

Pendle Hill Intergenerational Community

83-95 Pendle Way, 105 Pendle Way and 222-284 Dunmore Street, Pendle Hill

About today

Fresh Hope Communities is undertaking community engagement to support a State Significant Development Application (SSDA) for the redevelopment of **83-95 Pendle Way, 105 Pendle Way and 222-284 Dunmore Street, Pendle Hill.**

After speaking with you, the project team will review and consider your feedback to help inform the final design prior to lodging the application with the NSW Department of Planning, Housing and Infrastructure (the Department) later this year. Fresh Hope Communities is committed to keeping residents, their families, and staff informed at every step of the way.

Our Vision

The Pendle Hill Concept Master Plan sets out our long-term vision. It will guide how we deliver the redevelopment in stages over the next 15 to 20 years, while continuing to deliver our care and mission purpose with as little disruption as possible to residents, staff and neighbours.



Early concept scheme, artist's impression. View from Dunmore Street to the site (Source: Marchese Partners).



FRESH HOPE
COMMUNITIES

Fresh Hope Communities exists to create places and spaces that cultivate belonging.

Fresh Hope Communities is the welfare arm and Public Benevolent Institution entity of churches of Christ in NSW and ACT. For almost 90 years, we have been providing quality support and lifestyle choices across retirement, residential and respite settings, as well as conference and outdoor adventure experiences for school and community groups, and more recently, affordable housing.

Get in touch to share your feedback

Fresh Hope Communities is committed to engaging with residents, their families, employees and the local community regarding the proposal. If you have any questions about the project, please reach out to the Fresh Hope Communities team directly.

Email: ph.project@freshhope.org.au

Visit the project website: www.freshhope.org.au/update/pendle-hill

Social impact survey

Colliers Urban Planning is preparing a Social Impact Assessment (SIA) which will be submitted to the NSW Department of Planning, Housing and infrastructure (the Department) as part of the Pendle Hill Concept Master Plan and Stage 1 State Significant Development Application (SSDA).

We encourage you to fill out this survey to help inform the SIA.

A SIA considers how a proposal may influence the daily lives, wellbeing and social environment of the local community. It identifies potential changes to neighbourhood character, access to services, housing diversity, and community cohesion. It also highlights opportunities to deliver positive outcomes, such as increased housing choice, improved amenities and broad community benefit.



Scan the QR code to access this survey. The survey closes on **Friday 11 September 2026.**

The Site

Where is the proposal located?

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).

The site is currently home to two Residential Care Facilities and a Retirement Community which is owned and operated by Fresh Hope Communities, as well as Pathways Community Church.



Aerial view across the site looking south-east towards Dunmore House.



Heritage listed Dunmore House, located within the site.



Heritage listed Ashwood House, located within the site.



