservation that contains Littoral Rainforest/Littoral Rainforest Proximity Area. Further, the Planning Proposal intends to list the area zoned C2 Environmental Conservation in Schedule 5 in the Manly LEP 2013 in accordance with the Heritage Assessment Report provided to support the Planning Proposal.</p> <p>However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation.</p>
3.8	Willandra Lakes Region	No	N/A	
3.9	Sydney Harbour Foreshores and Waterways Area	No	N/A	
3.10	Water Catchment Protection	Yes	Yes	The Planning Proposal is within the Sydney Harbour Catchment (a regulated catchment). The Planning Proposal is consistent with this Direction.

Focus area 4: Resilience and Hazards				
4.1	Flooding	Yes	Yes	The Planning Proposal does not affect flood prone land.
4.2	Coastal Management	Yes	Yes	<p>The Planning Proposal is within the coastal zone, as defined under the <i>Coastal Management Act 2016</i>, as the subject site contains Littoral Rainforest. The Planning Proposal is consistent with this Direction.</p> <p>However, it should be noted that the proposed Asset Protection Zone is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest/Littoral Rainforest proximity area, so in order to meet this Direction, it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation.</p>
4.3	Planning for Bushfire Protection	Yes	Yes	<p>The Planning Proposal is consistent with this Direction. The Local Plan Making Authority is required to consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway Determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p>

4.4	Remediation of Contaminated Land	Yes	Yes	It is considered that the site can be made suitable for its intended use with further requirements for contamination remediation to be met at the Development Application stage in accordance with the Site Audit Report (SAR) submitted by the Proponent to support the Planning Proposal.
4.5	Acid Sulfate Soils	No	N/A	
4.6	Mine Subsidence and Unstable Land	No	N/A	
Focus area 5: Transport and Infrastructure				
5.1	Integrating Land Use and Transport	Yes	No	The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.
5.2	Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A	
5.4	Shooting Ranges	No	N/A	
Focus area 6: Housing				
6.1	Residential Zones	Yes	Yes	The Planning Proposal will result in 'seniors housing' and 'group home' as Additional Permitted Uses. The Planning

				Proposal subsequently requires that residential development is not permitted on the subject site until it is adequately serviced.
6.2	Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal does not affect any caravan parks or manufactured home estates.
Focus area 7: Industry and Employment				
7.1	Employment Zones	No	N/A	
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A	
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
Focus area 8: Resources and Energy				
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A	
Focus area 9: Primary Production				
9.1	Rural Zones	No	N/A	
9.2	Rural Lands	No	N/A	
9.3	Oyster Aquaculture	No	N/A	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	

Section C – environmental, social and economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The area zoned C2 Environmental Conservation within the subject site is known to contain Littoral Rainforest (an Endangered Ecological Community) and Littoral Rainforest Proximity Area. Further, this area adjoins property owned by the National Parks & Wildlife Services and is accordingly zoned C1 National Parks and Nature Reserves.

Documentation provided to support the Planning Proposal states that it aims to maintain and protect the site's environmental values by preserving the areas containing high environmental values (in particular, the area zoned C2 Environmental Conservation). To ensure this is achieved, the area zoned C2 Environmental Conservation and existing bushland should be protected as a priority into the future.

The proposed Asset Protection Zone for future potential development is currently located over the area zoned C2 Environmental Conservation, which contains the Littoral Rainforest and the and Littoral Rainforest Proximity Area. In accordance with *Planning for Bush Fire Protection*, an Asset Protection Zone is required to have a low fuel load whereby clearing is required to be maintained, which is subsequently in conflict with the aim of the Planning Proposal to protect the site's environmental values by preserving the areas containing high environmental values.

