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.



Flat Rock Gully (Sydney Uncovered, 2025)

HYEGROVE

NORTHBRIDGE



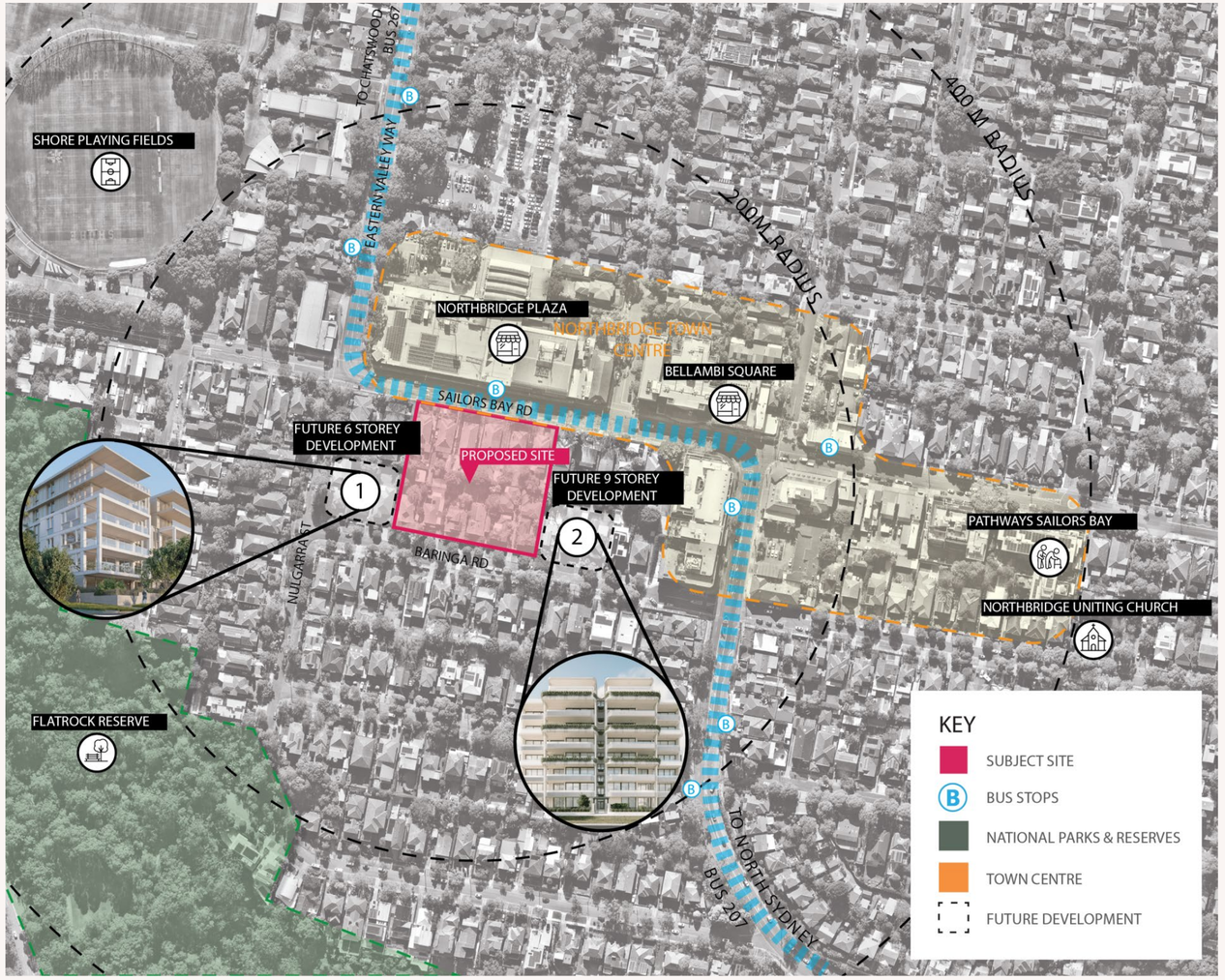
Community Consultation Session 2

The Development Vision

HYECORP

A recap of the Hyegrove Northbridge proposal

- Seniors living and aged care community comprising independent living units (ILU) and a residential aged care facility (RACF) with retail and health uses
- Is being progressed by Hyecorp, who have delivered projects on the lower North Shore for over 30 years.
- Hyegrove is the retirement living division of Hyecorp who opened the multi-award-winning Heart of Willoughby as their first facility in 2026.
- 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 17 properties.



Location Plan (DKO, 2026)

Purpose of this Session

- Present the architectural and landscape plans
- Share the outcomes of the traffic investigations
- Provide an update on discussions with Transport for NSW
- Explain the proposed construction approach, subject to approval
- Outline next steps
- Answer your questions



Community Engagement Overview

Consultation Approach

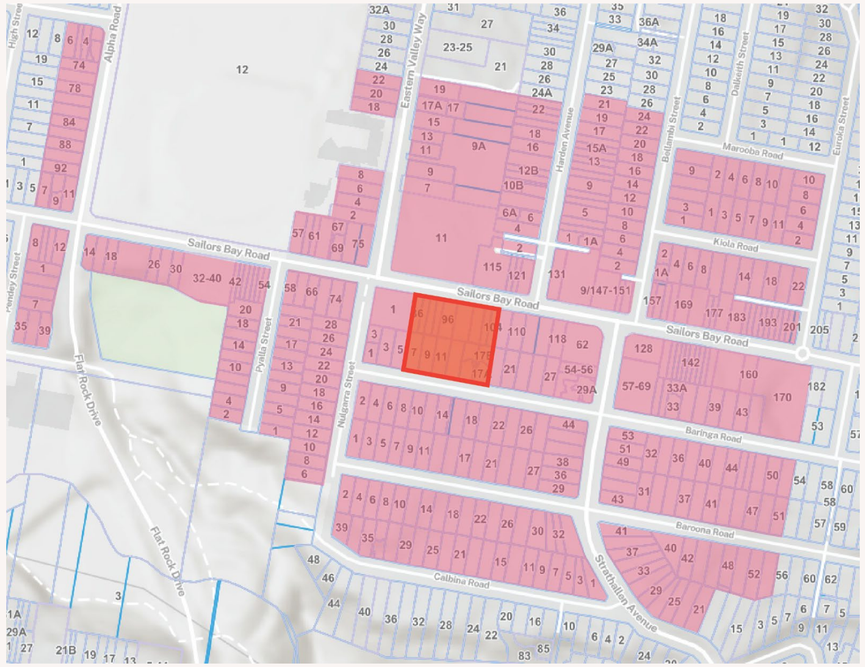
✓ Stage 1 Pre Consultation with neighbours and integral stakeholders (August- October 2026).

Stage 2 Pre Lodgement Design Consultation (in progress) 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)

What we have done so far

- 1st Community Newsletter (Aug 2026) – 600 residents/ businesses.
- 2nd Community Newsletter (Oct-Nov 2026) – 750 residents / businesses
- UrbanTalk Project Listing (live August 2026)
- Face to Face Community Consultation Session #1 (2 Sep 2026)
- Community Survey (1-30 Sep 2026)



Notification Catchment Area for Community Newsletter 2

Community Survey Feedback

Who responded?