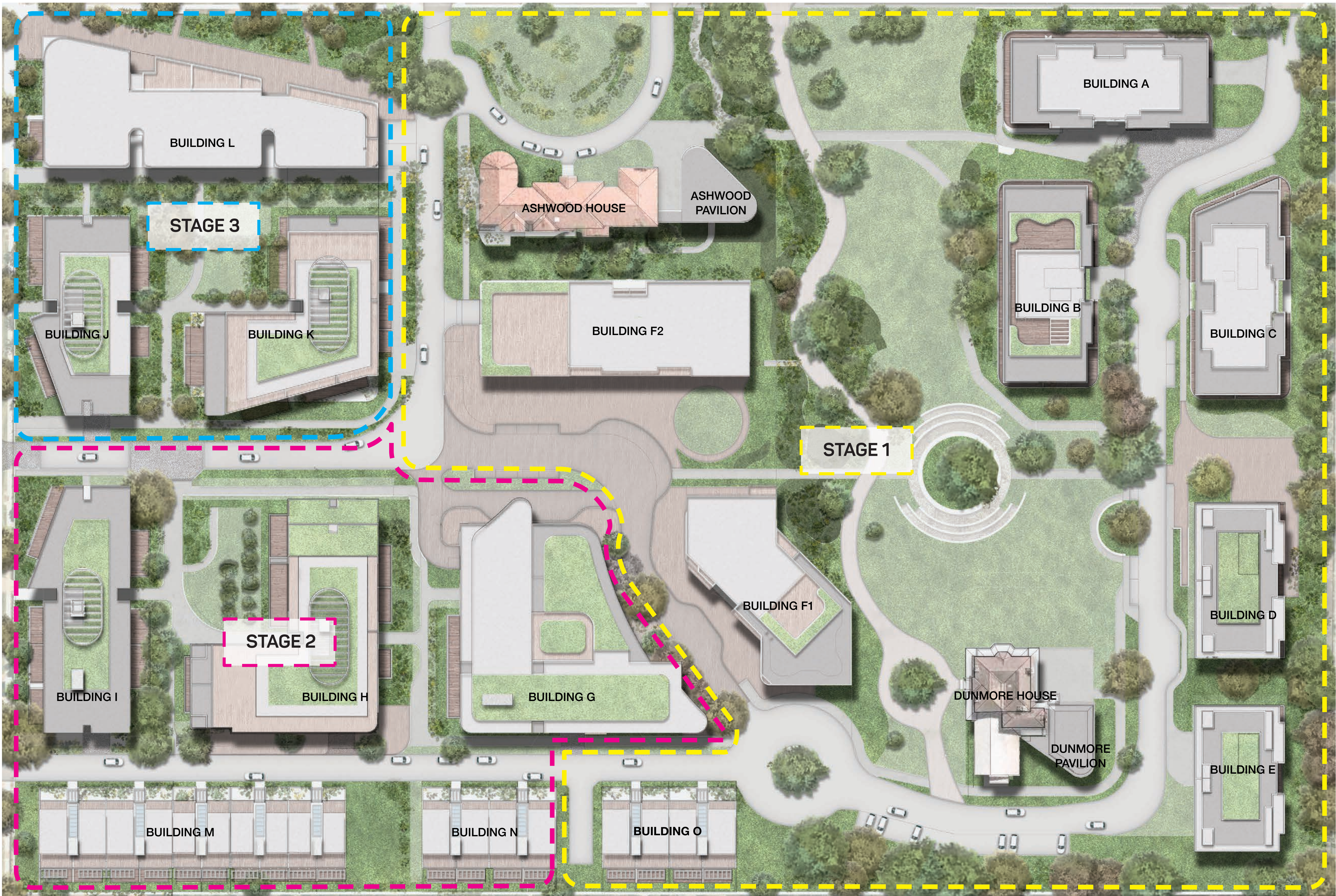
Existing site plan

Indicative Concept Master Plan

What is the Indicative Concept Master Plan?

The Concept Master Plan includes a whole-of-site intergenerational community comprising of three (3) stages and a detailed Stage 1 Development Application (DA).

Stages 2 and 3 are subject to separate DAs, which are many years away.



Concept Master Plan Elements

Key elements of the proposal include:



Approximately 774 dwellings including Independent Living Units (ILUs), Affordable Housing Units (AHUs) and market residential apartments.



A 120-bed residential care facility with 20 Assisted Living Units (ALUs).



Refurbishment and re-purpose of Dunmore House (a locally listed heritage item) for a publicly accessible community facility with ancillary food and beverage event space pavilion.



Refurbishment of and adaptive re-use of Ashwood House (a locally listed heritage item) for a food and beverage offering for residents, staff, visitors and the local community.



A central publicly accessible open space of over 15,000m², celebrating Country, heritage and featuring all ages activities play including outdoor exercise equipment, public art, two children's playgrounds for below six years and above, BBQ areas with shade structure and seating, and an amphitheatre.



Neighbourhood shops; Childcare facility; Wellness and Community Hubs including pool and gym; library; Business and Innovation Hub featuring training facilities and co-working spaces for staff and residents; and Health Hub comprising allied health and integrated care.

