

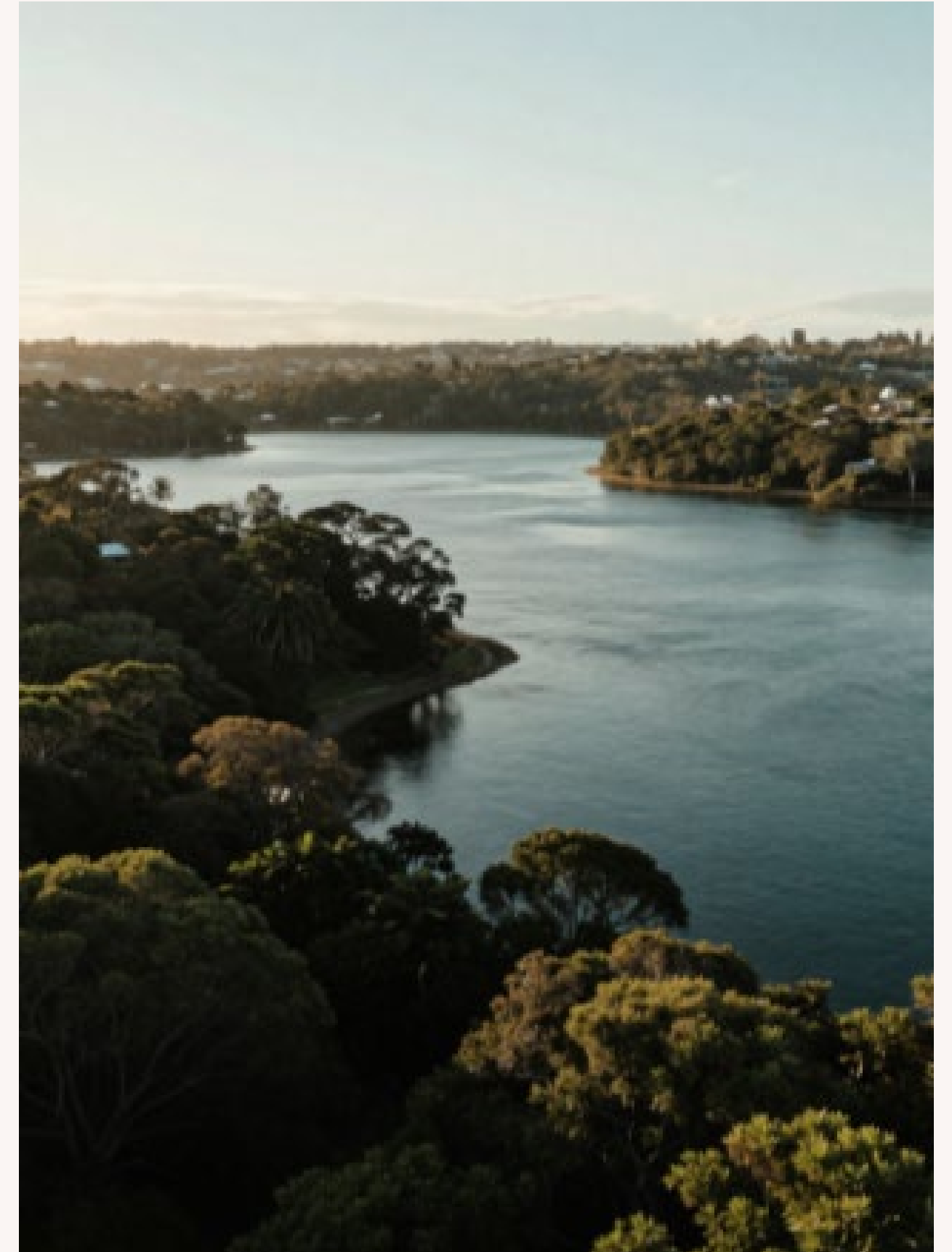
Acknowledgement of Country

We acknowledge the Traditional Owners of the land on which we gather today, the Cammeraygal people.

As we meet to discuss the future of this area and the new development, we recognise their deep, enduring connection to this land, its waters, and the community.

We pay our respects to their Elders past, present, and emerging, and extend that respect to any Aboriginal and Torres Strait Islander peoples joining us today.

We value the diverse voices in our community, and we thank the traditional custodians for continuing to care for this land.





HYEGROVE

NORTHBRIDGE

Introducing Hyegrove Northbridge
SSDA - 133619488

HYECORP

Welcome and Introduction
Belinda Barnett – Urban Concepts

The Project at a Glance

- Seniors living and aged care community comprising independent living units (ILU) and a residential aged care facility (RACF) with retail and health uses
- Proposal is a State Significant Development. No approvals are in place. No Development Application is lodged.
- The project is in design stage with DKO appointed the Project Architect.
- Located within 400m walking distance of Northbridge Plaza and local bus stops.
- The site is the amalgamation of 14 properties.



Site Analysis (DKO, 2026)

Purpose of this Session

- To establish an open, transparent and respectful dialogue with neighbours and integral stakeholders.
- To introduce Hyecorp, their design team and the seniors living and aged care.
- To explain why this project is so important for Northbridge.
- To present the strategic planning context of the project.
- To explain the design thinking so far.
- To explain the State Significant Development Planning Process.
- To hear neighbour and stakeholder attitudes to the project.
- To answer your questions



