

Former Manly Hospital

Concept Master Plan Report



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Introduction

Historical Context

The former Manly Hospital is located on North Head to the southeast of the Manly CBD. The site tells an intriguing story of Aboriginal occupation prior to European contact, as well as a story of immigration, quarantine and the evolution of medical care in Australia. North Head shares these narratives of built, natural and cultural heritage, and offers an opportunity for interpreting this history in a contemporary development.

Car-ring-gel (North Head) has always been an important place for the Cannalgal people of Manly. As a site for burial, ceremony and ritual, its aspect and location have historically made it an ideal place for safety and refuge, and an important source for food and livelihoods for its original inhabitants. North Head also played a central role in the story of first contact, with figures such as Bennelong, Abaranoo and Colebee featuring in the shaping of relations between Aboriginal and non-Aboriginal peoples.

In the 1830s, smallpox began to infect the convict outpost, and North Head was established as a Quarantine Station that operated until 1972. The original medical officer's residence from 1921, Parkhill Cottage, is on the hospital site and was later converted for medical uses.

A small 'cottage' hospital was established in 1890, and in 1920 work began on building the Manly Peace Memorial Hospital in response to the need for larger and more professional medical facilities. There were several expansions in the 1930s designed by the Government Architect including a nurses' home, an isolation ward and a maternity ward.

In the 1950s the site became a district hospital with additional buildings erected using prefabricated buildings that were often inadequate. Additional functions were added in the 1960s and 70s including a morgue, an intensive care unit, and a hydrotherapy pool.

The Manly Hospital operated until 2018 when it was relocated to the newly developed Northern Beaches Hospital at Frenchs Forest.

Purpose

The following report has been prepared by Cox Architecture on behalf of the NSW Department of Planning and Environment.

This report accompanies a planning proposal which intends to amend the Manly Local Environmental Plan to allow additional permitted uses at the former Manly Hospital site located at 150 Darley Road, Manly. The report provides an analysis of the subject site with regard to built form, heritage and environmental opportunities and constraints, and provides details of preliminary urban design investigations which have been undertaken. The report also provides an initial concept master plan. It should be noted that detailed master planning for the site is intended to occur at a later date. This will occur once additional land uses are permitted at the site – via the planning proposal process.

Planning and Design Approach

A Concept Master Plan has been developed for the purpose of presenting the vision for this precinct as sought under the planning proposal. It is important to note however that the planning proposal does not seek to establish specific built form outcomes within the site at this stage, but facilitate future consideration of these potential outcomes through the proposed additional permitted uses required to deliver a new health and wellbeing precinct. In this respect, this Urban Design Study seeks to establish comprehensive design principles to inform the future design and built form outcomes of the precinct which will be subject to a separate planning process that will be subject to further assessment and consultation. The following planning process is therefore proposed:

1. Planning Proposal (now): Seeking 'additional permitted uses' required for the new health and wellbeing precinct. Indicative and concept master plan provided to demonstrate vision, however, no changes to existing built form controls proposed or commitments to built form outcomes.
2. Concept Development Application: It is currently envisaged that a Concept Development Application will be lodged following the planning proposal seeking concept approval for land use and yield distribution, as well as built form outcomes across the site. This application will provide further detail in relation to the urban design proposed within the precinct and how this responds to the design principles established under this Urban Design Study. This application will provide the opportunity to both government authorities and the community to provide informed feedback on the proposal.

Methodology

Opportunities And Constraints Analysis

A holistic review of opportunities and constraints with regard to the built, natural, infrastructure and transport elements has been undertaken to start the Planning Proposal process. These include engagement of expert advice on:

- Vegetation and Ecology
- Traffic and Transport
- Bushfire
- Landscape
- Social Infrastructure
- Geotechnical
- Civil and Services
- Sustainability
- Stormwater

Previous studies such as Heritage and Aboriginal Archaeology have been reviewed and continue to inform the process.

Master Plan

The master plan has been informed based on preliminary investigations undertaken by, DPE, NSW Health, community stakeholders, Project Steering Advisory Committee (PSAC), and relevant consultants. It should be noted that the master plan presented in this document continues to evolve in response to ongoing market sounding exercises and feasibility investigations being undertaken by Property & Development NSW (PDNSW), part of DPE. Notwithstanding its preliminary nature, the plan provides sufficient detail to identify how future master planning may be undertaken and how it is able to respond appropriately to site conditions.

Stakeholder Engagement

In collaboration with DPE, workshops were undertaken with the PSAC and a pre-lodgement meeting with Northern Beaches Council has occurred to assist Government in understanding the community's desired potential and future uses for the site.

In mid- 2019 consultation was extended to the whole community, led by Urbis Sydney on behalf of DPE. Main channels used were online mapping via Social Pinpoint, Manly Daily print advertisement, NewsCorp digital advertisement and Facebook advertisements, as well as two, 3-hour face to face information sessions. There were community drop in sessions at Manly Corso and Westfield Warringah Mall. The engagement process was conducted over a 4-week period from 2 August - 2 September 2019.

Community Participation

In addition to community consultation undertaken in 2019 and consultation with the PSAC, the draft concept master plan was published on the project website for further community feedback which closed on 6 September 2020. An interactive online webinar also took place Monday 21 September 2020 5:00 pm to 5:45pm including a presentation of the draft concept master plan which provided additional opportunity for the community to ask questions about the proposed future use of the site.

Planning Proposal Submission

The planning proposal submission seeks to amend the Manly Local Environmental Plan 2013 to expand the permitted uses at the site, which will enable the site's revitalisation. The array of uses will remain health and community focused and ensure the site remains an important public asset in the future.

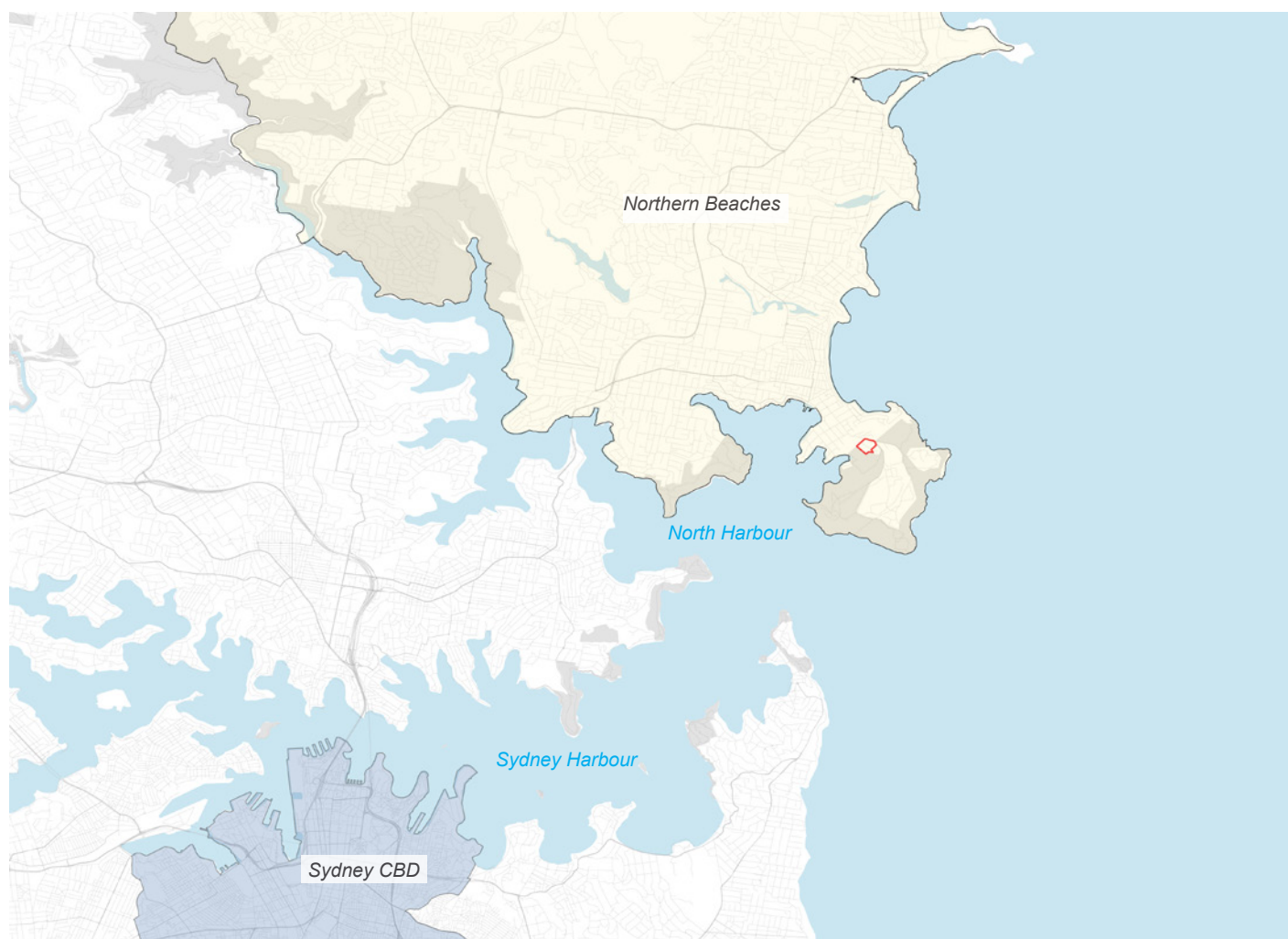
The Site



Regional Context

The former Manly Hospital is located on North Head (Garungal), on the lands of the Guringai people.

