

# IVANHOE PARK

## LANDSCAPE MASTERPLAN

APRIL 2021

REVISION 03

# DRAFT

NBRS & PARTNERS PTY LTD

Level 3, 4 Glen Street, Milsons Point NSW 2061 Australia | +61 2 9922 2344 | [nbrsarchitecture.com](http://nbrsarchitecture.com) | Nominated Architect Andrew Duffin NSW reg. 5602 | ABN 16 002 247 565



Front cover image: Friends of Ivanhoe Park Facebook Page.

CONTACT

Andrew Leuchars, Director  
andrew.leuchars@nbrsarchitecture.com

Brigitta Schyns, Senior Urban Designer and Landscape Architect  
brigitta.schyns@nbrsarchitecture.com

NBRS ARCHITECTURE

4 Glen Street Milsons Point, Sydney  
Sydney NSW  
Australia 2061  
T +61 2 9922 2344 | nbrsarchitecture.com  
NBRS & Partners PTY LTD  
ABN 16 002 247 565

Nominated Architects: Andrew Duffin: Reg No. 5602

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PREPARED FOR

Northern Beaches Council



DESIGN TEAM

Landscape Architecture: Landscape Studio of NBRS Architecture  
Architecture: Life and Culture Studio of NBRS Architecture  
Engineering: Northrop  
Access: Inclusive Places

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# THE MASTERPLAN

## KEY

- 1 RESTORATION OF HISTORIC GATES AND PAVED THRESHOLD INTO THE PARK. EXISTING FOOTPATH UPGRADED WITH GRANITE PAVERS.
- 2a NEW GRANDSTAND, PAVILION CLUBHOUSE AND PUBLIC AMENITIES
- 2b NEW ENTRY TO UPPER AND LOWER GRANDSTAND FROM SYDNEY ROAD.
- 3 RE-PLANTING OF HEDGE AND UNDER PRUNING OF TREES TO ENHANCE SIGHT LINES. NEW TENNIS BANNER WITH HERITAGE DESIGN.
- 4 NEW ACCESSIBLE DECK FOR SPECTATORS AND OUTDOOR CASUAL SEATING. IMPROVED INTERFACE WITH STREET BY NEW PLANTING AND FENCING.
- 5 IMPROVED RAGLAN STREET ENTRY BY THE REMOVAL OF EXISTING BRICK ENTRY AND UPGRADED THRESHOLD PAVING.
- 6 RE-CENTERING OF CRICKET GRID WICKETS & UPGRADE EXISTING SPORTS LIGHTING.
- 7 REMOVAL OF HEDGE AND REPLACEMENT WITH LOW PLANTING. EXTERNAL FOOT PATH UPGRADED WITH GRANITE PAVERS.
- 8 DEFINE PEDESTRIAN ZONE FROM RAGLAN STREET PEDESTRIAN ENTRY/STEPS TO CLUBHOUSE. RECONFIGURE CARPARK FOR SAFETY AND ACCESS. REPLACE OLEANDER HEDGE AND MAINTAIN TO LOW HEIGHT TO IMPROVE SIGHT LINES.
- 9 ADDITIONAL SPECTATOR SEATING BOOK ENDED WITH PLANTING AREAS.
- 10 UPGRADED HERITAGE ENTRANCE WITH NEW PAVING, PLANTING AND RESTORED GATES.
- 11 RENOVATION OF CARE TAKERS COTTAGE WITH A NEW DECK FOR CAFE USE AND IMPROVED PUBLIC ACCESS TO MANLY BOWLING CLUB.
- 12 NEW NATURE AND SENSORY PLAYGROUND UTILISING EMBANKMENT.
- 13 NEW CENTRAL LAWN AND SANDSTONE TIERED AMPHITHEATRE.
- 14 ENHANCEMENTS TO ANZAC MEMORIAL AND SURROUNDS. LIFT CREPE MYRTLE CANOPY.
- 15 DRAINAGE CHANNEL NATURALISED WITH INCORPORATION OF NEW GROSS POLLUTANT TRAP. EXISTING WALLS DECONSTRUCTED AND PLANTED WITH NATIVES.
- 16 NEW ACCESSIBLE BOARD WALK THROUGH GARDENS.
- 17a TRAMWAY INTERPRETATION ADOPTED FROM 2017 MASTERPLAN
- 17b CONTINUE TRAMWAY INTERPRETATION TO INTEGRATE INTO 2017 MASTERPLAN ADOPTION. REPLACE EXISTING LOW SAFETY FENCE WITH INTERPRETATION PANELS. UNDER- PRUNE AND SELECTIVELY REMOVE UNDERSTOREY PLANTING TO IMPROVE VIEWS TO BOWLING GREEN AND MANLY OVAL.
- 18a NEW RAMPED ENTRY FROM RAGLAN STREET. INCORPORATE A COVERED SHELTER.
- 18b BENCH SEATING AND NEW PATHWAY TO CENTRAL LAWN.
- 19a UPGRADE PAVING TO GRANITE UNIT PAVING
- 19b UPGRADE PAVING TO NEW ASPHALT PAVING WITH HALL OF FAME PLAQUES INSET INTO PAVING.
- 20 INTERPRETATION OF OLD SITE BOUNDARY
- 21 NEW 1.8M PALISADE FENCING
- 22 REPLACEMENT OF BENCH SEATING IN FRONT OF GRANDSTAND WITH CLASSIC PLAZA BENCH. REFER TO PAGE 38 FOR FURNITURE PALETTE.
- 23 RE-ALIGNMENT OF PATH WITH NEW SANDSTONE SEATING TERRACES INTEGRATED INTO SLOPED LAWN AREA.
- 24 MINOR REFURBISHMENTS OF SCOUT HALL EXTERIOR
- 25 LIFT CANOPY OF TREES BETWEEN CARPARK AND TRAMWAY.
- 26 NEW HANDRAIL TO SANDSTONE STAIRCASE.
- 27 GROSS POLLUTANT TRAP INSTALLED TO COLLECT LITTER AND DEBRIS ENTERING INTO THE PARK.
- 28 NEW BENCH SEATING TO NORTHERN SIDE OF OVAL
- 29 SANDSTONE THRESHOLD AND REFURBISHMENT OF GATE ENTRIES.
- 30 RENEW/ REPAINTING OF EXISTING ARRIS POST AND RAIL FENCE TO WESTERN PARK BOUNDARY IN CHARCOAL GREY TO MATCH PARK COLOUR PALETTE.
- 31 INVESTIGATE POTENTIAL FOR FUTURE PEDESTRIAN CROSSING THRESHOLD FOR CO-LINKING OPENSACE AND TRAFFIC CALMING.



