



113 WILLARONG ROAD CARINGBAH

PPSSSH-126 – DA22/1126

SITE LOCATION AND ANALYSIS

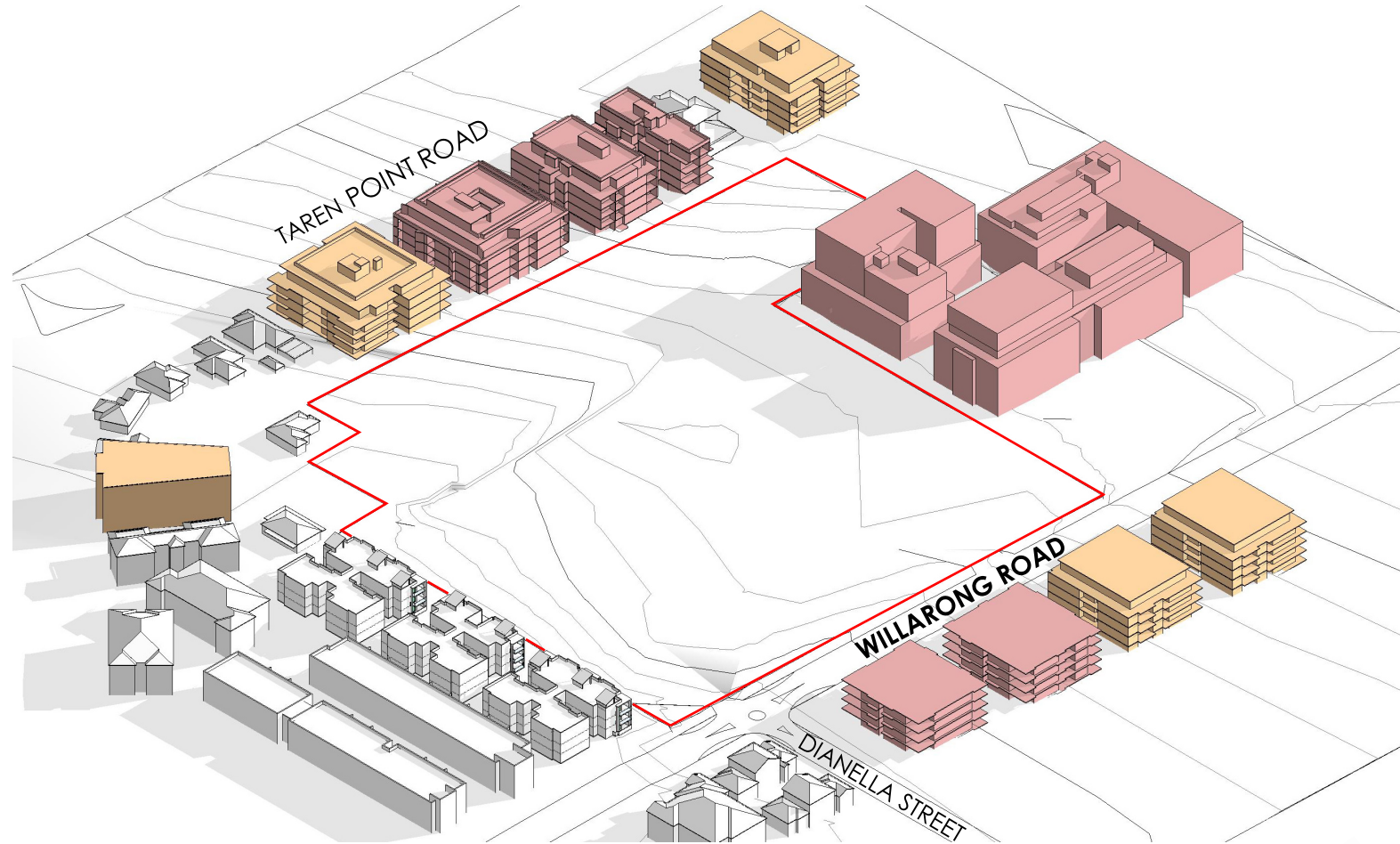
PROPOSAL: DEMOLITION OF EXISTING STRUCTURES, TREE REMOVAL AND THE CONSTRUCTION OF 9 RESIDENTIAL FLAT BUILDINGS CONTAINING ARHSEPP2021, AN INTERNAL ACCESS ROAD, PARKING AND STRATA SUBDIVISION