The proposed location for the Asset Protection Zone is also in conflict with the C2 Environmental Conservation zone objectives being:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Further, the location of the Asset Protection Zone is in conflict with the NPWS document *Developments adjacent to National Parks and Wildlife Service lands*, which aims to minimise impacts associated with changes to the nature of the vegetation surrounding the NPWS land. It states that clearing of vegetation along or near the boundary of NPWS land can lead to edge effects, including increased drying of soils and consequent changes to vegetation at the land boundary. NPWS encourages the sustainable management and

development of nearby land that is sympathetic to the protection of conservation values of NPWS parks and reserves.

Accordingly, it is recommended that the Asset Protection Zone is not located on the land zoned C2 Environmental Conservation.

9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

Bush fire

Bush fire risk is proposed to be managed in accordance with the Bush Fire Report prepared to support the Planning Proposal, however it is recommended that the Asset Protection Zone not be located on the land zoned C2 Environmental Conservation in order to preserve the areas containing high environmental value.

Further, it is recommended that any future Special Fire Protection Purpose should be located closer to Darley Road away from the bush fire hazard and to avoid and minimise impacts to the bushland areas (C2 Environmental Conservation zone).

Biodiversity

The Ecological Constraints Assessment submitted by the Proponent to support the Planning Proposal highlights that additional ecological assessment will be required at the Development Application stage, including a Biodiversity Development Assessment Report.

Contamination

It is considered that the site can be made suitable for its intended use with further requirements for contamination remediation to be met at the Development Application stage in accordance with the Site Audit Report (SAR) submitted by the Proponent to support the Planning Proposal.

10. Has the Planning Proposal adequately addressed any social and economic effects?

Social

The proposed 'health and wellbeing precinct' is supported particularly where there is focus on wellness and non-acute healthcare as 'wellbeing' is identified as one of the driving traveller trends in the Northern Beaches Destination Management Plan (*Destination Northern Beaches*).

Further, there is an opportunity for the proposed precinct to result in a positive social outcome given the co-location of health services, aged-care facilities and housing for seniors on the subject site, as well as other support services, for convenience; and being in a location serviced by public transport connections and its proximity to the Manly Town Centre supporting accessibility, for workers, residents and visitors.

A 'community facility' being a proposed Additional Permitted Use on the subject site is supported provided it is managed as part of the 'health services facility' by the NSW Government, rather than by Council.

Economic

The 'health and wellbeing precinct' is supported in this regard as there is the opportunity to expand jobs in healthcare and social assistance which is a sector with high employment rates.

The Planning Proposal allowing for 'take away food and drink premises', 'restaurant or café' and 'neighbourhood shops' as Additional Permitted Uses is supported provided these are proposed to service workers and visitors to the site for health services or for residents of the site so as to not directly compete with food and beverage offerings in the Manly Town Centre.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the Planning Proposal?

The proposal will be supported by existing infrastructure, such as road connections and public transport, and connection to services in the Manly Town Centre.

The Transport Assessment prepared by the Proponent to support the Planning Proposal recommends improving the attractiveness of bus travel to the site and states that discussions will be held with Transport for NSW to identify the potential for increasing the frequency of the 135 bus route.

Section E – State and Commonwealth interests

12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

An update to this section of the Planning Proposal will occur following consultation with State and Commonwealth public authorities in accordance with the Gateway Determination.

