

Scoping Pack

Anglicare Waitara

22-36 Park Avenue and 41-49 Balmoral Street

Waitara, NSW 2077

14/05/26



Team



Overview of Anglicare



Anglicare is a prominent Christian not-for-profit organization in Australia, providing extensive care to vulnerable individuals, families, and seniors since 1856. Operating as a network across the country, it offers services including aged care, disability support, family counselling, housing assistance, and crisis support for those experiencing social isolation. With over 4,000 staff and 2,000 volunteers, Anglicare serves in many regions, including Sydney, the Illawarra, regional NSW, and the ACT.

Core Components of Anglicare are:

- **Mission:** To serve people in need, enrich lives, and share the love of Jesus by helping disadvantaged individuals and communities.
- **Services:** Key areas include residential aged care, home care services, retirement living, foster care, family support, and emergency relief.
- **Structure:** Anglicare Australia acts as a national network of independent local, state, and national organisations. Specific entities like Anglicare Sydney and Anglicare NSW South, NSW West & ACT operate in specific regions.
- **Advocacy:** Known for producing high-impact research like the [Rental Affordability Snapshot](#) and lobbying on issues like housing and social security.

Proposal Summary



- 5 buildings comprising approx. 275 new dwellings (ILUs) + 1 Residential Care Facility, comprising 36 high care suites and two cottages.
- Communal and hospitality centre including shared lounges, auditorium, café, pool, hairdresser, library, gardens, activity zones, etc within the precinct.
- 2 basement levels with approx. 504 resident and visitor parking spaces.
- Landscaping and wider precinct connectivity.

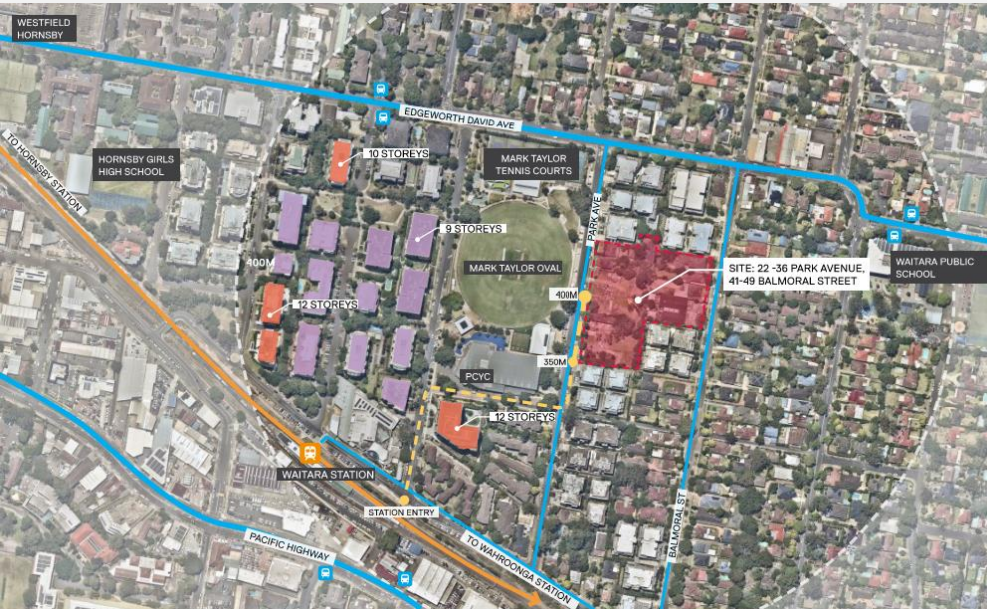
Site Context

- Address: 22-36 Park Avenue and 41-49 Balmoral Street, Waitara, NSW 2077
- Site area: approx. 14,334 sqm

Site Address

Lot and DP

22 Park Avenue	Lot 1 DP1007710
22A Park Avenue	Lot 2 DP1007710
24 Park Avenue	Lot 11 DP6852
26B Park Avenue	Lot 32 DP856384
26 Park Avenue	Lot 31 DP856384
26A Park Avenue	Lot 2 DP507307
28 Park Avenue	Lot 1 DP507307
30 Park Avenue	Lot C DP324923
32 Park Avenue	Lot B DP324923
41-43 Balmoral Street	Lot 1 DP870417
34 Park Avenue	Lot A DP324923
34A Park Avenue	Lot 7 DP874021
36 Park Avenue	Lot 6 DP874021
45 Balmoral Street	Lot B DP363698



Planning Framework and Key Planning Parameters



Hornsby LEP 2013 Maps

Land Use Zone

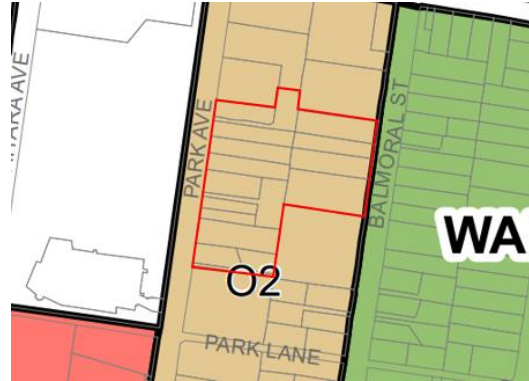
R4 High Density Residential Zone

Maximum Building Height

16.5m

Maximum Floor Space Ratio

N/A



Planning Framework and Key Planning Parameters



Low and Mid Rise Housing Area

The site is within the LMR inner area, as it is a 400m walking distance from the Waitara Train Station entrance.

LMR Floor Space Ratio

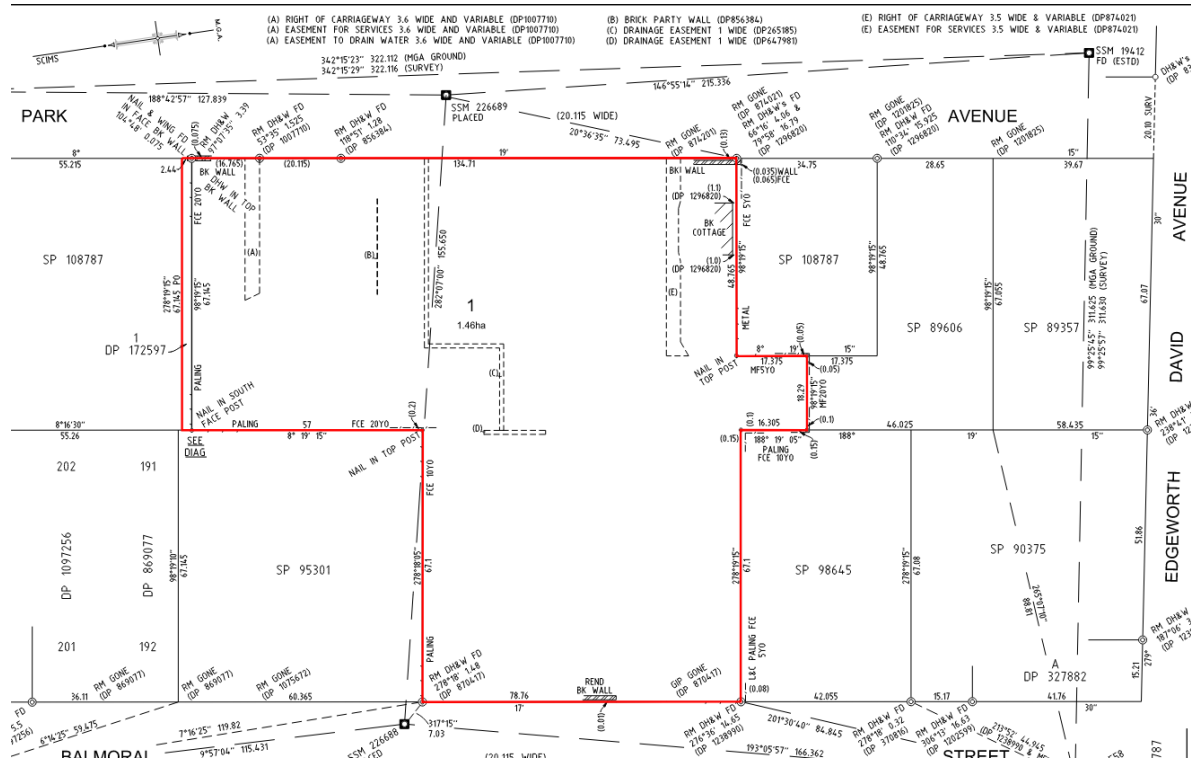
2.2:1 (base) + 25% (bonus) = 2.75:1

LMR Building Height

22m (base) + 3.8m (bonus) = 25.5m



Categorised as a 'flood planning area' as the southern portion of the site is affected by overland stormwater flows from an adjacent Council stormwater pipe and easement.



State Significant Development Rationale



The proposal is classified as State Significant Development (SSD) pursuant to Schedule 1, Section 28 of the Planning Systems SEPP.

The development satisfies the relevant trigger for SSD determination, as it constitutes seniors housing within the Greater Sydney Region and complies with the applicable provisions.

Provisions	Compliance
<i>(a) the seniors housing component has a capital investment value of ... more than \$30 million,</i>	Compliant – the preliminary EDC is \$356,891,285 which exceeds \$30 million.
<i>(b) the seniors housing component includes a residential care facility, and</i>	Compliant – a residential care facility is proposed, comprising 36 high care suites and two cottages.
<i>(c) other components of the proposed development are not prohibited on the land under an environmental planning instrument.</i>	Compliant – the proposal does not include any prohibited uses on the site.



STRATEGY
ARCHITECTURE
INTERIORS
BRAND

WMK ARCHITECTURE

ANGLICARE WAITARA
22-36 PARK AVENUE, 41-49
BALMORAL STREET

CONCEPT PRESENTATION -
AMENDED



13.05.2026

DATE	REV	CREATED BY	REVIEWED BY	SIZE	DESCRIPTION
09.03.2026	1.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION
16.03.2026	2.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION
23.03.2026	3.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION
30.03.2026	4.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION
13.04.2026	5.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION
13.05.2026	6.0	EH	JA	A3 Master (Scalable)	ISSUED FOR INFORMATION

CONFIDENTIAL

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ACKNOWLEDGEMENT

WMK acknowledges the traditional custodians of the land on which the site sits, the Dharug and GuriNgai peoples, and recognise their continuing connection to land, waters, and culture. We pay respect to their Elders past, present, and emerging.

CONTACT

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Australia, 2000
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wmkarchitecture.com







The overarching strategy is to deliver an engaging connected community environment that maximises the opportunities and development potential of the site.

SITE LAYOUT

The aim is to create a village that has an activated heart in the urban square. Built forms will have a variety of identities allowing residents to take ownership of their “house”. Between the built forms are series of garden rooms and public spaces for residents to gather and interact.