Community Engagement Overview

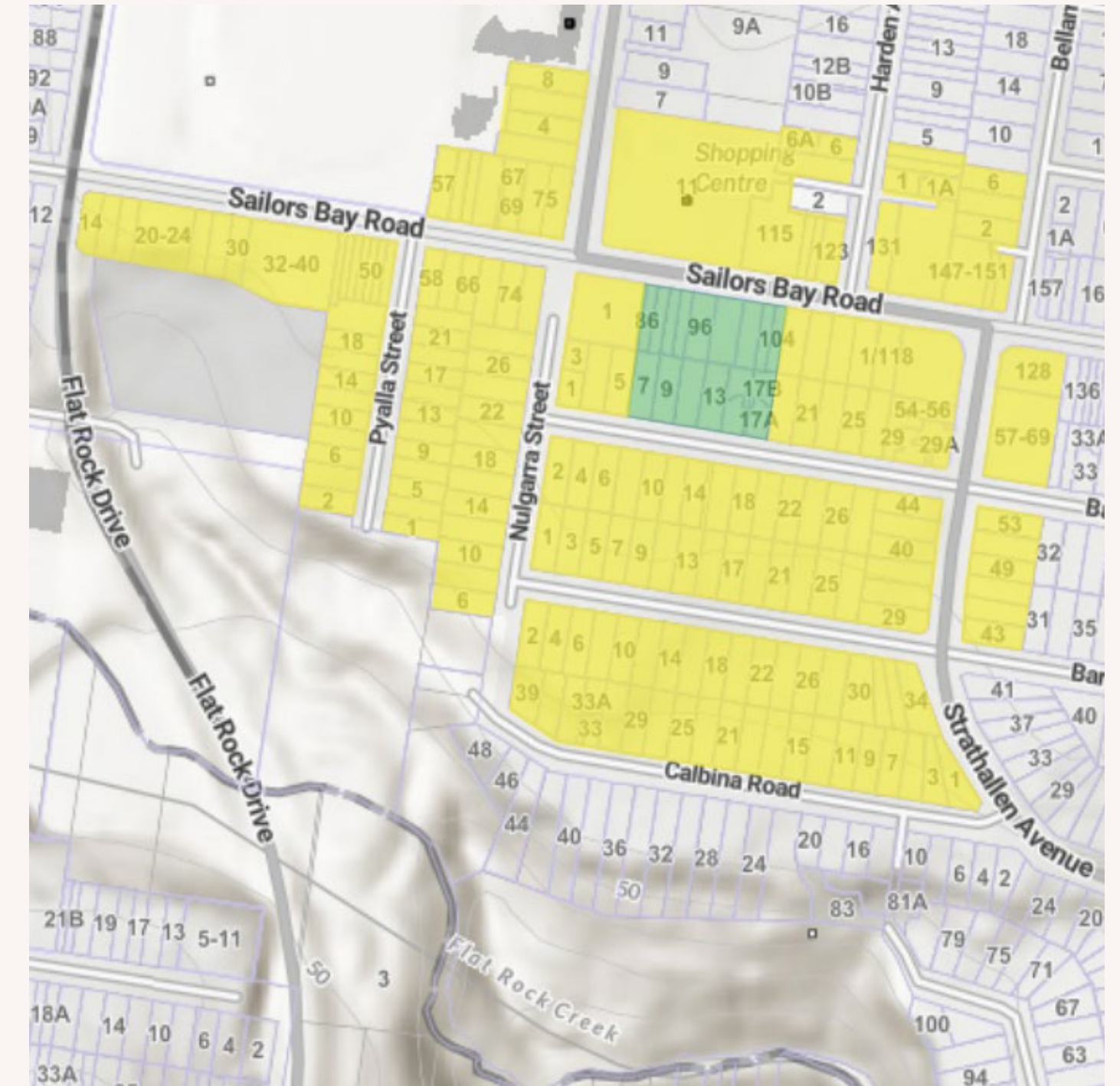
Consultation Approach

- **Stage 1 Design Pre Consultation** with neighbours and integral stakeholders (August- October 2026).
- **Stage 2 Pre Lodgement Consultation** with neighbours, the broader community and integral stakeholders (November 2026).
- **Stage 3 SSDA Consent Authority Formal Notification and Public Exhibition** (managed by the NSW Government)

Community Engagement Overview

What we have done so far

- 1st Community Newsletter (August 2026) – 600 residents and businesses.
- UrbanTalk Project Listing (live August 2026)
- Face to Face Community Consultation Session #1 (1 September 2026)
- DA Update Community Presentation (Late 2026)



Newsletter Notification Catchment Area

Agenda

Part 1 (50 minutes)

Project Presentation

- Introducing Hyecorp & Overview
- Hyegrove & Seniors Living/Aged Care
- Design Presentation
 - Strategic Context and Urban Planning Considerations - *Beam Planning*
 - Design Thinking – *DKO*
 - Landscape Character - *Site Image*

Part 2 (50 minutes)

Questions & Answer Time

Community Survey

Introductions – Our Speakers

HYECORP

Hyecorp Property Group

Stephen Abolakian

Managing Director



DKO - Architecture

Nick Byrne

Partner

HYEGROVE

Hwegrove and HyeCare

Patrick Abolakian

Chief Executive Officer



Beam Planning

Chris Forrester

Director

HYE*Care*



SITE IMAGE
Landscape Architects

**Site Image – Landscape
Architecture**

Ross Shepherd

Director

Session Guidelines

- Remember Mobile Phones
- The session will be 2 hours in duration
- No questions during the Part 1 presentation
- Only one person speak at a time
- Every view is valid. Respect the view of others even if you may not agree.
- Questions unable to be answered will be taken notice.
- If we run out of time you can submit your questions to me up to 24 hours after the event and I will coordinate responses.
- The session will be audio recorded.
- We do not record names
- We will prepare a record of comments for the session, and this will be issued by email to all participants who have provided an email address.
- This is not a political meeting no resolutions will be passed.
- Media Representatives. No cameras and photographs are permitted

What are your first words when thinking about this project...

Introducing Hyecorp

Stephen Abolakian – Managing Director - Hyecorp

Hyecorp Group of Companies (Hyecorp, Hyegrove and HyeCare)

HYECORP

We have been operating in the Willoughby LGA for nearly 30 years

HYEGROVE

— *Willoughby* —

Hyegrove is the retirement living division of Hyecorp

HYECare

HyeCare is the aged care and home care division of Hyecorp

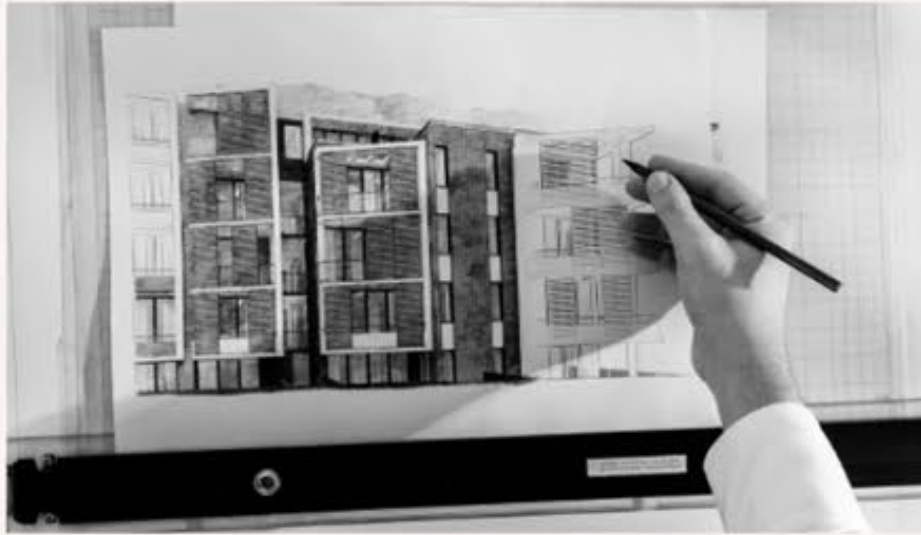
Hyecorp Group of Companies (Hyecorp, Hyegrove and HyeCare)

We are renowned for our high quality apartments.



Hyecorp Group of Companies (Hyecorp, Hyegrove and HyeCare)

We have an in-house Integrated Model.



Planning & Design



Development



Construction



Retirement (Hyegrove)



Marketing



Sales



Facilities MGT



Aged Care (HyeCare)

Hyecorp Group of Companies (Hyecorp, Hyegrove and HyeCare)

We are a multi-generational,
family owned and operated
Australian property group.



