

Amended Planning Principles (March 2024)

Overarching Principles

Objectives

1. To ensure there is effective community engagement in the planning and design for the site.
2. To maintain and enhance the existing unique coastal and heritage character of the former Manly Hospital and its context.
3. To ensure that development is compatible with the existing character of the local area, including but not limited to community and people, heritage, built form, scenic amenity and views, architectural style, roofscape, materiality, activity, topography, vegetation, and terroir of the area.
4. To ensure that development responds appropriately to the existing buildings and the wider context.
5. To ensure that development respects and responds to the visual amenity and scenic quality of the area.
6. To ensure that development does not adversely affect the amenity of neighbouring properties.
7. To prioritise sustainability for the precinct and to implement measures to support a low-carbon precinct.
8. To provide a high standard of socially and ecologically sustainable development and sustainable buildings.

Provisions:

- Undertake a design-led, community-focused approach to development by encouraging high-quality design that responds positively to identified local community needs, the existing local character and the social and environmental sustainability of Manly.
- Deliver amenity and aesthetically beautiful, functional and safe environments of appropriate built form, scale and materiality for the character of the place, which encourages good health and creates a sense of belonging for people.
- Deliver inviting and activated public spaces to enhance public life and create engaged communities, supported by appropriate density for the existing context.
- Deliver healthy and connected places that supports ease of movement and connection to the most appropriate travel mode to enable communities to thrive.
- Deliver a sustainable and an appropriate landscape and green places in harmony with natural systems to ensure the wellbeing of people, Country and the environment.
- Achieve a harmonious and sustainable built environment by considering the relationship between visual appearance, sustainability and the surrounding environment.
- Have regard to the Adolescent and Young Adult Hospice (AYAH) facility, including landscaping interface and access.
- Planning Circular PS 21-026 (Planning and designing for better places: respecting and enhancing local character) and the Local

Character & Place Guideline 2019 must be followed in assessing the character of the area and precinct planning.

- Development must be consistent with the applicable Local Character Statement.

a) Land Use Activities

Objectives:

1. To ensure future land uses respect the historical use of the site by the former Manly Hospital.
2. To maintain the primary land use as a 'health services facility'.
3. To redevelop the site to encourage health and wellbeing services.
4. To deliver adaptable and diverse places, supported by an appropriate density and mix of land uses and tenures that complement the existing local character.
5. To ensure the safest location for any Special Fire Protection Purposes.

Provisions:

- Ensure that no single land use exceeds 50% of the Gross Floor Area of the overall development.
- Ensure the Health and Wellbeing Precinct encourages health and wellbeing services.
- Ensure Special Fire Protection Purposes are located appropriately in accordance with the Bushfire Protection Guidelines (2019).
- Development should leverage opportunities for social interaction at differing scales and densities including at the Darley Road frontage which is punctuated by the heritage facade where community gatherings can occur.
- The proposal should have regard to the Adolescent and Young Adult Hospice (AYAH) facility including access arrangements, potential future built form and landscaping interface with the facility.

b) Buildings, Built Form & Materiality

Objectives:

1. To maintain and enhance the existing built form to contribute to the character of the area, including retained heritage buildings, items and landscapes.
2. Ameliorate elements of existing built form that detract from the character of the area.
3. To provide a high standard of socially and ecologically sustainable development and sustainable buildings.
4. To minimise new embodied energy/embodied emissions (as defined in Sustainable Buildings SEPP 2022).

Provisions:

- Create a harmonious skyline that respects the existing context, including heritage items and natural features. It must transition in height and modulate in form and provide an appropriate level of amenity and solar access for the site and the surrounding development.
- Respect and enhance the heritage character and significance of the site and its surroundings.

- Proposed building heights should respond to the site contours, with consideration of views towards the harbour from the adjacent buildings and the public domain.
- The built form should consider the visual appearance of the buildings from Sydney and Middle Harbour and their foreshores and ensure these views remain sympathetic to the natural environment.
- The master plan should demonstrate how views to the site from prominent locations (such as Middle Head, Manly Beach and Balmoral) and the surrounding local context such as Collins Beach and the adjoining community, have been considered in the siting, scale and height of any built form proposals.
- Ameliorate and/or improve any existing detracting building envelope causing adverse visual impacts to views from the surrounding context, the public domain and the surrounding natural environment.
- Be designed to blend with the natural environment and minimise the visual contrast from the harbour and its foreshores.
- Be informed by detailed visual impact studies that show the massing, appearance and materials of the proposed buildings.
- Avoid creating visual clutter or obscuring significant landmarks or vistas.
- Respect and complement the scale and proportion of the retained heritage buildings on the site.
- Be informed by a detailed conservation management plan.
- Provide a sufficient setback to all heritage items on the site to protect their integrity, character and curtilage.
- Allow for appropriate setbacks to provide amenity for occupants and neighbours.
- Not adversely affect the privacy, solar access, views, safety, and security of buildings onsite and on neighbouring properties.
- Maintain and restore the existing gable and hipped roof forms on retained heritage buildings.
- Achieve appropriate built form transitions in height and modulation to respect existing buildings.
- Ensure the existing material palette is sampled and reinterpreted in any new development.
- Ensure that the existing terracotta roofscape on heritage buildings is restored.
- Minimise earthworks and retaining walls, where possible, and maximise the provision of deep soil and landscaping.
- Where possible, and practical for the intended functions of the building, adopt the principles of adaptive reuse of existing buildings.
- Achieve a 6-Stars NABERS Rating as a minimum.
- Maximise the opportunity for building design to achieve sustainability for its function, and incorporate best practice environmental performance measures and standards.