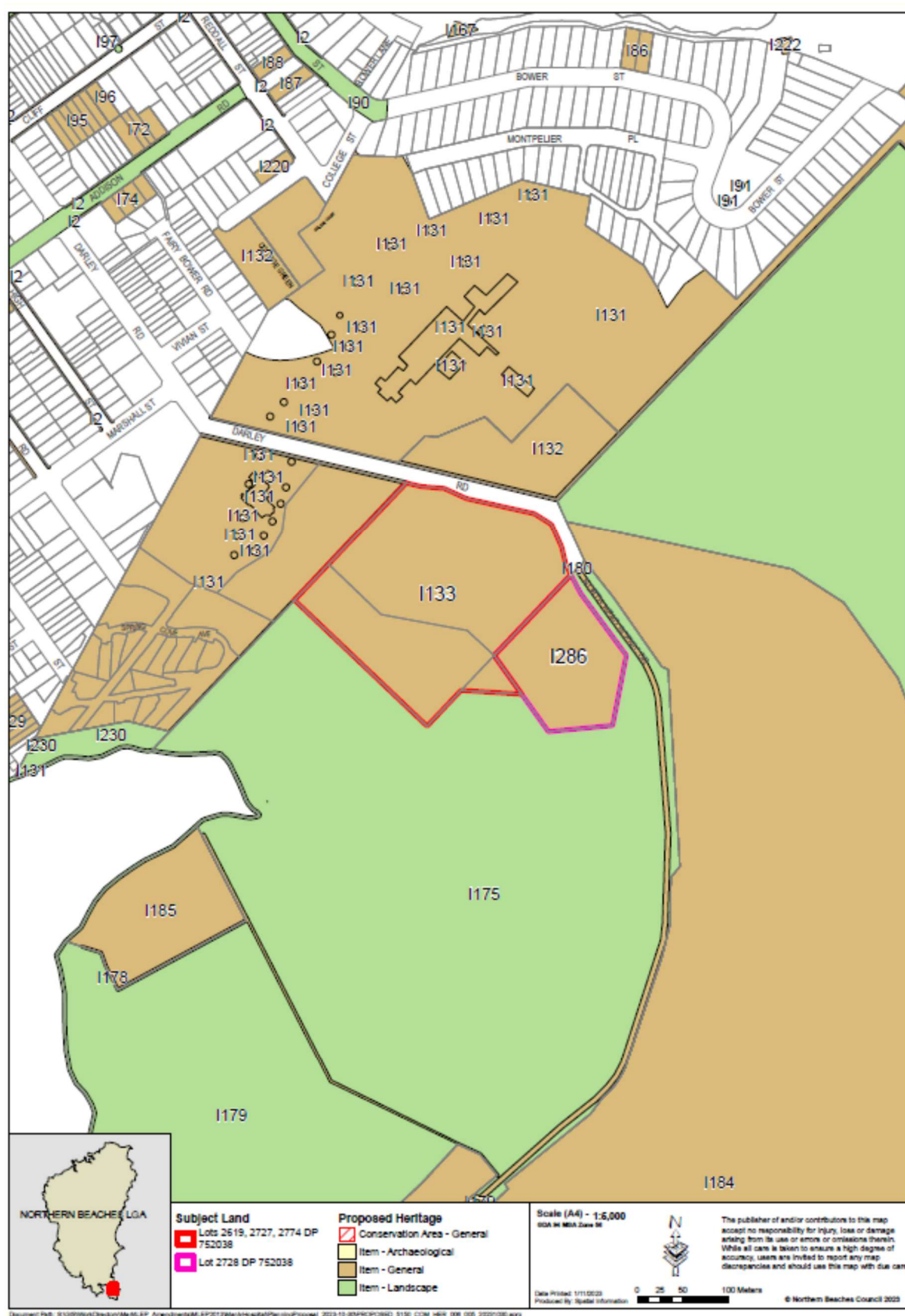
It is suggested that consultation be undertaken with the following:

- Environment and Heritage Group
- Aboriginal Heritage Office
- NSW National Parks & Wildlife Services (NPWS)
- NSW Rural Fire Service (RFS)
- Transport for NSW

Figure 3: Current Heritage map



Figure 4: Proposed Heritage map



Part 5 – Community Consultation

Community consultation will occur in accordance with the requirements of the Gateway Determination and Council's *Community Engagement Strategy*.

Part 6 – Project Timeline

Stage	Timeframe and/or date
Gateway determination	February 2024
Public exhibition period	April 2024
Consideration of submissions	May 2024
Report to Council	June/July 2024
Submission to the Department for finalisation (where applicable)	July 2024
Gazettal of LEP amendment	September 2024