Manly is approximately 10 kilometres north-east of the Sydney CBD, across the Harbour and falls within the Northern Beaches Local Government Area (LGA), at its southernmost point.



Regional Context

Northern Beaches LGA City of Sydney LGA

Local Context

Manly lies south-east of Balgowah, and north-east of Mosman, across North Harbour. It is nestled between the coast and the harbour. It is rich in natural beauty and cultural heritage, exhibiting rocky headlands and an abundance of beaches. Manly Beach is the largest among them and is therefore a major attractor.

The local town centre is located between Manly Beach and Manly Wharf. Residential uses are found to the south of the town centre. The Former Manly Hospital Site is located further south from the residential area and sits in the middle of the headland.

It is surrounded by large areas of green space, most notably, Sydney Harbour National Park to its south. Significant historical sites, such as The Barracks Precinct and Quarantine Station are also located here.



Local Context and Attractors

Transport Network

Numerous bus routes converge at the town centre and along the Esplanade, connecting Manly to the north via Pittwater Road and to the east via Sydney Road. Cycle routes can also be found in the area.

Bus routes and a cycle route along Darley Road connect the Former Manly Hospital Site to the town centre.

Manly Wharf is a major transport interchange in the area. Ferry services connect local commuters to the Sydney CBD via Circular Quay.

For further information regarding the transport network, refer to JMT Consulting *Former Manly Hospital Site, Preliminary Transport Assessment*.



Transport Network

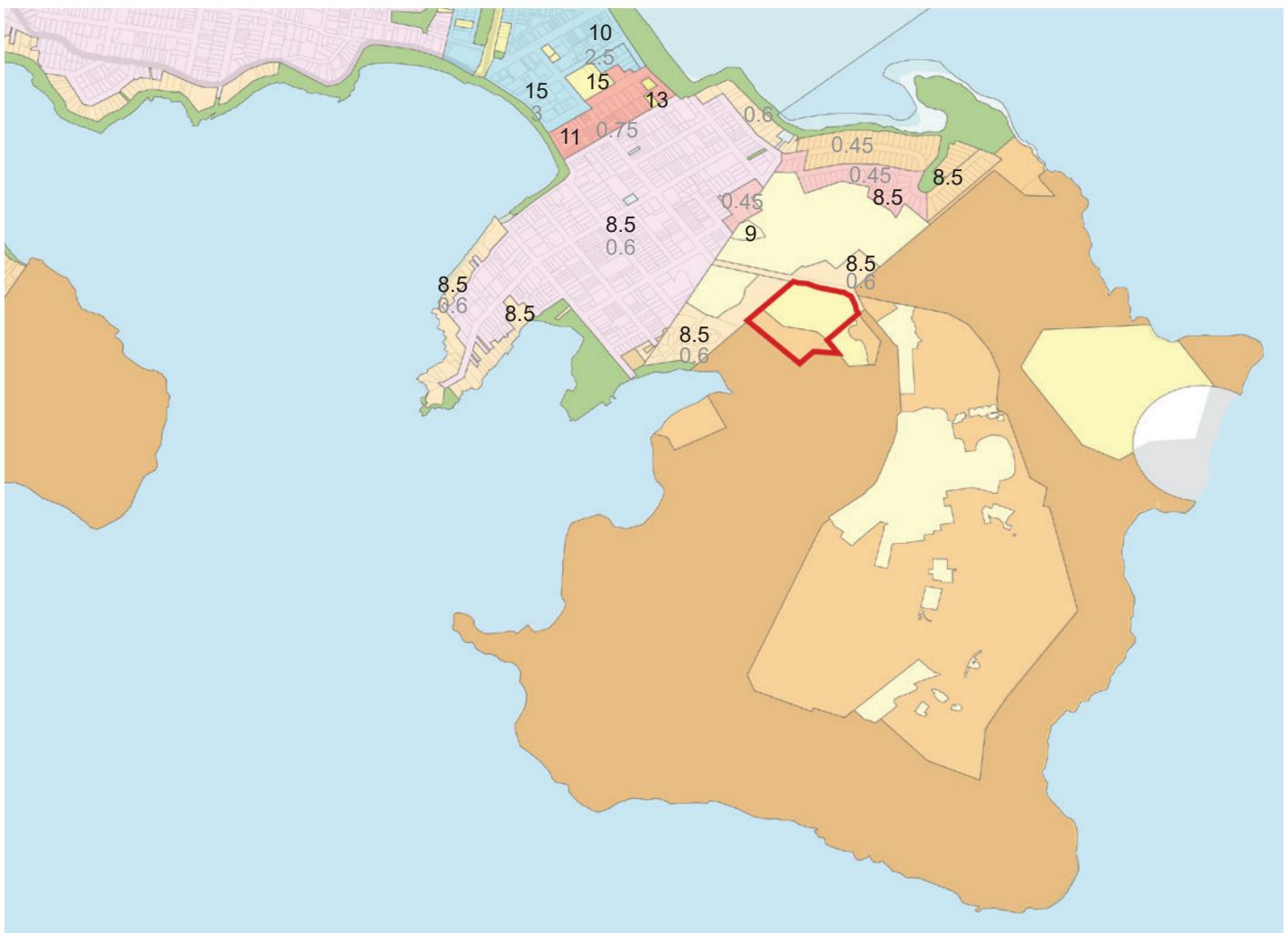


Surrounding Context

To the immediate west, the site is bounded by St Paul's Catholic College which comprises a number of educational buildings and an open at grade car park which interfaces with the site at its western boundary.

The International School of Management is located to the north on the other side of Darley Road. It occupies the historic St Patrick's Estate and is surrounded by extensive parkland area.

To the immediate east and south, the site interfaces with dense bushland. To the north east the development consists of low-density residential development which receive a frontage to North Head Scenic Drive. The historic Barracks Precinct is located further eastward of the site.



Existing Controls



'8.5' Height of Building	'0.6' Floor Space Ratio	Infrastructure	Residential	Env Living
Special Activities	Nature Reserves	Public Recreation	Commercial	