95%

live or run a business in Northbridge (Q1)

76%

have lived in Northbridge 20+ years (Q3)

87%

are aged 51 or over (Q5)

85%

live in a house (Q6)

72%

have direct experience of aged care (Q7)

39

total respondents

Community Survey Feedback

Will Hyegrove Northbridge be good for Northbridge?

62%

Yes 16 people

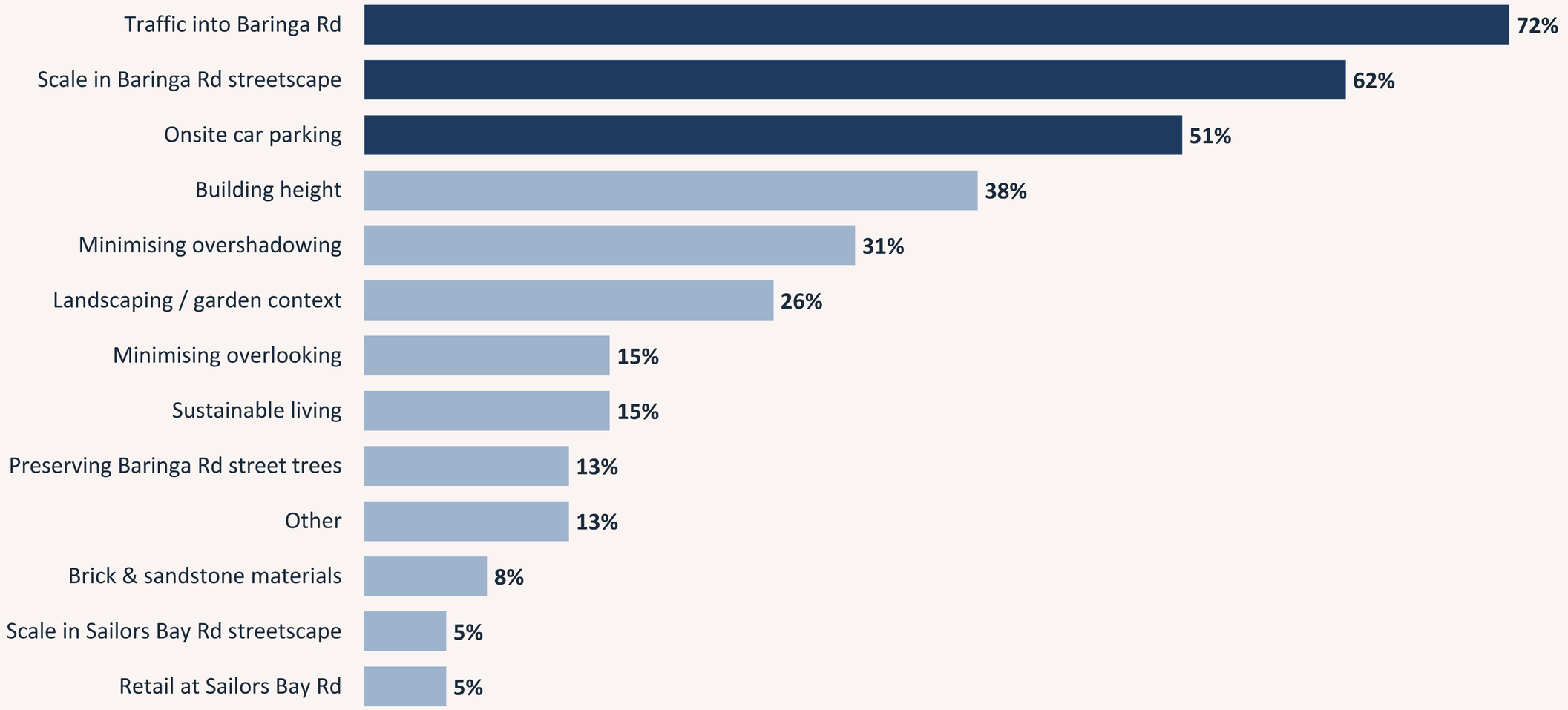
38%

No 10 people

Among the 26 participants who responded to this question, 62% viewed Hyegrove Northbridge positively. Thirteen participants chose not to provide a response.

