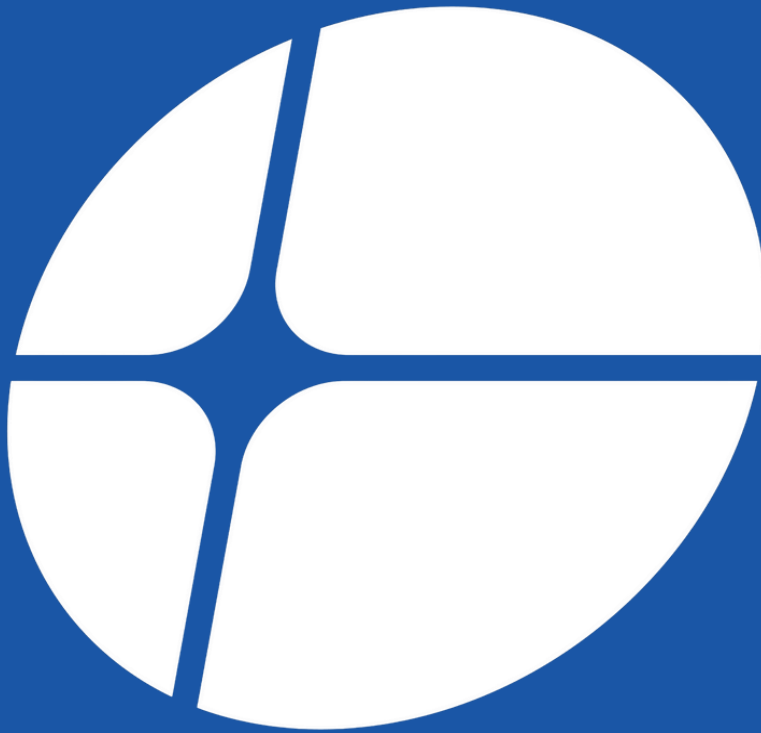


Scoping Report

Project Specific SEARS
State Significant Development

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



Submitted to the Department of Planning,
Housing and Infrastructure

Prepared for Fresh Hope Communities
April 2026

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Appendices

Appendix 1	Scoping summary table
Appendix 2	Indicative Pendle Hill Concept Master Plan March 2026 (Marchese Partners)
Appendix 3	CLEP 2021 Maps

1 Introduction

This Scoping Report has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of *The Churches of Christ Property Trust as trustee for Churches of Christ Community Care trading as Fresh Hope Communities* (FHC) (the Applicant). The purpose of the Scoping Report is to request project specific Secretary's Environmental Assessment Requirements (SEARs) from the Department of Planning, Housing and Infrastructure (DPHI) for the preparation of a Concept Master Plan and Stage 1 State Significant Development (SSD) application (proposed redevelopment) at 83-95 Pendle Way, 105 Pendle Way and 222-284 Dunmore Street, Pendle Hill (the site).

- The proposal is declared SSD under the following sections of the Planning Systems SEPP:
 - Section 2.6 as the proposed uses (identified in Section 3 and Appendix 2) are permissible with consent under the *Cumberland Local Environmental Plan 2021* (CLEP 2021) and meet the criteria identified in the schedules specified below
 - Schedule 1, Section 26A as the development includes infill affordable housing to which Chapter 2 of the Housing SEPP applies, has a residential estimated development cost (EDC) exceeding \$75 million and does not comprise a prohibited use or build-to-rent development
 - Schedule 1, Section 28 as the seniors housing component of the development has an EDC exceeding \$30 million, includes a Residential Care Facility (RCF) and does not comprise a prohibited use.

The SSD application incorporates the following components:

- an indicative Concept Master Plan to inform and guide the staged redevelopment of the site. It will facilitate a mixed-use development comprising seniors and market housing (including affordable dwellings and ancillary uses such as a Business and Innovation Hub, community services and health and wellness facilities), a publicly accessible recreation area, food and drink premises, neighbourhood shops, alterations and additions to two locally listed heritage items (Dunmore House and Ashwood House), roads, a place of public worship and a centre-based child care facility.
- a detailed Stage 1 Development Application (Stage 1 DA) for a mixed-use development comprising seniors housing including ancillary residential uses such as community services and health and wellness facilities, food and drink premises, neighbourhood shops, refurbishment of two locally listed heritage items and the publicly accessible recreation area.

It is noted the site largely comprises an existing seniors housing development. The redevelopment of the site reflects the Applicant's holistic, long-term vision for the site, with minimal disruption to residents, families, staff and neighbours and broader community.

The Scoping Report has been prepared in accordance with the *State Significant Development Guidelines – preparing a scoping report (2022)* and the report should be read in conjunction with following documents:

- Scoping summary table (Appendix 1)
- Indicative Pendle Hill Concept Master Plan March 2026 prepared by Marchese Partners (Appendix 2)
- CLEP 2021 maps (Appendix 3)

1.1 Applicant details

The details of the Applicant are outlined in the table below.

Applicant details	
Applicant	The Churches of Christ Property Trust as trustee for Churches of Christ Community Care trading as Fresh Hope Communities
ABN	The Churches of Christ Property Trust ABN 51 998 327 404 As Trustee for Churches of Christ Community Care t/a Fresh Hope Communities ABN 41 041 851 866
Address	Suite 301, 1B Homebush Bay Drive, Rhodes, NSW 2138

Table 1: Applicant details

The Churches of Christ Property Trust is the legal owner of the site and holds the property as trustee for Fresh Hope Communities (Churches of Christ’s retirement living and residential aged care agency).

Fresh Hope Communities is the welfare arm and Public Benevolent Institution entity of churches of Christ in NSW and ACT. FHC operates a number of Agencies including FreshHope Housing Inc, a registered Community Housing Provider.

The vision for the Pendle Hill site is the creation of a truly integrated intergenerational development that will be a built expression of the values of FHC, creating a community which is connected to the urban and social fabric of Pendle Hill.

1.2 Project objectives

The proposal intends to achieve the following objectives:

- establish appropriate building envelopes through the Concept Master Plan to guide future redevelopment of the site
- deliver an intergenerational, community-focused precinct which integrates seniors, market and affordable housing, ancillary uses, community facilities and publicly accessible open space on a large site currently under single land ownership

- promote social interaction and inclusion across generations through shared spaces, high-quality public domain outcomes
- align with state and local strategic planning objectives by delivering diverse and affordable housing types
- improve access to services and reduce reliance on private vehicle travel by co-locating housing with various land uses on site and in close proximity to an existing Local Centre (approximately 25 metres west of the site) and train station (approximately 350 metres north of the site).

1.3 Site description

The site is located at 83-95 Pendle Way, 105 Pendle Way and 222-284 Dunmore Street, Pendle Hill within the Cumberland Local Government Area (LGA). The site comprises 11 lots as described within Table 2 and show within Figure 1 below.

Lot / DP	Address
12/DP24728	83 Pendle Way, Pendle Hill
11/DP24728	85 Pendle Way, Pendle Hill
10/DP24728	87 Pendle Way, Pendle Hill
2/DP554208	89 Pendle Way, Pendle Hill
9/DP24728	91 Pendle Way, Pendle Hill
8/DP24728	93 Pendle Way, Pendle Hill
472/DP1204429	95 Pendle Way, Pendle Hill
2/DP24728	105 Pendle Way, Pendle Hill
3/DP554208	222-266 Dunmore Street, Pendle Hill
A/DP335578	268-280 Dunmore Street, Pendle Hill
1/DP24728	284 Dunmore Street, Pendle Hill

Table 2: Site description



Figure 1: Site location (Base source: Nearmap)

A description of the site’s key features is provided below:

- the site has a total area of approximately 73,202.5m².
- the site benefits from two street frontages – Dunmore Street and Pendle Way.
- the site currently comprises:
 - a seniors housing development with multiple RCFs, including Crawford Lodge (75 beds) and Shaw House (57 beds), and 86 Independent Living Units (ILU).
 - at grade car parking areas and internal roads
 - two locally listed heritage items (known as Ashwood House and Dunmore House, which are discussed further in Section 2.2.3)
 - private open space containing mature vegetation and landscaping
 - vehicle access points along the northern and western boundaries
 - place of public worship (Pathways Community Church)
 - six single-storey residential dwellings along Pendle Way.

1.3.1 Surrounding locality

The site is approximately 4.9 kilometres (km) west of the Parramatta Central Business District (CBD) and 29 km west of the Sydney CBD. The surrounding locality is urban in character and comprises a diverse mix of land uses including low-medium residential, commercial and industrial uses which is described further in the table.