PERMEABILITY AND PEDESTRIAN FLOWS

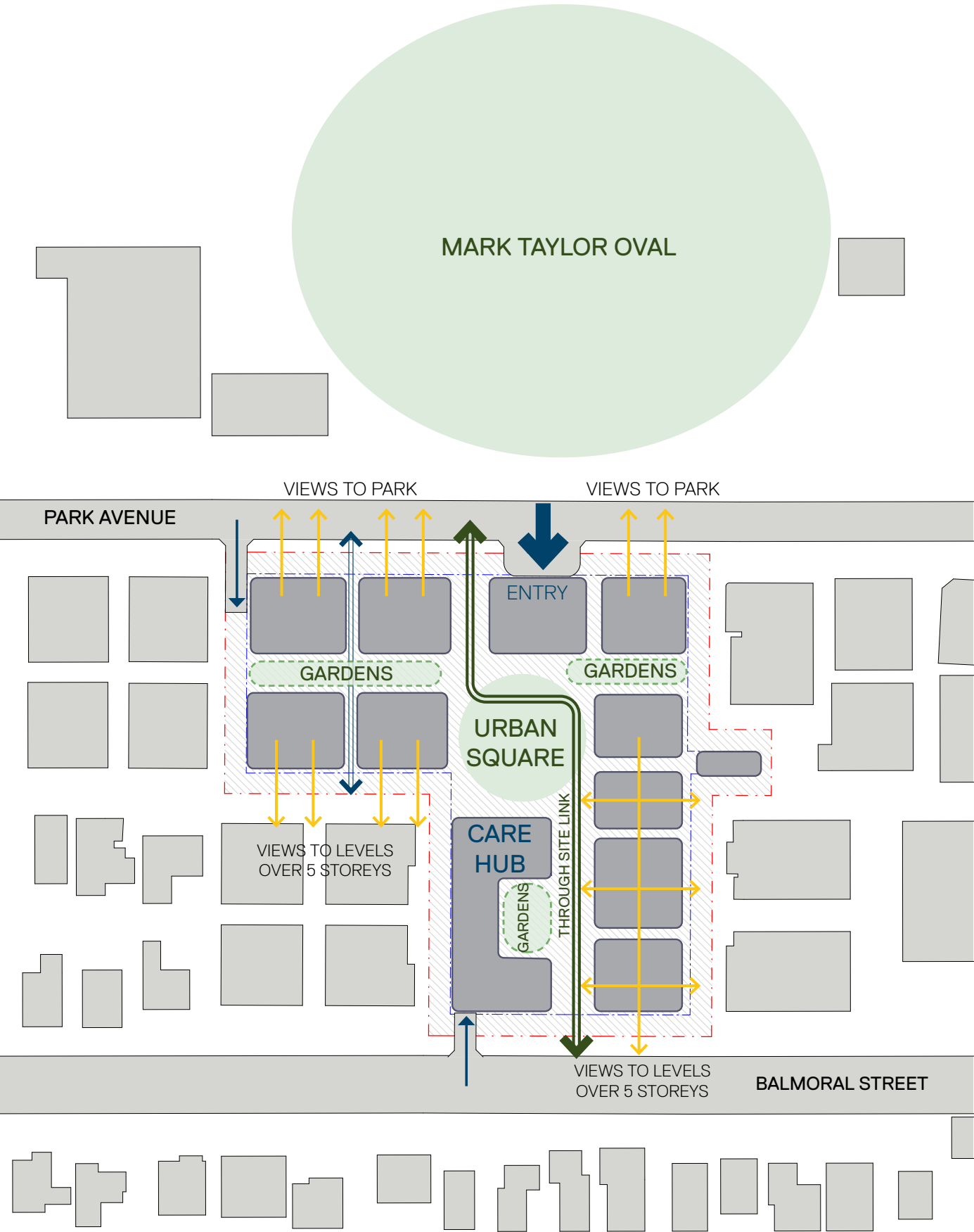
The aim is to create pedestrian flow paths into and through the development to encourage movement and connectivity and delivering a sense of permeability and welcoming for the site.

BUILDING ENVELOPE

The strategy is to break down the scale of the buildings in response to the fine grained context. These smaller built forms are made up of a series of modular strategies for the apartments allowing for flexibility and the possibility of component prefabrication.

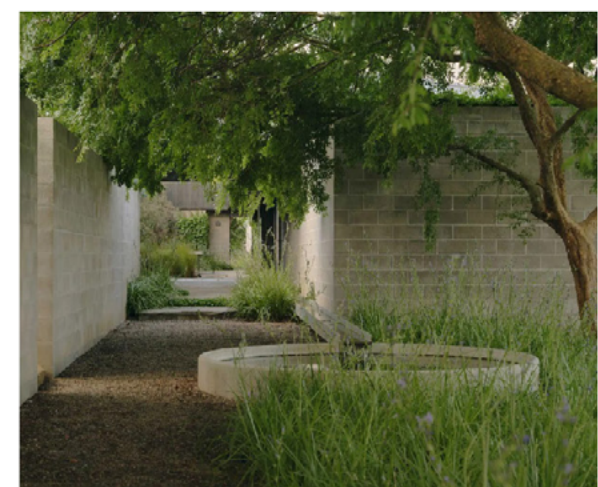
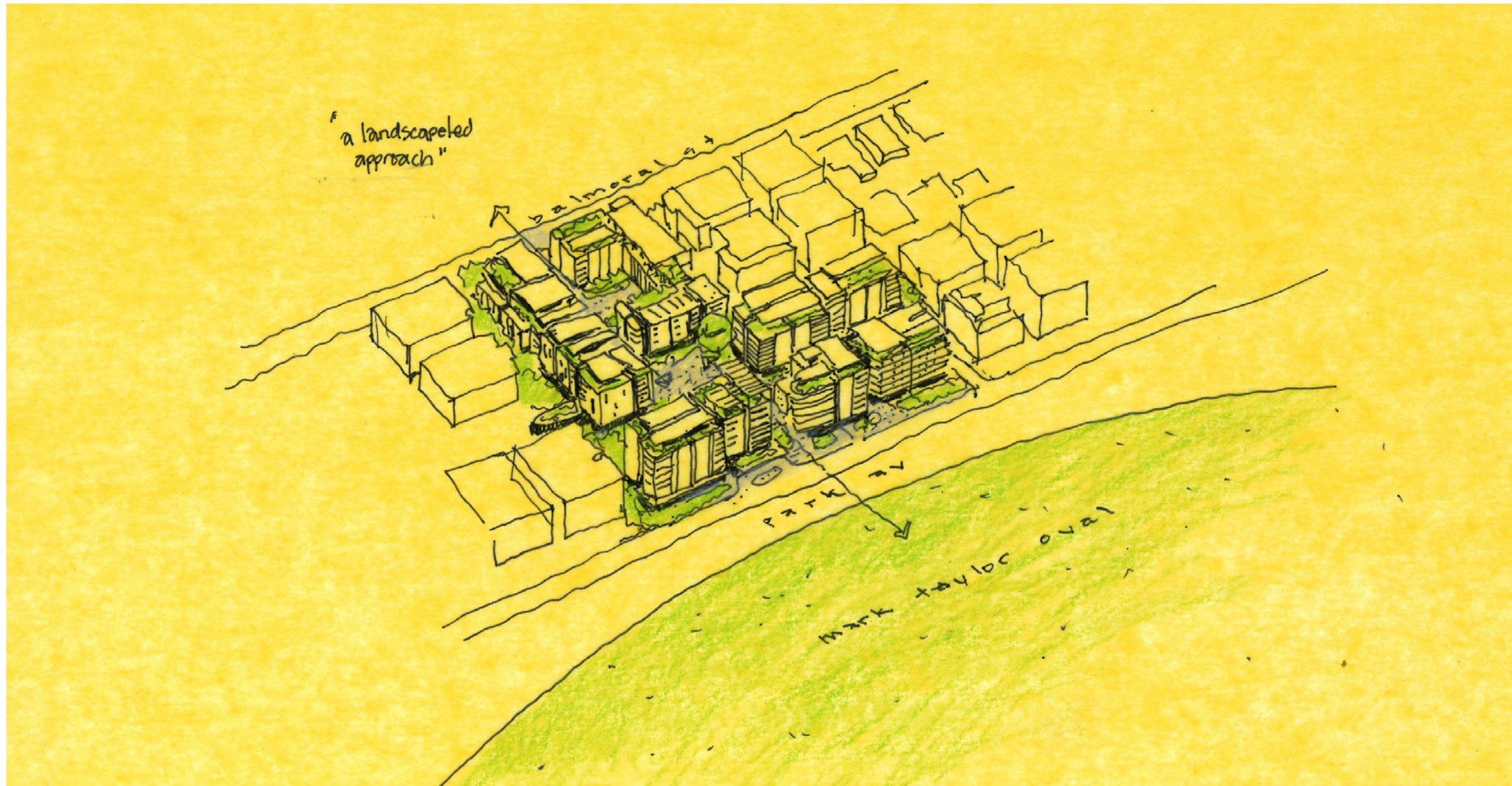
CONCENTRATION OF SERVICES

The aim is to concentrate the services and facilities of the project close together to maximise efficiency of building and staffing efficiency and to create different experiences within the development from the more structured urban experience to the more relaxed landscaped experience.



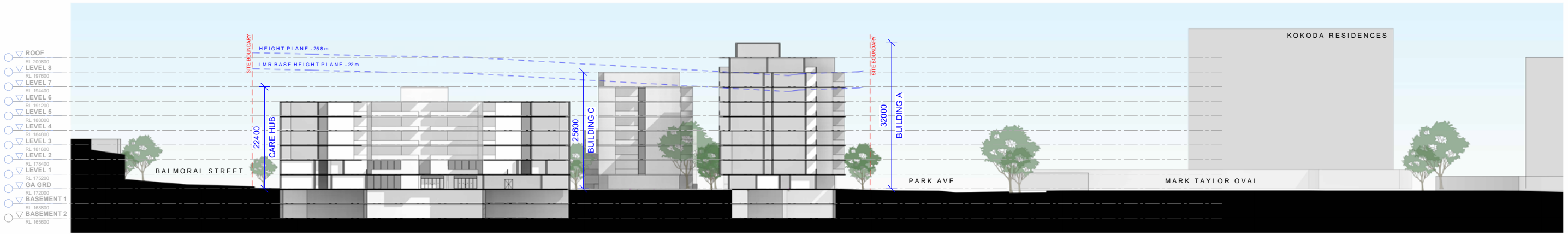
CONTEXT & STRATEGY
SITE ANALYSIS AND CONSTRAINTS





DESIGN

NEIGHBOURHOOD SECTION



DESIGN
GROUND FLOOR

ADG + NCC CORE
REQUIREMENTS

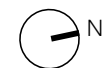
ADG - The maximum number of
apartments off a circulation
core on a single level is eight.