How We Support the Community

- Rotary Northbridge Community Fireworks Sponsor
- Northbridge Golf Club Charity Day Sponsor
- For over 10 years we have provided 70 annual Hyecorp Community Grants of \$2,000 including

Northbridge Football Club (pictured)

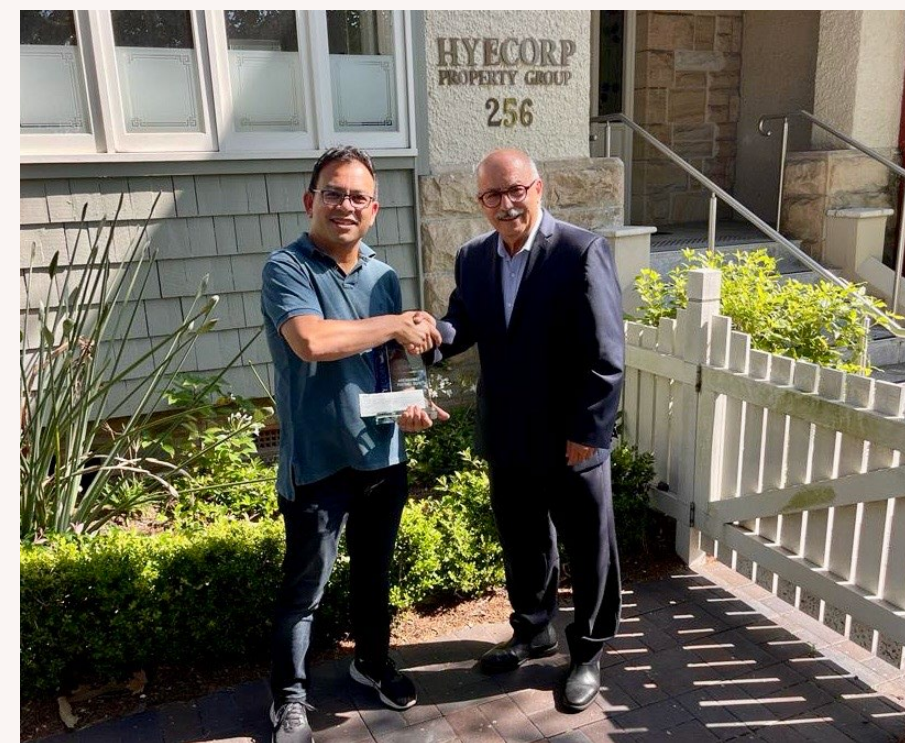
St Philip Neri Primary School (pictured)

Willoughby Men's Shed (pictured)

Chatswood Girl Guides

Willoughby Bowling Club

Chatswood Rangers



Introducing Hwegrove and HyeCare
Patrick Abolakian – CEO – Hwegrove & HyeCare

Demand for Seniors Living and Residential Aged Care

- Sydney is facing accelerated demand for aged care.
- Aging population with NSW's 75+ population to increase from 649,000 at present to 1.1 million by 2041
- Supply limited due to policy, financing conditions and planning bottlenecks
- Waitlist of 27,000 for aged care places
- Existing aged care & seniors living product is often substandard to residents' previous family homes
- Important to provide opportunities for supported living in areas where people have spent their entire lives close to family and social networks

Source: PWC-RLC Retirement Census 2025

Hyegrove – Market Leaders in Retirement Living

- Heart of Willoughby (HoW) is the award-winning retirement living community completed by Hyecorp in 2026.
- Now fully sold and successfully operating, the Northbridge location serves as the next opportunity to deliver an award-winning project that is resident and community focused.
- Hyegrove Northbridge will provide support services at varying levels depending on resident needs and the level of care required.
- It will provide an essential product type that is currently lacking in the lower north shore of Sydney.
- It is a facility that will be retained by Hyegrove.



Hyegrove - 5 Star Amenities and Services

Entertainment & Special Places



Members
Lounge



Weekly Happy
Hour Drinks



Cinema



Function
Room



Gardens



Rooftop
BBQ



Jack's
Cafe & Bar



Private Dining
Room



Social Activities
& Events



Arts & Crafts
Studio



Wine Room

Leisure & Activities



Pool & Spa



Games Room



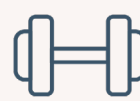
Business
Centre



Sauna &
Steam Room



Library



Gym



Yoga & Pilates
Studio

Hyegrove - 5 Star Amenities and Services

Village Services



Concierge



Parking



Pet Friendly



Security



Private Shuttle



Home
Maintenance



Basic Groceries
Delivered



Housekeeping &
Laundry Services

Health & Wellness



Wellness
Program



24 Hour Emergency
Support



Hair Salon



Homecare
Services



Aged Care



Consulting
Room



Workshop

HyeCare

At HyeCare we provide personalised care that priorities individual needs, choices and dignity.

Our luxury aged care services include flexible short term care services that allow families peace of mind while their loved ones experience high-quality care in a supportive environment



Project Overview

Stephen Abolakian – Managing Director - Hyecorp

Why This Site?

- Northbridge is a premium suburb, close to the Sydney CBD and other major urban centres such as North Sydney and Chatswood
- Hyegrove serve existing residents of the area by providing a standard and quality consummate with the family homes they have been in their entire adult lives.
- The location is near existing communities, churches, medical facilities and overall social networks.
- It is not a location that leaves them feeling isolated and uncertain at a time when they require care and support.
- The new LMR planning controls create a feasible site for this to occur, with DKO to deliver a scheme that is considerate of the varying heights transitioning down from Sailors Bay Road to Baringa Road.



Project Status

- Hyecorp is amalgamating a number of lots on Sailors Bay Road and Baringa Road
- DKO a global leader in architecture have been appointed
- The following specialist consultants are also engaged to undertake essential assessments:
 - Aboriginal Cultural Heritage,
 - Connecting with Country,
 - Stormwater,
 - BCA and Fire Safety,
 - Accessibility,
 - Geotechnical,
 - Contamination,
 - Waste Management,
 - Social Impact and several others.

Project Status

Project Status



Site Analysis

✓ Completed



Design

In progress



State Significant
Development Application

In progress



Construction

Not yet started



Completion

Not yet started

Source: UrbanTalk, 2026

Project Brief

- Approx 138 Independent Living Units (ILU's)
- Approx 52 Residential Aged Care Facilities (RACF's)
- Resident amenities including pool, gym, games room, arts and crafts room, residents lounge and dining facilities where socialisation is promoted
- External landscaped areas in the central courtyard and on rooftops that provide residents with fresh air, sunlight and an alternative to being indoors
- Service facilities on site to support residents include commercial kitchens and laundries, nurse and concierge facilities
- Porte cochere within the site basement to contain service, waste and emergency vehicles as well as resident pick up and drop offs.
- A maximum height of 8 storeys to Sailors Bay Road before transitioning down to Baringa Road.

Project Timeline

- SSDA Design Phase: September to December 2026
- Community Consultation Event 2: October – November 2026
- SSDA Lodgment: December 2026
- SSDA Approval (Estimate as subject to DPHI approval): September – October 2027
- Site Establishment: Early 2028
- Construction Commencement: Early 2028

Urban Planning Overview

Chris Forrester – Principal – BEAM Planning

Strategic Planning Context of The Northbridge Town Centre - The New Face of Northbridge