Direction	Description of surrounding development
North	<ul style="list-style-type: none"> • Immediately north are medium density three to four storey residential flat buildings. • Further north (approximately 300m) is the Pendle Hill Local Centre which includes a range of small-scale retail services and commercial uses (supermarket, medical facilities and restaurants) and Pendle Hill Train Station which is serviced by the T1 North Shore and Western Line and the T5 Cumberland Line.
South	<ul style="list-style-type: none"> • Immediately south is multi dwelling housing development (25 Collins Street) and low-density residential buildings comprising one-two storey dwellings. • Further south is the Great Western Highway (A44) and land zoned E3 Productivity Support, comprising of light industrial and retail uses.
East	<ul style="list-style-type: none"> • Immediately east along the eastern boundary is the Bonds Spinning Mills site, containing redundant industrial buildings. Importantly, the site has been rezoned to E1 Local Centre, R4 High Density Residential and RE1 Public Recreation to allow for high density residential, commercial, and public recreation uses in the future. • Further east is Wentworthville Train Station and Wentworthville Town Centre (approximately 1.5 kilometres east) which provides a range of commercial and retail services on land zoned E1 Local Centre. The Westmead Health and Education Precinct is located approximately 3 kilometres to the east.
West	<ul style="list-style-type: none"> • Immediately west is medium density residential flat buildings, low density dwellings and a childcare facility. • Further west are predominantly medium and low-density residential buildings.

Table 3: Description of surrounding development

The figures below show the site in its broader context.



Figure 2: Surrounding locality context (Base source: Nearmap)

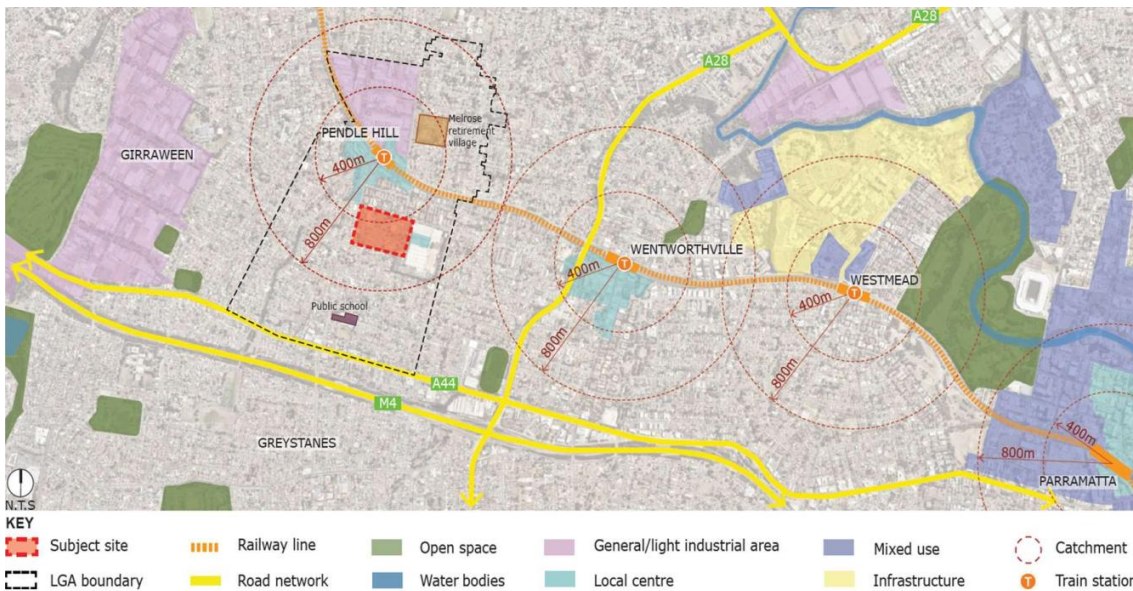


Figure 3: Broader site context (Base source: Taylor Brammer)

1.4 Background

The table below summarises the site’s planning history.

Matter	Description
Planning Proposal PP-2020-2774	<p>The Planning Proposal was finalised by DPHI on 25 March 2022 and amended the CLEP 2021 as follows:</p> <ul style="list-style-type: none"> • rezoned the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation • increased the Height of Building control from 9m and 11m to 12.5m and 32m • increased the FSR control from 0.5:1, 0:7:1 and 0.85:1 to 0.85:1, 1.5:1 and 1.8:1 • includes ‘food and drink premises’ on Lot A, DP 335578 as an Additional Permitted Use (APU) under Schedule 1.
Voluntary Planning Agreement	<p>The planning proposal (PP-2020-2774) was accompanied by an offer to enter into a Voluntary Planning Agreement (VPA) with Council which was formally accepted and entered into on 22 March 2022. The VPA includes the following public benefits, which are proposed to be delivered as part of this Concept Master Plan SSD application:</p> <ul style="list-style-type: none"> • provision to Council free of cost of four x 2-bedroom Affordable Housing Units (AHUs) nominated by the Applicant • refurbishment (up to the value of \$2,600,000.00 including preliminaries, margin, professional fees, authority fees and contingency to a maximum amount of 10% of \$2,600,000.00 and GST) and maintenance of Dunmore House for publicly accessible community rooms, with bookings managed by Council • embellishment (up to a value of \$4,570,000.00 including preliminaries, margin, professional fees, authority fees and contingency to a maximum amount of 10% of \$4,570,000.00 and GST) and maintenance of the RE2 Private Recreation zone for publicly accessible open space, including landscaping, footpath linkages and furniture.

Table 4: Planning history

2 Strategic Context

2.1 Project justification

The Applicant has identified an opportunity to redevelop a site that is not currently utilising its full strategic and statutory planning potential, including the application of relevant state and local planning priorities.

A high-level assessment of relevant strategic plans and CLEP 2021 confirms the proposal is consistent with the site’s strategic planning context as it:

- is consistent with the R4 High Density Residential and RE2 Private Recreation zone objectives
- supports housing supply and diversity, located within walking distance of multiple public transport modes, within the Cumberland LGA and broader NSW
- enables residents to remain within their local community and established support networks, including affordable housing and ageing in place
- contributes to local employment opportunities through a mix of residential and non-residential uses
- provides a large, publicly accessible recreation area (15,395m²)
- facilitates intergenerational living and interaction by integrating a mix of housing types, ancillary uses including a business and innovation hub, health and wellness, food and beverage, childcare, community facilities and recreation spaces within a single, walkable precinct, creating opportunities for daily interactions between different age groups.
- responds to the statutory planning framework while leveraging the available Housing SEPP height and FSR incentives to improve housing supply, affordability and site utilisation.

Further detail is provided in Table 5 below demonstrating that the proposal represents an appropriate strategic planning outcome for the site.

A detailed assessment against relevant strategic plans and statutory documents will be provided in the Environmental Impact Statement (EIS).

Strategy or plan	How is the proposal consistent
<i>Greater Sydney Region Plan 2018</i>	<ul style="list-style-type: none"> • The proposal directly supports the <i>Greater Sydney Region Plan’s</i> vision of improving Greater Sydney’s liveability, productivity and accessibility. The proposal will closely align with the key priorities by: <ul style="list-style-type: none"> ○ delivering a diverse range of housing ○ integrating and targeting delivery of services and infrastructure to support population growth and respond to the needs of different population groups ○ integrating a diverse range of ancillary services onsite ○ delivering community and social infrastructure that reflects the needs of the community.
<i>Draft Sydney Plan (publicly exhibited between 10/12/2025 and 27/02/2026)</i>	<ul style="list-style-type: none"> • It is noted the Draft Plan has not yet been finalised. Notwithstanding this, the proposal aligns with the exhibited material in that it:

Strategy or plan	How is the proposal consistent
	<ul style="list-style-type: none"> ○ increases housing diversity and choice ○ secures supply of affordable housing ○ facilitates publicly accessible open space and community spaces.
<i>Central City District Plan</i>	<ul style="list-style-type: none"> ● The proposal directly aligns with the following planning priorities of the <i>Central City District Plan</i>: <ul style="list-style-type: none"> ○ providing services and social infrastructure to meet people’s changing needs ○ fostering healthy, creative, culturally rich and socially connected communities ○ providing housing supply, choice and affordability, with access to jobs, services and public transport ○ creating and renewing great places and local centres, and respecting the District’s heritage ○ delivering integrated land use and transport planning and a 30-minute city ○ delivering high-quality publicly accessible open space and community spaces.
<i>Cumberland 2030: Our Local Strategic Planning Statement</i>	<ul style="list-style-type: none"> ● The proposal directly aligns with the following planning priorities of the <i>Local Strategic Planning Statement</i>: <ul style="list-style-type: none"> ○ delivering housing diversity to suit changing needs ○ delivering affordable housing suitable for the needs of all people at various stages of their lives ○ providing high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements ○ promoting access to local jobs, education opportunities and integrated care services.
<i>Cumberland Local Housing Strategy 2020</i>	<ul style="list-style-type: none"> ● The proposal directly aligns with the following objectives of the <i>Cumberland Local Housing Strategy</i>: <ul style="list-style-type: none"> ○ providing a mix of dwelling types, sizes and tenure to meet demand within Cumberland’s diverse community, ensuring the changing needs of residents are met through the provision of a mix of housing typologies that support intergenerational living and ageing in place
<i>Cumberland Affordable Housing Policy 2021</i>	<ul style="list-style-type: none"> ● The Applicant will: <ul style="list-style-type: none"> ○ deliver 4 affordable housing dwellings in accordance with the executed VPA discussed in Section 1.4 ○ provide affordable housing equivalent to 15% of the residential gross floor area (GFA) (refer to the description of the proposal in Section 3), excluding seniors housing GFA in accordance with Section 15B of the <i>State Environmental Planning Policy (Housing) 2021</i>.

Table 5: Consistency with relevant plans

2.2 Key site features and surrounds

The following sections describe the key site features and surrounds.