NCC - Maximum 12m travel
distance from a sole-occupancy
unit door to a fire-isolated exit

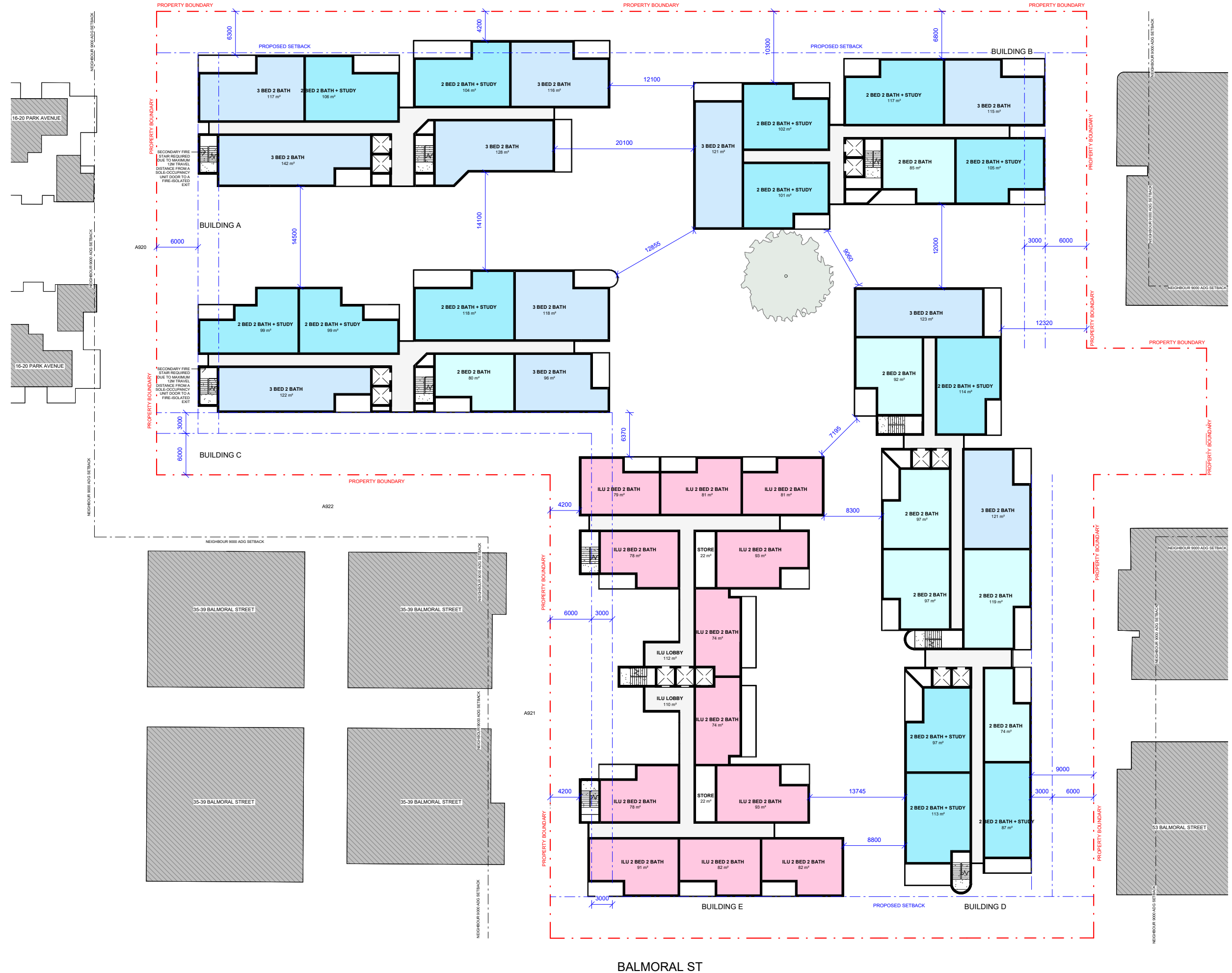


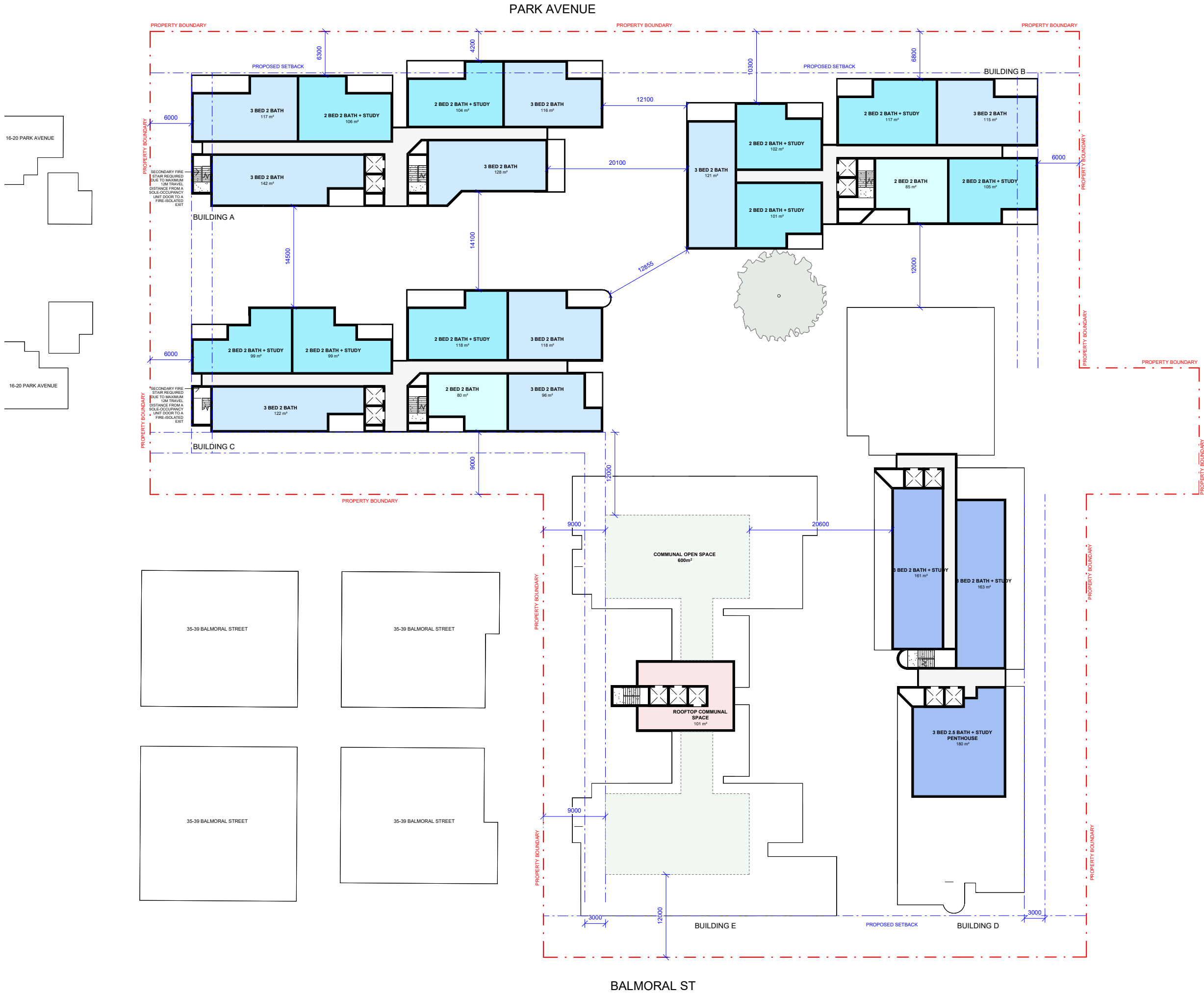


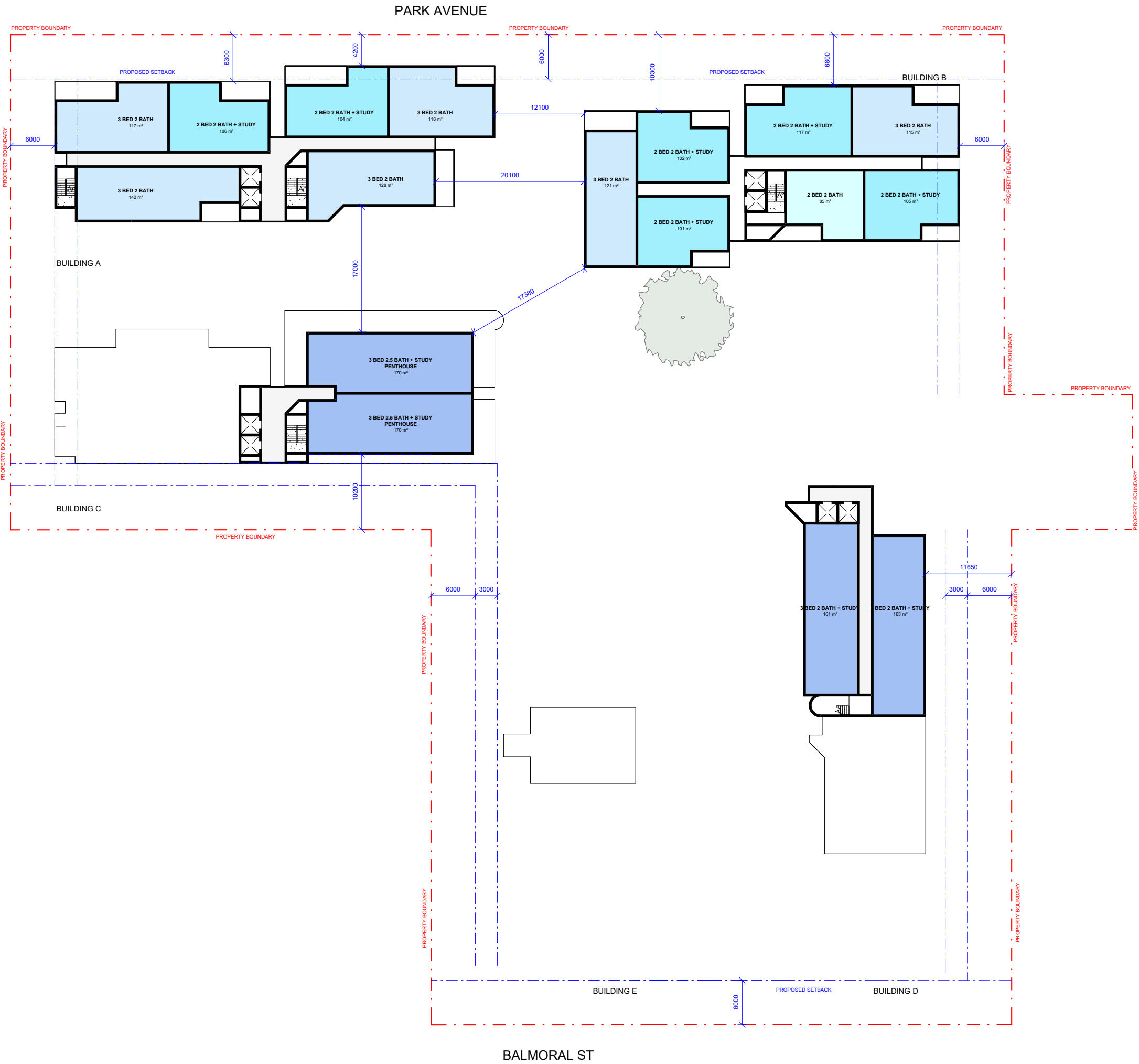


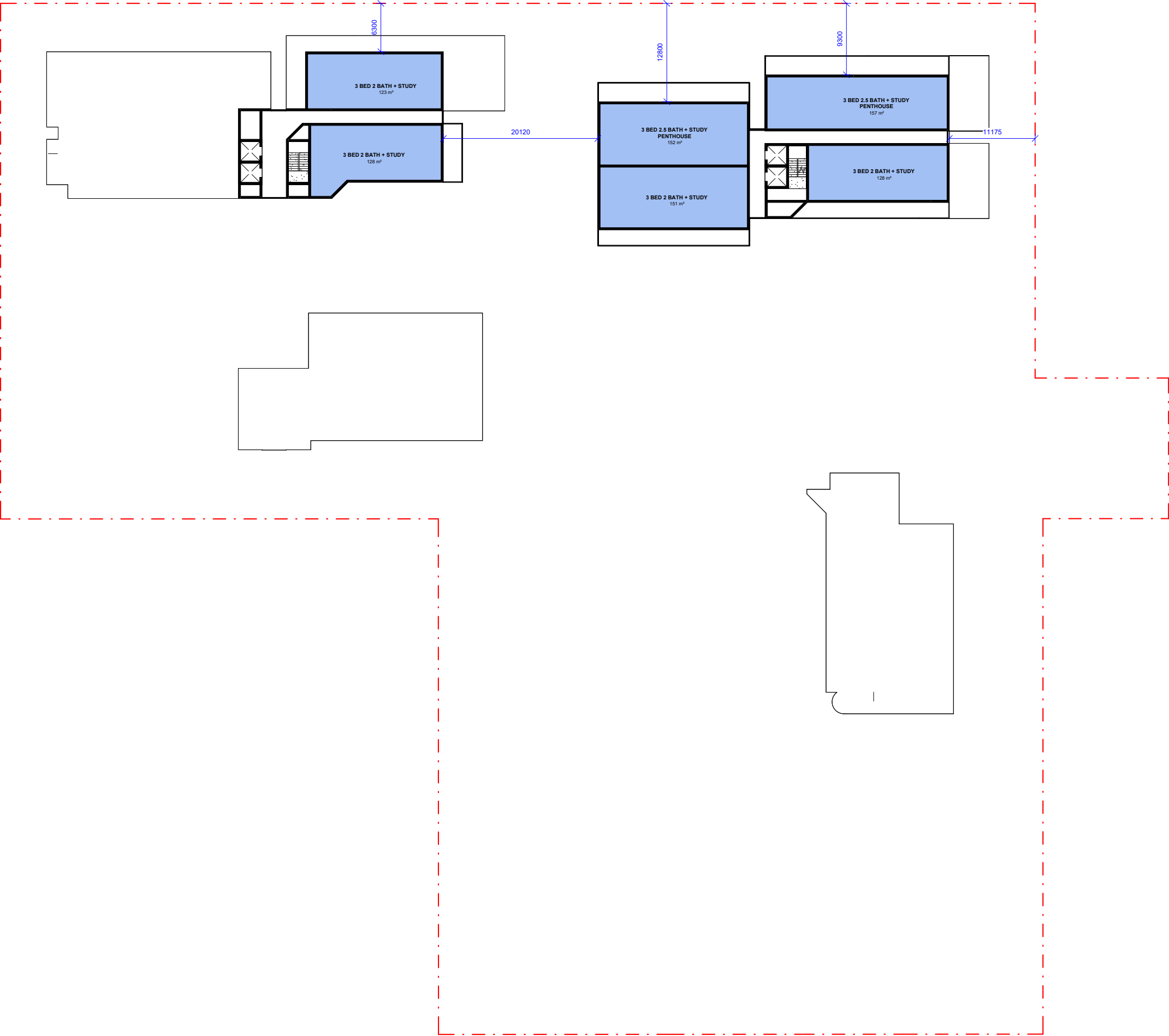




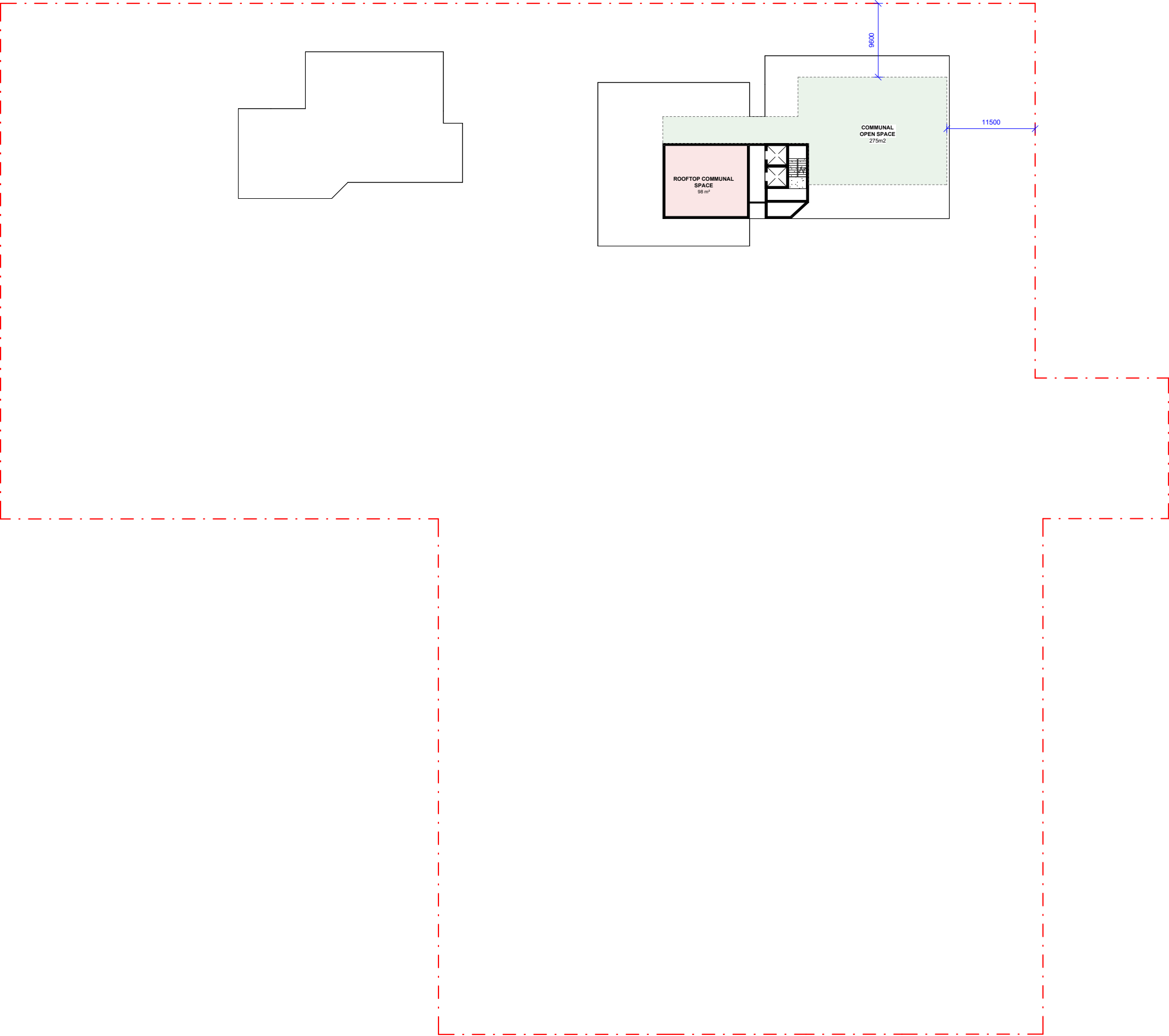








DESIGN
LEVEL 09 - ROOF



DESIGN
TYPICAL BASEMENT

DEEP SOIL REQUIREMENTS

HOUSING SEPP REQUIREMENT:15%
PROPOSED : **3690M² (25%)**

PARKING REQUIREMENTS

DCP & HOUSING SEPP REQUIREMENT:
458 SPACES (OPTION 01)
PROPOSED : **508 SPACES**
(APPROX 254 PER LEVEL)

Parking Requirement Summary

Parking Spaces	Option 1	Option 2
Apartment Parking	315	361
Apartment Visitor Parking	39	39
Village Staff Parking	50	50
Care Hub Visitor Parking	3	3
Care Hub Staff Parking	40	40
Social & Wellness Visitor Parking	2	2
Social & Wellness Staff Parking	8	8
Ambulance Space	1	1
Total Parking Spaces	458	504

- Note 1 – Accessible spaces to be confirmed
Note 2 – Number of EV charging spaces to be confirmed
Note 3 – Apartment Parking Space size – 6000 x 3200mm (as per WWS)



