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04/12/2020

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**RE: PEX2020/0009 - 150 Darley Road MANLY NSW 2095**

International College of  
Management, Sydney Pty Limited  
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To Northern Beaches Council,

We are writing about Planning Proposal Number: PEX2020/0009. This planning proposal is of significant interest to the International College of Management Sydney (ICMS) due to the proximity of the subject site. ICMS was involved in the stakeholder engagement process by the Project Steering Advisory Committee (PSAC). We are aware of the vision statement, guiding principles and outcomes of the community consultation.

After the closure of the former Manly Hospital in late 2018 ICMS has indicated its interest in a portion of the site for educational use. We are aware of the desire within the community for the site to be used as a future health and wellbeing precinct serving local, district and regional communities of the Northern Beaches. ICMS is an institution that has been part of the Northern Beaches community for over 20 years and prior to these events we had begun investigating developing an award course in Health Management. The submission of this planning proposal, if successful, will create the possibility for a collaboration to use the site for educational purposes that are consistent with the desire for the site to be used as a health and wellbeing precinct.

Irrespective of this possibility we have reviewed the submission and we support the proposed master plan. We understand that the planning proposal seeks to amend the Manly Local Environmental Plan 2013 to permit additional permitted uses at the site. We believe these additional uses will allow for the primary role of the site to remain as a health services facility, while revitalising the site to meet the needs of the community. The uses will remain health and community focused allowing the site to remain as an important public asset into the future. One of the key mechanisms that will allow for this to be achieved is the potential precincts that have

been identified, which we note includes a precinct that would allow for educational use.

We believe that the guiding design principles that have informed and directed the proposed master plan satisfy environmental, human, social and cultural considerations. Those principles are:

- Continued community access
- Conservation of the rainforest area
- Health and wellbeing services
- Collective services and partnerships
- Financial sustainability

The proposal will bring many benefits to the Northern Beaches community. Some of those benefits include maintaining and celebrating the history of the site including the indigenous cultural heritage and the adaptive reuse of the historically significant buildings. The preservation and protection of the natural habitat with bushfire mitigation strategies and ecological corridors to allow for the free movement of wildlife, strategies that we have already implemented successfully on the St Patrick's estate. The activation of public spaces and the interaction of pedestrian areas with environmental areas for public enjoyment. The topographical considerations for the layout of the buildings is sensitive to the terrain of the site and contributes to optimising the views from the site. Each of these benefits will be enjoyed by the Northern Beaches community for many years to come.

We have three concerns about the proposal, which are addressed to varying degrees by the proposal, however we would like to highlight them. The environmental areas will require ongoing management and some consideration will need to be given as to how this will be achieved. The public transport to the site is limited and we would like to suggest that additional bus services are added to service the needs of the site and reduce the need for parking. It would be beneficial to ensure that at various points throughout the site the rich history of the site is commemorated in a similar fashion to what the Harbour Trust has done at North Head. We believe that these concerns can be effectively addressed as part of the planning proposal processes.

In summary, the concept master plan retains and celebrates the nature and built characteristics of the site. It will allow for the site to be enjoyed by the Northern Beaches community for many years to come and ensures that this important public asset continues as part of our regional and national heritage.

Kind Regards,  
Rowan Courtney-O'Connor  
ICMS CEO & President