2.2.1 Topography

As shown in the figure below, the site generally slopes from south to north, with Dunmore House located at the high point of the site at approximately RL 64.50. Its elevated position establishes a clear view corridor to and from Dunmore Street. Ashwood House is located at a lower contour relative to Dunmore Street, at approximately RL 54.50.

The lowest point of the site is located in the area in front of Ashwood House, at approximately RL 51.50 where the site adjoins Dunmore Street.

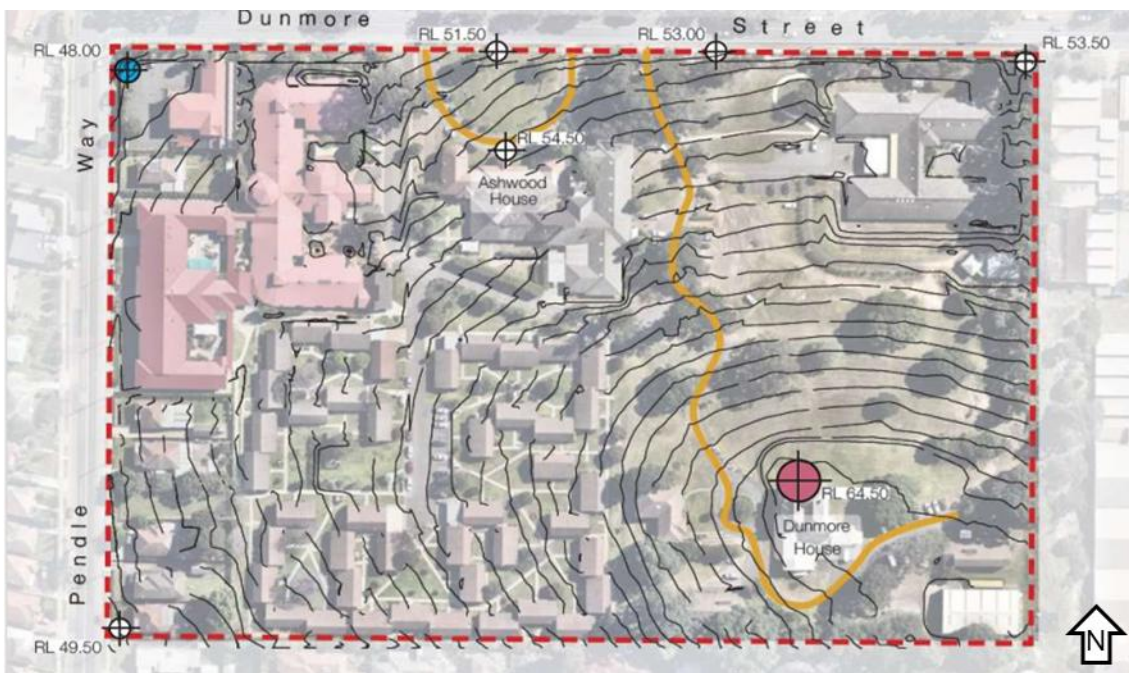


Figure 4: Site topography (Source: Taylor Brammer)

2.2.2 Vegetation

The landscaping and vegetation on the site comprise areas of open space as well as clusters of trees and planting. Existing trees are generally located within the area of the site proposed for recreational purposes.

2.2.3 Heritage

As shown within the figure below, the site contains two locally listed heritage items identified under Schedule 5 of the CLEP 2021:

- Item I229 – Dunmore, Victorian Italianate residence and garden setting
- Item I230 – Ashwood House, Inter-war Georgian Revival residence.

There are three heritage items located in the vicinity of the site which are outlined below:

- Item I227 – Bonds Spinning Mills site, specifically Bonds administrative building, storage building, cutting room and cotton bale stores, which is also identified as a Local Archaeological site (A14)
- Item I228 – Former Bonds Bobbin Mill facade
- Item I321 – Pendle Hill Railway Station Group.

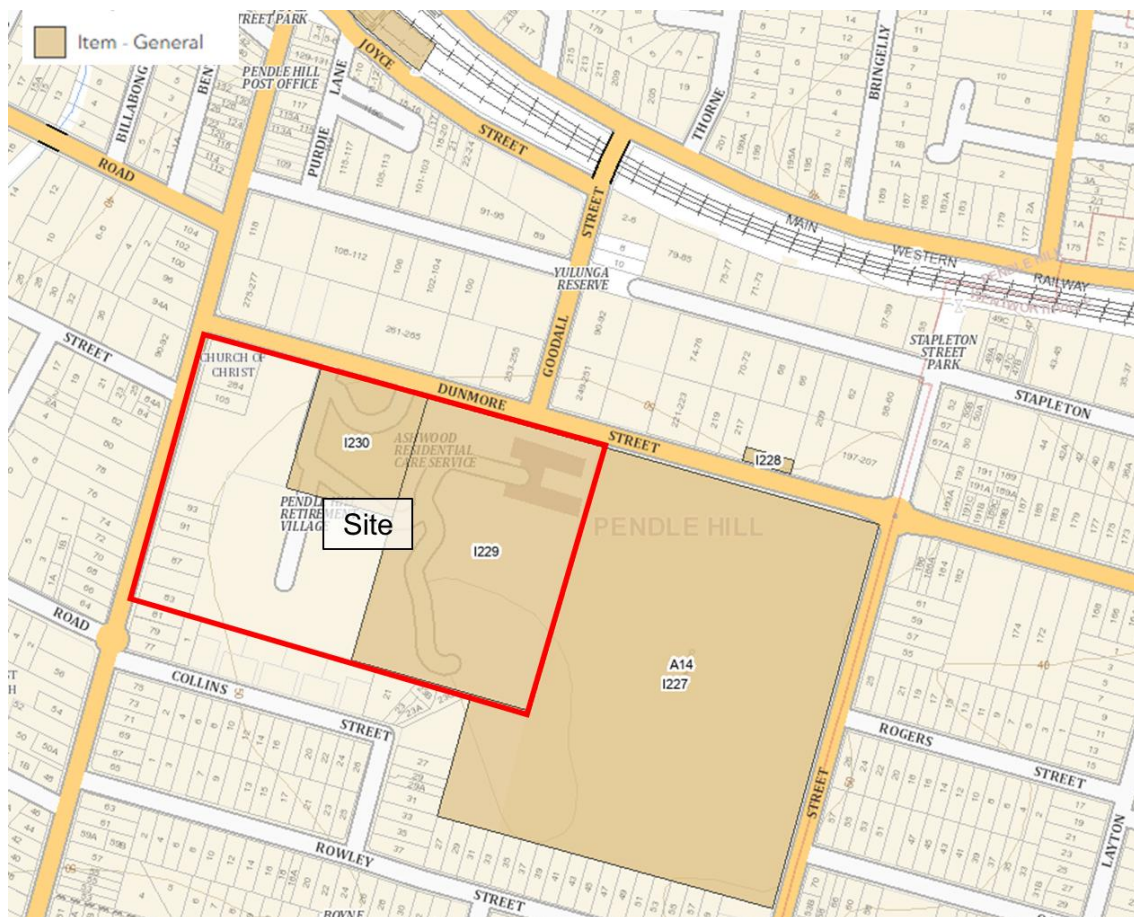


Figure 5: Heritage map (Source: Espatial Viewer)

2.2.4 Transport and access

The site has street frontages to Dunmore Street and Pendle Way which are both serviced by footpaths. Pendle Way is classified as a local road whilst Dunmore Street is classified as part local, part unclassified regional road (road no 7257).

Vehicular and pedestrian access to the site is currently provided from Dunmore Street and Pendle Way. As shown in Appendix 2, the proposal will continue access from these roads.

The site is highly accessible and is well serviced by bus routes directly in front of the site along Dunmore Street and Pendle Way (i.e. routes 705 and 708) as well as train

services from Pendle Hill Railway Station (i.e. T1 North Shore and Western Line and T5 Cumberland Line) noting the train station is approximately 350m walking distance from the site.

2.2.5 Flooding

As shown within the figure below, portions of the site are flood affected.