DESIGN

YIELD & METRICS SCHEDULE

UNIT MIX - CONCEPT PLAN

storeys		BUILDING A ILU'S (8 STOREYS)								BUILDING B ILU'S (8 STOREYS)								BUILDING C ILU'S (8 STOREYS)						
		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	GFA (m2)		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	GFA (m2)		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	GFA (m2)
1	GF	0	3	1	0	0	4	875	GF	0	0	0	0	0	0	910	GF	2	4	0	0	0	6	865
2	L1	1	4	3	0	0	8	970	L1	1	4	2	0	0	7	860	L1	2	3	3	0	0	8	941
3	L2	1	4	3	0	0	8	970	L2	1	4	2	0	0	7	860	L2	2	3	3	0	0	8	941
4	L3	1	4	2	1	0	8	970	L3	0	5	1	1	0	7	860	L3	2	3	2	1	0	8	941
5	L4	0	2	3	1	0	6	855	L4	0	5	1	1	0	7	860	L4	1	3	2	1	0	7	880
6	L5	0	2	3	1	0	6	855	L5	0	5	1	1	0	7	860	L5	1	3	2	1	0	7	880
7	L6	0	2	3	1	0	6	855	L6	0	5	1	1	0	7	860	L6	1	3	2	1	0	7	880
8	L7	0	2	3	1	0	6	855	L7	0	5	1	1	0	7	860	L7	0	0	0	0	2	2	392
9	L8	0	0	0	2	0	2	335	L8	0	0	0	2	2	4	670	L8	0	0	0	0	0	0	0
10	R	0	0	0	0	0	0	0	R	0	0	0	0	0	0	115	R	0	0	0	0	0	0	0
	T	3	23	21	7	0	54	7540	T	2	33	9	7	2	53	7715	T	11	22	14	4	2	53	6720

