

# Former Manly Hospital Masterplan and Rezoning 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 Frenches Forest.

## Purpose

The following report has been prepared by Cox Architecture on behalf of the NSW Department of Planning, Industry 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 through the adoption of a site-specific DCP at a later date. This will occur once additional land uses are permitted at the site – via the planning proposal process.



## 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, DPIE, Health, stakeholders, 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 DPIE. 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 DPIE, a pre-lodgement meeting with Northern Beaches Council has occurred and workshops undertaken with the Project Steering Advisory Committee (PSAC) to assist Government in understanding the potential and future uses for the site.

### Community Participation

In addition to community consultation undertaken in 2019, 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 permit additional 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.



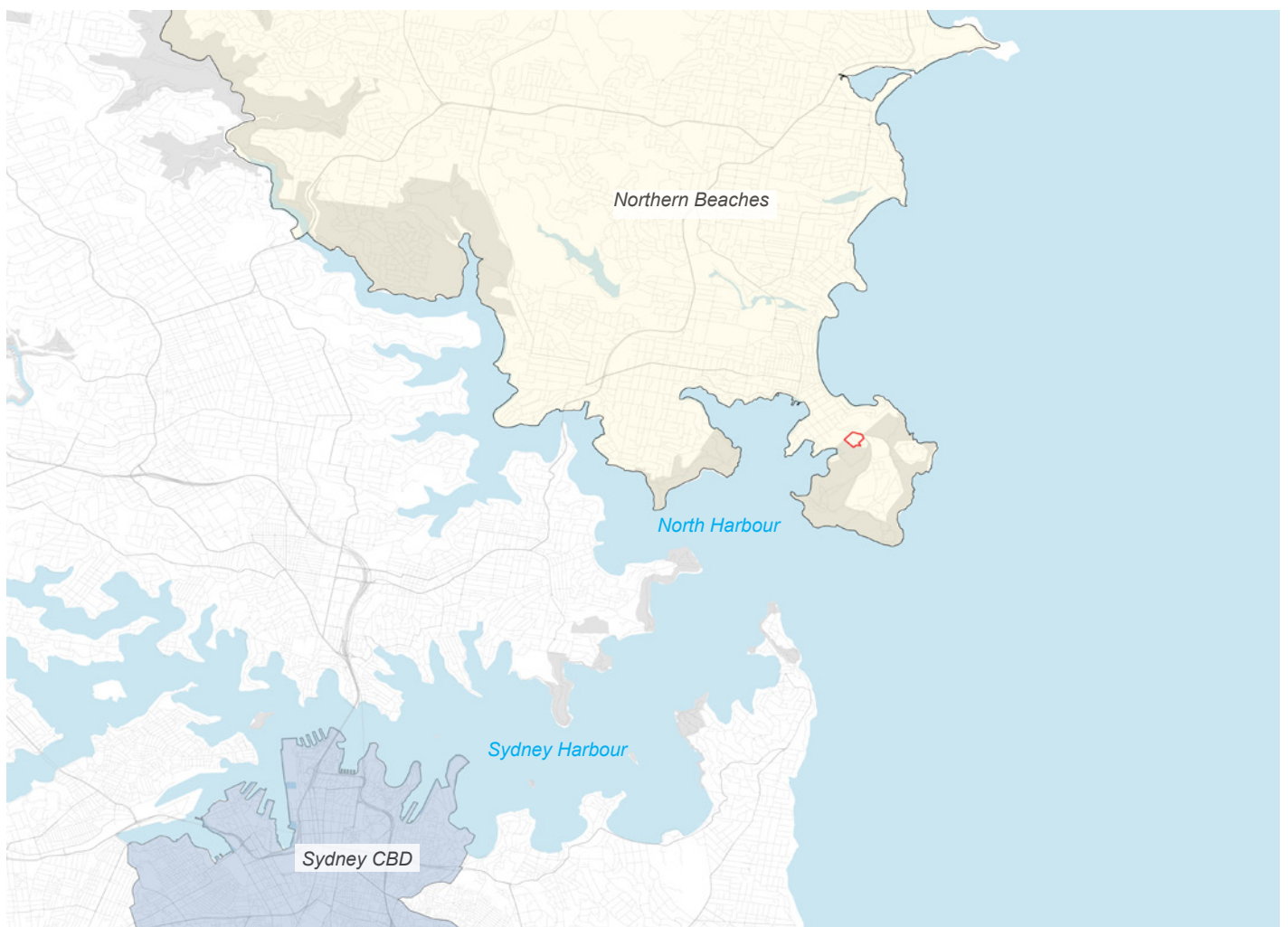
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## The Site