c) Building Envelope

Objective:

1. To ensure that any modification or removal of existing buildings and any new buildings create future building envelopes that respond sensitively to the site constraints and character of the area.

Provisions:

- Protect and enhance all existing views, including distant views, to and from the site, including but not limited to the following: Middle Harbour, Manly Beach, Balmoral, Darley Road, North Head Scenic Drive, and Collins Beach and their foreshores.
- The building envelopes will be subject to detailed analysis of the site and design-led process undertaken as part of any future masterplan.
- The building envelopes will be informed and governed by those planning principles which must be considered when determine appropriate building envelopes for the site. These include, but are not limited to:
 - Protecting views from Middle Harbour; Manly Beach; Balmoral; and Collins Beach and their foreshores. Development viewed from the public domain, should seek to minimise adverse visual impacts through considered architectural and landscape design.
 - Providing a high amenity and enhanced streetscape and public domain.
 - Consideration of impacts on and views to existing heritage buildings, items, landscape, and their curtilage.
 - Maintain appropriate solar access to surrounding sites, including to the national park.
 - Maintaining appropriate APZs.
- The design-led process as part of any future masterplan will determine the appropriate floor area for the site.
- The design-led process as part of any future masterplan will determine the appropriate building heights for the site. Building heights will be determined with consideration of the site topography and existing contours, as well as retained heritage buildings.
- Ensure adequate solar access, natural ventilation, privacy, and noise mitigation.
- Ensure adequate solar access, privacy, and noise mitigation for adjacent properties, including the National Park and open space areas.
- Provide appropriate setbacks to allow landscaping and deep soil zones to create a green and attractive public realm.
- Ensure building envelopes do not impinge into required Asset Protection Zones (APZs) and not cause APZs to be located in bushland areas, ecologically sensitive areas and/or on National Park land.
- Shall be informed by a bushfire assessment report and a bushfire management plan.
- Respect the site topography and minimise disturbance of the land.
- Maximise the opportunity for building design to achieve sustainability for its function and incorporate best practice environmental performance measures and standards.

Note: Building envelope is defined as described in Part 2B of the Apartment Design Guide July 2015

d) Public Domain & Landscape

Objective:

1. To deliver continued community access to the site and its surroundings, including, but not limited to, the adjoining bushland area and

National Park.

2. To create a public domain and landscape that respects, retains and enhances the existing heritage and ecology of the site and its surroundings.
3. To incorporate best practice 'water sensitive urban design' principles and practices into the design and management of the development that improve the water quality and quantity and addresses any flood issues.
4. To design a public domain and landscape that is accessible, prioritises pedestrian movement and integrates with other transport modes that connect to the wider network.
5. To design and locate parking in a way that does not dominate the public domain.
6. To celebrate the People of our First Nations Connection to Country.

Provisions:

- Maintain and improve community access to the site, its facilities and its surroundings, and provide clear and legible signage and wayfinding.
- Provide connected pedestrian paths, stairs and ramps for ease of movement within the site and to surrounding areas.
- Minimise the footprint and visual impact of any parking provision and ensure that it does not compromise the quality and amenity of the public domain and landscape.
- Follow the Public Space Vision and Design Guidelines (Northern Beaches Council, 2021 (or as amended)) to create a public domain and landscape that is attractive, functional, inclusive, and adaptable.
- Provide a range of facilities and amenities that cater to different users and activities, such as seating, lighting, play areas, public art, and interpretation.
- Opportunities for staff, resident and visitor refuge and outlook should be explored through the centre and across the site of the development site and to provide opportunities for people to stop, rest and dwell.
- Create opportunities for people to enjoy the public domain and landscape spaces.
- The provision of linked pedestrian paths, stairs and ramps should be provided for movement through the site towards a landscaped area adjacent to the dense bush.
- Design public-private interfaces to support the public realm. Provide a clear delineation of ownership and consider the transitions between public and private space.
- Development should acknowledge Aboriginal culture, a place for both public celebration and private contemplation. The use of varied activity nodes is encouraged to help stitch the site together contributing to the health and wellbeing of residents, workers and visitors.
- Where possible increase the tree canopy and vegetation cover across the site to improve the microclimate, biodiversity, and wellbeing outcomes, and to use native and drought-tolerant species where possible.
- Retain and conserve existing natural and bushland areas, and establish and maintain wildlife corridors.
- Select materials and colours that are compatible with the heritage character and context of the site, and that are durable, low-

maintenance and environmentally friendly.