IVANHOE PARK WILL BE A WELCOMING DESTINATION FOR COMMUNITY ENJOYMENT, CELEBRATING ITS UNIQUE HERITAGE, ENVIRONMENT, SPORT AND RECREATION. A WELL MAINTAINED PLACE OF SANCTUARY, REFLECTION AND LEARNING, CLOSE TO THE HEART OF MANLY. .



# EXECUTIVE SUMMARY

Northern Beaches Council (NBC) has prepared this Landscape Master Plan in conjunction with a Heritage Conservation Management Plan and revised Plan of Management for the purpose of:

1. Illustrating a shared vision for the future conservation, development and management of this significant and historic recreational open space;
2. Establishing a clear framework and objectives for the future use and development of the park to ensure the continued use by sporting organisations with other recreational and community users that protects the cultural landscape character of the park and its surrounds
3. Allowing community engagement and key stakeholder input to inform the master plan outputs.

The Landscape Master Plan also incorporates architectural concept design for a new grandstand, clubhouse facilities and amenities at Manly Oval.

Ivanhoe Park is 4.53 hectares in size and is formed by two parts, the upper western portion known as Ivanhoe Park Botanic Gardens with its passive recreation uses and the lower portion incorporating Manly Oval, Manly Bowling Club and Manly Tennis Club with their respective active recreation uses.

Ivanhoe Park and Manly oval is a significant recreational open space which has been coined as the “green heart” of Manly.

The Ivanhoe Park Botanic Gardens and Manly oval are under the care and responsibility of NBC.

The Bowling Club and Tennis Club buildings and associated facilities are not under the control of the NBC as they have special lease arrangements with Crown Lands. This master plan recognises the importance of these clubs and their settings within Ivanhoe Park and can only describe opportunities to connect their facilities to the park and surrounds should they wish to do so.

Ivanhoe Park was established in the 1860's as a “pleasure ground” one of only a few such parks planned during the colonial era, that survives today. The park with its village green styled oval and pavilion became the centre of sporting and community events attracting visitors from regional NSW.

The sporting heritage of the park is significant with the key sporting groups still represented today being established between 1878 and 1894.

The park accommodated a section of the Tramway from Manly to the Spit Bridge from 1911 to 1939

More recently NBC developed and adopted the Ivanhoe Park Botanic Gardens Masterplan and the Friends of Ivanhoe Park community group was established to work with Council to implement the master plan proposals. The Ivanhoe Park Landscape Masterplan incorporates the Botanic Gardens Masterplan recommendations.

Community consultation has been undertaken through online survey, workshops and key

stakeholder meetings to allow community expectations to inform the masterplan and its recommendation for future improvement, conservation and management.

The shared vision that Ivanhoe Park will be a welcoming destination for community enjoyment, celebrating its unique heritage, environment, sport and recreation. A well maintained place of sanctuary, reflection and learning, close to the heart of Manly has been developed with key stakeholders and has been used s to guide the key improvements recommended in this document.

Ivanhoe Park is a unique and historic recreation asset for the Northern Beaches which Council through this master plan seeks to protect and enhance its qualities for the continued benefit of the community and visitors alike.

## REPORT OVERVIEW AND STRUCTURE

1.0 INTRODUCTION & CONTEXT	OVERALL VISION AND SITE CONTEXT	Outlines guiding principles and overarching vision for Ivanhoe Park. Provides an understanding of the site and it's context.
2.0 MASTERPLAN	MASTERPLAN OVERVIEW	This section delivers the overall vision for the masterplan as well as visually communicates the masterplans proposed interventions highlighting key areas and elements that shape the overall masterplan.
3.0 PALETTES	MATERIAL AND PLANTING PALETTES	This section provides an overview of the look and feel of the overall masterplan demonstrating material, furniture and planting character.
4.0 APPENDICES	DETAILED ANALYSIS AND DESIGN	Provides further information for the existing overall site and architectural studies for the upgrade of the Grandstand.