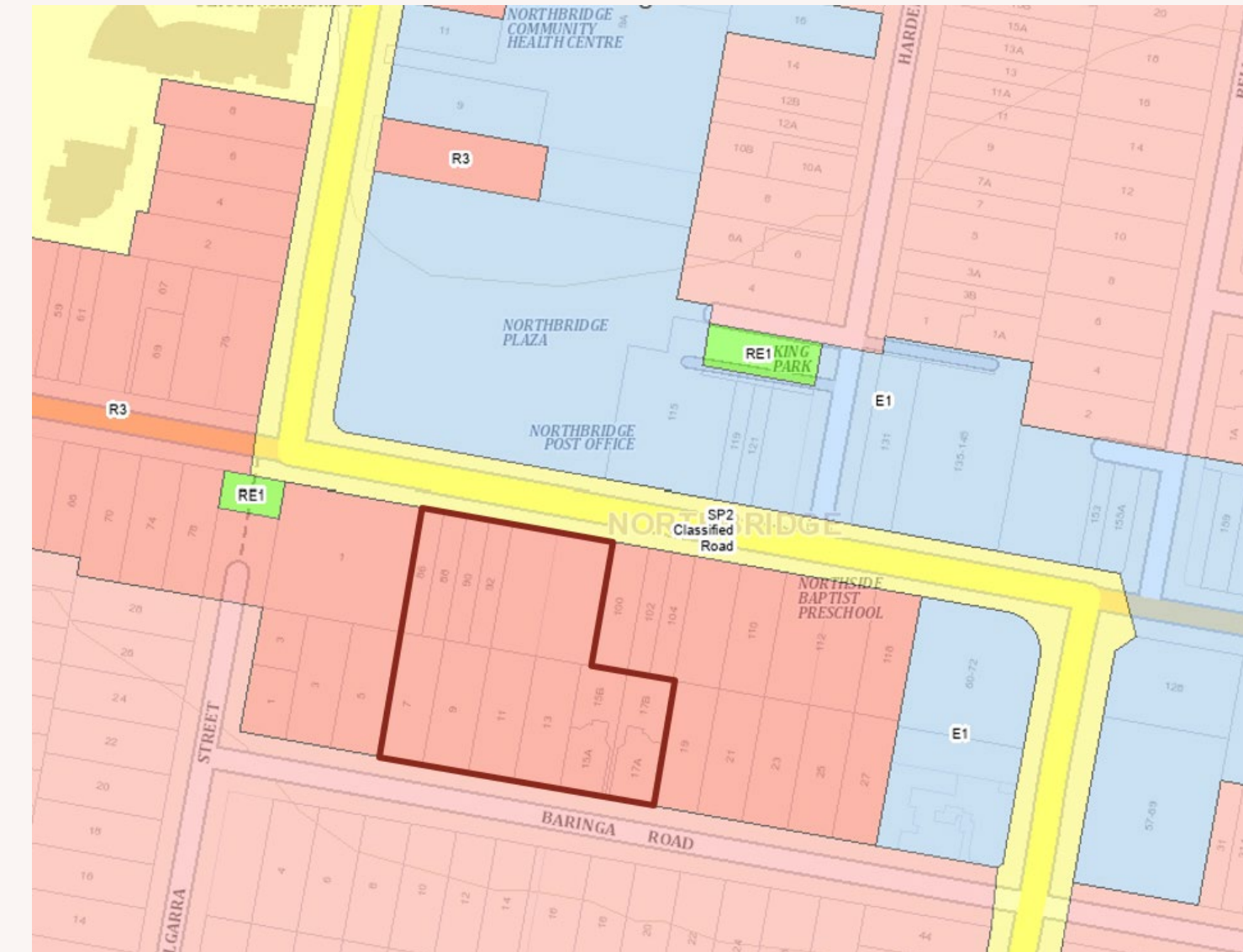
- National Housing Accord commitment for 1.2 million new homes by 2029
- Sydney Plan identifies 3,400 additional homes in Willoughby by 2029
- Northbridge is a nominated centre under the recent Low and Mid Rise (LMR) Housing Reforms
- Site located within LMR 'inner area' (within 400m of centre)
- Addresses housing supply and affordability by leveraging well-located areas for greater housing diversity
- Increasing housing within Northbridge Centre has also been explored by Willoughby City Council through their Local Strategic Planning Statement, Local Housing Strategy and the Local Centres Strategy



Statutory Planning Framework; Seniors Living and Aged Care Controls

Key Planning Instruments:

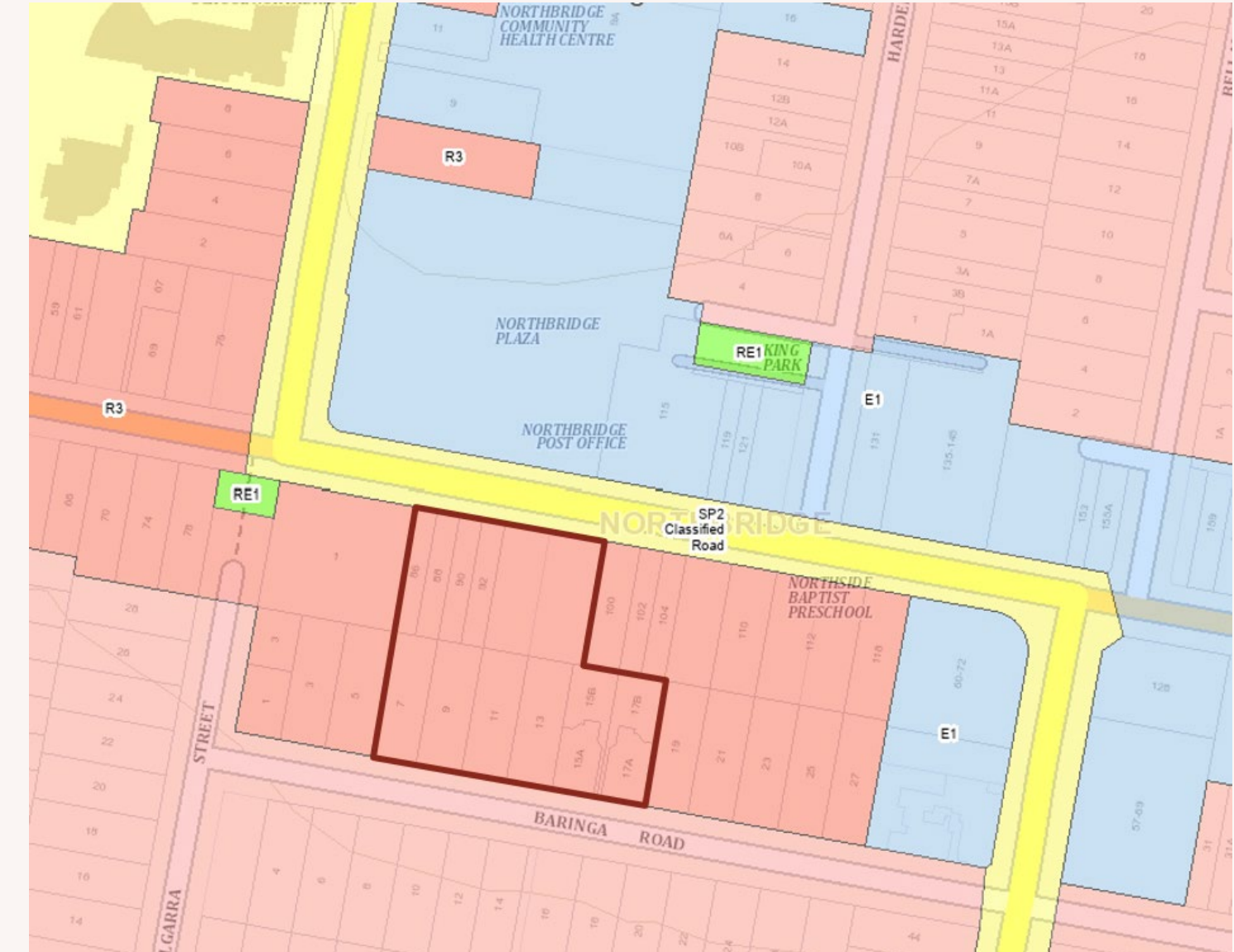
- Willoughby LEP 2012 – establishes local statutory controls
- Housing SEPP – State controls which seek to incentivise the delivery of well-located Seniors Housing
- Transport & Infrastructure SEPP – Sailors Bay Road (State)
- Willoughby DCP does not apply (but may guide merit assessment)