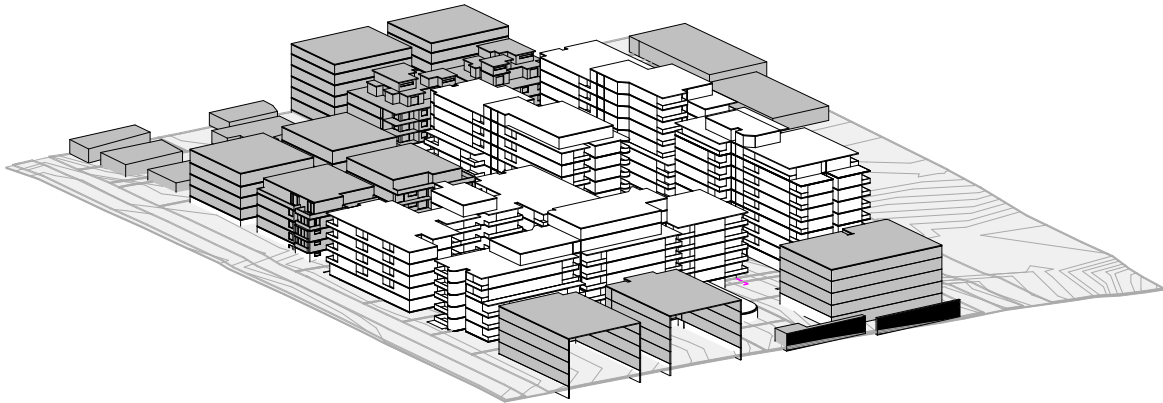
storeys		BUILDING D ILU'S (8 STOREYS)								BUILDING E CARE HUB & ILU'S (6 STOREYS)									
		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	GFA (m2)		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	COTTAGE	HOUSE	SUPPORT SUITE	GFA (m2)
1	GF	2	3	2	0	0	7	1702	GF	0	0	0	0	0	0	2	1	12	1560
2	L1	3	4	3	1	0	11	1430	L1	0	0	0	0	0	0	0	2	24	1560
3	L2	3	4	3	1	0	11	1430	L2	12	0	0	0	0	12	0	0	0	1315
4	L3	3	4	3	1	0	11	1430	L3	12	0	0	0	0	12	0	0	0	1315
5	L4	4	4	2	1	0	11	1360	L4	12	0	0	0	0	12	0	0	0	1315
6	L5	4	4	2	1	0	11	1360	L5	12	0	0	0	0	12	0	0	0	1315
7	L6	0	0	0	2	1	3	629	L6	0	0	0	0	0	0	0	0	0	101
8	L7	0	0	0	2	0	2	405	L7	0	0	0	0	0	0	0	0	0	0
	T	19	23	15	9	1	67	9746	T	48	0	0	0	0	48	2	3	36	8481

storeys		TOTAL ILU UNIT COUNT - NOT INCLUDING CARE HUB ILU'S						
		2BED	2BED+S	3BED	3BED+S	PENTHOUSE	TOTAL	GFA (m2)
1	GF	4	10	3	0	0	17	5912
2	L1	7	15	12	0	0	34	5761
3	L2	7	15	12	0	0	34	5516
4	L3	7	15	8	4	0	34	5516
5	L4	5	14	8	4	0	31	5270
6	L5	5	14	8	4	0	31	5270
7	L6	2	9	9	2	1	23	3325
8	L7	1	6	6	2	2	17	2512
9	L8	0	0	0	4	2	6	1005
10	R	0	0	0	0	0	0	115
	T	38	98	66	20	5	227	40202
	%	17%	43%	29%	9%	2%		

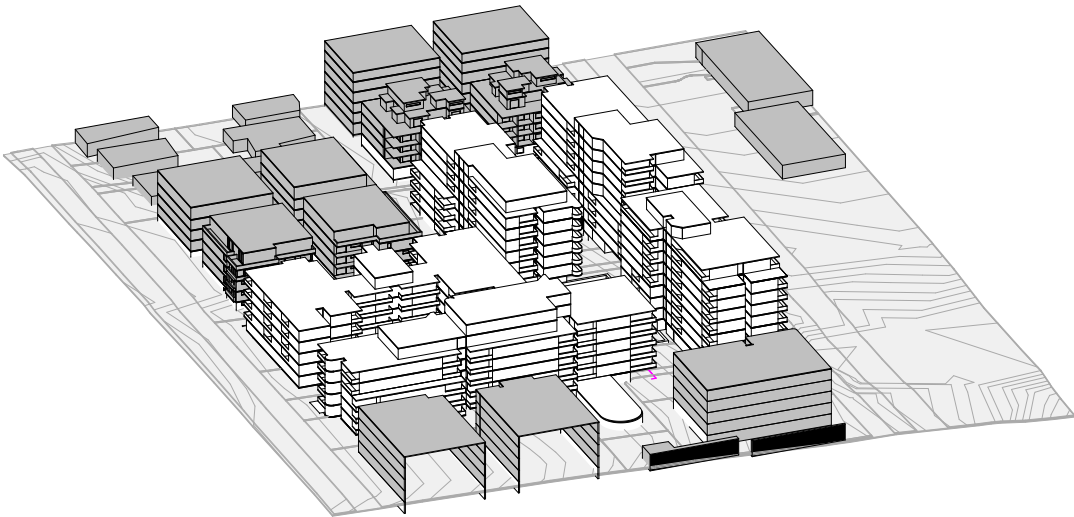
	38	95	57	27	9		MAX GFA
BRIEF	17%	42%	25%	12%	4%		40254

DESIGN

SUN EYE VIEWS - JUNE 21 - 9AM-12PM

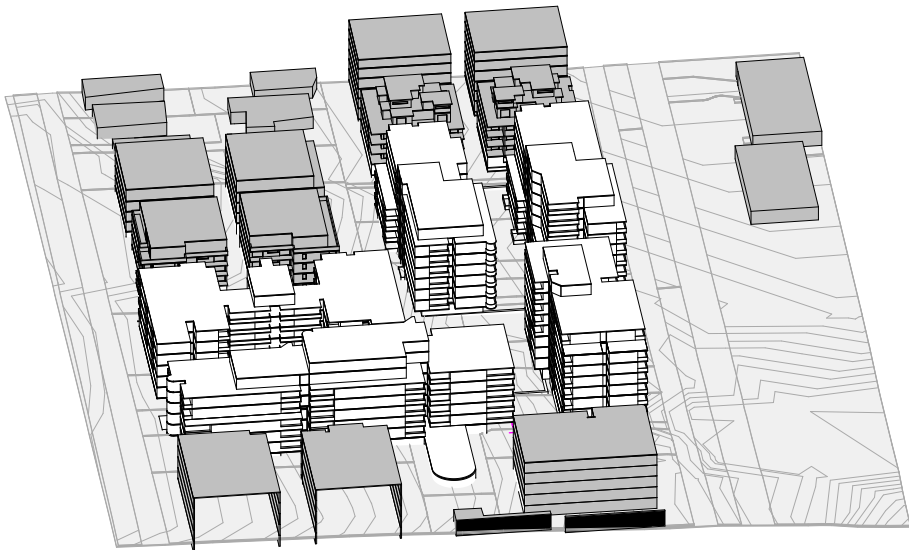


01 SUN EYE VIEWS 21JUNE 9AM



02 SUN EYE VIEWS 21JUNE 10AM

SCALE



03 SUN EYE VIEWS 21JUNE 11AM

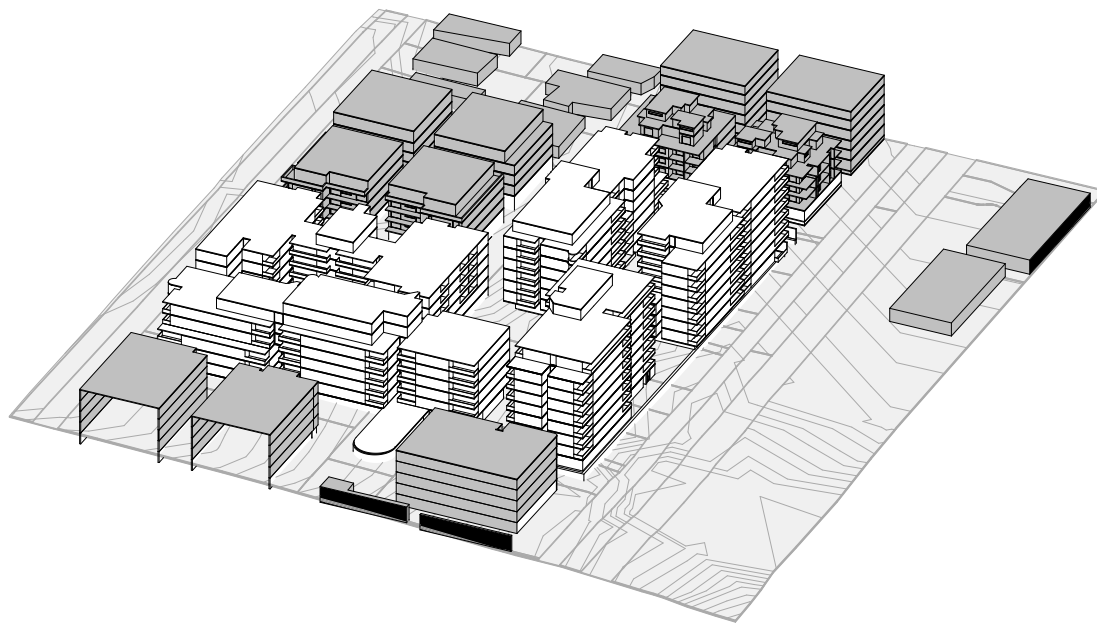


04 SUN EYE VIEWS 21JUNE 12PM

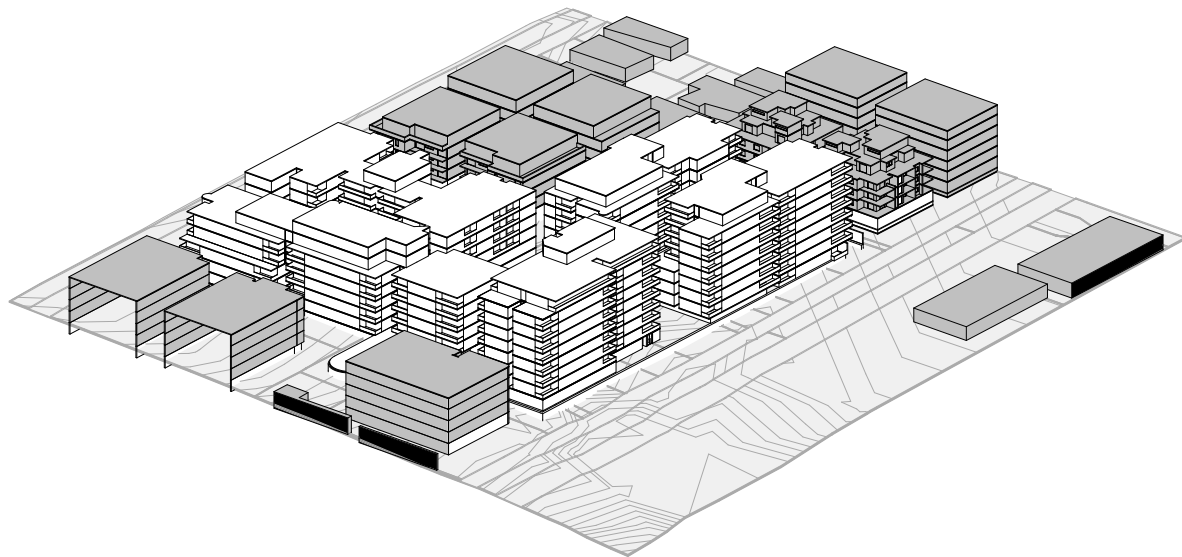
SOLAR REQUIREMENTS

At least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight (measured at 1m above floor level) to living rooms and private open spaces between 9 am and 3 pm at mid-winter (21 June)

