

# Former Manly Hospital

Tract

## Public Domain Strategy and Landscape Strategy

### Supporting Documentation for Manly Hospital Redevelopment Proposal

Prepared for COX Architecture on behalf of NSW DPIE Development and Transactions



# Quality Assurance

**Former Manly Hospital**  
Public Domain Strategy and Landscape Masterplan

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Prepared By  
Annalie Reeves

Reviewed By  
Julie Lee

Project Principal  
Anne Lucas

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## vRevisions

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# Contents

<b>1</b>	<b>Introduction</b>	<b>04</b>		
1.1	This Project Vision and Aspirations	04		
1.2	This Document	04		
<b>Site Analysis</b>				
<b>2</b>	<b>Understanding the Place</b>	<b>06</b>		
2.1	Bushland settings	06		
2.2	Character Settings	07		
<b>3</b>	<b>Supporting Site Analysis</b>	<b>09</b>		
3.1	Landscape Opportunities	09		
3.2	Topography, Vegetation and Bush Fire Setbacks	09		
3.3	Access	09		
<b>Public Domain Design</b>				
<b>4</b>	<b>Design Principles</b>	<b>11</b>		
4.1	Respect and Integrate Heritage	11		
4.2	Create and Encourage Ecological Links	11		
4.3	Acknowledge Arrival and Address Darley Street Frontage	12		
4.4	Hierarchy of Movement and Circulation	12		
4.5	Primary Public Domain Spaces	13		
4.6	Secondary Public Domain Spaces	13		
<b>5</b>	<b>Character references</b>	<b>14</b>		
<b>6</b>	<b>Landscape Masterplan</b>	<b>15</b>		
<b>7</b>	<b>Landscape Cross Section</b>	<b>16</b>		
			7.1	Manipulating site levels gracefully 16
<b>8</b>	<b>Public Domain Materials</b>	<b>17</b>		
			8.1	Landscape vegetation selections 17
			8.2	Landscape hardscape selections 18
<b>Appendix A</b>				
<b>9</b>	<b>Significant Tree Assessment</b>	<b>20</b>		
<b>Figures</b>				
	Figure 1.	Site Location		05
	Figure 2.	Landscape Analysis Plan		09
	Figure 3.	Landscape Masterplan		12
	Figure 4.	Landscape Site Section		15

# 1 Introduction

## 1.1 This Project Vision and Aspirations

There is much to be celebrated and acknowledged with this site and the opportunities it offers for a successful and active health and wellness focused precinct.

The following report outlines the Public Domain Strategy and Landscape Masterplan to support meeting the vision for this site.

**Client Vision Statement and Objectives have been outlined as:**

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

The community will have continued access to the Site for social/recreation activities and use of public/private services.

The rainforest area will be permanently reserved.

The services developed on the Site will contribute to the health, wellbeing and care of the community.

The services provided from the Site’s uses will address a defined community need for which there are tangible and ongoing benefits.

These can be achieved by promoting the following aspirations

### 1. Maximise access to nature and recognise this wellness benefit:

The existing site character, vegetation and setting provide a rich starting point for a public domain environment which can provide repair, reflection, rejuvenation and simple comfort for body and soul.

Figure 1. Site Location

### Encourage porous boundaries:

The location and proximity to existing movement networks provides opportunity for useful connections through the site which will encourage the public domain of this precinct to be accessible, inviting, active and of benefit to the immediate neighbourhood and beyond.

### 3. Promote cultural appreciation and highlight this significant aspect:

Cultural references are many layered in this site. This work to reframe this precinct offers a moment to capture, record and share stories about the natural landscape, pre-colonial settlement and recent history of the area. This should be in consultation with Aboriginal knowledge holders to allow this aspect to be embedded within the evolution of the project.

## 1.2 This Document

This document is a supporting report to be read alongside the companion expert studies as outlined in COX’s overarching planning proposal for this project

As outlined in the brief for this scope of works, key landscape considerations for the Former Manly Hospital site include:

- integration with adjacent education, residential, recreational and conservation uses;
- potential links to Sydney Harbour National Park;
- retention and revitalization of existing landscapes on the site; and
- mitigation of bushfire risk

This document outlines a public domain strategy and landscape masterplan to provide a response to the clients brief and the appropriate response to the site.

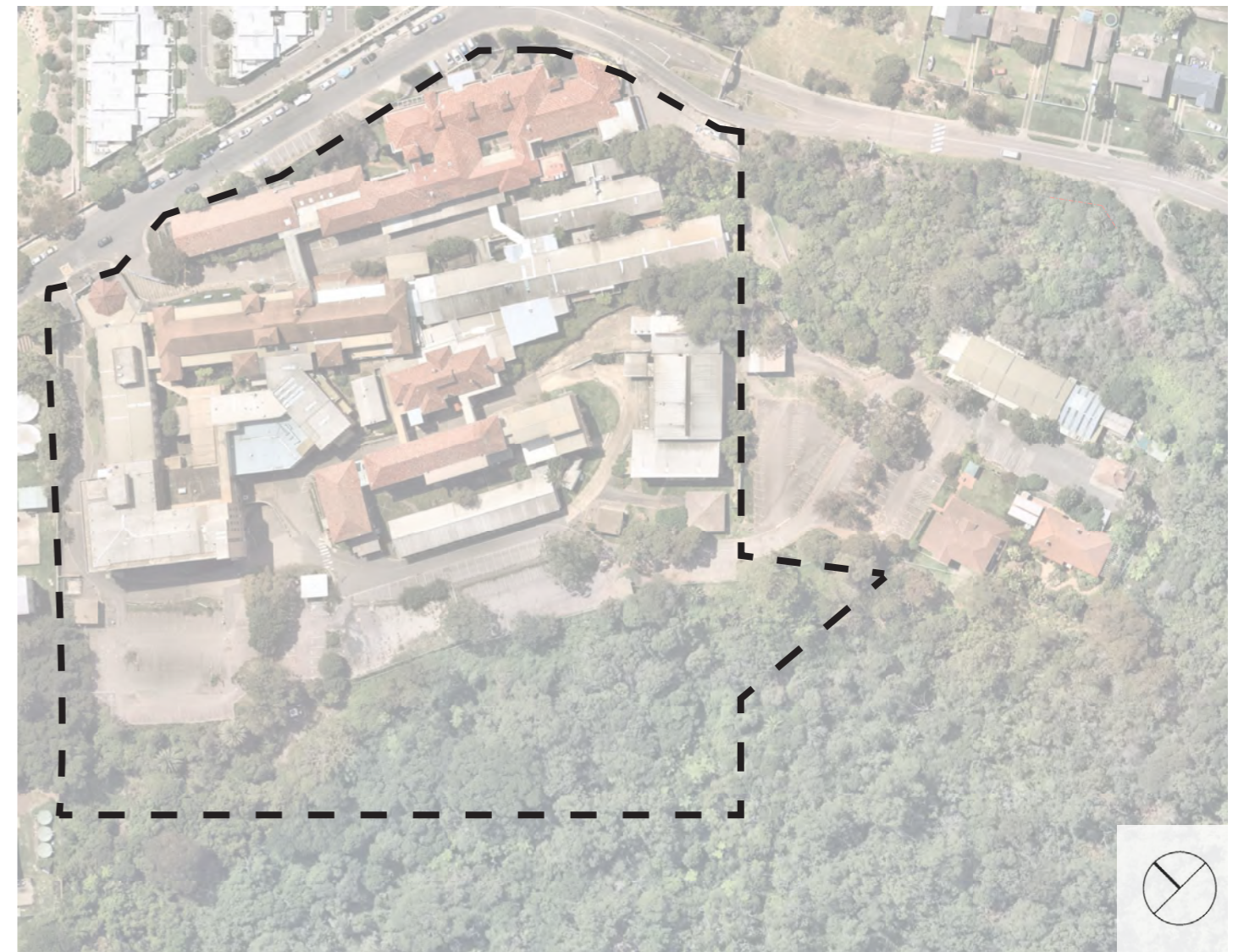
Key landscape outcomes of the Former Manly Hospital site master plan are