## 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



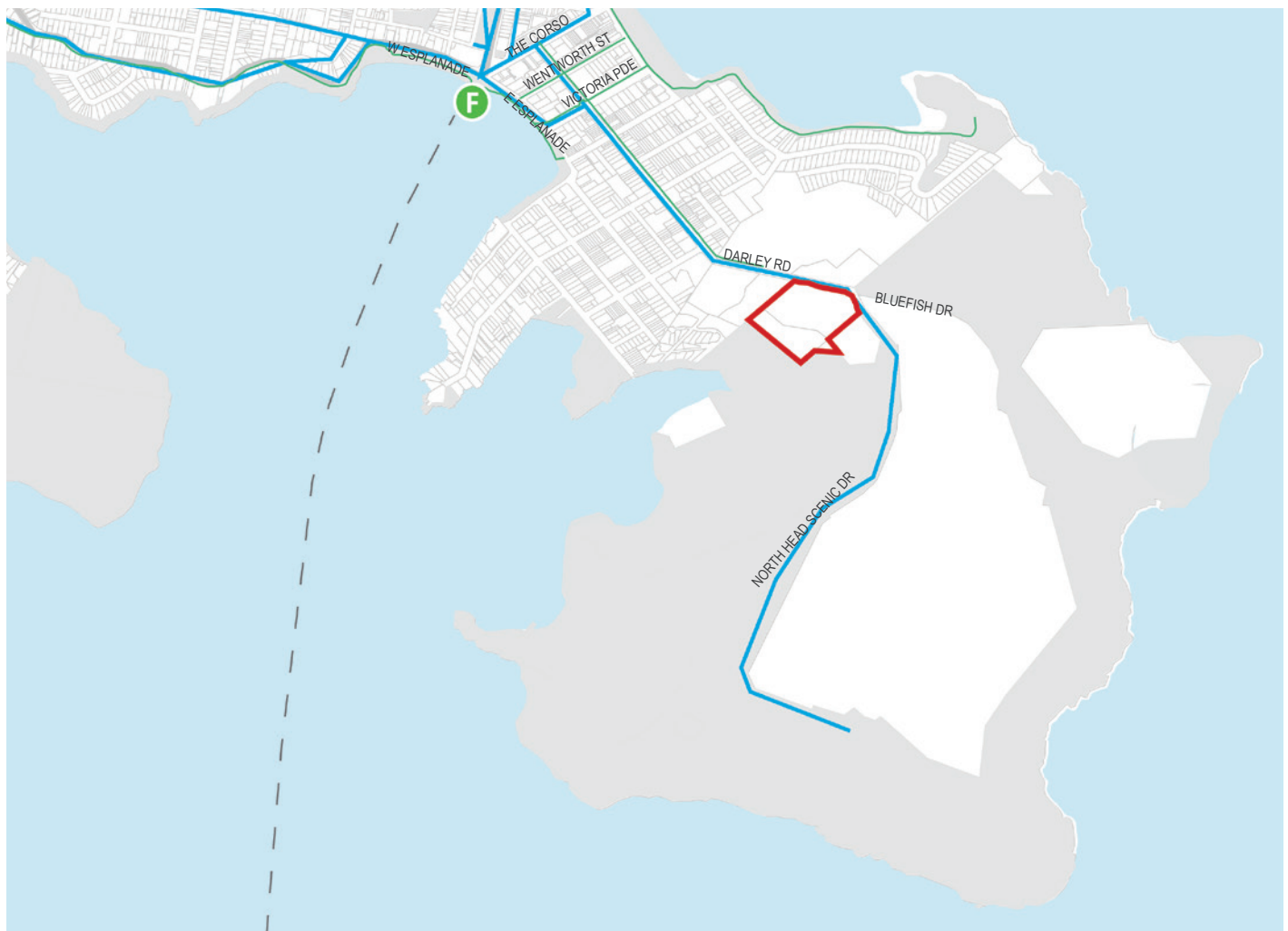
## Transport Network

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

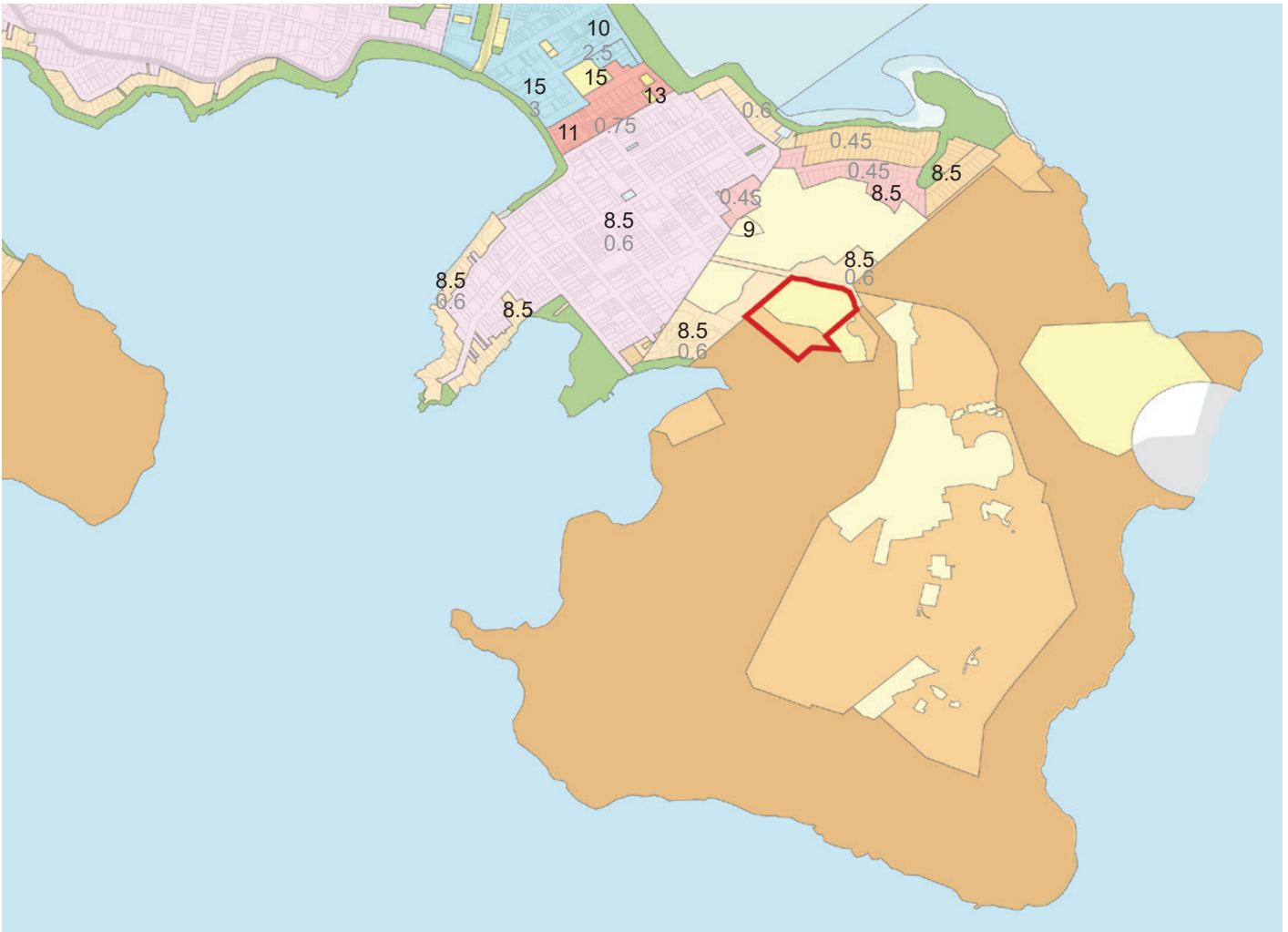


## Surrounding Context

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 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

