



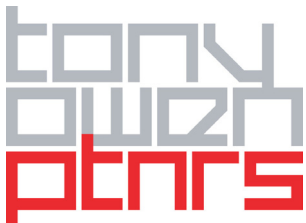
Scoping Report

On behalf of Demian Property Group

97-99 WILLARONG RD, CARRINGTON

FEB 2026

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1.0 Introduction

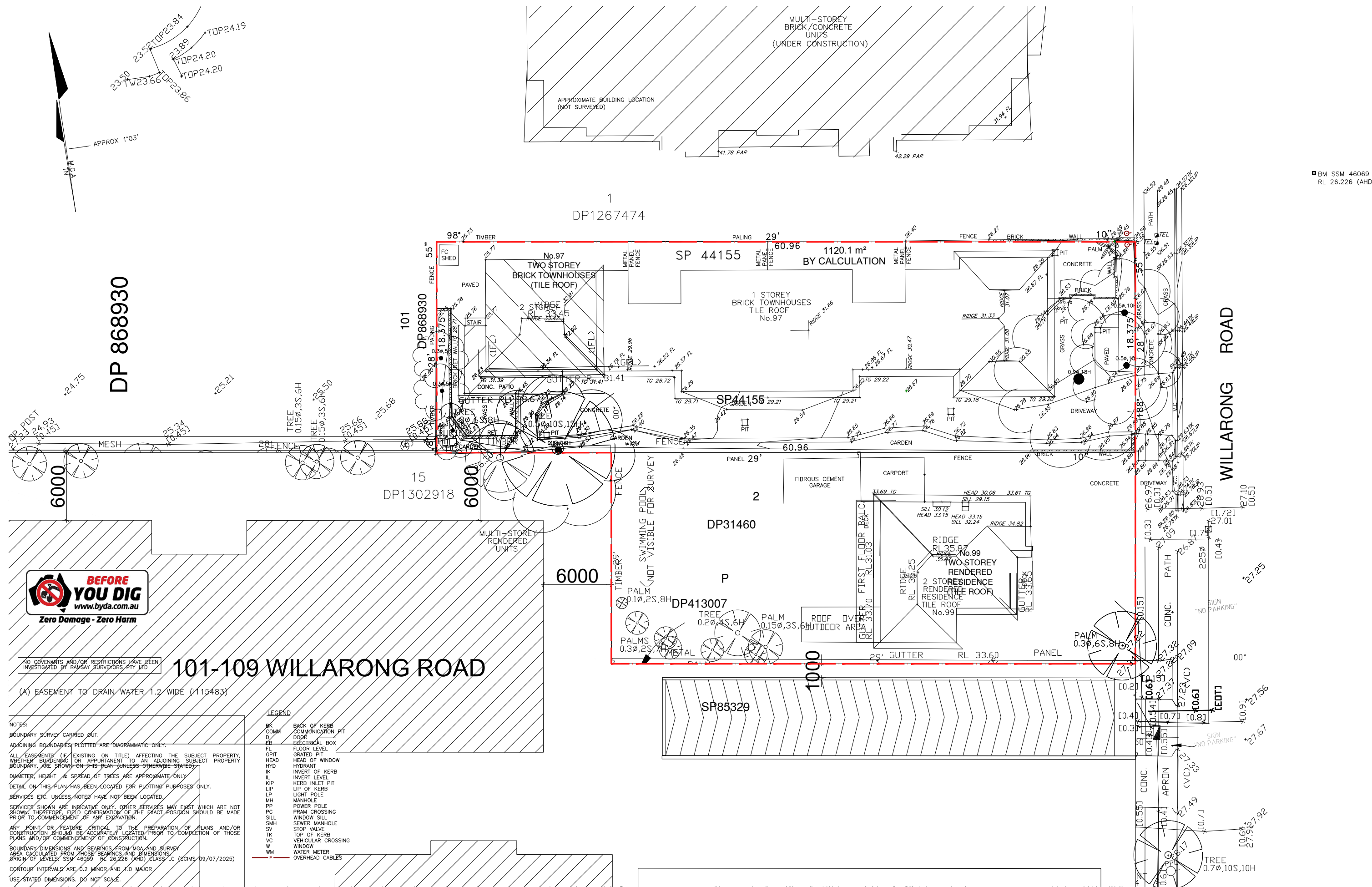
This Urban Design report has been prepared by Tony Owen Architect on behalf of Demian Property Group describe the proposed development at 97-99 Willarong Road, Carringbah. In 2025 this site was selected under the Housing Delivery Authority Program in order to deliver greater housing provision for the precinct.

The purpose of this report is to access and illustrate the development potential of the subject site within the context of the most recent controls. The site is currently defined under the Sutherland Shire LEP 2015.

The report focuses on supporting increase housing supply while aligning with the Council’s Planning objectives.



1.1 Aerial Photo



1.2 Survey



1.3 Site Plan

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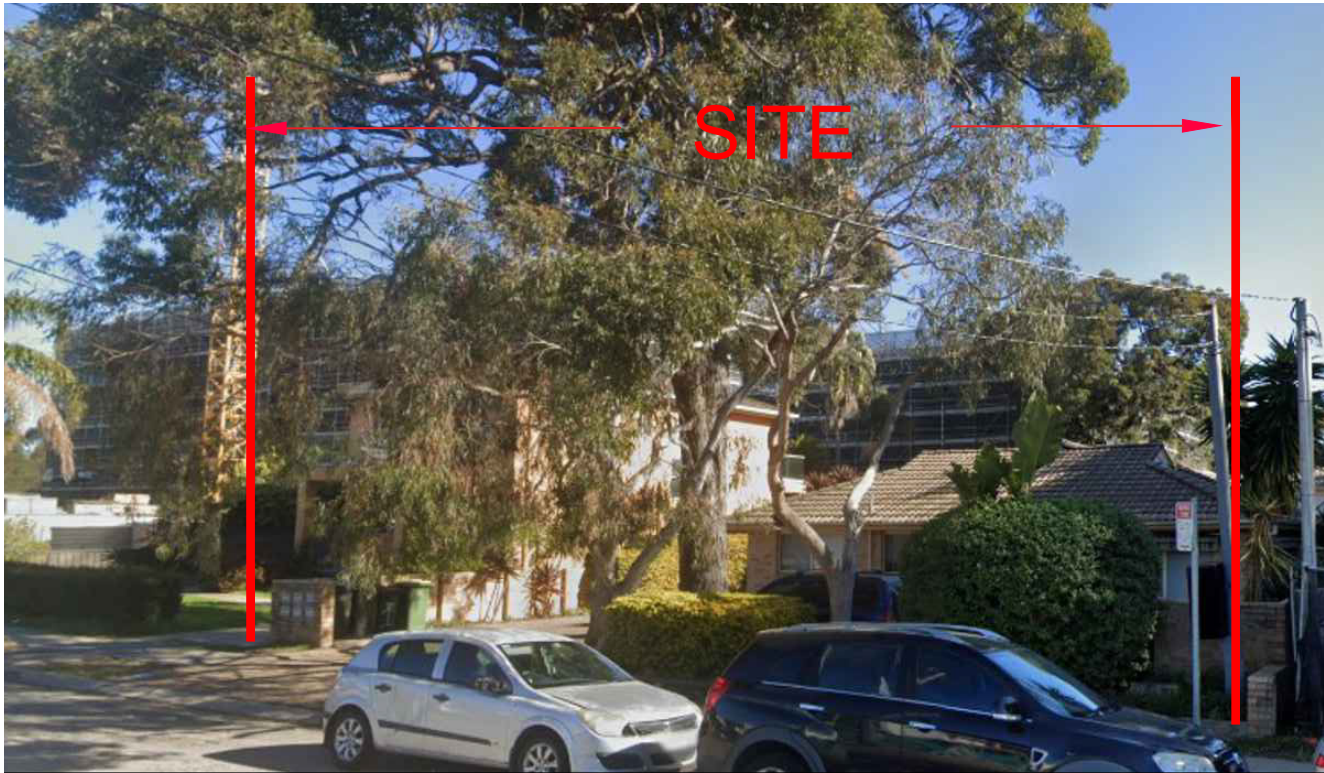


Site Description

The site consists of 2 blocks and is currently occupied by a detached house and a series of town houses. It is located on Willarong Rd. The local context of the site consists of a mixture of 1-2 storey detached housing and a number of recently approved and constructed RFBs. There are at least 6 on this block and indicate the future character of the area as it transitions towards high density apartment buildings. The majority of these buildings are 4-8 storeys with a predominant podium height of 4 floors and a set back upper portion above. Some of these developments are as follows:

101 Willarong Rd (under construction) consists of 3 towers with a maximum height of 8 storeys.

Sites such as 93-95,89-91, 87, 128-136 and 130 Willarong Rd are 5 levels with a 4 storey podium and setback levels above. See streetscape analysis diagrams in DA.



114 Willarong Rd



99 Willarong Rd

97 Willarong Rd



101 Willarong Rd

99 Willarong Rd

97 Willarong Rd

1.4 Site Photos



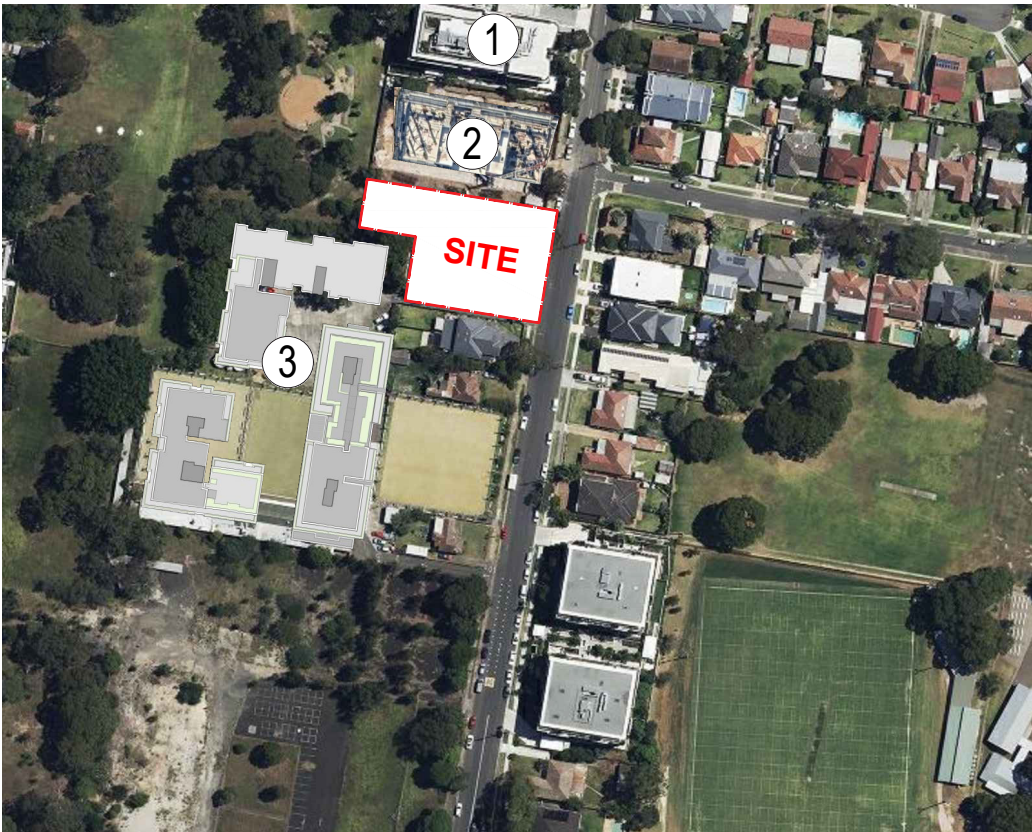
① 91 Willarong Road



③ 105 Willarong Road



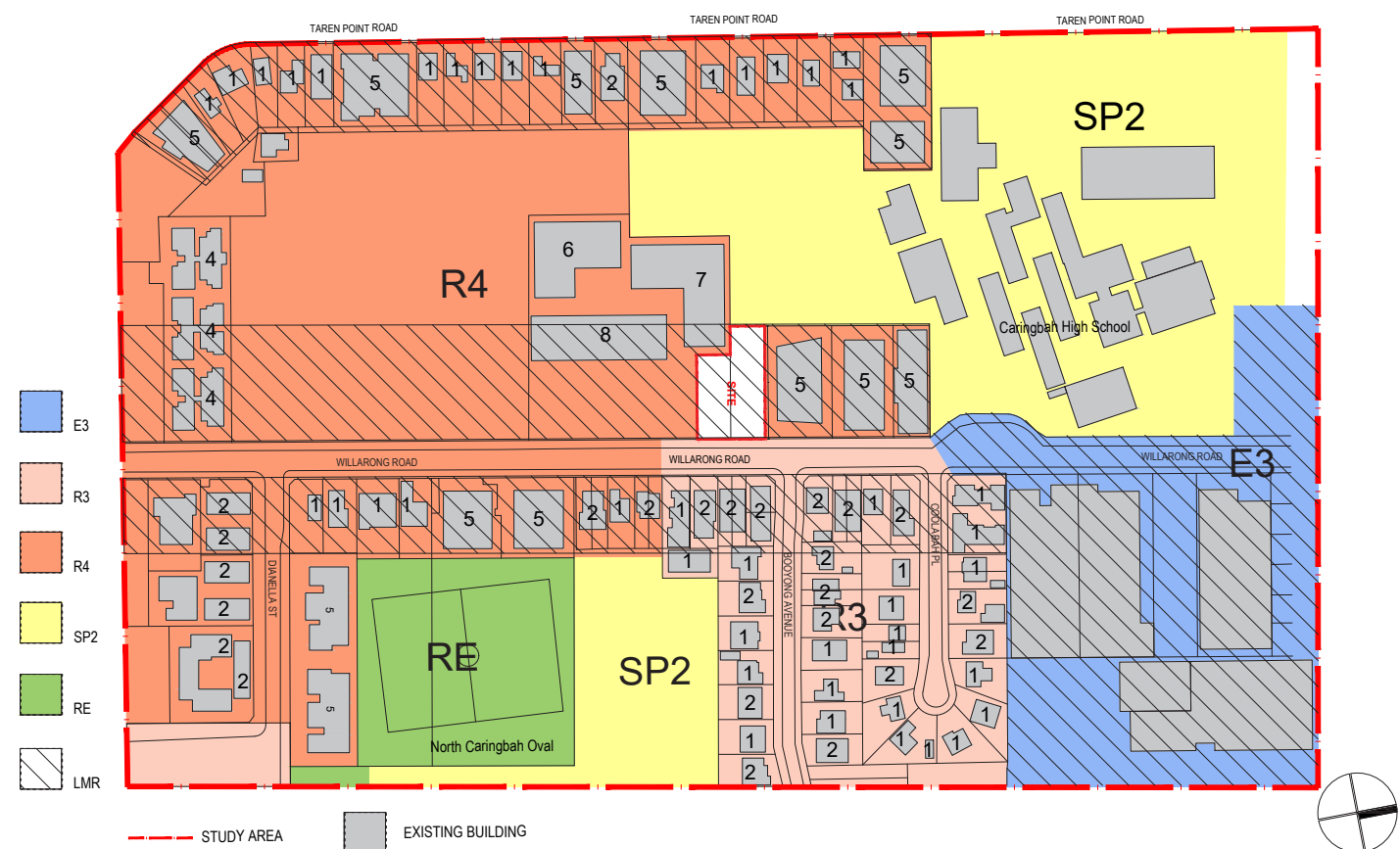
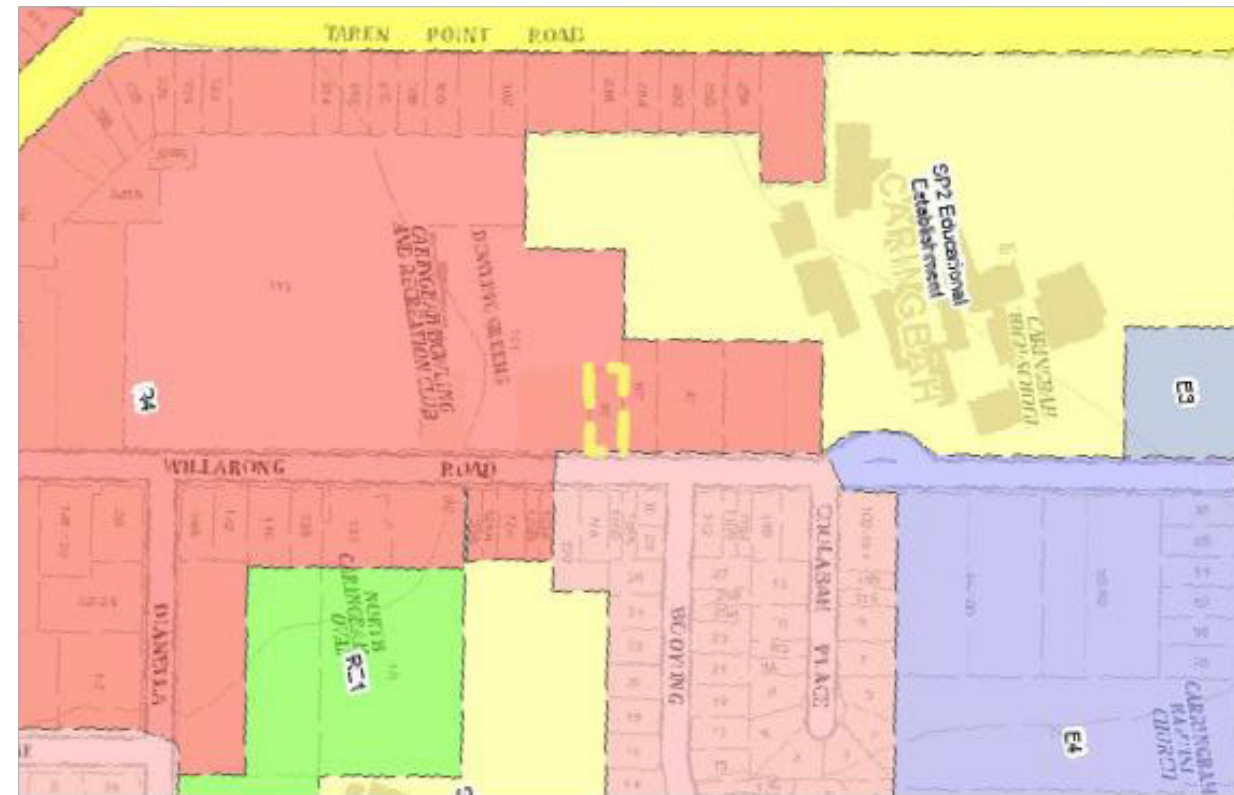
② 93-95 Willarong Road



KEY PLAN

1.6 Current Character Analysis

- 2(a) - Residential (Low Density)
- 2(c) - Urban Expansion
- 7(l) - Environmental Protection (Habitat)
- 7(a) - Environmental Protection (Wetlands and Littoral Rainforests)
- A - Residential Zone - Medium Density Residential
- AGB - Agribusiness
- B - Business Zone - Local Centre
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor



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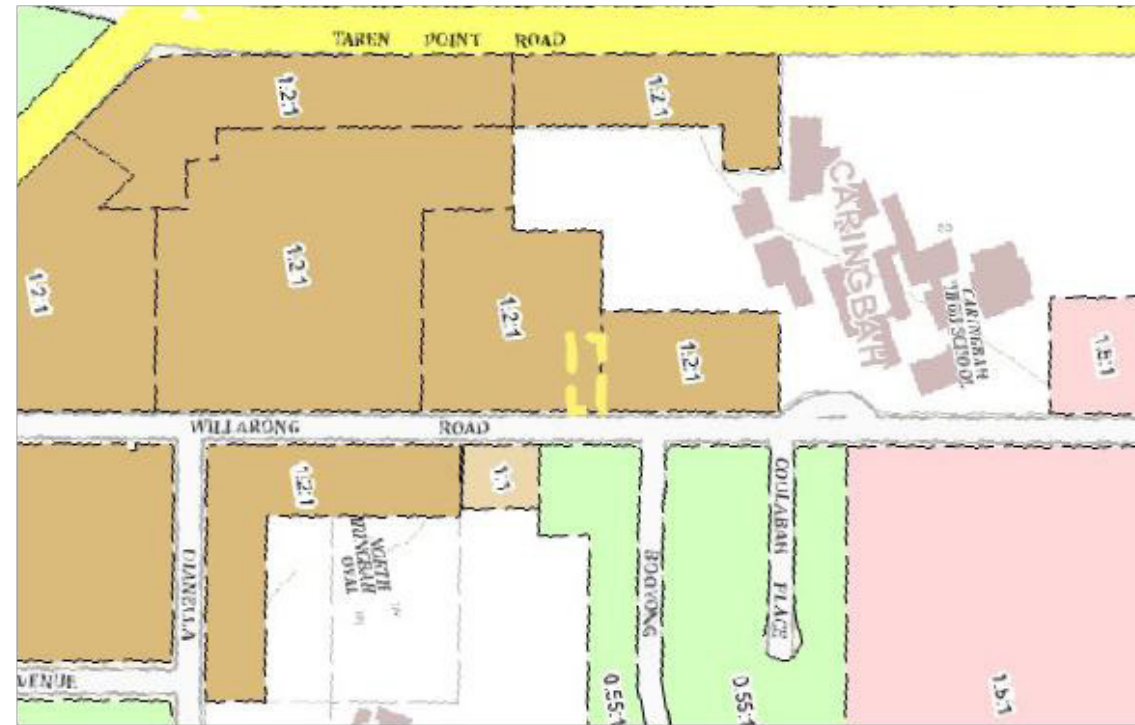
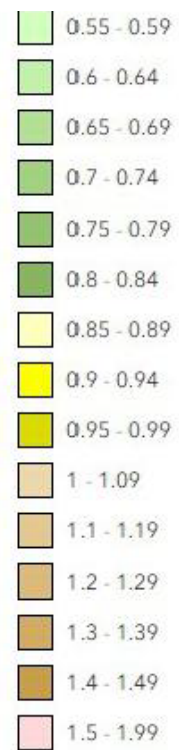
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1.8 Current Floor Space Ratio

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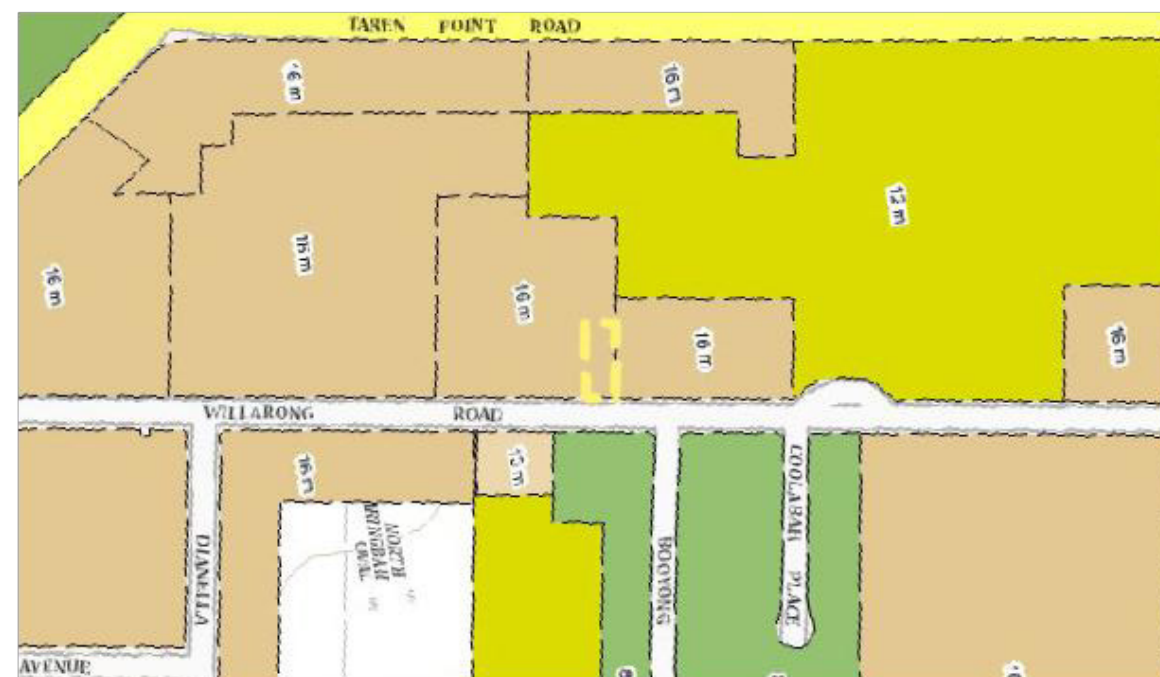
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1.9 Current Height of Building

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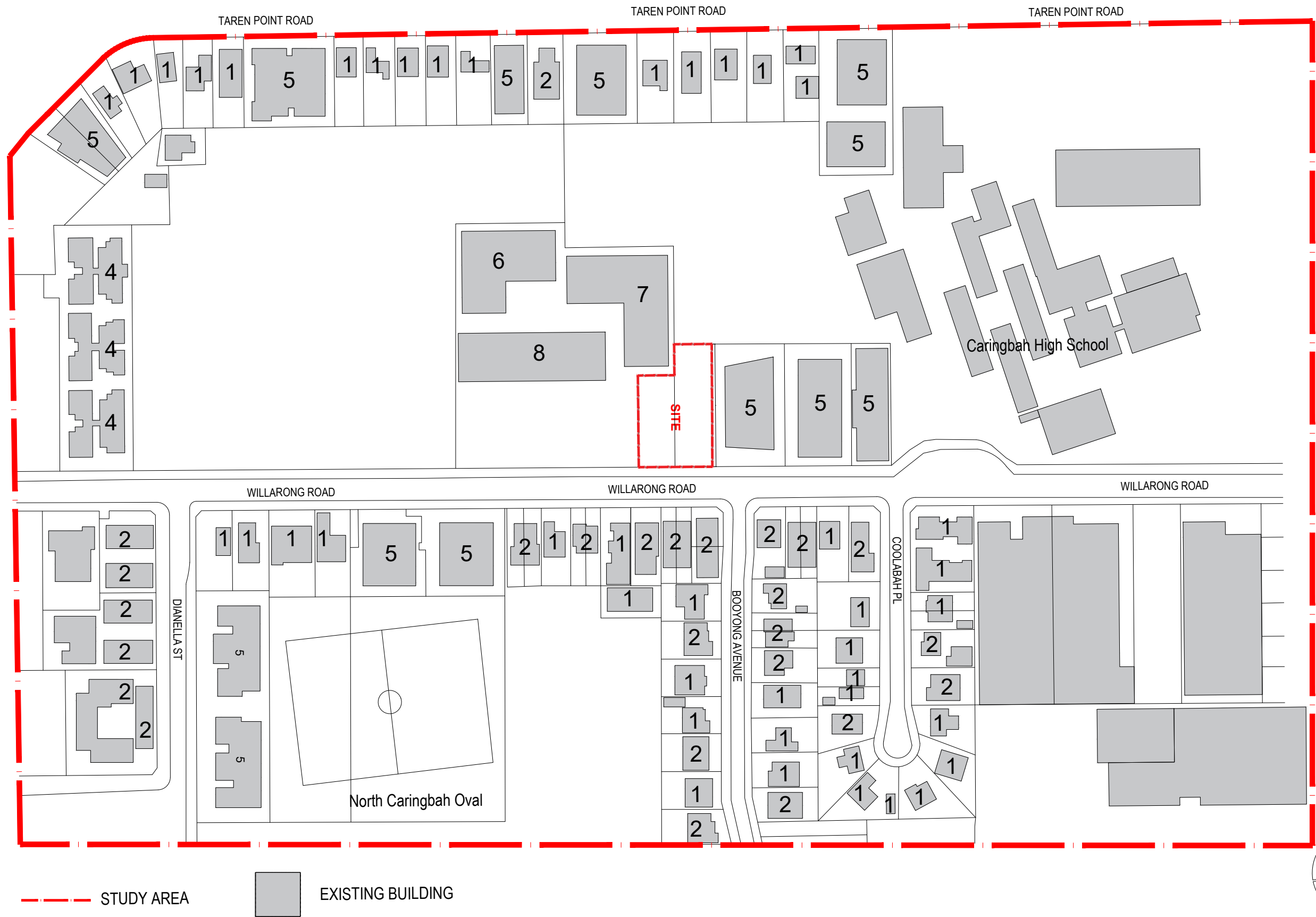
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Precinct Massing Analysis

We have prepared a precinct massing analysis to consider current and future massing patterns.