Statutory Planning Framework; Seniors Living and Aged Care Controls

Key Considerations:

- Zone: R3 Medium Density Residential
- LMR Inner Area
- Height: 27.8m (24m + 3.8m height bonus)
- FSR: 2.75:1 (2.2:1 + 25% bonus)
- 4% affordable housing contribution requirement
- R2 Zone interface – 0.8:1 FSR & 9.5m height (plus potential bonuses depending on land use)



State Significant Development

- SSD triggered due to the project including a residential care facility and having a value over \$30m
- EIS required – higher order planning document compared to a SEE
- Applicable statutory controls (land use, height, FSR etc.) the same as local DA
- SSD to be submitted to the DPHI and will be determined by the Minister for Planning (or delegate)
- Willoughby Council involved throughout the SSD process

**NSW legislation**

State Environmental Planning Policy (Planning Systems) 2021

Current version for 18 August 2026 to date (accessed 26 August 2026 at 11:10)

Status information

New South Wales

Status Information

Currency of version

Current version for 18 August 2026 to date (accessed 26 August 2026 at 11:10)
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

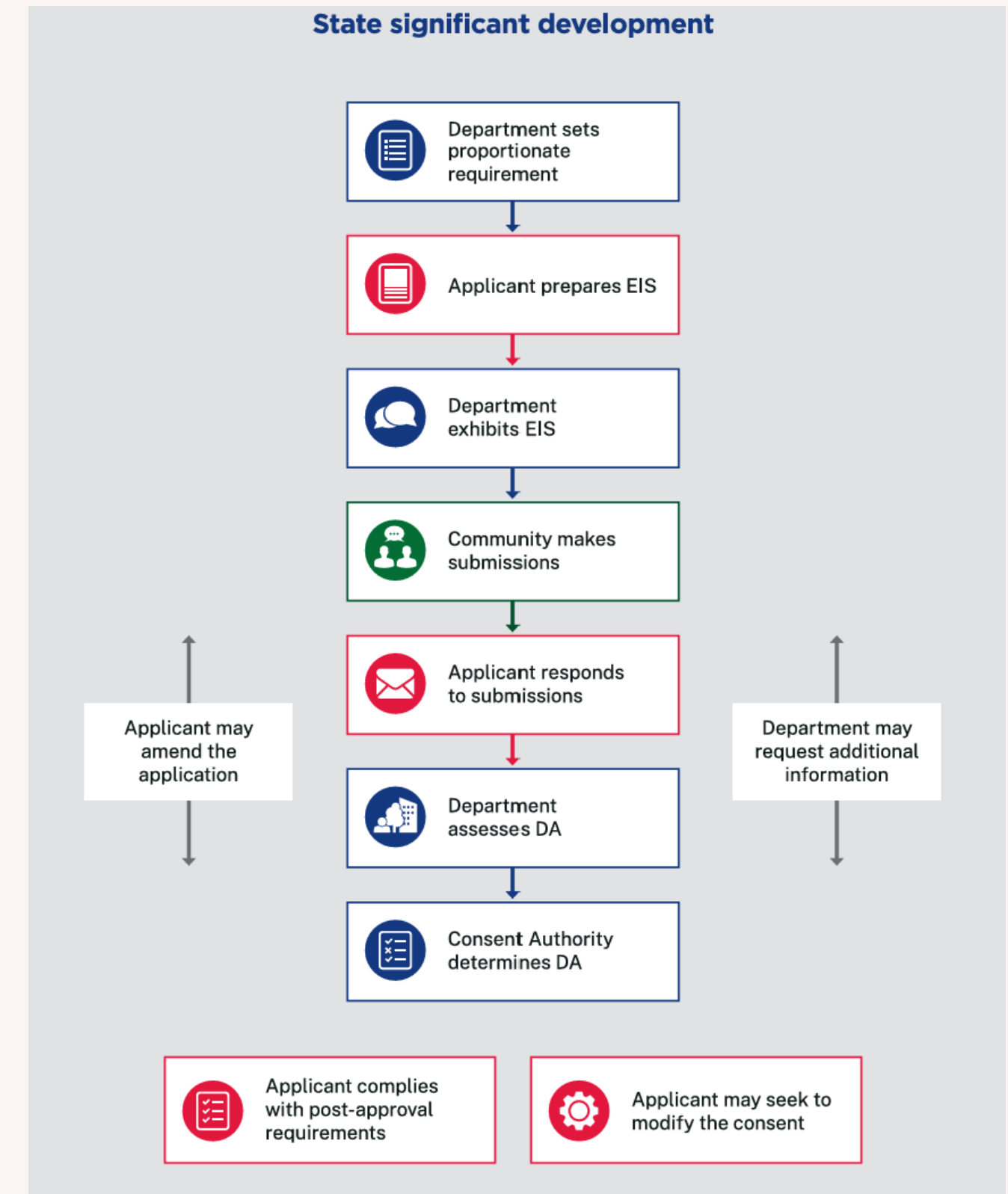
- Does not include amendments by
[State Environmental Planning Policy \(Planning Systems\) Amendment \(Independent Planning Commission\) 2026 \(422\)](#), Sch 1[1] [3] [4] and [8] (not commenced — to commence on 1.11.2026)