DRAFT

◀ BELGRAVE ST ▶

Sydney Rd



OCEAN BEACH



DRAFT

# 1.0 INTRODUCTION & CONTEXT



# VISION

**IVANHOE PARK WILL BE A WELCOMING DESTINATION FOR COMMUNITY ENJOYMENT, CELEBRATING ITS UNIQUE HERITAGE, ENVIRONMENT, SPORT AND RECREATION. A WELL MAINTAINED PLACE OF SANCTUARY, REFLECTION AND LEARNING, CLOSE TO THE HEART OF MANLY.**





# PUBLIC DOMAIN PRINCIPLES

“IVANHOE PARK WILL HARNESS AND ENGAGE WITH THE SPIRIT OF MANLY CREATING A PLACE THAT BECOMES A DESTINATION FOR PASSIVE AND ACTIVE RECREATION. ENCAPSULATING MANLY’S COMMUNITY LIFE AND CULTURE FOR BOTH PRESENT AND FUTURE GENERATIONS.”

NBRS ARCHITECTURE, 2020

Ivanhoe Park will become a place for visitors and the local community to return time and time again, enjoying a place of positive spirit, unique and diverse in its offerings with a sense of a strong local character.

Our consolidated vision for the rejuvenation of Ivanhoe Park is to create a synergy of People, Place and Recreation. We have the opportunity to create a piece of Manly’s urban fabric that encourages connectivity, acts as a catalyst for urban sustainability and resilience while strengthening as a destination for both passive and active recreation.

The following design principles have formed the foundations of this landscape design:

1. Connecting into the existing urban fabric and reaching out to the Northern Beaches.
2. Create a green heart that will leave a legacy and a destination loved by a growing local community.
3. Create a place that continues to evolve over time and welcomes all walks of life.
4. Strengthen Ivanhoe Park as a social and recreation hub that will strongly engage with the community providing flexible spaces for everyone and creating a memorable place that is rich in community culture and experience.
5. Strengthen and evolve a sense of place and identity for both passive and active recreation for a growing community and future generations.





# SITE HISTORY

## 1853-1855: HENRY GILBERT SMITH

Henry Gilbert Smith, known as the ‘father of Manly’, acquired consolidated estate in Manly and commissioned a plan of Manly north of The Corso in an attempt to create a street system with present-day Ivanhoe Park divided into allotments as per the Ellensville Plan.

## 1871: PLEASURE GROUNDS

1870’s pleasure grounds, Ivanhoe park was a favourite destination for residents, with increasing number of events and attending for pleasurable recreation.



## 1872: INTERCOLONIAL EXHIBITION

Pavilions from Intercolonial Exhibition were transferred from Prince Alfred Park and erected in Ivanhoe Park by businessman WH Wardle and became an anchor for community events.

## 1885: PARK IMPROVEMENTS

Continual improvements were made to the park, including further drainage, top dressing and filling it to a uniform level. Additions of a cricket ground, lamp lighting, a bicycle track, picket fence and planting and trees. These improvements would enhance recreational sporting facilities and botanic gardens.



## 1887: PUBLIC PARK DEDICATION

Park hosted major regional events such as Commonwealth celebrations, Coronation day, Empire day and WWI fundraising events.



## 1901: REGIONAL COMMUNITY EVENTS

Park hosted major regional events such as Commonwealth celebrations, Coronation day, Empire day and WWI fundraising events.



## 1902: PICKET FENCE

In 1902, the picket fence was built to enclose the playing area, separating the oval from the tennis courts, the pavilion was fenced in.

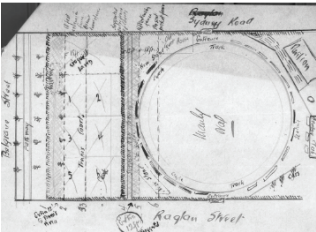


## 1905: CROQUET CLUB

By 1905 the croquet club had built a pavilion on the land opposite the post office.

## 1924: MANLY SPORTING UNION

The Manly Sporting Union was formed circa 1924. The union proposed the enlarging of the oval, by removing the trees inside the fence near the tennis courts, as well as reconfiguring the tennis courts. The old Court House building was removed, and tenders to supply seating accommodation at the oval were completed in June 1924, providing an opportunity to enlarge the available area of the oval.



1860

1870

1880

1890

1900

1910

1920

## 1860S: BRIGHTON + THOMAS ROWE

With the Ellensville plan unsuccessful, HBS created the Brighton Plan providing several recreation reserves for public use where land was set aside for competitive sports. Thomas Rowe, Manly’s first mayor purchased allotments part of the subdivision that was is now the western half of today’s Ivanhoe Park.



## 1877 - SUBDIVISION

Council Municipality of Manly was incorporated. New council set about improving services and facilities in Manly, sealing roads and introducing drainage to low lying land.