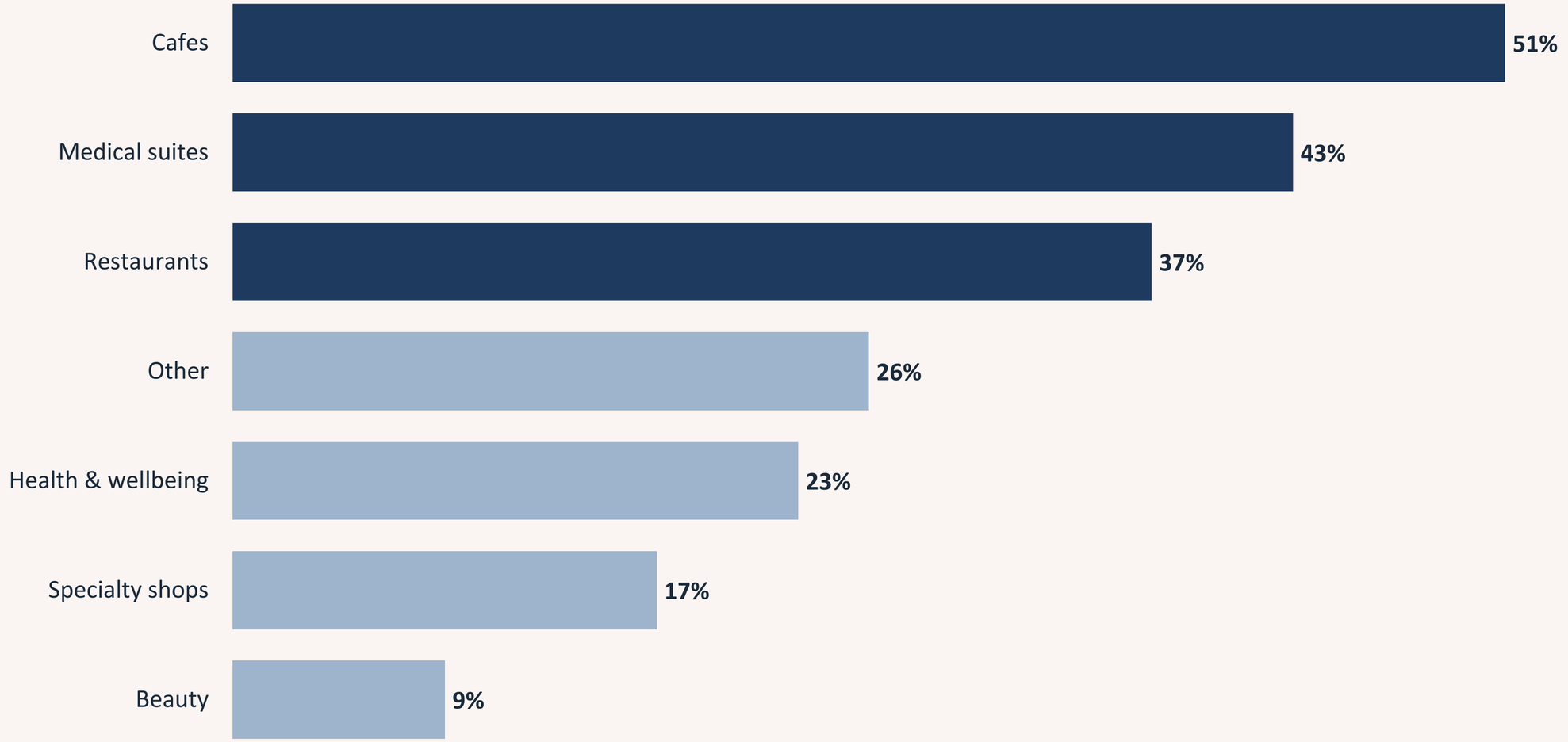
Community Survey Feedback

Traffic, scale and parking dominate as **design priorities**



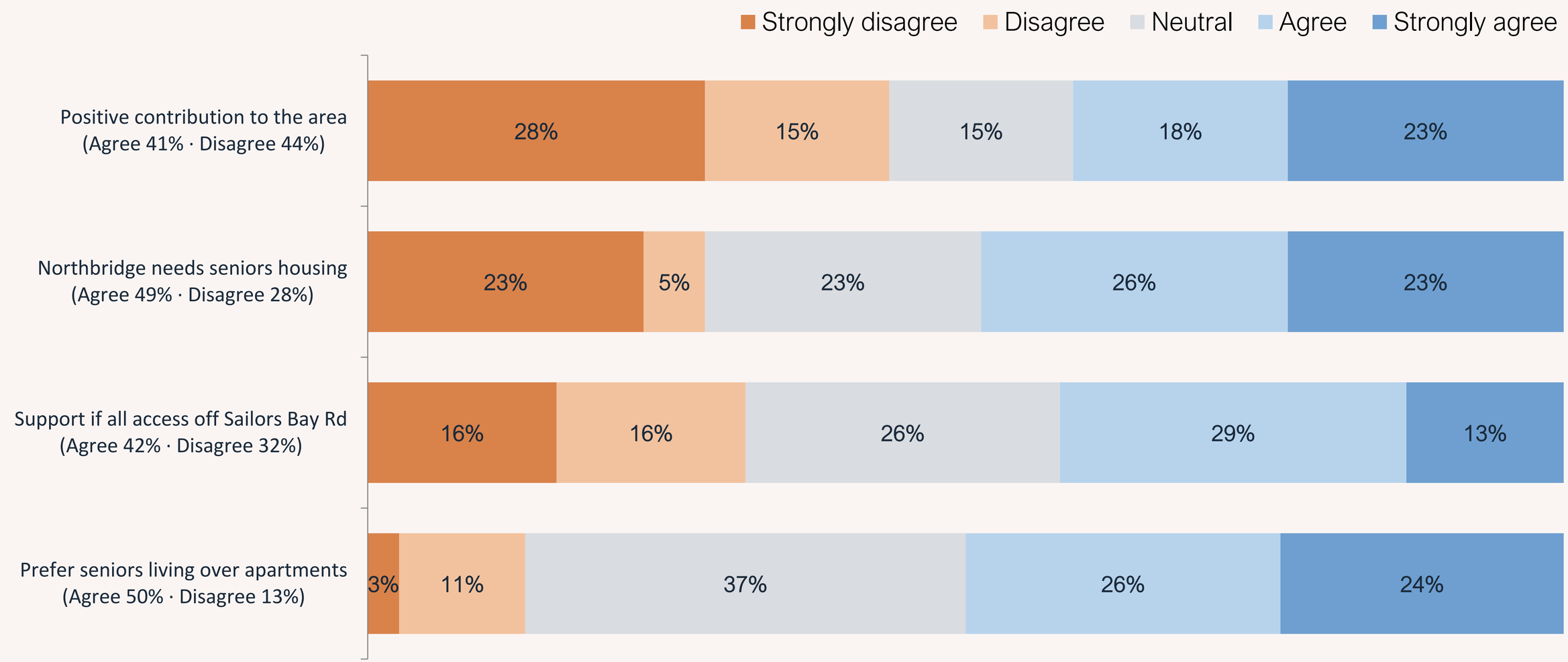
Community Survey Feedback

Preferred retail at Sailors Bay Rd frontage



Community Survey Feedback

Need is accepted; local benefit is contested



Community Survey Feedback

Where to focus for Stage 2

1. Baringa Rd traffic and access

The top concern (72%). Moving all access to Sailors Bay Rd draws 42% agreement vs 32% disagreement.

2. Baringa Rd scale and height

Streetscape scale (62%) and building height (38%) rank second and fourth.

3. Parking provision

Half of respondents (51%) rank onsite resident and visitor parking in their top 3.

4. Lead with the need

Seniors living is preferred to apartments (50% vs 13%), but local benefit is contested (41% vs 44%).

Agenda

Part 1

1.1 Welcome & Introduction

Belinda Barnett – Director, Urban Concepts

1.2 Project Presentation

- **Project Update – Since Community Session #1**
  Stephen Abolakian – Managing Director, Hyecorp Property Group
- **Design & Landscaping Presentation**
  - Design Scheme – *DKO*
  - Landscape Plans – *Site Image*
- **Traffic**
  - Traffic investigation findings – *Ason Group*
- **Construction Management**
  - Stephen Abolakian – Managing Director, Hyecorp Property Group

Part 2

2.1 Structured Q&A Time

- Design and landscape
- Traffic access and parking
- Construction
- Other

Introductions – Our Speakers

Hyecorp Property Group

Stephen Abolakian
Managing Director

DKO - Architecture

Nick Byrne
Partner

Hyegrove/Hyecare

Patrick Abolakian
Managing Director

Ason Group – Traffic Consultant

Rhys Hazell
Principal Lead

Site Image – Landscape Architecture

Naimul Huq
Director

Session Guidelines

- Remember No 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 video and 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