Current Built Fabric

This modelling shows the existing built fabric within the study area. This consists of low rise housing and commercial developments.

1.10 Current Building Massing

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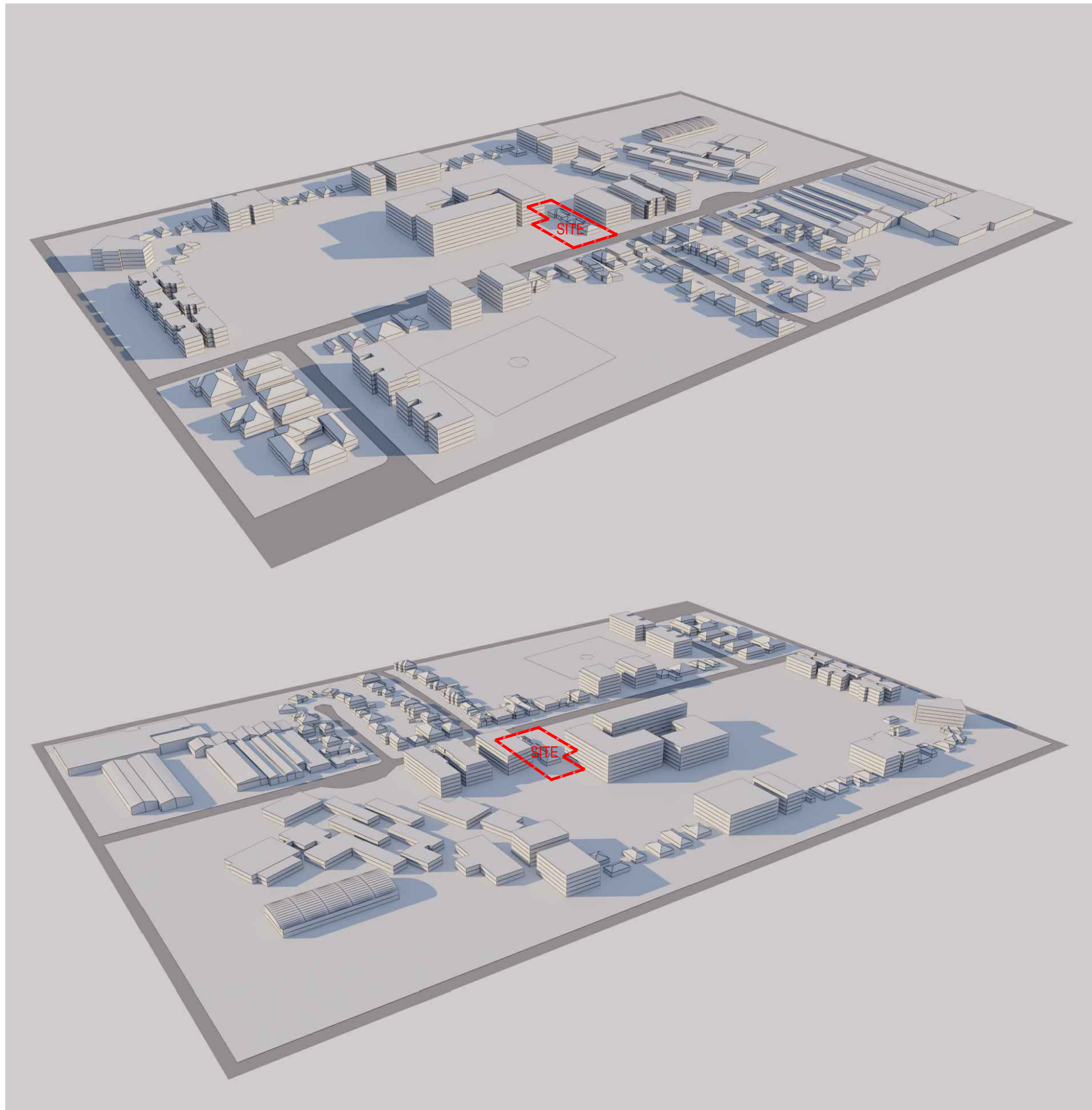
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1.11 Existing 3D Massing

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Future Massing

This modelling shows the potential massing based on the current :EP controls including affordable housing and LMR controls. This demonstrates that the proposal fits suitably within the proposed surrounding massing.

1.12 LEP-Future Massing

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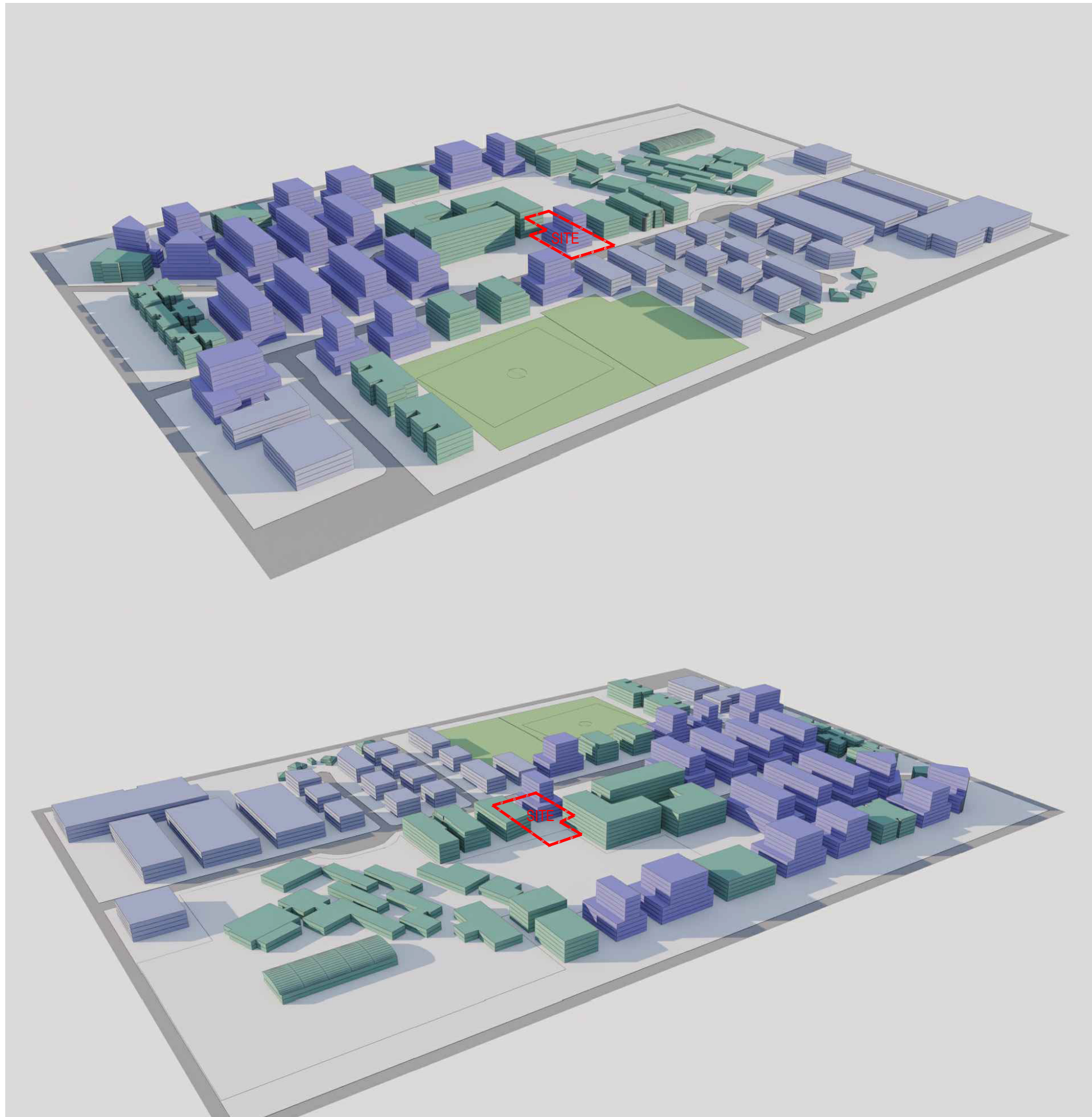
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1.13 LEP FUTURE MASSING

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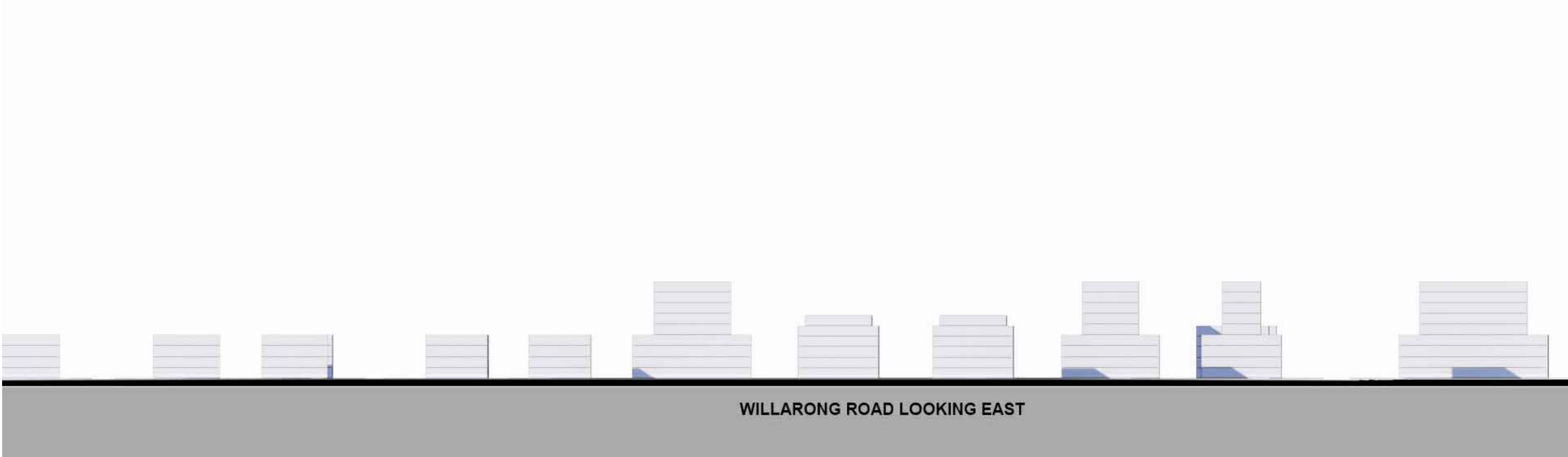
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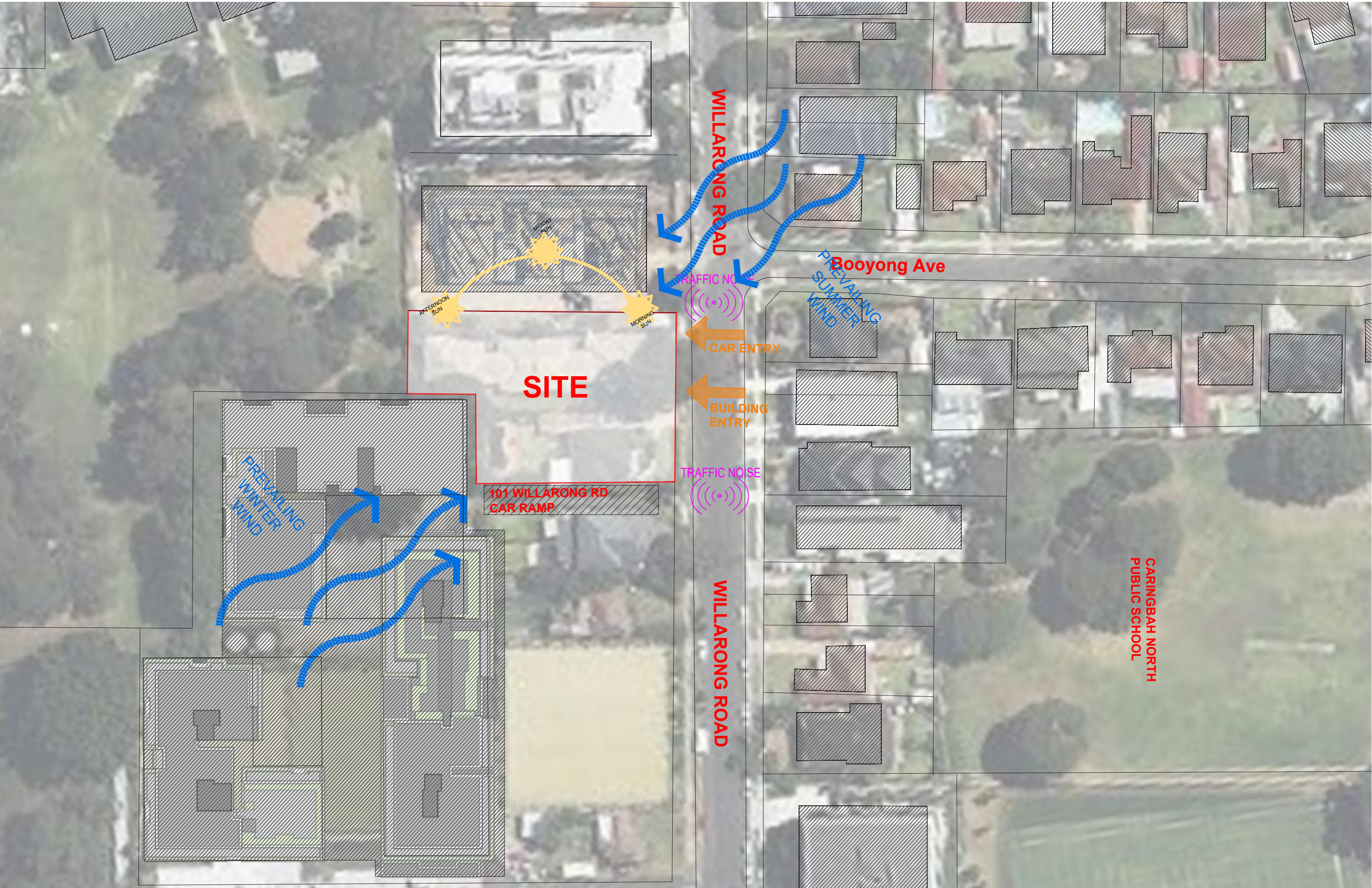
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1.14 3D STREETSCAPE



1.15 Site Analysis

2.0 Site Planning Options

As part of our analysis we have considered a number of site plans for the site. These options are all based on the following guidelines:

- A 13 storey scheme consisting of a lower rise podium, mid rise portion and high rise above L7.
- A single building responding to site conditions, setbacks and amenity issues.
- All envelopes contain a comparable floor space to compare similar yields
- The massing acknowledges where adjoining properties cannot be developed due to existing recent development pattern.

These options were compared based on the following criteria:

- Building Depth
- Provision of communal open space on ground
- Maximising solar amenity to the central COS by minimising overshadowing.
- Building height
- Privacy to adjoining properties
- Solar access to units
- Overshadowing to adjoining properties
- Stepping of massing towards the existing fabric
- Maximising solar amenity to the units
- Maximising natural ventilation.

These options are as follows:

Option 1

- A rectangular building with low rise with zero site setbacks.
- ADG Setbacks above
- This results in excessive building depth to lower levels.
- A large number of units facing side boundaries results in poor privacy
- Resultant yield is loss showing an inefficient design.
- Excessive overshadowing.

Option 2

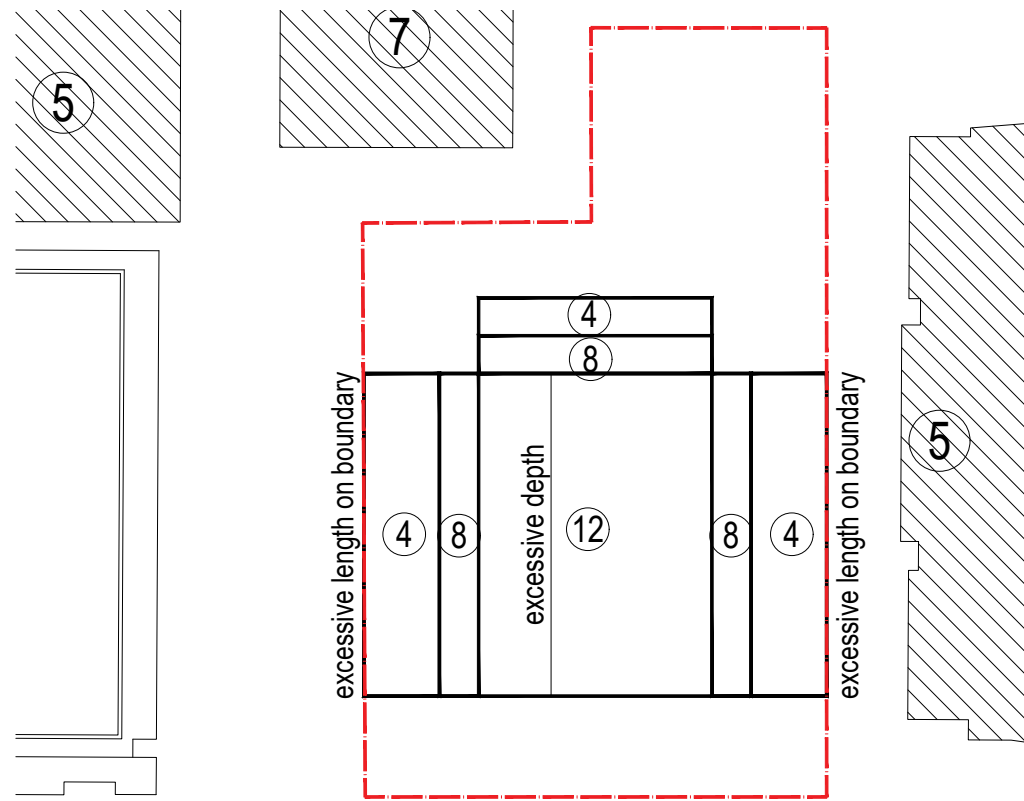
- An 'L-shaped' building
- Concentrated COS to north east corner
- A continuous 12 storey solid wall zero setback to west façade results in poor massing and expression
- poor privacy outcomes
- Excessive overshadowing.
- Lack of setbacks to the street

Option 3

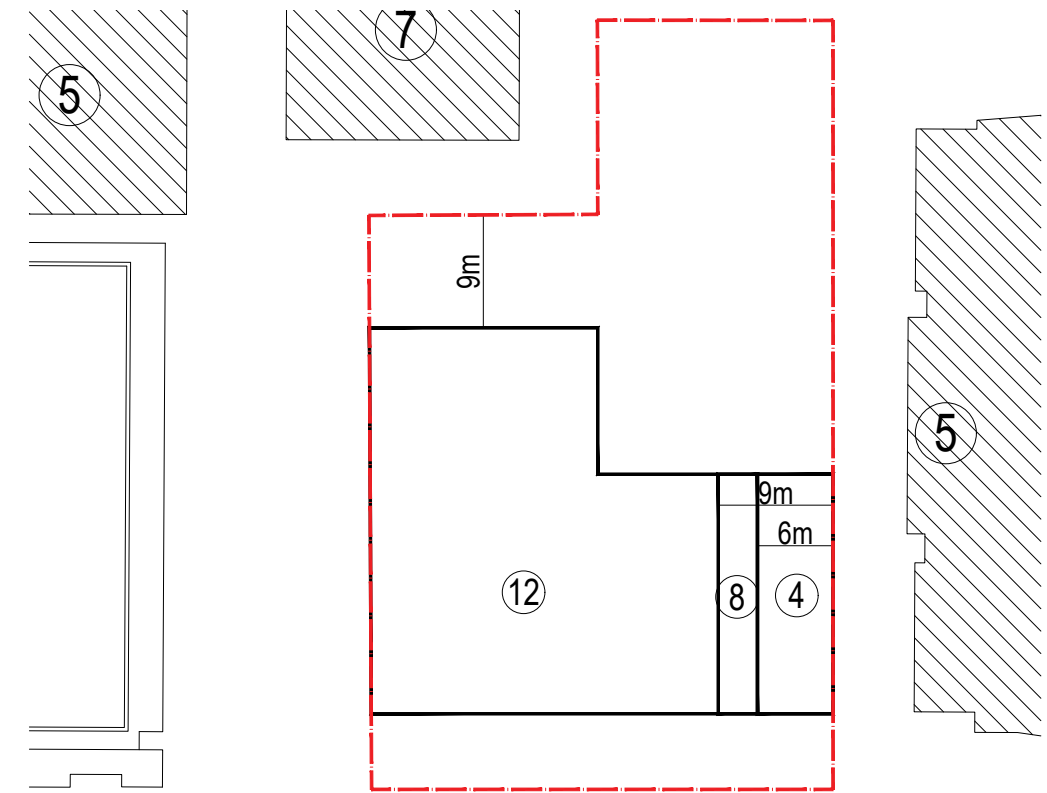
- A 'T-shaped' building
- Results in reduced green space
- Lack of setbacks to the street
- Excessive overshadowing.
- In reality amenity to units is poor

