

# Former Manly Hospital

Proposed Concept Master Plan  
Community Consultation Outcome



October 2020

## Former Manly Hospital Site

*Proposed concept master plan community feedback*

### Health Related Uses

Feedback	Response
Is there opportunity to include: <ul style="list-style-type: none"><li>• mental health services for adults and adolescents</li><li>• palliative care</li><li>• medical centre</li><li>• after-hours care centre</li><li>• adult hospice (in addition to the Adolescent and Young Adult Hospice)</li><li>• eye health care centre.</li></ul>	The current SP2 health services facility zoning does allow for these uses. The mix of uses will be decided as the project progresses during the formal site master planning phase.
A helipad is listed as an allowable use on the project website. Why is this required if it is no longer a hospital?	The helipad use is a standard allowable use under the current SP2 zoning. There is no intention to include a helipad on the site as none of the proposed uses would require helicopter transport.
Has an assessment of the local health care needs and services been completed to address any gaps?	A community needs analysis has been conducted and will form part of the technical documentation supporting the planning proposal submission. The needs analysis identifies that non-acute health services, wellbeing uses, aged care and passive open spaces are desirable for the site.
Why is there no emergency or acute care services proposed in the plan?	Emergency and acute care services are provided at the Northern Beaches Hospital and are no longer suitable uses for this site.

### Additional Permitted Uses

Feedback	Response
What are group homes?	Health-based residential accommodation that provides for the higher care needs for small groups of individuals with health issues and disabilities, supported by a caregiver.
Will the site include indoor and outdoor recreational activities, including slides, trampolines, ovals and the like?	The mix of uses will be decided as the project progresses during the formal site master planning phase.

# Former Manly Hospital

## Proposed Concept Master Plan Community Consultation Outcome



Why is an event facility/function centre required? What assurances are there it won't be used to host parties if this use is permitted?	A multi-functional facility could be of use to the health and wellbeing users on the site, as well as to support the public open space and other community uses. Should any changes be required to the facility's intended use for health and wellbeing and other community uses, development approval would be required.
Cafes, restaurants and fitness centres are already available in Manly. Why are these uses being duplicated for this site?	The mix of uses will be decided as the project progresses during the formal site master planning phase.  A variety of uses will provide more opportunities for the broader community, workers, and visitors to enjoy the site.  Businesses such as these will also generate revenue for the site, ensuring its ongoing financial feasibility.
Assistance should be given to the Manly, Warringah Pittwater Historical Society to establish a museum. They have a lot of material but no place to display it.	Additional permitted uses sought for the site allow for community uses, including museums.  We welcome the opportunity to consider all potential community uses for the site during the formal site master planning phase.
Can the plan include a multi-faith community room/building?	Additional permitted uses sought for the site allow for community uses, including multi-faith facilities.
Why are cafes/shops/education uses proposed as additional permitted uses when they are already listed as ancillary uses under "hospital".	These uses are only ancillary when the site's primary use is a hospital. As the site is no longer a hospital, they must be permitted as standalone uses.
Will a facility for young people currently housed in nursing homes be allowed?	The additional permitted uses will allow for residential care facilities for young people and adults. The mix of uses will be decided as the project progresses during the formal site master planning phase.  We are keen to consider all potential uses for the site.
With all the public/community uses proposed, why is seniors housing being considered as an additional use?	The mix of uses will be decided as the project progresses during the formal site master planning phase.  Seniors housing is a broad term allowing for a diverse range of accommodation.  Seniors housing is being considered for a portion of the site to ensure it is financially feasible and self-funded.

# Former Manly Hospital

## Proposed Concept Master Plan Community Consultation Outcome



Does the project brief support the creation of a memorable place worthy of the magnificent setting, its long history and new purpose? If so, will this outcome be supported in the current draft master plan?

The community established a vision statement for the project in 2018: *“A vibrant health and wellbeing sanctuary which welcomes and supports the needs of the local and wider community – achieved through innovation and balance”*.

The proposed additional permitted uses for the site have been developed in response to community feedback and are in line with the vision statement and guiding principles. The intention of the draft concept master plan is to ensure the natural setting is respected and maintained while delivering the proposed additional permitted uses.

Who will make the final decisions as to which groups and uses are incorporated on the site?

The final mix of uses will be determined following a NSW Government led expression of interest and formal master planning processes, which will also include community consultation.

When will the site open?

The project is in the early master planning phase. Our indicative program anticipates the project will be delivered in 2022-2024, following completion of the development control plan and approval of the development applications.

As the specific mix of uses will be determined by tender, could an aged care facility with shops, gym, heated pool and auditorium, be a possibility?

The NSW Government is required to provide land owner's consent for any development applications or potential uses on the site. The evaluation criteria is yet to be determined, however, the Government will ensure the mix of uses is reflective of those identified as appropriate by the community during consultation.

Can the site be used for a brewery or distillery?

This use is not permitted under the current SP2 zoning, or the proposed additional permitted uses. This is not a use that complements the vision for the site as a health and wellbeing precinct.

## Ownership

Feedback	Response
Will the site remain in Government ownership?	The site will remain in NSW Government ownership.
Are you engaging just one developer for the whole site?	The future partnership model to deliver the project has not yet been decided.