- To enhance the built and natural environment within the Northern Beaches and Sydney Harbour National Park;

- To deliver a high quality public domain including public open spaces and/or publicly accessible open spaces;
- To protect key spaces, places, destinations and view corridors;
- To improve pedestrian amenity and safety;
- To preserve and enhance activity along adjacent

streetscapes and complementary uses and users;

- To develop a consistent language and design approach that complements the history, heritage, ecology and character of the Site, North Head, Manly, the Northern Beaches and Greater Sydney; and
- To deliver a multi-purpose, year-round wellbeing precinct to cater for health, wellbeing, recreational and cultural requirements of a growing metropolitan region.





# Site Analysis





## 2 Understanding the Place

### 2.1 Bushland settings

Site context and location establish some requirements to be respected which also provide a number of opportunities for landscape site design



#### Bushland character

The immediate surrounding bushland offers distinct and memorable setting which also provide an appealing visual context and experience.

Connections to nature, views of vegetation and apparent immersion in the bush provides opportunity to connect with nature which are important aspects of the site context, and particularly appropriate as a location for a wellness and health precinct.



#### Significant and Protected Vegetation

Significant ecological communities within and around the site have been identified for protection.

The presence of these communities help define the strategy for the public domain in terms of assisting with site planning and access, plus guide vegetation species selection.

A number of significant trees are identified for retention, for their ecological value as well as being of notable scenic quality.



#### Ecological Links

With the retention of much of the existing vegetation, and the nature of the protected communities there are opportunities for ecological links to be strengthened across the site through the new proposals.

Provision of connected ecological links will be to the benefit of flora and fauna and encourages porous site boundaries.



#### Bushfire risk

Bushfire risk assessment identifies a BAL 40 setback boundary within the site.

Identification of this set-back guides the masterplan and forms a baseline for the public domain strategy and design of the landscape masterplan.



## 2.2 Character Settings

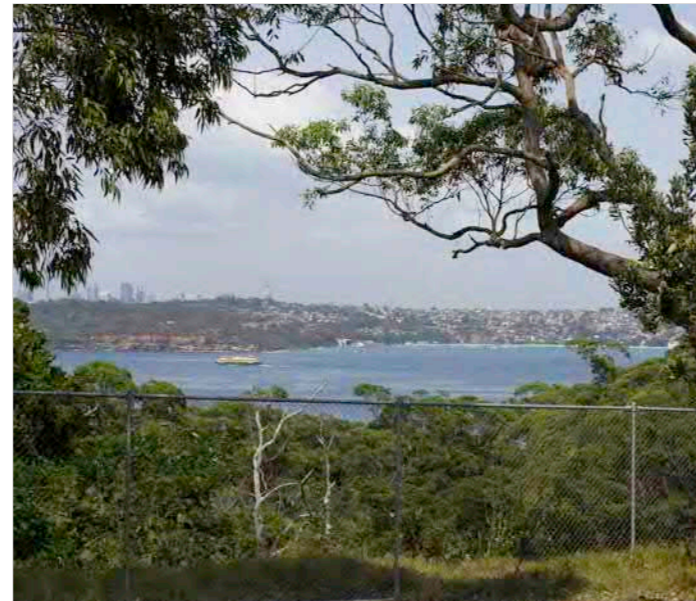
Existing physical elements create distinct and memorable character which can be emphasised in future proposals



### Topography

The site has a notable level change of 15m from Darley Road on the north boundary to the southern site boundary, with which flattens into a plateau area along the south boundary. Existing buildings navigate this level change, being terraced/built into the slope, with car parking arranged on the lower plateau area.

As a result, north-south circulation roads and pathways are steep. Public domain strategy will investigate opportunities to provide accessible pathways across the site.



### Views and Vantage Points

Given the topography, there is opportunity to highlight notable vantage points from within the public domain.

Significant opportunities are:

1. from Darley Road where a highpoint allows for views across the tree tops towards the harbour; and
2. from mid AYAH site where water and distinct city views are also achieved across the bushland.

This provides guidance for public domain strategy to ensure these view corridors are highlighted, form part of the public domain experience and provide memorable moments within the precinct.



### Cultural connections - Indigenous Heritage

Connection to country opportunities will be found in many layers of the site.