Heritage

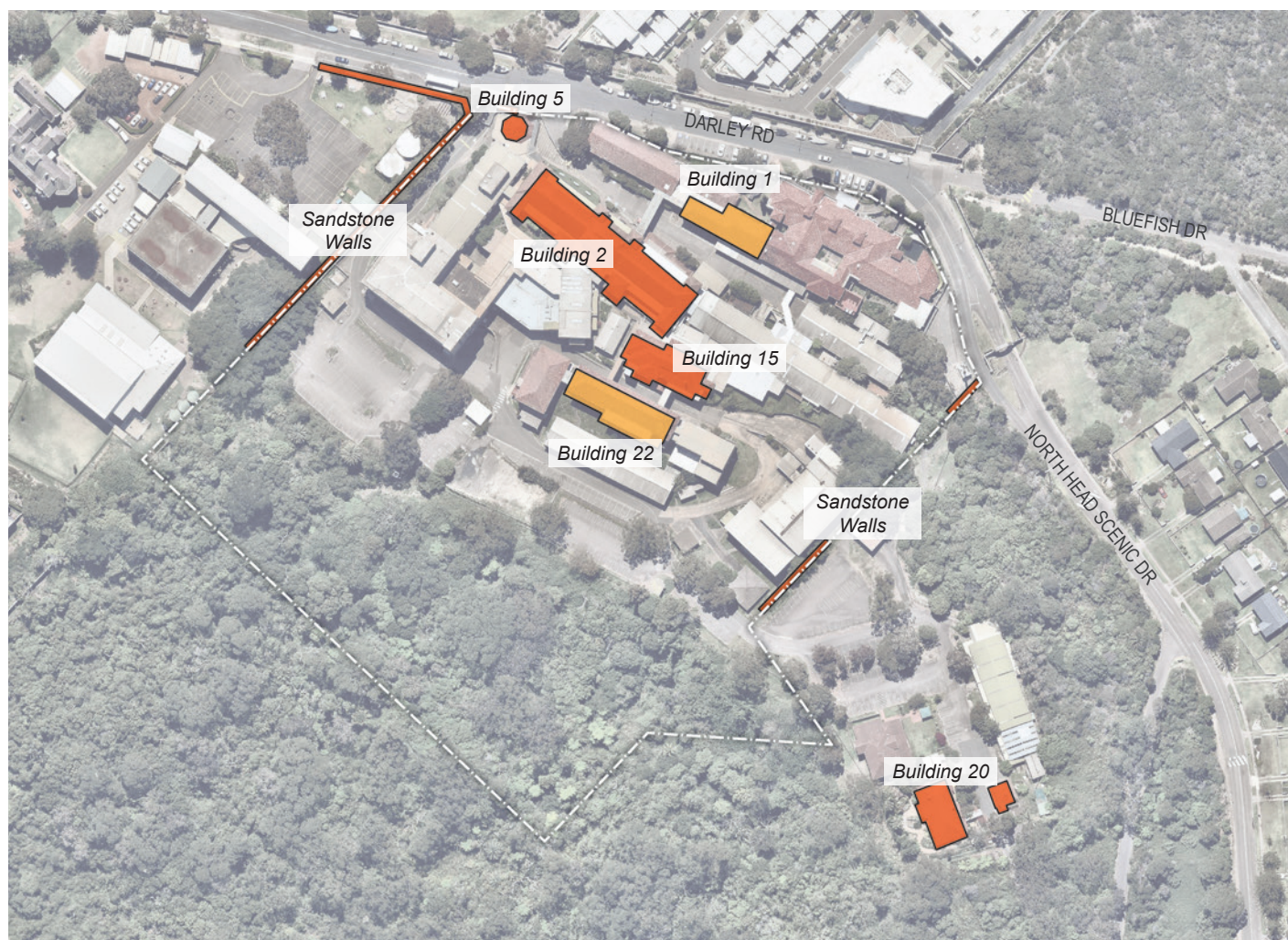
Overview

The former Manly Hospital is located on Car-ring-gel (North Head), on the lands of the Guringai people. The site itself and the surrounding context contains a rich diversity of natural features and habitats. It also holds a long history of Aboriginal occupation, as well as an important place in Australia's shared story of first contact. As a hospital precinct that has developed over 150 years, the site boasts several significant heritage buildings that mark the growth of health and health care in Australia.

Built Form

Several buildings on the former Manly Hospital site are of heritage significance, demonstrating architectural styles of the 'interwar' years.

- Building 1 - Remnant façade and 1928 brick stretcher bond, sandstone elements and some windows are an example of architectural design and detailing. The building has a high degree of integrity and capable of adaptive reuse.
- Building 2 Main Ward Block - building retains a high level of external integrity and is capable of conservation and future adaptive reuse.
- Building 15 Kitchen - building is capable of conservation, restoration and future adaptive reuse.



Heritage



Existing Building of Value Existing Building with Potential to be Retained and Reused

- Building 5 Kiosk – it serves as a local wayfinding device and externally it is capable of conservation and restoration to its original appearance. Adaptive reuse is possible.
- Eastern and western sandstone boundary walls - walls require conservation and restoration work.
- Building 22 Nurses home - externally the building has a high degree of integrity and capable of adaptive reuse.
- Building 20 Parkhill cottage and adjacent stables - historical significance as the former Medical officer's house associated with the Quarantine Station. The cottage is capable of conservation, restoration and adaptive reuse and is being separately developed by NSW Health.

For further information regarding the built heritage, refer to Paul Davies *Manly Hospital, 150 Darley Road, Manly, Stage 1: Heritage Assessment Report and Former Manly Hospital Conservation Mangement Plan* by Hector Abrahams Architects which aims to arrive at policies to conserve the heritage significance of the place and guide its transition from a disused hospital campus to a vibrant health and wellbeing sanctuary.



Building 2 Main Ward Block



Building 20 - Parkhill Cottage



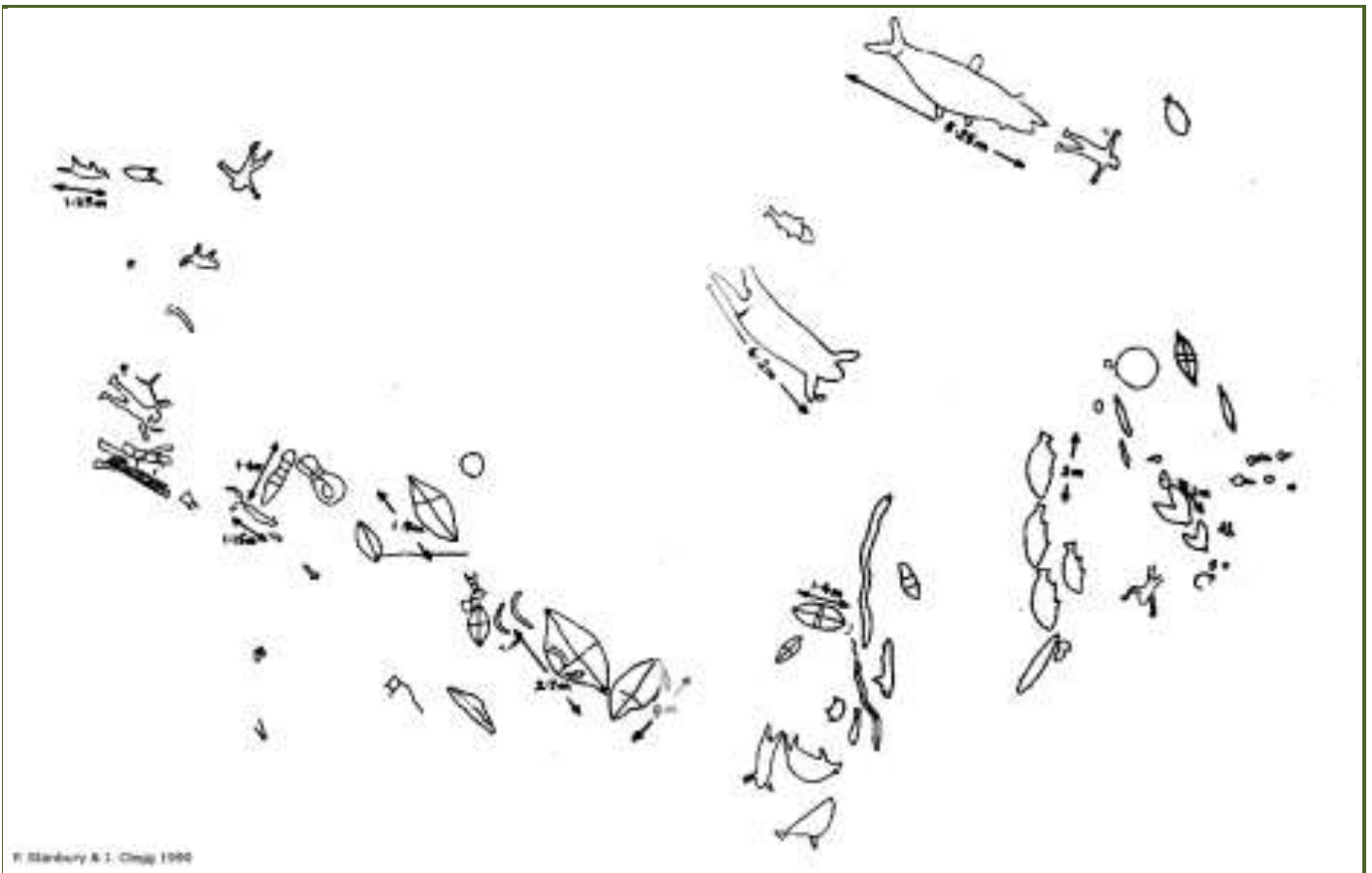
Remnant façade of Building 1



Sandstone Walls

Aboriginal Cultural Heritage

The former Manly Hospital on North Head (Garungal) is located on the lands of the Guringai people. The site's surrounding area is significant for its role in the history of European and Aboriginal first contact and is rich in archaeological evidence of shelters, middens, burial sites, rock engravings and other art sites. Though the evidence for cultural artefacts within the former Hospital site boundary appears to be limited, the opportunity to further investigate the ground beneath the southern car parking areas for possible sandstone carvings should not be missed. For further information refer to *Archaeological Due Diligence Assessment* report by Dominic Steele.



One of the first Aboriginal engravings recorded in Sydney by Phillip's exploration party in 1788. The main site extends for over 300m but is badly damaged in parts from trail bikes. It includes images of a whale, fish, shields and distinctive crescent shapes (Stanbury and Clegg 1990) (source: *Aboriginal Archaeological Due Diligence Assessment* - Dominic Steele Consulting Archaeology 28 March 2018)

Natural Ecology

The site is home to a number of important and threatened plant and animal habitats. Plant species include Smooth-barked Apple-Coast Banksia/Cheese Tree open forest and Lilly Pilly-Cabbage Tree Palm rainforest where weed management is necessary to restore canopies, mid-storey growth and ground covers. Animals under threat include nearby Little Penguin populations, Eastern pigmy possums and sightings of the Long-Nosed Bandicoot and Powerful Owl. The ecological strategy is to restore areas with weed infestation and to provide a number of ‘corridors’ for wildlife movement through the site.

For further information, refer to *Ecological Constraints Assessment, Former Manly Hospital Report* prepared by Narla Environmental Pty Ltd



Ecology Strategy



Ecological link	Indigenous cultural heritage	Built barrier	Existing Tree - Priority For Retention
Coast Banksia	Critical restoration zone	Weed infested	Existing Tree - Consider For Retention
Rainforest	Banksia Heath		

Vegetation

High Constraints Area: This zone is deemed to have a low potential for future development without significant lot consolidation, zoning review, or severely restricted development plans.

Medium Constraints Area: This zone is deemed to have a moderate potential for future development without the requirement of further, detailed environmental assessments and implementation of impact mitigation strategies.

