



State Significant Development

Date Submitted: 11/11/2025

Project Name: Abel Tasman Village Seniors Housing
Case ID: SSD-49937206

Applicant Details

Project Owner Info

Title	Ms
First Name	Marian
Last name	Achten
Role/Position	Board Chairperson
Phone	0413641608
Email	chairperson@abeltasman.com.au
Address	THE ABEL TASMAN VILLAGE ASSOCIATION LIMITED
	222 WALDRON ROAD
	CHESTER HILL ,
	, 2162 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THE ABEL TASMAN VILLAGE ASSOCIATION LIMITED
ABN	61003668513

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Tony	Robb
Phone	Email	Role/Position
0430007725	tony@evolutionplanning.com.au	

Address
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Abel Tasman Village Seniors Housing
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD75,756,631.00
Indicative Operation Jobs	78
Indicative Construction Jobs	180
Number of Occupants	291
Number of Dwellings	64
Gross Floor Area (GFA) sqm	18,990

Description of the Development/Infrastructure

Concept Staged Application at 222 Waldron Rd & 138-140 Campbell Hill Rd, Chester Hill, for a seniors housing development in 5 buildings. Stage 1 is for the overall masterplan and the detailed proposal for Building A (6-7 storey Independent Living Units (ILU's) with retail facing Waldron Road); Building B (Residential Care Facility over 3-4 levels) and Building E (4 storey ILUs). Stage 2 will comprise Buildings C and D (both ILUs of 4 levels).

Description of Changes

Briefly describe the proposed changes to the application

Stage 1 Details

Estimated Development Cost (excl GST)	AUD75,756,631.00
Operation Jobs	78
Construction Jobs	180
Number of Occupants	223

Number of Dwellings	64
Gross Floor Area (GFA) sqm	14,635

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Abel Tasman Village
Site Address (Street number and name)	222 Waldron Road Chester Hill, 138 - 140 Campbell Hill Road Chester Hill
Site Co-ordinates - Latitude	-33.881920
Site Co-ordinates - Longitude	150.997

Local Government Area

Local Government	District Name	Region Name	Primary Region
Canterbury-Bankstown	South District	Sydney	

Lot and DP

Lot and DP

Lot 11/ DP827703

Lot 5/DP30305

Lot 6/DP30305

Lot 7/DP30305

Site Area

What is the total site area for your development?

Site Area sqm

12,730

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	lodgement letter-31072024145008
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Under Schedule 1 of SEPP (Planning Systems) 2021, Clause 28 specifies that development for the purpose of senior housing with a capital investment value (CIV) of more than \$30 million (in the Greater Sydney region); that includes a RCF; and, other components of the proposed development are not prohibited, is declared to be SSD. The CIV for the project is estimated at \$65m and it includes a RCF.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 28 - Seniors Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

B2 Local Centre, R4 High Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

Yes

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?[★]

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?[★]

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?[★]

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?[★]

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?[★]

Yes

Does the application include:

- an explanation of how—

- the design quality principles are addressed in the development
- in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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](#)?*

Yes

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](#)?*

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
4190

Accredited Organisation
PIA

REAP Name
Tom Goode

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	APP B Architectural Drawings
File Name	APP K 1 EDC Summary
File Name	APP Y Noise Impact Assessment
File Name	APP X Biodiversity Development Assessment Report (1)
File Name	APP Z Geotech Report
File Name	APP V - Traffic Report
File Name	APP UU Clause 4.6 SEPP Housing Sch 4 Car Parking
File Name	APP W ESD Report
File Name	APP QQ Site Hydrology Report
File Name	APP Q Social Impact Assessment
File Name	APP R - CPTED Report
File Name	APP S Access Report
File Name	APP TT Wind Assessment
File Name	APP T Operational Waste Management Plan
File Name	APP SS Con Dem Waste Management Plan Stage 2
File Name	APP U BCA Capability Compliance Statement
File Name	APP RR Con Dem Waste Management Plan Stage 1
File Name	APP P5 BASIX Stamped plans
File Name	APP N Connecting With Country Strategy
File Name	APP NN Stormwater Management Report
File Name	APP P3 BASIX Report Building E
File Name	APP P1 BASIX Report Building A
File Name	APP PP Infrastructure Report
File Name	APP OO Aboriginal Cultural Heritage Statement
File Name	APP O Design Verification Statement
File Name	APP P4 BASIX Certificate Building E
File Name	APP P2 BASIX Certificate Building A
File Name	APP M Arboricultural Impact Appraisal and Method Statement
File Name	APP MM Legal Advice
File Name	APP L Design Report
File Name	APP LL Clause 4.6 SEPP Housing Clause 89(2) Ground Floor
File Name	APP JJ Clause 4.6 SEPP Housing Clause 87(2)(c) Height
File Name	APP II Infrastructure Report and Masterplan
File Name	APP EE Remediation Action Plan 2023
File Name	APP GG Detailed Site Investigation
File Name	APP FF Site Audit Report
File Name	APP E Survey Plans
File Name	APP G Seniors Design Guidelines Compliance Table
File Name	APP F Statutory Compliance Table
File Name	APP DD UPSS Decommissioning Validation Report
File Name	APP D Stormwater Plans
File Name	APP C Landscaping Plans
File Name	APP BB Flood and Stormwater Management Report
File Name	APP CC Site Audit Statement
File Name	APP AA Dewatering Management Plan
File Name	APP A SEARs Reference Table

File Name	GIS Data
File Name	APP K Estimated Development Cost
File Name	Environmental Impact Statement ATV