

Pendle Hill Intergenerational Community

Our Vision

Stage 1 of this proposed site redevelopment marks the beginning of Fresh Hope Communities' journey into delivering Pendle Hill as a flagship development that, overall provides seniors housing, community activation, open spaces, social enterprises and community support, as well as employment opportunities for the local community.

Fresh Hope Communities' vision for this site is to enable residents to live their best lives within a community that is age friendly, greener, healthier and more sustainable through a better provision of accommodation options.



Indicative concept of publicly accessible open space, looking toward Dunmore House

Source: Marchese Partners

What is Fresh Hope Communities planning for the site?



Community accessible open space

A large area of landscaped green space will provide a children's playground, mix of large trees to provide shaded seating areas, public art opportunities and pedestrian pathways leading up to Dunmore House.



Intergenerational living

A safe and inviting range of spaces that accommodates visits from all ages and for all types of occasions.

Through an active seniors' community, open spaces that are accessible to all ages of the community, café pavilion at Ashwood House and the opening up of Dunmore House for community use – the site will become truly intergenerational.



In demand seniors housing and support for 'aging in place'

Delivery of much-needed retirement living for Western Sydney, the project will support 'ageing in place' for locals who want to stay in the immediate area – keeping them surrounded by, and supported by, their care communities.

The Site

The proposed development is located at 222-266 and 268-280 Dunmore Street, Pendle Hill. The site is within close walking distance (approximately 300m) from the Pendle Hill local centre and train station, with 30-minute access by public transport to a range of other centres including Parramatta CBD (4.5km), Wentworthville local centre (1.5km) and Westmead Health and Education Precinct (3km).



Existing site plan. Source: Marchese Partners

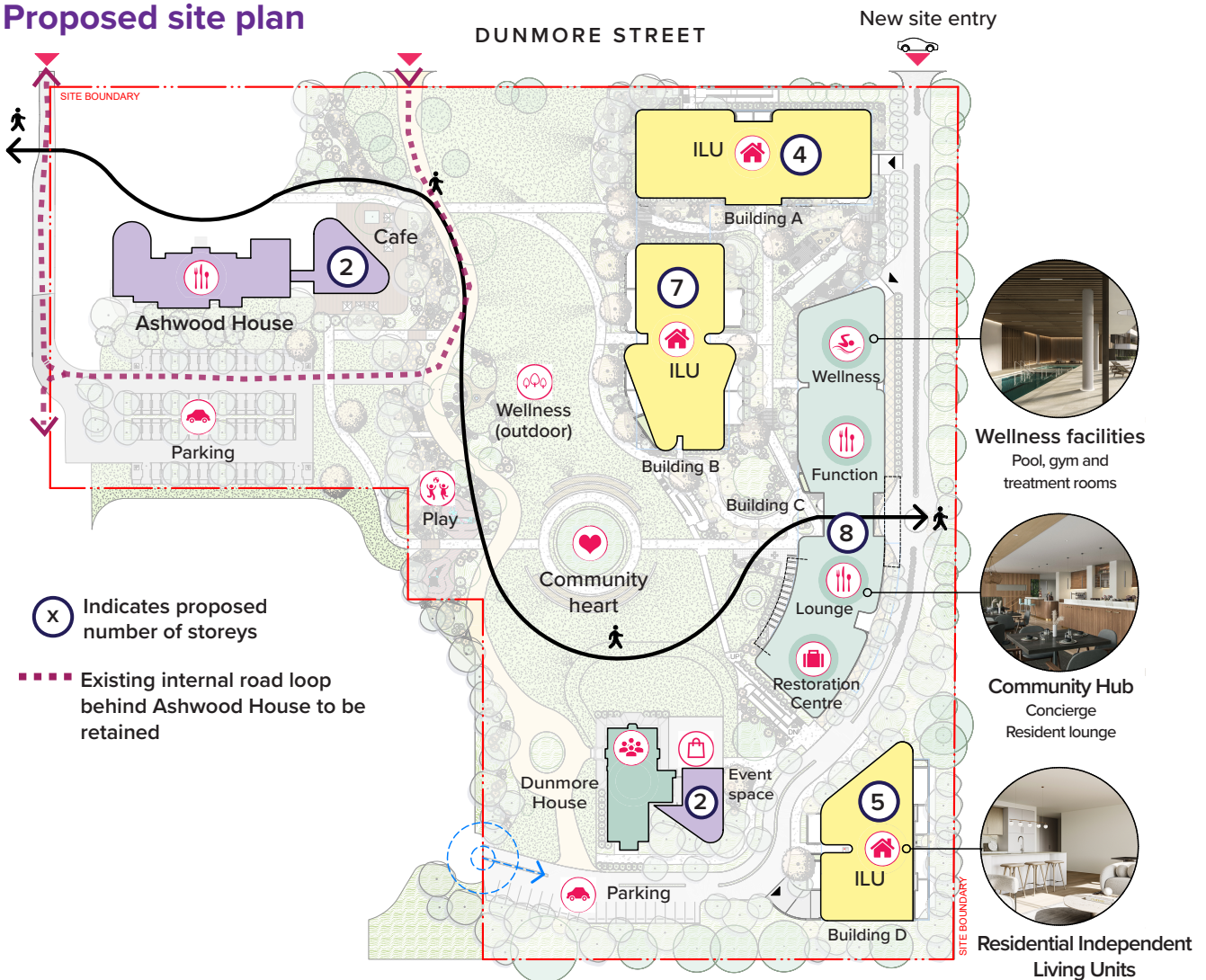
Indicative concept of publicly accessible open space



Source: Marchese Partners

Concept Design

Proposed site plan



Wellness facilities
Pool, gym and treatment rooms



Community Hub
Concierge
Resident lounge



Residential Independent Living Units

Key elements of the design

Dunmore House - community spaces

The 'jewel' of the site is Dunmore House. The aspiration for Dunmore House is to create a community hub with an adjoining flexible event space to enable this locally iconic building to function as many things to many different people within the community.