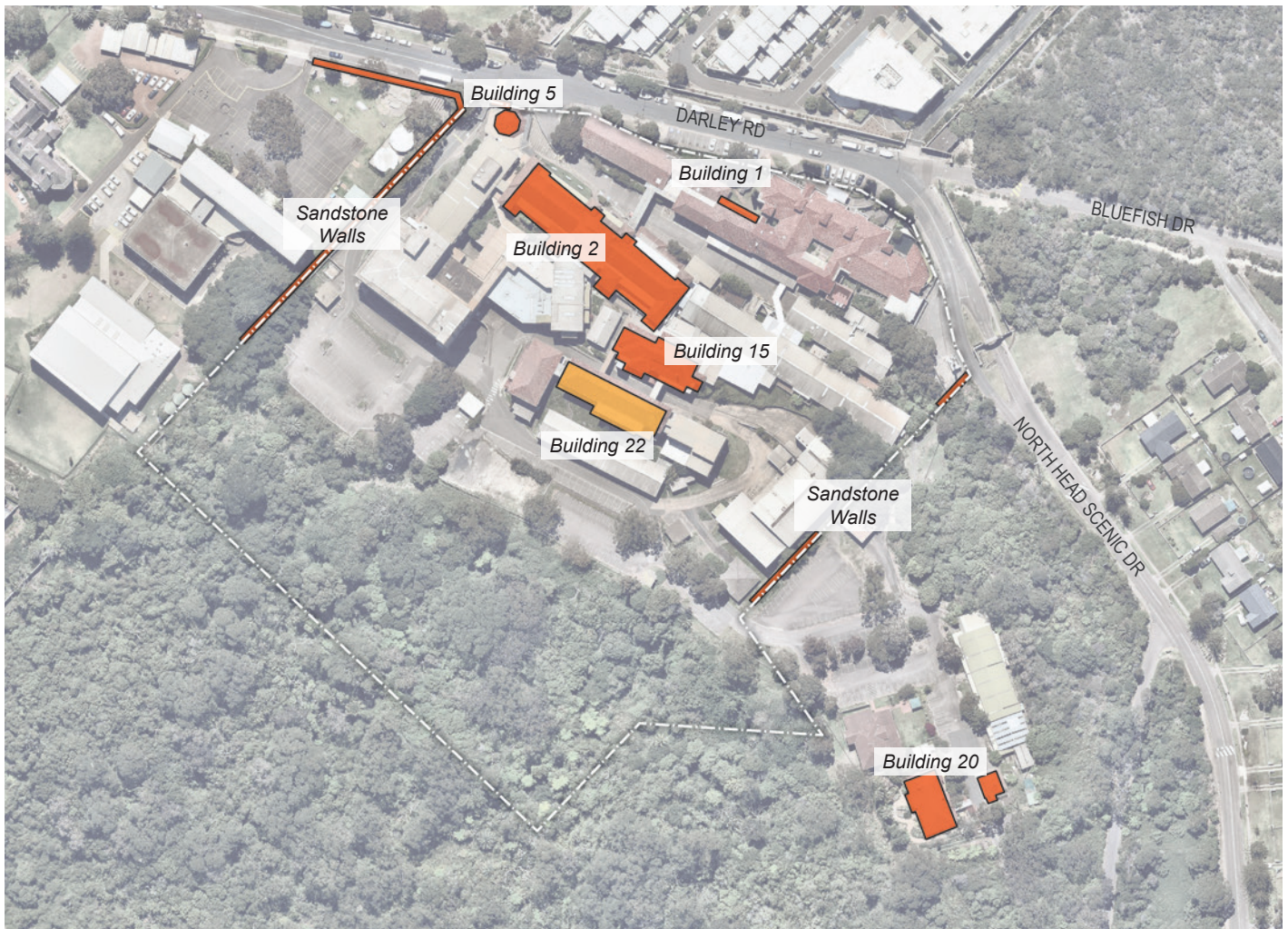
## Overview

The former Manly Hospital is located on North Head (Garungal), 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.

- Remnant façade of Building 1 - façade is an example of architectural design and detailing. The element should be retained and conserved.
- 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 mechanism 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*.



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 Steel.



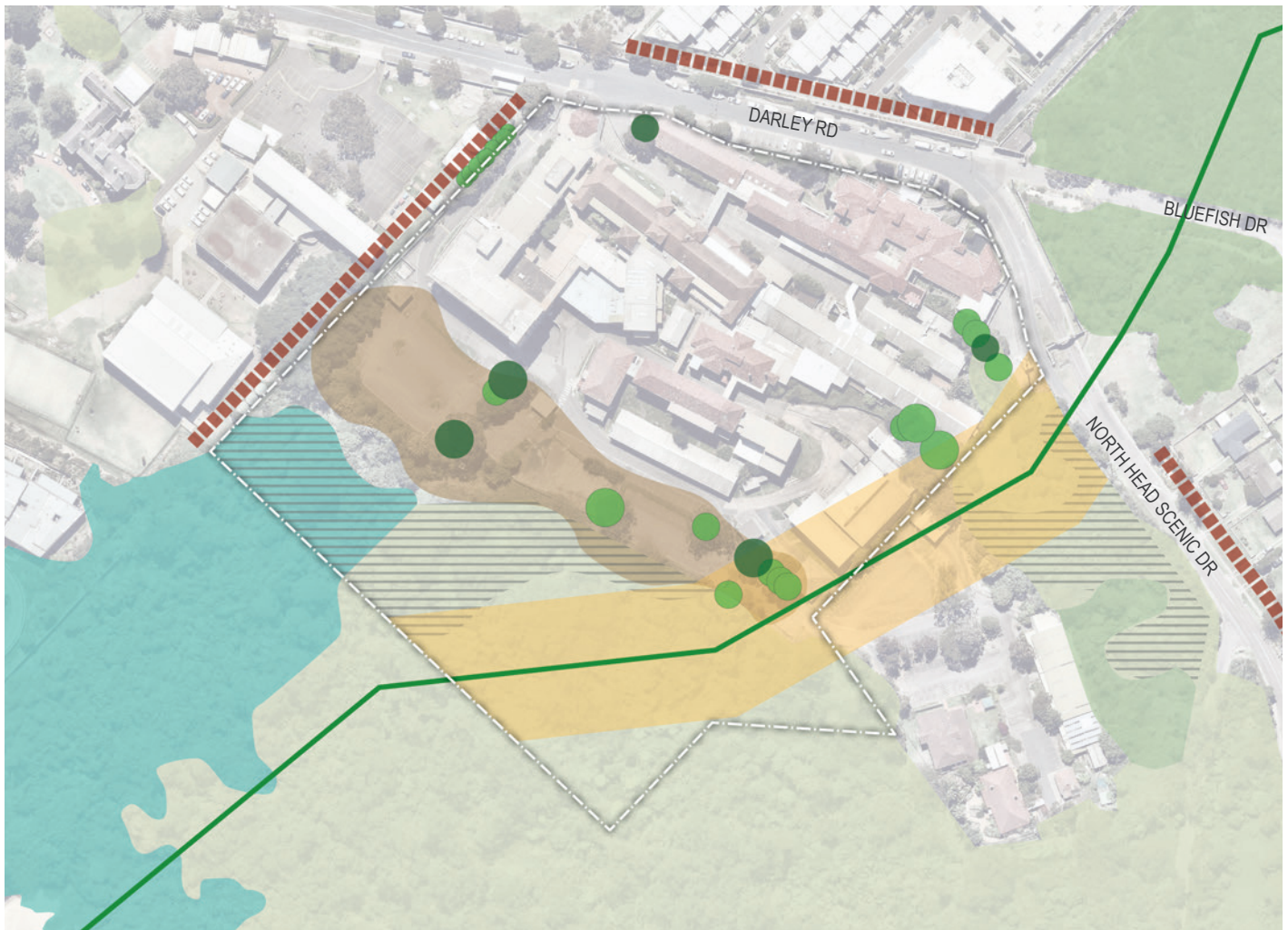
One of the first Aboriginal engravings recorded in Sydney by Phillip's exploration party in 1788. The main site extends for over 300m but is badly damaged in parts from trail bikes. It includes images of a whale, fish, shields and distinctive crescent shapes (Stanbury and Clegg 1990) (source: *Aboriginal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