## 1880: PRIVATE OWNERSHIP

Eastern portion of Ivanhoe park sold to Thomas Adrian. Council and local residents continued to lobby the Government for the provision of suitable public park and recreation ground for Manly. Pavilion, hotel and park continued operation.



## 1881 - WILD FLOWER SHOW

In September 1881, the first wild flower show in NSW was held in the Ivanhoe Park Pavilion, proving to be popular, by October 1st there were nearly 3,000 visitors. The wild flower shows were held for most years until 1895.

## 1881 - FERRY SERVICE

With the introduction of Ferry services to Manly, large numbers of people from Sydney and wider NSW visited Ivanhoe/Manly Park for recreational pleasure such as cricket and other public events including annual picnic of the Eight Hours’ League.

## 1893 - PAVILLION DEMOLITION

After the demolition of the Pavilion in 1893, it was not until November 1894 that a replacement pavilion was built. Opened by the mayoress of Manly, the new pavilion was completed for the use of the members of the cricket club, and a second pavilion was erected for the tennis club on the east side of the reserve, adjacent to the tennis courts.



## 1910 – GRANDSTAND OPENING

Replacing the much smaller earlier pavilion, the grandstand was opened by Mayor James Bonner on the 9th of April 1910, costing 780 pounds to build. Erected to the design of Fred Trenchard Smith, the new stand could accommodate 300 people, as well as an additional 30 on the top gallery level.



## 1911 - TRAMWAY SERVICE

Tram service initiated from the Spit to Manly, running along the Raglan Street frontage before turning towards Manly Wharf. The service closed in 1939.



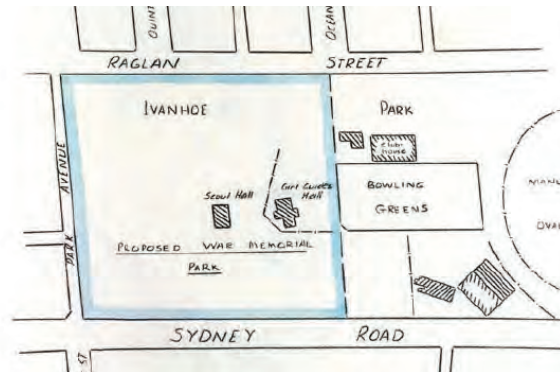
## 1924 – 1925: GIRL GUIDES AND BOY SCOUTS

Manly Girl Guides and Boy Scouts clubhouses were constructed and the Scout Drill Hall was built and opened in 1925.



### 1928: CARETAKER'S RESIDENCE

In 1928 a caretaker's residence was built near the bowling greens, as well as a new tennis pavilion and additions to the existing croquet club rooms.



### 1953: WAR MEMORIAL

Gardens in the Manly War Memorial Park were dedicated to those who served in World War II. Plaques, a plinth, ornamental gardens, and a bubble fountain were set up for residents in this North Harbour region to commemorate.



### 1973: SCOUT HALL

In July 1973, the existing drill hall was demolished, where in place the current Scout Hall was erected



### 2001: GRANDSTAND REBUILT

In 2001, the grandstand was re-built with a round plate like roof structure, which colloquially became known as the flying saucer although it was designed with a stingray in mind.



### 2006: BOTANIC GARDENS

The geographical Names Board named the reserve at the western end of the park 'Ivanhoe Park Botanic Garden' in 2006.

### 2019: NSW STATE HERITAGE ITEM

Ivanhoe park and Manly Oval cultural landscape was gazetted as a heritage item of state significance in NSW

1930

1940

1950

1960

1970

1980

1990

2000

2010

2020

### 1935: TENNIS CLUBHOUSE

The Ivanhoe Park tennis club applied to manly council for a loan to build a two storey brick clubhouse in 1935.



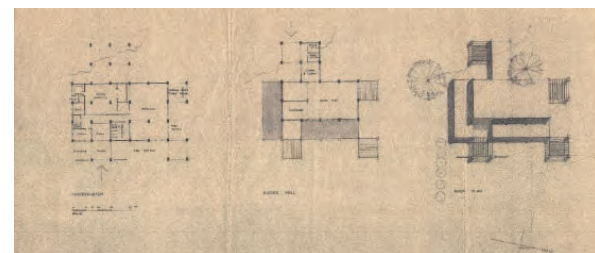
### 1962: OVAL REDEVELOPMENT

A 50,000 Pound redevelopment of the oval was approved by council in 1962, which saw the demolition of the 54-year-old timber pavilion and dressing rooms. Larger brick dressing rooms as well as a concrete grandstand with a large apex roof covering a section of the seating were erected on site, officially opened in 1963.



### KINDERGARTEN BUILDING

The 1962 redevelopment also included a new girl guides and kindergarten building in Ivanhoe Park.



### 2013: HERITAGE LISTING IN THE MANLY LEP

Ivanhoe Park Botanic Garden and tram loop were heritage listed in the Manly Environmental Plan 2013. Soon after, the council established a sensory garden in the park.

### 2017: BOTANIC GARDEN MASTERPLAN

The northern Beaches council adopted a masterplan for the Botanic Garden. The principle aims were to increase opportunities for recreation, provide accessibility to all pedestrians and conserve and enhance the Botanic gardens.