Option 4 – preferred scheme

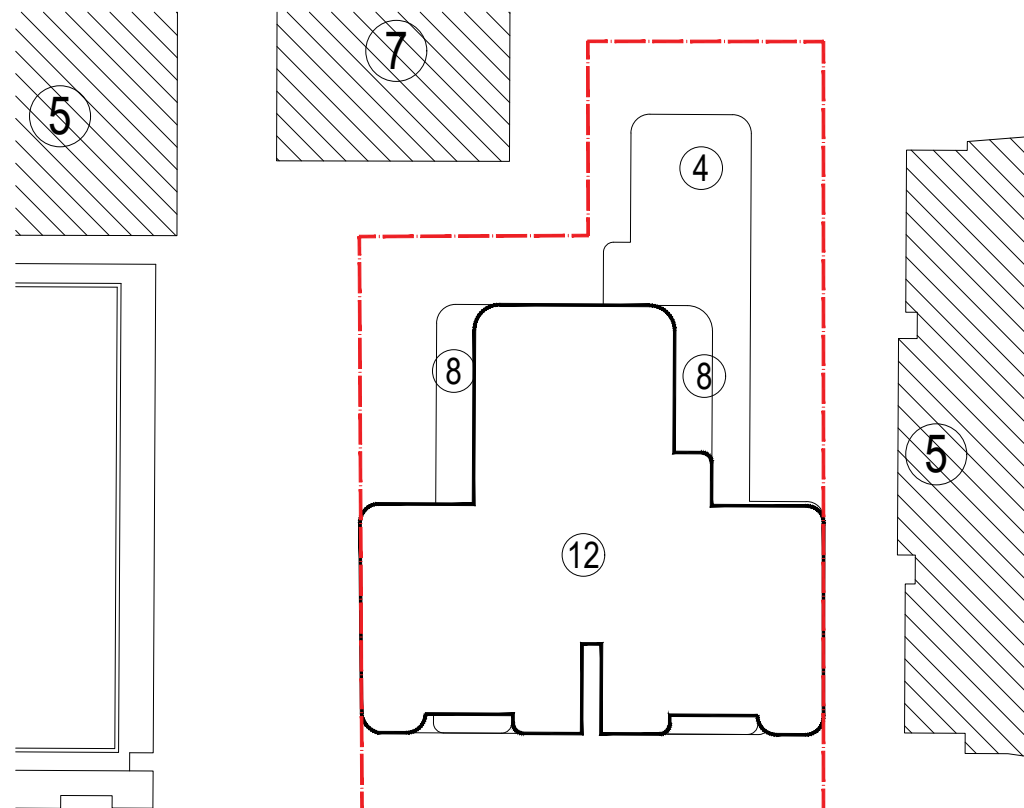
- A 'T-shaped' building
- terraced levels to reinforce reduced massing towards existing fabric
- Compliant setbacks to the street
- Better unit amenity
- Reduced building length on side boundaries
- Maximises solar amenity to central space
- Maximises solar amenity to units
- Maximises ventilation amenity to units



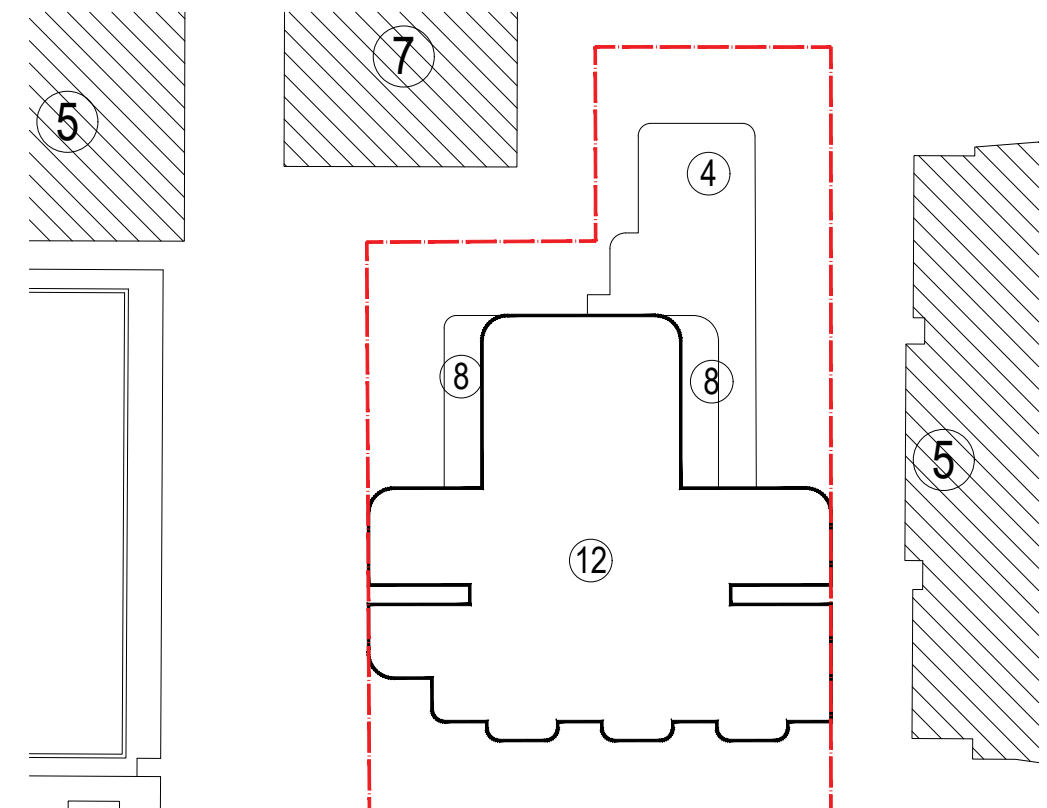
OPTION 1 - SITE PLAN
(Maximise Building Depth)



OPTION 2 - SITE PLAN
('L' Shaped Scheme)

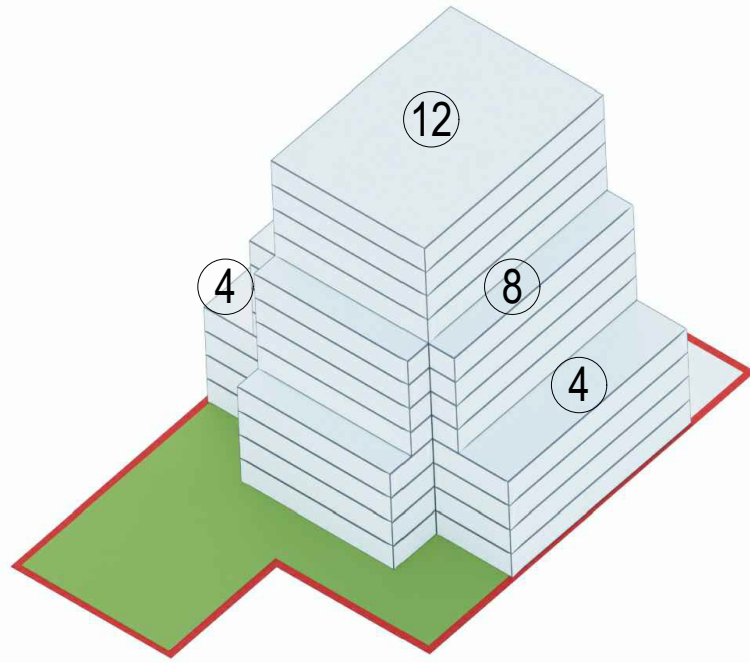


OPTION 3 - SITE PLAN
('T' Shaped Scheme)

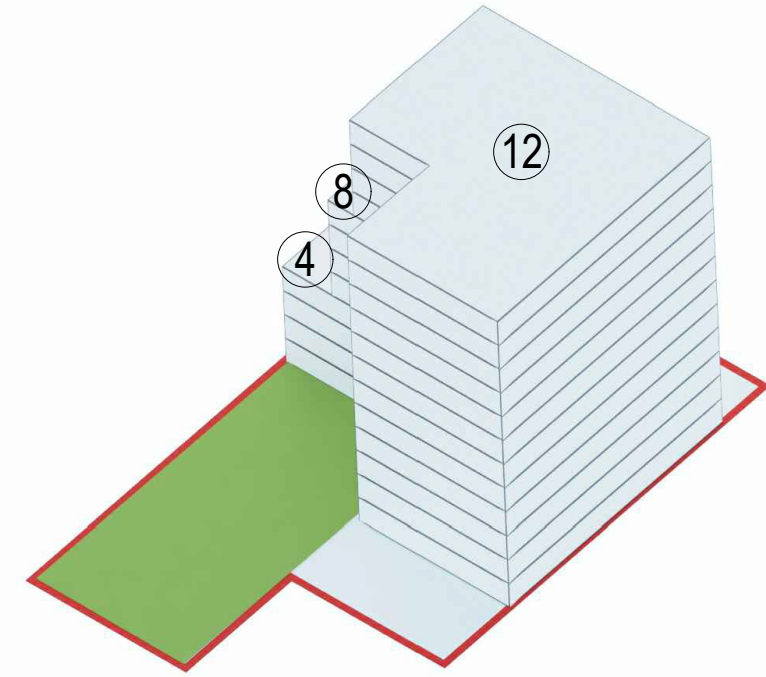


OPTION 4 - SITE PLAN
('T' Shaped Scheme-Minimise Overshadowing)
(PREFERRED OPTION)

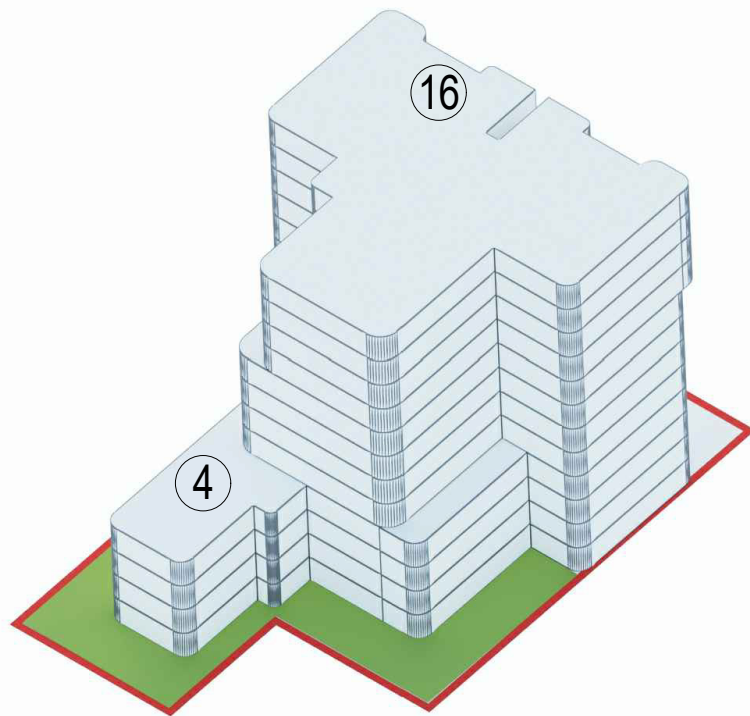
2.16 Constraints / Opportunities



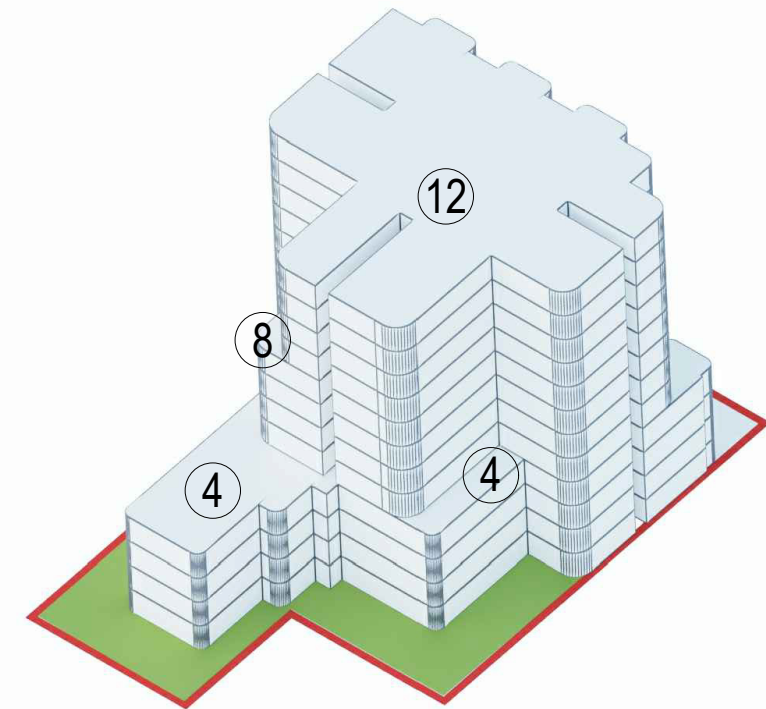
OPTION 1



OPTION 2

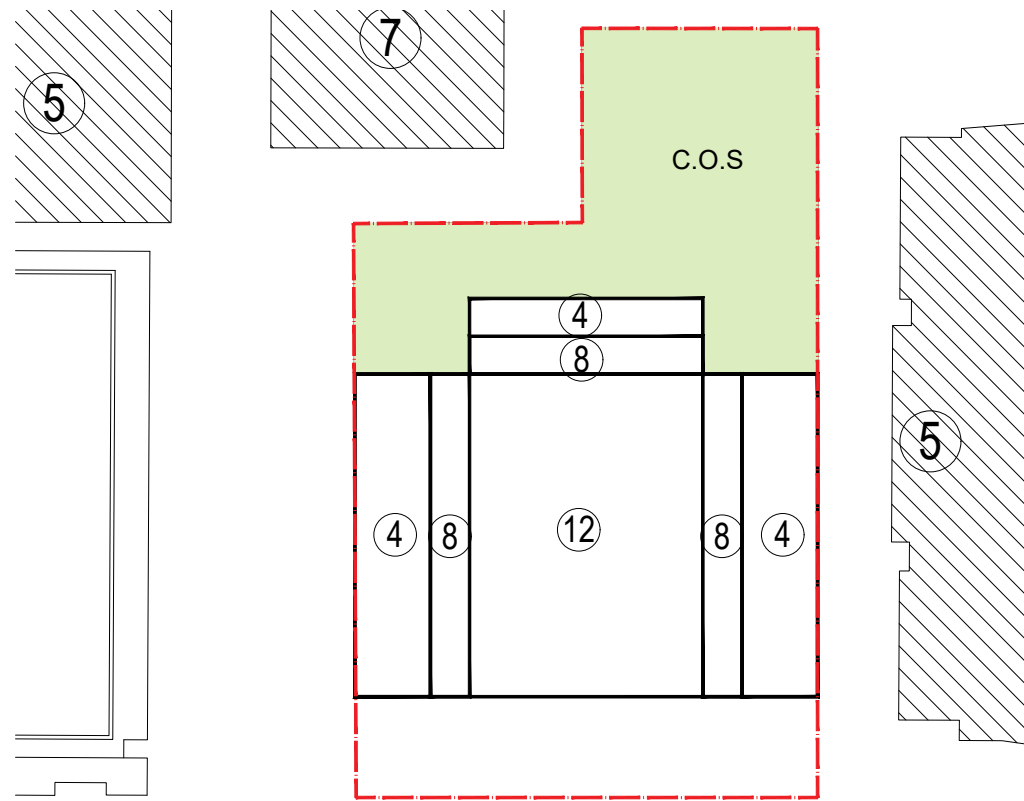


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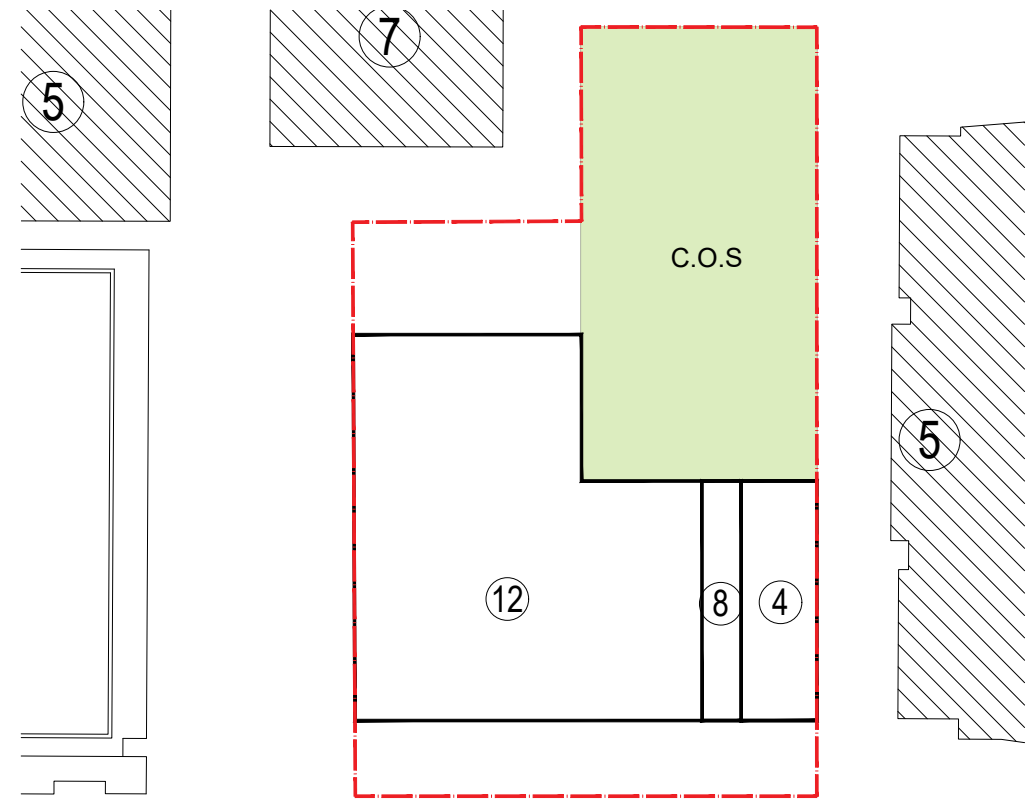
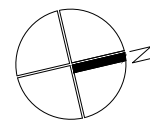


OPTION 4

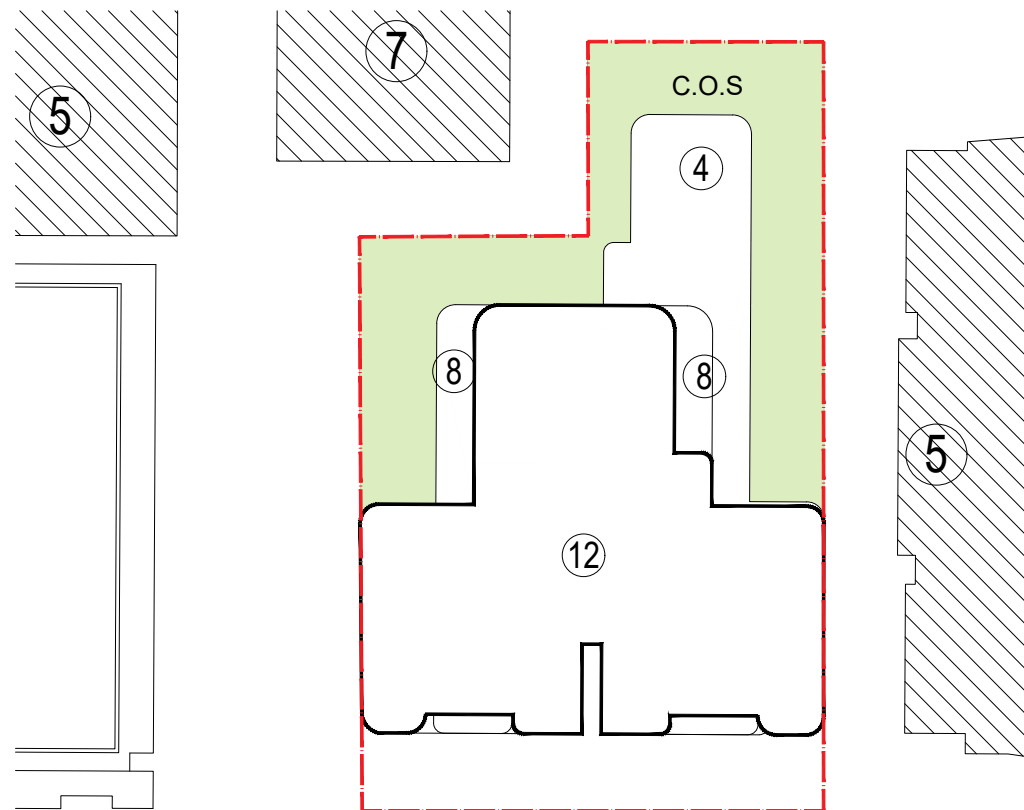
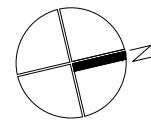
2.17 Master Plan Options Massing



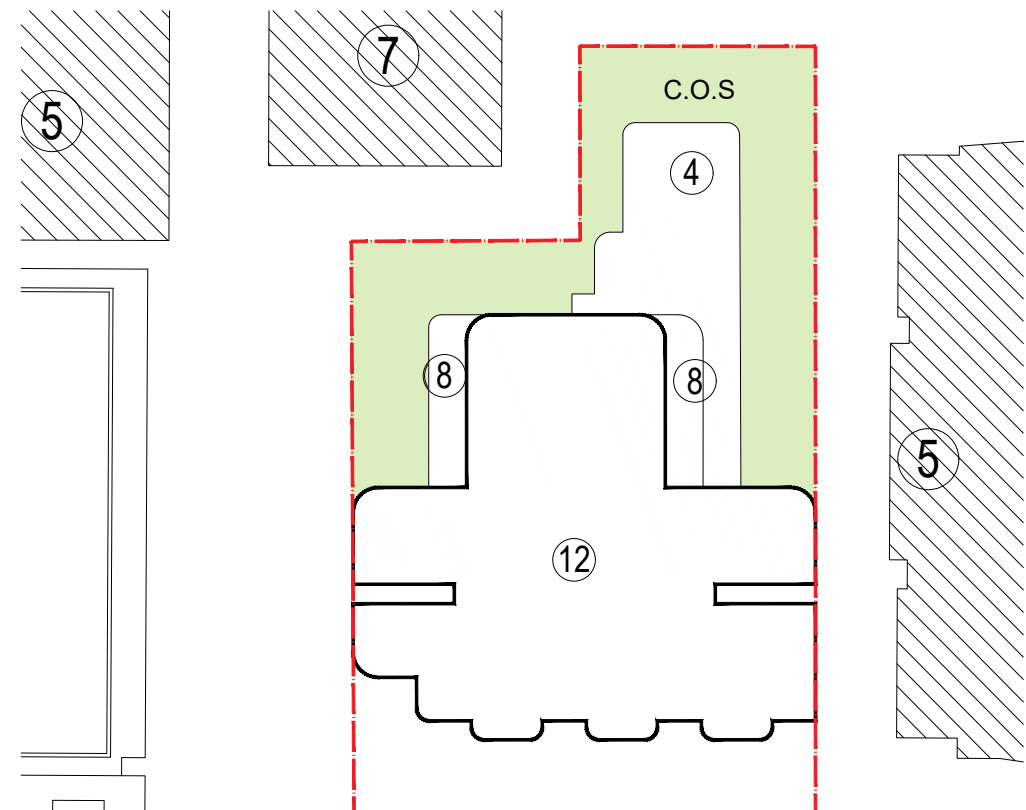
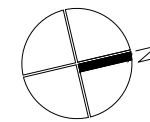
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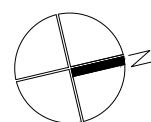
OPTION 2 - SITE PLAN



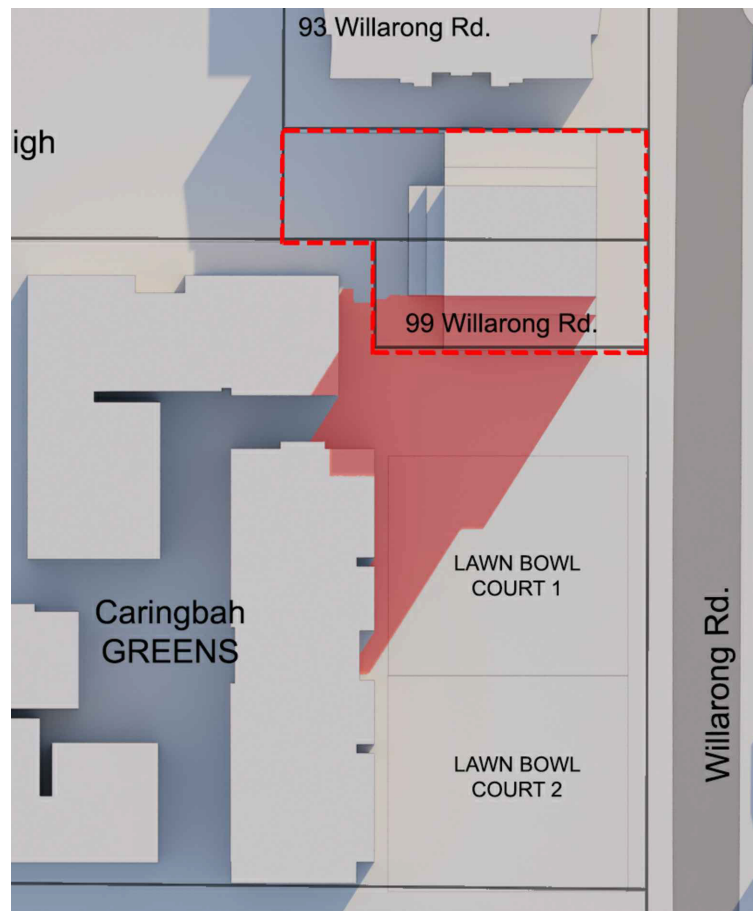
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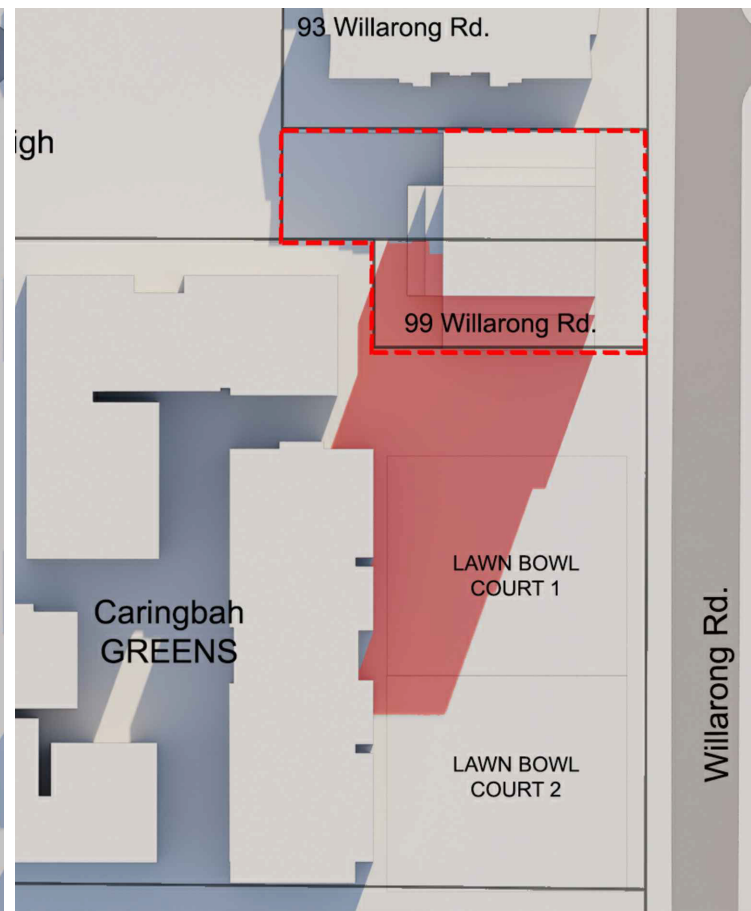
OPTION 4 - SITE PLAN
(PREFERRED OPTION)