ADG REQUIREMENT: **70%**
PROPOSED : **79%**



05 SUN EYE VIEWS 21JUNE 1PM

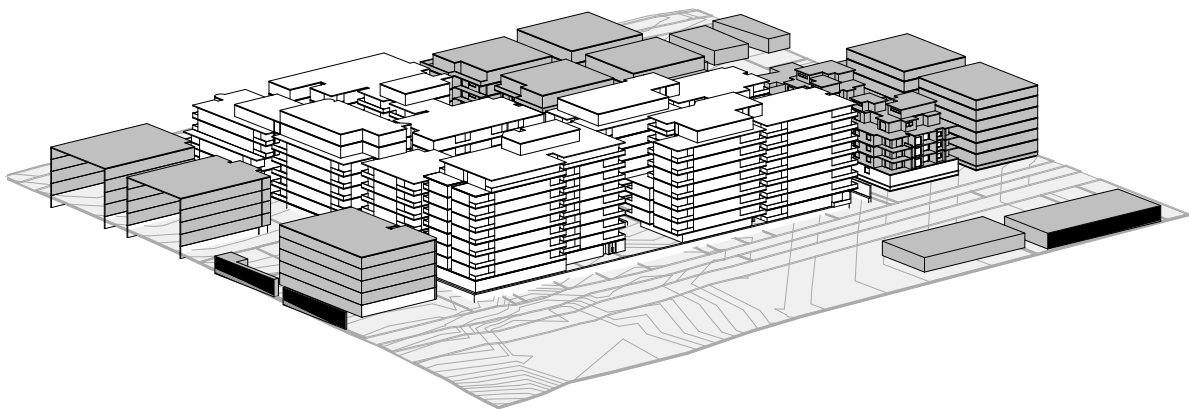


06 SUN EYE VIEWS 21JUNE 2PM

SOLAR REQUIREMENTS

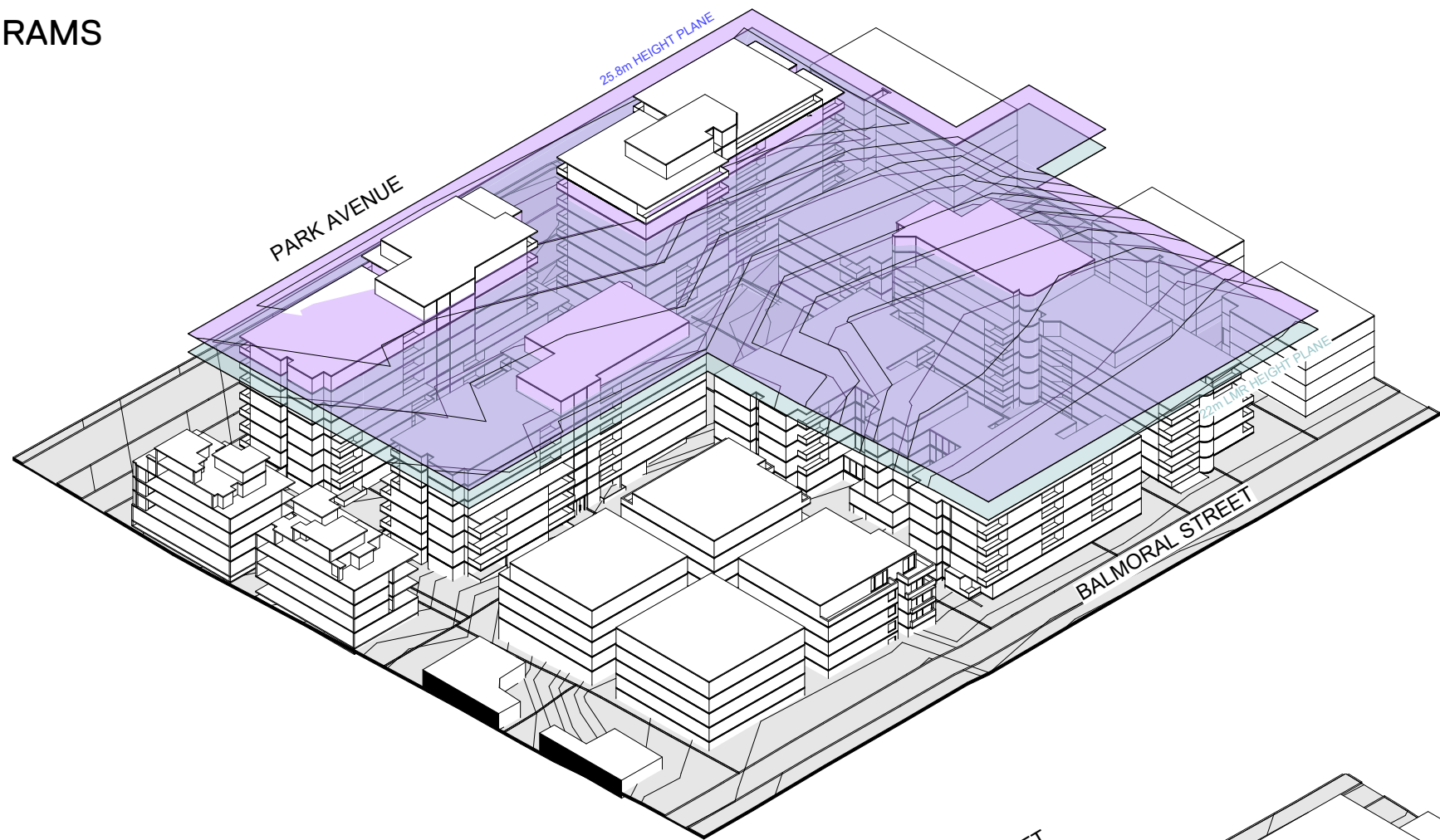
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ADG REQUIREMENT: **70%**
PROPOSED : **79%**