2. Project Update – Key Activities Since Session #1

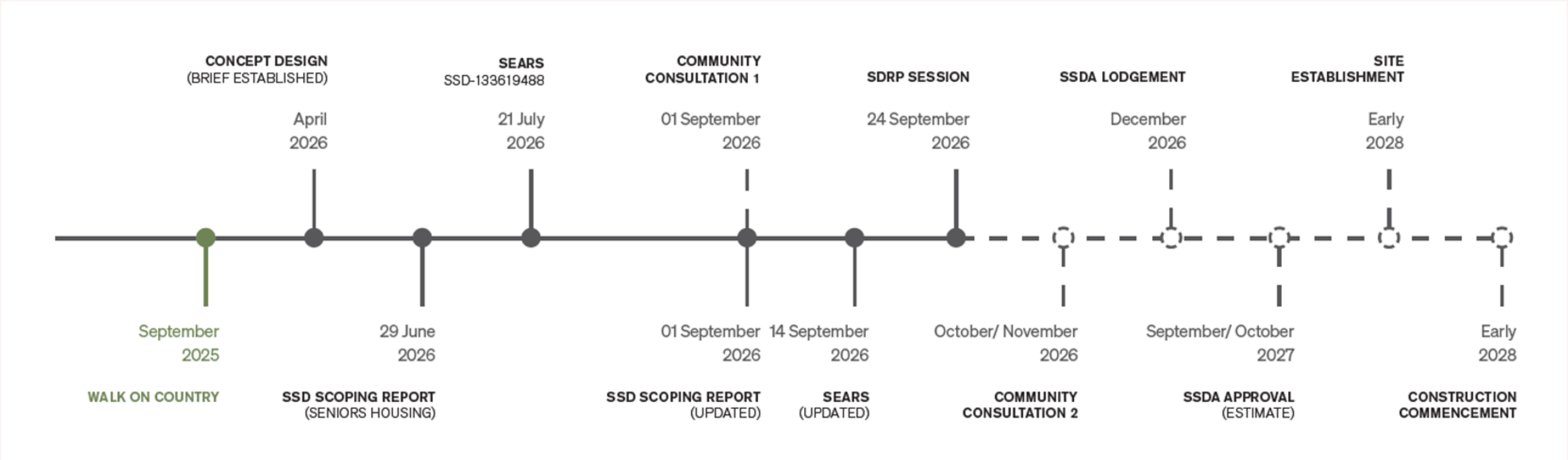
Stephen Abolakian

Project Update – Since Community Session #1

1. **Expanded the site area** to include **100 & 102-104 Sailors Bay Road**.
2. Engaged over **30 independent consultants** to provide advice required for a SSDA application
3. Completed site investigations around **biodiversity, ecology, archeology, first nations history** as well as **geotechnical, contamination**.
4. Engaged with **authorities** on key matters such as **traffic, waste, public domain, infrastructure.**
5. Voluntarily presented to the State Government architect and the **State Design Review Panel**, incorporating comments to **ensure design excellence**.
6. Pursued meaningful **first nations initiatives** including public art & Reconciliation Action Plan (RAP) framework for all Hyecorp entities (WIP).
7. Discussed **Public Domain with WCC** to ensure the streetscapes and public domain provide future benefit to residents, cyclists and local area.
8. **Engaged further with TfNSW** around site access options listening to feedback received at Community Session #1
9. Extended **visioning around non-residential or retail aspects** to ensure a meaningful contribution to the existing community, **identifying uses that are needed** by our residents and the local community alike.



Project Timeline



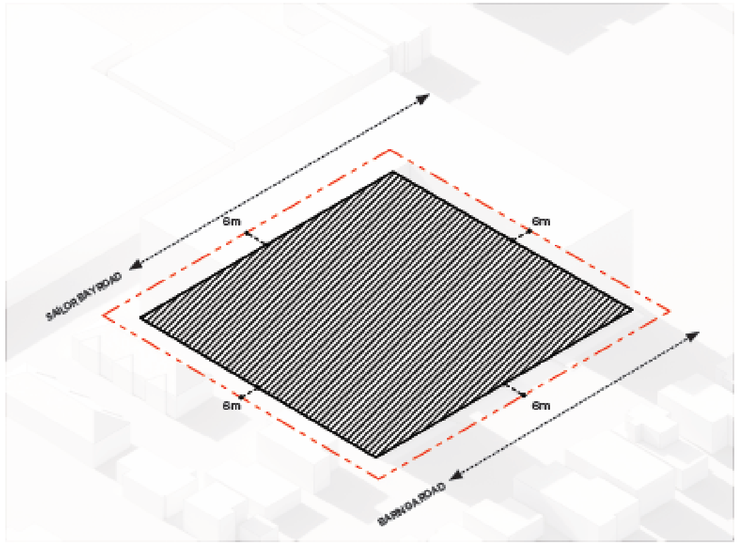
3. Architectural Scheme

Nick Byrne

Built Form Evolution

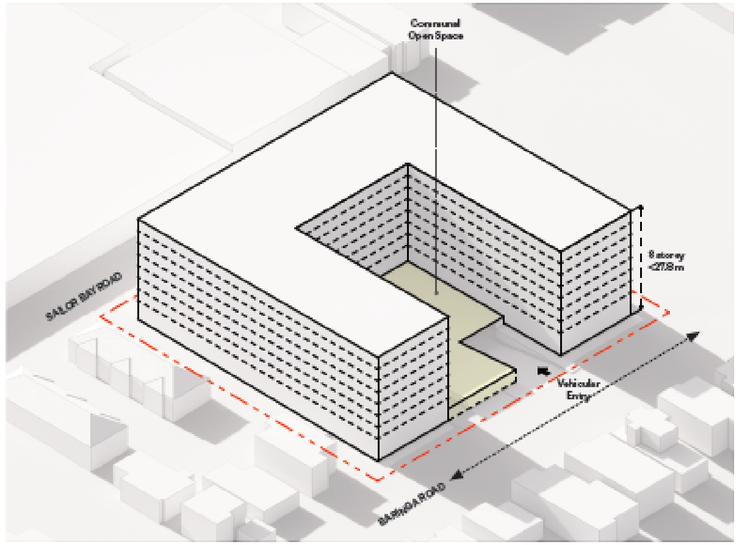
A series of massing principles guided our approach to the urban design of Hyegrove Northbridge.

Each key move to the massing is informed by detailed site and context analysis, creating a design that responds to the character of the locality.



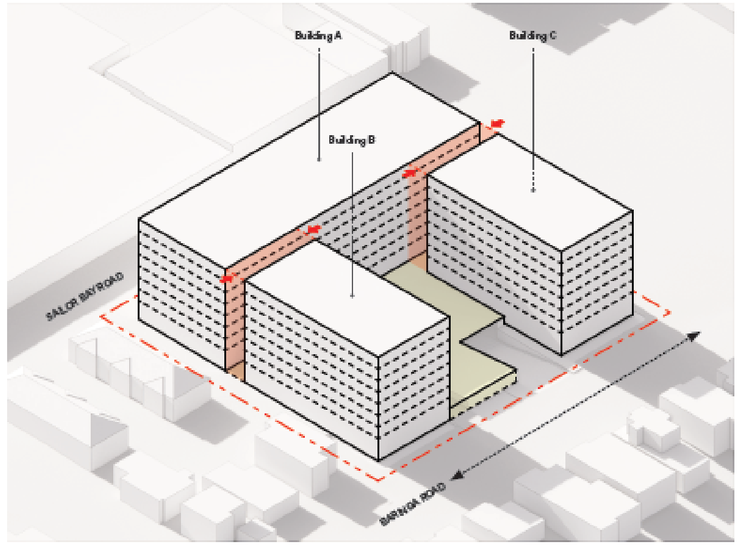
MAXIMUM ENVELOPE

In accordance to the planning provision for Low Mid-Rise (LMR) Housing Reforms, the maximum building envelope is established by the ADG building separation distances requirement to maintain visual and acoustic privacy, natural light and ventilation. A minimum **6-metre** separation distance is maintained against the site boundaries.



MAXIMUM BUILDING HEIGHT

With Seniors Bonus, the maximum permissible building height is 24 metres plus up to 3.8 metres to a total of **27.8 metres** equivalent to **8 storeys**. A communal open space is proposed in the centre of the development linking to Baringa Road. This U-shape built form is orientated with the wider frontage facing North along Sailors Bay Road interface while frontage along the rear on Baringa Road R2 zone interface is minimised.