2.18 Master Plan Options



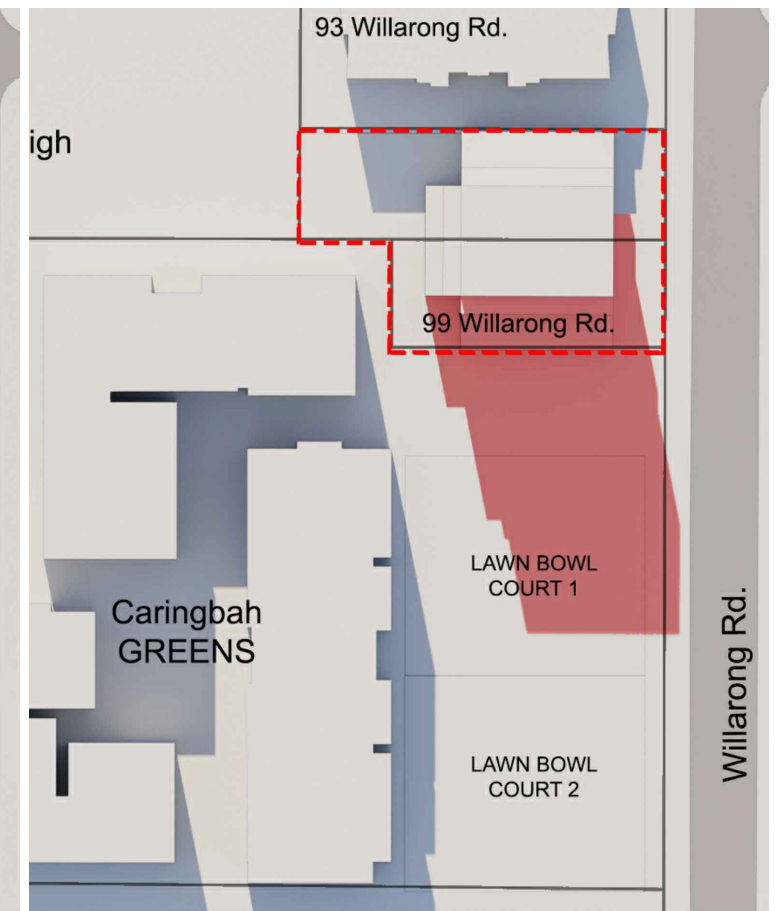
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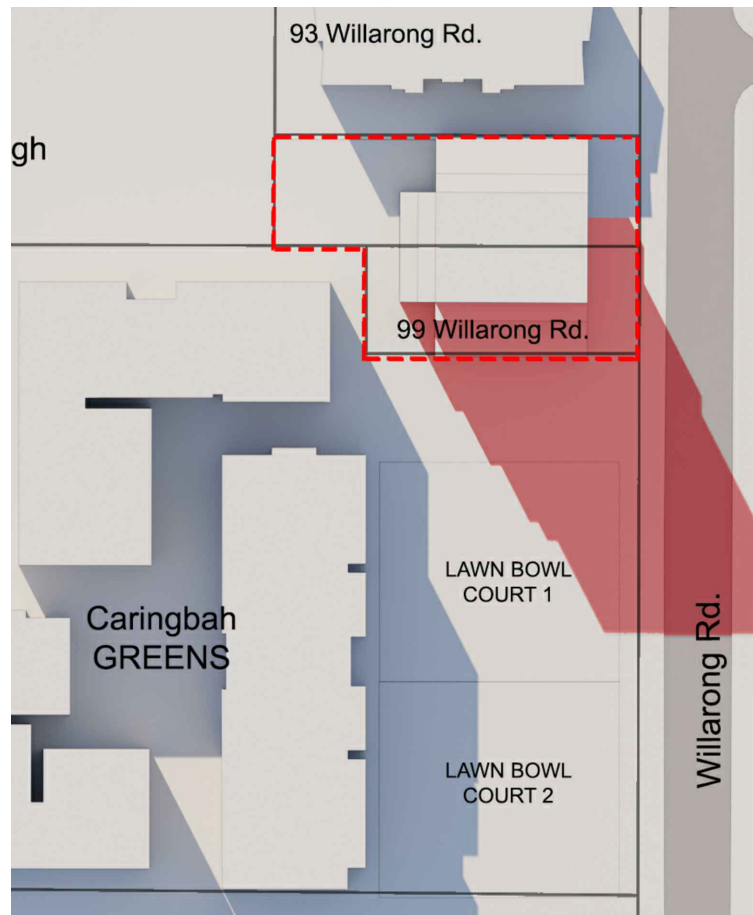
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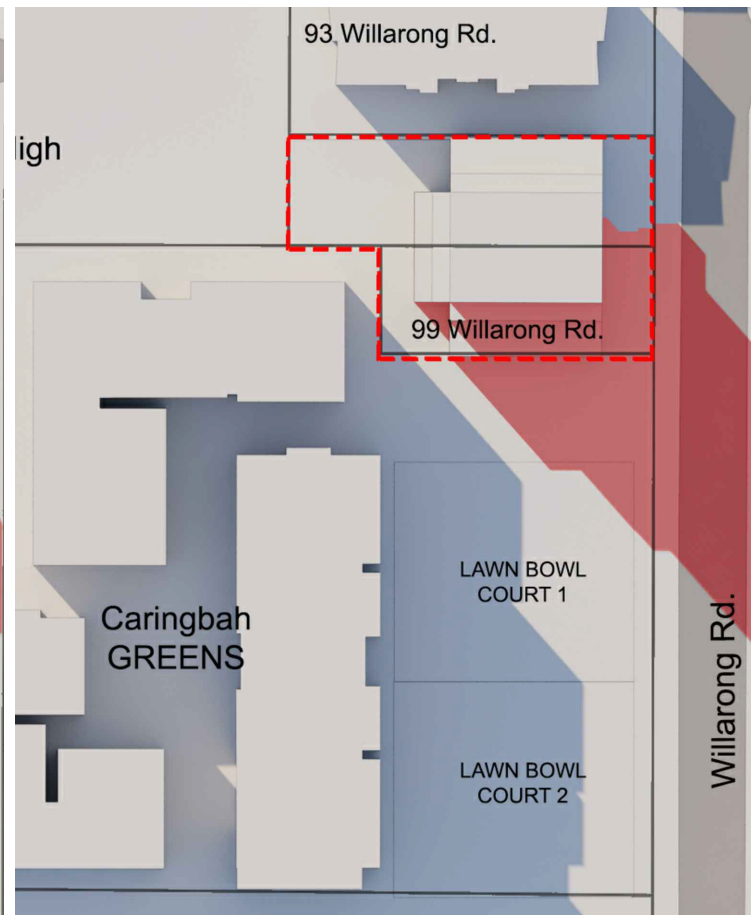
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2.19 Shadow Diagram-Master Plan Option 1

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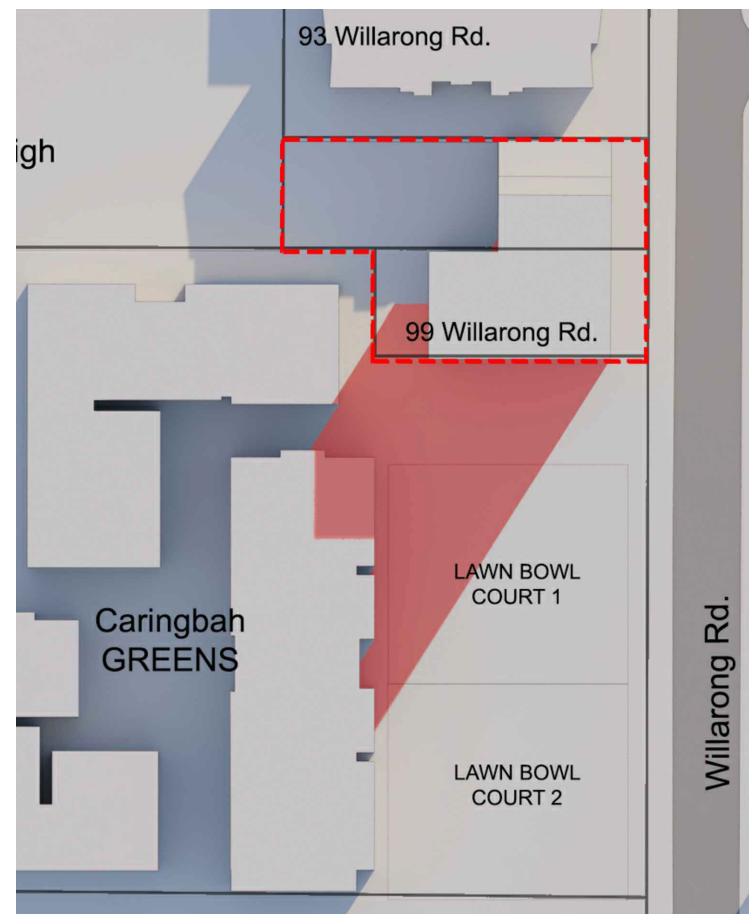
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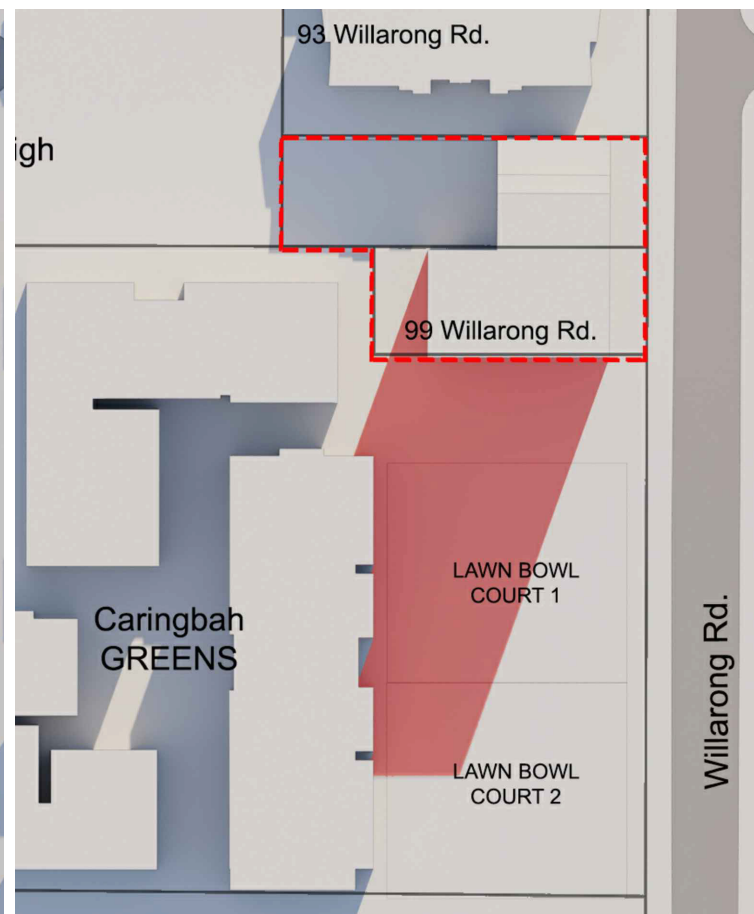
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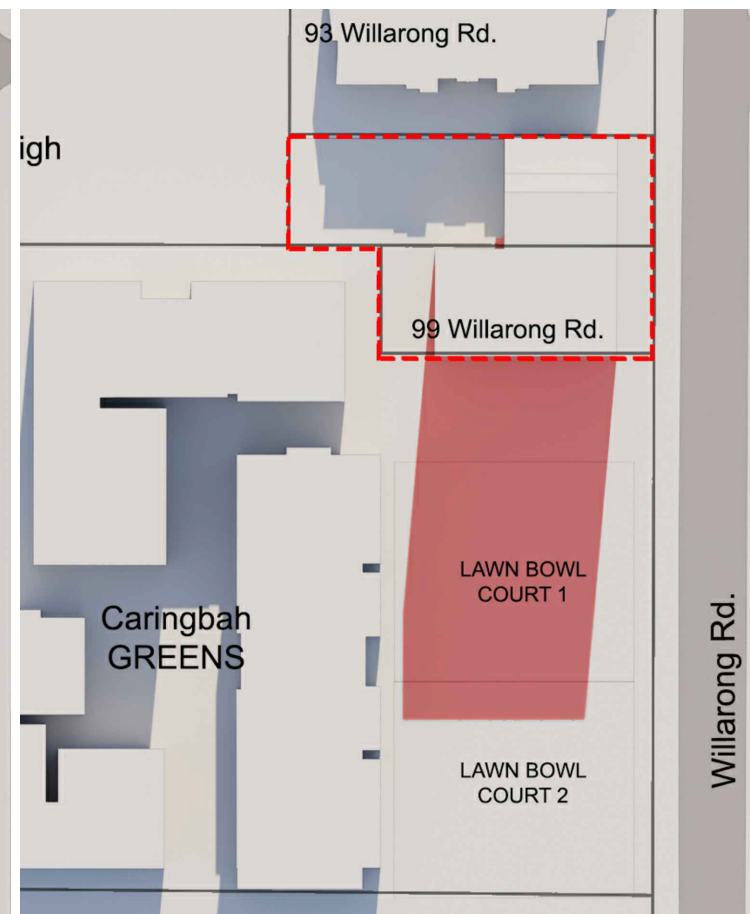




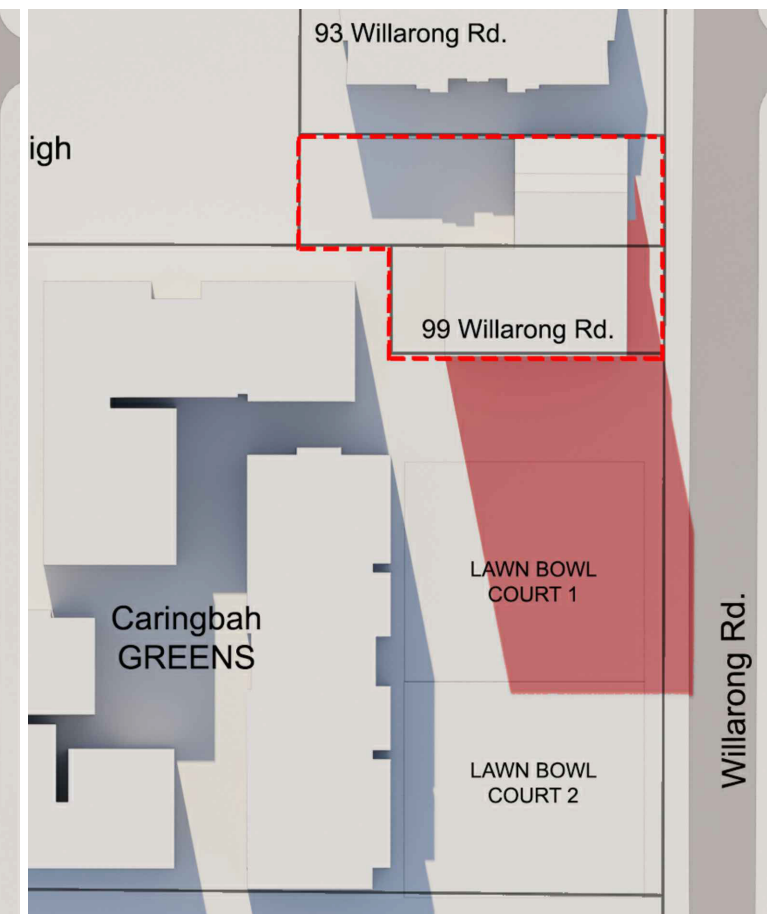
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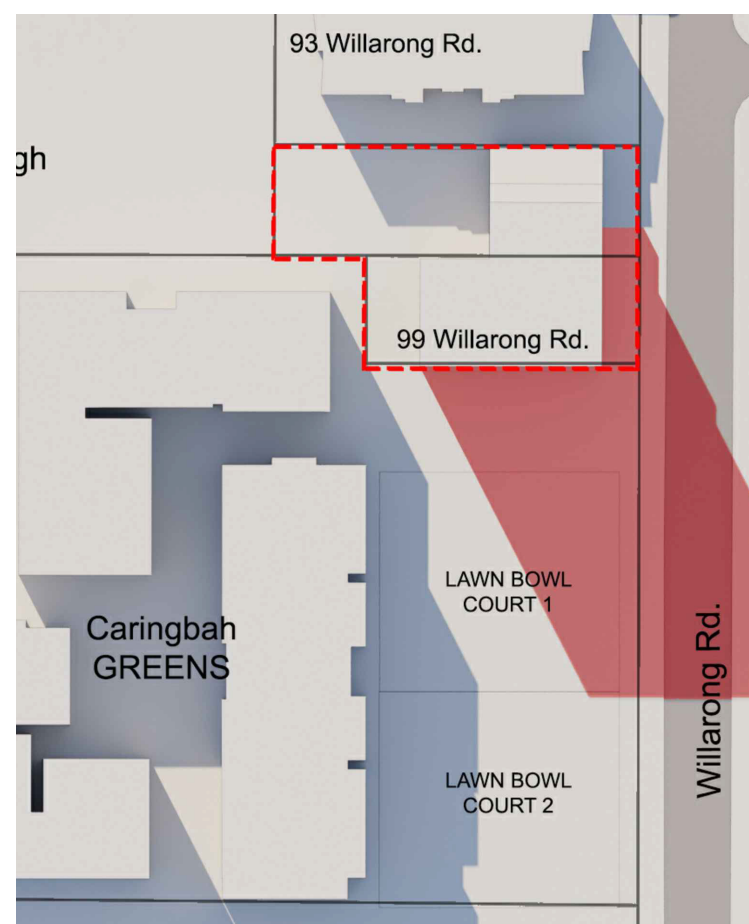
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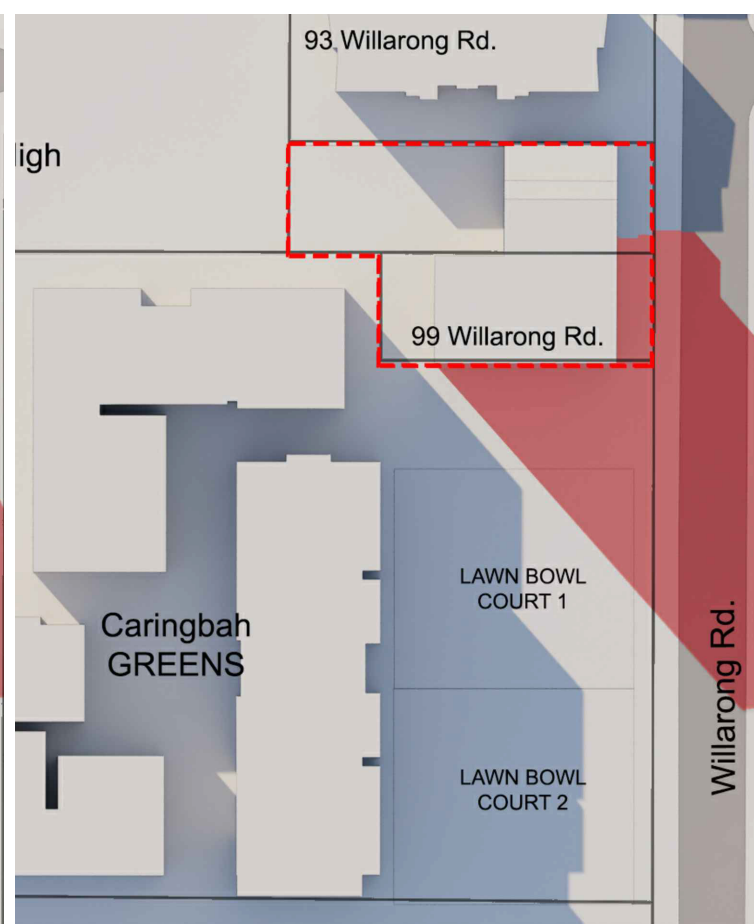
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2.20Shadow Diagram-Master Plan Option 2