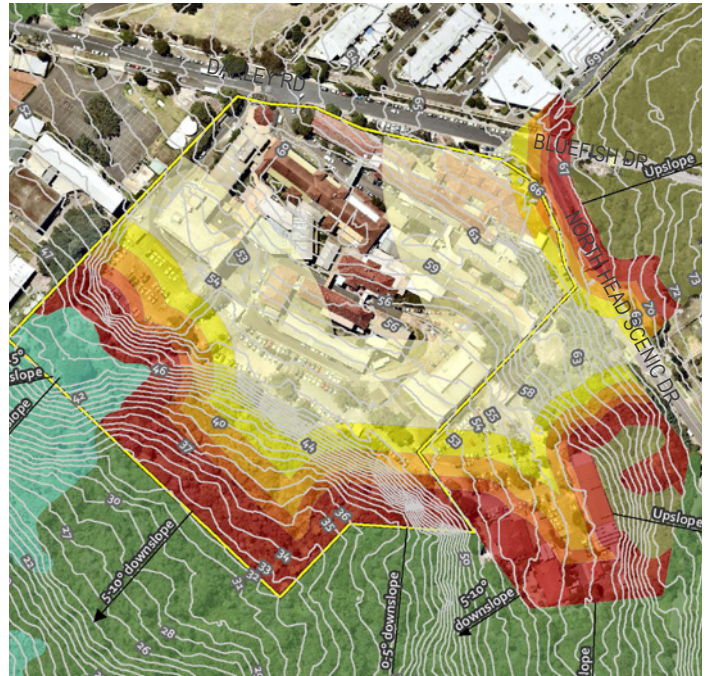


# Bushfire

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.

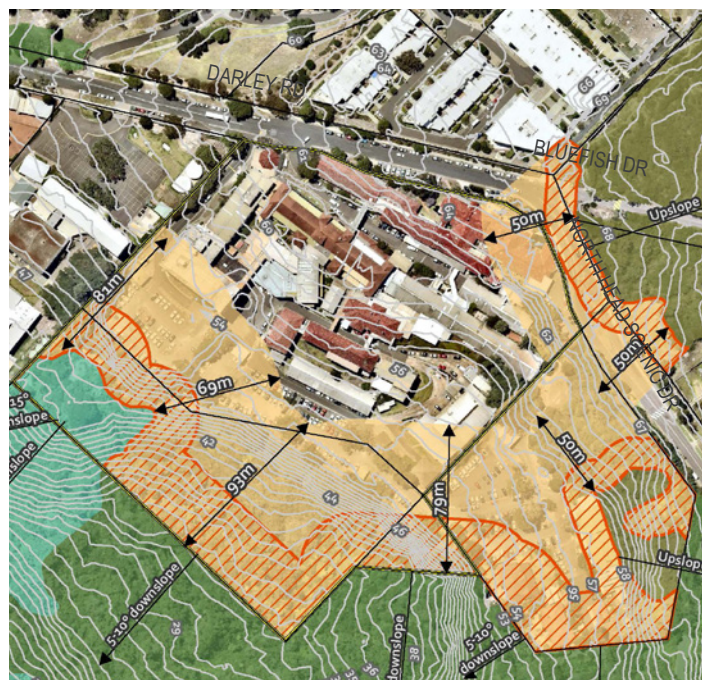
The NSW Rural Fire Service sets the standard for Asset Protection Zones (APZ) as a means of contributing to the reduction of fire hazard risk to properties. An APZ is a “fuel reduced area surrounding a built asset or structure” that helps to minimise the transfer of fire from the bush fire hazard to 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).

AS 3959 Construction of buildings in bushfire-prone areas defines the 6 bushfire attack levels that describe “a safety perimeter around your home that is free from flammable material....”



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)