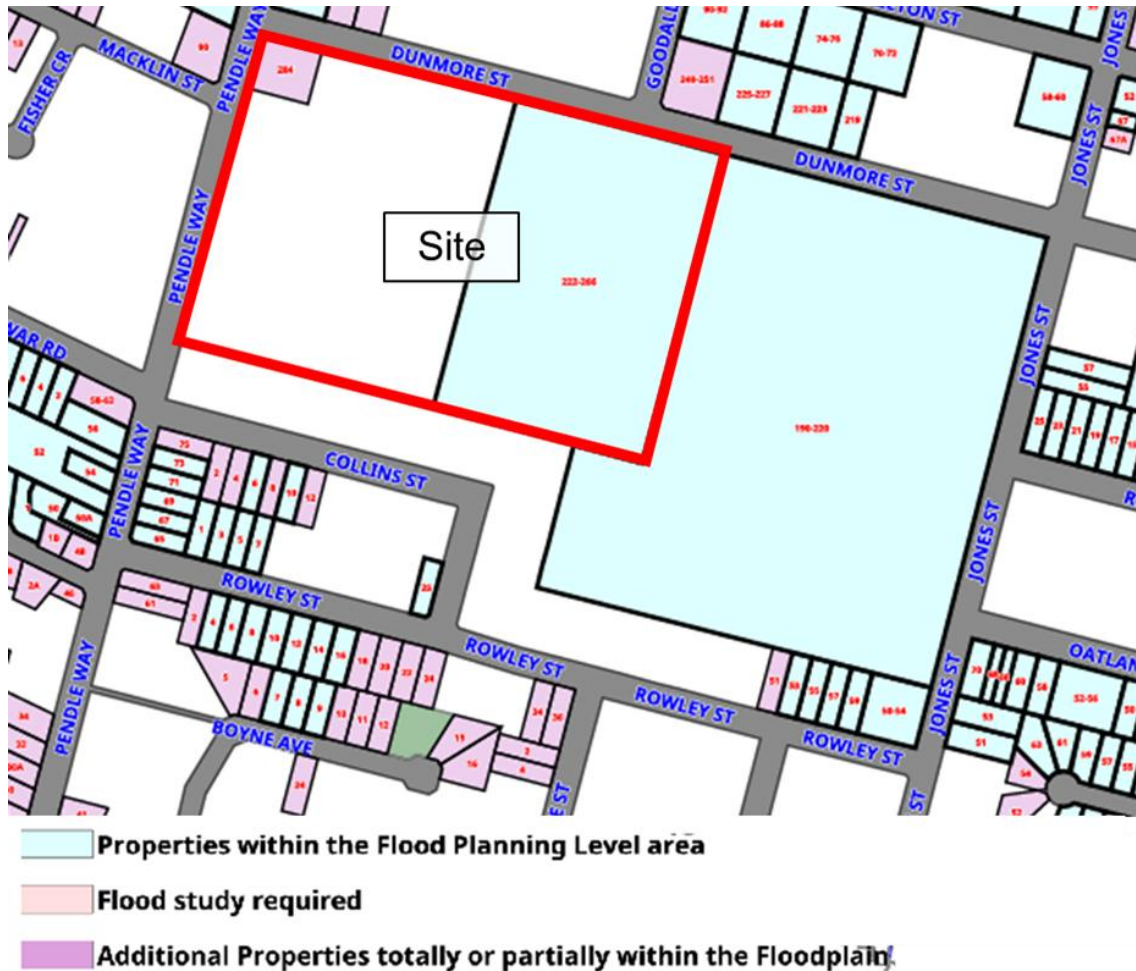


Figure 6: Flood map (Source: Cumberland City Council Flood Control Map)

2.2.6 Salinity

As shown in the figure below, the site is identified as an Area of Moderate Salinity Potential on the NSW Department of Climate Change, Energy, the Environment and Water's map. It is also mapped as Salinity affected under the CLEP 2021.

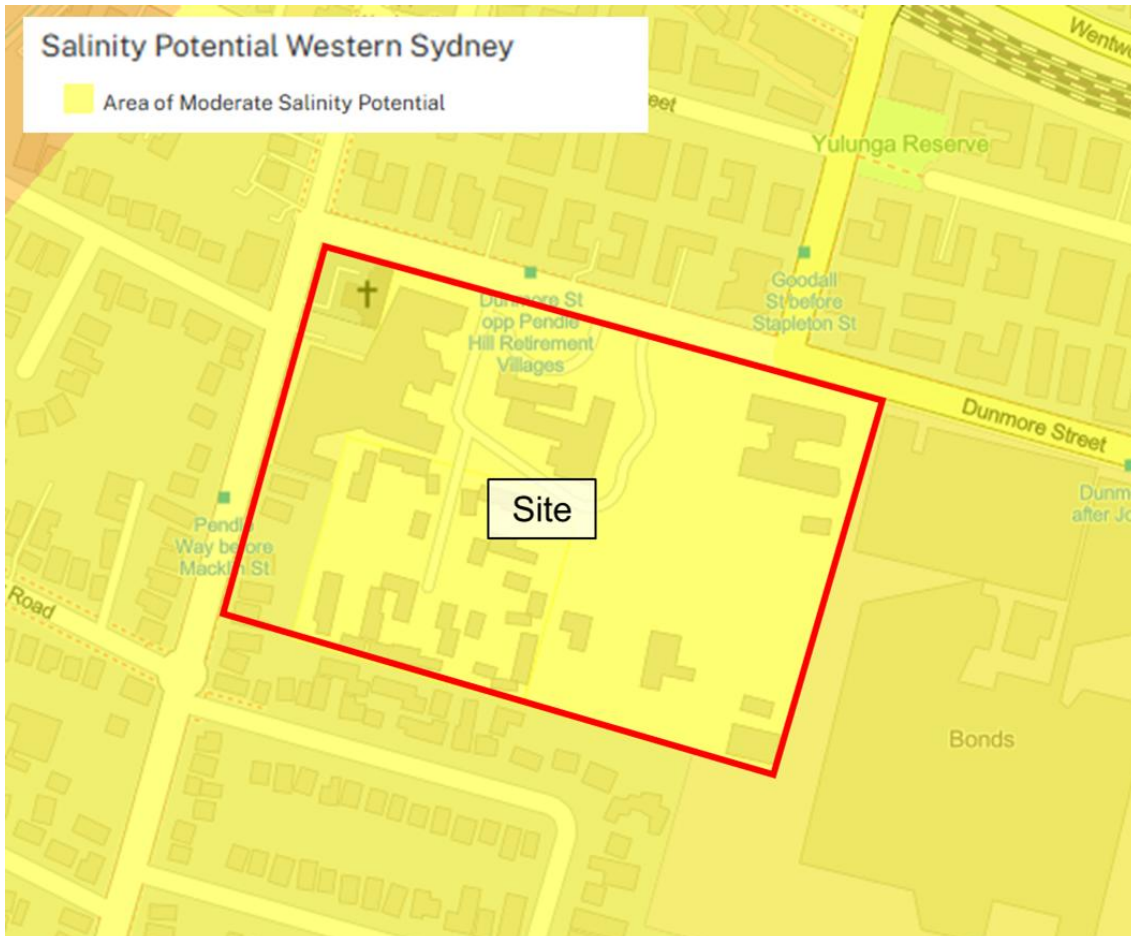


Figure 7: Map of Salinity Potential (Source: NSW Department of Climate Change, Energy, the Environment and Water)

2.3 Potential cumulative impacts

The following potential cumulative impacts will need to be considered and assessed in accordance with DPHI's *Cumulative Impact Assessment Guidelines for State Significant Projects (2026)*:

- internal operations
- traffic and parking generation
- construction noise and vibration
- internal and external visual impacts
- bulk and scale.

The proposal will deliver significant benefits to the community and is not anticipated to give rise to any unacceptable environmental impacts that cannot be appropriately managed or mitigated, which will be assessed and confirmed in the preparation of the EIS.

2.4 Agreements with other parties

As noted in Section 1.4, the Applicant entered into a VPA with Council on 22 March 2022 in relation to PP-2020-2774.

The following VPA commitments are proposed to be delivered as part of the SSD:

- provision to Council free of cost of four x 2-bedroom AHUs nominated by the Applicant
- refurbishment (up to the value of \$2,600,000.00 including preliminaries, margin, professional fees, authority fees and contingency to a maximum amount of 10% of \$2,600,000.00 and GST) and maintenance of Dunmore House for publicly accessible community rooms, with bookings managed by Council
- embellishment (up to a value of \$4,570,000.00 including preliminaries, margin, professional fees, authority fees and contingency to a maximum amount of 10% of \$4,570,000.00 and GST) and maintenance of the RE2 Private Recreation zone for publicly accessible open space, including landscaping, footpath linkages and furniture.

Collectively, these commitments deliver tangible public benefits in the form of critical affordable housing, a new community facility and improved access to open space.

3 Project

An overview of the proposal is provided in the table below.

<p>Concept Proposal</p>	<p>Proposal:</p> <p>The indicative Concept Master Plan (Appendix 2) includes 16 new buildings and retain existing 2 heritage buildings.</p> <p>It will occur over three stages and will comprise:</p> <ul style="list-style-type: none"> • seniors housing including: <ul style="list-style-type: none"> ○ approximately 502 ILUs ○ 1 RCF containing approximately 120 beds and supporting Assisted Living Units • market housing comprising 289 dwellings including the provision to Council free of cost of four x 2-bedroom AHUs nominated by the Applicant • 15% affordable housing • ancillary facilities to the residential accommodation which will be used by the residents of the site. The facilities will likely include: <ul style="list-style-type: none"> ○ a “Wellness Hub” and “Community Hub” comprising a pool, gym and sauna ○ a “Health Hub” comprising allied health and integrated care services ○ a “Business and Innovation Hub” comprising training facilities and co-working spaces for staff and residents • 15,395m² publicly accessible open space • food and drink premises (alterations and additions to Ashwood House and Dunmore House, both of which are locally listed heritage items under the CLEP 2021) • refurbishment of Dunmore House for publicly accessible community rooms, with bookings managed by Council • neighbourhood shops • new internal roads and pathways • a place of public worship (Pathways Community Church) • a centre-based child care facility • landscaping • earthworks. <p>Building height: ranging from approximately 10.4m (3 storeys) to 33.3m (10 storeys).</p> <p>Maximum FSR: The proposal will comply with the maximum FSRs available under the Housing SEPP, refer to Section 4.</p>
<p>Stage 1</p>	<p>Proposal:</p> <ul style="list-style-type: none"> • seniors housing comprising approximately 400 ILUs within 6 buildings with associated communal amenities associated with the “Wellness Hub” and “Community Hub” described above • food and drink premises which includes alterations and additions to Ashwood House and Dunmore House (both locally listed heritage items under the CLEP 2021)

	<ul style="list-style-type: none"> • refurbishment of Dunmore House for publicly accessible community rooms, with bookings managed by Council • neighbourhood shops • 15,395m² publicly accessible open space • internal roads and pathways • associated earthworks and landscaping.
	<p>Building height: ranging from approximately 20.5 (6 storeys) to 33.3m (10 storeys).</p> <p>FSR: Part 1.85:1 and 2.25:1 (compliant with the maximum FSRs available under the Housing SEPP, refer to Section 4).</p>

Table 6: Proposal

Future development beyond the Stage 1 DA will be subject to separate development applications.

