

Former Manly Hospital Site Draft Concept Master Plan

Information to support the draft concept master plan

The Department of Planning, Industry and Environment and COX Architecture have prepared a draft concept master plan for the former Manly Hospital Site informed by the vision statement, guiding principles, outcomes of the community consultation (September 2019), environmental and specialist investigations and market sounding exercises.

Draft Concept Master Plan



Figure 1: Draft 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 will all be retained and 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. 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.

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 proposes a 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.

The Adolescent and Young Adult Hospice will have its own setting and identity within the eastern part of the site; however it will also benefit from easy access to the activities and amenities within the heart of the health and wellbeing precinct.

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

Open Space Structure



Figure 2: Draft concept master plan 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 ceremonies or other community events and will be framed by cafes and food and beverage outlets to meet the daily needs of the workers, students and visitors to 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 into 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.

Access and Movement



Figure 3: Draft concept master plan access and movement

The access to the site has been simplified to have a single, 2-way entry off Darley Road on the western side of the existing kiosk. This 2-way road provides access to the precinct parking, which has been located on the periphery of the pedestrian core. A one-way, shareway, provides for pickup and drop-off at the front door of the health and wellbeing uses for the less mobile visitors to the site.

Public access to the Adolescent and Young Adult Hospice will be the peripheral road with its own dedicated parking area adjoining the facility. A dedicated, two-way, service vehicle only access road will be provided to Collins Beach Road for the Adolescent and Young Adult Hospice.

Where possible parking will be in areas that utilise the topography of the site to enclose parking in undercroft areas of buildings.

Considerations

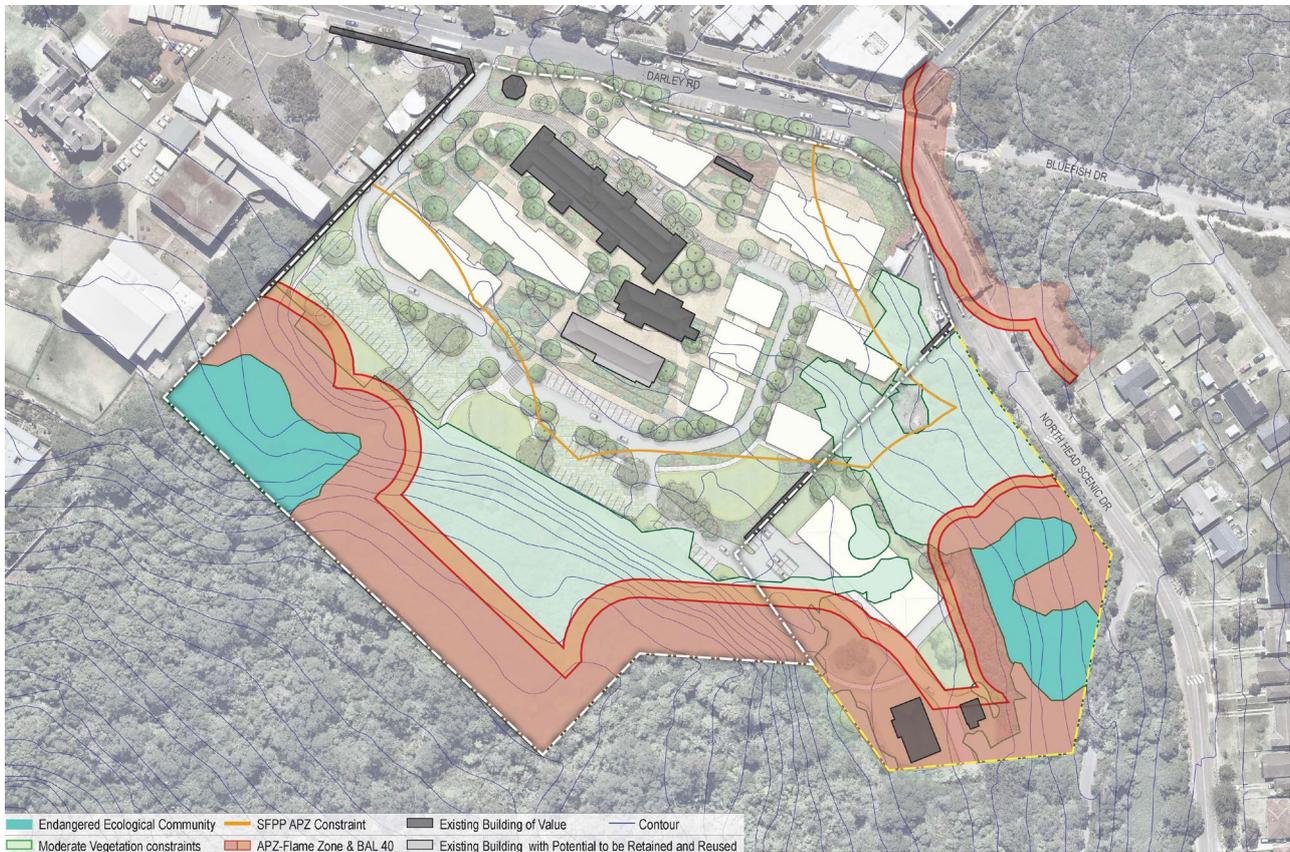


Figure 4: Draft concept master plan considerations

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.

All heritage items have been retained and are proposed to be adaptively reused for health and wellbeing uses, or as landscape elements.

The endangered ecological communities on the site have been integrated into larger stands of green spaces that will be further reinforced through endemic planting and rehabilitation. Most of the existing vegetation on the site has been retained and overall canopy cover and trees on the site will increase as a result of the plan.

All new buildings are to be located outside of the Bushfire Attack Level 40 Zone and most are outside of the Asset Protection Zone. Those buildings located within the Asset Protection Zone will need to be designed with bushfire resilience focusing on building orientation, uses, finishes and materials.

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 views from each of the buildings to the National Park and Sydney Harbour to the south.

Additional Permitted Uses - SP2 Health Services Facility

Table 1: Description of additional SP2 permitted uses

Additional Permitted Use	Description
Restaurant or Café	Small scale premises to provide for the daily food and beverage needs of workers, students, visitors and residents on the site.
Neighbourhood shop	Small scale premises to provide for the daily convenience retailing needs of workers, students, visitors and residents 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 and workshops 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.
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 childcare 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 including fitness studios and therapeutic activities.

Please submit any feedback at feedback@property.nsw.gov.au by close of business Monday, 31 August. Your comments may be shared with the other agencies involved in this project in order to properly consider your feedback.

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