Contemporary aboriginal stories from knowledge holders can be shared to inform design along with opportunities to reveal more ancient cultural stories through detailed site examination. This particularly relevant across the southern portion of the site where heritage studies suggest the geology and soils may have more stories to share.



### Cultural connections - Contemporary Hospital Heritage

Stone boundary walls, original entry archway and kiosk are identified as being of contemporary heritage value which will be retained and celebrated as part of the public domain.

These provide landscape reference of the former hospital and provide opportunity to shape the site planning of the future precincts as well as enrich the character of the public domain spaces.

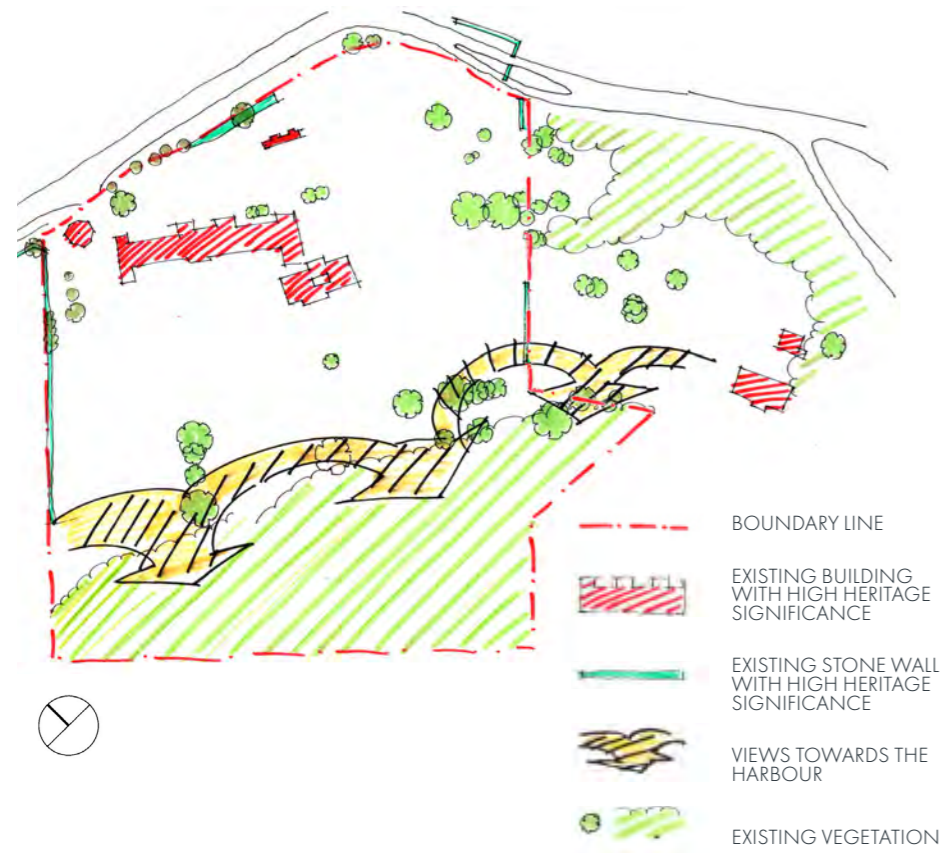




Figure 2. Existing Site Landscape Plan



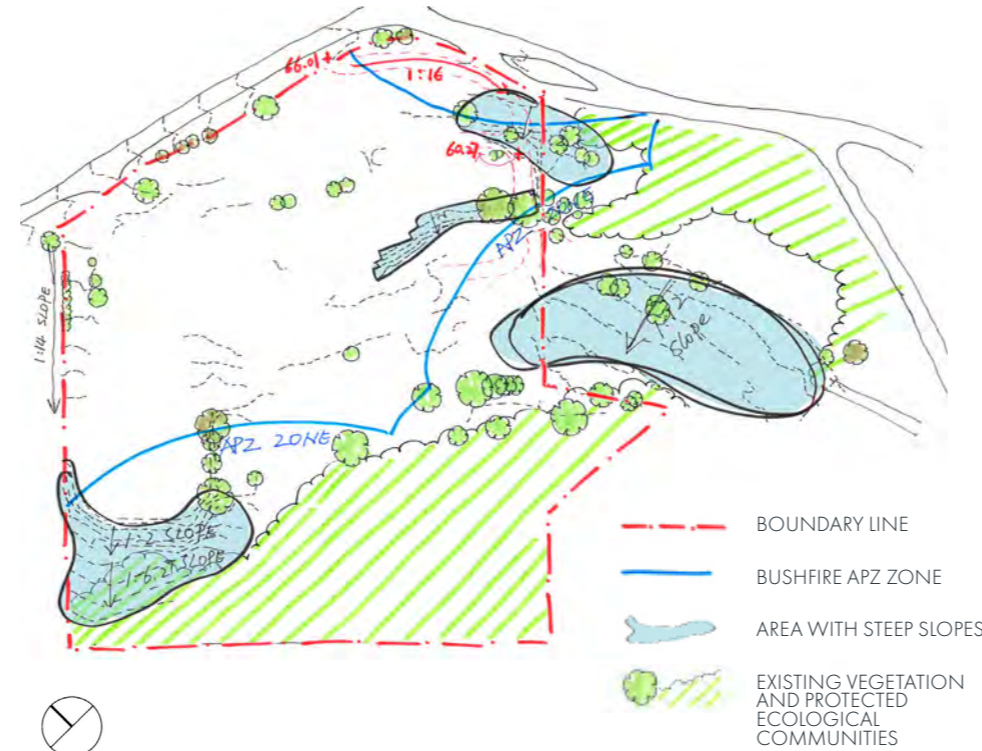
### 3 Supporting Site Analysis



#### 3.1 Landscape Opportunities

There are a number of physical constraints which help to direct the site planning and appropriate use of space.

- Maximise and emphasise views towards the water
- Respect and celebrate existing heritage buildings and landscape features
- Retain and protect existing vegetation



#### 3.2 Topography, Vegetation and Bush Fire Setbacks

Steep slopes suggest movement and circulation patterns.

Vegetation selection will be guided by bushfire risk and take inspiration from significant and protected ecological communities.