3.1 Indicative layout and design

The indicative Concept Master Plan (Appendix 2) guides the built form within the site.

Specifically, it sets indicative parameters in relation to:

- building siting and setbacks
- building storeys
- infrastructure such as internal roads and pedestrian networks
- urban design and activation
- landscaping.

An extract of the indicative Concept Master Plan is provided in the figure below which demonstrates the broader development is to be delivered across three stages.

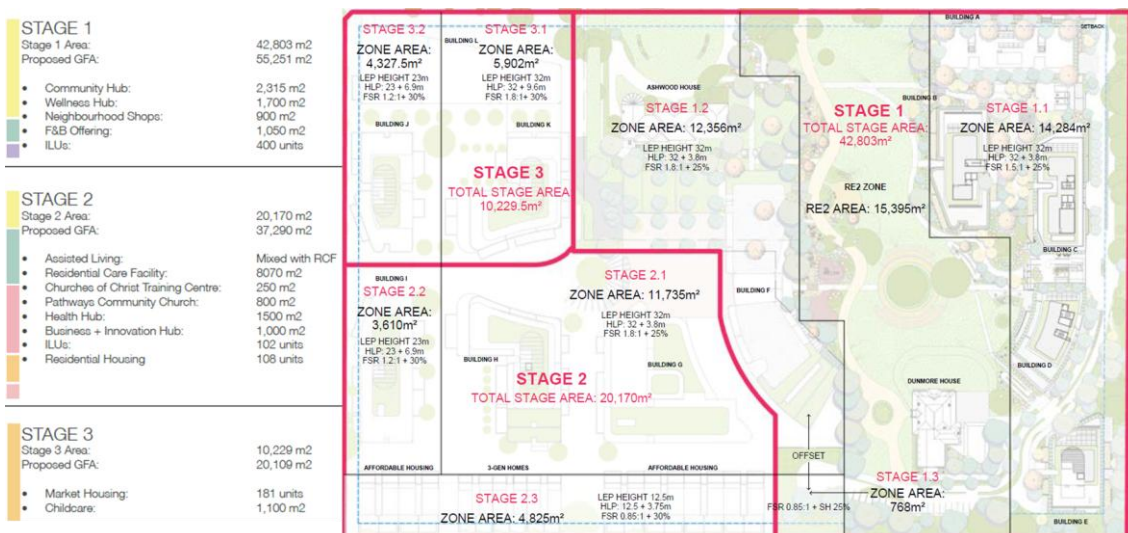


Figure 8: Proposed Staging Plan of the indicative Concept Master Plan (Source: Marchese Partners)

The table below outlines the uses to be included in each stage.

Stage	Uses	Proposed GFA
Stage 1	<ul style="list-style-type: none"> ILUs with ancillary uses including the Community Hub and Wellness Hub (refer to Table 6 above and Section 4) Neighbourhood Shops Food and Drink Premises 	55,251m ²
Stage 2	<ul style="list-style-type: none"> ILUs, Assisted Living, RCF and Market Residential with ancillary uses including the Business and Innovation Hub and Health Hub (refer to Table 6 above and Section 4) ○ 	37,290m ²
Stage 3	<ul style="list-style-type: none"> Market Housing Centre Based Child Care Facility 	20,109m ²

Table 7: Proposed stages and uses

The proposal has been designed to integrate with the emerging character of the area and reflect the site's location within a broader R4 High Density Residential, R3 Medium Density Residential and E1 Local Centre context while also providing an appropriate interface to R2 Low Density Residential zoning along the southern boundary. The proposal will ensure the retention and enhancement of existing high value vegetation, while providing pedestrian and vehicle connectivity within the site and surrounding areas, including Pendle Hill Local Centre and Pendle Hill Railway Station.

The indicative Concept Master Plan (Appendix 2) may be varied in the future to accommodate the requirements of detailed site investigations and to address stakeholder requirements.

4 Statutory Context

The table below provides an overview of the key statutory requirements for the project having regard to:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Biodiversity Conservation Act 2016*
- *Roads Act 1993*
- *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)*
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)*
- *CLEP 2021.*

Category	Assessment
Power to grant approval	<ul style="list-style-type: none"> • The proposal is declared SSD under the following sections of the Planning Systems SEPP: <ul style="list-style-type: none"> ○ Section 2.6 as the proposed uses (identified in Section 3 and Appendix 2) are permissible with consent under the CLEP 2021 and meet the criteria identified in the schedules specified below ○ Schedule 1, Section 26A as the development includes infill affordable housing to which Chapter 2 of the Housing SEPP applies, has a residential estimated development cost (EDC) exceeding \$75 million and does not comprise a prohibited use or build-to-rent development ○ Schedule 1, Section 28 as the seniors housing component of the development has an EDC exceeding \$30 million, includes a RCF and does not comprise a prohibited use. • Pursuant to Section 4.5(a) of the EP&A Act, the Minister for Planning and Public Spaces or their delegate will be the consent authority for the application.
Permissibility	<p>CLEP 2021</p> <ul style="list-style-type: none"> • The site is zoned part R4 High Density Residential and part RE2 Private Recreation • As per the Land Use Table within the CLEP 2021, the proposed development is permissible with consent for the following reasons: <ul style="list-style-type: none"> ○ Seniors housing, residential flat buildings, centre-based child care, neighbourhood shops, place of public worship and roads are permissible with consent in the R4 zone (whereby these uses will be wholly contained within the R4 zone) ○ Recreation areas, food and drink premises, community facilities (noting the Dunmore House community facility will be owned and maintained by the Applicant and controlled by Council) and roads are permissible with consent in the RE2 zone (whereby these uses will be wholly contained within the RE2 zone) ○ Food and drink premises is identified as an APU on Lot A, DP 335578 (268-280 Dunmore Street, Pendle Hill) under Schedule 1 (28), see Appendix 3.

Category	Assessment																
	<ul style="list-style-type: none"> The Community Hub, Wellness Hub and Business and Innovation Hub (described in Section 3) are ancillary to and form part of the 'residential accommodation. Residential accommodation, as defined under the CLEP 2021 includes residential flat buildings and seniors housing. The above-mentioned hubs are to be used by residents of the future development and therefore serve the dominant purpose of residential accommodation. Accordingly, the hubs do not constitute separate land uses and are therefore permissible under the CLEP 2021. <p>Housing SEPP</p> <ul style="list-style-type: none"> Seniors housing is also permissible with consent in the R4 zone pursuant to Part 5 of the Housing SEPP It is also noted the site is eligible for bonus FSR and height under Sections 16 and 87 of the Housing SEPP, see below. 																
<p>Key development standards</p>	<p>Height</p> <ul style="list-style-type: none"> CLEP 2021 base: Part 12.5m, 23m and 32m (refer to LEP maps in Appendix 3) Bonus applying to the affordable housing component pursuant to Section 16 of the Housing SEPP: 30% (which is equivalent to part 16.25m, 29.9m and 41.6m) Bonus applying to the seniors housing component pursuant to Section 87 of the Housing SEPP: 3.8m (which is equivalent to part 16.3m, 26.8m and 35.8m). <p>FSR</p> <ul style="list-style-type: none"> CLEP 2021 base: Part 0.85:1, 1.2:1, 1.5:1 and 1.8:1 (refer to LEP maps in Appendix 3) Bonus applying to the affordable housing component pursuant to Section 16 of the Housing SEPP: 30% (which is equivalent to part 1.105:1, 1.56:1, 1.95:1 and 2.34:1) Bonus applying to the seniors housing component pursuant to Section 87 of the Housing SEPP: 25% (which is equivalent to part 1.06:1, 1.5:1, 1.875:1 and 2.25:1). <p>Each stage will comply with the relevant height and FSR bonuses available under the Housing SEPP.</p> <p>The indicative Stage 1 height and FSR is outlined in the tables below:</p> <table border="1" data-bbox="456 1592 1305 1787"> <thead> <tr> <th>Stage</th> <th>Height + Housing SEPP bonus</th> <th>Proposed height</th> <th>Height complies?</th> </tr> </thead> <tbody> <tr> <td>1.1</td> <td>32m + 3.8m = 35.8m</td> <td>20.5m – 33.3m</td> <td>Yes</td> </tr> <tr> <td>1.2</td> <td>32m + 3.8m = 35.8m</td> <td>32.8m</td> <td>Yes</td> </tr> <tr> <td>1.3</td> <td>N/A – no height control</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>Table 8: Stage 1 indicative height</p>	Stage	Height + Housing SEPP bonus	Proposed height	Height complies?	1.1	32m + 3.8m = 35.8m	20.5m – 33.3m	Yes	1.2	32m + 3.8m = 35.8m	32.8m	Yes	1.3	N/A – no height control	N/A	N/A
Stage	Height + Housing SEPP bonus	Proposed height	Height complies?														
1.1	32m + 3.8m = 35.8m	20.5m – 33.3m	Yes														
1.2	32m + 3.8m = 35.8m	32.8m	Yes														
1.3	N/A – no height control	N/A	N/A														

