

Artist Impression - Indicative only and subject to change



Manly Health and Wellbeing Precinct – Introduction to Aveo



Peninsula Gardens



Pittwater Palms



Bayview Gardens



Minkara Resort



Who is Aveo?

Aveo has 67 retirement living communities across Queensland, New South Wales, Victoria and Tasmania and is home to more than 10,000 residents.

Aveo has a strong history in the redevelopment, construction and restoration of communities as well as a long-standing presence in the Northern Beaches community through its 4 villages.

The Aveo team is excited to bring our focus on service excellence to the Manly Health and Wellbeing Precinct Project.

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What does Aveo do?

Community management: Aveo has over 1300 employees across Australia.

It is a unique business in that we have the honour of working in our customers' homes.

Home care services: We provide over 980 home care packages to residents, with 98% recommending us as a preferred supplier of home care services.

Hospitality services: We provide home-style chef-prepared dining options through on-site restaurants and cafes.

We also provide residents with housekeeping, gardening and maintenance assistance.



Aveo - Built Form and Mixed-Use Developments

Gasworks Precinct Newstead



Bella Vista Haven








Parkside Carindale



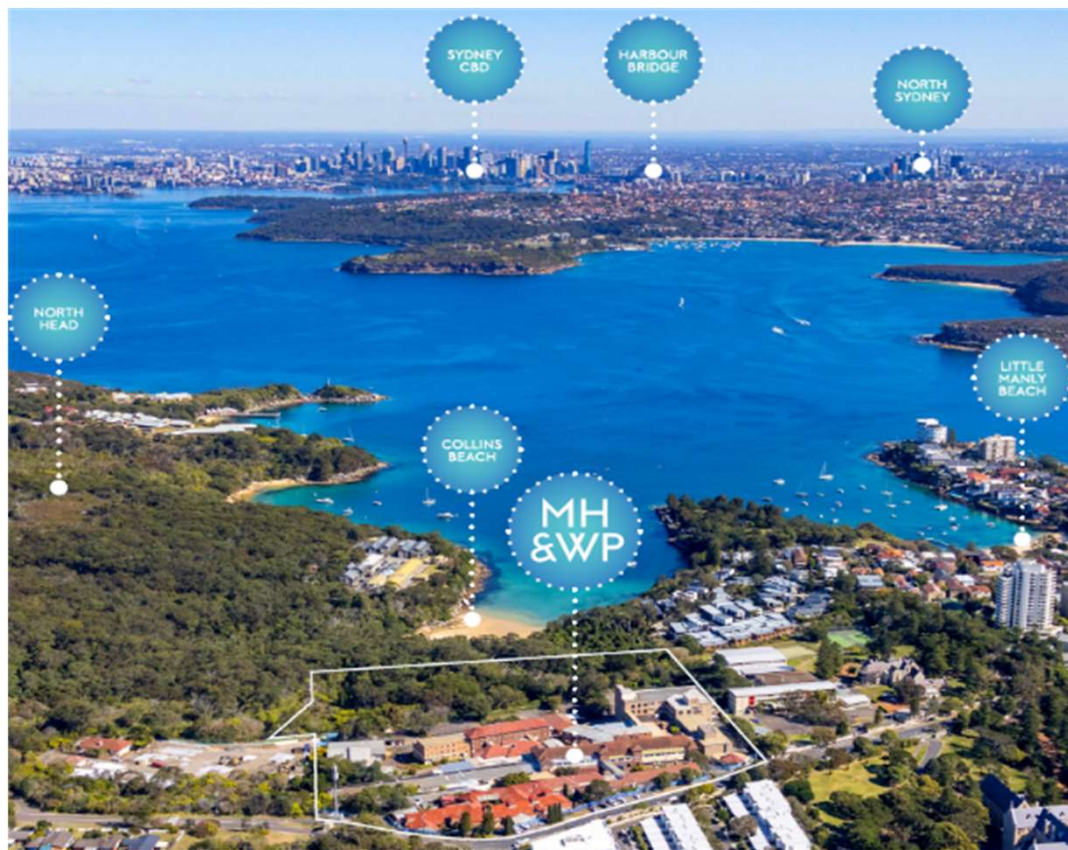
RFDP Guiding Principle and Masterplan Requirements

Vision

“A vibrant health and wellbeing sanctuary which welcomes and supports the needs of the local and wider community – achieved through innovation and balance”.