APZ boundary line dictates set-back to minimise bushfire risk. This guides nature of tree layout, planting arrangement and species selection in this zone., in accordance with bushfire risk assessment.



#### 3.3 Access

Primary access to the site is from Darley Road.

There is secondary access available from the east boundary.

Bus stops are in close proximity in both directions on Darley Road



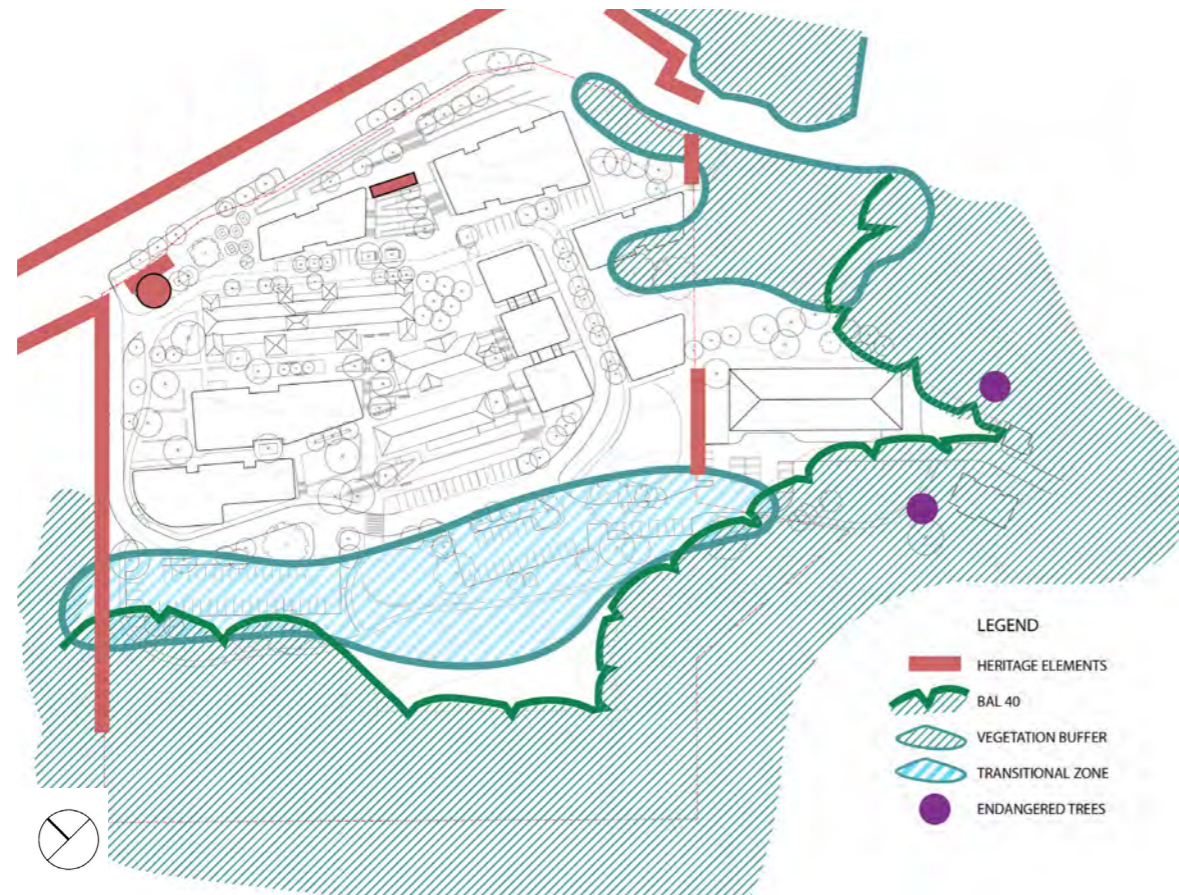
# Public Domain Design

CHAPEL

SOUTH WING







**4.1 Respect and Integrate Heritage**

Indigenous heritage is celebrated across the southern plateau where open space meets bushland. This is a transition space which can provide opportunities to acknowledge connection to country through contemporary indigenous knowledge sharing as well as aspects which may be revealed through detailed studies of this area.

Significant vegetation, and ecological communities remain protected, allowing the precincts character to benefit from being immersed in the bushland setting.

Stone walls remain as boundary details, kiosks and original gateway arches become a focus of public domain spaces.



**4.2 Create and Encourage Ecological Links**

Ecological corridors are available through the site through connected vegetation corridors. These transverse the site and beyond to encourage these ecological systems to have corridors which connect beyond site boundaries.

Connected canopy will be limited to beyond the bushfire setback boundary, however appropriate ground covers and tussock grasses can provide an understorey layer for long nosed bandicoots, one of the local protected and endangered animals.