Category	Assessment				
	Stage	Area	FSR + Housing SEPP bonus	Proposed GFA / FSR	FSR complies?
	1.1	14,284m ²	1.5:1 + 25% = 1.875:1	26,782.5m ² / 1.875:1	Yes
	1.2	12,356m ²	1.8:1 +25% = 2.25	27,801m ² / 2.25:1	Yes
	1.3	15,395m ²	N/A – no FSR control	N/A	N/A
	Table 9: Stage 1 indicative FSR				
Other approvals	Roads Act 1993 <ul style="list-style-type: none"> A consent under Section 138 of this Act is likely to be required to facilitate new driveway connections. 				
Pre-condition to exercising the power to gain approval	EP&A Act <ul style="list-style-type: none"> Section 4.24(2) outlines the determination of any further DA in respect of the site cannot be inconsistent with the Concept Approval. As the proposal is classified as a Concept DA, any forthcoming approval will set the framework that any future detailed DAs will need to demonstrate consistency with. Notwithstanding, should any future application for the site be inconsistent with the Concept, a further modification or development application is to be lodged in accordance with Section 4.24(3) or (4). Planning Systems SEPP <ul style="list-style-type: none"> Section 2.6 of the Planning Systems SEPP specifies, <i>'If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (1), the remainder of the development is also declared to be State significant development, except for so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, ...'</i> The proposed non-residential uses i.e. childcare, place of public worship, neighbourhood shops, health and wellness, business and innovation hub etc will be wholly permissible within the applicable zone and will be sufficiently related to the residential accommodation components (e.g., seniors, affordable and market housing) as they: <ul style="list-style-type: none"> are co-located on the site and form part of a single, integrated intergenerational development the uses are all physically connected to either seniors housing or affordable housing built form elements i.e. they are all predominantly located at ground or level 1 with ILUs, a RCF or market housing on top provide essential supporting services that directly meet the day-to-day needs of residents and enhance on-site amenity. Sydney Water Act 1994 <ul style="list-style-type: none"> Section 78 of this Act requires consent authorities to notify Sydney Water where an application for development could affect Sydney Water services. Accordingly, the Applicant will consult with Sydney Water during the preparation of the EIS if necessary. 				

Category	Assessment
	<p>Transport and Infrastructure SEPP</p> <ul style="list-style-type: none"> Section 2.122 outlines consent must not be granted to certain traffic-generating development (i.e. residential accommodation generating 300 or more dwellings) unless the consent authority has given written notice of the application to TfNSW and taken into consideration any submission made in response to that notification, and the accessibility of the site concerned and the potential traffic safety, road congestion or parking implications of the development. The EIS will be accompanied by a Traffic and Transport Impact Assessment which will assess traffic generation. Section 2.48 requires the consent authority to give written notice to the electricity supply authority for the area and take into consideration any response to that notice before granting consent to a development likely to affect an electricity transmission or distribution network. The SSDA will be referred to the electricity supply authority for comments if required. Section 3.23 outlines the consent authority must consider the <i>Childcare Planning Guideline</i> prior to determination. The EIS will be accompanied by a detailed assessment of the Guideline to assist DPPI with assessment and determination. <p>Resilience and Hazards SEPP</p> <ul style="list-style-type: none"> Section 4.6 requires the consent authority to consider whether land is contaminated. Having regard to the site's existing residential use, contamination is not anticipated at the site. Notwithstanding, relevant reports as required by the SEARs will be provided. <p>CLEP 2021</p> <ul style="list-style-type: none"> Section 5.10 requires the consent authority in respect of a heritage item or heritage conservation area to consider the effect of the proposal on the heritage significance of the item or area concerned. A Statement of Heritage Impact will accompany the EIS to consider any affect the works may have. Section 5.21 requires the consent authority to consider the proposed development's impact on sites within the flood planning area. As outlined in Section 2.2.5, the site is within this area and therefore a Flood Impact Assessment will accompany the EIS to thoroughly assess flood impacts. Section 6.2 requires the consent authority to consider earthworks to ensure there are no detrimental impacts. The EIS will sufficiently justify that the proposal will not have any detrimental impacts. Section 6.9 requires the consent authority to consider how the proposal is managing the site's salinity affectation. A Geotechnical Report will be prepared to support the EIS.
<p>Mandatory matters for consideration</p>	<ul style="list-style-type: none"> EP&A Act Planning Systems SEPP Housing SEPP Sustainable Buildings SEPP Transport and Infrastructure SEPP CLEP 2021.

Table 10: Summary of key statutory requirements

5 Engagement

The Applicant is committed to working with DPHI, government agencies, Council, members of the community, including existing residents, their families and care staff of the site, local schools and businesses, Aboriginal stakeholders and any other relevant groups throughout the SSD process in accordance with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects (2024)*.

Relevant agencies to be engaged will be informed by the issued Project Specific SEARs.

5.1 Engagement carried out

FHC acknowledges that the understanding and support of existing residents, their families and staff is fundamental to the overall success of the proposed redevelopment.

Accordingly, the engagement and communication efforts undertaken as part of the pre-SEARs consultation sought to raise awareness of the proposal, facilitate stakeholders’ readiness for change and encourage broader awareness of the project.

FHC has engaged Colliers Urban Planning as its Community and Stakeholder Engagement (CSE) consultant. Engagement carried out to date is outlined in the table below:

Date	Engagement description
3 December 2025	One on one consultation with Pathway Community Church Elders.
February 2026	Distribution of project introduction letters to Fresh Hope Communities’ internal stakeholders.
11 February 2026	Delivery of three information sessions onsite and online for Retirement Living residents, staff, RCF residents and their families and friends.
Ongoing	Establishment of a dedicated project email address and enquiry line.

Table 11: Summary of pre-SEARs engagement

The engagement to date has offered opportunities for participants to learn about the proposal, ask questions and provide feedback ahead of the Scoping Report lodgement. Additionally, it enabled the project team to gauge the proposal’s impact on the local onsite community and identify potential refinements to the design. Key themes from the pre-SEARs feedback are included below and will be considered by the Applicant and the project team during preparation of the design and detailed EIS documentation:

- resident relocation and community impacts
- project staging and delivery timeframes
- construction impacts (including noise, traffic and amenity)
- affordable housing provision and dwelling mix
- urban design and built form outcomes
- site security once operational
- stakeholder engagement, including communication and transparency.

5.2 Engagement to be carried out

The Applicant is committed to ensuring residents, their families, staff and broader community are consulted throughout the redevelopment process.

Following the issuance of the Project Specific SEARs, the Applicant and the project team will initiate additional consultation sessions with FHC residents, staff and family members as well as broader engagement with the wider community and stakeholders who may be impacted or interested in the proposed redevelopment.

Engagement during this stage may include:

- dedicated website with up-to-date project information
- continuation of the project email address and enquiry line
- briefing session for neighbours and community groups
- development and distribution of a project factsheet and FAQs
- follow-up sessions with FHC residents, staff and family members
- community and stakeholder drop-in sessions
- Connecting with Country engagement with Aboriginal stakeholders
- meetings with key Government agencies (e.g., DPHI and Transport for NSW), relevant service providers (e.g., Ausgrid, Jemena and Sydney Water), Pathways Community Church Congregation and Elders, and Council.

6 Proposed assessment of impacts

The table below identifies the key matters requiring further assessment in the EIS and the proposed approach to this assessment. The purpose of considering these factors at this stage is to inform the preparation of the Project Specific SEARs which will guide the preparation of the detailed EIS. The matters should be read in conjunction with the scoping summary tables provided at Appendix 1.