Community	Preservation	Health & Wellbeing		Partnerships	Economic
					
The community will have continued access to the site for social/recreation activities and use of public/private services.	The rainforest area will be permanently reserved.	The services developed on the site will contribute to the health, wellbeing and care of the community.	The services provided from the site's uses will address a defined community need for which there are tangible and ongoing benefits.	A diverse range of services and partnerships will be pursued which leverage the greatest collective value for the community.	The services and infrastructure proposals for the site must demonstrate financial sustainability.

Aveo's Guiding Principles & Masterplan Response



Vision

Aveo's vision is aligned to provide an Intergenerational Wellbeing Precinct that will bring together integrated activities, and building uses to promote **live-work-health-leisure-learn** in a vibrant hub – a natural extension and development of its surrounding communities.

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Aveo's Guiding Principles & Masterplan Response



The community will have continued access to the site for social/recreation activities and use of public/private services.

Community

- Create a network of welcoming, accessible, connected and activated public spaces that are re-opened to the wider community.
- To wrap the precinct in landscape, be that gardens, public parklands, retained and enhanced bushland or a network of public spaces and streets.
- Open views and access into the site from Darley Road with a new public parkland.
- Creating ageing in place opportunities for the fast-ageing northern beaches community.



The rainforest area will be permanently reserved.

Preservation

- Heritage - celebrate and reactivate the main cluster of historic buildings focusing on community uses.
- Expanding the southern bushland edge
- Significant setbacks from boundaries and edge conditions – offering public benefit in land and uses returned to the community for public use.

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Aveo's Guiding Principles & Masterplan Response



The services developed on the site will contribute to the health, wellbeing and care of the community.

Health & Wellbeing

- A Health and Wellness centre – a publicly accessible health support network focusing on preventative and primary care for the community
- Destinal play and fitness spaces including rehabilitation and hydrotherapy.
- Expansive landscaping offering education, exercise and recreational enjoyment for all ages.



The services provided from the site's uses will address a defined community need for which there are tangible and ongoing benefits.

Community Needs

- Health Hive – delivering a range of potential services including medical centre, specialist suites, allied health, physical rehabilitation and mental health services
- Potential for short stay accommodation offering respite and recovery.
- Publicly available community centre

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Aveo's Guiding Principles & Masterplan Response



A diverse range of services and partnerships will be pursued which leverage the greatest collective value for the community.

Partnerships

- Local consultant procurement
- Collaboration with existing local community groups and local stakeholders
- Connection to Country – First Nations engagement



The services and infrastructure proposals for the site must demonstrate financial sustainability.

Economic

- Flank the community spine with seniors living and health and wellbeing activities to allow for a permanent population. Economic value generated to Manly and Northern Beaches as a result of redevelopment
- Construction investment & ongoing maintenance
- Jobs creation, both construction and ongoing local business opportunities

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Aveo's Masterplan concept – Public realm

Extensive green space:

To wrap the precinct in a landscape - gardens, public parkland, retained and enhanced bushland or a network of public spaces and streets.

Historic connection:

Retain and reactivate the main cluster of historic buildings with a focus on community uses.

Open views:

Open views and access to the site from Darley Road with a new public parkland.

Expand bushland:

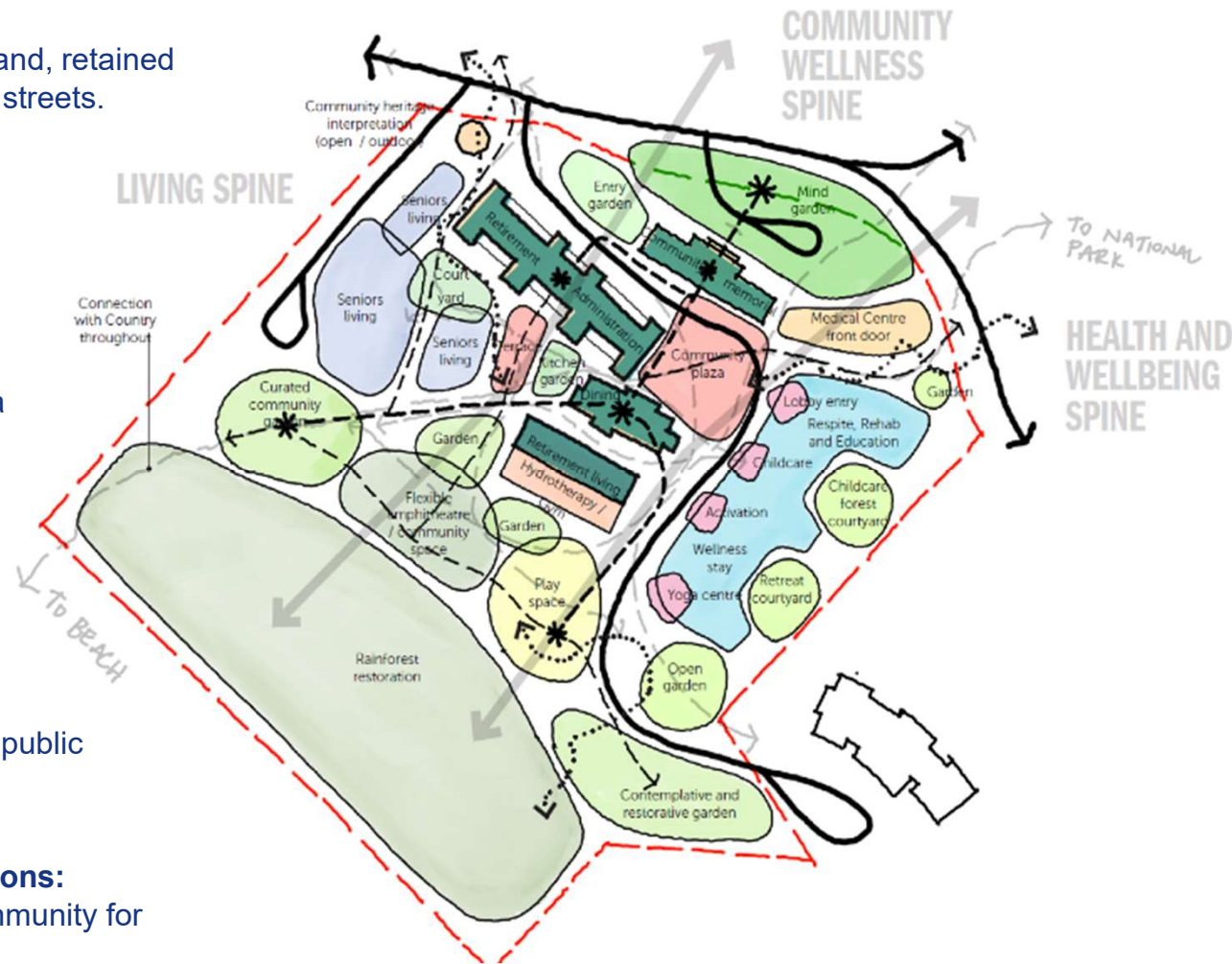
Expand the Southern bushland edge and program with a diversity of engaging spaces accessible to the public.

Public spaces:

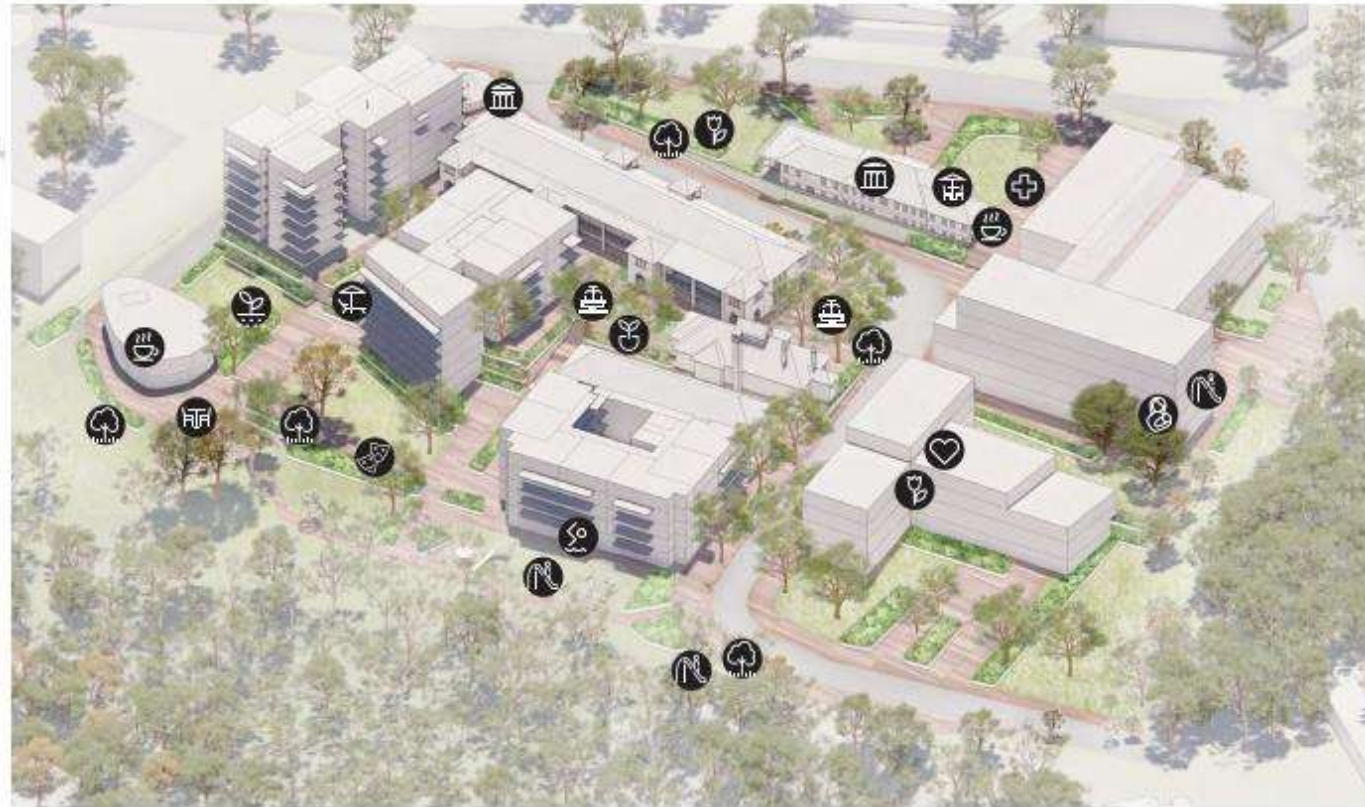
Create a network of welcoming, accessible and connected public spaces throughout the site.

Significant setbacks from boundaries and edge conditions:

Offering public benefit in land and uses returned to the community for public use.



Aveo's Masterplan concept – Public realm



APPROACH TO PUBLIC REALM

- Public access
- Rich variety
- Place specific
- Responding to community need



Kiosk / Cafe



Community garden



Front door and
heritage interpretation



Seniors living courtyard



Curated community garden



Amphitheatre



Kitchen garden



Dining restaurant



Gym and hydrotherapy



Children's playground



Community Plaza



Health hive



Childcare



Wellness Stay



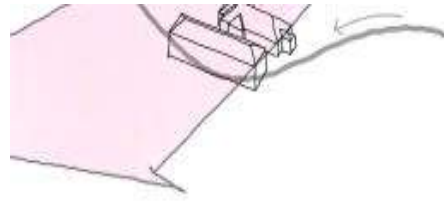
Connection to Country
interpretation

Aveo's Masterplan concept – Built Form Strategy

Please keep in mind that the following slides are concepts only.

Detailed planning is in its early stages.

Aveo will continue to engage with community stakeholders to inform detailed masterplan concepts.



AT CORE, HIGHER AT SITE EDGES

built form diminishes in height through the heritage, community and wellness spine



ESTABLISHED HERITAGE RELATIONSHIPS

Buildings 1, 2, 15 and 22 retained

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BUILDINGS LIMITED TO FIVE STOREYS AT EASTERN SITE EDGE

SITE ARRANGED TO PROVIDE PUBLIC CONNECTIONS AND ACCESS FROM DARLEY STREET TO THE REMNANT RAINFOREST

RETAINED HERITAGE

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Partnering - Expert Consultancy Team

CHROFI

Hassell

beam
planning

ARCADIS

emf griffiths

eco
logical
AUSTRALIA
A TETRA TECH COMPANY

ATX
CONSULTING

Djinjama

MCGREGOR
COXALL

LTS
SURVEYORS

CLAYTON UTZ

MACKAY
STRATEGIC

WT PARTNERSHIP

HERITAGE

ambs
ecology + heritage

URBIS

Ethos
Urban

aveo

Ongoing consultation with key local stakeholders



Project Steering
Advisory Committee
(PSAC)