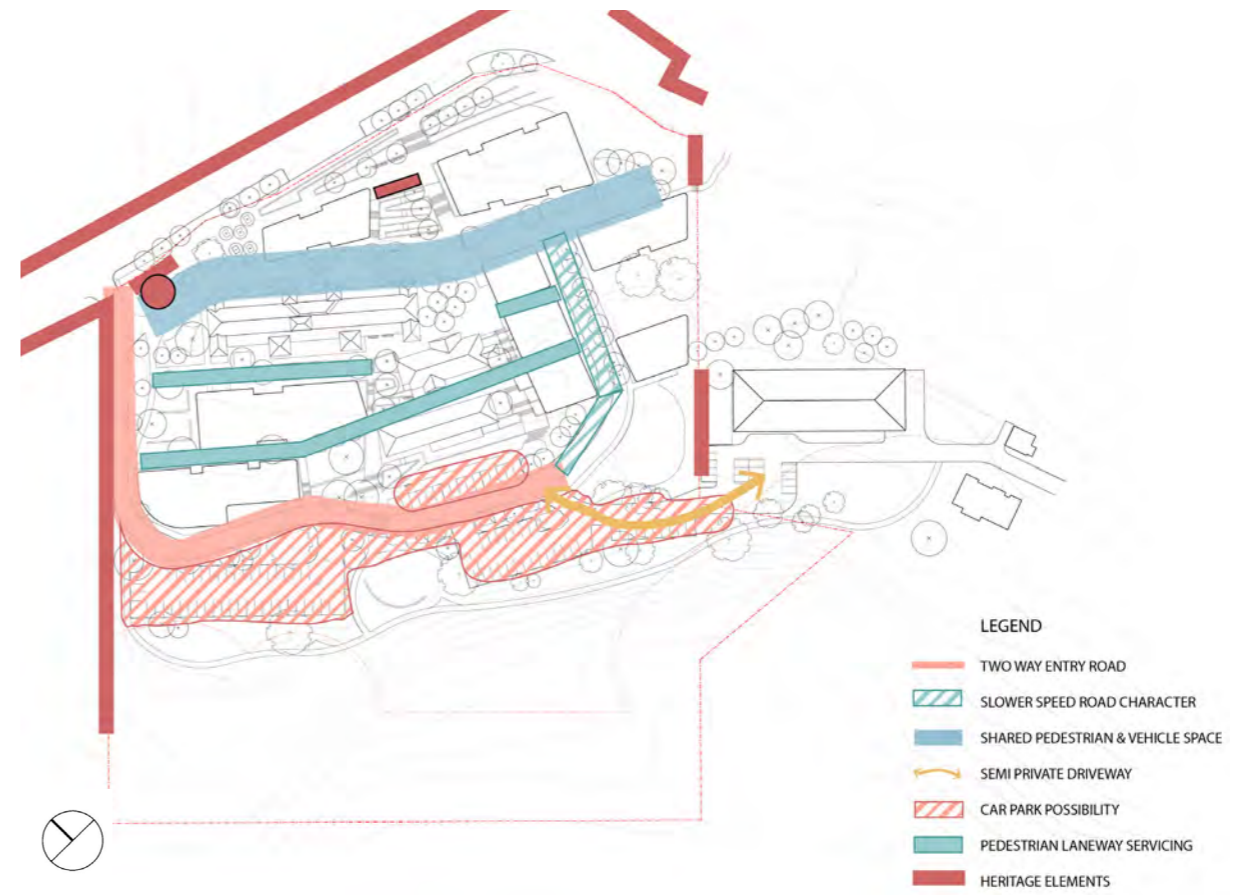




### 4.3 Acknowledge Arrival and Address Darley Street Frontage

Kiosk and Gateway arch become significant arrival moments to the precinct. Both areas are high profile public domain gathering spaces, which announce the entry points to precinct along Darley Road.

This is supported with a high quality streetscape public domain address to Darley Road providing acknowledgement of the precinct in the neighbourhood.



### 4.4 Hierarchy of Movement and Circulation

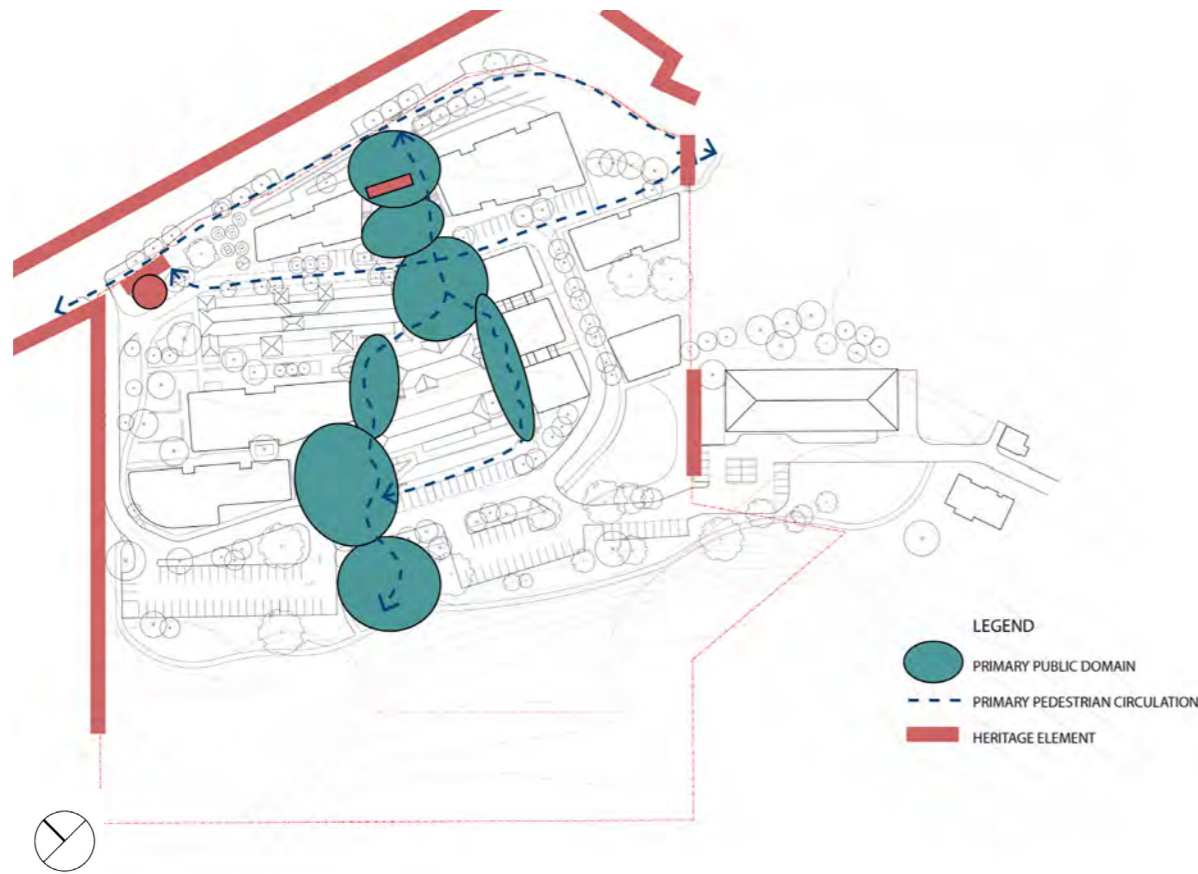
Pedestrian and vehicle movement is arranged to favour pedestrian comfort and access as a priority.

Vehicle circulation around the site is organised into medium/slow and shared with pedestrian spaces. A traditional driveway accommodates most movement, with slower vehicle environments towards the centre of the site where pedestrian movement will dominate.