# STRATEGIC CONTEXT

Ivanhoe Park which lies within the Northern Beaches Local Government Area.

Northern Beaches Council is renowned for its heritage conservation reserves and recreational facilities such as LM Graham Reserve, Kangaroo Reserve, Manly Cove and The Corso.

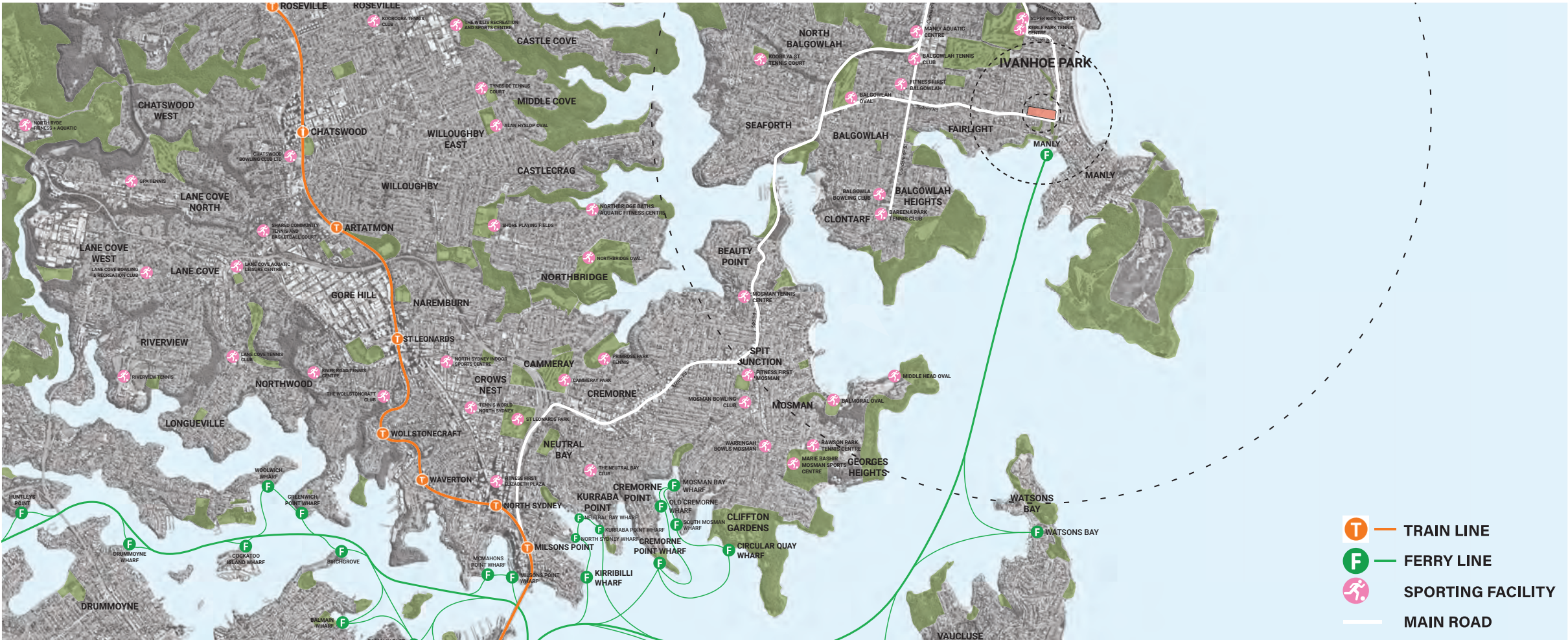
The key strategic policies relevant to the site include:

- Government Architects, Better Placed
- GSC A metropolis of three cities
- Northern Beaches Council Community Participation Plan
- Northern Beaches Council Cultural Policy
- Northern Beaches Council Digital Transformation Strategy
- Northern Beaches Council Disability Inclusion Action Plan 2017-21
- GSC Eastern City District Plan
- Northern Beaches Events Strategy
- Northern Beaches Council Public Art Guidelines
- Northern Beaches Council Public Art Policy
- Northern Beaches Council Public Domain Guidelines
- Northern Beaches Sportsground Strategy
- Government Architects, Greener Places
- Government Architects, Draft Greener Places Design Guide
- Sydney Green Grid North District
- Northern Beaches Artss and Creativity Strategy
- Northern Beaches Bike Plan
- Northern Beaches Community Strategic Plan 2018-28
- Northern Beaches Transport Strategy 2038
- Northern Beaches Walking Plan





# REGIONAL CONTEXT



## REGIONAL CONTEXT

Located 14.3km north of the Sydney CBD, Ivanhoe park is bound by major roads to the east and south, Belgrave Street and Sydney Road. To the north, it is bound by Raglan street, and to the west, the tight laneway, Park Avenue. With a site area of 4.58 ha, the urban park, also known as Manly park, sits in the Manly Cove parish and lies within the Northern Beaches local government area.