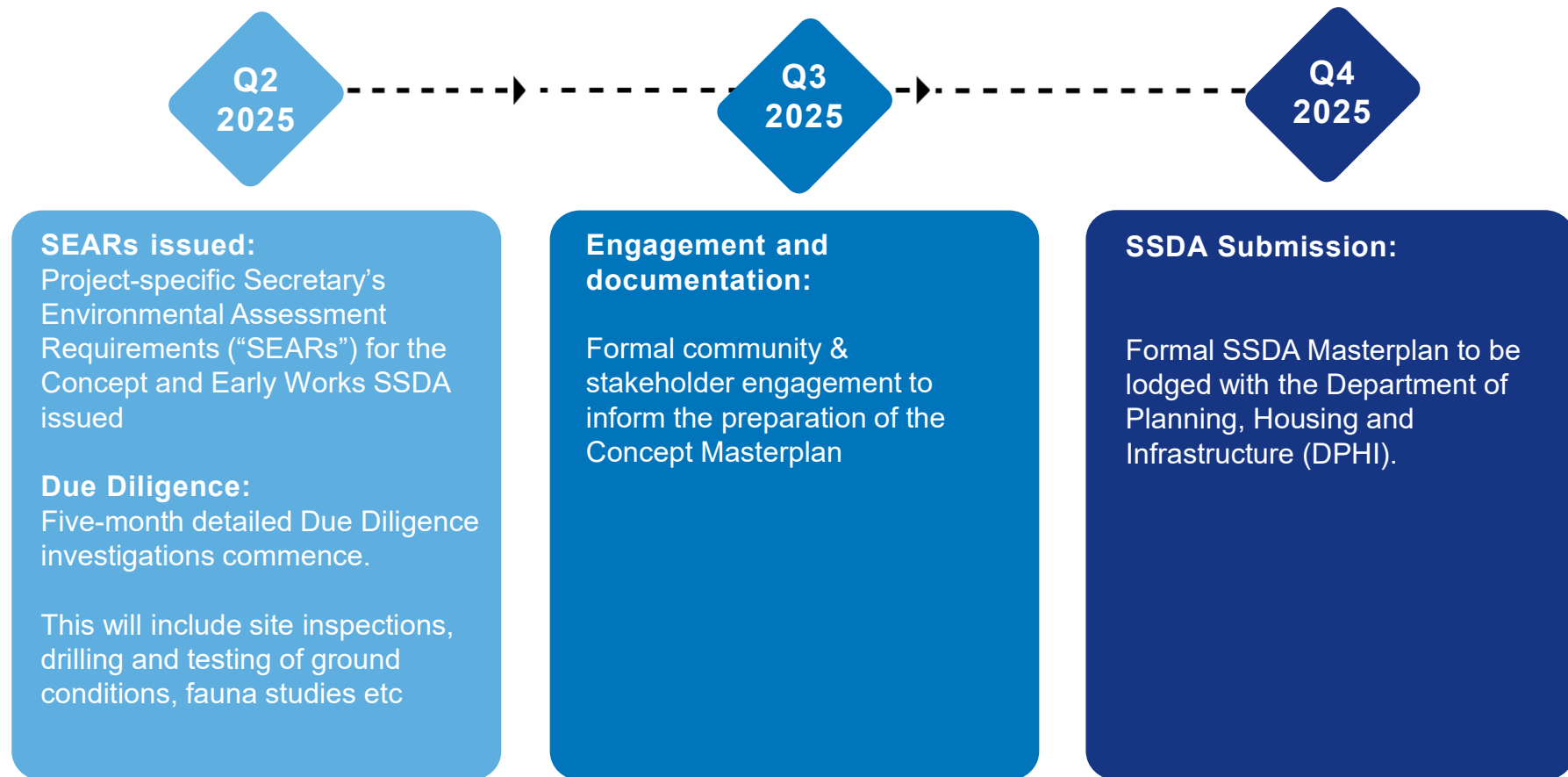


MANLY
COMMUNITY
FORUM



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Manly Health and Wellbeing Precinct - Next steps





Please contact us:

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