Access towards AYAH appear as a semi-private driveway access laneway.

Figure 3. Figure Caption



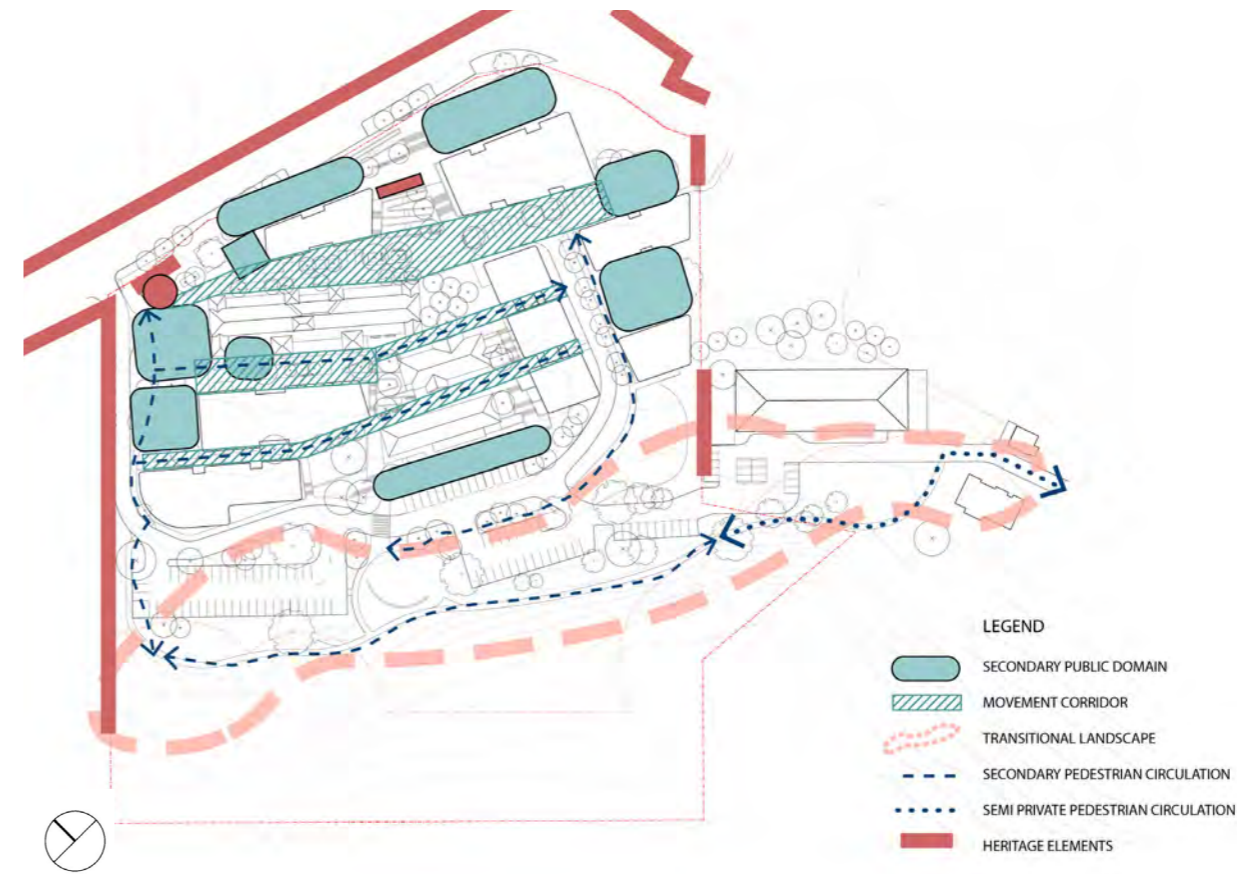


#### 4.5 Primary Public Domain Spaces

There is a sequence of public domain spaces which have higher profile and more focused public use.

These are intended to be the busier central gathering spaces, offer space for memorial and ceremonial events.

A primary pedestrian pathway is directed through these spaces providing a central connection from north to south.



#### 4.6 Secondary Public Domain Spaces

Secondary public domain spaces throughout the precinct support the public domain network.

These are less public facing with some appearing semi-private in nature and offer reflection and rest.

Secondary pedestrian pathways link these spaces creating a strong network of useful spaces across the precinct.



## 5 Character references



Address to Darley Road and frontage between street and precinct spaces

Primary pathways and high profile public domain spaces.

Transition spaces between precinct and bush

Intimate courtyards and quieter moments





# 6 Landscape Masterplan



Figure 4. Landscape Masterplan

1:1000 (A3)





## 7 Landscape Cross Section



### 7.1 Manipulating site levels gracefully

There is a 15m change in level across the site from north to south. The public domain terraces step down the site with a series of ramped walkways and steps providing pedestrian circulation.

The dramatic change in level allows for this site to offer a layered public domain experience. While views out of the site are captured between buildings and this opportunity emphasised, each terrace has its own distinct place and role within the masterplan.



## 8 Public Domain Materials

### 8.1 Landscape vegetation selections

Vegetation selection will follow these principles

Provide a transitional experience from looser native bushland planting to more manicured and smaller scaled precinct plantings.

Celebrate cultural connections and use opportunity to represent a healing landscape through cultural plantings with a medicinal purpose.

Include rich and textural detailed plantings which provide detailed in smaller scale spaces.

Provide linked corridors for ecological connections. Particularly allow for connected ground cover which includes a tussock grass corridors for long nosed bandicoots.

Be low maintenance and hardy to low water conditions.

Provide opportunities to support Water Sensitive Urban Design through placement of swales and use of plant species in those areas which can play a water filtering role.

Consider detailed design which adopts passive irrigation techniques.

Provide a buffer space between the precinct planting and the surrounding bushland where there is no connected canopy in accordance with bush fire risk assessments.