Low Constraints Area: This zone is deemed to have high potential for future development with accompaniment of the appropriate environmental assessments and implementation of appropriate restrictions and guidelines.

The project aim is to eliminate development impacts on High Constraints areas while at the same time using the development opportunity to restore these areas, allowing flora and fauna to thrive.

For further information, refer to *Ecological Constraints Assessment, Former Manly Hospital Report* prepared by Narla Environmental Pty Ltd.



Landscape and Vegetation (source: Ecological Constraints Assessment)

Low	High
Medium	Land Managed by Health Infrastructure (HI)

Existing Trees

A number of important tree species have been identified throughout the site. The planning strategy is to retain these trees where possible.

Future development of the site should retain trees as shown as part of the overall strategy of restoration. Refer to Tract’s *Public Domain Strategy and Landscape Strategy Report* and *Tree Assessment Schedule* by Matthew Laurance for further information



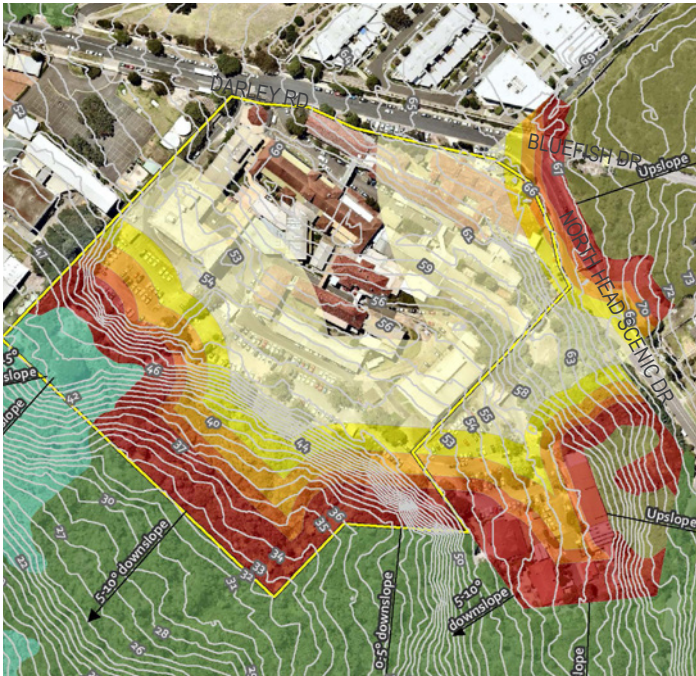
Existing Trees

Priority for Retention	Consider for Retention
Priority for Removal	Consider for Removal

Bushfire

The site has been identified as “bush fire prone land.” The key objectives of the development with regard to bush fire vulnerability is “to protect life, property and the environment from bushfire hazards,” and “to encourage sound management of bushfire prone areas.” To do this, the proposed planning strategies include demarcation and maintenance of an Asset Protection Zone (APZ) and locating any new buildings outside of the Bushfire Attack Level (BAL) 40 area. Refer to Bushfire Assessment Report by Peterson Bushfire for further information.

The NSW Rural Fire Service sets the standard for Asset Protection Zones (APZ) as a means of contributing to the reduction of fire hazard risk to properties. An APZ is a “fuel reduced area surrounding a built asset or structure” that helps to minimise the transfer of fire from the bush fire hazard to the built asset. The size of the APZ will depend upon the “nature of the asset, the slope of the area, the type and structure of nearby vegetation and whether the vegetation is managed” (See Standards for Asset Protection Zones, NSW Rural Fire Service).



Bushfire BAL (source: Peterson Bushfire Assessment Report)

Dry Sclerophyll Forest	BAL 40	BAL 19
Rainforests	BAL 29	BAL 12.5
BAL Flame Zone		



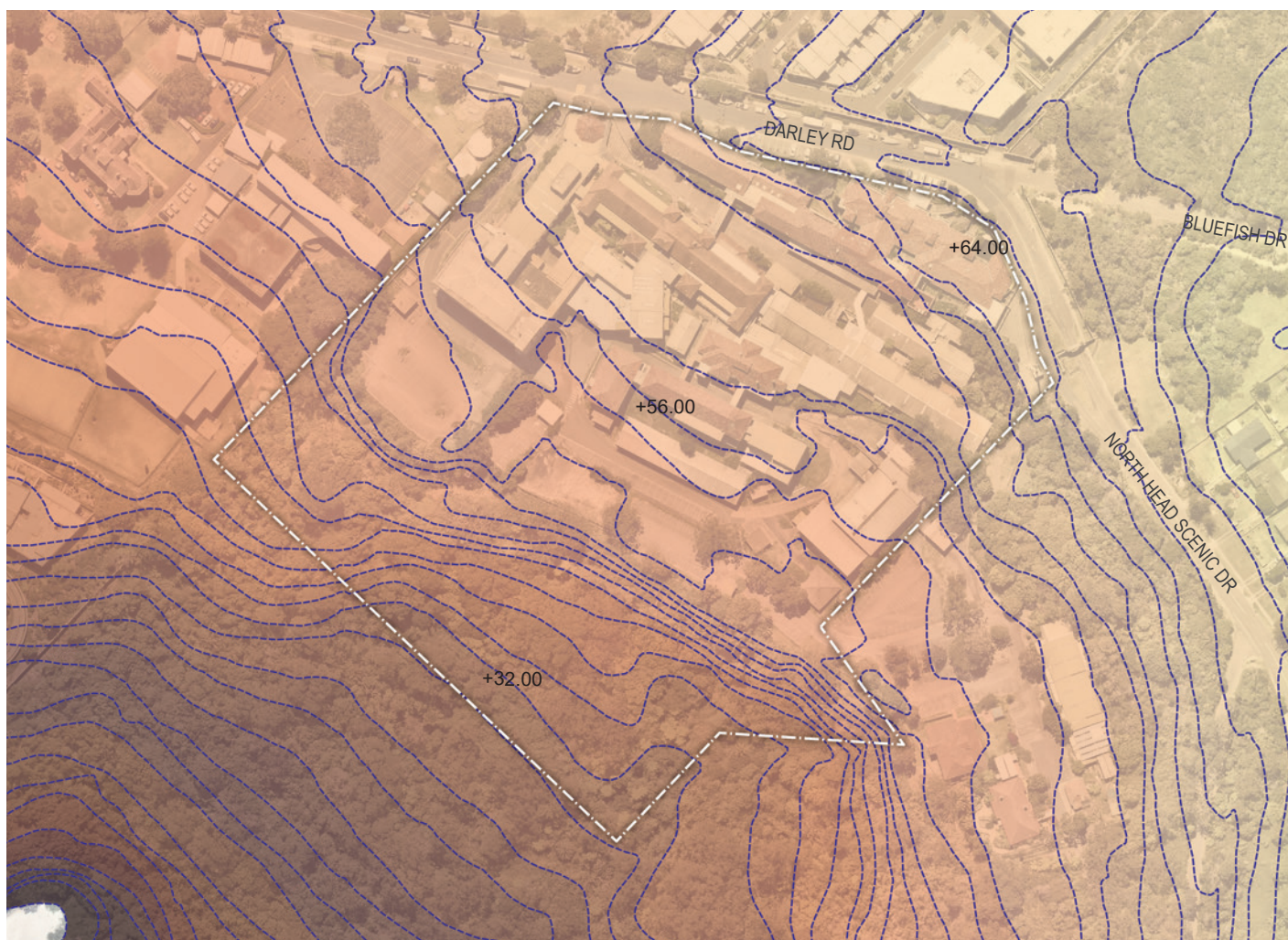
Bushfire APZ (source: Peterson Bushfire Assessment Report)

Dry Sclerophyll Forest	Rainforests	Tall Heath
SFPP APZ Constraint	Contour -1 1m	Other Use APZ Constraint

Topography

The site slopes down towards the south of the site with levels ranging from 64m in the north-east and 41m in the south- west. Site gradients are variously gradual and steep, with substantial benching between existing buildings. South of the lower level car parking area, the land begins to drop precipitously beyond the site boundary and towards Collins Beach.

The existing buildings are currently built into the slope and parts of the roads and paths are steep due to this.



Topography

--- Contour (2m)



Opportunities and Constraints Analysis

The significant considerations for the site also afford opportunities to deliver high levels of amenity for future users and visitors to the site and to enhance the landscape of the site and its surrounds.

The site holds a number of important buildings that tell stories of architectural heritage within the history of health care in Australia. The site is also located in a place that played a significant role in the history of first contact with the Guringai people and has the potential to convey stories of those who were here before. All heritage items have been retained and are proposed to be adaptively reused for health and wellbeing uses, or as landscape elements.

All new buildings are to be located outside of the Bushfire Attack Level 40 Zone and the vast majority are outside of the Asset Protection Zone. Those buildings located within

the Asset Protection Zone will need to be designed with bushfire resilience in mind in terms of building orientation, uses, finishes and materials.

The surrounding open forest and rainforest vegetation and the abundance of wildlife is an invitation to future development to carefully integrate built form with natural habitat. The endangered ecological communities on the site have been integrated in to larger stands of green spaces that will be further reinforced through endemic planting and rehabilitation.

