



Aveo appointed to deliver refreshed Manly precinct

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The community's vision for a revitalised Northern Beaches health and wellbeing precinct at the former Manly Hospital is a step closer with the appointment of a preferred project partner to develop the masterplan and State Significant Development Application (SSDA).

Following an Expression of Interest and tender campaign, the NSW Government, through Property and Development NSW (PDNSW), has selected Aveo Group as the exclusive preferred partner to deliver a vibrant, intergenerational health and wellbeing sanctuary which welcomes and supports the needs of the local and wider community – achieved through innovation and balance.

Through the redevelopment of the site and the adaptive re-use of heritage buildings, envisaged uses for the precinct are seniors housing, including independent retirement living, affordable housing and a residential aged care facility, subject to planning approval.

The precinct also aims to provide open space, a health and wellbeing centre, activated community and retail spaces and a childcare centre, in alignment with the community's vision for the site.

Aveo will work in collaboration with the Government and the community to prepare a concept SSDA which will set out proposed plans for the site.

The SSDA will be lodged with the Department of Planning, Housing and Infrastructure (DPHI) and undertake community consultation once it goes on public exhibition as part of the planning assessment process.

The community's input and vision for the site have already played a vital role in shaping the proposed health and wellbeing related uses that are planned for the precinct.

The Government, with Aveo, will continue to collaborate with the community and Northern Beaches Council throughout the planning processes to create a legacy precinct that will benefit current and future generations.

First established in 1896, Manly Hospital was closed in 2018 following the relocation of services to the Northern Beaches Hospital at Frenchs Forest. The reimagined site will remain in government ownership for the benefit of the community.

For more information on the Manly Health and Wellbeing Precinct, [visit here \(https://www.dpie.nsw.gov.au/housing-and-property/our-business/advisory-and-transactions/manly-health-and-wellbeing-precinct\)](https://www.dpie.nsw.gov.au/housing-and-property/our-business/advisory-and-transactions/manly-health-and-wellbeing-precinct).

Minister for Lands and Property and Minister for Small Business Steve Kamper said:

“I am delighted that Property and Development NSW (PDNSW) has selected experienced retirement living provider, Aveo, for the important work of starting a new chapter for a cherished part of the Northern Beaches.”

“This project can proceed to a state significant development application process, as the proposed uses are permitted under the current zoning. We look forward to Aveo’s submission, which will be the next major step in activating the site’s potential to deliver a new reimagined precinct that brings jobs, homes, health and retail to the peninsula.”

Minister for Health Ryan Park said:

“When the new Northern Beaches Hospital opened in 2018, it meant the closure of the iconic Manly Hospital, where many locals were born and cared for.

“Our Government is finding new complementary uses for the site which will celebrate the former Manly Hospital’s past while meeting the evolving needs of the community.”

Aveo Chief Executive Officer Tony Randello said:

“In collaboration with the NSW Government and PDNSW, Aveo is committed to providing a best-in-class, intergenerational health and wellbeing precinct for the local community that celebrates the iconic site’s rich history and fosters intergenerational connection.

“Through the proposed inclusions of community spaces, health and hospitality services, a childcare centre, and retirement living, Aveo is excited to welcome the Northern Beaches community back to the former Manly Hospital site and restore its significant connection to the surrounding area.”

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Today, a further 20 projects have been declared as State Significant Development following recommendations from the Housing Delivery Authority (HDA) that has been established by the Minns Labor Government.



Ministerial media release

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Ministerial media release

29 March 2025

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