

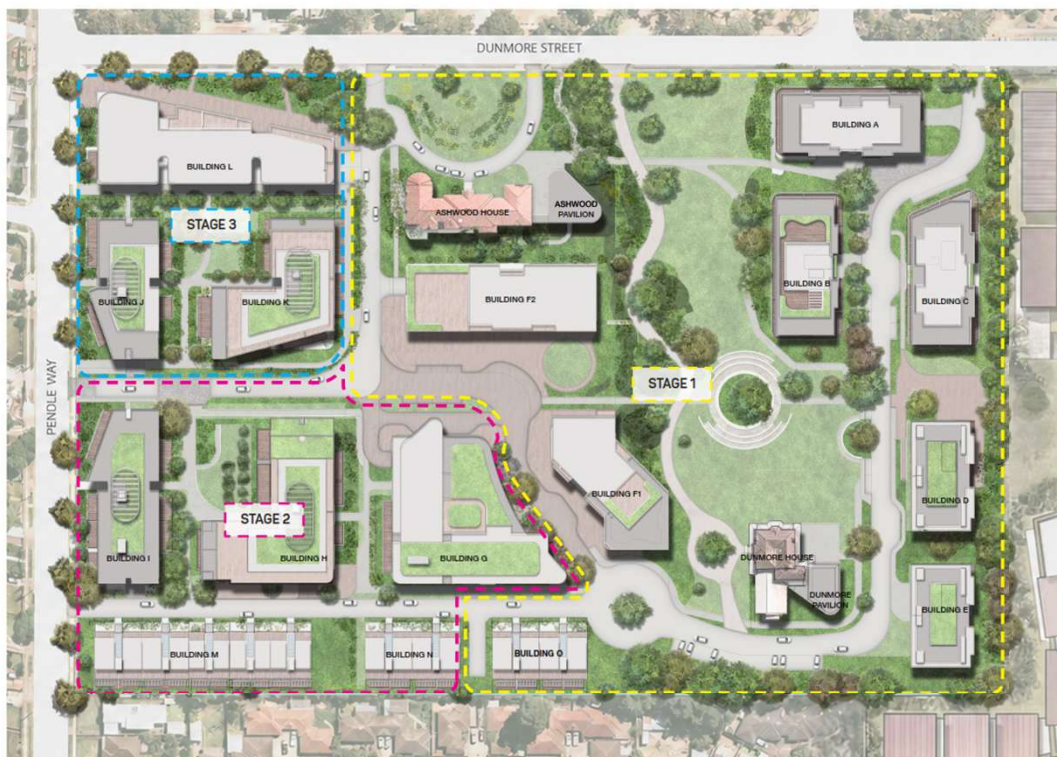
Pendle Hill Intergenerational Community

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

Our Vision

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.

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.



Indicative Concept Master Plan and Proposed Stages. (Source: Marchese Partners).

What is the Indicative Concept Master Plan?

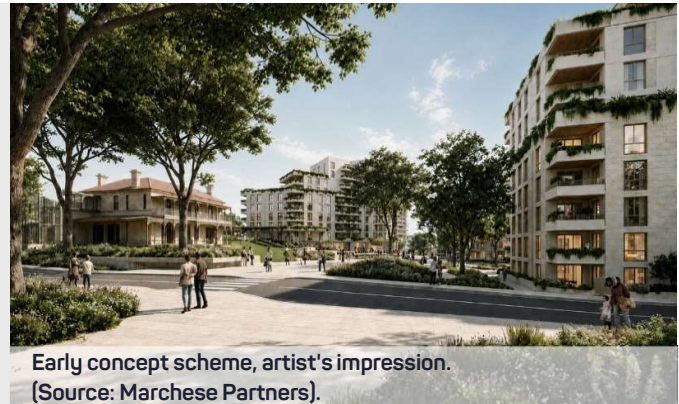
The Concept Master Plan includes a whole-of-site intergenerational community comprising of three (3) stages and a detailed Stage 1 Development Application (DA).

Stages 2 and 3 are subject to separate DAs, which are many years away. 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 and Ashwood House for food and beverage offerings and community facility.
- Pathways Community Church.
- 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.

The Site

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.



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

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. Stage 1 will include:

- Approximately 405 Independent Living Units (ILUs) and 11 Affordable Housing Units (AHUs) across ten buildings.
- 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 a food and beverage event space pavilion.
- 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.
- 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.

Community Heart

To act as the 'Community Heart' and main social hub for residents, 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).

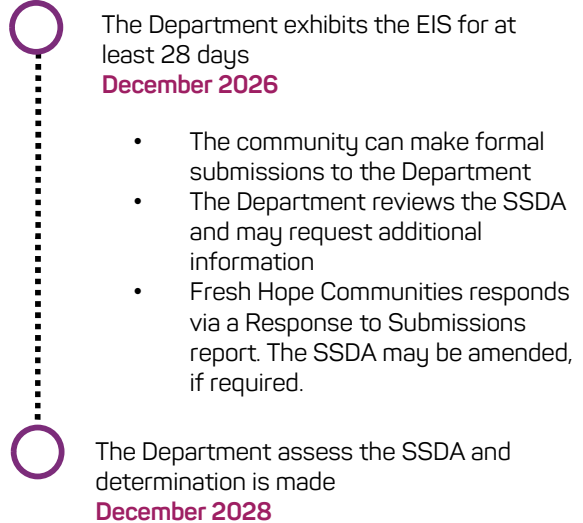
Planning process and anticipated project timeline

**Timelines are indicative only and subject to change*

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



Post-lodgement of SSDA



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.



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

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**.

Frequently Asked Questions (FAQs)

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) pathway, 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.

What role will Cumberland City Council play in assessing the Proposal?

The SSDA with the accompanying EIS will be reviewed by Cumberland City Council, who will have the opportunity to provide a formal submission during the assessment process.

When will this project likely be built?

The demolition and construction timetable are subject to the outcomes of the planning process and is still yet to be determined. Fresh Hope Communities can however estimate that planning for demolition and construction of parts of Stage 1 will commence within 1 to 2 years of the development application approval.

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

Fresh Hope Communities is committed to keeping residents, their families and staff informed at every step of the way.

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:

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.



What is the Indicative Concept Master Plan?

The Concept Master Plan includes a whole-of-site intergenerational Concept Master Plan 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.



Early concept scheme, artist's impression. View towards the publicly accessible open space and Dunmore House. (Source: Marchese Partners).