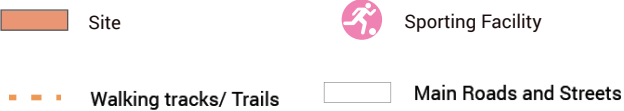
The built form and open spaces in this area are largely mixed use closer to the shoreline, recreational and residential. A short 8-minute walk from the Manly Beach and a 10-minute walk from Manly wharf, the neighbouring coastal areas are major tourist attractions. The Many Ferry connects the North Harbour to Sydney Harbour and the City of Sydney Suburbs.

The North Harbour cove and Manly peninsula have been in the past, key sites of contact between the Indigenous peoples and the First Fleet in 1788. The parkland area has become a site, which is culturally significant to its wider context for its long history of public recreation and association with Aboriginal culture.

It holds State Heritage Listing in New South Wales for the unique history and development of its landscape from Aboriginal Heritage, through to “pleasure ground” and eventual establishment as a community and recreational green heart of Manly. Some landmarks of historic significance to the area, are the botanic gardens, grandstand and sporting complex and the war memorial.



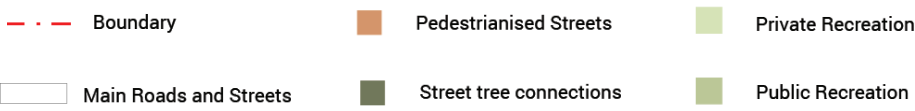
# LOCAL CONTEXT



## RECREATION

As a Victorian-era park, adapted to its Australian local context, Ivanhoe park is known for 150 years of recreation, sport, and community use. It became pleasure grounds in the development of townships remote from Sydney and was home to public recreation, sporting events and the ongoing community life of locals. It has been associated with several well-known sporting organisations in NSW, the Scours, Girl guides, Australian Air league, and many leaders of NSW

public life. It has now become known for its memorial gardens, childcare, passive recreation and community events. With Manly Cove along the North Harbour to the south, and Manly beach to the east, beach front recreation and walking tracks are within close proximity of the site. Within a 15 minute walking radius, there are other local recreational facilities such as the Manly Swimming club, LM Graham reserve, Balgowlah Tennis Club and Keirle park.



## OPEN SPACE

The cultural landscape of Ivanhoe Park consists of two distinct areas, the passive recreation and the active sport and recreation facilities. In the 'pleasure' garden park, the botanic gardens, are private recreation, whereas the traditional 'village green' comprising of the oval and sporting complex, are public recreation. Along the northern edge of the park there is a former tramway corridor.

Within a kilometre radius of the site, Kangaroo Reserve, Dalley Castle park and Gilbert Park, are also open green public parks. Many of the street tree connections occur along residential streets around the Fairlight suburban area toward the North West of the site. Pedestrianised streets and the public plaza at the Corso have closer proximity to Manly's coastline to the South of the site.





- - - Boundary
- Main Roads and Streets
- B Bus routes and stops
- Laneways
- ▶ Main Access Points
- - - Walking tracks/ Trails
- - - Cycle Routes
- Ferry

**TRANSPORT**

Ivanhoe park is a 10-minute walk from the Manly Wharf ferry stop and is sited at the intersection of Belgrave and Sydney Road, two major roads with the connecting bus routes into the CBD and inner suburbs. Major traffic flows along Sydney Road. Main access points are along Raglan Street before Pittwater road.

There are cycle routes, which run through the main active strip, the Corso, linking pedestrianised streets to tracks along the coast. Cycle routes and scenic walking trails run along the Manly coastline and around the peninsula. Common cycle routes also connect the site to Manly parkland via Kangaroo Reserve.



- - - Boundary
- Main Roads and Streets
- High risk precinct
- Medium risk precinct
- Low risk precinct

**FLOODING**

Ivanhoe park sits within the Manly Lagoon catchment. The site's low lying topography to the East, which includes the oval tennis club facilities and associated public domain, are susceptible to flooding with the oval acting as a detention basin, capturing much of the site's overland flow.

An existing drainage channel in the site's West is also susceptible to flooding, causing overland flow to flood the area, where the green bowling facilities sit, with a maximum depth of 0.05m – 0.2m (Manly to Seaforth Flood Study, 2010)





- - - Boundary
- Main Roads and Streets
- Heritage Items
- Heritage Zones
- Heritage Landscape

## HERITAGED AND CONSERVATION AREAS

Ivanhoe Park is listed on the State Heritage Register, published on the 23rd August, 2019, publicly recognised for its cultural heritage and long record of significant recreational use. The traditional owners, the Kay-ye-mai people, cared for the land until the late 1800s, when the site assumed its 'gardenesque pleasure ground' character.

On site, there are several small memorial plaques to commemorate the park as the sport and community hub of the Manly region. Kangaroo Reserve, Dalley Castle Park and Gilbert Park are heritage reserves. Active strips and open roads at the Corso, Wentworth Road and Victoria parade, have been heritage listed, and as do many of the residences along Margaret Street, Ocean road and Ocean Lane.