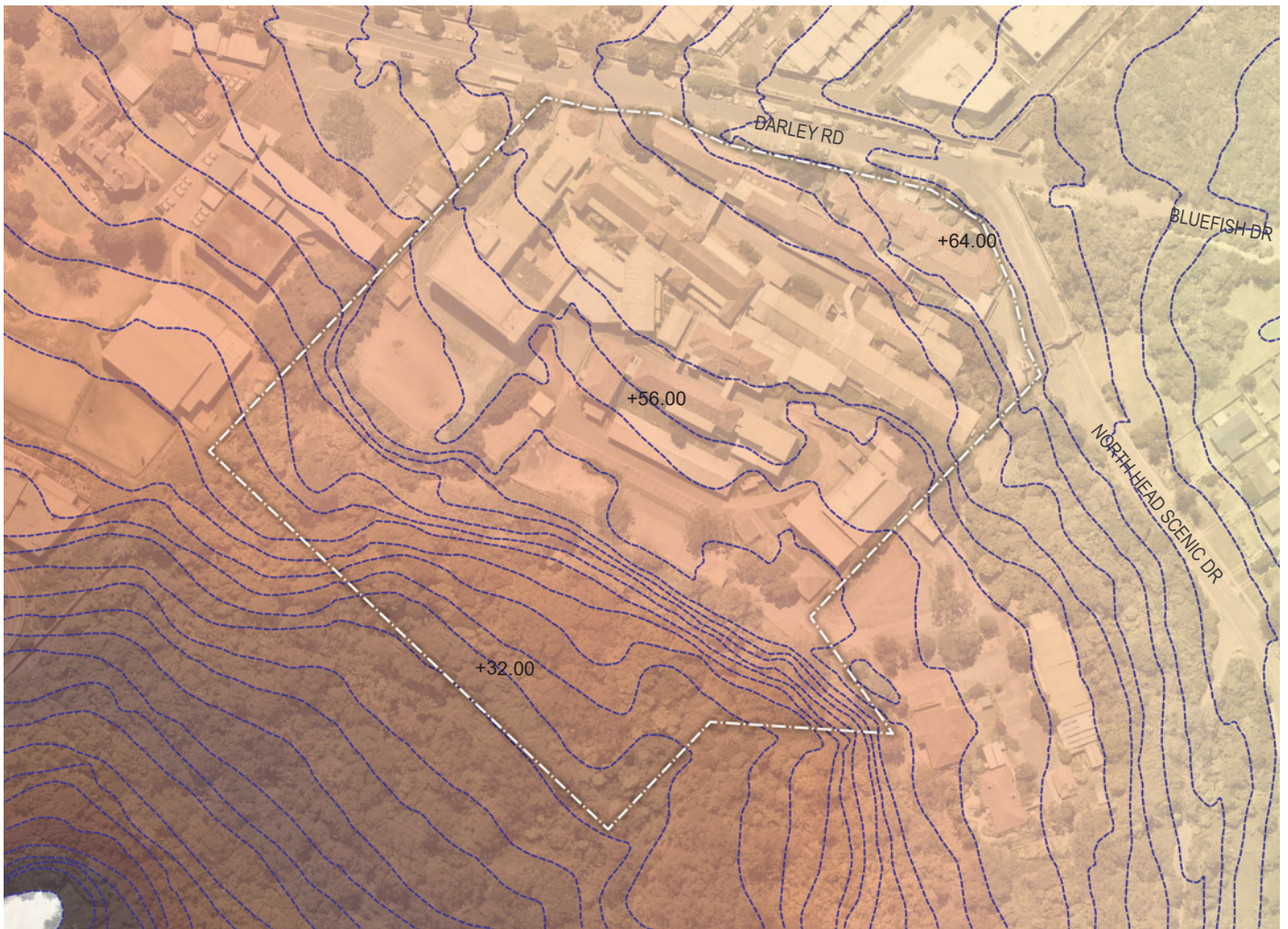
Dry Sclerophyll Forest	Rainforests	Tall Heath
SFPP APZ Constraint	Contour -1 1m	Other Use APZ Constraint



## 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)





## Urban Design Considerations

The significant considerations for the site also afford opportunities to deliver high levels of amenity for future workers, residents, students 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 campus 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		



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# 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, Industry 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.

The guiding principles of the new development include:

- Continued community access to the site for social/recreation activities and use of public/private services.
- Retention and conservation of the surrounding rainforest area.
- 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.

Importantly, 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*.

## Design Principles

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 following will inform the design principles for the site-specific DCP intended to be submitted in the near future.

### Environmental

Key considerations in the restoration of the environment include:

- Management of wetlands and surrounding bush.
- Creation and maintenance of wildlife corridors.
- Retention of existing site benching.
- Stormwater management through water-sensitive urban design (WSUD).
- Opportunities for activation of Indigenous storytelling and care for Country.

### Human

The focus on human needs within the campus includes:

- Activation of the public domain across the Darley Road frontage, including an accessible ramp down to the memorial plaza, and revitalisation of the existing café kiosk for gathering around food and beverage.
- Creation of terraced steps as a landscape element that links precinct functions, facilitates level changes and creates a variety of public open spaces.
- Optimising views to the bush below and to the city beyond.
- Consideration of opportunities for Aboriginal economic development through bushfire management, public art, and business enterprises that contributes to health and well-being purposes.
- Acknowledgement of the end-of-life nature of the Adolescent and Young Adult Hospice (AYAH) facility and opportunities for reflection, quietude, contemplation, family gathering and connection to the natural environment.

### Social and Cultural

Repair of social and cultural elements include:

- Opportunities for discovery/activation of possible sandstone carvings under carpark areas.
- Management of Country generally including wetland and surrounding bush to contribute to bushfire control and cultural practice.
- 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.
- 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.
- Acknowledgement of the history of the nearby Quarantine Station and North Head's former military functions.



# Principles and Parameters

## Structure Plan

A broad analysis of the site presents a number of opportunities that have shaped the indicative Structure Plan:

- Conservation and activation of green links as well as clear pedestrian movement through the site.
- A heart with open space, amenities and services for residents, workers 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.

- Potential segregated and discrete access to and from AYAH via Collins Beach Road.
- Adaptive reuse of the heritage buildings for aged care and/or short-term accommodation.

The Structure plan has been further refined to include opportunities for activating the Indigenous cultural heritage of the site and surroundings.

These broad principles have been further developed into a number of distinct precincts.



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

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 campus, provides for new endemic species to be planted and an overall increase of canopy cover and publicly accessible open spaces across the campus.

Any 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 campus compared to its previous form.

Opening up the campus to Darley Road will afford greater permeability and visibility of the campus from Darley Road. The rationalisation of vehicular movement within the future campus 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





Aerial view of the Concept Master Plan from the south looking north







# Potential Precincts

## Character Areas and Proposed Uses

The site's topography and heritage elements have informed the creation of a series of Precincts with distinct characters that lend themselves to a range of uses supporting a health and wellbeing focus.

A variety of health, wellbeing, seniors and community accommodation, education, training and community uses will be located across the campus, with no single use dominating the activities on the campus and ensuring activity day and night, weekday and weekend, winter and summer.

- Precinct A: Complementary Health & Wellbeing, Retail, Personal Services, Food & Drink
- Precinct B: Seniors Living, Complementary Health & Wellbeing
- Precinct C: A mix of Tertiary Education & Training, Seniors Living, Complementary Health & Wellbeing
- Precinct D: Public Recreation/Environmental Restoration/Aboriginal Cultural Celebration
- Precinct E: Ecology & Retained Landscape
- On the east of the site, the Adolescent & Young Adult Hospice (AYAH), Family Accommodation which is being separately developed by NSW Health



Precinct Plan

Precinct A    Precinct B    Precinct C    Precinct D    Precinct E





# Access & Movement

Public transport access to the campus 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 campus to suit occupancy. There is a secondary vehicle access available from the eastern boundary connection to Collins Beach Road. This will provide discrete service vehicle access to the AYAH facility which is being separately developed by NSW Health.