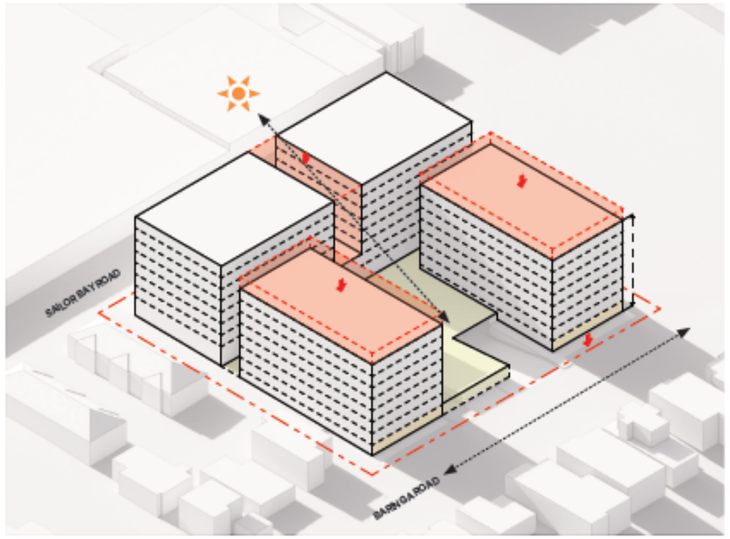
SEPARATION TO BUILT FORM

Separation to the built form is proposed - dividing the precinct into three (3) buildings - A, B and C. This move allows building B and C at the rear to respond to the sloped typography of the site differently to building A. This also reduces the building length and minimises the interface towards the neighbouring site along the east and west boundaries.

Built Form Evolution

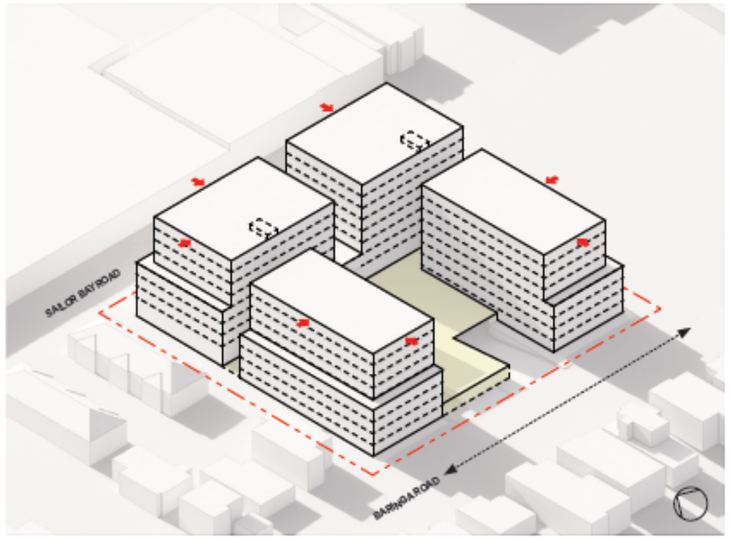
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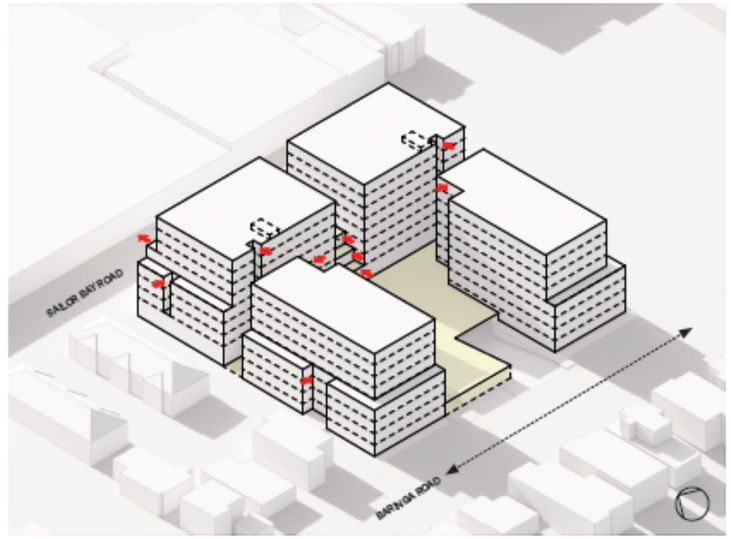
OPTIMISING SOLAR ACCESS

The further separation of built form is proposed to building A to allow solar access to penetrate into the central communal open space as well as building facades facing internally. Building B and C are stepped down to reduce solar impact to the southern neighbouring site along Baringa Road.



ADG BUILDING SEPARATION

In accordance with the ADG, the building separation above the 4th storey is required to be increased by an additional 3 metres creating a step in the upper built form where applicable. This facilitates in reducing the perceived visual bulk and scale and minmising the solar impact to the neighbouring sites.



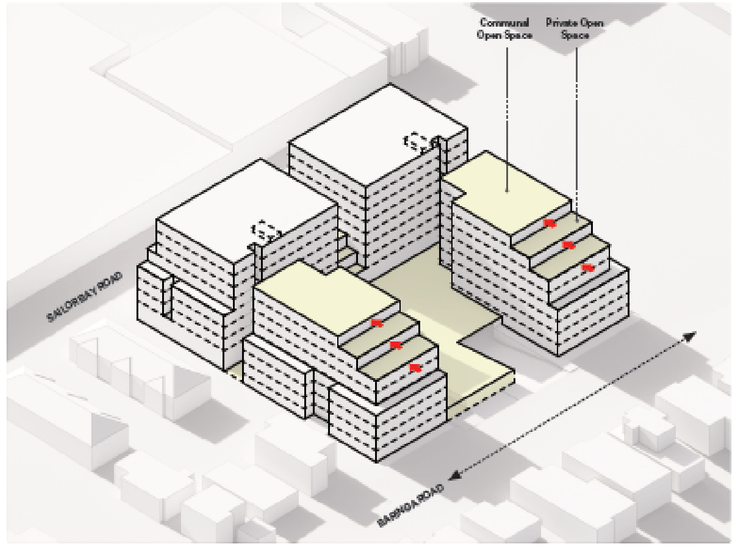
ARTICULATION OF BUILT FORM

Facade articulations of the are informed by the indentations throughout the built form which are defined by the internal layout arrangements.

