



Pre-Development Application

Date Submitted: 23/06/2026

Project Name: Residential flat building at 97-99 Willarong Rd
Case ID: PDA-106863967

Proponent Details

Project Owner Info

Title	Mr
First Name	Sam
Last name	Farhan
Role/Position	Company
Phone	0288300400
Email	s.farhan@linxconstructions.com.au
Address	31 COWPER STREET PARRAMATTA , , 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Statewide Planning Trust
ABN	50328671881

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Planning	Ingenuity
Phone	Email	Role/Position
0295312555	SSDapplications@planningingenuity.com.au	Company

Address

Suite 210, 531-533 Kingsway
Miranda, New South Wales 2228
AUS

Development Details

Engagement with the Department

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

No

Project Info

Project Name	Residential flat building at 97-99 Willarong Rd
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD75,000,000.00
Indicative Operation Jobs	7
Indicative Construction Jobs	275
Number of Occupants	316
Number of Dwellings	107
Number of Apartments	107
Number of Rooms	209
Gross Floor Area (GFA) sqm	9,455

Description of the Development/Infrastructure

The proposal at 97-99 Willarong Road, Caringbah (1,961.7 m²) is substantially consistent with the SSD declaration — same yield, same 15% affordable housing, same 130% variation declared at EOI. It comprises 107 apartments (22x1-bed, 68x2-bed, 17x3-bed) above basement parking, with ~9,455 m² GFA (FSR 4.82:1). The revised FSR reflects the correct LMR baseline of 1.95:1 (1.5:1 for the 400–800m station band plus affordable housing bonus), not an increase in scale.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	97-99 Willarong Rd, Caringbah, 2229 NSW
Site Address (Street number and name)	97-99 Willarong Rd, Caringbah, 2229 NSW
Site Co-ordinates - Latitude	-34.029243
Site Co-ordinates - Longitude	151.123

Local Government Area

Local Government	District Name	Region Name	Primary Region
Sutherland Shire	South District	Sydney	

Lot and DP

Lot and DP
SP44155
2/-/DP31460

Site Area

What is the total site area for your development?
Site Area sqm
1,961

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?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R4 High Density Residential under Sutherland Shire LEP 2015, where residential flat buildings are permissible with consent. The proposal is declared SSD under Part 4, Division 4.7 of the EP&A Act 1979. FSR is derived under the Housing SEPP: 1.5:1 LMR non-discretionary standard (400–800m Caringbah Station band) plus the affordable housing bonus for 15% affordable housing, yielding a 1.95:1 baseline, with a 130% variation consistent with the EOI declaration.

HDA EOI Number

244276

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.

The project is subject to the Environmental Planning and Assessment Act 1979 and will be assessed as State significant development under Part 4, Division 4.7 of the Act. Relevant environmental planning instruments include the Sutherland Shire Local Environmental Plan 2015 and Sutherland Shire Development Control Plan 2015, together with applicable State Environmental Planning Policies, including SEPP (Housing) 2021, SEPP (Planning Systems) 2021, SEPP (Transport and Infrastructure) 2021, SEPP (Resilience and Hazards) 2021, SEPP (Biodiversity and Conservation) 2021, SEPP (Resources and Energy) 2021, and SEPP (Sustainable Buildings) 2022. The proposal will also be assessed against relevant State design policies, including the Apartment Design Guide.

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

An existing development consent applies to part of the site at 99 Willarong Road (DA20/0766). This consent will be surrendered prior to, or as part of, the proposed redevelopment of 97 and 99 Willarong Road. No other planning agreements, concept plan approvals or staged development consents currently apply to the land.

Would the project vary any development standard?

Yes

Describe the nature of variation.

The proposal seeks variations to the LEP height and FSR development standards.
Height: The mapped LEP height of buildings control is 16m, with a proposed maximum height of approximately 27.8m.
Floor space ratio: The mapped LEP FSR control is 1.2:1. However, the applicable baseline FSR for the site under the Housing SEPP Low and Mid-Rise Housing (LMR) provisions is 1.95:1, comprising:

1.5:1 non-discretionary FSR for residential flat buildings within the 400–800m outer band of Caringbah Station; plus
the affordable housing bonus applicable to the proposal's 15% affordable housing contribution.

A 130% variation to this 1.95:1 baseline is sought, yielding a proposed FSR of 4.82:1. This is consistent with the 130% variation declared at EOI, and reflects the scale of uplift contemplated at that stage, the change in the numerical FSR figure (from 2.76:1 at EOI to 4.82:1) reflects a corrected identification of the applicable LMR baseline, not an increase in the quantum of variation sought.

The variations are supported by the strategic intent of the Housing SEPP LMR provisions, the delivery of 15% affordable housing, and are pursued through the SSD pathway under Part 4, Division 4.7 of the EP&A Act 1979.

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?

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?

Yes

Is the development for purposes of residential care facilities?

No

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?

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](#)?*

Yes

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

No

Attachments

File Name	260219_Caringbah Scoping Report
File Name	97-99 Willarong Rd Caringbah Site Map