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	Vehicle Circulation - Two way - AYAH & Service only



# 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 related ceremonies or other community events and will be framed by cafés and food and beverage outlets to meet the daily needs of the workers, students and visitors to the campus.

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 Principles and Hierarchy

The Public Domain and Landscape strategy has been organised around several key design principles:

### Respect and Integrate Heritage

The southern plateau of the site is where built and open space meets the bushland. Here opportunities exist to acknowledge Indigenous heritage, connection to Country and knowledge sharing. Significant ecological



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



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 campus from Darley Road. These provide opportunities to contextualise the campus 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 campus 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.



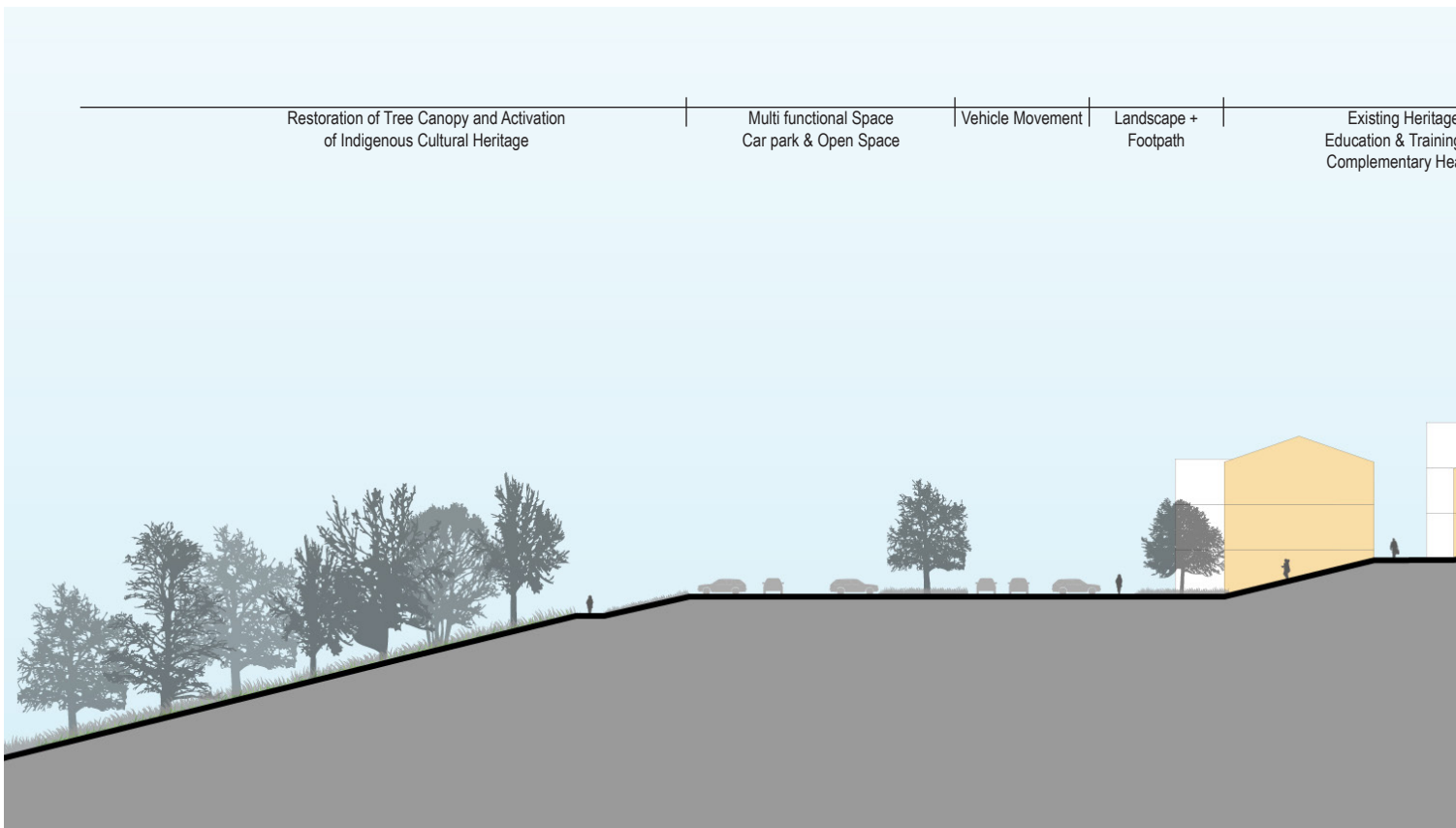
Arrival Moments (Source: Tract)



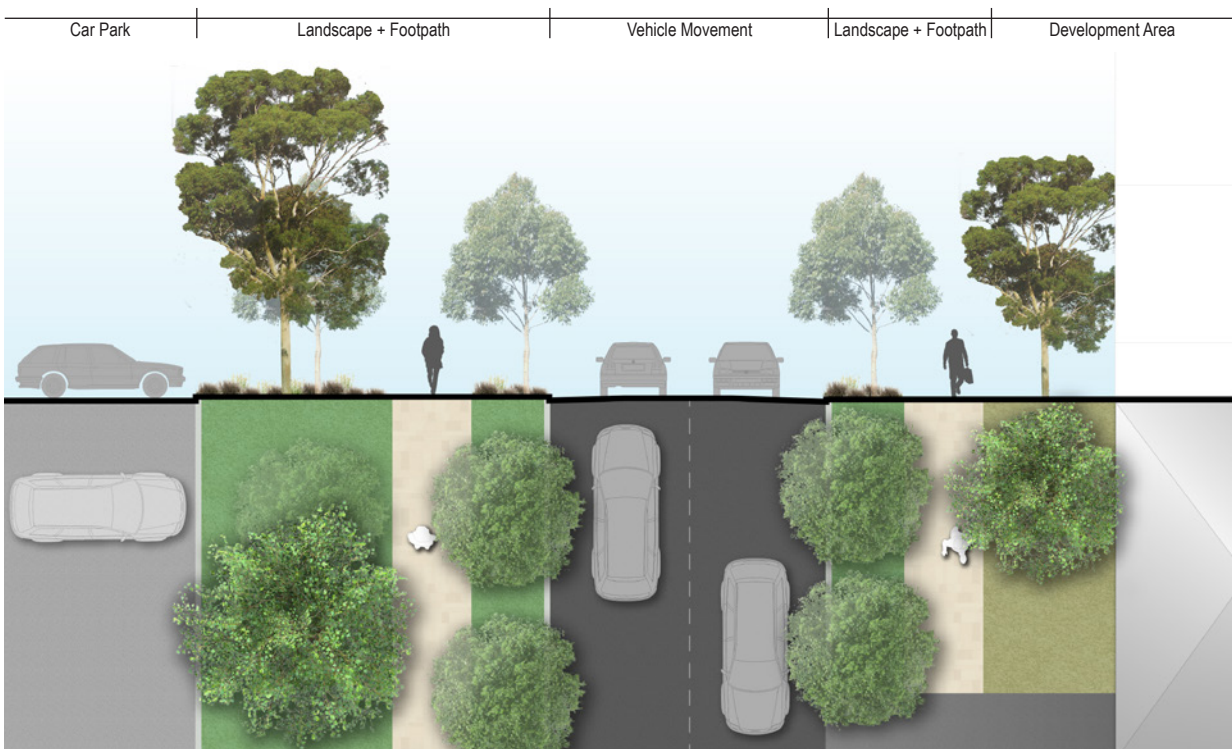
Bushland Interface (Source: Tract)