Built Form Evolution

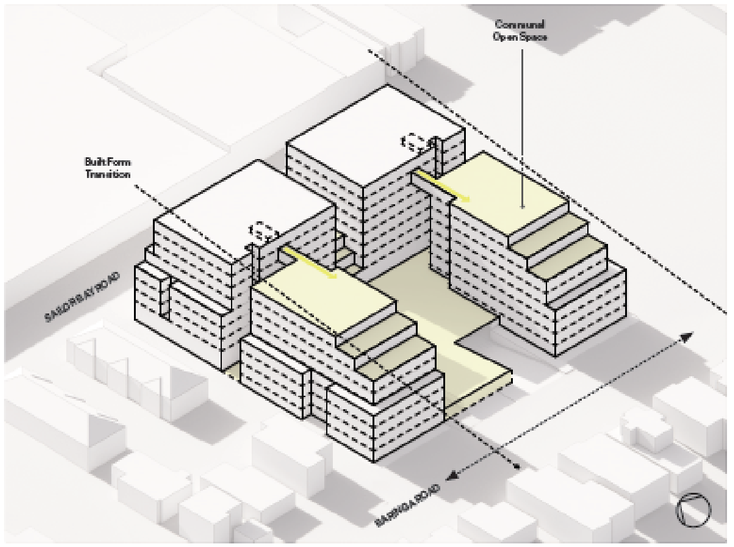
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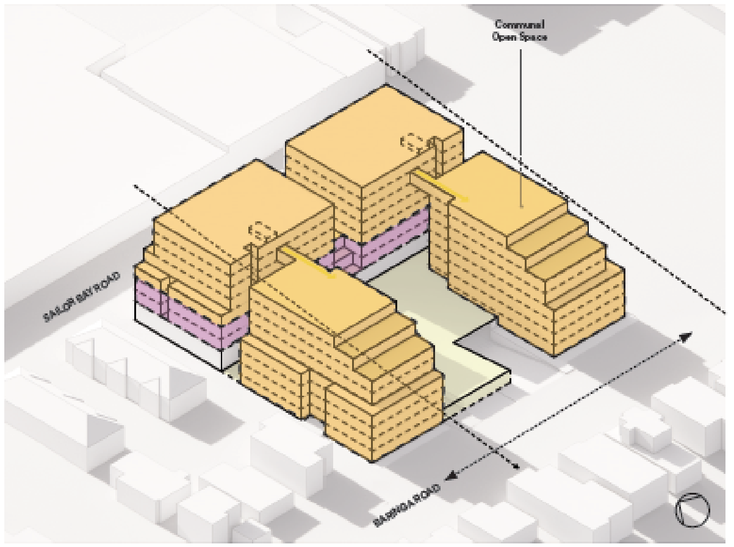
STEPPING OF UPPER BUILT FORM

The upper levels of building B and C are stepped to further reduce the visual bulk and scale, allowing opportunities to introduce terraces private open spaces enhanced by landscaped design.



BUILT FORM TRANSITION

Through all the key moves, the built form is intended to achieve a transition in scale and height from the Sailors Bay Road urban interface to the R2 lower scale residential interface along Baringa Road.



RCF + ILU CONFIGURATION

RCF will be located across two levels fronting Sailors Bay Road, directly above the lobby and communal amenities. ILUs will be distributed across Levels 3 to 7 within Building A, while occupying the entirety of Buildings B and C, with their primary frontage addressing the rear of the site.

