

We Want to Hear From You

Community engagement is at the heart of this proposal. Your feedback will help shape the final design and delivery of Amara Rose Bay.

We will be hosting two community drop in sessions. There will not be a formal presentation, so drop in at a time that suits you to view the latest plans and designs, ask questions and share your views:

SESSION ONE:

Venue:

Diamond Bay Bowling Club
709 Old South Head Road,
Vaucluse, NSW

Date:

Thursday 14 May 2026

Time:

10.00am – 12.00pm

SESSION TWO:

Venue:

Diamond Bay Bowling Club
709 Old South Head Road,
Vaucluse, NSW

Date:

Tuesday 19 May 2026

Time:

4.00pm – 7.00pm

A State Significant Development Application is currently being prepared for submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) in mid-2026.

Project planning, design and technical studies are currently underway. Community engagement will provide important inputs into project design and development.

Following submission to DPHI, the SSDA and all supporting documentation will be placed on public exhibition for a minimum of 14 days. Members of the community will be invited to make a submission about the proposal.

The SSDA and all public submissions will be assessed and determined by DPHI.



Complete a survey about the project

Scan the QR code or visit:

www.surveymonkey.com/r/AmaraRoseBay

CONTACT US:

If you have any questions or would like more information:

(02) 8437 1700 (9am–5pm weekdays)

amararesidences.com.au/rosebay/

pathways.com.au

Amara Rose Bay

Have your say on a proposed seniors living and residential aged care development.

20-30 WILBERFORCE AVENUE &
33-39 DOVER ROAD, ROSE BAY

Amara

by Pathways

ABOUT

Amara Rose Bay, by Pathways Residences, will provide excellence in seniors living and residential aged care accommodation and lifestyle services to older Australians.

We are passionate about creating nurturing environments where individuality, independence, and peace of mind are paramount.

Our approach is grounded in the belief that aged care should be deeply personal — supporting each person to live with dignity, connection, and comfort.

By providing both seniors living and residential aged care services in one place, we offer opportunities for our residents to age in place, and stay close to loved ones needing increased levels of care.

Our aim is to provide luxury seniors living and residential aged care side by side in the heart of Rose Bay.

We are now seeking feedback from the community on the new proposal for Amara Rose Bay, by Pathways.

PATHWAYS

RESIDENCES

The proposal is for the delivery of a high-quality integrated seniors living and residential aged care development comprising:

- Retention and adaptation of the existing building at 39 Dover Road to provide approximately 38 residential aged care rooms
- Delivery of 3 new buildings providing a total of 74 seniors independent living apartments
- Opportunity to age-in-place with increased levels of care as they are required
- Provision of approximately 156 basement parking spaces for residents, visitors and staff
- A landscaped frontage to Wilberforce Avenue and within the site in keeping with the local area
- Communal residential facilities including resident lounges, cinema, kitchen facilities and swimming pool
- Provision of much needed seniors living options in the rapidly transforming heart of Rose Bay

We are working hard to deliver a boutique, fit-for-purpose aged care solution that will enable ageing Australians to live in a vibrant and caring community.

Amara Rose Bay is being designed to reflect the local community. We understand the importance of respecting the local character of Rose Bay.

Through thoughtful design, community consultation, and sustainable principles, we are committed to:

- Delivering a person-centred, boutique development that suits the needs of older Australians
- Increasing the availability of high-quality, purpose-built housing to address the shortage of seniors living accommodation
- Delivering inviting architecture that integrates with the changing character of the Rose Bay area
- Providing high quality facilities for residents, such as lounge and dining, salon, café, pool, and cinema
- Integrating thoughtful landscape design and green spaces that support relaxation, recreation and well-being
- Supporting local economic activity and job creation.