## 8.2 Landscape hardscape selections

Selections for hard materials for public domain spaces will follow these principles

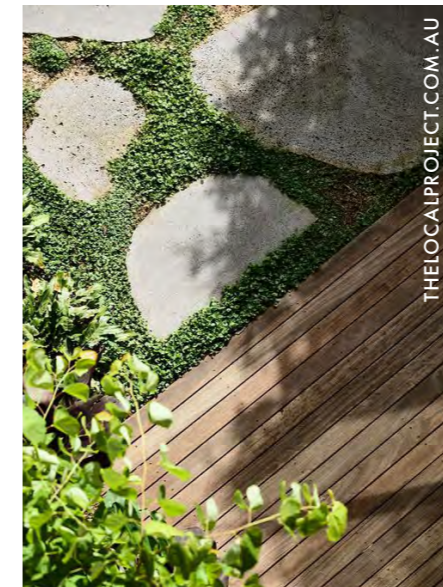
Relate to the purposes of the space which will range from public high profile domain places to smaller, more intimate and domestic type courtyards.

Have a grain, scale and dimension appropriate to the scale and pace of the space.

Represent local colours and textures, and provide a transition between the precinct frontage/ central spaces and the less polished bushland surrounds.

Provide comfort and invitation to stop, rest and reflect.

Consider minimising impervious surfaces across the site by using porous materials where appropriate.



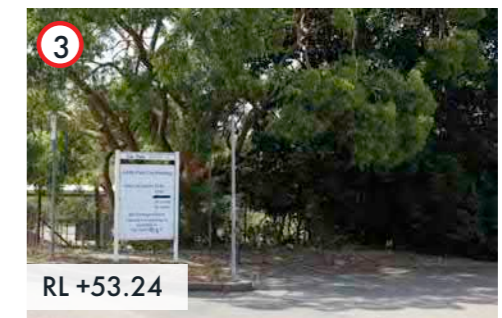
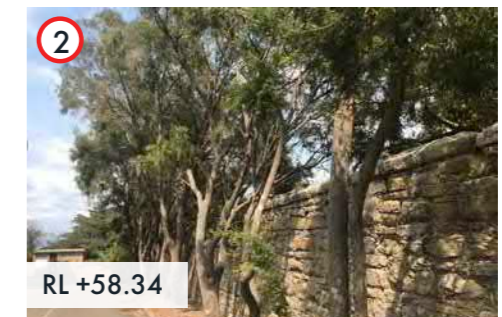
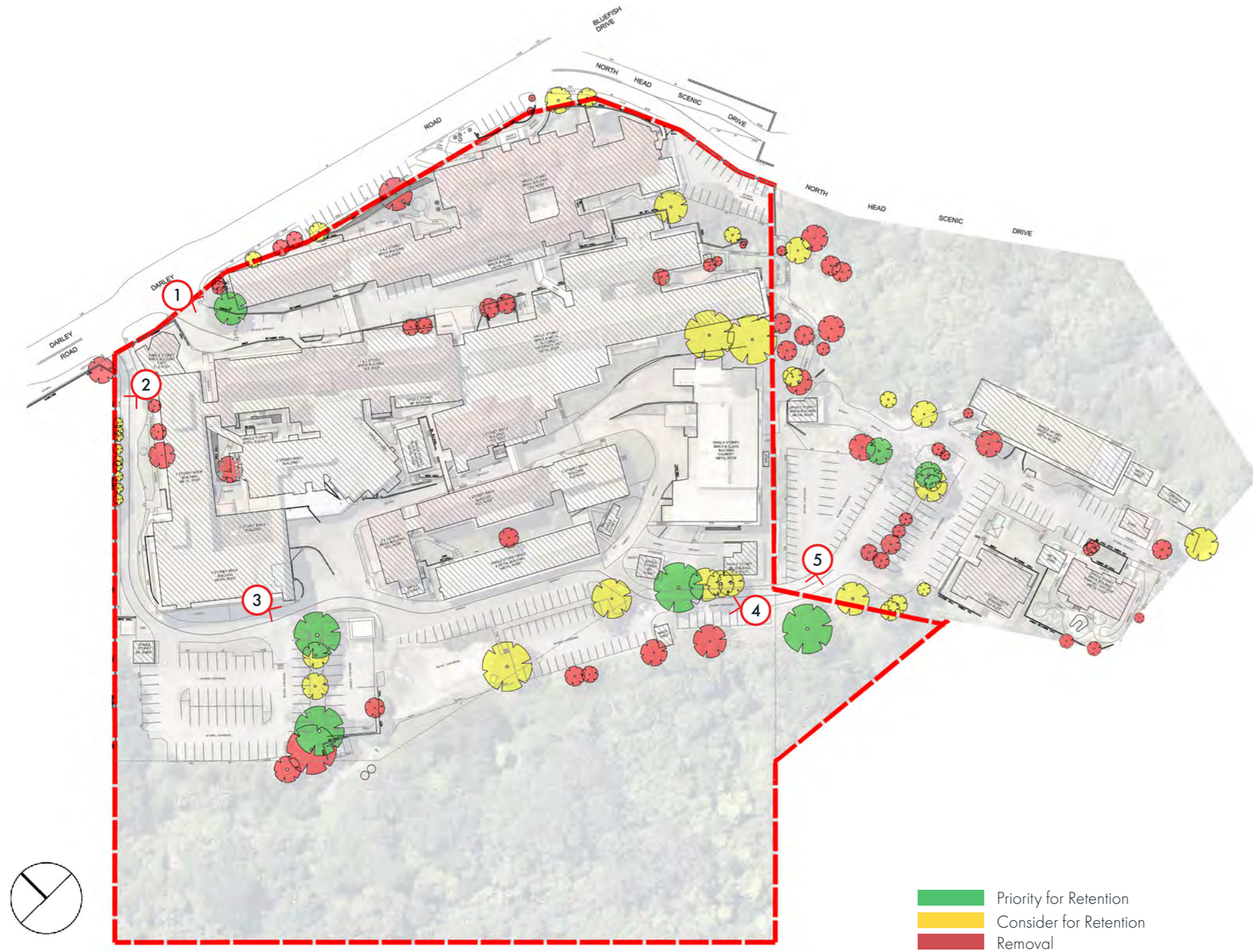