- Retain and enhance the heritage listed landscape and public domain items, including, but not limited to, bushland areas and sandstone walls.
- Activate and celebrate the Manly Peace Memorial Hospital façade as a focal point and a place for social interaction.
- Incorporate public art and interpretation elements that reflect and acknowledge the site's former use as a hospital and its connection to the heritage (indigenous and non-indigenous) and ecological values of the area.
- Provide a clear delineation of ownership and provide appropriate transitions between public and private space, including defensible space.
- Public to private interfaces should be designed and implemented to address and support the public domain.
- Incorporate 'water-sensitive urban design' (WSUD) to enhance the water quality and reduce demand for off-site potable water, which involves integrating natural and engineered elements to manage stormwater runoff, reduce pollution, increase water efficiency, and support Green Infrastructure.

e) Ecological Matters

Objectives:

1. To ensure that development and its ongoing management minimises the impact on the natural and cultural landscape, and that measures to protect and enhance biodiversity and habitat are implemented.
2. To provide a high standard of water conservation, water management and 'water-sensitive urban design' (WSUD) across the entire development.
3. To protect and enhance the natural environment, ecology and habitat, having particular regard to Endangered Ecological Communities (EEC) and endangered and threatened species.
4. To avoid and minimise impacts to bushland areas when implementing required Asset Protection Zones (APZ).

Provisions:

- Prioritise the conservation and restoration of the natural environment to protect Endangered Ecological Communities (EEC) and endangered and threatened species.
- Development should accommodate the challenges posed by the terrain.
- Establish and maintain wildlife corridors that connect fragmented habitats and reduce human interference.
Incorporate 'water-sensitive urban design' (WSUD) to improve stormwater quality with best practice standards (including vegetated stormwater treatment) for reuse or discharge into receiving environments, improve water efficiency, support Green Infrastructure and create green links, decrease stormwater quantity and velocities onsite, protect the natural aspects of the receiving environments, and reduce potable water demand.
- Locate Asset Protection Zones (APZ) outside of bushland areas.

f) Accessibility & Movement

Objectives:

1. To manage the transport and traffic impacts of the building project in a coordinated and strategic manner, and to ensure that the transport infrastructure and services are adequate and timely.
2. To provide a multimodal transport system that supports and encourages the use of public transport, cycling and walking as the preferred modes of travel to and from the site.
3. To balance the vehicular movement needs with pedestrian amenity and safety within the street system, and to minimise the conflicts and disruptions caused by the building project.
4. To ensure that the precinct is accessible and inclusive for all people, and to ensure compliance with all relevant standards and guidelines for accessibility.
5. To create an accessible network of pedestrian paths, stairs and ramps that integrate and enhance the wider pedestrian movement network, and that connect to the public domain, landscape, and built and natural features of the site.

Provisions:

- Prepare and implement a comprehensive Transport and Traffic Management Plan (TTMP) that addresses the transport infrastructure, services, demand, impacts, and mitigation measures.
- Provide adequate and convenient facilities and amenities for public transport, cycling and walking users, such as bus stops, bike parking, bike lanes, footpaths, and crossings that connect to and enhance the wider transport network.
- Incorporate the relevant guidance of the Global Street Design Guide, Designing Streets for Kids Guide, How to Implement Street Transformations, and How to Evaluate Street Transformations.
- Design and locate parking in a way that does not dominate or detract from the views, character of the area, public domain, and landscape, and that is consistent with the parking demand and supply analysis. Private parking should be located in basements, half-basements, or building undercrofts, unless it can be demonstrated that this is not achievable.
- Apply the principles of universal design and accessibility to the development, and to provide accessible routes, entrances, lifts, toilets, signage, and other features that cater to the diverse needs and preferences of all users.
- Design and construct the pedestrian network in accordance with the Pedestrian Access and Mobility Plan (PAMP), and to ensure that it is safe, comfortable, legible, and attractive.
- Provide an accessible network of pedestrian paths, stairs, and ramps that integrate and enhance the wider pedestrian movement network.

g) Social & Community

Objectives:

1. To collaborate with all stakeholders in the planning of the precinct.
2. To facilitate and encourage social interaction at different scales and times and encourage community cohesion through the design and ongoing management of the development.
3. To provide services and infrastructure that contribute to the health and wellbeing of the community, and service offerings that provide for community needs as identified in community consultation.
4. To provide diverse and harmonious services and infrastructure to the community that demonstrate, environmental, social, and economic sustainability and provide the greatest collective value for the community.
5. To prioritise inclusion for all users of the precinct.