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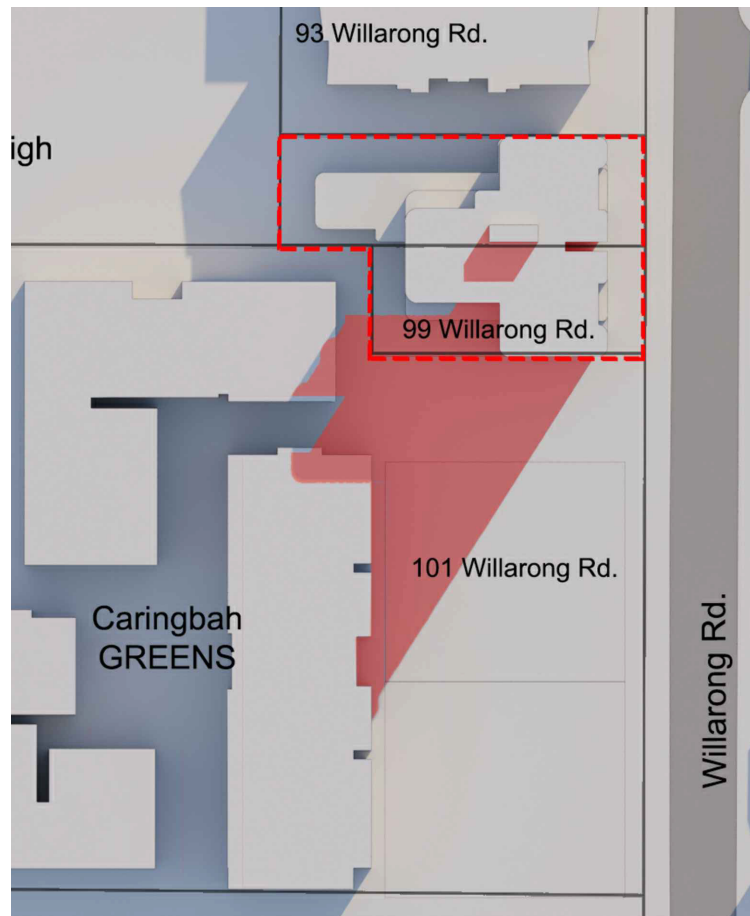
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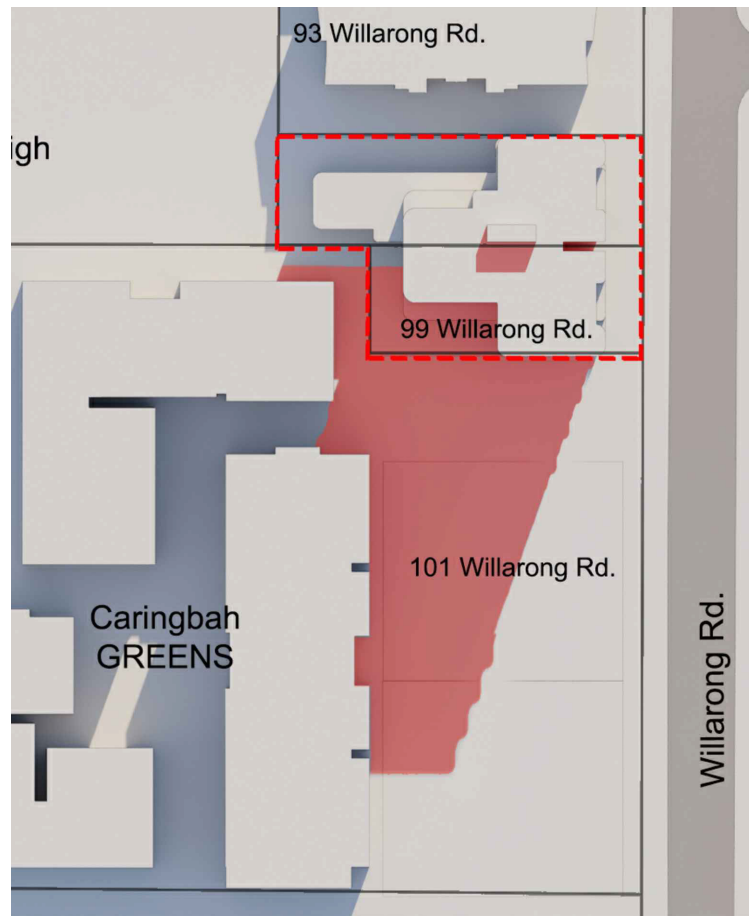
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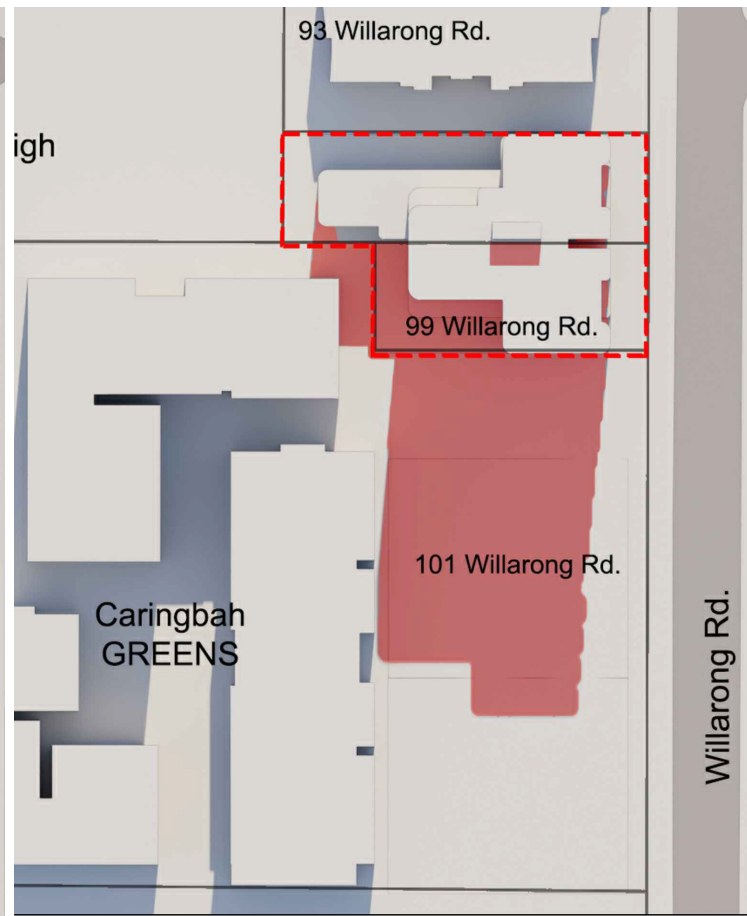
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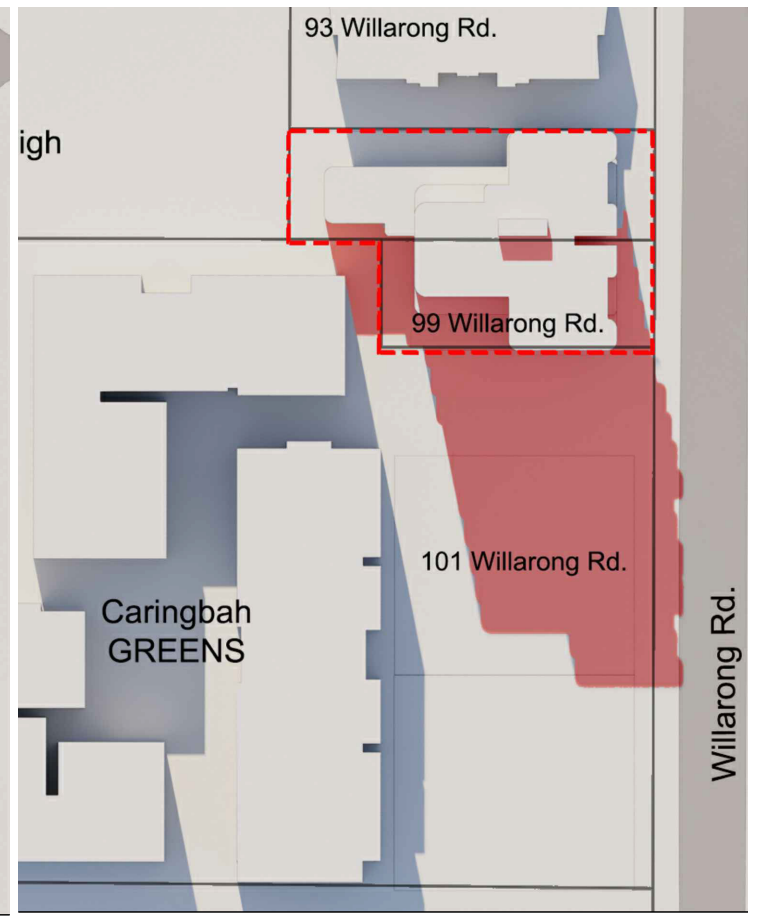
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2.21 Shadow Diagram-Master Plan Option 3

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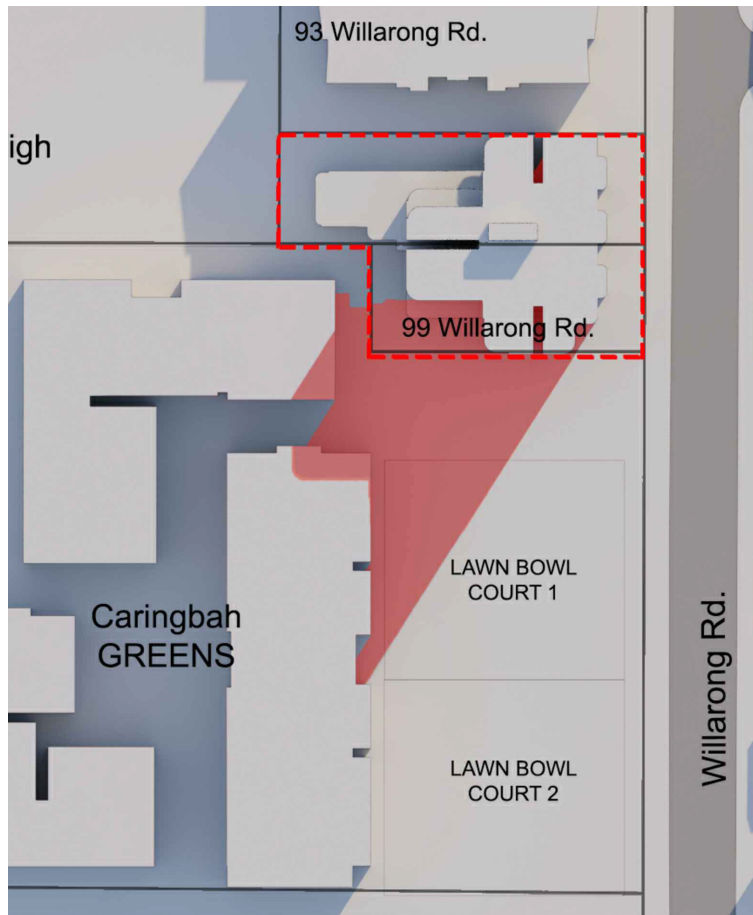
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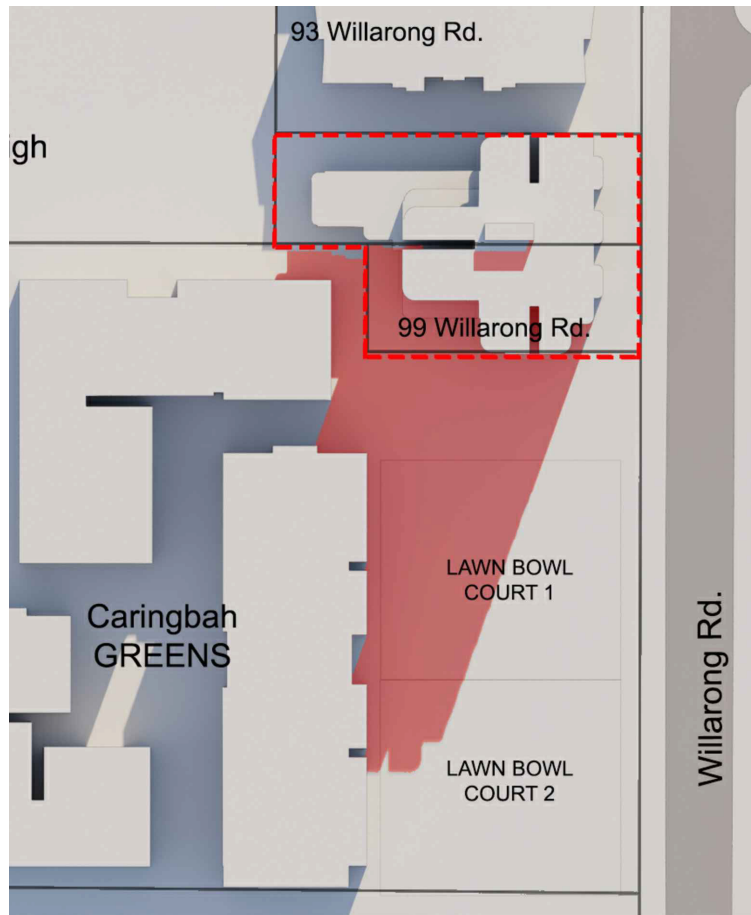
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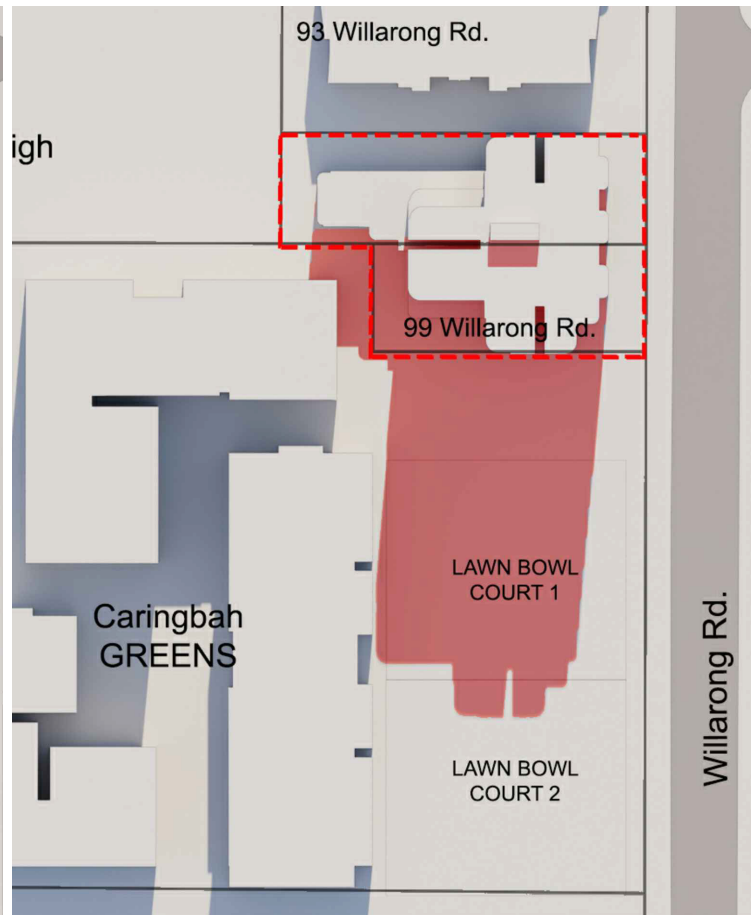
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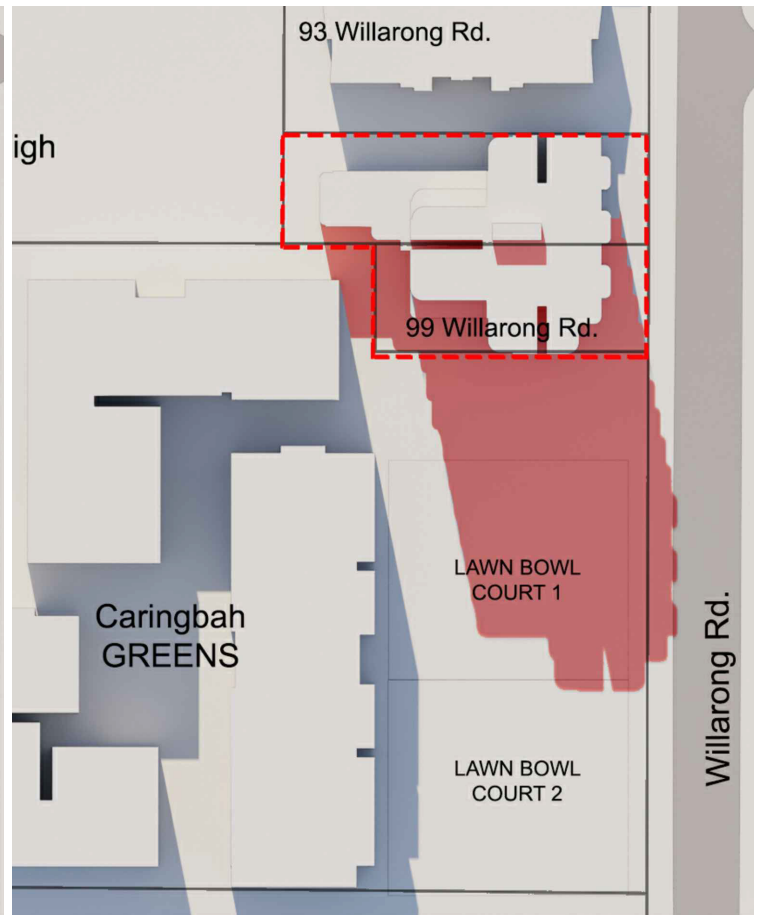
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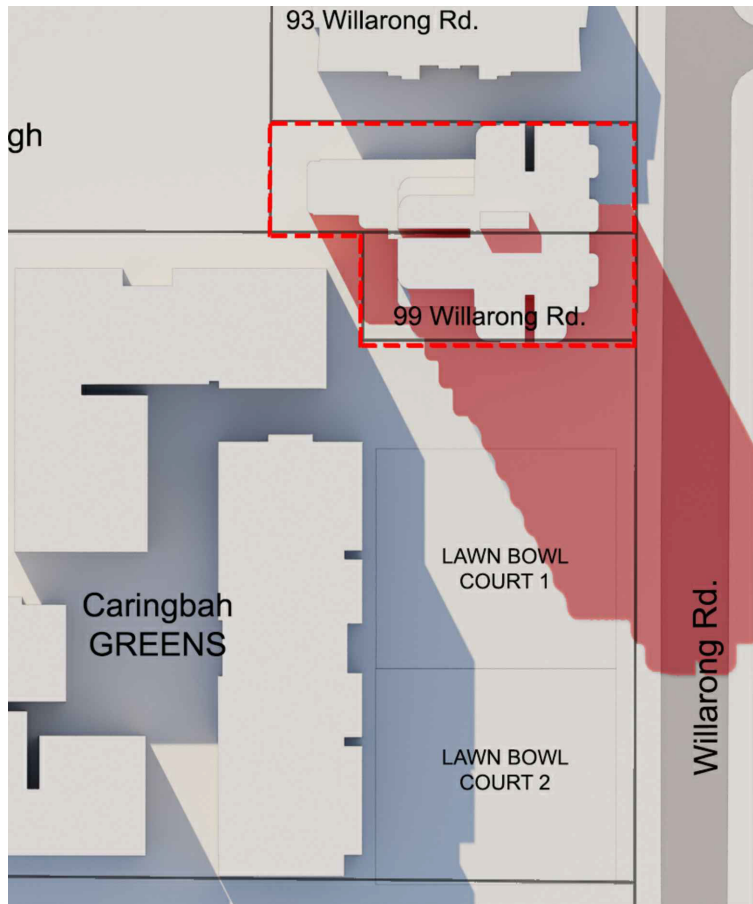
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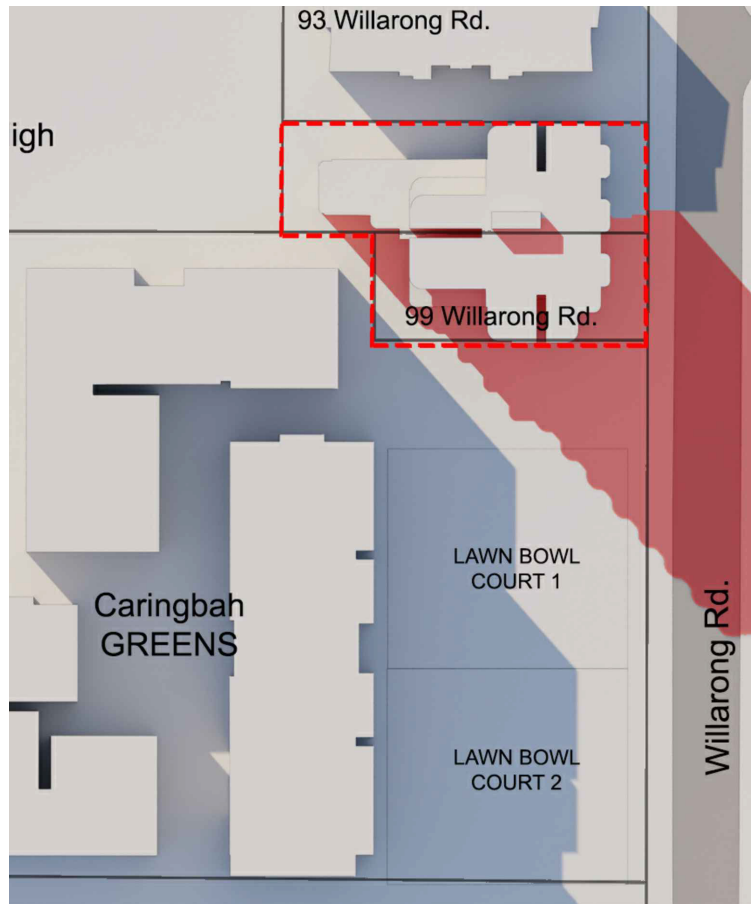
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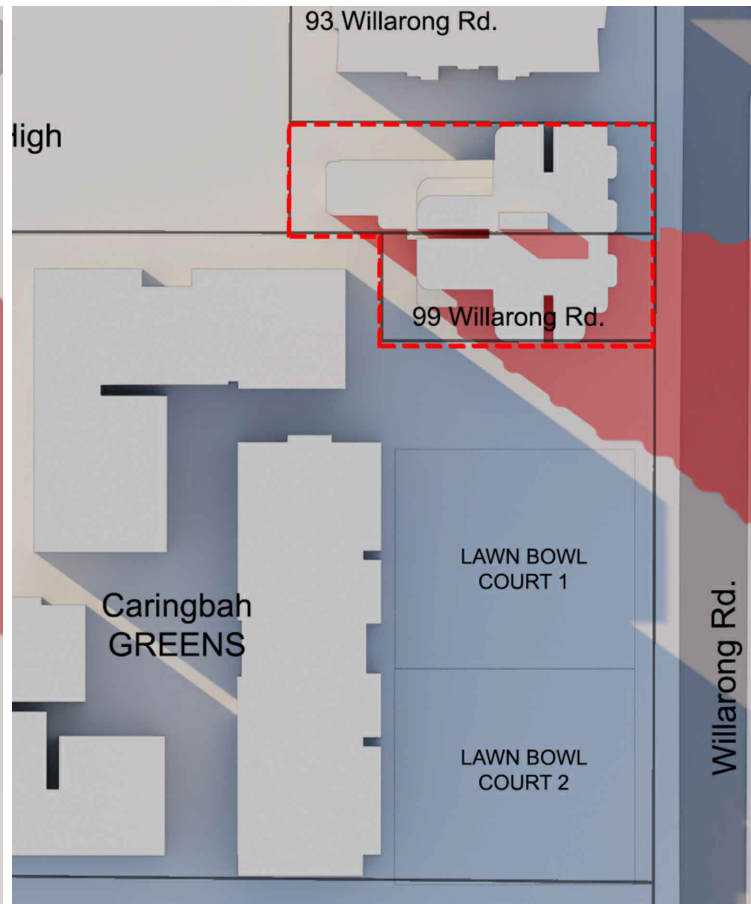
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2.22 Shadow Diagram-Master Plan Option 4(Preferred)

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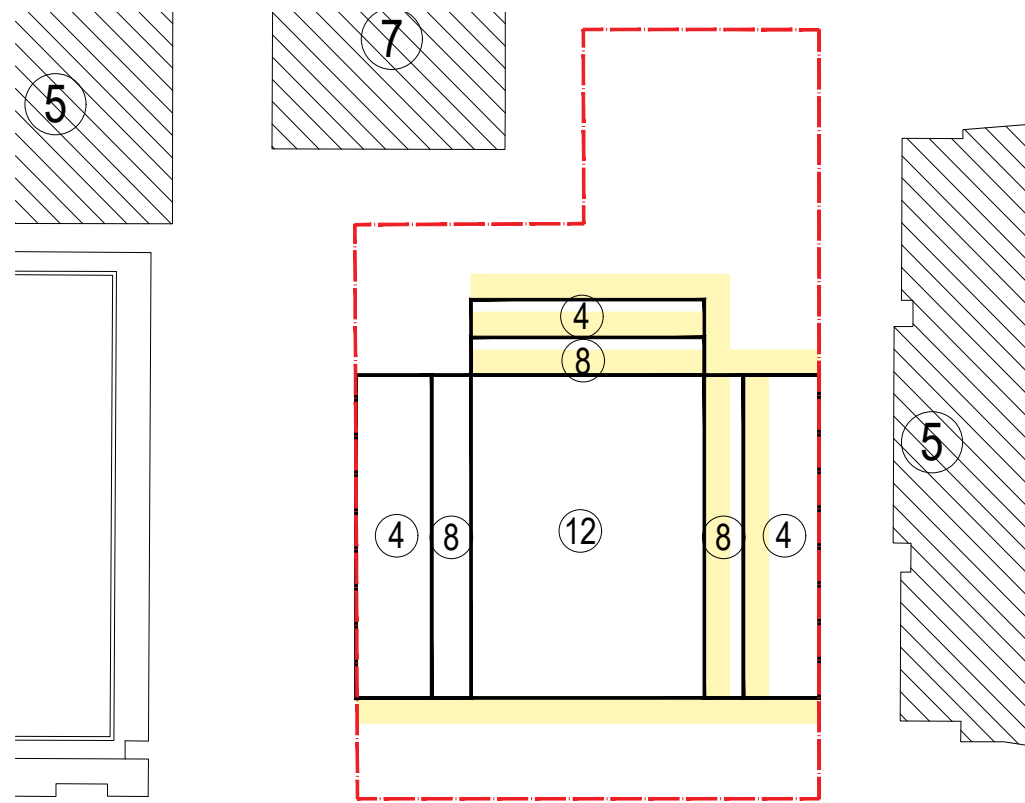
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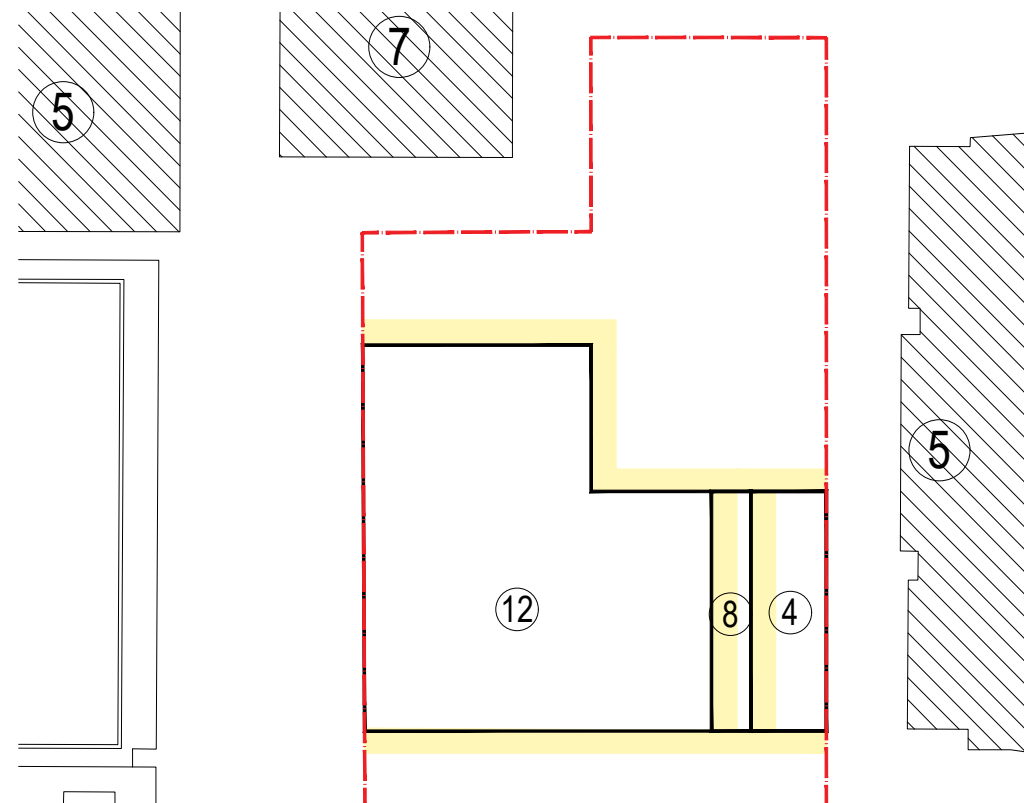
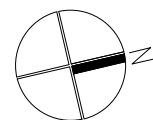
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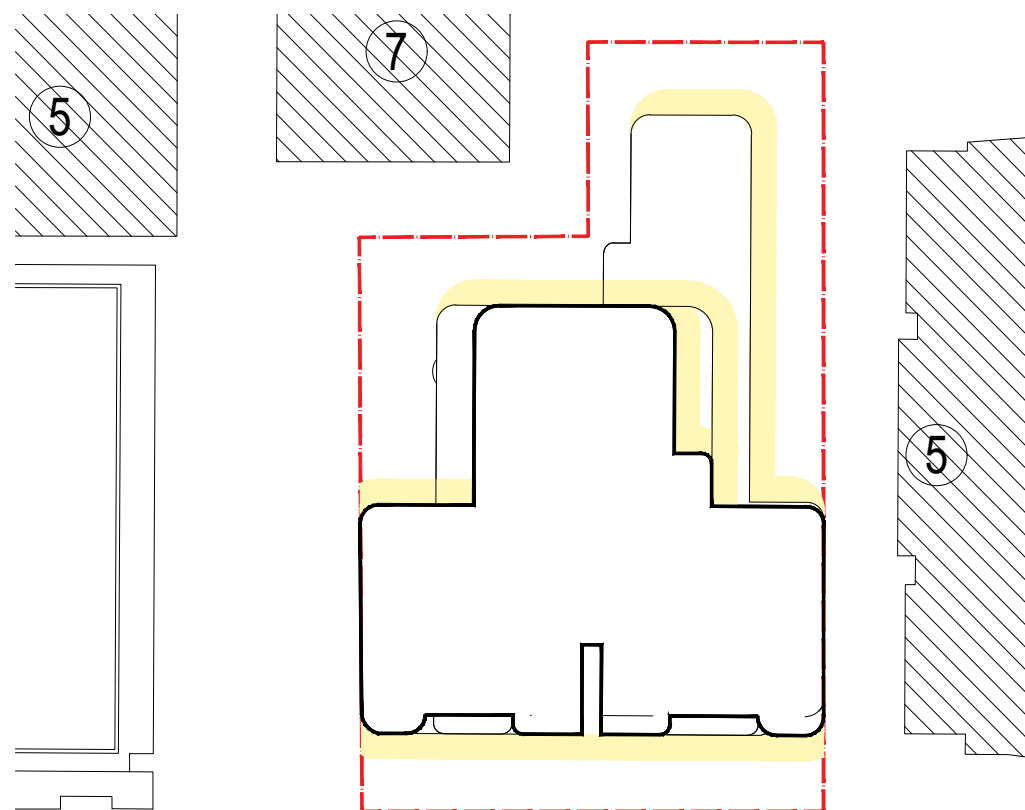
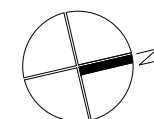