The topography of the site has been carefully considered in locating buildings that terrace down the site from north to south, working with the natural topography of the site to afford for views from each of the buildings to the National Park and Sydney Harbour to the south.



Considerations



Endangered Ecological Community	Moderate Vegetation constraints	Existing Trees-Priority for Retention	Existing Trees-Consider for Retention
Existing Building	Existing Building of Value	Existing Building with Potential to be Retained and Reused	Contour
SFPP APZ Constraint	APZ-Flame Zone & BAL 40		

Planning Principles



Planning Principles

Role and Land Use Activities

The proposed role and land use activities for the site tribute the historical use for this precinct and have potential for adaptability should its use change in the future.

Development of the Manly Hospital site is to encourage health and wellbeing services, primarily related to health and seniors care facilities and accommodation.

Nature, culture and public space should be considered from the beginning of the project and these priorities should inform the design of the development.

No one use (i.e. Seniors housing) will comprise a total of more than 50% of the of total floor area within the site (whether in one or more buildings, but excluding public access areas such as arcades and amenities, general loading docks and car parking areas

Public Domain and Landscape

Public domain and landscape design principles and requirements include:

- Continued community access to the site for social/recreation activities and use of public/private services.
- Establish connected and integrated public space pedestrian and vehicle networks.
- Retention and conservation of the surrounding ecologically significant areas.
- Opportunities for discovery/activation of possible sandstone carvings in consultation with registered Aboriginal parties and have regard to the Connecting with Country framework.
- Management of Country generally including surrounding bush to contribute to bushfire control and cultural practice.
- Provide inviting and desired facilities that are connected, safe, and in visible locations.
- Opportunities to increase tree canopy and vegetation throughout the site for sustainability and wellbeing outcomes.

Sustainability

- Future development should ensure the management and mitigation of endangered communities and surrounding areas that are considered to be ecologically significant, including, but not limited to the Little Penguin habitat, as well as immediate topography challenges.
- Creation and maintenance of wildlife corridors.
- Adaptive reuse of buildings and landscapes wherever possible.
- Stormwater management through water-sensitive urban design (WSUD).
- Opportunities for activation of Indigenous storytelling and care for Country.
- Built form to consider the relationship between visual appearance, sustainability and the surrounding environment.

Water Sensitive Urban Design

In line with best practice, water sensitive urban design measures have been incorporated into the design of the redevelopment aiming to:

- Improve stormwater quality
- Improve water efficiency
- Utilise alternative water sources
- Retain as much water in the landscape as possible
- WSUD elements to support green infrastructure
- Slow down the flow of stormwater and provide for cleaning of water on site

Activity

- 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.
- 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.
- 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 are encouraged to help stitch the site together contributing to the health and wellbeing of residents, workers and visitors.
- Consideration of opportunities for Aboriginal economic development through bushfire management, public art, and business enterprises that contribute to health and wellbeing activities.
- 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.
- Development and preparation of the master plan should consider the Draft 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.

Built Form

- Development should achieve variations in height and floor space to provide appropriate built form transitions to existing and future development and allow for appropriate amenity within the site and to adjoining development, including heritage items within the site. Building height and floor space should have regard to the established built form within the immediate and surrounding context.
- Activation of the site entry using the Manly Peace Memorial Hospital façade as the focus of a public gathering place that may also contribute (through public art and interpretive materials) to Aboriginal and non-Aboriginal reconciliation efforts.
- Proposed building heights should respond to the site contours, with consideration of views towards the harbour from the adjacent buildings.
- 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.
- Design built form to accommodate the appropriate building types and respond to place and climate by:
 - minimising earthworks and retaining walls, where possible, having regard to the topography of the site and ecological significance of the area. This however does not discourage excavation for the purpose of basement car parking.
 - minimising overlooking and overshadowing
 - including setbacks to the public domain to enable appropriate landscape planting and to contribute to urban tree canopy
 - maximising the ability to deliver efficient and sustainable built-form massing (such as appropriate setbacks, minimising site cover, lot orientation, and deep soil provision)
 - minimising impacts of vehicle access, and the dominance of vehicle parking in the public domain

Planning Principles

Heritage

- Retention and adaptive reuse of existing high value heritage buildings to honour the past and to acknowledge the role of the built environment in shaping culture.
- Retention of views toward heritage buildings from Darley Road, maintaining heritage identity of the site's history.
- Encourage new building form and materials to sympathetically respond the heritage context of the site as well as those buildings of heritage significance to be retained.
- Contribute to enhancing or connecting with cultural landscapes.
- Consider and where possible protect the built form and amenity to places of heritage and cultural significance within the site.

Community

- Provision of services that contribute to the health, wellbeing, and care of the community.
- Service offerings that address a clear community need for which there are tangible and ongoing benefits.
- A diverse range of services and partnerships that leverage the greatest collective value for the community.
- Demonstrated financial sustainability of the infrastructure and service offerings.
- Acknowledging the legacy of workers and volunteers within the site as a place of health and wellbeing for a diverse community over many decades
- Acknowledge the history of the women of the Manly community that fund raised in the late 1800's for the hospital to be built, and throughout its operation on site to 2018.

Accessibility, movement and parking

- Transport and traffic should be managed in accordance with a comprehensive plan that provides for the coordinated provision transport infrastructure, and the staging of its provision, as well as assess existing access arrangements and public transport services to and from the site.
- Development should accommodate users of all modes of transport, including public transport, cycling and walking.
- The provision for vehicular movement is to be consistent with the development of a high-quality pedestrian environment within the street system.
- A high degree of accessibility is to be provided to places within the site for both able and disabled persons.

Building Envelope

- 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 above-mentioned 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 items.
 - 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.

Concept Master Plan



Vision

A vibrant health and wellbeing sanctuary which welcomes and supports the needs of the local and wider community – achieved through innovation and balance.

With the relocation of the former Manly Hospital health services to the new Northern Beaches Hospital in 2018, a unique opportunity arose to reshape the old hospital site into a contemporary health and well-being precinct that draws on its heritage while looking confidently towards the future.

The Department of Planning and Environment and COX Architecture have prepared a concept master plan for the former Manly Hospital Site informed by the vision statement, guiding principles, outcomes of the community consultation, environmental and specialist investigations and market sounding exercises.

Design Approach

Planning and Design Approach

As aforementioned, this phase of the project has included the development of a concept master plan for the site to present the overall vision for the future health and wellbeing precinct. However, the concept master plan provided within this study does not represent the ultimate design outcomes for the site. In this respect, the purpose of this study, and the concept master plan, is to establish design principles to appropriately guide and inform future detailed design of the precinct including built form outcomes. In this respect, these outcomes will be subject to a separate planning process under a future Concept Development Application which will benefit from further community input as well as specialist technical studies.

This Urban Design Study seeks to establish comprehensive design principles to inform the future design and built form outcomes of the precinct which will be subject to a separate planning process that will be subject to further assessment and consultation.

The following design principles and requirements will inform the design principles for the master plan intended to be submitted in the near future.

Public Domain and Landscape

The proposed health service precinct is located within a highly valued bush setting. The landscape vision, therefore, will be critical to ensuring the success of the development. The landscape focus will be on the restoration and activation of ecological corridors that will allow plant and animal species to thrive within a built public realm. The key principles of the landscape vision are set out in the discussion of *Open Space Structure*.

Development of the former Manly Hospital presents an opportunity to 'repair' and 'restore' the various ecologies of a place that is rich in its built heritage, its flora and fauna, and in its relationship to pre and post contact Aboriginal history. Regard for these assets should be foremost in the development of the built form.

The southern plateau of the site is where built form and open space meets the bushland. Here opportunities exist to acknowledge Indigenous heritage, connection to Country and knowledge sharing. Significant ecological communities remain protected allowing the development to benefit from being immersed in the bushland setting. Remnant sandstone walls and the old Peace Hospital façade become a focus of public domain spaces.

Ecological corridors transverse the site, encouraging ecological systems to connect beyond the site boundaries. Although connected tree canopies are minimized in response to bushfire control, a range of plant species can provide an important understorey layer for long-nosed bandicoots and other endangered animals.

Design Response

Structure Plan

The following plans and diagrams demonstrate just one of many design outcomes of how the vision can be realised in line with the design principles and requirements for the site. The indicative Structure Plan includes:

- Conservation and activation of green links as well as clear pedestrian movement through the site.
- A heart with open space, amenities and services for users and visitors alike.
- A legible loop road network with extension to the Adolescent and Young Adult Hospice (AYAH) to be developed by NSW Health in isolation from the broader Manly Hospital redevelopment project.

- Adaptive reuse of the heritage buildings for aged care and/or short-term accommodation.

The Structure plan includes opportunities for activating the Indigenous cultural heritage of the site and surroundings.



Structure Plan



Green Link/Movement	Internal Loop Road Network	Green Space/Conservation Areas
Common Amenities and Services	Adolescent/Young Adult Hospice	Allied Health/Therapy/Health Consulting
Health and Wellbeing/Respite/Special Needs/Aged Care/Education and Training		

Concept Master Plan

Similar to the Structure Plan, the Concept Master Plan represents just one example of how the vision and design principles and requirements can be achieved on the site.