Manly Height of Buildings Map

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<span style="background-color: #90EE90; width: 15px; height: 10px; display: inline-block;"></span> I 8.5	<span style="background-color: #FFFF00; width: 15px; height: 10px; display: inline-block;"></span> M1 12	<span style="background-color: #FFDAB9; width: 15px; height: 10px; display: inline-block;"></span> O 15	<span style="background-color: #FFB6C1; width: 15px; height: 10px; display: inline-block;"></span> T3 28
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<span style="background-color: #FFFFFF; width: 15px; height: 10px; display: inline-block; border: 1px solid black;"></span> K 10	<span style="background-color: #FFDAB9; width: 15px; height: 10px; display: inline-block;"></span> N1 13	<span style="background-color: #FFB6C1; width: 15px; height: 10px; display: inline-block;"></span> T1 25	<span style="background-color: #FF0000; width: 15px; height: 10px; display: inline-block;"></span> V 36
			<span style="background-color: #8B0000; width: 15px; height: 10px; display: inline-block;"></span> W 40

## BUILDING HEIGHTS

The north eastern district of the Northern Beaches local government area (G) is mostly low-density residential housing, with a maximum of height of 7m. To the south west of the site (L), mixed use and residential buildings reach a maximum height of three storeys, but do not impede on the site by casting shadows.

To the west of the park, where there are pedestrianised streets and store fronts, the buildings average three to four storey (N1 – N2).



# LOCAL CHARACTER

## LOCAL CHARACTER

Ivanhoe Park is located back from the coastal edge. The site location signifies the change from busy civic spaces to quiet residential suburbs. Due to this there is a range lot of character around the site in the surrounding buildings, shop fronts, streets and landscapes.

- 01 Manly Oval
- 02 Belgrave Street
- 03 Gilbert Park
- 04 Gilbert Park
- 05 Dalley Castle Park
- 06 Manly Corso
- 07 Lawn Bowls
- 08 Showbox Coffee, Manly
- 09 Gilbert Park
- 10 Kangaroo Street
- 11 Manly Wharf
- 12 St Andrew's Presbyterian





# SITE ANALYSIS

Ivanhoe Park is a diverse landscape with many existing buildings and landscape conditions. The buildings range from in use club houses to dilapidated cottages. The site also contains significant landscape elements such as a memorial, creek line and existing mature tree specimens, which are iconic to the Manly landscape. Ivanhoe Park is flanked by two key arterial roads – Belgrave / Pittwater Road and Sydney Road.

Ivanhoe is a diverse landscape with many existing buildings and uses. Zoning the site into precinct areas identifies places and recognises the defining elements.

For further information regarding the site, refer to Appendix 01- Detailed site investigations

- Site Boundary
- Precincts Boundary
- Existing Tree
- Vegetation
- Turf
- Sport Surfaces
- Pavement
- Road / Carpark

1:1500 @ A3



Site Analysis Diagram



**LANDSCAPE PRECINCTS**

- 01 Tramways
- 02 Botanic Gardens
- 03 Native Bushland
- 04 Childcare Site
- 05 Care Takers Cottage
- 06 Remembrance Lawns
- 07 Lawn Bowls
- 08 Grandstand
- 09 Rat Hill
- 10 Manly Oval
- 11 Tennis Club
- 12 Entrance Park



**BUILDINGS**

- 13 Scout Hall
- 14 Childcare
- 15 Care Takers Cottage
- 16 Lawn Bowls Club House
- 17 Old Amenity / Storage
- 18 Club House / Amenity
- 19 Stadium
- 20 Tennis Club House



**ELEMENTS**

- 21 WWII Memorial
- 22 Heritage Timber Bridge
- 23 Water Tank
- 24 Drainage Channel
- 25 Historic Gates