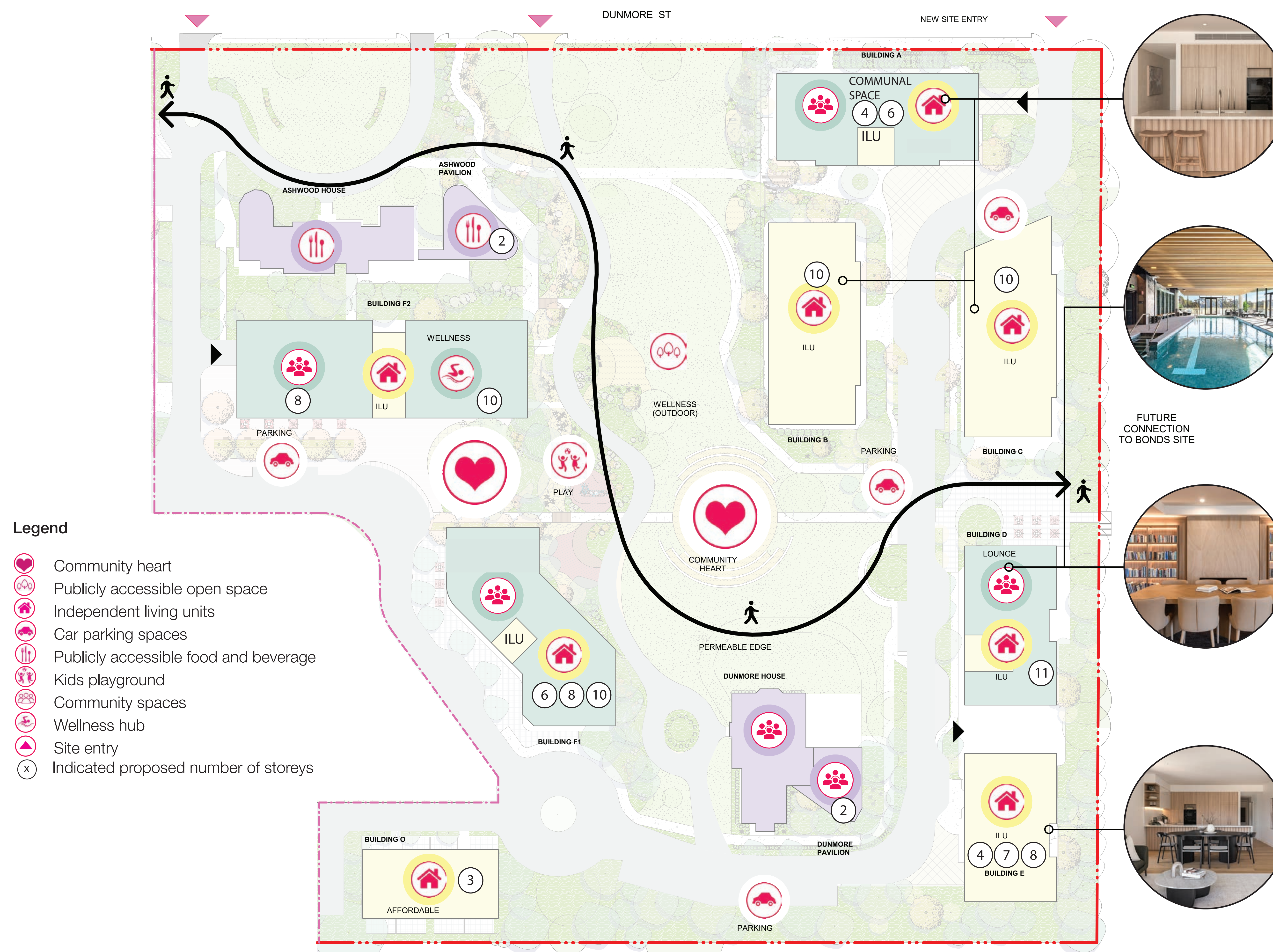


Pathways Community Church.

Indicative Stage 1 Plan

Stage 1 of the Indicative Concept Master Plan

Stage 1 establishes the first phase of Fresh Hope Communities' wholistic long-term vision for the Pendle Hill site, delivering a landscape-led residential neighbourhood that responds to the site's topography, heritage setting and tree canopy.



What is being proposed for Stage 1?

-  Approximately 405 Independent Living Units (ILUs) and 11 Affordable Housing Units (AHUs) across ten buildings.
 -  Refurbishment and adaptive reuse of Ashwood House (a locally listed heritage item) for food and beverage uses including a cafe for residents, staff, visitors and the local community.
 -  Landscaped green open spaces that are publicly accessible and will feature children's play equipment, outdoor dining facilities, shade, public art and pedestrian pathways through the site.
 -  Refurbishment and repurpose of Dunmore House (a locally listed heritage item) for a publicly accessible community facility with ancillary food and beverage event space pavilion.
 -  Fresh Hope Communities' resident amenities including health and wellness facilities.
 -  Basements to accommodate residential, staff and visitor carparking spaces, as well as the provision for emergency service vehicles, EV charging, residential storage, bicycles, motorbikes and waste collection services.
 -  Address Fresh Hope Communities' Voluntary Planning Agreement (VPA) requirements as agreed with Cumberland Council.