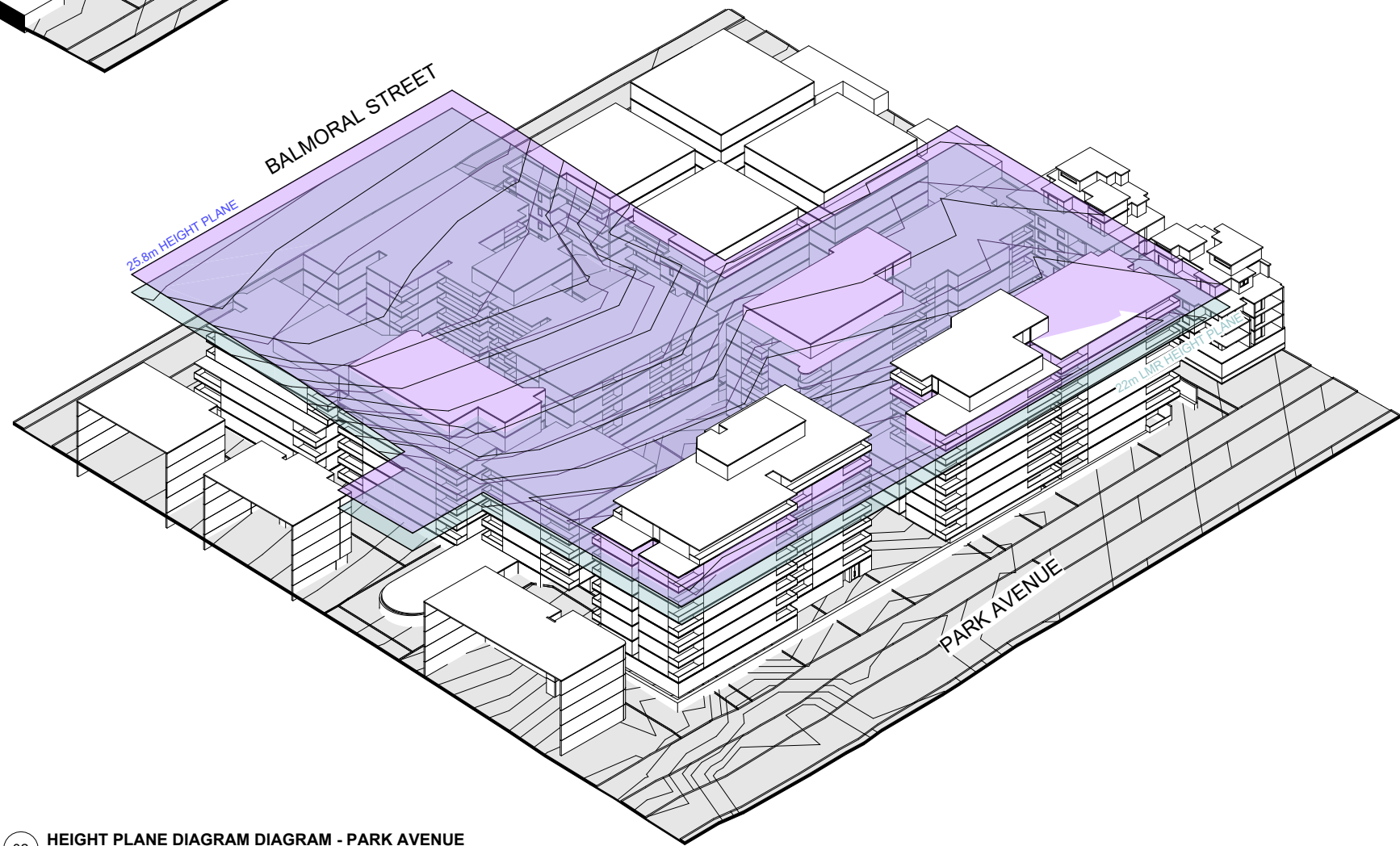


07 SUN EYE VIEWS 21JUNE 3PM

DESIGN
HEIGHT PLANE DIAGRAMS



01 HEIGHT PLANE DIAGRAM - BALMORAL STREET



02 HEIGHT PLANE DIAGRAM - PARK AVENUE

HEIGHT PLANE
REQUIREMENTS

HEIGHT PLANE: **25.8M**
LMR BASE HEIGHT PLANE : **22M**

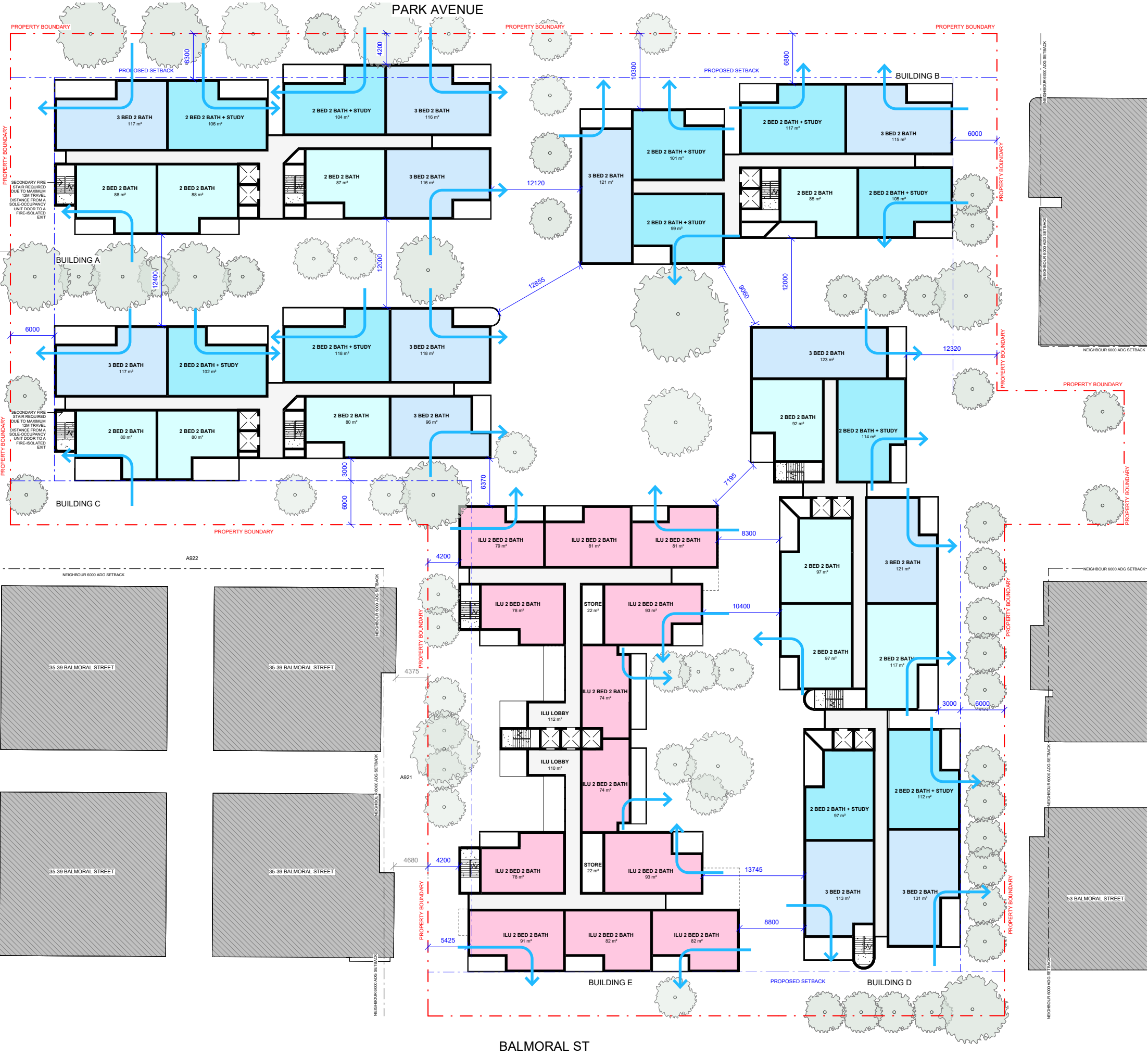
DESIGN
CROSS VENTILATION
TYPICAL LEVEL



CROSS VENTILATION
REQUIREMENTS

At least 60% of apartments are
naturally cross ventilated in the first
nine storeys of the building

ADG REQUIREMENT: **60%**
PROPOSED : **81%**



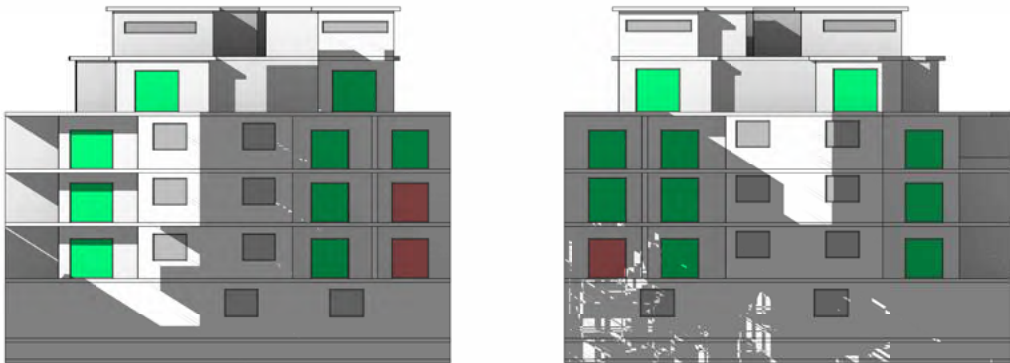
DESIGN

SHADOW STUDY - NORTH ELEVATION 16-20 PARK AVENUE

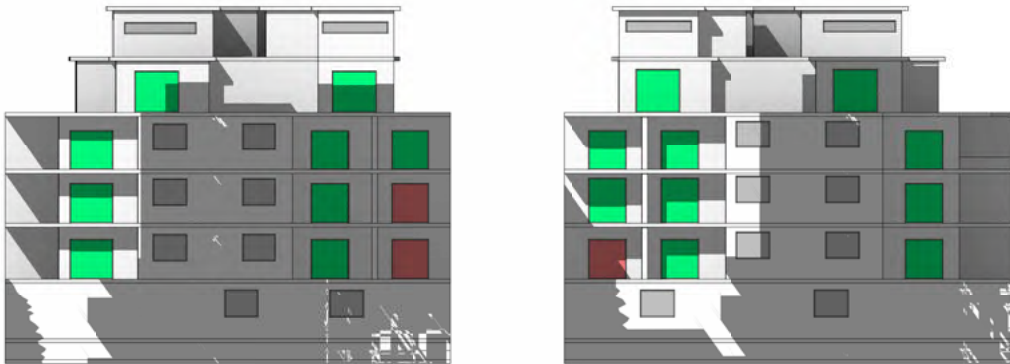
NEIGHBOUR SOLAR ACCESS LEGEND

- 2 HOURS OR GREATER ACCESS
- 1 HOUR ACCESS
- 0 HOURS ACCESS
- N/A SUSPECTED NON-LIVING SPACE

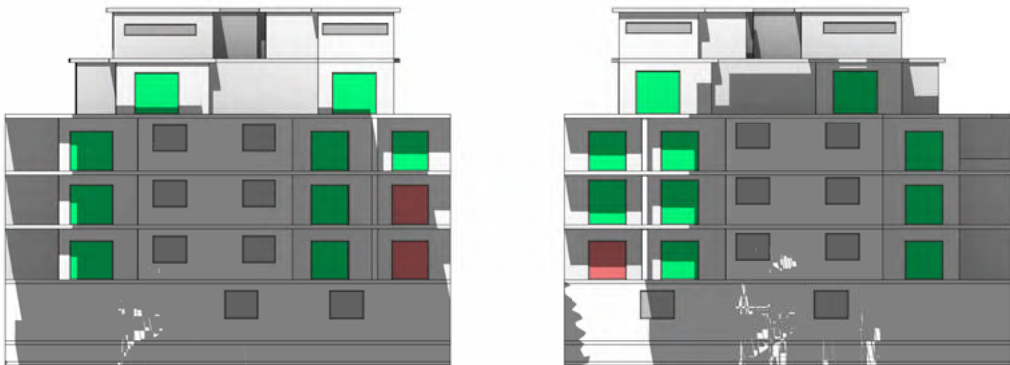
NOTE: HOURS SHOWN APPLICABLE TO 21/06 WINTER SOLSTICE



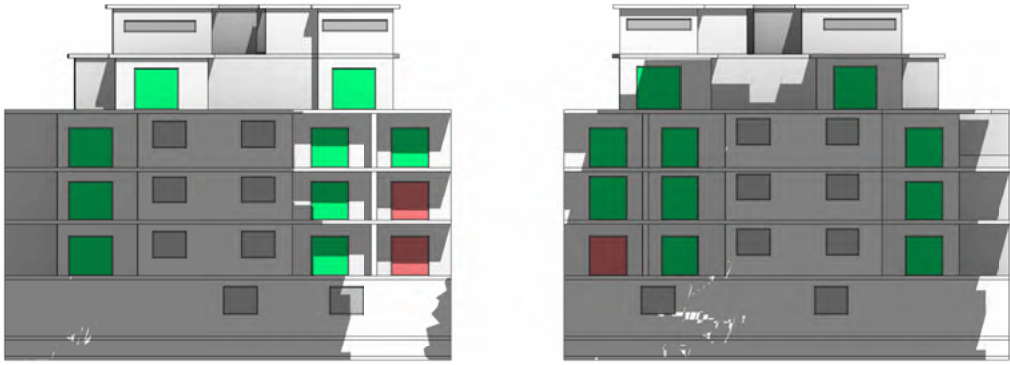
01 NORTH ELEVATION 16-20 PARK AVENUE 9.00 AM



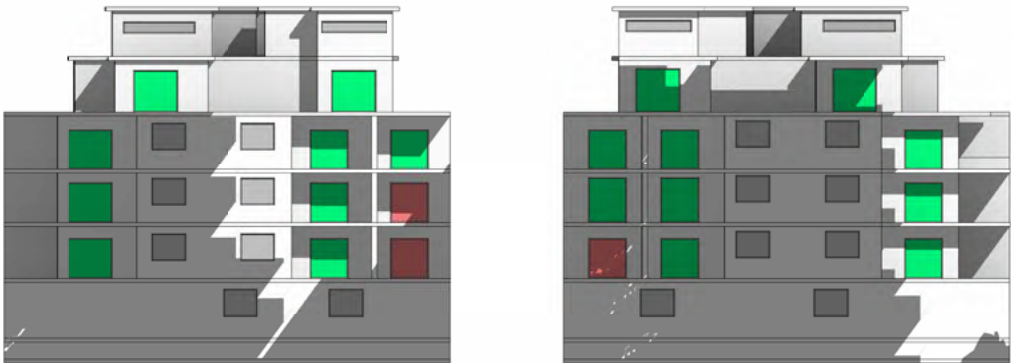
02 NORTH ELEVATION 16-20 PARK AVENUE 10.00 AM



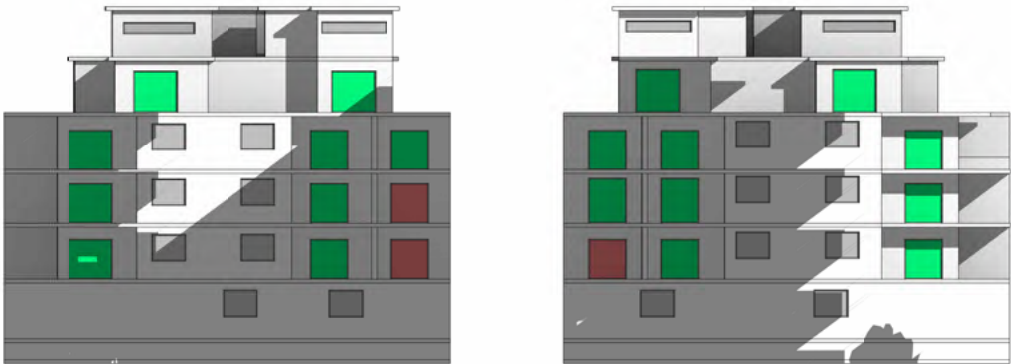
03 NORTH ELEVATION 16-20 PARK AVENUE 11.00 AM



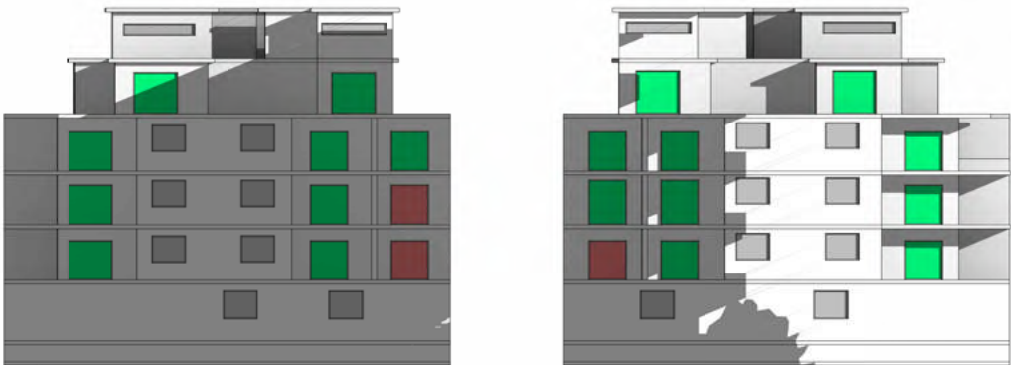
04 NORTH ELEVATION 16-20 PARK AVENUE 12.00 PM