Provisions:

- Create spaces for community and social events that are appealing, user-friendly and accessible.
- Create a hierarchy of spaces and activity nodes that provide staff, residents and visitors spaces to dwell, enjoy the view and interact, and that stitch the site together, contributing to the wellbeing, safety and health of all.
- Offer services for which there are tangible and ongoing benefits that address clear community needs, complements existing service offerings and respects the wellbeing of residents.
- Integrate the new community into the wider community and provide space and opportunity for interaction with neighbours.
- Incorporate the outcomes of Community Consultation.
- Activate and celebrate the Manly Peace Memorial Hospital façade as a focal point and a place for social interaction.
- Acknowledge the legacy of patients, workers and volunteers, and the former Manly Hospital as a place of healing for our community over decades.
- Acknowledge the history of the women of Manly that raised funds in the late 1800's for a hospital, and the community fundraising throughout the operation of the former Manly Hospital until its closure.

h) Non-indigenous Heritage

Objectives:

1. To maintain and enhance the built and natural heritage identity and character of the site.
2. To ensure development is guided by heritage advice.
3. To ensure the history of the site is appropriately interpreted.
4. To ensure future development is compatible with the heritage character of the site.

Provisions:

- All works to the site are to be guided by a detailed and comprehensive sitewide Conservation Management Plan and schedule of conservation works with subplans for individual items, including external curtilages, setbacks as well as internal fabric and spaces.
- All proposals are to be accompanied by detailed heritage advice on how it appropriately responds to the adopted Conservation Management Plan and Schedule of Works.
- The preparation and implementation of a site wide heritage interpretation plan and strategy with subplans for individual heritage items drawing on the history of the site and each items individual use must be undertaken.
- Development must be informed by an archaeology study that investigates the site and identifies potential sites of relics and protection measures.
- Activate and celebrate the Manly Peace Memorial Hospital façade as a focal point and a place for social interaction.
- The retention and protection of sandstone retaining walls and bushland areas is required.
- Development must demonstrate that building uses and works are informed by Heritage advice.
- Retain, protect and sensitively adaptively reuse all existing heritage buildings to honour the past and to acknowledge the role of the built environment in shaping culture.
- Retain and expand views towards heritage buildings fronting Darley Road through the removal and non-replacement of buildings on the frontage.
- Encourage new building form and materials to sympathetically respond to the heritage context of the site as well as those buildings of heritage significance to be retained, through appropriate setbacks and consistent building heights, massing and bulk and scale.
- Contribute to enhancing or connecting with cultural landscapes.
- Protect the built form and amenity to all places of heritage and cultural significance within the site, including their internal spaces and external curtilage.
- Public art and landscaping to interpret the history and heritage of the site.

i) People of our First Nations & Connection to Country

Objectives:

1. To respect and honour the People of our First Nations of Car-rang-gel (Manly North Head), the Gayamagal People, as the traditional custodians of the land and waters.
2. To recognise and celebrate the cultural and spiritual significance of Car-rang-gel as a place of healing and ceremony for the Koradgee (First Nations healers) and their descendants.
3. To foster a sense of belonging and connection to Country for all people who visit, work or live in the precinct, and to promote awareness and appreciation of People of our First Nations culture and heritage.
4. To celebrate the People of our First Nations Connection to Country.

Provisions:

- Development and preparation of the master plan should consider the *Connecting with Country* framework (GANSW 2020)
- Consult and collaborate with the local elders and the Metropolitan Local Aboriginal Land Council (MLALC) throughout the design and development process, and to seek their guidance and approval on matters relating to People of our First Nations heritage and values.
- Incorporate design elements and features that reflect and interpret the People of our First Nations history, stories and practices of Car-rang-gel, such as artworks, signage, landscaping, materials, and colours.
- Investigate, document, protect, and conserve People of our First Nations heritage on the subject site and surrounding area.
- Produce and act upon the recommendations of a 'People of our First Nations' heritage and archaeology report.
- Incorporate the recommendations of all consultation with People of our First Nations and the MLALC into an interpretation plan that celebrates our First Nations People.
- Explore opportunities for interpretive interaction with any signs of People of our First Nations presence, including, but not limited to, sandstone carvings.
- Provide opportunities for Indigenous storytelling and care for Country, involving sharing and respecting the People of our First Nations knowledge, values and practices related to the land and water.
- Consideration of opportunities for Aboriginal economic development through bushfire management, public art, and business enterprises that contribute to health and wellbeing activities.
- Development and preparation of the master plan should consider the *Connecting with Country* framework (GANSW 2020) and how these principles and approach to design and engagement with Traditional Custodians and knowledge-holders will be undertaken.