Primary Journey Line (Source: Tract)

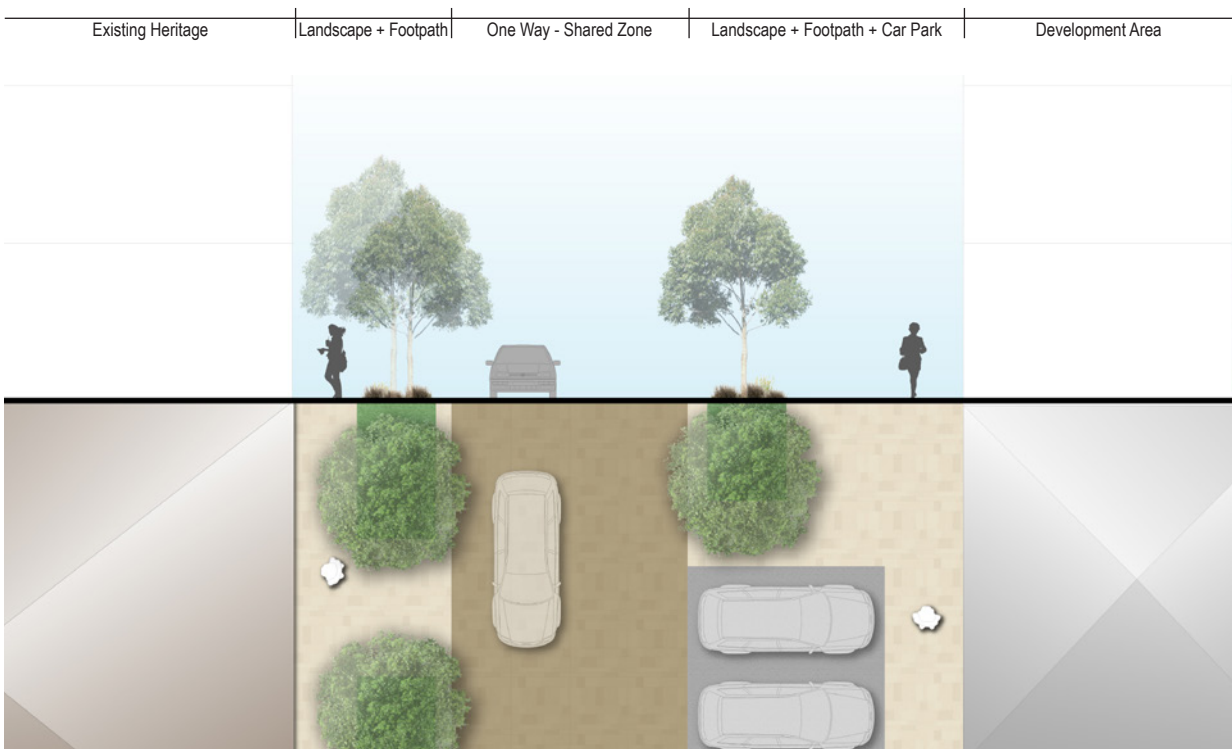
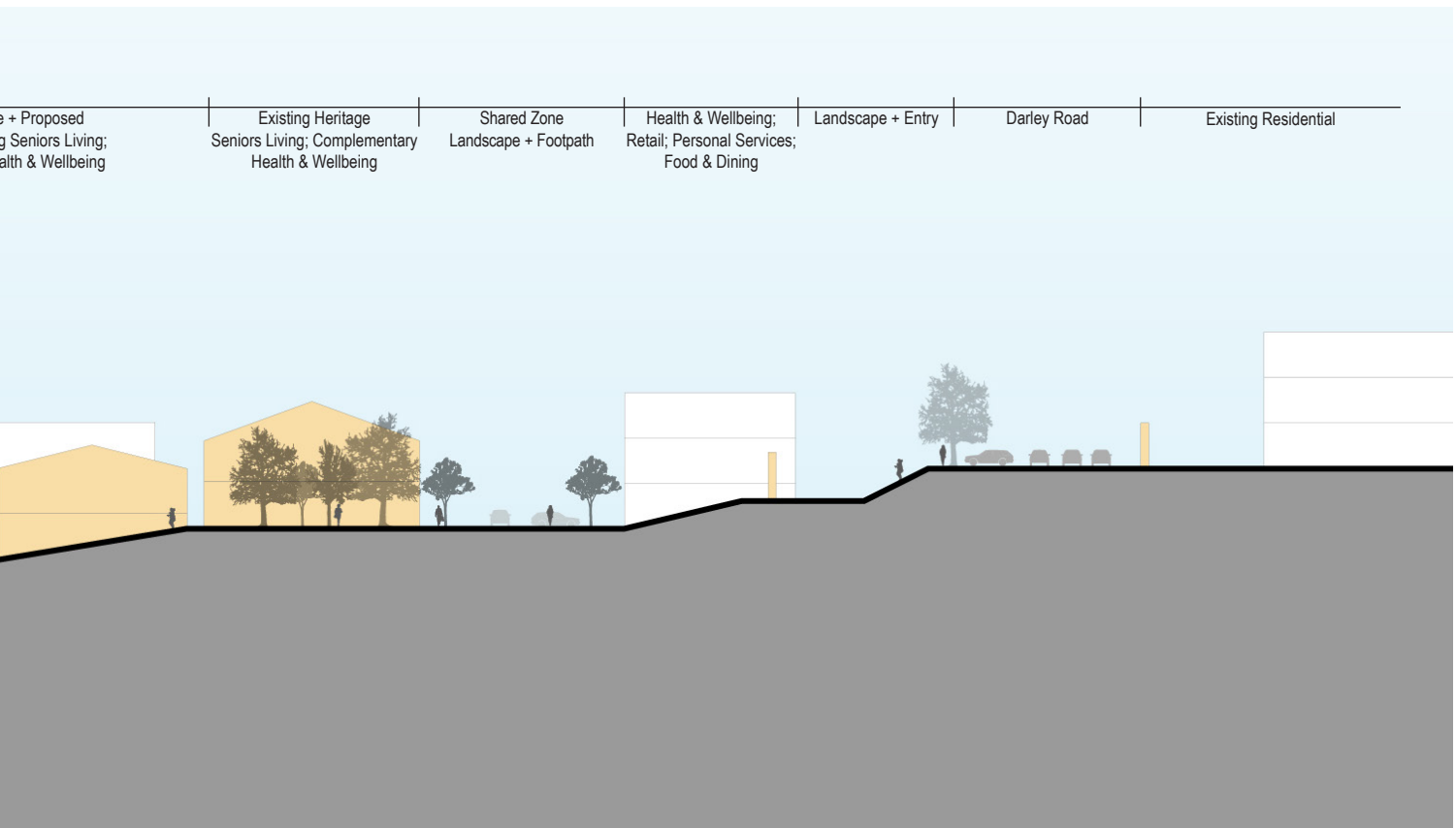