05 NORTH ELEVATION 16-20 PARK AVENUE 2.00 PM



06 NORTH ELEVATION 16-20 PARK AVENUE 3.00 PM



07 NORTH ELEVATION 16-20 PARK AVENUE 9.00 AM

DESIGN

SHADOW STUDY - NORTH ELEVATION 35-39 BALMORAL STREET

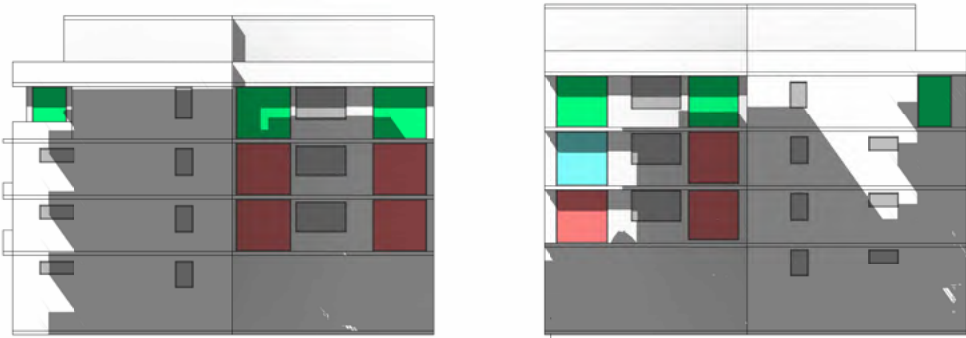
NEIGHBOUR SOLAR ACCESS LEGEND

- 2 HOURS OR GREATER ACCESS
- 1 HOUR ACCESS
- 0 HOURS ACCESS
- N/A SUSPECTED NON-LIVING SPACE

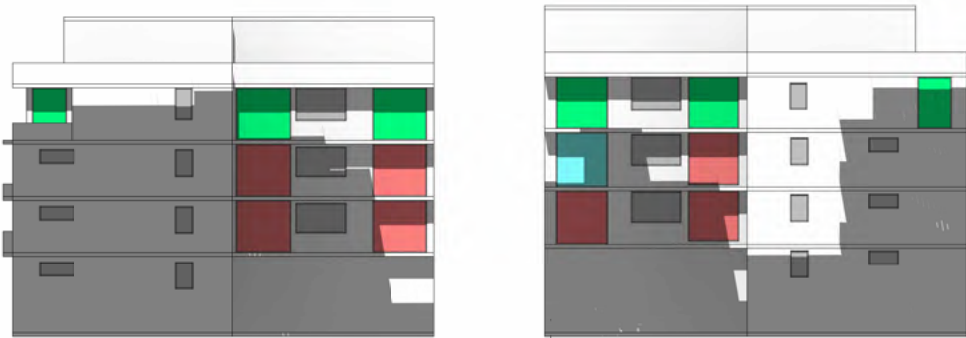
NOTE: HOURS SHOWN APPLICABLE TO 21/06 WINTER SOLSTICE



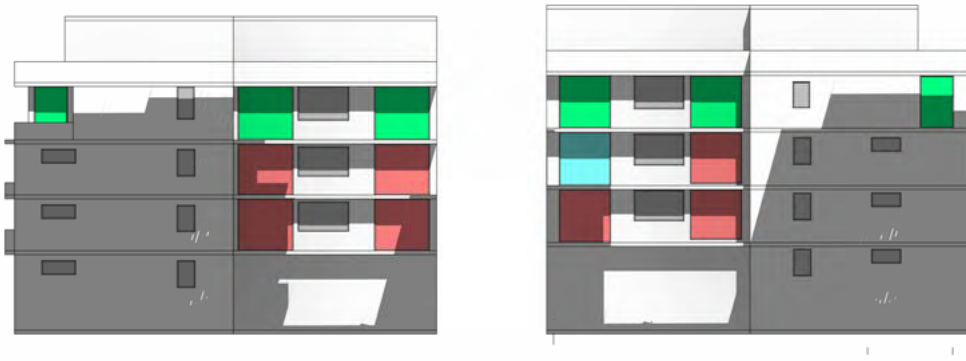
01 NORTH ELEVATION 35-39 BALMORAL STREET 9.00 AM
SCALE



02 NORTH ELEVATION 35-39 BALMORAL STREET 10.00 AM
SCALE

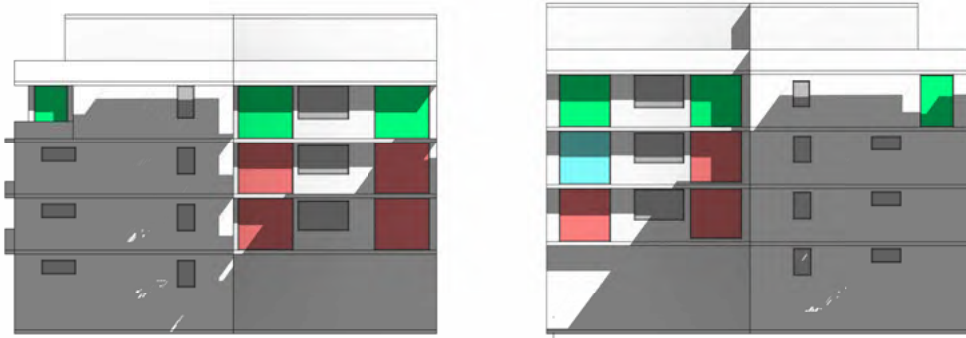


03 NORTH ELEVATION 35-39 BALMORAL STREET 11.00 AM
SCALE



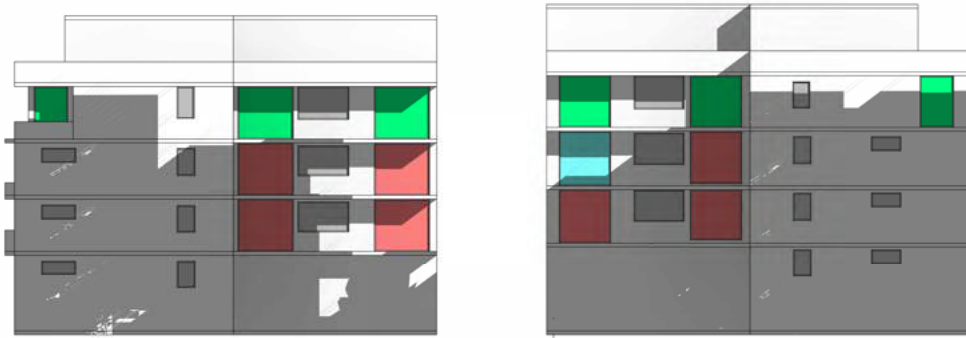
CORNER APARTMENTS EXPECTED TO ACHIEVE MIN 2H SOLAR ACCESS VIA WEST FACADE. NOTE LIMITED AVAILABLE INFORMATION REGARDING EXISTING WEST FACADE

04 NORTH ELEVATION 35-39 BALMORAL STREET 12.00PM
SCALE



CORNER APARTMENTS EXPECTED TO ACHIEVE MIN 2H SOLAR ACCESS VIA WEST FACADE. NOTE LIMITED AVAILABLE INFORMATION REGARDING EXISTING WEST FACADE

05 NORTH ELEVATION 35-39 BALMORAL STREET 1.00 PM
SCALE



CORNER APARTMENTS EXPECTED TO ACHIEVE MIN 2H SOLAR ACCESS VIA WEST FACADE. NOTE LIMITED AVAILABLE INFORMATION REGARDING EXISTING WEST FACADE

06 NORTH ELEVATION 35-39 BALMORAL STREET 2.00 PM
SCALE



CORNER APARTMENTS EXPECTED TO ACHIEVE MIN 2H SOLAR ACCESS VIA WEST FACADE. NOTE LIMITED AVAILABLE INFORMATION REGARDING EXISTING WEST FACADE

07 NORTH ELEVATION 35-39 BALMORAL STREET 3.00 PM
SCALE

SHADOW STUDY - WEST ELEVATION 16-20 PARK AVENUE, EAST ELEVATION 35-39 BALMORAL STREET

NEIGHBOUR SOLAR ACCESS LEGEND

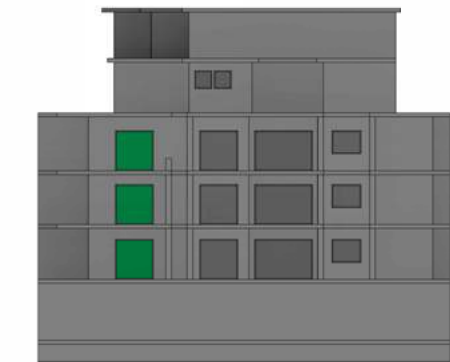
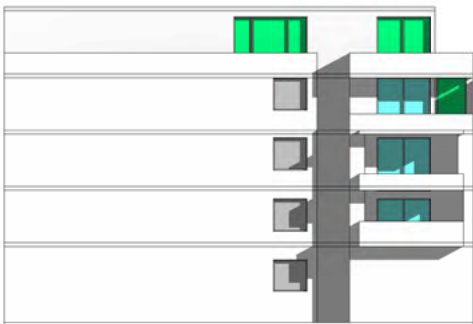
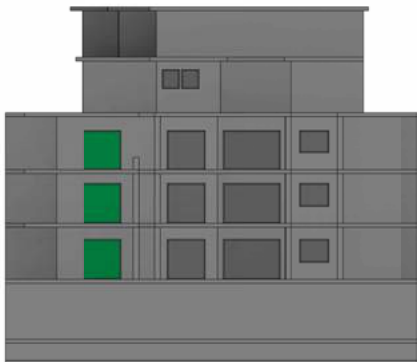
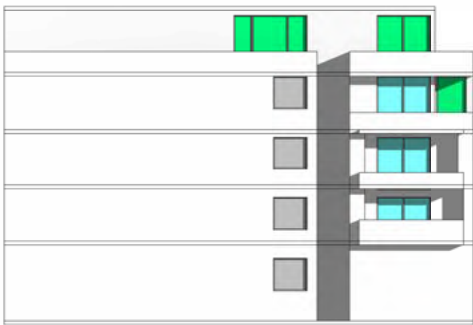
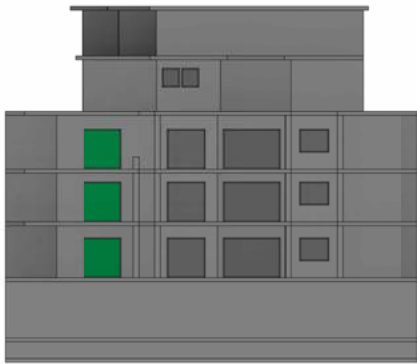
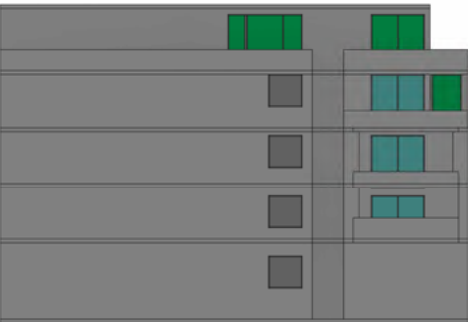
2 HOURS OR GREATER ACCESS

1 HOUR ACCESS

0 HOURS ACCESS

N/A SUSPECTED NON-LIVING SPACE

NOTE: HOURS SHOWN APPLICABLE TO 21/06 WINTER SOLSTICE



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Thank you