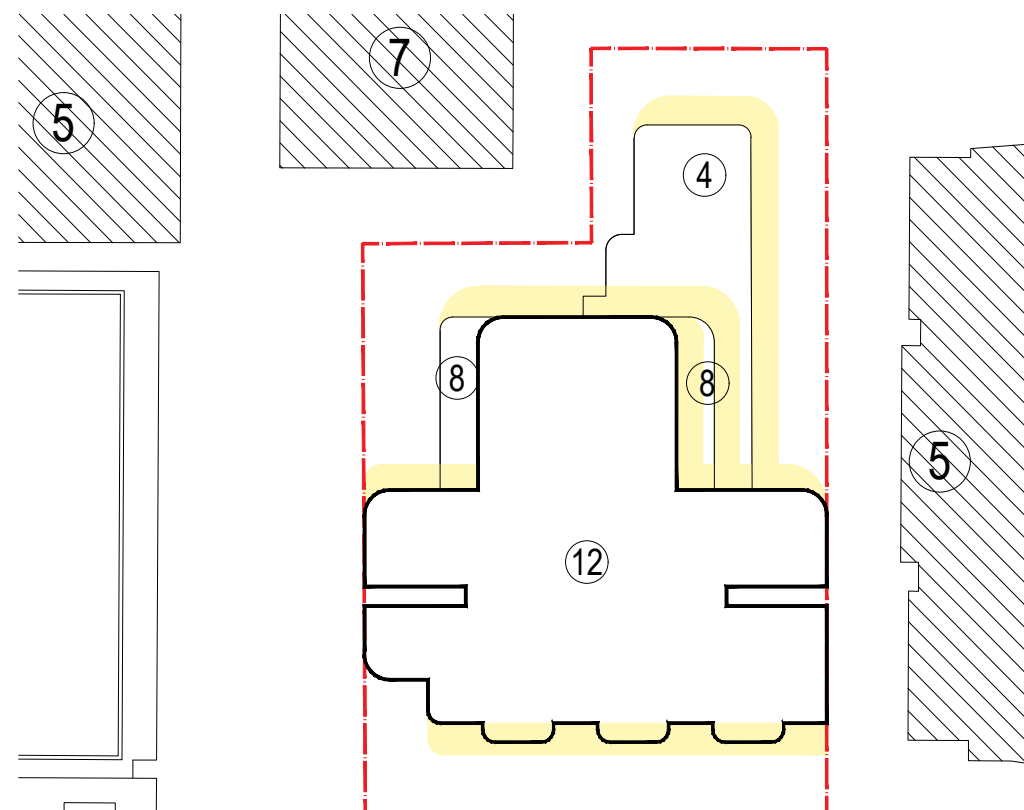
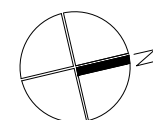
OPTION 1 - SITE PLAN



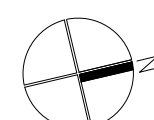
OPTION 2 - SITE PLAN



OPTION 3 - SITE PLAN



OPTION 4 - SITE PLAN
(PREFERRED OPTION)



PERFORMANCE SCHEDULE

	OPTION 1	OPTION 2	OPTION 3	OPTION 4 (PREFERRED OPTION)
BUILDING DEPTH	✗	✓	✓	✓
COMMUNAL OPEN SPACE	✓	✓	✗	✗
BUILDING HEIGHT	✓	✓	✓	✓
PRIVACY	✗	✗	✓	✓
SOLAR ACCESS	✓	✓	✓	✓
OVERSHADOWING	✗	✗	✗	✓
SCORE	3	4	4	5

2.23Solar Amenity

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CLIENT
Demian Property Group

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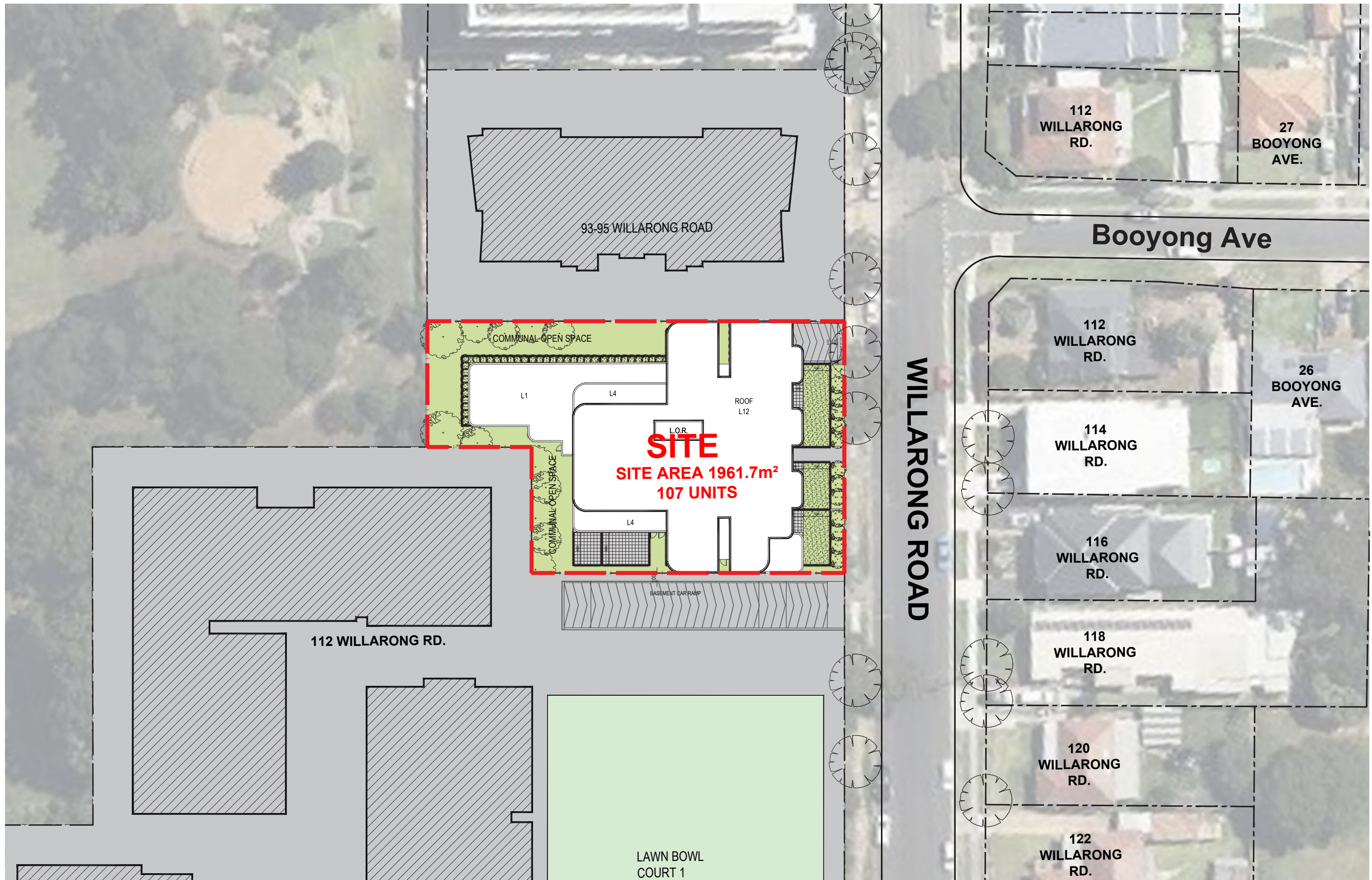
DATE
FEB/2026



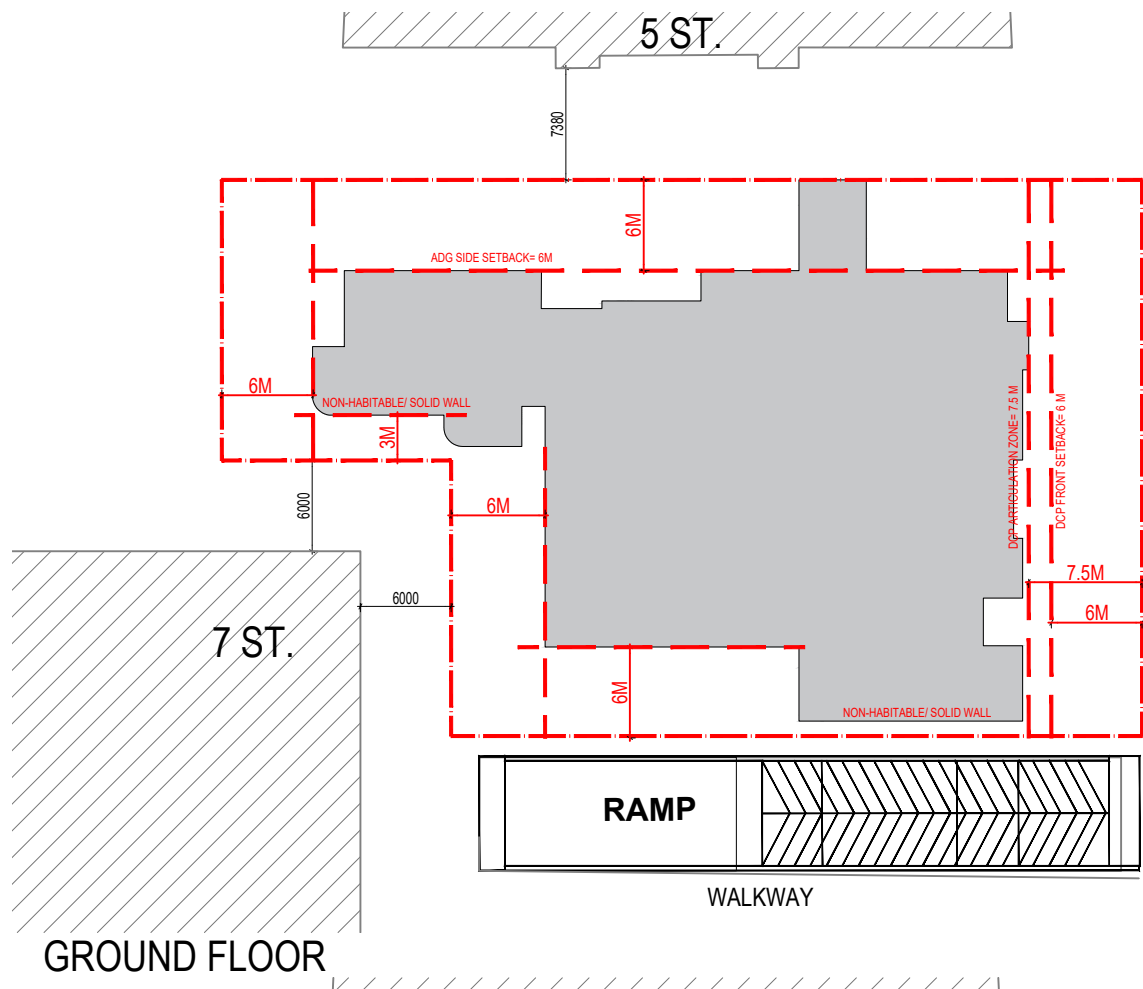
3.0 Benchmark Design

We have prepared a benchmark design which illustrates how a design for the site can achieve the objectives of the development. Some of the features of this design are as follows:

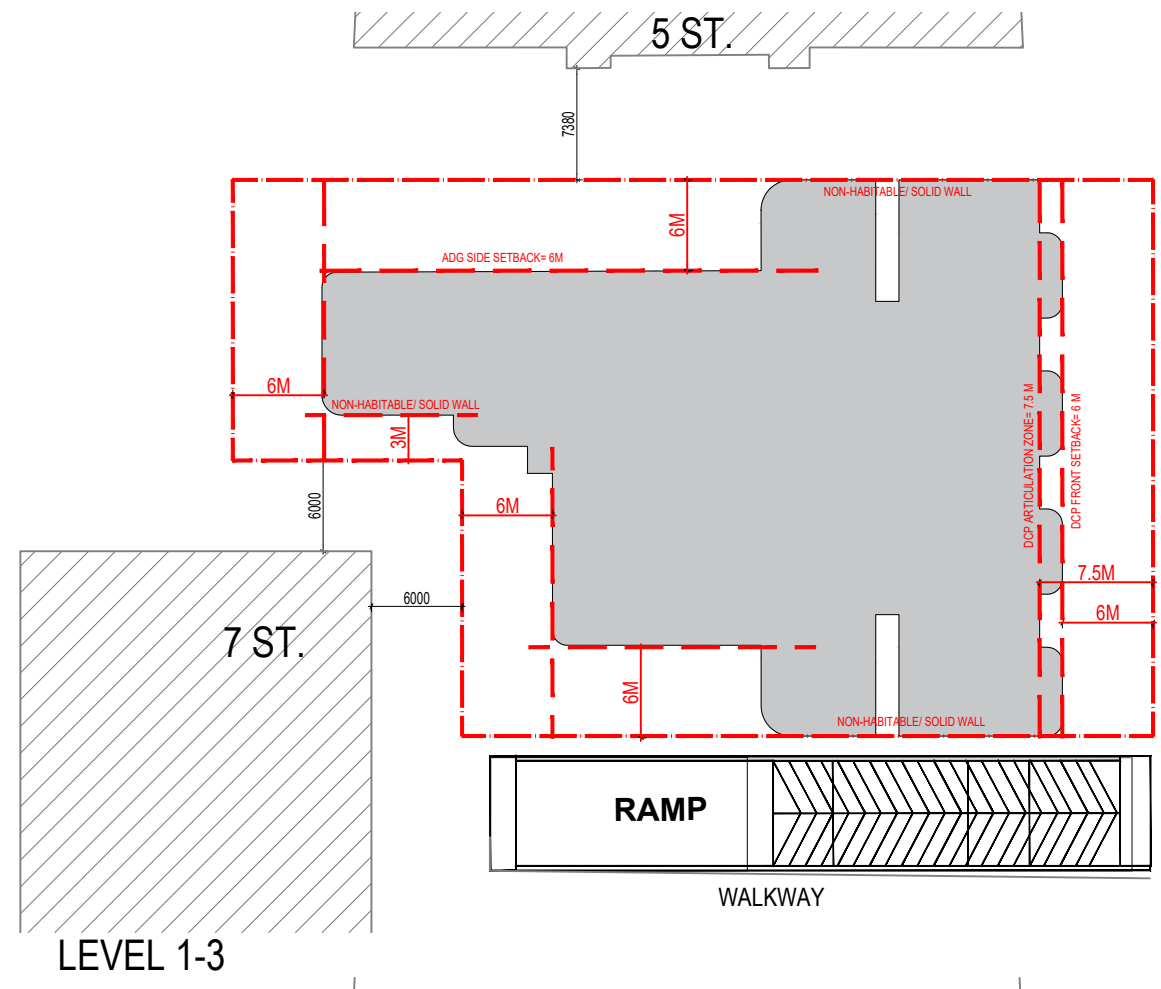
- Preferred 'T-Shaped' design with terraced levels to reinforce reduced massing towards existing fabric
- Terraced massing stepping progressively back towards existing residential fabric
- Ground floor central lobby addresses street
- Ground floor COS and additional COS on terraced set back levels
- The massing acknowledges where adjoining properties cannot be developed due to existing recent development pattern.
- Minimal zero setback solid walls to side boundaries
- Basement parking with access from the side street.
- Loading and servicing from the street as previously approved DAs.
- The towers massing and setbacks to reinforce the streetscape.
- Building layouts that demonstrate that compliance with ADG controls is achieved, including solar, ventilation, unit sizes and mix etc.