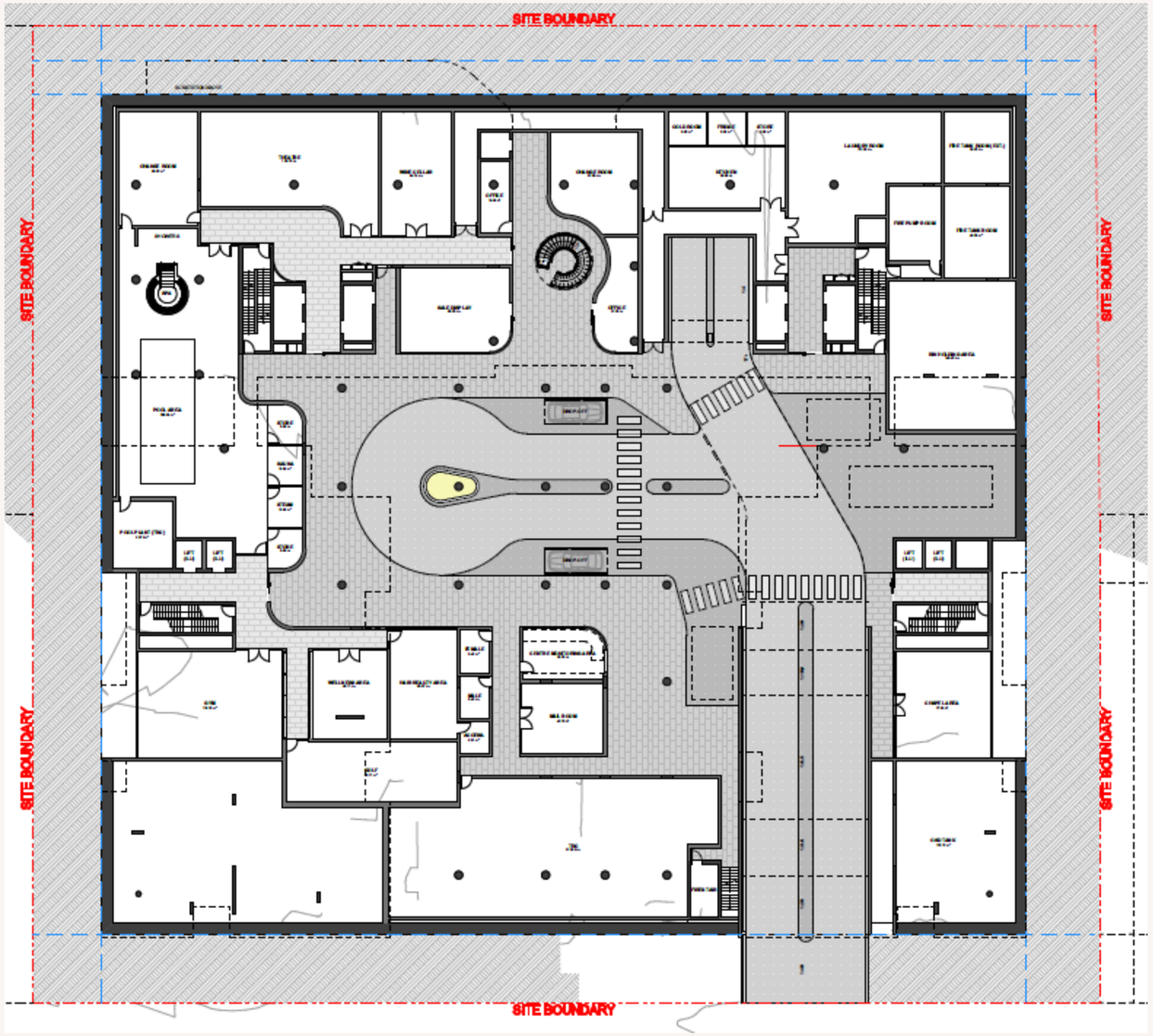
Sailors Bay Road – Artists Render



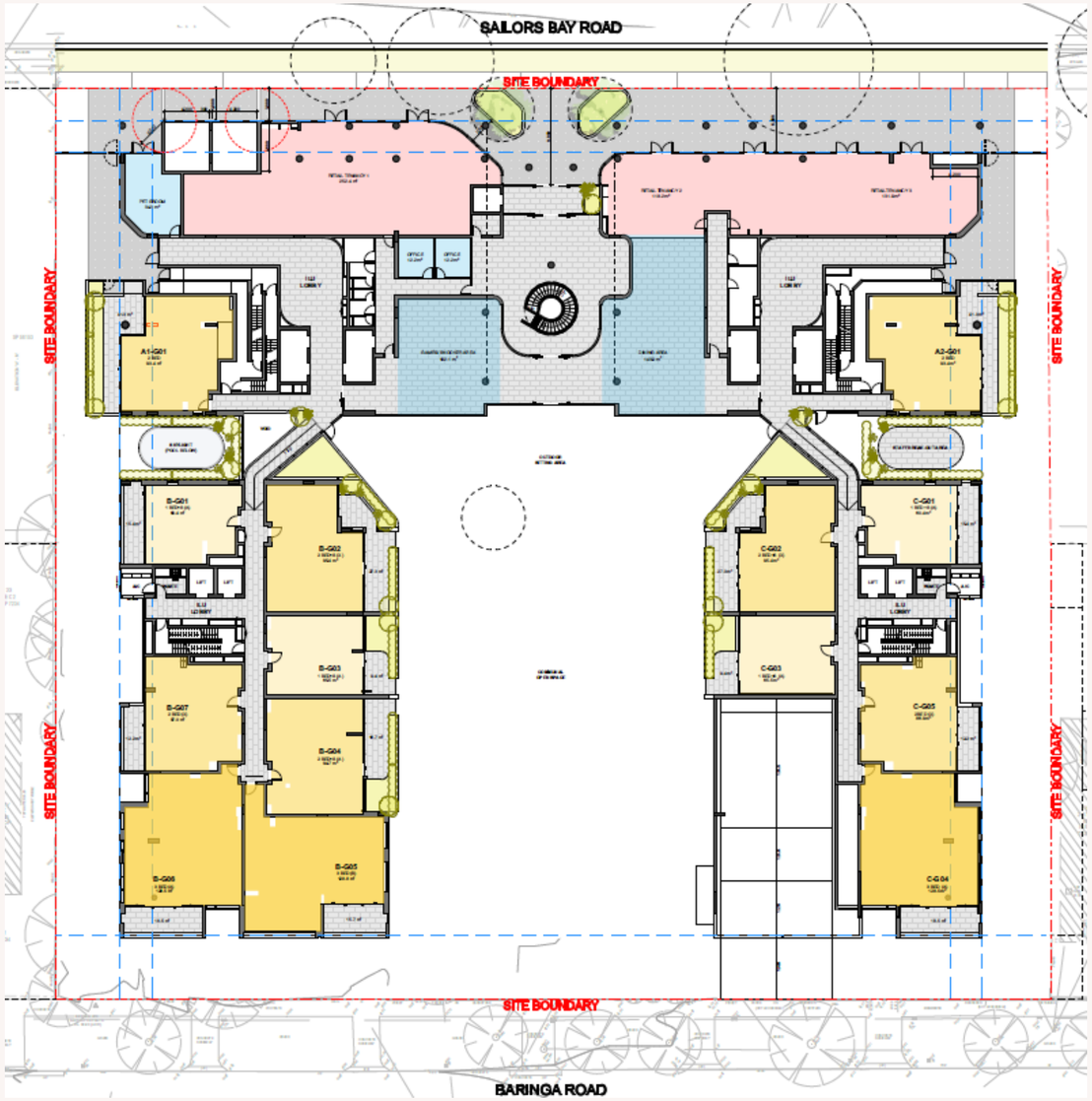
Baringa Road – Artists Render



SSDA Plans – Lower Ground Floor



SSDA Plans – Ground Floor



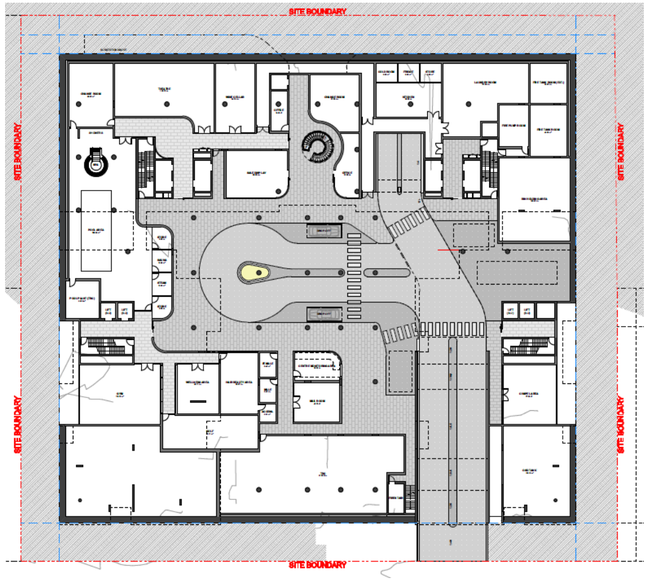
SSDA Plans – Level 1

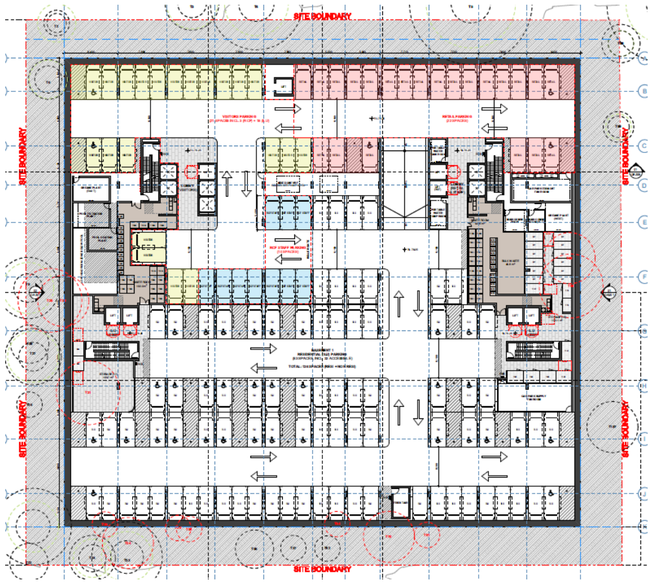


4. Traffic Considerations

Rhys Hazell

Design





Access

- Further engagement with Transport for NSW confirmed, no possibility for vehicle access via Sailors Bay Road.
- State Environmental Planning Policy (Transport and Infrastructure) 2021 Clause 2.119 states:
  - *(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
  - *(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road.*
- The proposal replaces 10 existing driveways on Baringa Road and Sailors Bay Road with a single driveway on Baringa Road.

Internal layout

- All vehicle activity is accommodated within the site including waste, deliveries, visitor and staff parking.
- An enclosed porte cochere is provided allowing all activity (including service vehicles) to occur internal to the site.
- No queuing or external impacts are expected.

