

August 2020

Former Manly Hospital Site

Proposed concept master plan FAQs

The Department of Planning, Industry and Environment is working collaboratively with the Project Steering Advisory Committee (PSAC), incorporating NSW Health, the Northern Sydney Local Health District and community stakeholders, to develop a concept master plan for future uses for the Former Manly Hospital Site (the Site).

The concept master plan focuses on delivering health and wellbeing related uses, a mix of open and community spaces, neighbourhood scale shops, food and drink offerings and developing an adaptive re-use strategy for the existing heritage buildings.

The NSW Government appointed Cox Architecture as the lead consultant to assist the Department in developing the future uses concept master plan, in accordance with the agreed guiding principles and vision statement which were developed in consultation with key stakeholders and the community.

What is the purpose of submitting a planning proposal?

The planning proposal will seek to expand the range of uses permitted at the Site. The planning proposal is required as the current zoning of the site under the Manly Local Environmental Plan limits its use to a 'health services facility'. The zoning is required to be amended to facilitate additional health, wellbeing and related uses.

What are the next steps for the Project?

The concept master plan will be further developed as the planning proposal progresses and will be refined following this consultation process. Formal site master planning will be undertaken which includes the preparation of a site-specific Development Control Plan (DCP). The DCP will prescribe the built form controls which manage the height, bulk and scale of any additional structures built on the Site, as well as requirements relating to environment and heritage. The DCP will be lodged with Northern Beaches Council and the community will also have a further opportunity to provide feedback on this plan.

What are the additional 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.

Additional Permitted Use	Description
Educational establishment	Educational opportunities for health and wellbeing training and research and for broader community educational programs to be accommodated within the Site.
Community facility and Function centre (event facility)	A multi-functional 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 residential accommodation that provides for the higher care needs of individuals with health issues and disabilities supported by a caregiver.
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, rehabilitation and therapeutic studios.

How does the draft concept master plan address the guiding principles?

Guiding Principle	Draft Concept Master Plan
1. The community will have continued access to the Site for social/recreation activities and use of public/private services.	The draft concept master plan proposes a range of public open spaces and services which can be utilised by the community including food and beverage outlets, ceremonial spaces, improved pedestrian access from Darley Road into and through the Site and into the adjoining Sydney Harbour National Park and multi-use parking which can be made available for community events.
2. The rainforest area adjacent to the Site will be permanently reserved.	<p>The endangered native bushland to the south and east of the Site will be retained and rehabilitated and integrated into the overall public open space preserved and enhanced across the Site.</p> <p>The rainforest portion of the Site is currently zoned E2 – Environmental Conservation and will remain under this zoning to be protected.</p>

Guiding Principle	Draft Concept Master Plan
3. The services developed on the Site will contribute to the health, wellbeing and care of the community.	The current and proposed future uses of the Site will enable the development of a range of community health service facilities, seniors and special needs housing, and recreational services including fitness studios and therapeutic facilities accessible by the whole community.
4. The services provided from the Site will address a defined community need for which there are tangible and ongoing benefits.	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 use of the Site. The planning proposal will secure approval for the additional permitted uses.
5. A diverse range of services and partnerships will be pursued which leverage the greatest collective value for the community.	
6. The services and infrastructure proposals for the Site must demonstrate financial sustainability.	A mix of occupation models will be supported where health, vibrancy and ongoing care of the Site and the services provided are the primary focus. A variety of community services and complementary commercial activities is required to ensure the Site is financially sustainable from the outset which will be set out as part of the detailed master planning phase.

Will the proposal have impact on the local traffic and parking?

The concept master plan provides for the parking needs of workers, students, visitors and residents within the Site. Where possible, parking will be in areas that utilise the natural topography and features of the Site. Additional multi-functional open-air parking is proposed to supplement staff and visitor parking and will be made available for community events when required. The traffic requirements generated by the proposed uses on Darley Road are not expected to meet the levels experienced prior to the closure of Manly Hospital in 2018, however further assessment will occur as part of the subsequent detailed master planning phase.

How will heritage buildings be used? Will they be retained?

The buildings identified as having heritage significance, including the original entry to the Manly Peace Memorial Hospital on Darley Road, the kiosk and Parkhill cottage will be retained, restored and adaptively reused as part of the Site's future use. Any new buildings will be positioned and designed to respect and respond to the heritage facades and building orientation.

Why are there other uses proposed if it is a 'health and wellbeing' precinct?

The community consultation undertaken in September 2019 revealed the need to provide additional uses which support and complement a cohesive health and wellbeing precinct. These proposed uses include education and training facilities, community spaces, childcare, neighbourhood shops and food and beverage outlets to provide for the needs of workers, students,

visitors and residents on the Site. It is also important that the Site is financially viable from the outset so that it can be maintained now and into the future. The mix of uses proposed are intended to ensure there are commercial uses that will generate income necessary to maintain and invest in the Site.

Is the land to be sold?

The Site will remain in NSW Government ownership to ensure ongoing public access to and through the Site and compliance with the uses proposed in planning proposal and DCP. A long-term lease of the Site, or parts thereof, may be proposed to facilitate delivery of the health and wellbeing facilities envisaged by the private sector.

When is demolition of buildings likely to occur?

Demolition of the non-heritage buildings is unlikely to begin prior to completion and endorsement of the DCP.

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