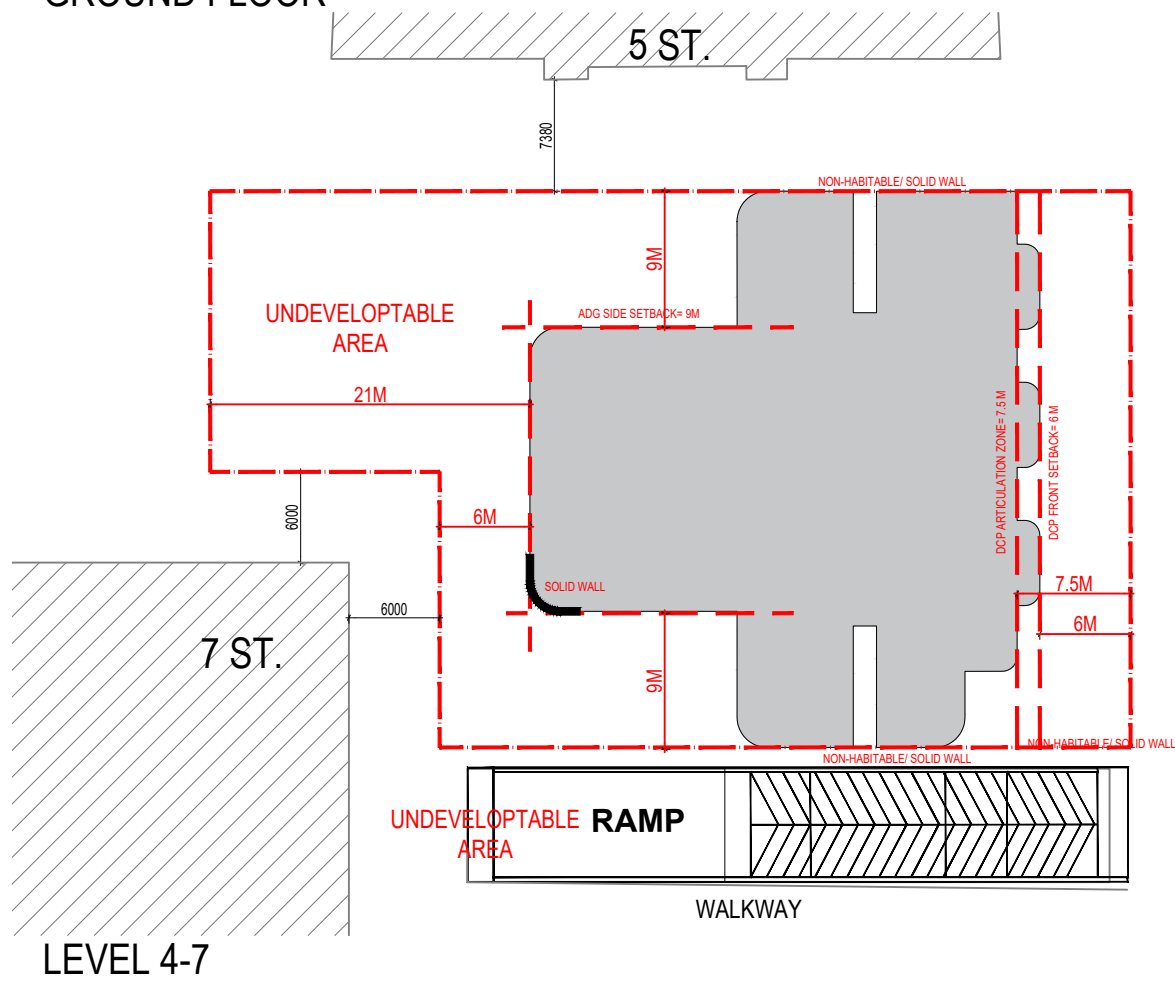
3.24Site Plan



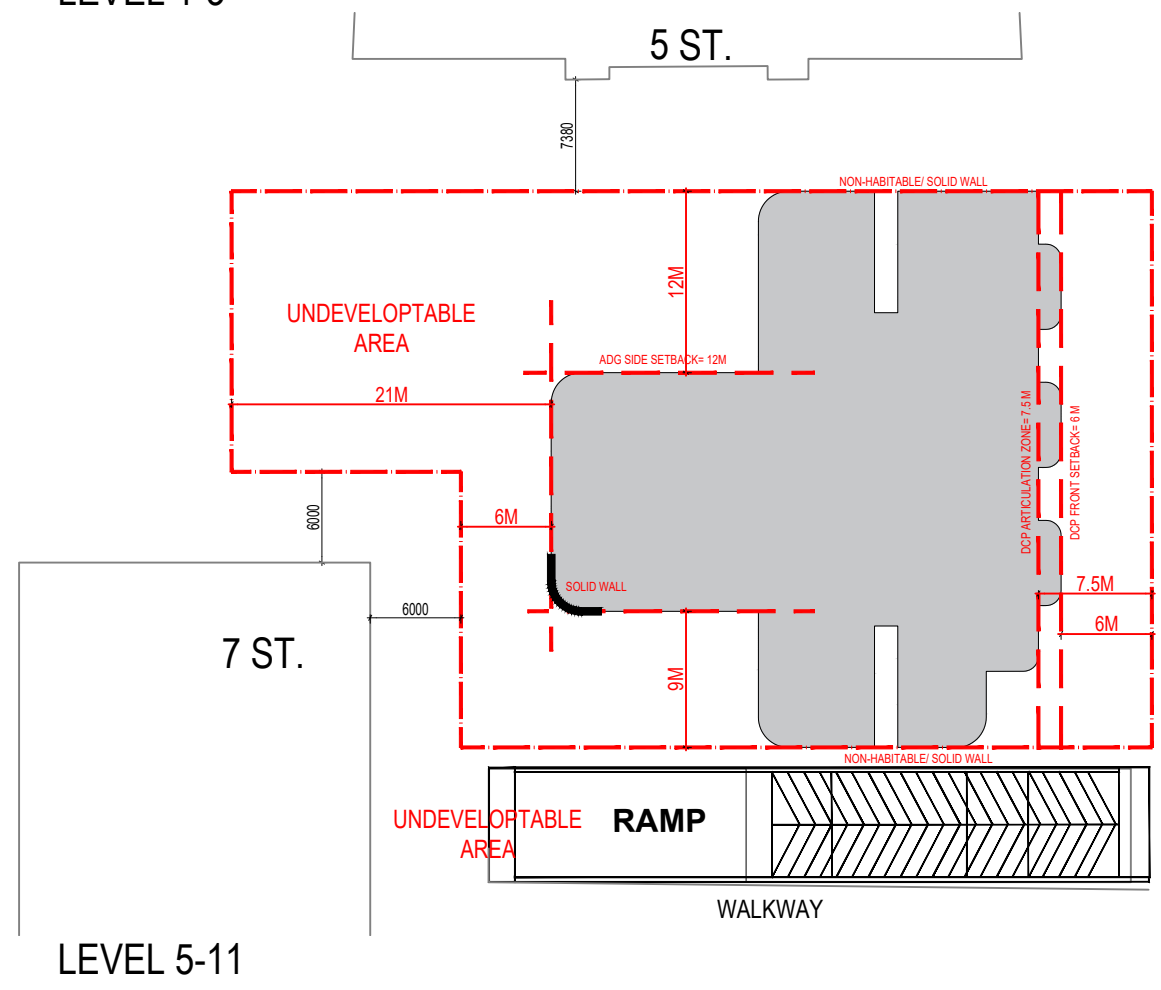
WILLARONG ROAD



WILLARONG ROAD

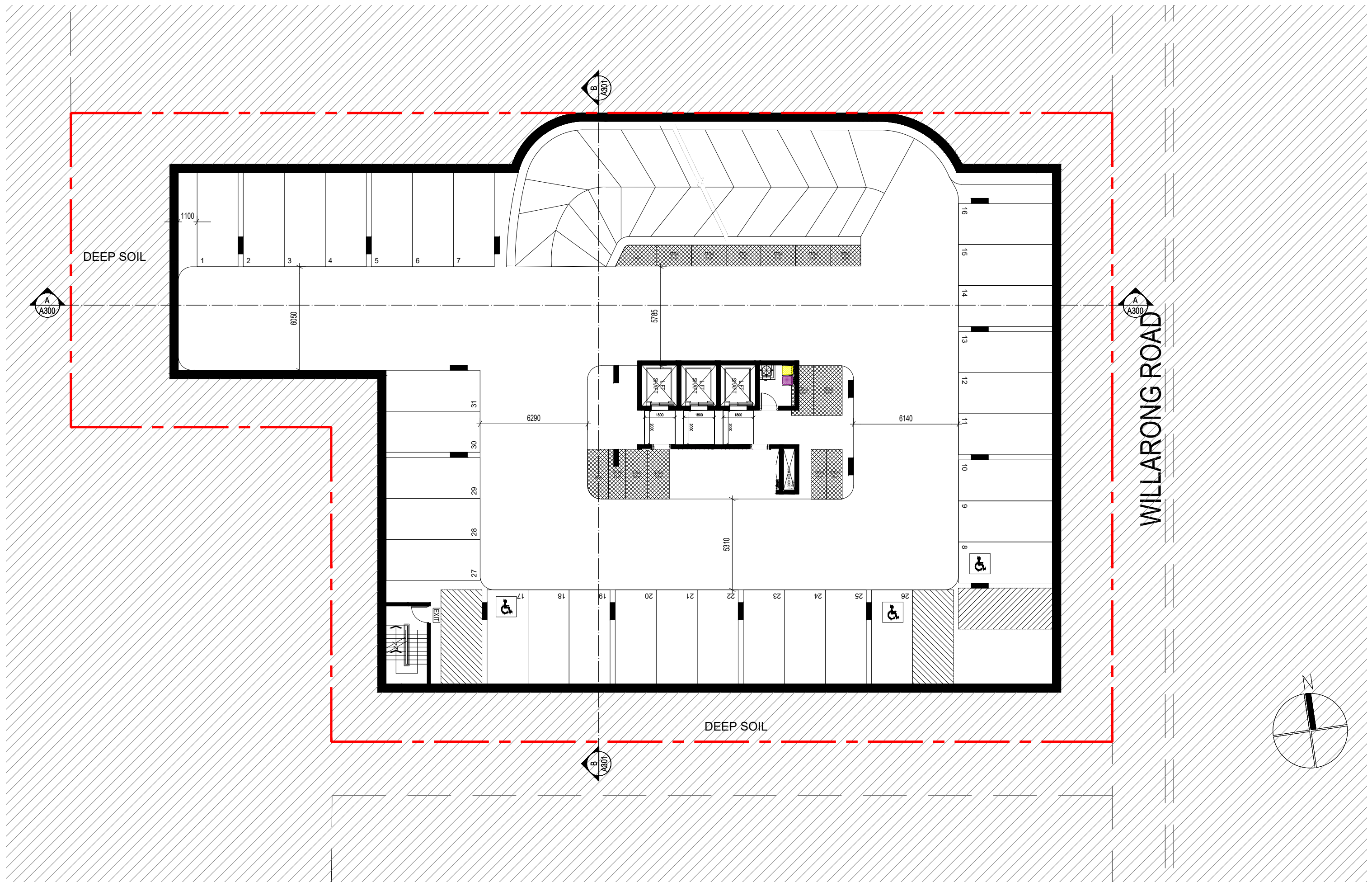


WILLARONG ROAD



WILLARONG ROAD

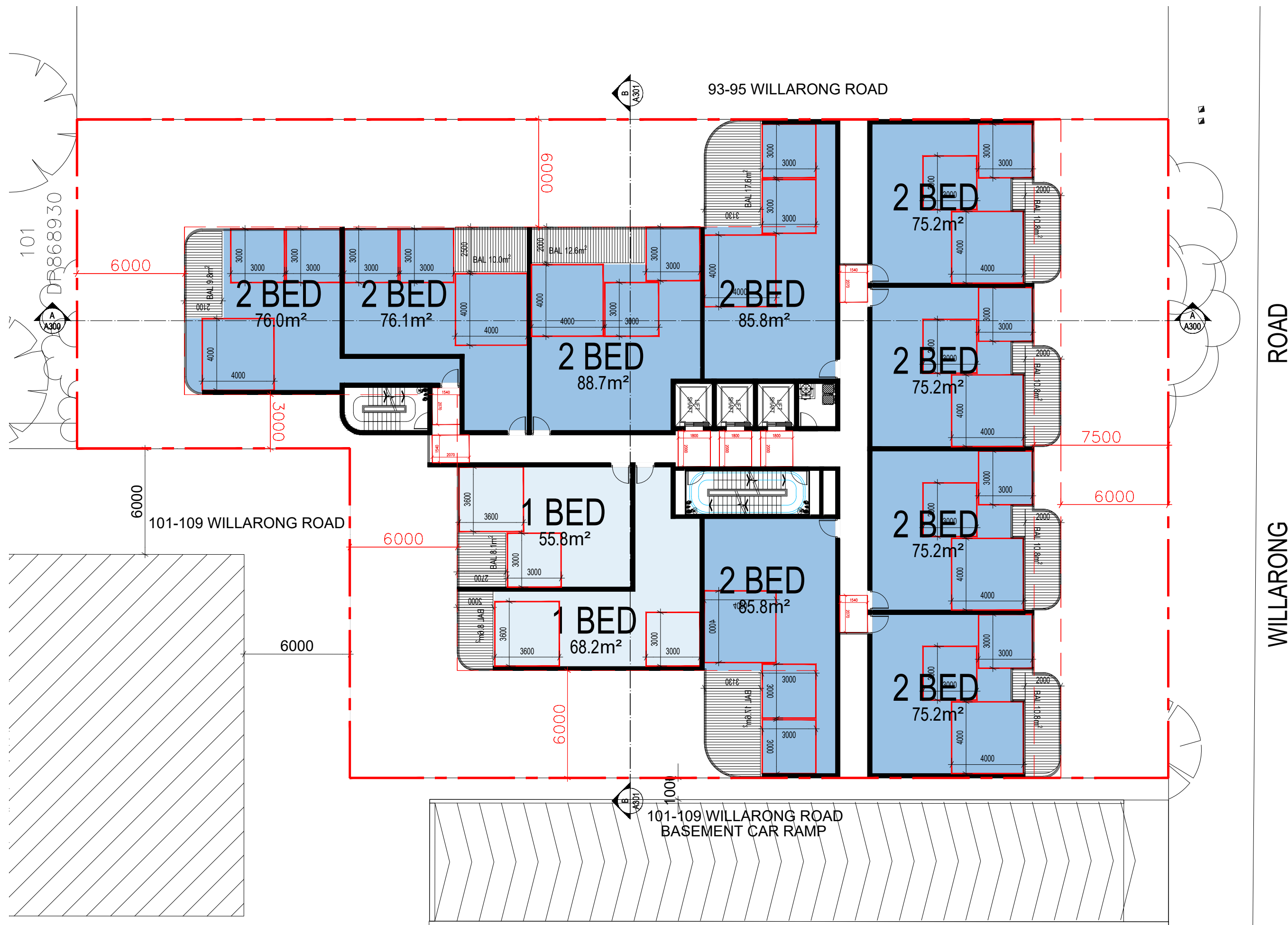
3.25Setback Diagram



3.26Basement Floor Plan



3.27 Ground Floor Plan



3.28L1-3 Floor Plan

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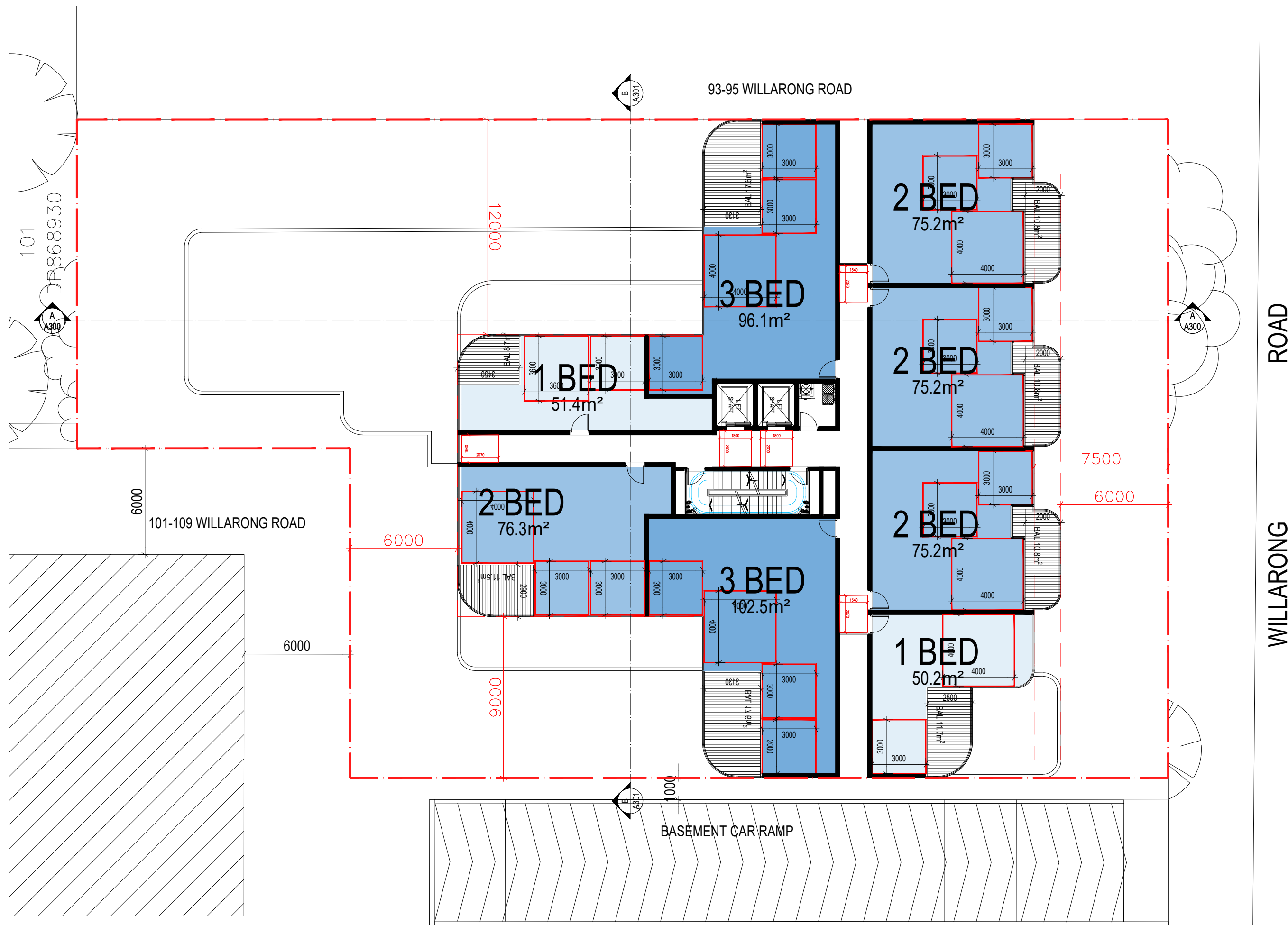
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3.30L8-11 Floor Plan

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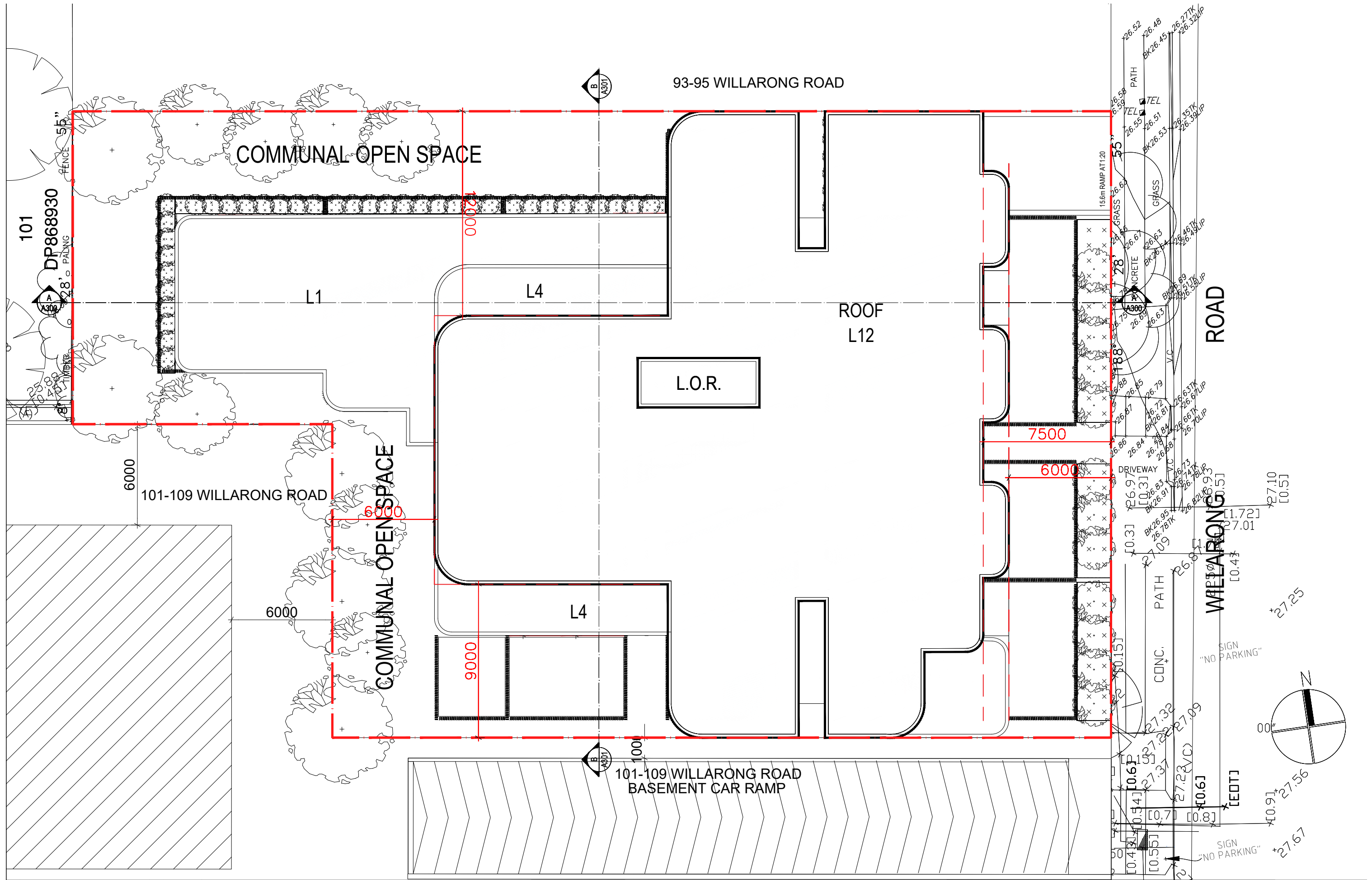
PROJECT
Caringbah Scoping Report

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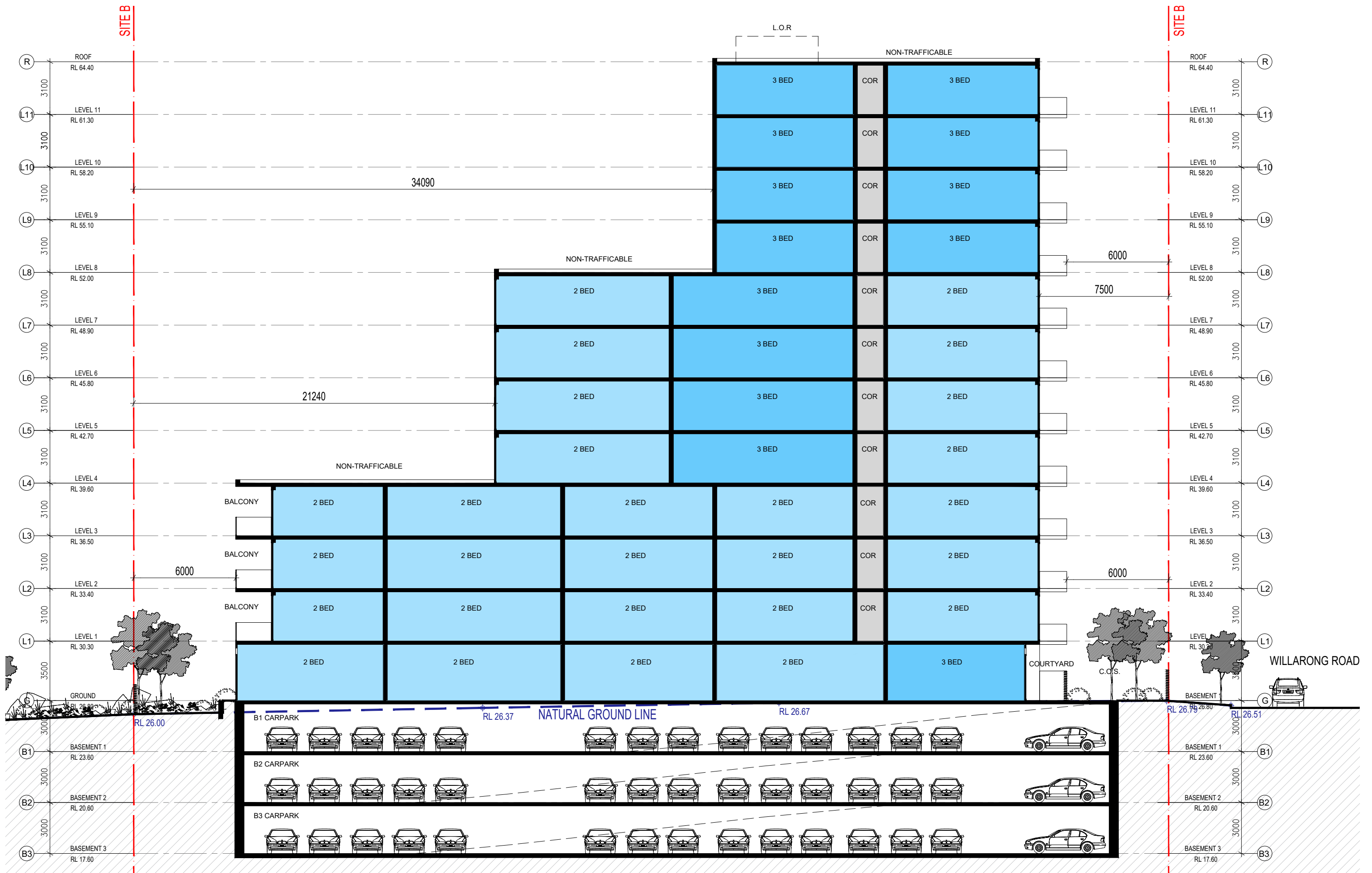
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3.31 Roof Plan



3.32Section A-A

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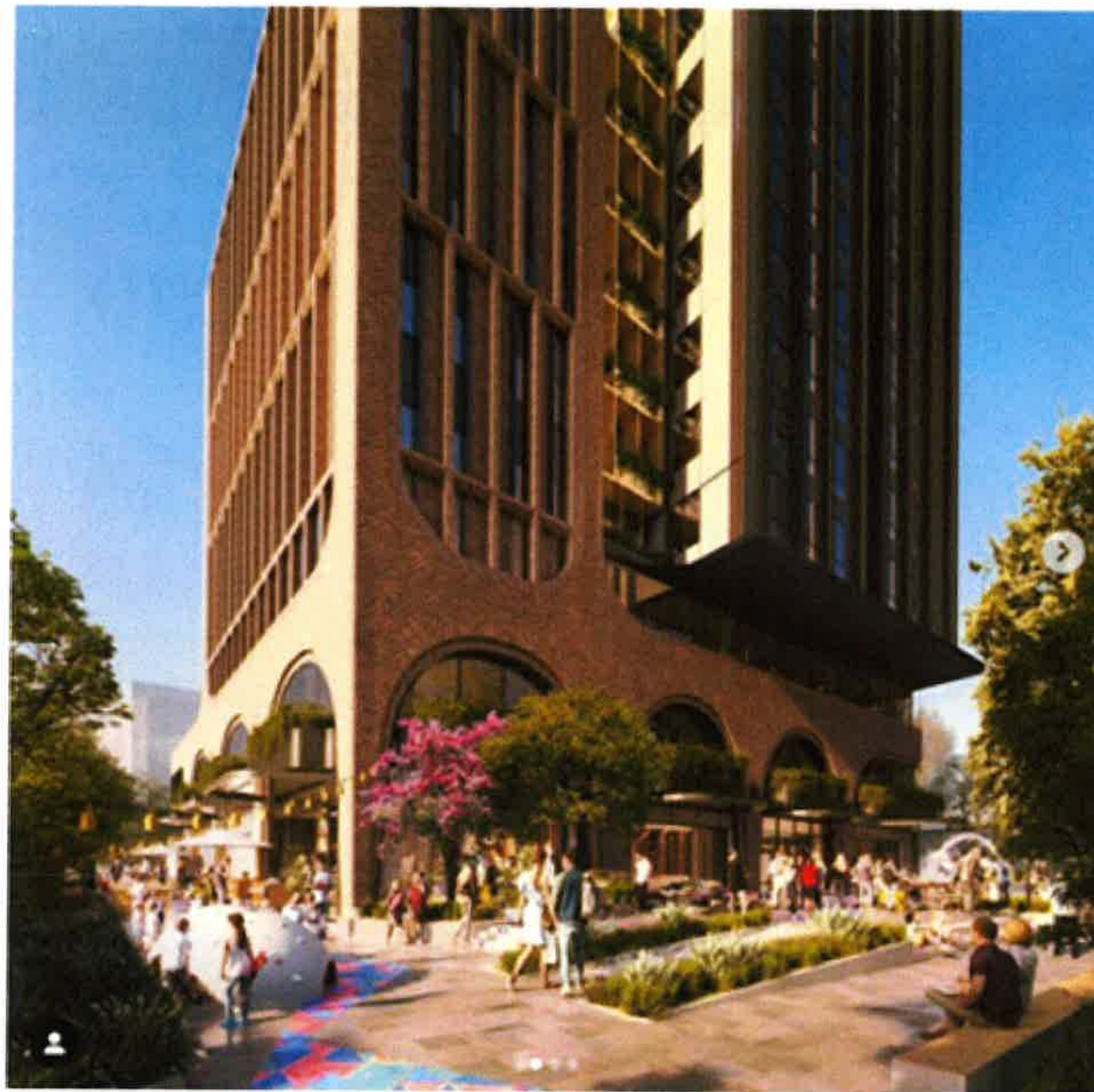
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CONTOUR
PENG



