



Pre-Development Application

Date Submitted: 31/07/2026

Project Name: Anglicare Waitara
Case ID: PDA-124413988

Proponent Details

Project Owner Info

Title	Mrs
First Name	Laura
Last name	Chadwick
Role/Position	Development Manager
Phone	0449650038
Email	laura.chadwick@anglicare.org.au
Address	Level 4 MQX4 Macquarie Exchange 1 Giffnock Avenue Macquarie Park , New South Wales, 2113 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ANGLICAN COMMUNITY SERVICES
ABN	39922848563

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Ella	Freire-Yale
Phone	Email	Role/Position
0431955049	eyale@ethosurban.com	Planner

Address

Level 4
180 George Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Anglicare Waitara
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD356,891,285.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	227
Gross Floor Area (GFA) sqm	40,202

Description of the Development/Infrastructure

- Demolition of the existing structures;
- Construction of five (5) buildings, including:
 - A communal and hospitality centre;
 - A residential care facility, comprising;
 - Approx. 36 x high care suites;
 - Approx. two (2) x cottages;
 - Approx. 275 x independent living units;
- Construction of two (2) x basement levels, comprising;
 - Approx. 504 x residential and visitor parking spaces; and
- Associated landscaping and public domain works.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Anglicare Waitara
Site Address (Street number and name)	22-36 Park Avenue and 41-49 Balmoral Street, Waitara
Site Co-ordinates - Latitude	-33.707844
Site Co-ordinates - Longitude	151.109

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Hornsby Shire	North District	Sydney	☒	

Lot and DP

Lot and DP

Lot 1 DP1007710

Lot 2 DP1007710

Lot 11 DP6852

Lot 31 DP856384

Lot 32 DP856384

Lot 1 DP507307

Lot 2 DP507307

Lot A DP324923

Lot B DP324923

Lot C DP324923

Lot 1 DP870417

Lot 6 DP874021

Lot 7 DP874021

Lot A DP363698

Lot B DP363698

Lot 1 DP370816

Site Area

What is the total site area for your development?

Site Area sqm

14,640

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 28 - Seniors Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Development for the purpose of residential care facility and independent living units (as a subset of seniors housing) is permissible with development consent in the R4 Zone pursuant to Sections 79 and 81 of the Housing SEPP.

Development for the purposes of seniors housing within an LMR inner area is subject to the relevant provisions of the Housing SEPP. The site qualifies as the entrance to Waitara Station is around 400m walking distance from the nearest point of the site.

HDA EOI Number

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

EP&A Act
Planning Systems SEPP
Housing SEPP
Hornsby LEP 2013

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Yes

Describe the nature of variation.

A Clause 4.6 Variation Request for Building Height will be prepared to accompany the SSDA. The proposed 6.2m variation in building height responds appropriately to the site's topography and surrounding streetscape. The extent of the height exceedance is confined to the two buildings fronting Park Avenue, where the variation is experienced, while the buildings fronting Balmoral Avenue remain well below the prescribed height limit. This graduated built form ensures that the development responds sensitively to its context and minimises the visual impact of the variation.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under Schedule 3 of the Environmental Planning and Assessment Regulation 2021 or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?*

No

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?*

No

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?*

No

A bush fire safety authority under Section 100B of the Rural Fires Act 1997?*

No

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?*

No

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Attachment B - Survey Plan
File Name	Attachment A - Anglicare Waitara SSD Scoping Pack
File Name	Anglicare Waitara SSD Preliminary Scoping Report