The Concept Master Plan seeks to retain and celebrate the natural and built characteristics of the site in a number of ways. The built heritage items of the former manly hospital buildings, the old entry to the Manly Peace Memorial Hospital on Darley Road, the kiosk and Parkhill cottage have all been retained and will be adaptively reused to deliver some of the complementary health and wellbeing uses being proposed for the site.

The natural heritage of the site will also be retained and celebrated through a better connected landscape that ties in to the National Park to the south, retains all of the vegetation on the existing site, provides for new endemic species to be

planted and an overall increase of canopy cover and publicly accessible open spaces across the site.

New buildings will respect the built and natural heritage of the site and respond to the heritage facades and building orientation and the desire to connect landscapes through the site and its surrounds. Overall the master plan will result in the reduction of building bulk, scale and site coverage across the site compared to its previous form.

Opening up the site to Darley Road will afford greater permeability and visibility of the site from Darley Road. The rationalisation of vehicular movement within the future site will provide for a pedestrian priority core for east-west and north-south movements between facilities, amenities and supporting services.



Concept Master Plan



1	Darley Road streetscape	5	Central courtyard
2	Contemporary heritage ceremonial court	6	Indigenous cultural heritage parkland
3	Kiosk cafe space/entry plaza	7	Flexible Multi-functional Car Park
4	Shared pedestrian/vehicle space	8	AYAH Precinct

Land Use

The existing zoning of SP2 is required to be amended to facilitate additional health, wellbeing, and related uses shown below:

Restaurant or café

- Small scale premises to provide for the daily food and beverage needs on the site

Neighbourhood shop

- Small scale premises to provide for the daily convenience retailing needs on the site

Seniors housing

- A variety of accommodation for seniors including assisted living, aged care and respite care

Educational establishment

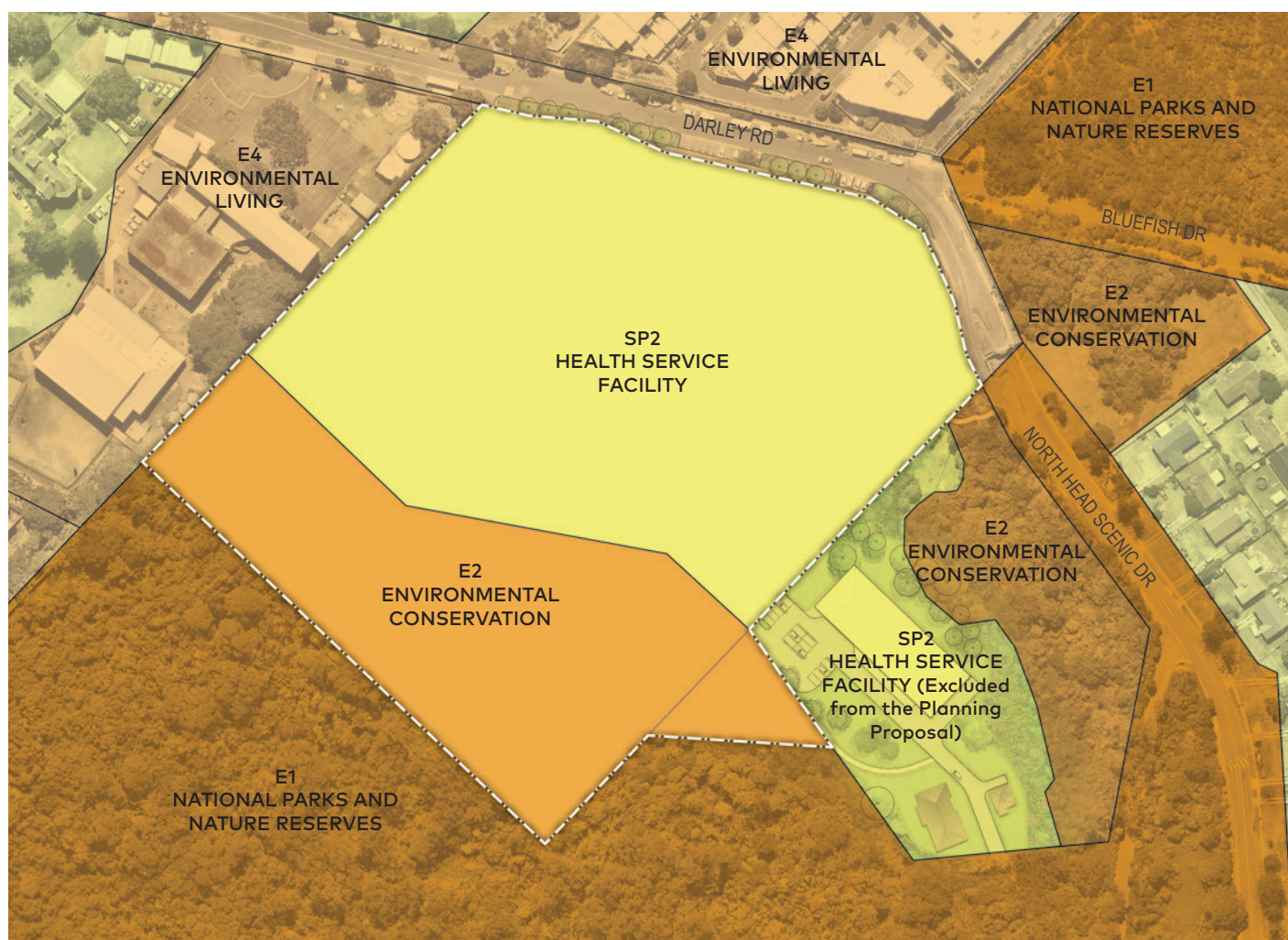
- Educational opportunities for health and wellbeing training and research and for broader community educational programs to be accommodated within the site

Community facility

- A multi-functional community facility that could be related to the health and wellbeing uses on the site, the public open spaces and other community uses

Group homes

- Health based accommodation that provides for particular housing needs for small groups to be located with a caregiver



Land Use



Adaptive Reuse of Heritage Items

Function centre

- A multi-functional facility that could be related to the health and wellbeing or education and training uses on the site, the public open spaces and other community uses

Centre-based child care facility

- A childcare facility to meet the needs for health and wellbeing workers on the site and the broader needs of the community

Recreation facility (indoor)

- Health and wellbeing related indoor recreation spaces related to therapeutic activities on the site

Landuse Mix

The Concept Master Plan proposes no more than 50% of the total GFA on the site is to be comprised of a single use.

The yields for the development have been derived from the height strategy and open space structure of;

- The site's topography
- Integrate significant Indigenous and European heritage
- Provide for balanced uses
- Improve connections to surrounding areas
- Create a high quality network of public places and parks

The site includes a number of buildings with heritage value. These have been identified in the commentary above. It is intended that these buildings are to be retained, conserved and adapted for reuse.

The Manly Peace Memorial Hospital facade, for example, will provide an ideal public anchor to the precinct, giving opportunities for public gatherings and memorial occasions.

The much loved Kiosk, conserved and restored, will continue to lend itself to food and beverage service and the focus for small social gatherings and chance meetings.

The Main Ward, with its larger floor plates, suits supported accommodation uses. The existing sandstone walls contribute to the overall landscape strategy, providing historic reminders of the development of the former hospital.

There are a number of architectural styles and techniques demonstrated within the site, these historic elements will both add to the character of the site and play an important role in sustainable planning and development.



The Manly Peace Memorial Hospital



Open Space Structure

The north-south pedestrian spine is anchored by two ceremonial spaces in the Manly Peace Memorial Hospital arches within a formal plaza that can host defence and community related ceremonies or other community events and will be frames by cafés and food and beverage outlets to meet the daily needs of users and visitors on the site.

The southern anchor is a ceremonial space that is dedicated to the legacy of aboriginal culture within Manly and North Head and ties in to a broader green network to, through and within the National Park.

The east-west connections through the site provide for pedestrian access from North Head Scenic Drive through to the kiosk on Darley Road via the active heart of the precinct and the ceremonial plaza. The southern east-

west link is a broader recreational trail that connects to the National Park and the aboriginal ceremonial space.

Open air car parking will be grassed and made available for community events such as markets and fairs when not being used for staff and visitor parking during the work day.

Open Space Functions and Hierarchy

The Public Domain and Landscape strategy has been organised with complementary functions and a clear hierarchy of spaces.

Respect and Integrate Heritage

The southern plateau of the site is where built form and open space meets the bushland. Here opportunities



Open Space Structure



Primary Public Domain	Heritage elements in landscape	Bushland setting	Flexible Multi-functional Car Park
Secondary Public Domain	Links and Movement	Existing trees to remain	

exist to acknowledge Indigenous heritage, connection to Country and knowledge sharing. Significant ecological communities remain protected allowing the development to benefit from being immersed in the bushland setting. Remnant sandstone walls and the old Peace Hospital façade become a focus of public domain spaces.

Create and Encourage Ecological Links

Ecological corridors transverse the site, encouraging ecological systems to connect beyond the site boundaries. Although connected tree canopies are minimized in response to bushfire control, a range of plant species can provide an important understorey layer for long-nosed bandicoots and other endangered animals.