Site Section - Looking West



Street Section - Two way





Street Section - One-way - Shared zone

## **Adaptive Reuse of Heritage Items**

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. While the smaller scale of the Parkhill Cottage and adjacent stables lend themselves to complementary uses in support of the AYAH building and grounds.

The existing sandstone walls contribute to the overall landscape strategy, providing historic reminders of the development of the former hospital.

These historic elements will both add to the character of the site and play an important role in sustainable planning and development.

# Height Strategy

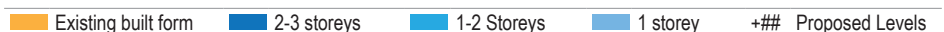
The site strategy is one that is defined by repair and restoration, with an intention to minimise further scarring of the site through unnecessary excavations. New buildings, therefore are to be founded where possible on existing site benching levels. These levels will influence building heights with additional key aims to minimise overshadowing and maintain views.

The future height strategy, which will be tailored with Council through the provision of site-specific development control plan, will balance a number of important considerations:

- Ensuring an appropriate relationship with surrounding nearby development which is in keeping with the local area,
- maintenance of the bushfire Asset Protection Zone, and building within the acceptable Bushfire Attack Level,
- 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.



Indicative Height Strategy







The Manly Peace Memorial Hospital facade







## Activity Nodes and Active Frontages

The public domain offers a number of opportunities for social interaction at differing scales and densities. The campus 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 residents, workers and visitors alike.



Discovery Spaces (Source: Tract)



Open Space Structure



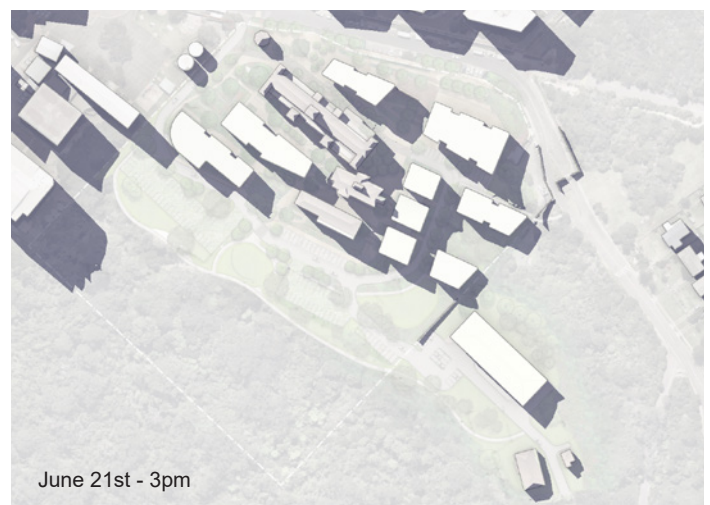
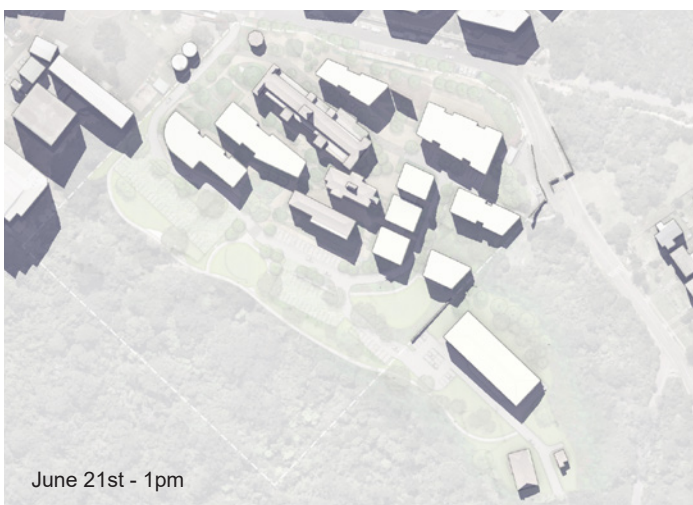
— Active Edges    ■ Activity Nodes    ■ Shared Zone



## Solar Access and Overshadowing

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 of three to four stories will step down the site in response to the site contours, offering views towards the harbour across the tops of 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.







The Activity Node at the southern interface to the National Park







## 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.





# 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. Primary access to the site is proposed from the Darley Road entrance with a secondary service vehicle entry and exit from Collins Beach Road.

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	Vehicle Circulation - Two way - AYAH & Service only



## 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 campus. 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



<span style="color: orange;">█</span> Existing built form	<span style="color: grey;">█</span> Proposed indicative built form	<span style="color: orange;">→</span> Vehicle Circulation - Two way - AYAH & Service only
<span style="color: blue;">→</span> Vehicle Circulation - Two-way	<span style="color: lightblue;">→</span> Vehicle Circulation - One-way	<span style="color: lightblue;">- - -</span> Vehicle Circulation - One-way - Shared zone