# Former Manly Hospital

Proposed Concept Master Plan  
Community Consultation Outcome



## Adolescent and Young Adult Hospice (AYAH)

Feedback	Response
Why is the AYAH only located on a portion of the site?	NSW Health is delivering the AYAH, which will be located on the former Manly Hospital site. The remainder of the site will become a health and wellbeing precinct to complement the hospice.
How many young people will be accommodated at the AYAH?	The AYAH is currently designed as an eight-bed hospice with additional rooms and ensuites for family accommodation. Depending on the needs of individuals, there's potential to care for 400 people a year in the current configuration. The final design is subject to consultation with palliative care clinicians, the youth consultation group and partners in health care, such as Bear Cottage.

## Heritage Items and Building Structures

Feedback	Response
Why is only the archway of Building 1 being retained and not the entire structure? It has significant original fabric.	A heritage assessment report identified only the remnant façade of Building 1 as being of high significance.  A conservation management plan will be completed which will inform the adaptive reuse of heritage-significant buildings on the site. This plan will be prepared prior to any development.
Will Aboriginal heritage be recognised?	Further consultation with the Local Aboriginal Land Council will be conducted during the formal site master planning phase.
Does retaining the main ward building impact on the planning and design of the precinct?	The main ward is heritage-listed and will be retained and adaptively reused in accordance with a conservation management plan. The current concept plans work well with the main ward building being retained in its current form and location.
Will the proposed height and scale of the buildings protect the views towards Sydney Harbour?	The built-form controls which manage the height, bulk, and scale of any additional buildings will be prescribed in the site-specific development control plan.
Why is the south wing not being retained and reused as it is structurally sound?	With the exception of the heritage-significant buildings, the other buildings on site were built for hospital purposes and are not fit for adaptive reuse.

# Former Manly Hospital

## Proposed Concept Master Plan Community Consultation Outcome



Will the Telstra base station be retained?	The future location of the telecommunication tower on the site is currently being considered.
Will the site utilise sustainable building methods, such as solar power and rainwater capture?	A comprehensive site sustainability strategy has been prepared and will form part of the technical documentation to support the planning proposal submission.
Can a harbour view corridor be achieved from the Darley Road ceremonial court entry? The two centrally located large, brick and tiled-roof buildings shown to be retained in the concept plan appear to block and divide the central view. Can the building materials be altered to provide a view corridor?	<p>The two central brick buildings are of high heritage significance, including the heritage-listed main ward, and will be retained and adaptively reused.</p> <p>While the buildings block the view of the harbour from Darley Road, there are harbour views from the buildings. A conservation management plan will be completed which will inform the adaptive reuse of heritage-significant buildings on the site.</p>

## Public Domain, Landscape and Environment

Feedback	Response
Will the landscaped gardens be interactive to promote a healing environment?	<p>The landscape and urban design will be further developed during the formal site master planning phase, with a focus on providing a publicly accessible domain that supports the uses on site.</p> <p>The intent is the landscape and building surrounds will support any treatment and wellbeing programs on the site and also allow for passive and reflective spaces that promote healing.</p>
Will there be a pathway linking to Collins Flat Beach, the national park and Spring Cove?	Consultation with the National Parks and Wildlife Service is underway, and pathways will be identified during the formal master planning phase.
The plan should contain more open grassed spaces for public use.	Several open space areas have been included in the concept master plan. These will be further refined during the formal site master planning phase in relation to the specific uses and users of the site.
What landscape plans do you have to ensure suitable habitat for the endangered long-nosed bandicoot population of North Head?	A public domain and landscape strategy has been prepared and will form part of the technical documentation supporting the planning proposal. The strategy proposes to include plants that provide an understorey layer and suitable habitat for long-nosed bandicoots.

## Traffic Management and Pedestrian Access

Feedback	Response
Will the site promote active transport options, including cycleways and safe bike storage?	The intent of the current plan is to incorporate local and regional active transport and cycleways. The exact location and facilities will be included as the project progresses and during the formal site master planning phase.
How will the increased traffic to the site impact on the local area? Will traffic control measures be installed on Darley Road?	The traffic requirements generated by the proposed uses are expected to be well below the traffic levels when the hospital was operational in 2018 .However, further assessment will occur, including whether any upgrades are required on Darley Road, as part of the detailed master planning phase.
Will the staff, visitors and deliveries to the AYAH create traffic issues along Collins Beach Road?	Vehicle access to the AYAH will be facilitated within the main site. Additional vehicle access and movements will be dealt with by NSW Health at the time of the AYAH development.
There is too much parking on the site. Can't people park on the surrounding streets or Collins Beach Rd?	Parking within the site is proposed to minimise the impact on the surrounding streets.  Collins Beach Road is not suitable for additional parking as it is a single-lane road.  Car parking and vehicle movements will be further refined as part of the formal site master planning phase.
Why is the parking where the harbour views are?	Some parking is proposed to be built in the basement of buildings, utilising the topography of the site.  The multi-function parking area has been located where buffers are required for bushfire protection purposes and to ensure there is an open east-west connection along the national park border. The multi-function car park can be used for community events when required.
How is the multi-function car park going to be used by the public if cars are parked on it or following bad weather? How can the community use this area?	The multi-function car park will be made available for community events such as markets and fairs when it is not used for staff and visitor parking.  There is additional permanent parking on the site to accommodate overlapping uses.  The final surface material will be determined during the formal site master planning phase. It is not intended to be all grassed to ensure it does not become unusable following heavy rain events.

# Former Manly Hospital

## Proposed Concept Master Plan Community Consultation Outcome



---

© State of New South Wales through Department of Planning, Industry and Environment 2020. The information contained in this publication is based on knowledge and understanding at the time of writing October 2020. However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user's independent adviser.