Artist's impression showing the proposed flexible event space next to Dunmore House.



Dunmore House, existing view.

Ashwood House - food and beverage (F&B) uses

Ashwood House will remain as a cold shell and will be subject to a separate detailed development application. It is proposed to be re-purposed for publicly accessible food & beverage uses such as a restaurant and/or cafe.

The heritage character of Ashwood House will be complimented by a proposed new cafe pavilion extension with a great sense of arrival and views overlooking the community park and views up to Dunmore House.



Concept imagery showing the 'look and feel' of the proposed cafe pavilion next to Ashwood House.



Ashwood House, existing view.

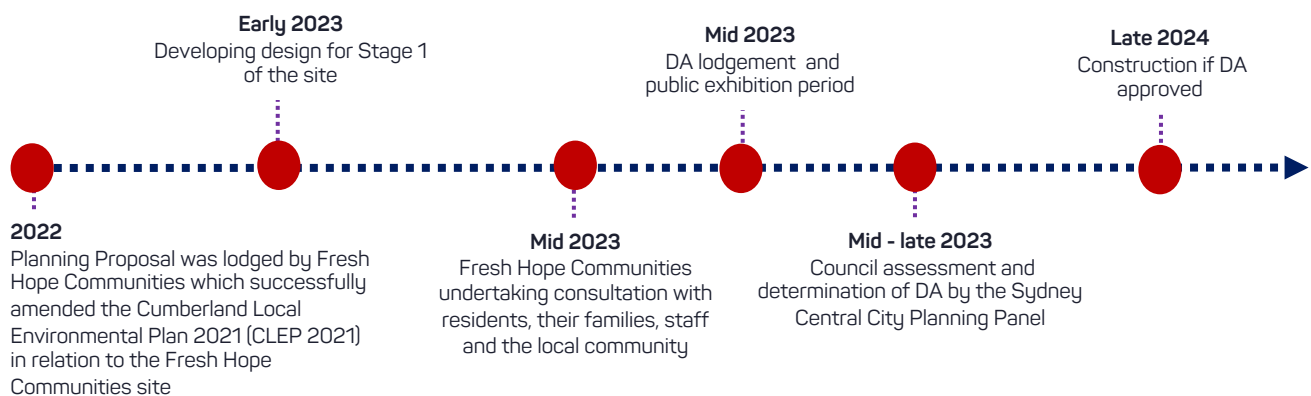


Planning process and anticipated project timeline

A Development Application (DA) will be lodged in the coming months which will be notified and assessed by Cumberland City Council and then determined by the Sydney Central City Planning Panel.

It will be Council's responsibility to carry out a proper and professional assessment of the proposal for the planning panel's determination of the development application. This assessment will include the public exhibition of the application and assessment of any public submissions received.

An indicative project timeline is provided below which sets of key milestones and anticipated timings.



Your feedback

Fresh Hope Communities is committed to engaging with residents, their families, staff and the local community regarding this proposal.



Visit www.freshhope.org.au/update/pendle-hill for more information, including the latest project updates, FAQs, and other opportunities to provide feedback.



For all other enquiries, please reach out to the Fresh Hope Communities project team at ph.project@freshhope.org.au

How will the feedback I provide now inform the proposal?

Your feedback will inform the proposal in several ways:

- Feedback will be recorded and provided to the project team for consideration before lodgement.
- Feedback will be included in a Consultation Outcomes Report that will be submitted along with the development application when lodged with Council.

When will I get the chance to review the proposal in detail?

You will have the opportunity to join the community drop-in session on 16 May 2023 (5:00pm-7:00pm) to find out more about the project with the project team.

Once the proposed development application has been lodged, Council will make the documentation available to the public as part of the formal public exhibition process. This will provide an opportunity for the community to review all submitted documentation and help them prepare formal submissions to Council.

Frequently asked Questions

What is a Regionally Significant Development and why is this proposed development considered one?

Regionally Significant Development refers to development of a larger investment value, scale and / or complexity that requires it to be determined by an independent panel of experts – Planning Panel. The Planning Panels independently determine whether a regionally significant development application is approved or refused.

Stage 1 is categorised as Regionally Significant Development as it has a capital investment value of over \$30 million.

Will there be a formal public exhibition process?

Following lodgement, Cumberland City Council will put the development application on public exhibition. During this period, current and future residents and their families, staff and the local community can provide feedback on the proposed development by making a formal submission..

- > The planning process is outlined below:
- > Pre-Lodgement Engagement (we are here).
- > Detailed Design Development.
- > Lodgement of Development Application to Cumberland City Council.
- > Cumberland City Council Officer Review.
- > Cumberland City Council publicly exhibits the Development Application and public consultation occurs.
- > Development Application is referred to the Sydney Central City Planning Panel as Regionally Significant Development for assessment.
- > Sydney Central City Planning Panel meets to review and assess development application (public meeting).
- > Sydney Central City Planning Panel issues determination of development application (approved or refused).

When will this project likely be built?

The demolition and construction timetable are subject to the outcomes of the planning processes and is still yet to be determined.

Fresh Hope Communities can however estimate that demolition and construction of parts of the overarching site will commence within 1 to 2 years of the approval of the development application approval.

Please be assured that the project team within Fresh Hope Communities will continue to keep residents and their families, Fresh Hope Communities staff (on the site and more broadly), the Pathways Community Church and the broader local community updated and supported every step of the way.