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

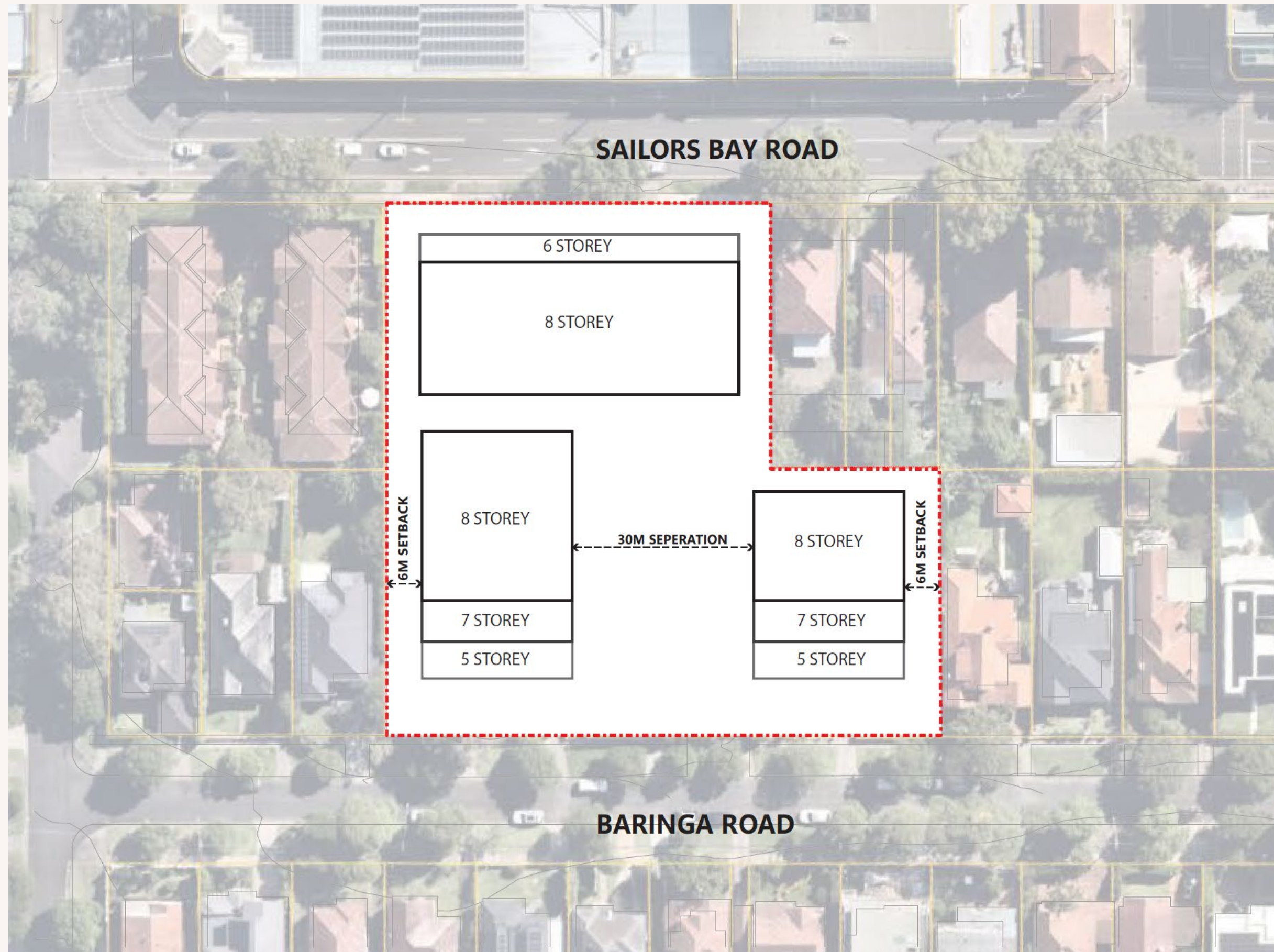
State Significant Development Planning Pathway

- SSD triggered due to the project including a residential care facility and having a value over \$30m
- Secretary's Environmental Assessment Requirement's (SEARs) received
- EIS preparation underway
- Early pre-lodgement engagement with community and key agencies
- Voluntary referral to State Design Review
- Formal public consultation following lodgement (2 weeks)
- SSD to be submitted to the DPHI and will be determined by the Minister for Planning (or delegate)
- Willoughby Council involved throughout the SSD process



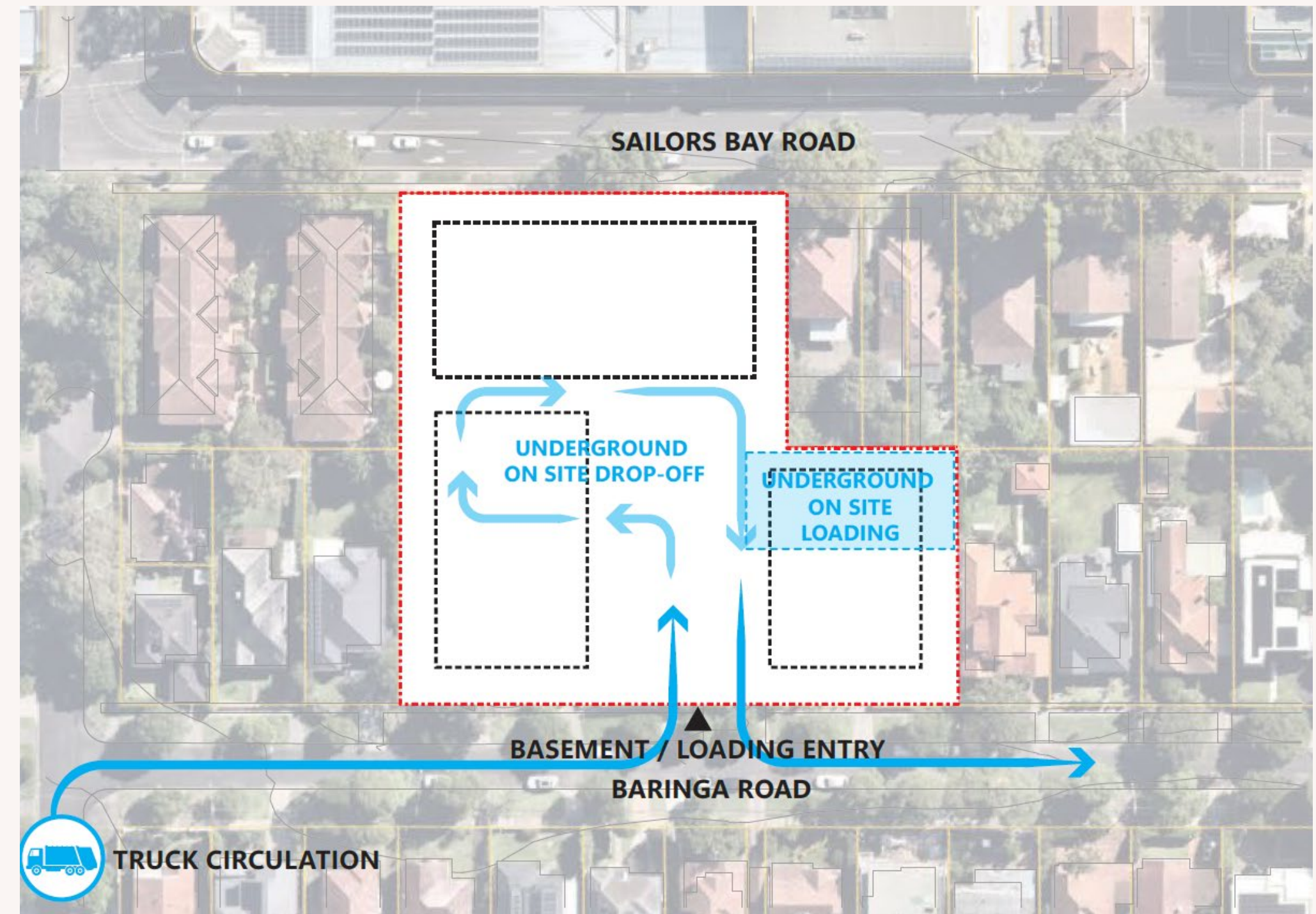
Architectural Design
Nick Byrne – Partner - DKO