3.33 Architectural Character

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TONY OWEN
PENG
ARCHITECTS



3.34Aerial Perspective



3.35 Aerial Perspective

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3.36Aerial Perspective



3.37 Aerial Perspective

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3.38Perspective



3.39Perspective



3.40Perspective

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Schedule of Areas

FEASIBLILTY STUDY



Project: Caringbah Project Number 1102

Project Address: 97-99 Willarong Rd, Caringbah, 2229 NSW

SITE AREA
DCP FSR ALLOWANCE
FSR PROPOSED

1.56 :1
4.82 :1

TOTAL
1961.7 m²

Development
Application

Design Revision No: F

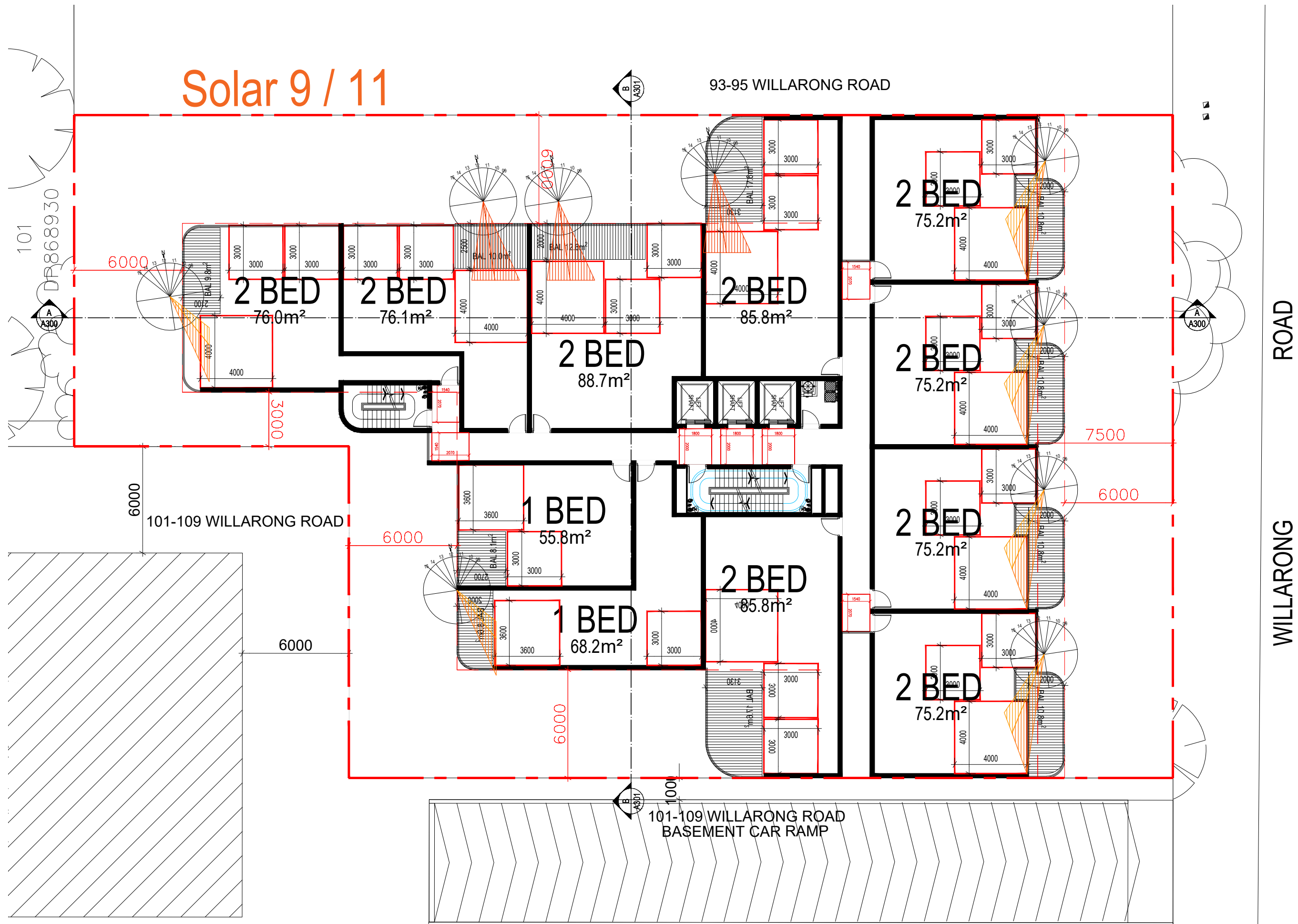
Day	16	18	24	5	17	7	19
Month	7	7	7	8	12	2	8
Year	24	24	24	24	24	25	25

Unit Breakdown												
			1 BED	2 BED	3 BED		TOTAL					
Ground Floor			4	5	1		10					
Level 1			2	9	0		11					
Level 2			2	9	0		11					
Level 3			2	9	0		11					
Level 4			1	5	2		8					
Level 5			1	5	2		8					
Level 6			1	5	2		8					
Level 7			1	5	2		8					
Level 8			2	4	2		8					
Level 9			2	4	2		8					
Level 10			2	4	2		8					
Level 11			2	4	2		8					
Unit sub-total			22	68	17		107					
MIX PERCENTAGE			20.6%	63.6%	15.9%		100%					

FSA Calculation

Ground Floor	TOTAL	861.20 m²
Level 1		954.20 m²
Level 2		954.20 m²
Level 3		954.20 m²
Level 4		732.40 m²
Level 5		732.40 m²
Level 6		732.40 m²
Level 7		732.40 m²
Level 8		700.40 m²
Level 9		700.40 m²
Level 10		700.40 m²
Level 11		700.40 m²
TOTAL	TOTAL FSA	9,455 m²

3.45Area Schedule



3.47 L1-3 Solar Diagram

ADG REQUIREMENTS

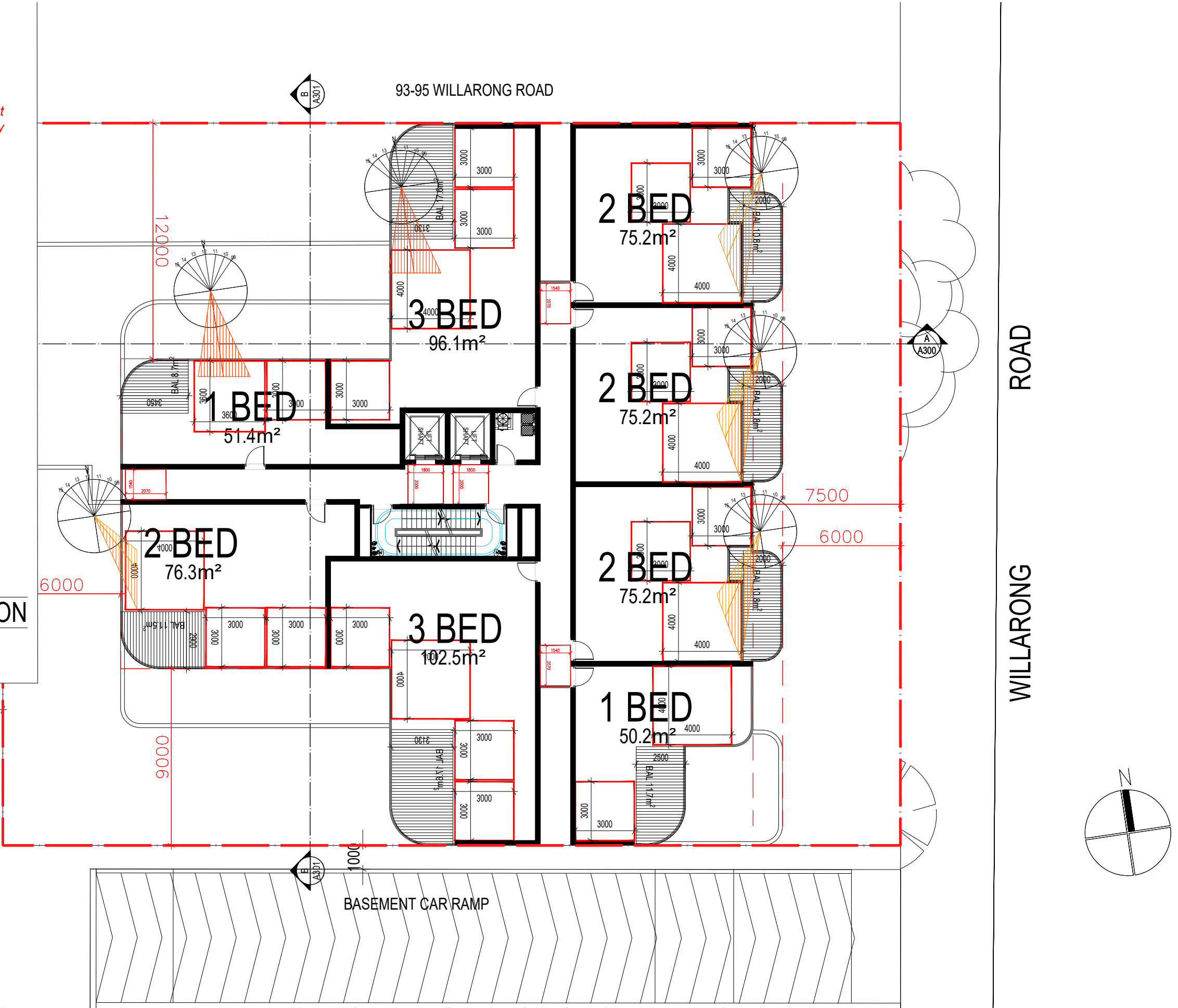
Objective 4A-1

- 1.Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area
- 2.A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

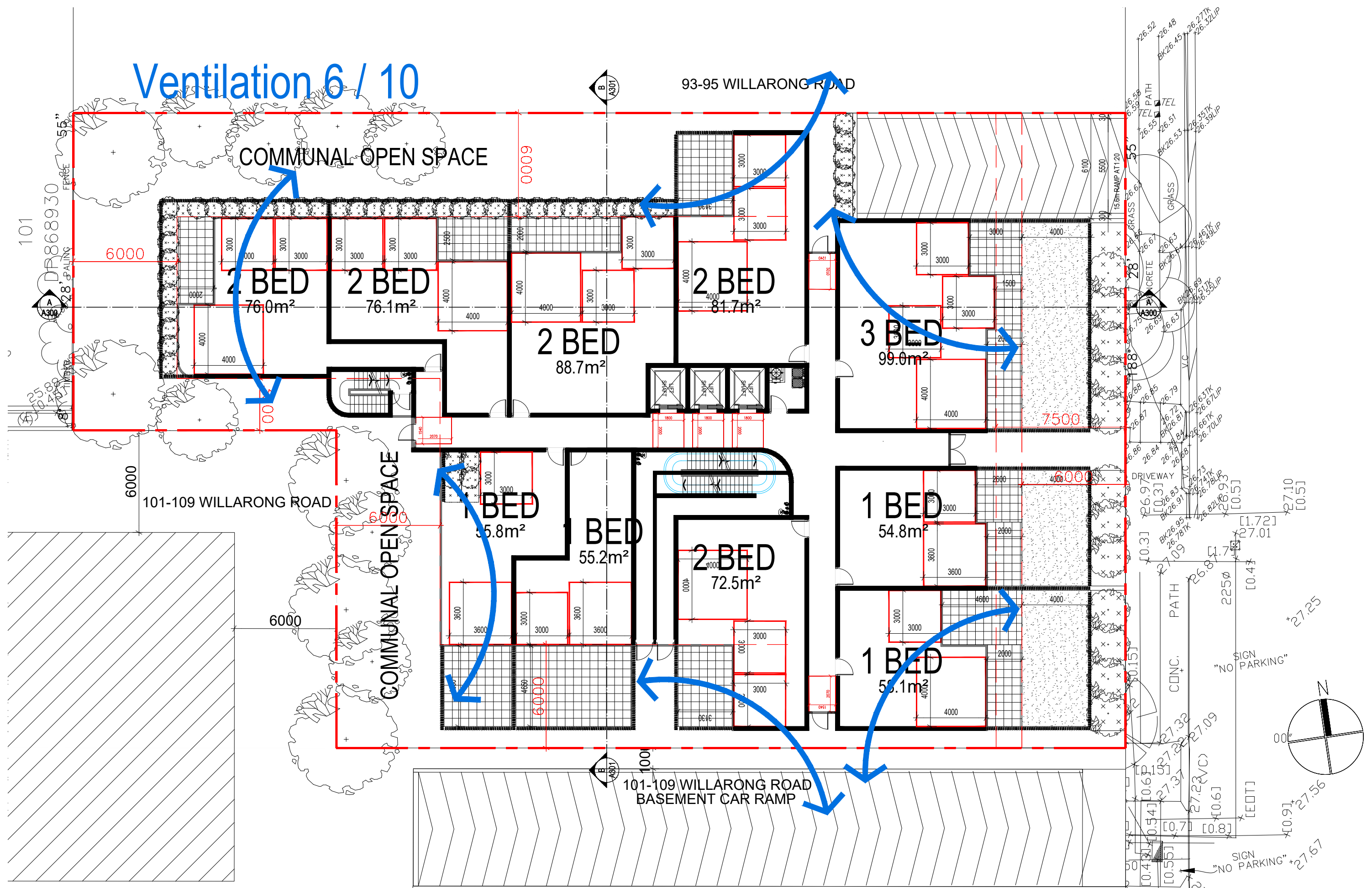
LEVELS	UNITS	COMPLY
GF	10	8
L1	11	9
L2	11	9
L3	11	9
L4	8	6
L5	8	6
L6	8	6
L7	8	6
L8	8	6
L9	8	6
L10	8	6
L11	8	6
TOTAL	107	83

TOTAL COMPLIANCE CALCULATION

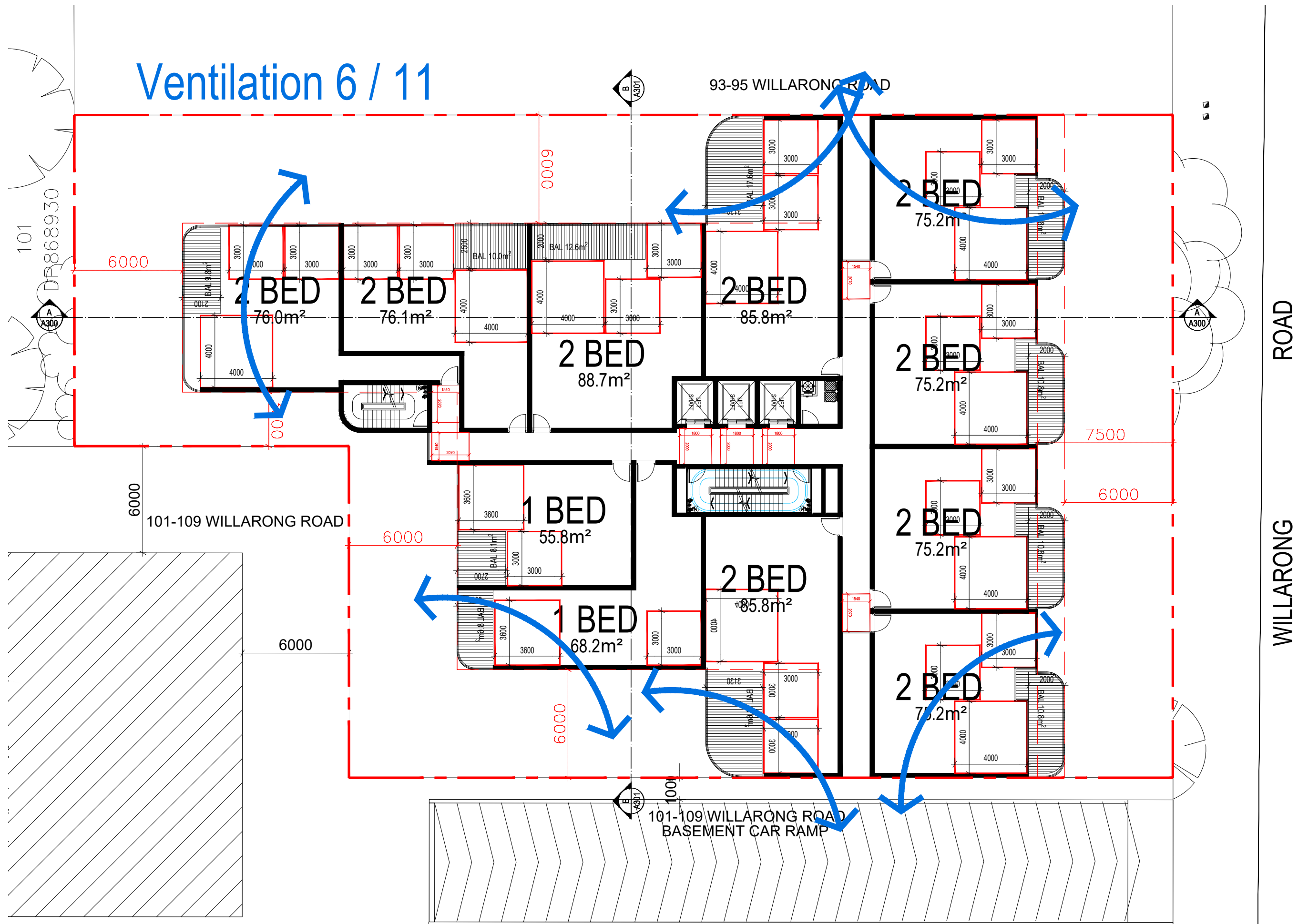
83 UNITS OUT OF 107 ACHIEVES SOLAR ACCESS
PERCENTAGE: 77.5% (COMPLIANT)



3.49L8-11 Solar Diagram

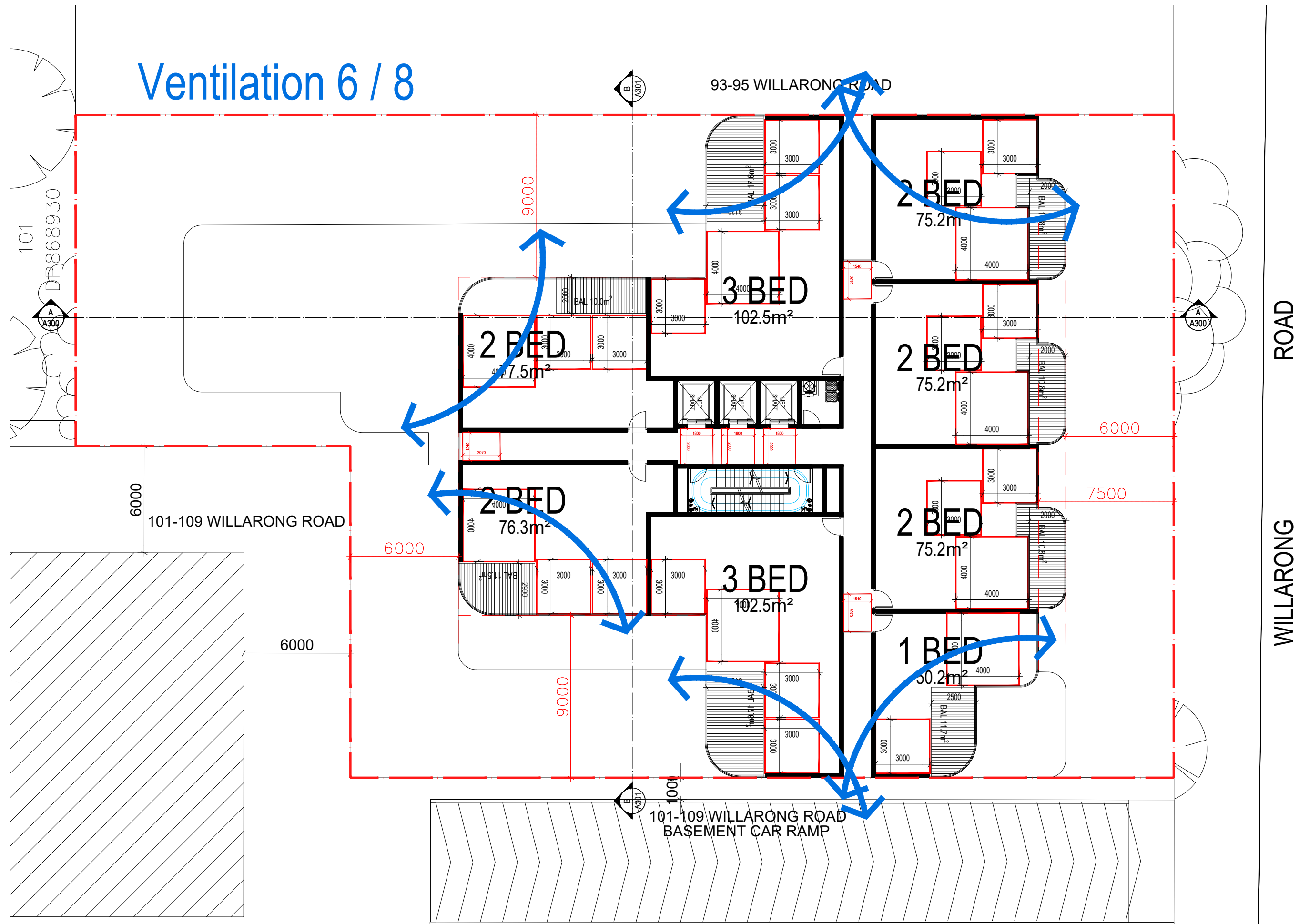


Ventilation 6 / 11



3.51 L1-3 Ventilation Diagram

Ventilation 6 / 8



3.52L4-7 Floor Ventilation Diagram

ADG REQUIREMENTS

Objective 4B-2
The layout and design of single aspect apartments maximizes natural ventilation.

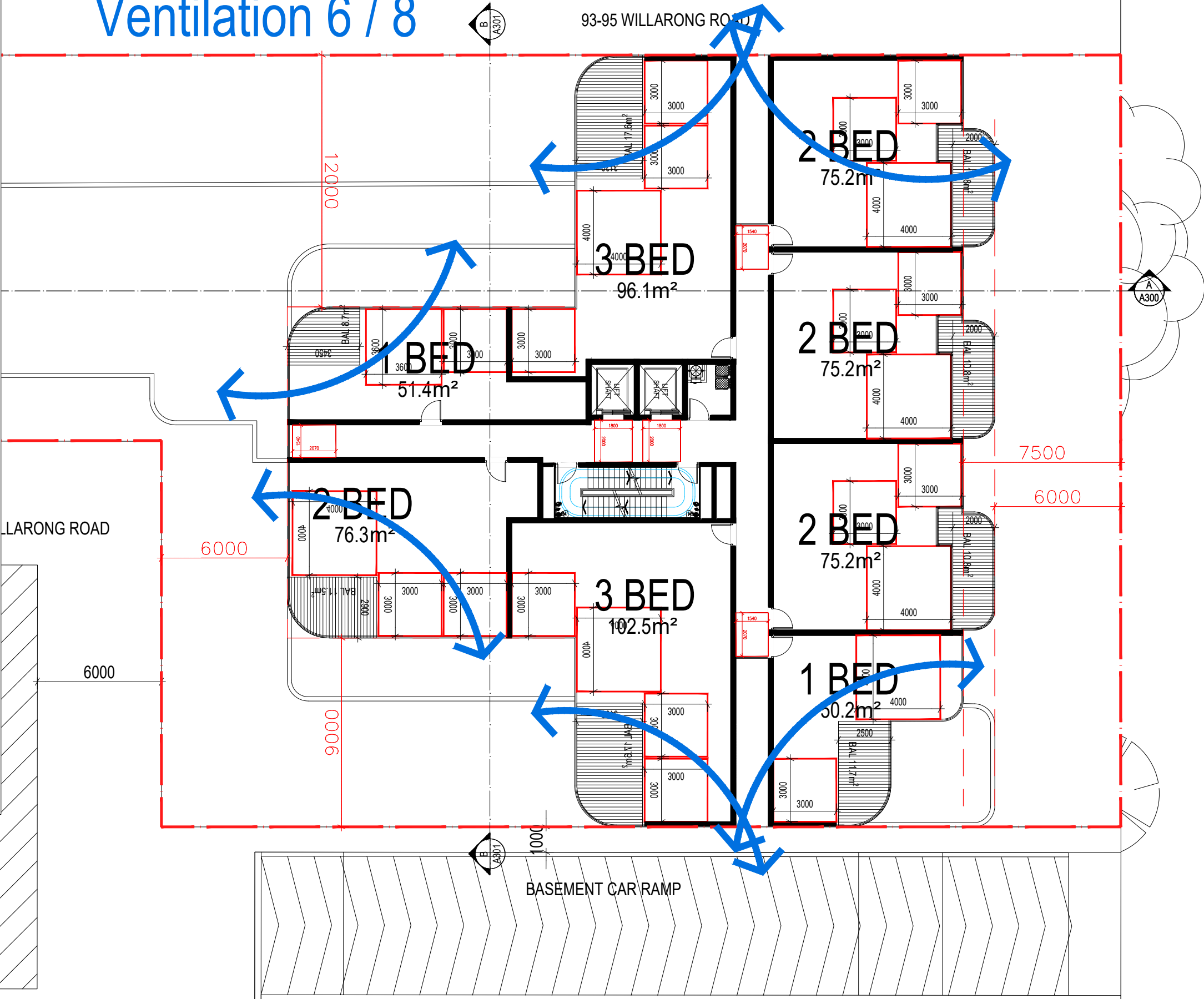
At least 60% of apartments are naturally cross ventilated in the first nine stories of the building.

LEVELS	UNITS	COMPLY
GF	10	6
L1	11	6
L2	11	6
L3	11	7
L4	8	6
L5	8	6
L6	8	6
L7	8	6
L8	8	6
L9	8	6
L10	8	6
L11	8	6
TOTAL	107	73

TOTAL COMPLIANCE CALCULATION

73 UNITS OUT OF 107 ACHIEVES CROSS VENTILATION
PERCENTAGE OF UNITS WITH CROSS VENTILATION:
68.2% (COMPLIANT)

Ventilation 6 / 8



3.53L8-11 Ventilation Diagram