**CONTEXT**

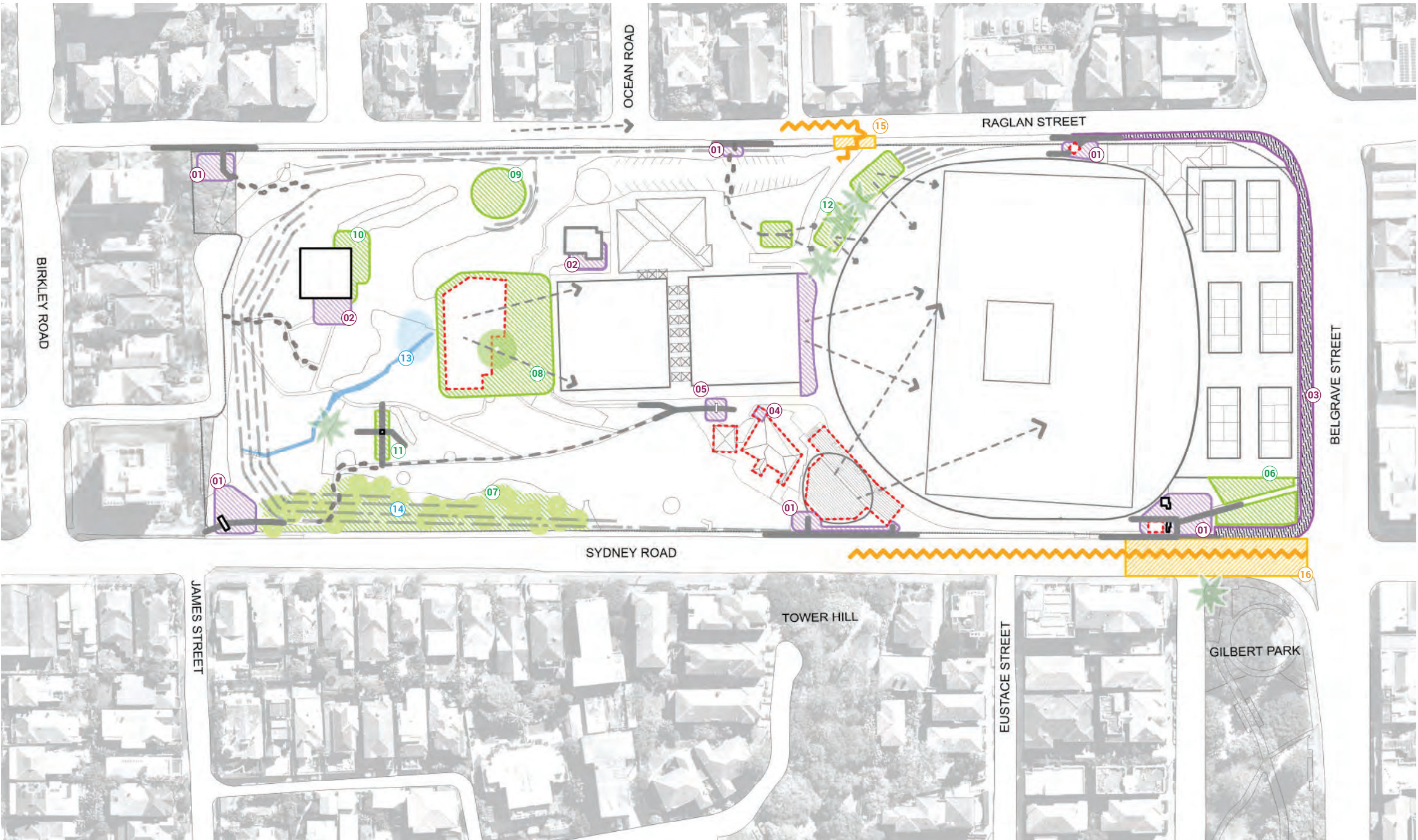
- 26 St Andrew's Presbyterian Church
- 27 Gilbert Park
- 28 Tower Street Reserve



# OPPORTUNITIES AND CONSTRAINTS

Due to the sites history, aged condition and layer of uses spaces and access colliding. There the opportunities and constraints intends to unpack how these conditions can be resolved or reconsidered. The site is split into two clear zones of use, the upper parklands, and the lower sporting area. A major opportunity is reconnecting the park back together again.

- Access and Circulation
- Open Space Opportunities
- Traffic Concerns
- Hydrology Existing/Proposed
- Key Vistas
- Difficult Access
- Landform Constraint
- Obstructive Edge Conditions
- Iconic Trees



Opportunities and Constraints Diagram

1:1500 @ A3



## ACCESS AND CIRCULATION

Access and circulation of the site is disconnected due to the steep landscape on the western embankments and deteriorated path networks. Entries and key connections have been identified for re-design consideration.

- 01** Key entry upgrade potential with signage, accessibility and new/re-instated connections.
- 02** New improvements adjacent to building.
- 03** Paving upgrade to match Council Public Domain Palette.
- 04** Existing lift to be retained / upgraded for equal access to stadium. Potential for relocation to service Sydney Road and Lower Grandstand/oval area.
- 05** Potential to enhance entry into the Botanic Gardens and create an accessible connection to the war memorial.



01 Entrance off Raglan Street



01 Existing ticket booth entrance on Raglan Street

## ACCESS AND CIRCULATION

The site is fringed by a combination of fence types. These provide safety barriers for dangerous falls, security and direction pedestrian

- 06** Refine gardens as formal green space meeting 'Key Entry' requirements such as seating and over flow space.
- 07** Define viewing hills as key spaces
- 08** Opportunity to reconfigure space with removal of Child Care building.
- 09** Opportunity to define space as a wedding photo location / prime lawn space.
- 10** External appearance and landscape of Scout Building is not welcoming or pleasant.
- 11** Opportunity to extend War Memorial Gardens and better connect into surrounding circulation.
- 12** Continue and maintain quality of native vegetation and support with required amenity.



07 Views across Manly Oval

## PHYSICAL SITE CONDITIONS

There is some existing lighting which provides safety to the two entrances.

- 13** Creek / drainage system is an opportunity for a nature walk / experience.
- 14** Landform dominates the upper portion of the site. In one sense it visually / physically disconnects the park from its surrounds whilst it also provides unique sense of intimacy and an escape.



13 Creek / Drainage Line near Scout Hall

## TRAFFIC CONCERNS

There is some existing lighting which provides safety to the two entrances.

- 15** This is a significant constraint to the sites access, as it is a dangerous intersection due to the steepness of the driveway and pedestrian visibility.
- 16** Sydney Road is a 60km/per hour road which creates an obtrusive edge condition and also breaks connectivity to the wharf. The Belgrave Street intersection could act as an enhanced pedestrian crossing.



15 Raglan Street Vehicle Entry



16 Sydney Road / Belgrave Street Intersection