Architectural Design Principles - Massing



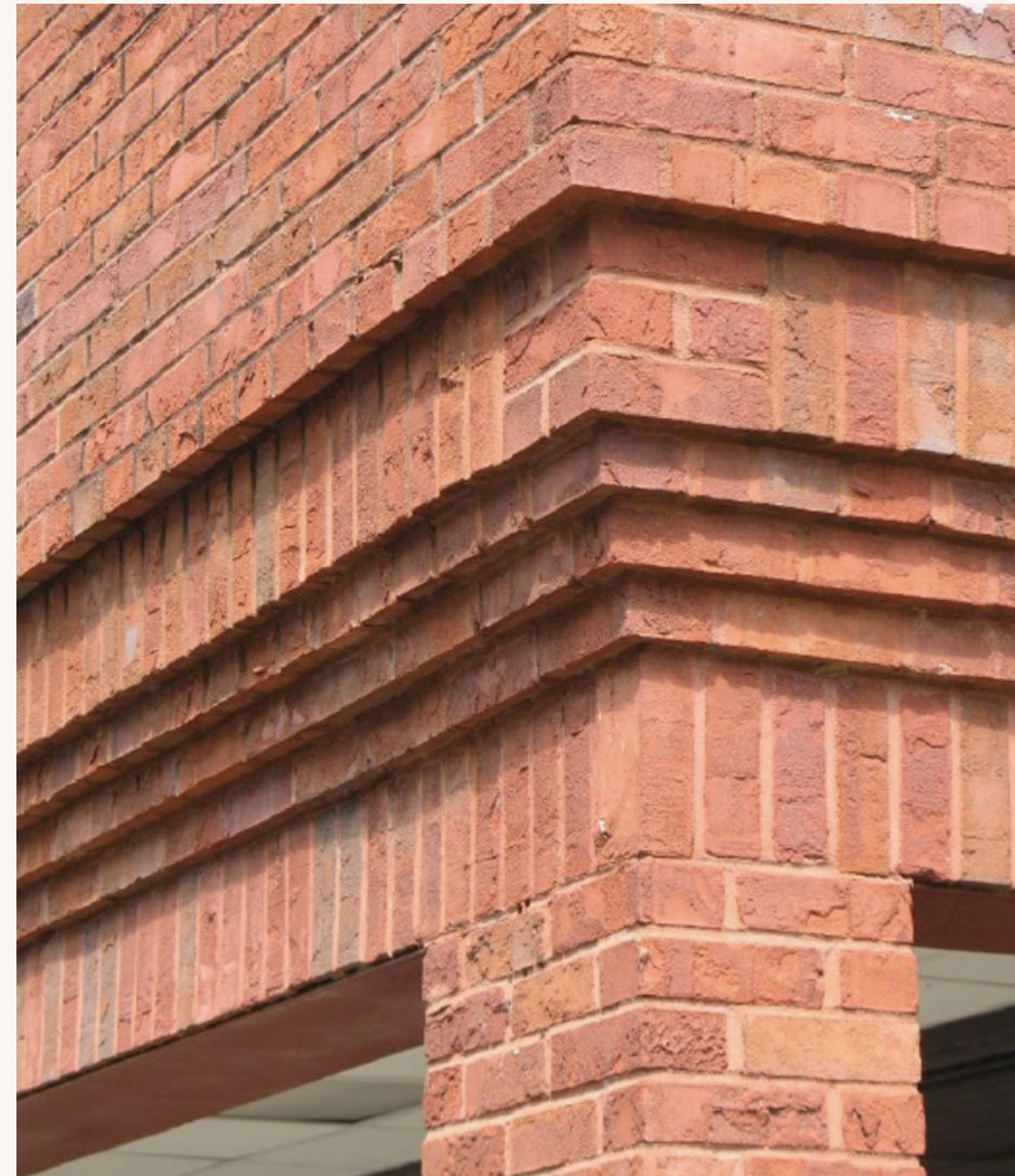
Architectural Design Principles – Baringa Road

Along Baringa Road, the built form is proposed to be further articulated through a series of terraces, creating a more responsive and landscaped edge that reinforces the transition to the surrounding residential neighborhood.



Respecting the street heritage

- Sailors Bay Road and Northbridge area defined by enduring Federation and Interwar character.
- The project will align with this character and use earthy brickwork tones and references to the beautiful sandstone plinths.

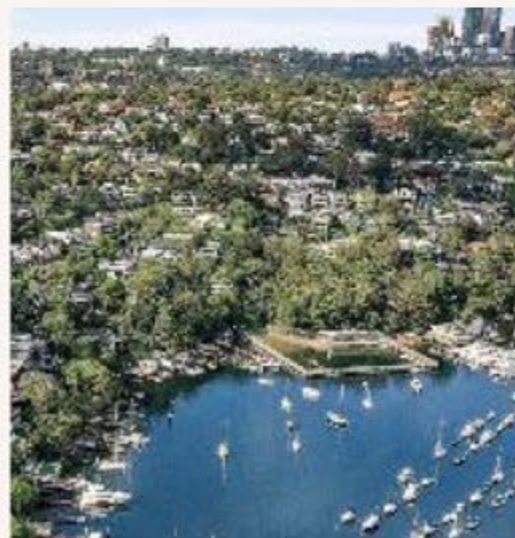
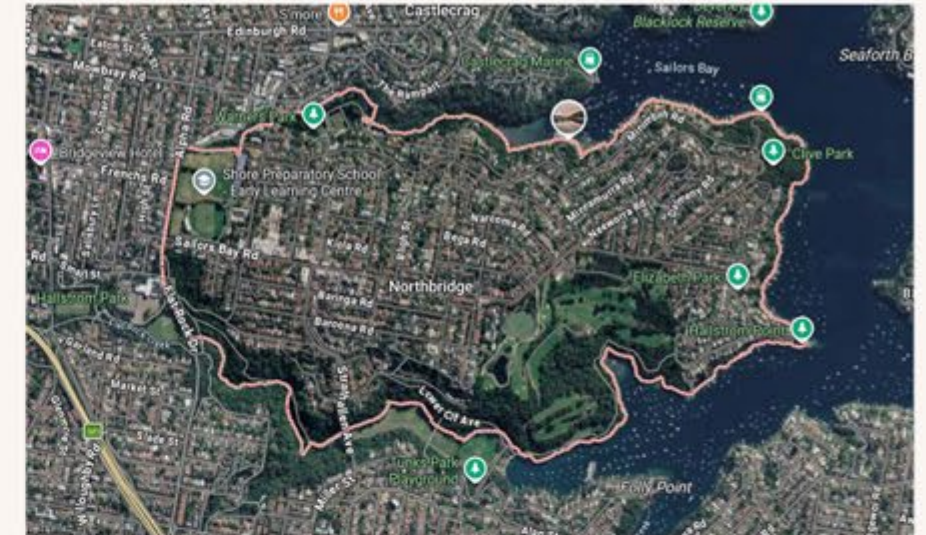
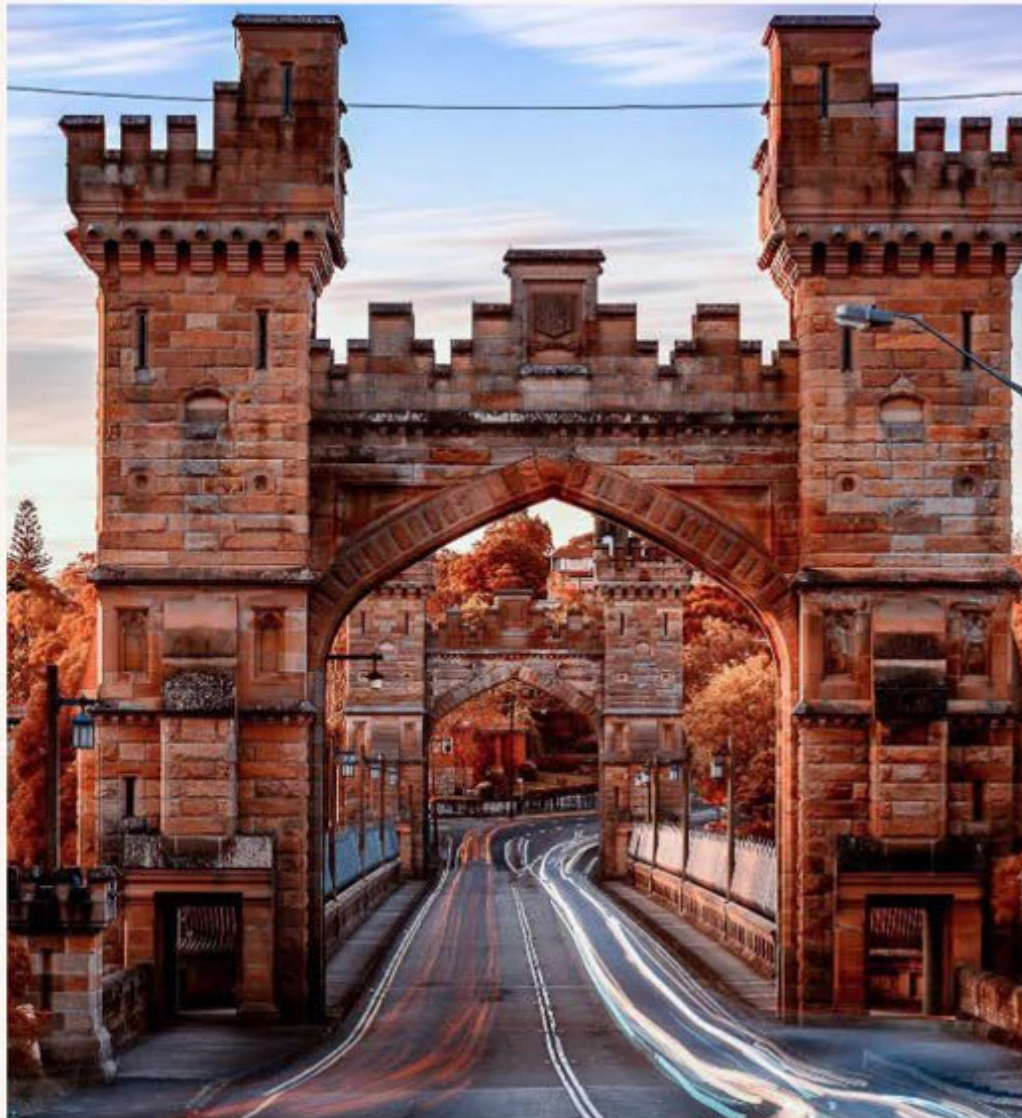