Assessment matter	Proposed approach
Built form and urban design	<p>The EIS will be supported by an indicative Concept Master Plan (Appendix 2) which demonstrates that the proposed bulk and scale is entirely suitable for the site and surrounding context. The SSD application will be prepared with consideration of relevant DPHI documents including the <i>Seniors Housing Design Guide (2023)</i> and <i>Childcare Planning Guideline (2021)</i> and will include a Design Report and Concept Master Plan which outlines the desired future quality of the proposal including:</p> <ul style="list-style-type: none"> • height, bulk and scale of built form elements • relationship to retained built form elements within the site and elements outside of the site area • landscaping and public domain treatments • pedestrian and vehicular connectivity. <p>Other technical studies to inform the EIS will include the detailed Stage 1 DA architectural plans and supporting documentation.</p>
Connecting with Country	<p>The proposal will consider and be informed by the <i>Connecting with Country Framework (GANSW 2023)</i>. The proposal will ensure that the proposed Concept Master Plan takes a Country-centred approach, protecting land, water and sky informing the proposal. The Connecting with Country response will continue to progress throughout the detailed design development phase of the proposal.</p>
Landscape and Public Domain	<p>The EIS will be supported by a Landscape Plan and accompanying report, which will assess and demonstrate how the proposal delivers a high-quality public domain within land zoned RE2 Private Recreation and communal open spaces areas of high amenity for future residents, while also facilitating safe and legible pedestrian access throughout the site.</p>
Traffic and Parking	<p>The EIS will be informed by a Traffic and Transport Impact Assessment which considers the proposal's relationship with internal and surrounding transport infrastructure and assess impacts, particularly in relation to:</p> <ul style="list-style-type: none"> • internal road network • traffic generation • existing and proposed carparking • construction traffic • accessibility to public transport.
Heritage	<ul style="list-style-type: none"> • As the site comprises items of local heritage significance, a Statement of Heritage Impact will be prepared to inform the EIS and proposed Concept Master Plan and address any potential impacts on these items. • An assessment will be undertaken as part of the EIS regarding whether an Aboriginal Cultural Heritage Assessment Report is required.

Assessment matter	Proposed approach
Noise and vibration	<ul style="list-style-type: none"> The EIS will be supported by a Noise and Vibration Impact Assessment, which will assess the potential noise and vibration impacts associated with traffic on the surrounding road network on the acoustic amenity of proposed sensitive receivers within the site. The assessment will also consider the noise and vibration impacts of staged construction works and the proposed non-residential uses on both onsite and nearby residential properties.
Flooding	<ul style="list-style-type: none"> The proposal will be informed by civil engineering advice to assess the potential flood impact and mitigation measures to be considered. The EIS will be supported by technical studies which will address the conditions of the proposal area and the proposed Concept Master Plan.
Visual impact	<ul style="list-style-type: none"> A Visual Impact Assessment will accompany the EIS to assess the visual impacts of the proposed development having regard its bulk and scale in comparison to the surrounding locality's existing context and future development potential.
Social impacts	<ul style="list-style-type: none"> The following key social impacts are relevant to the proposal: <ul style="list-style-type: none"> provision and continued operation of seniors housing within a locality identified as having an ageing population height, bulk and scale of built form elements compatibility with the character of the area and impacts on the amenity of the surrounding locality visual impact of the proposal (as noted above).
Ecologically Sustainable Development	<ul style="list-style-type: none"> The proposal will be assessed against the statutory requirements and principles of Ecologically Sustainable Development (ESD) and be accompanied by an ESD report which sets out a framework and demonstrates how the proposal has implemented these principles into the design of the proposed redevelopment
Construction Management	<ul style="list-style-type: none"> Potential construction impacts to existing onsite and surrounding residents will be considered as part of the SSD application. Matters such as noise, vibration, dust, traffic and waste will be considered for Stage 1.
Other Technical Inputs	<ul style="list-style-type: none"> The EIS is also proposed to be supported by: <ul style="list-style-type: none"> Crime Prevention Through Environmental Design Report Waste Management Plan Geotechnical Assessment and Groundwater Impact Assessment (if required) Social Impact Assessment Community and Stakeholder Engagement Outcomes Report Section J Assessment and BASIX Certificate Building Code of Australia and Fire Safety Statement Utilities and Services Infrastructure Assessment Accessibility Assessment Historical Archaeology Report Arboriculture Report Biodiversity Report Quantity Surveying Report to confirm EDC Survey

Table 12: Key matters requiring further assessment

7 Conclusion

This Scoping Report is a formal request to DPHI to issue Project Specific SEARs for the preparation of a Concept Master Plan and Stage 1 SSD application at 83-95 Pendle Way, 105 Pendle Way and 222-284 Dunmore Street, Pendle Hill.

This request for Project Specific SEARs outlines preliminary information regarding the site including an overview of relevant legislative requirements and key strategic plans and documents and an initial assessment of potential environmental issues.

The proposal meets the criteria of SSD in accordance with Chapter 2, Part 2.2, Section 2.6 of the Planning Systems SEPP.

The anticipated environmental issues associated with the proposal relate to built form, traffic and parking, noise and vibration, heritage, hazards and risk. These issues will be comprehensively addressed as part of a detailed EIS for the proposal.

The detailed EIS will be prepared in accordance with the Project Specific SEARs, the legislative requirements defined under the EP&A Regulation and DPHI's *State significant development guidelines – preparing an environmental impact statement (2022)*. The detailed EIS will outline recommendations to address any anticipated environmental impacts of the proposed redevelopment to inform DPHI in its assessment and recommendation of the proposal.

Appendix 1 - Scoping Summary Table

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Access - traffic and parking generation	Yes	General	<ul style="list-style-type: none"> State Environmental Planning Policy (Transport and Infrastructure) 2021 Guide to Traffic Generating Developments Version 2.2 (RTA, 2002) 	2.2.4
Detailed	Amenity - construction noise and vibration	Yes	General	<ul style="list-style-type: none"> Construction Noise Strategy (Transport for NSW, 2012) 	2.3
Detailed	Amenity - visual impacts	Yes	General	<ul style="list-style-type: none"> Guideline for landscape character and visual impact assessment 2023 	2.3
Detailed	Built environment - Bulk and scale	Yes	General	<ul style="list-style-type: none"> Cumberland Local Environmental Plan 2021 	2.3
Detailed	Hazards and risks – Flooding	No	General	<ul style="list-style-type: none"> Managing Urban Stormwater: Soils and construction - Volume 1 2004 	2.2.5
General	Land - Salinity	No	General	<ul style="list-style-type: none"> Nil 	2.2.6
Detailed	Heritage - Historic	No	Specific	<ul style="list-style-type: none"> Cumberland Local Environmental Plan 2021 	2.2.3
General	Built Environment – Built form and Urban Design	No	General	<ul style="list-style-type: none"> Seniors Housing Design Guide (2023) Childcare Planning Guideline 	6
General	Heritage – Aboriginal	No	Specific	<ul style="list-style-type: none"> Connecting with Country Framework (GANSW 2023) 	2.2.3
General	Built Environment – Landscaping	No	General	<ul style="list-style-type: none"> Guideline for landscape character and visual impact assessment 2023 	6
General	Social – Social impacts	No	General	<ul style="list-style-type: none"> Social Impact Assessment Guideline 2026 	6
General	Sustainability – Ecologically Sustainable Development (ESD)	No	General	<ul style="list-style-type: none"> BASIX Green Star 	6
General	Hazards and Risks – Construction Management	No	General	<ul style="list-style-type: none"> Nil 	6



Appendix 2 – Indicative Pendle Hill Concept Master Plan March 2026 (Marchese Partners)

Appendix 3 – CLEP 2021 Maps

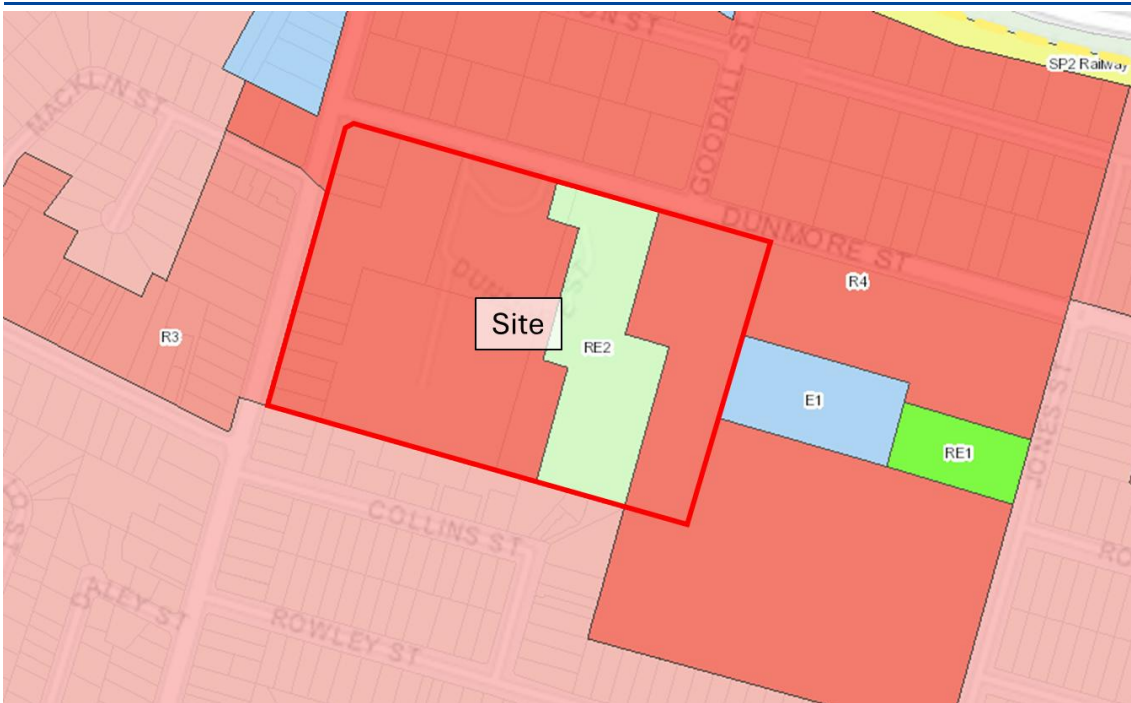


Figure 9: Zoning Map (Source: Cumberland LEP 2021)