Acknowledge Arrival and Address Darley Street Frontage

The existing kiosk and gateway heritage arch become significant arrival moments to the site from Darley Road. These provide opportunities to contextualise the site within the surrounding neighbourhood.

Hierarchy of Movement and Circulation

Pedestrian and vehicle movement is arranged to favour pedestrian comfort and access. Vehicle circulation includes conventional vehicle driveways via a looped network as well as slower shared pedestrian spaces towards the centre of the site where pedestrian movement will dominate.

Primary Public Domain Spaces

The sequence of public domain spaces includes areas of higher profile and more focused gathering for memorial and ceremonial events. A primary pedestrian pathway is directed through these spaces providing a central connection from north to south.

Secondary Public Domain Spaces

Less public facing areas, semi-private in nature, offer places for rest and reflection. Secondary pedestrian pathways link these spaces creating a strong network of useful spaces across the precinct.

For further information refer to Tract's *Public Domain Strategy and Landscape Strategy* report.



Arrival Moments (Source: Tract)



Bushland Interface (Source: Tract)



Primary Journey Line (Source: Tract)

Transport network

Public transport access to the site is via the bus network, with bus stops in close proximity in both directions on Darley Road. Studies suggest, however, that most travel to the site will be via cars.

The principle vehicle access to the site is via the north east entry/exit on Darley Road. (A second existing entry located just to the west of the principle entry will be made redundant). Existing on-street parking will remain with additional parking provided within the site to suit occupancy.









A loop road network within the site will provide vehicle access to all buildings. This network alternates between conventional dedicated vehicle driveways and shared slow zones where there is a concentration of pedestrian movement at the centre of the site. Pedestrian movement is described above in the Public Domain description.

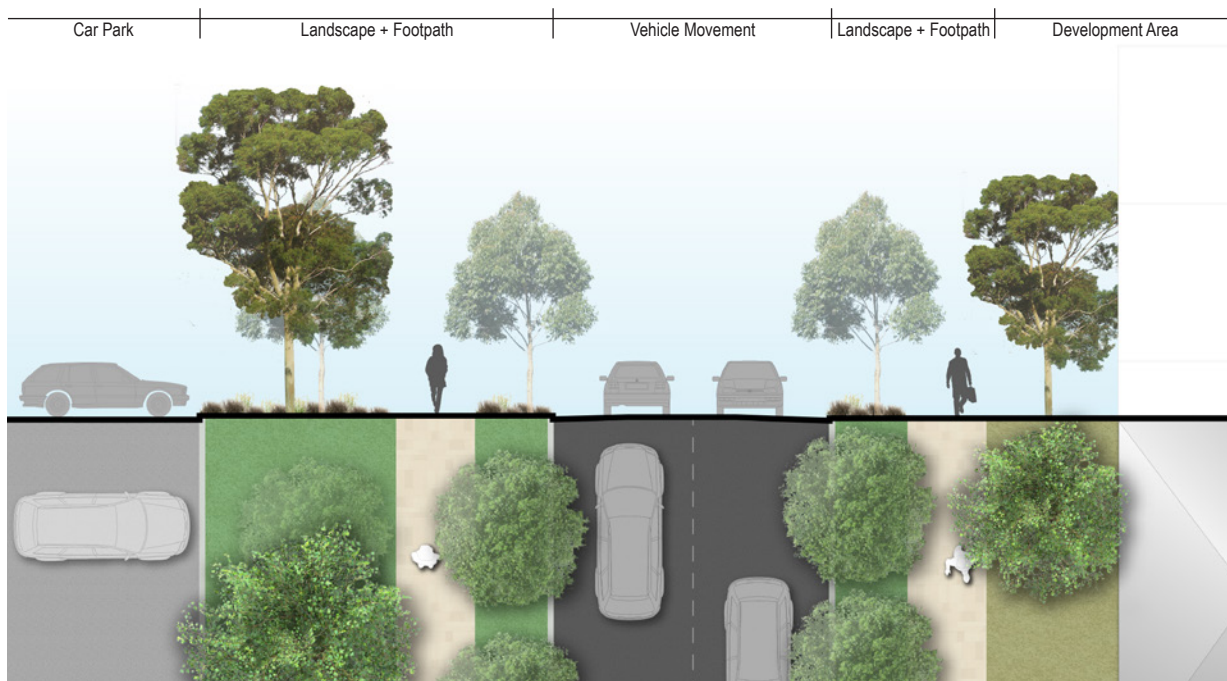
For additional information on traffic analysis refer to JMT Consulting's *Former Manly Hospital Site Preliminary Transport Assessment* report.



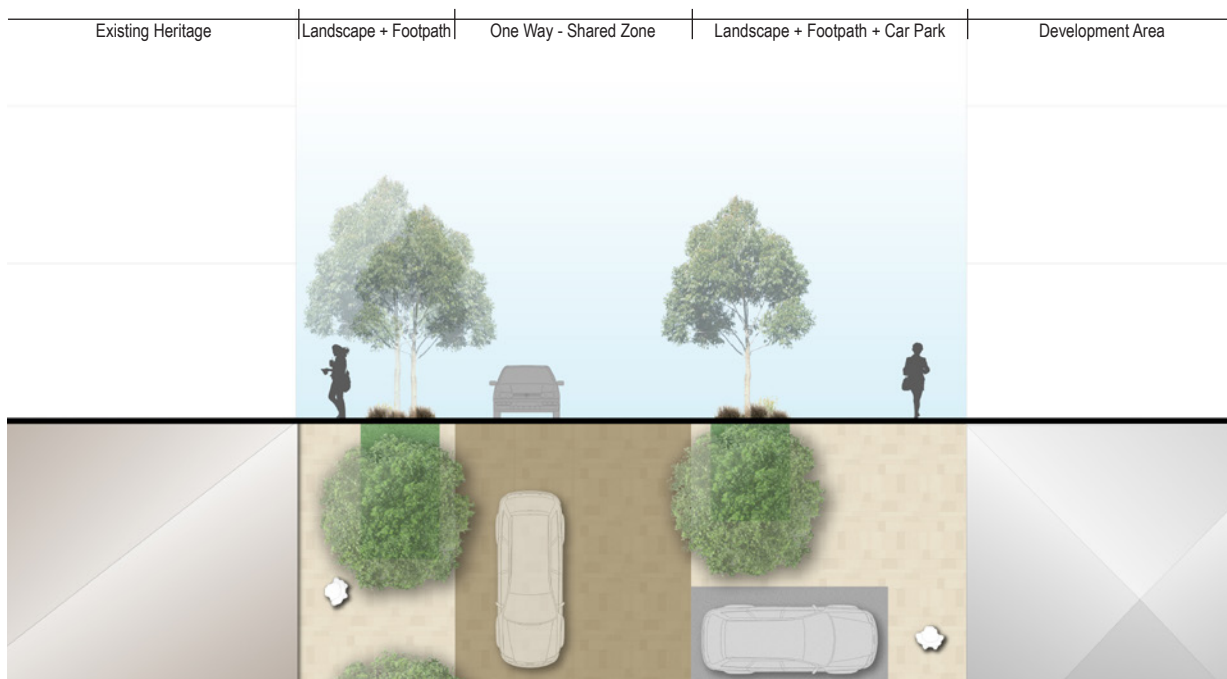
Access and Movement



 On-grade Parking	 Access to parking	 Vehicle Circulation - One-way
 Half Basement Parking	 Kiss & Ride	 Vehicle Circulation - One-way - Shared zone
 Flexible Multi-functional Car Park	 Vehicle Circulation - Two-way	



Street Section - Two way



Street Section - One-way - Shared zone



The Activity Node at the southern interface to the National Park



Activity Nodes and Active Frontages

The public domain offers a number of opportunities for social interaction at differing scales and densities. The site address on Darley Road, for example, is punctuated by the heritage facade where community gatherings can occur. Adjacent to the existing kiosk is a space for enjoying lunchtime conversations over food and beverage. As one moves into the centre of the development, there are a number of more private staff spaces and courtyards that offer refuge and outlook. Linked pedestrian paths, stairs and ramps provide for movement through the site towards a landscaped area adjacent to the dense bush. Here there are opportunities to acknowledge Aboriginal culture, a place for both public celebration and private contemplation. These varied activity nodes help to stitch the site together contributing to the health and well being of users and visitors alike.



Discovery Spaces (Source: Tract)



Open Space Structure



- Active Edges
- Activity Nodes
- Shared Zone

Sustainability Strategy

The Former Manly Hospital Site provides significant opportunity for sustainable design outcomes that reflect and reinforce the natural setting and future health and wellbeing uses of the site.

In line with these objectives, the consultant team has explored a suite of strategies that reflect a more natural or passive response to energy use, water consumption and reuse, rainwater capture and storage, transport and greenhouse gas emissions.