Traffic

Traffic

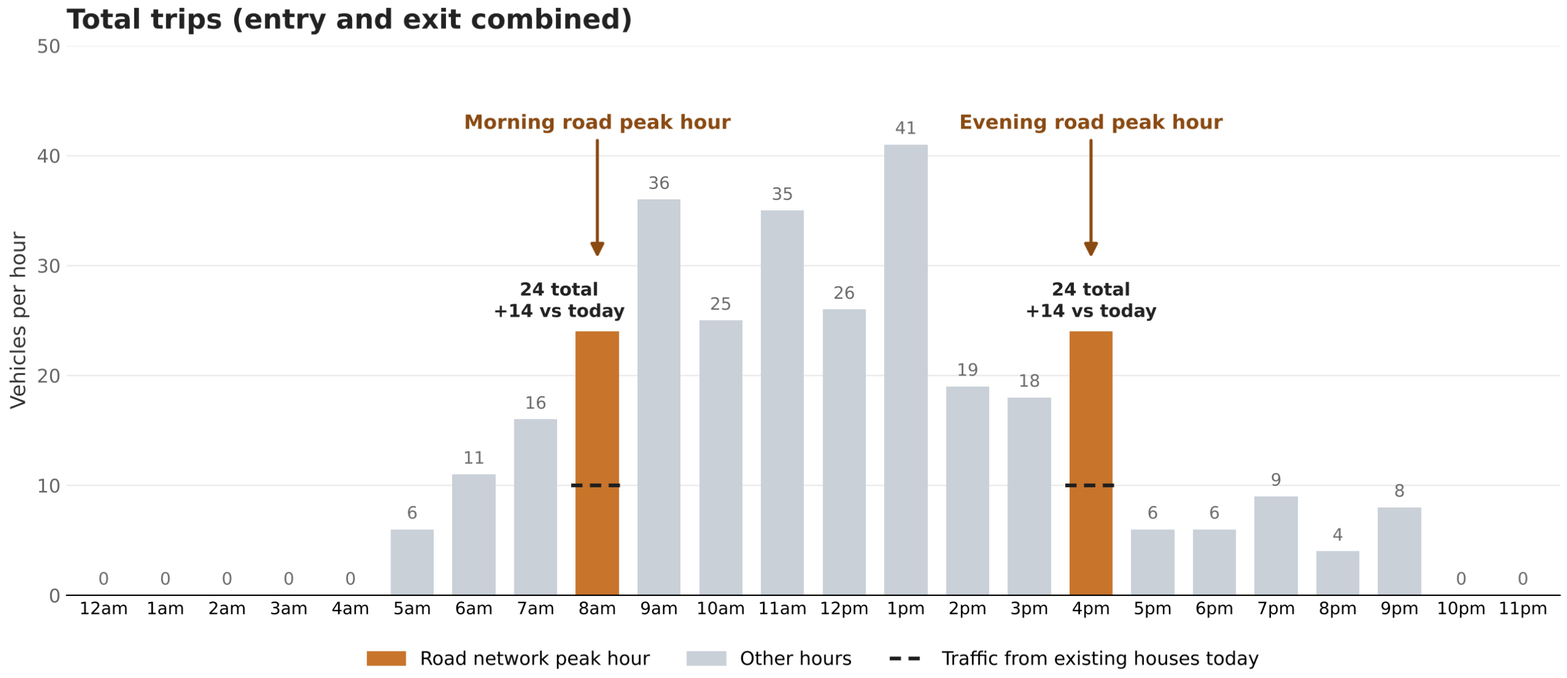
- Surveys of a comparable aged care facility were completed to better estimate traffic generation and time of day demand.
- Aged care facilities tend to generate most activity during the day and outside typical road network peak periods.
- Site could generate around 20-25 vehicle trips and when accounting for the existing dwellings, may result in a net increase of **less than 15 trips**.
- These volumes are less than that associated with typical residential developments of similar scale.

Parking

On-site parking

- The basement car park ensures all required parking per Housing SEPP and DCP requirements
- This includes provision for retail staff parking and aged care visitor parking. No retail visitor parking is provided.
- All parking demand is proposed to be met within the site. We do not expect the development to rely on street parking on Baringa Road.
- Two basement levels are required with all accessible parking needs accommodated.

Traffic generation profile



- Most trips are estimated to occur in the middle of the day, outside road network peaks.
- After discounting to allow for traffic generated by the existing dwellings on the site, the proposal is estimated to result in a net increase of up to 15 vehicle trips in any peak hour.
- This is about one extra vehicle movement every four minutes.
- This is lower than a standard high-density residential development (that could generate around 25 to 30 additional vehicle trips – with those trips also occurring in the road network peak hours).

5. Landscape / Public Domain

Naimul Huq

Landscape – Site Plan



Landscape – Baringa Road

Baringa Road

Baringa Road landscape is to be increased through the removal of driveways, and in their place 3 new trees are proposed to complete the streetscape. Watergum trees are proposed to match the existing. Willoughby Council highlighted their future desire to widen footpath to become a shareway. The site entry is marked by a gatehouse style structure set in a substantial garden setting, with trees reinforcing the streetscape edge.











HYECORP PROPERTY GROUP DKO SITE IMAGE Landscape Architects

Hyegrove Northbridge
- Community Consultation

Site Image Landscape Architects

Landscape – Sailors Bay Road

Sailors Bay Road

The Public Domain creates an active paved forecourt with outdoor seating, retail and building entries featuring in streetscape presentation. Consultation with Willoughby Council highlighted their concern regarding pedestrian potentially wanting cross directly from Northbridge Plaza. Hedge planting is to deter crossing, but in case people attempt to cross, a safe arrival of low groundcover plants ensures that they are able to get off the roadway.











HYECORP PROPERTY GROUP DKO SITE IMAGE Landscape Architects

Hyegrove Northbridge
- Community Consultation

Site Image Landscape Architects

Landscape – Residents Communal Open Space

Residents Communal Open Space

'The Garden' provides a centrepiece for views down from residences, as well as a destination space for residents to walk, meet and socialise. The series of feature garden spaces include a lawn area, a floral display garden, wisteria walkway, and seating terrace as breakout from the main lobby to the north.





HYECORP PROPERTY GROUP DKO SITE IMAGE Landscape Architects

Hyegrove Northbridge
- Community Consultation

Site Image Landscape Architects

6. Hyecorp Construction Management

Stephen Abolakian

Preliminary Construction Programme

Construction Phase	Primary Activities	Approx Timeframe
Site Establishment	Dilapidation Reports, service diversions, site facilities installed eg offices & amenities, tree & neighbouring property protection completed. Temporary hoardings & all relevant notifications to authorities & council, service disconnection & temp services installed for construction.	2 months
Site Clearance	Hazmats reports, demolition of existing properties, notify Safework of activities.	2 months
Shoring & Excavation	Controlled removal of fill, dust mitigation, anchoring (if required), fall zones & HSE elements.	6 months
Crane Installation & Structure	Install Cranes, complete structural components floor by floor from basement, top out.	6 months
Facade	External façade elements, brickworks, windows and doors, compliant composite cladding.	6 months
Services & Fit-Out	Install all building services ie. mechanical, hydraulic, electrical. Test & make safe for fitout to occur Fixtures, Fittings and Finishes completed trade by trade, level by level.	6 months
Landscaping & Public Domain	Central open space and rooftop landscaped zones, install additional trees and build external resident amenities.	3 months
QA Process & Commissioning	Quality inspections completed, defect rectification, commission & certifiy systems & services	1 month
Project Handover	Obtain OC and PC from council, handover to client for operational activities to commence	1 month
		30 – 36 months

Hyecorp Construction Management Approach

- Hyecorp have an internal building division, so this is not outsourced to a third party.
- A dedicated contact person on site including email address is established so residents can regularly communicate and report site related issues.
- A project website is established with any required or important notices updated regularly.
- Hyecorp will explore establishment of a local resident committee with representatives from local streets included.
- Ongoing engagement and consultation will occur throughout the construction phase to minimise the impacts on residents and the local community.
- All construction related DA conditions will be complied with and are regulated by Willoughby Council.

3. Q&A

Question & Answer

- The facilitated Q&A will be divided into four key topic areas (listed below), with dedicated time allocated to each theme.
- This approach will help ensure all major areas of interest are discussed and that participants have an opportunity to raise questions on topics most important to them.

1. Design and Landscape
2. Traffic
3. Construction
4. Other


HYEGROVE
NORTHBRIDGE
Thank You
HYECORP