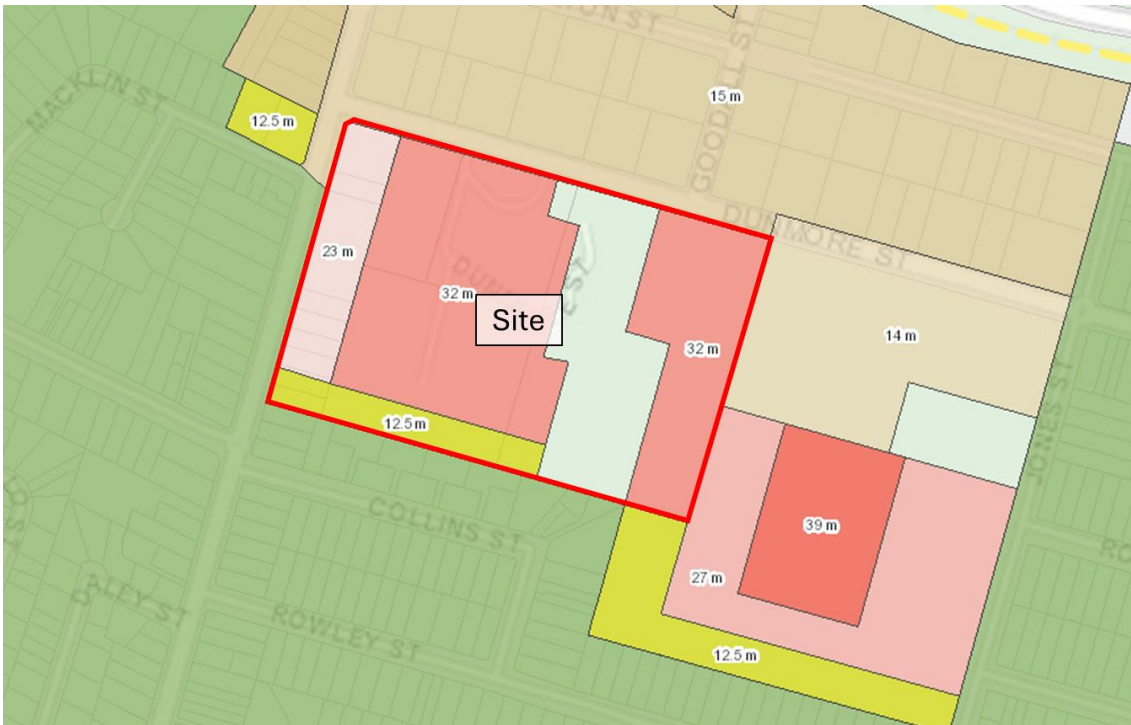


Figure 10: Height of Building Map (Source: Cumberland LEP 2021)

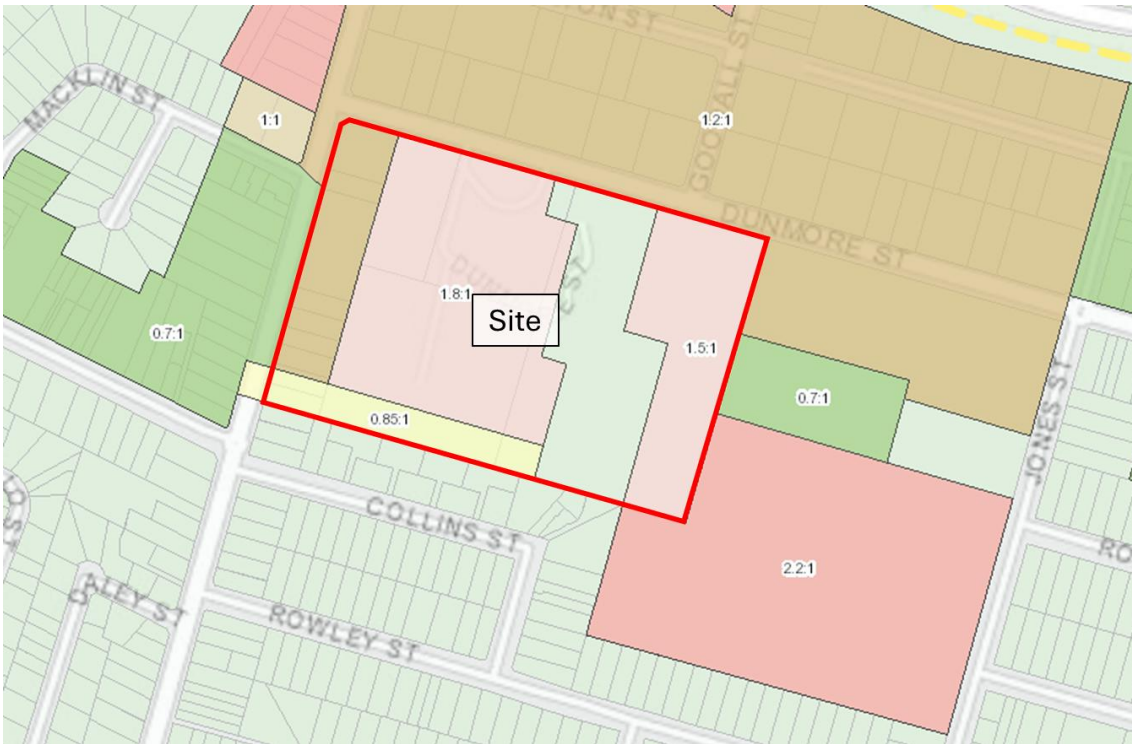


Figure 11: Floor Space Ratio Map (Source: Cumberland LEP 2021)

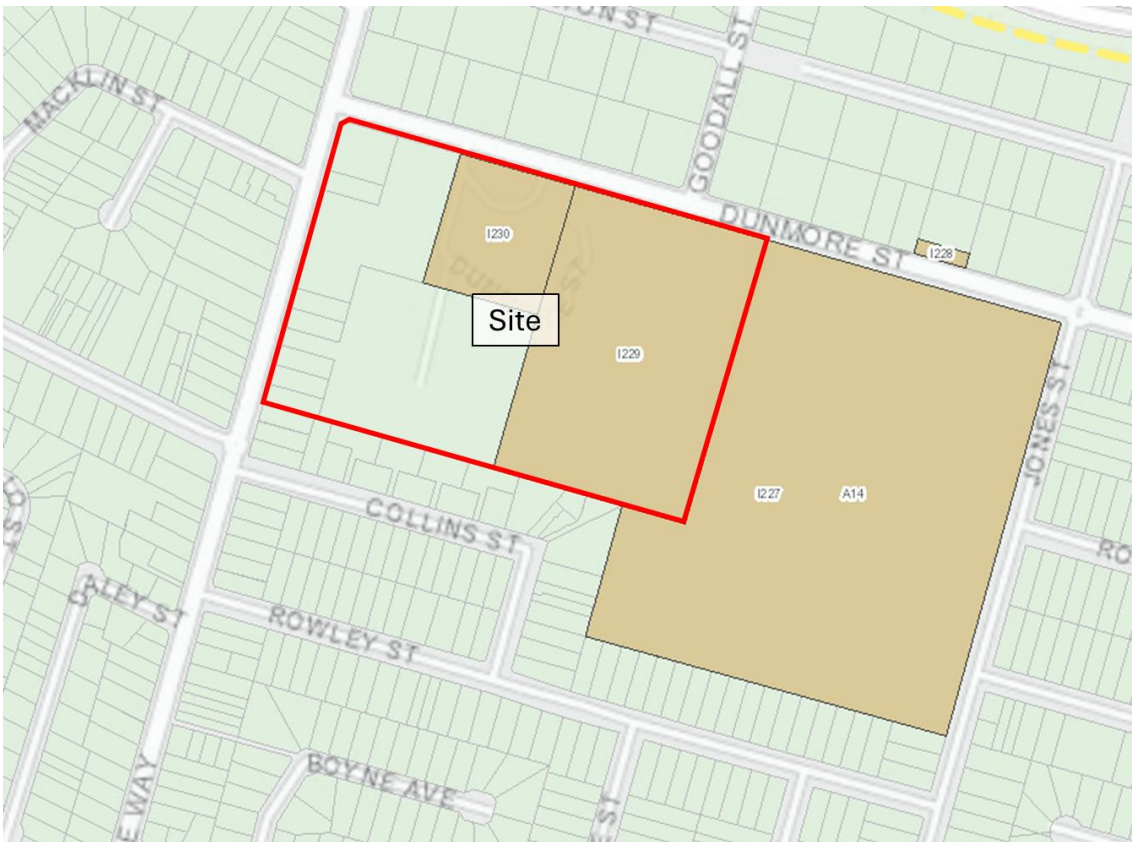


Figure 12: Heritage Map (Source: Cumberland LEP 2021)



Figure 13: Additional Permitted Use Map (Source: Cumberland LEP 2021)