Based on the analysis, the following performance outcomes could be delivered by the Former Manly Hospital Precinct:

- Net Zero Emissions
- 100% of local electricity generated by on-site renewable energy
- 35% reduction in peak electricity demand
- 50% reduction in water demand
- 50% reduction in parking requirement
- 40% reduction in transport related emissions
- ~10 car share bays

Water Sensitive Urban Design (WSUD)

In line with best practice, water sensitive urban design measures have been incorporated into the design of the redevelopment aiming to:

- Improve stormwater quality
- Improve water efficiency
- Utilise alternative water sources

In order to improve the stormwater quality discharging from the site, the master plan proposes to incorporate gross pollutant traps and bioretention basins as the primary means of achieving the stormwater pollutant reduction targets. In addition to these measures, on-site detention and scour protection devices (such as energy dissipators and concrete aprons) may be required.

Additional measures such as the use of rainwater tanks, castellated kerbs and pervious pavement are also recommended to improve the water sensitive urban design outcomes for the site.

Gross pollutants traps can also be used to collect the more frequent runoff from minor storm events. before being treated by bioretention basins. Higher flows from larger storms are designed to bypass the water quality treatment measures.

Height Strategy

Groundplane

The site strategy is one that is defined by repair and restoration, with an intention to minimise further scarring of the site through unnecessary excavations.

New buildings, therefore are to be founded where possible on existing site benching levels. These levels will influence building heights with additional key aims to minimise overshadowing and maintain views.

Building Height Considerations

The future height strategy, which will be tailored with Council through the preparation of a future master plan, will balance a number of important considerations:

- Ensuring an appropriate relationship with surrounding nearby development which is in keeping with the local area.
- To consider and address the view corridor to the site.
- The economic imperative to achieve viable floor area yields that are fit for purpose
- The desire to limit building widths to encourage natural ventilation and cross flow
- The desire to minimise intrusive excavations for new work
- The desire to minimise unwanted overshadowing and to maximise winter sun penetration
- the desire to create an hospitable public domain that contributes to the health and well being of the community.

Building Height Requirements

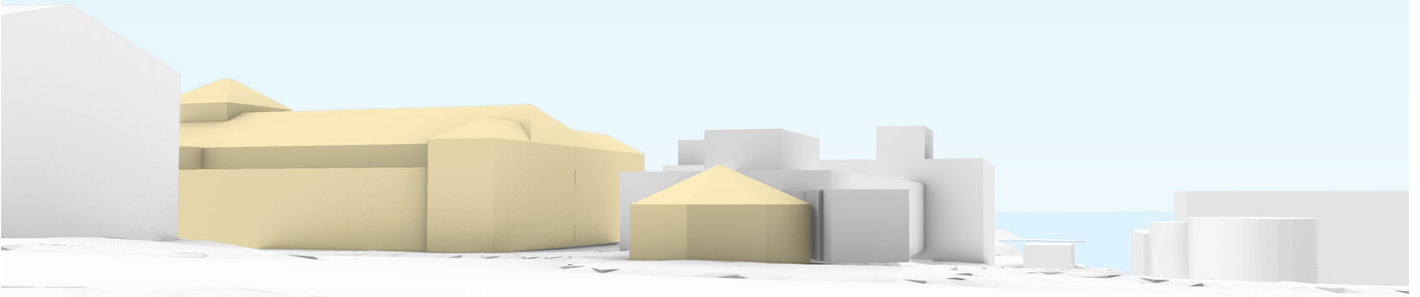
- Proposed building heights should step down the site in response to the site contours, offering views towards the harbour from adjacent buildings. The stepped built form will provide shade from summer sun exposure, while the spacing between buildings will encourage winter sun penetration into the linked pedestrian pathways and courtyards.
- Future development of the master plan and any application for development under various planning pathways should demonstrate how views to the site from prominent locations (such as Middle Head 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.
- The proposed buildings minimise the interface and aspect over the adjoining school play space will be a privacy concern for the school.
- That the building height across the site is in keeping with the design principles and the intent to reduce the built form on the site relative to its operational days as a hospital.
- No new overshadowing of the significant vegetation on the site and its surrounds including the littoral rainforest and national park

Shadow Analysis

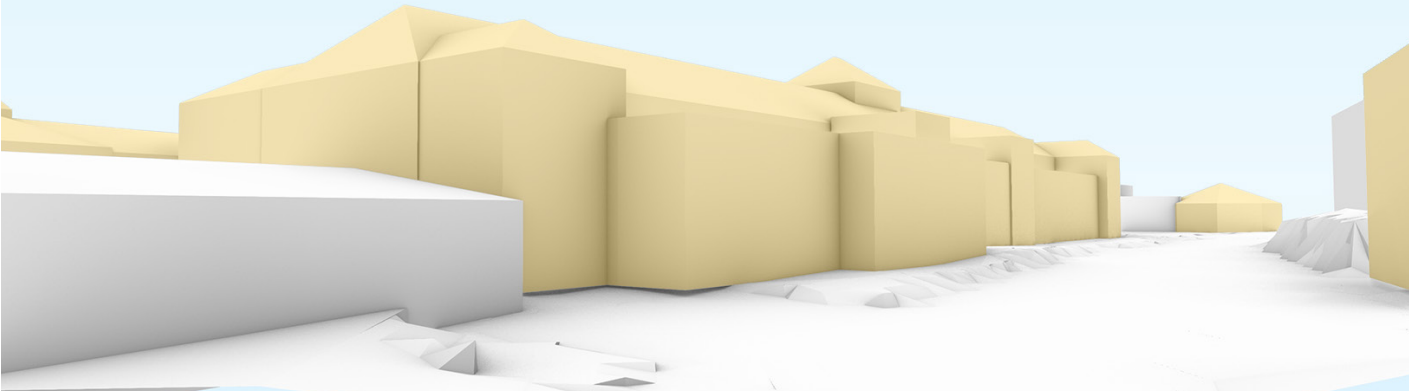
The site faces north-east, with good opportunities for passive solar response. Existing and proposed buildings are relatively narrow with east west axes, allowing for maximal northern exposures and minimal east and west facing elements.

Proposed building heights should step down the site in response to the site contours, offering views towards the harbour from adjacent buildings. The stepped built form will provide shade from summer sun exposure, while the spacing between buildings will encourage winter sun penetration into the linked pedestrian pathways and courtyards.

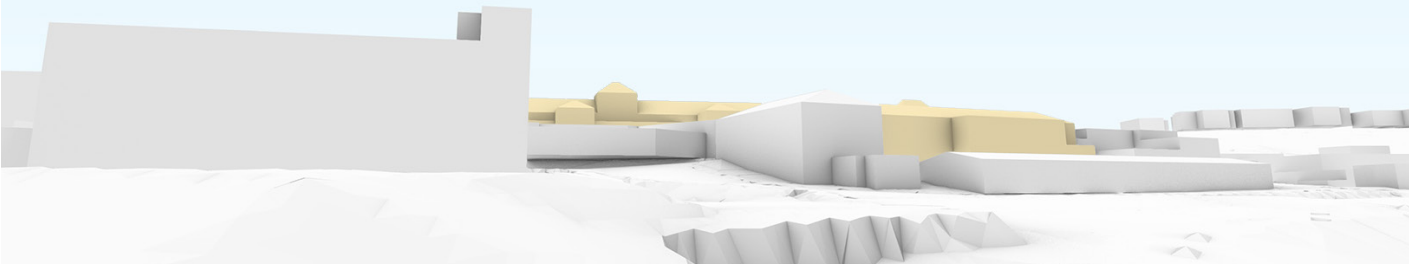
1. Entry from Daley Road looking south (existing)



2. Between Building 1 and 2 looking west (existing)



3. South west corner looking north (existing)



Note: The existing building envelopes have been produced from Nearmap and not a survey

Existing Built Form on Site Existing Built Form

Staging

Stage 1

Stage 1 of the development proposes to retain the SP2 Infrastructure (Health Services Facility) zoning designation for the south-east portion of the site. This will allow continued development of the AYAH facility to be delivered by NSW Health while further development consideration is given to Stage 2.

Stage 1 will include the new AYAH building and associated carparking and landscaping and access to the site is proposed from the Darley Road entrance.

There are two existing heritage structures on this portion of the site, the original Quarantine Station Medical Officer's house (Parkhill Cottage) and the adjacent stables building. These will be retained and repurposed to complement the AYAH functions.

The nearby sandstone walls will also be retained and restored.



Stage 1

Existing built form Proposed indicative built form Vehicle Circulation - Two-way



Stage 2

Stage 2 of the development comprises the bulk of the site, with a mix of new buildings and adapted heritage forming a health and wellbeing site. A variety of precincts have been identified (refer previous commentary), each with a range of building types and uses to complement the overall community intent.

Here the strategic aim is to weave existing landscape ecologies, built heritage, and Indigenous cultural heritage with new buildings and a revitalized public domain to create a functional and inviting health and wellbeing place.

Vehicular and pedestrian pathways and movement are clarified, green corridors are restored, landscape is enhanced, and building opportunities are supported by sustainable approaches to bushfire control and stormwater management.



Stage 2



- | | | |
|---|---|---|
| ■ Existing built form | ■ Proposed indicative built form | — Vehicle Circulation - Two-way |
| - - - Vehicle Circulation - One-way | ■ ■ ■ Vehicle Circulation - One-way - Shared zone | |