# Appendix A

MANLY PEACE MEMORIAL HOSPITAL

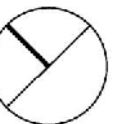
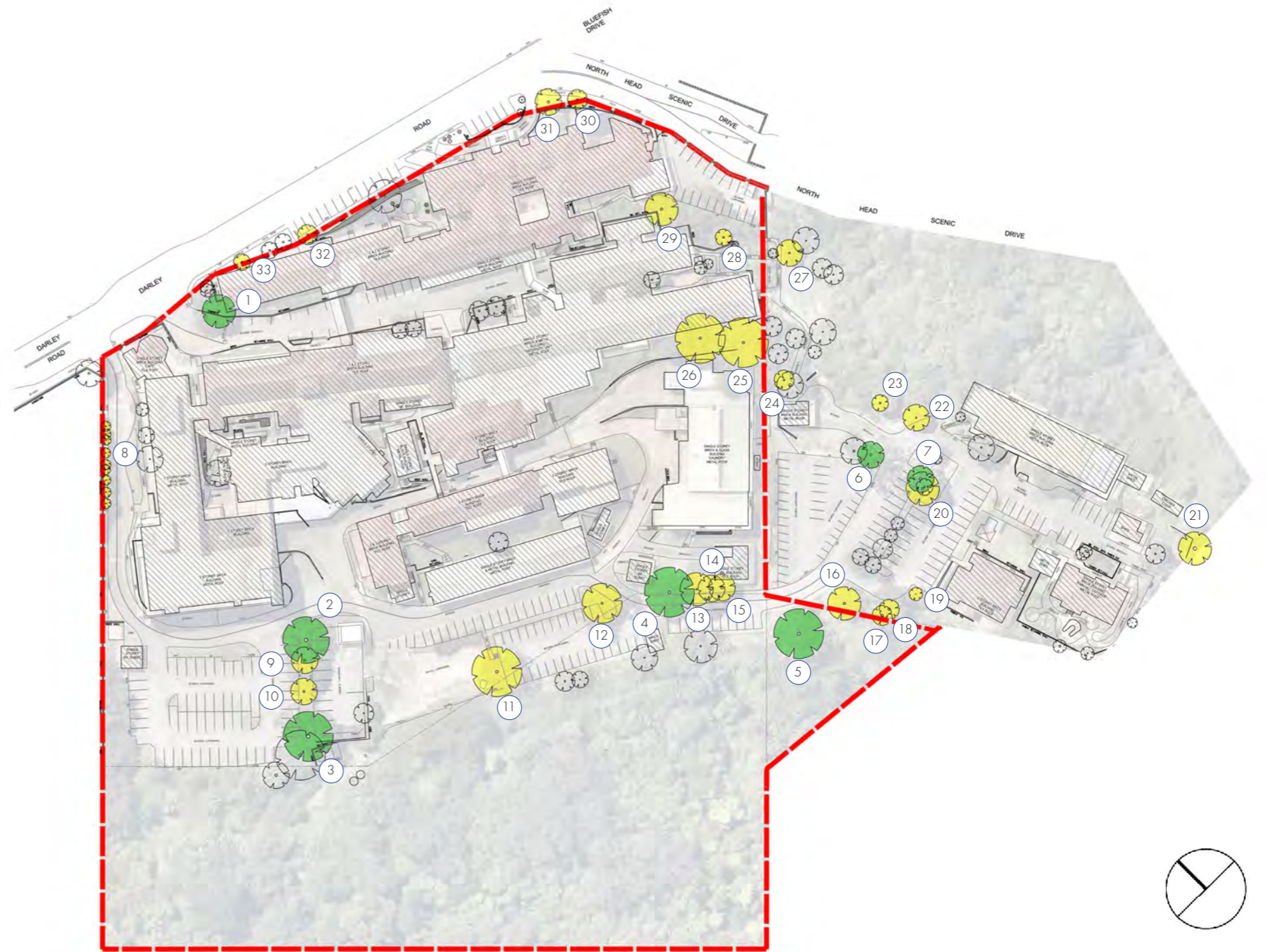


# 9 Significant Tree Assessment





<i>Former Manly Hospital</i>			
<b>PLANTING SCHEDULE</b>			
<b>CODE</b>	<b>BOTANIC NAME</b>	<b>COMMON NAME</b>	<b>HEIGHT (m)</b>
<b>PRIORITY FOR RETENTION</b>			
1	<i>Corymbia maculata</i>	Spotted Gum	11
2	<i>Angophora costata</i>	Red Gum	9
3	<i>Eucalyptus grandis</i>	Flooded Gum	17
4	<i>Eucalyptus botryoides</i>	Bangalay	13
5	<i>Eucalyptus robusta</i>	Swamp Mahogany	14
6	<i>Eucalyptus grandis</i>	Flooded Gum	12
7	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	12
<b>CONSIDER FOR RETENTION</b>			
8	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	8
9	<i>Ficus rubiginosa</i>	Port Jackson Fig	10
10	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6
11	<i>Eucalyptus botryoides</i>	Bangalay	14
12	<i>Eucalyptus botryoides</i>	Bangalay	11
13	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	11
14	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	12
15	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	13
16	<i>Corymbia maculata</i>	Spotted Gum	9
17	<i>Casuarina glauca</i>	Swamp She-oak	16
18	<i>Casuarina glauca</i>	Swamp She-oak	14
19	<i>Corymbia eximia</i>	Yellow Blood-Wood	7
20	<i>Eucalyptus botryoides</i>	Bangalay	9
21	<i>Angophora costata</i>	Sydney Red Gum	12
22	<i>Glochidion ferdinandi</i>	Cheese Tree	10
23	<i>Glochidion ferdinandi</i>	Cheese Tree	6
24	<i>Angophora costata</i>	Sydney Red Gum	9
25	<i>Ficus macrophylla</i>	Moreton Bay Fig	12
26	<i>Banksia integrifolia</i>	Coastal Banksia	12
27	<i>Callistemon salignus</i>	Willow Bottlebrush	7
28	<i>Angophora floribunda</i>	Rough Bark Apple	8
29	<i>Banksia integrifolia</i>	Coastal Banksia	11
30	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	12
31	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	12
32	<i>Lophostemon confertus</i>	Brush Box	7
33	<i>Lophostemon confertus</i>	Brush Box	8





Contact Tract

Office

Tract Sydney  
Level 80/ 8 Mount Street  
(0)2 9954 3733  
sydney@tract.net.au