Landscape Design

Ross Shepherd – Director – Site Image

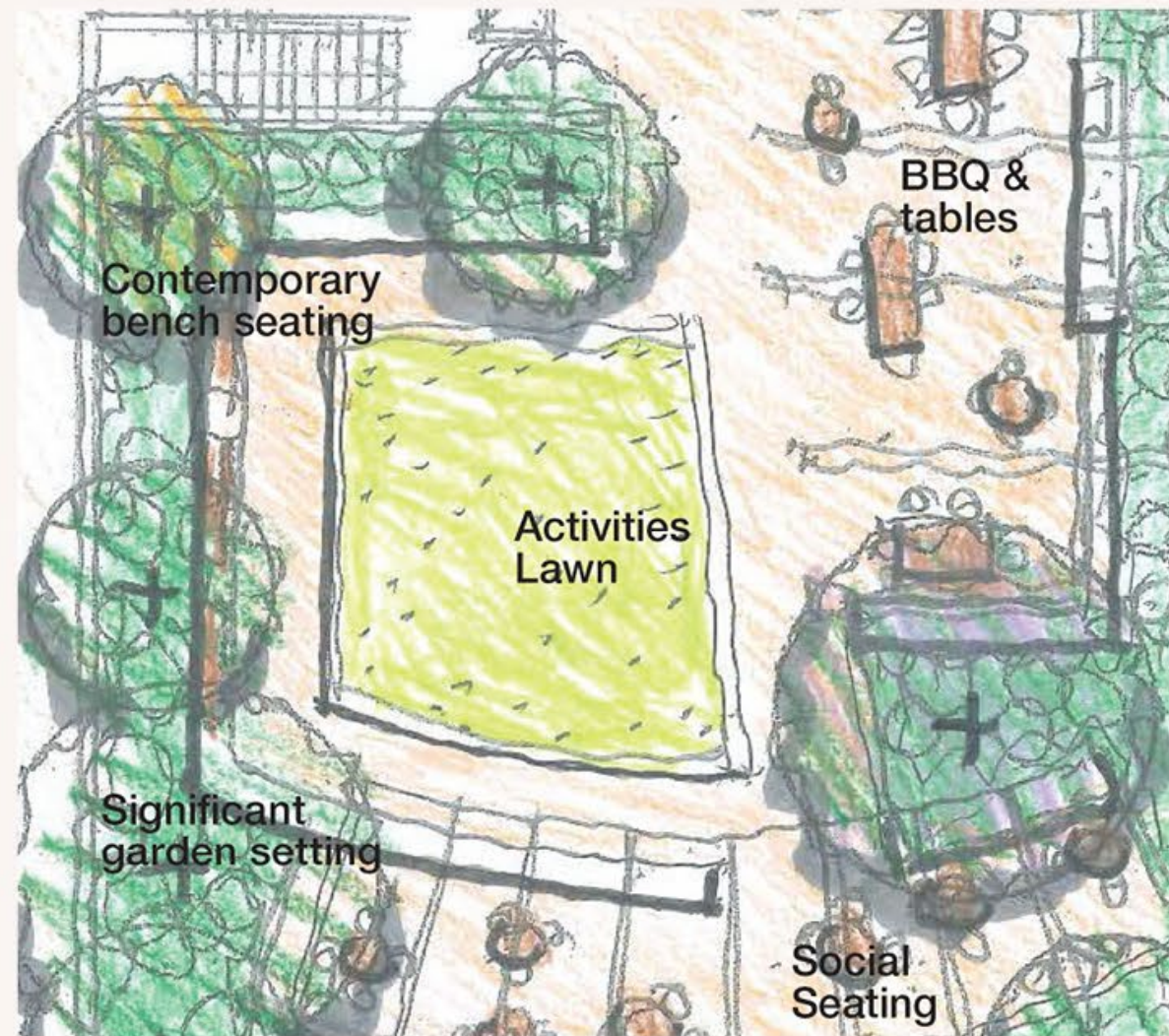
Northbridge Landscape Heritage and Community Identity

The peninsula and distinctive gateway bridge has a rich and distinct heritage, from its sandstone landform and natural landscape to its enclave type community with very strong family residential character.



First Sketches of Landscape Concept – The Garden

Landscape sketch plans are looking to create strongly social places that provide resident engagement and encourage enjoyable family visits. There are pergola covered seating areas with lush landscape setting expressing strong residential garden character, with strong seasonality.



Landscape Principles

Objectives:

- Outdoor areas are essential for seniors living to provide residents with fresh air, sunlight and opportunities for physical movement and socialisation.
- Retention of protected species including London Plane Trees on Sailors Bay Road
- 25% open space across the site
- 15% deep soil zones for planting
- 20% canopy coverage so there is no net reduction from the existing canopy coverage



3. Q&A

HYEGROVE

NORTHBRIDGE

Thank You

HYECORP