Design Principles

Community Heart

To act as the ‘Community Heart’ and main social hub for family, friends, visitors and staff. A place to encourage intergenerational social interaction. Create a sense of place with a welcoming arrival experience and integrate the development into the local community landscape.



Early concept scheme, artist's impression (Source: Marchese Partners).

Landscape design principles

Concept images showing the ‘look and feel’ of the proposed landscaped areas of the site.



Incorporate colour schemes/patterns and materials that reference the local context, including respecting significant trees and enhancing views.



Integrate native flora and bush tucker into the landscape design, promoting sustainability and learning opportunities about Aboriginal cultural heritage.



Meaningful interpretation of water through artwork and landscape. Prepare a Heritage Interpretation and Art Strategy during the Construction Certificate stage, including consultation with key stakeholders.

Proposed plans for Dunmore House

Dunmore House will be refurbished to create publicly bookable rooms/meeting spaces with an external addition to create a flexible event space to enable this locally iconic building to function as many things to many different people within the community.



Dunmore House, existing view.

Proposed plans for Ashwood House

Ashwood House is proposed to be re-purposed for publicly accessible food and beverage uses such as a restaurant and/or cafe. The heritage character of Ashwood House will be complimented by a food and beverage pavilion extension with views looking towards Dunmore House and the publicly accessible open space.



Ashwood House, existing view from Dunmore Street.

Planning Process and Next Steps

What is a State Significant Development Application and why is this Proposal considered one?

The Proposal is assessed under a State Significant Development Application (SSDA), ensuring an efficient process occurs for Fresh Hope Communities to realise its wholistic long-term Concept Master Plan and Stage 1 vision for the Pendle Hill site. The SSDA is for major State Significant Development projects, assessed by the NSW Department of Planning, Housing and Infrastructure (the Department) under a state-wide criteria.

The Proposal meets the SSDA criteria as it includes a residential care facility and has an estimated development cost of greater than \$30 million.

SSDAs are assessed and determined by the Department. Council will have the opportunity to review the Proposal and make a submission.

When can I view the proposal in detail?

Following lodgement of the SSDA with the Department, the application and supporting technical documents will be publicly available online from the start of the exhibition period via the NSW Planning Portal. Please visit:

<https://www.planningportal.nsw.gov.au/major-projects/projects/pendle-hill-seniors-living>

The exhibition period will allow the community to review the documentation and submit formal feedback to the Department.

Scan this QR code to view the Proposal on the NSW Planning Portal and sign-up to be notified when public exhibition starts.



Proposed project timeline

**Timelines are indicative only and subject to change*

Pre-lodgement of the State Significant Development Application (SSDA)

- Lodge Scoping Report requesting project-specific Secretary's environmental assessment requirements (SEARs)
March 2026
- The Department issues project-specific SEARs
May 2026
- Project team progress plans Environmental Impact Statement (EIS) and technical reports
March – August 2026
- Community and Stakeholder consultation
August 2026 **We are here!**
- Update plans, EIS and technical reports
September 2026
- Lodge SSDA to the Department for assessment and determination
November 2026

Post-lodgement of SSDA

- The Department exhibits the EIS for at least 28 days
December 2026
 - The community can make formal submissions to the Department
 - The Department reviews the SSDA and may request additional information
 - Fresh Hope Communities responds via a Response to Submissions report. The SSDA may be amended, if required.
- The Department assess the SSDA and determination is made
December 2028

There is no immediate impact on any residents and staff. Should SSDA approval be issued by the Department, it will not result in immediate construction.

Before any works commence, a detailed Construction Management Plan (CMP) will be developed in consultation to ensure concerns and wellbeing remain at the centre of planning and decision-making.



View towards the publicly accessible open space and Dunmore House (Source: Marchese Partners).



View to Dunmore House from the eastern boundary (Source: Marchese Partners).