SITE ADDRESS: 113 WILLARONG ROAD CARINGBAH NSW 2229

SITE AREA: 29,740m²

SITE FRONTAGE: 162m

ZONING: R4



113 WILLARONG ROAD CARINGBAH
PPSSSH-126 – DA22/1126
ADJOINING BUILT FORMS

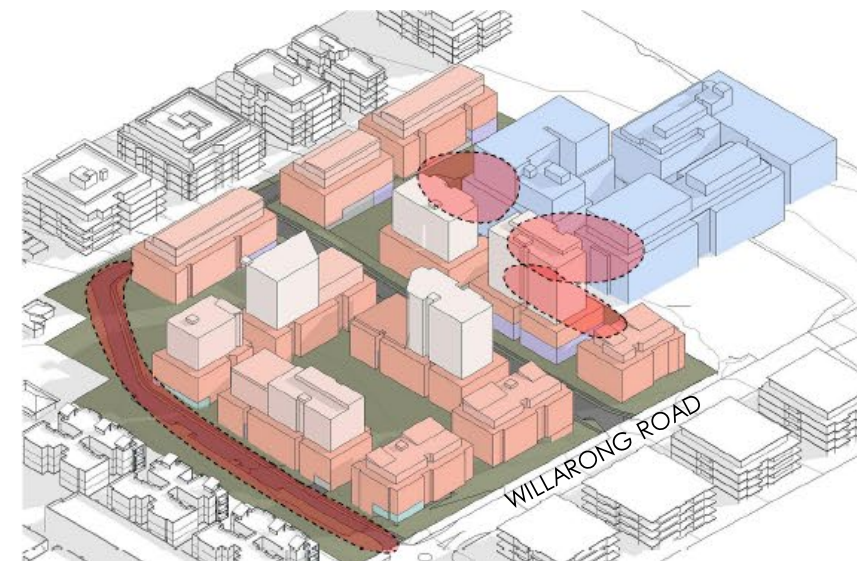




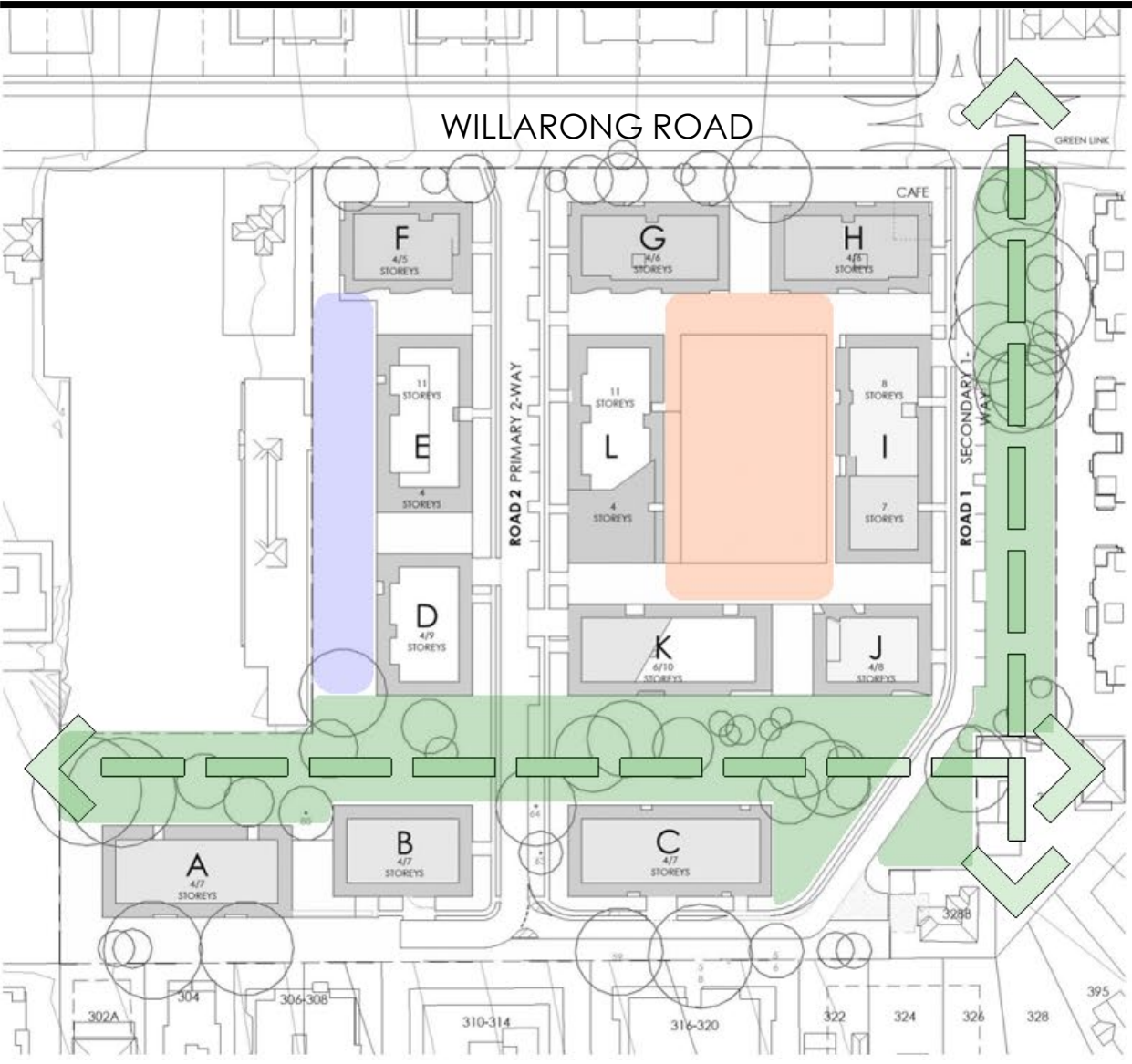
DA APPROVED MASTERPLAN



BOWLING CLUB DA APPROVAL



HIGHLIGHTING NEW CONCERNS



DA APPROVED MASTERPLAN

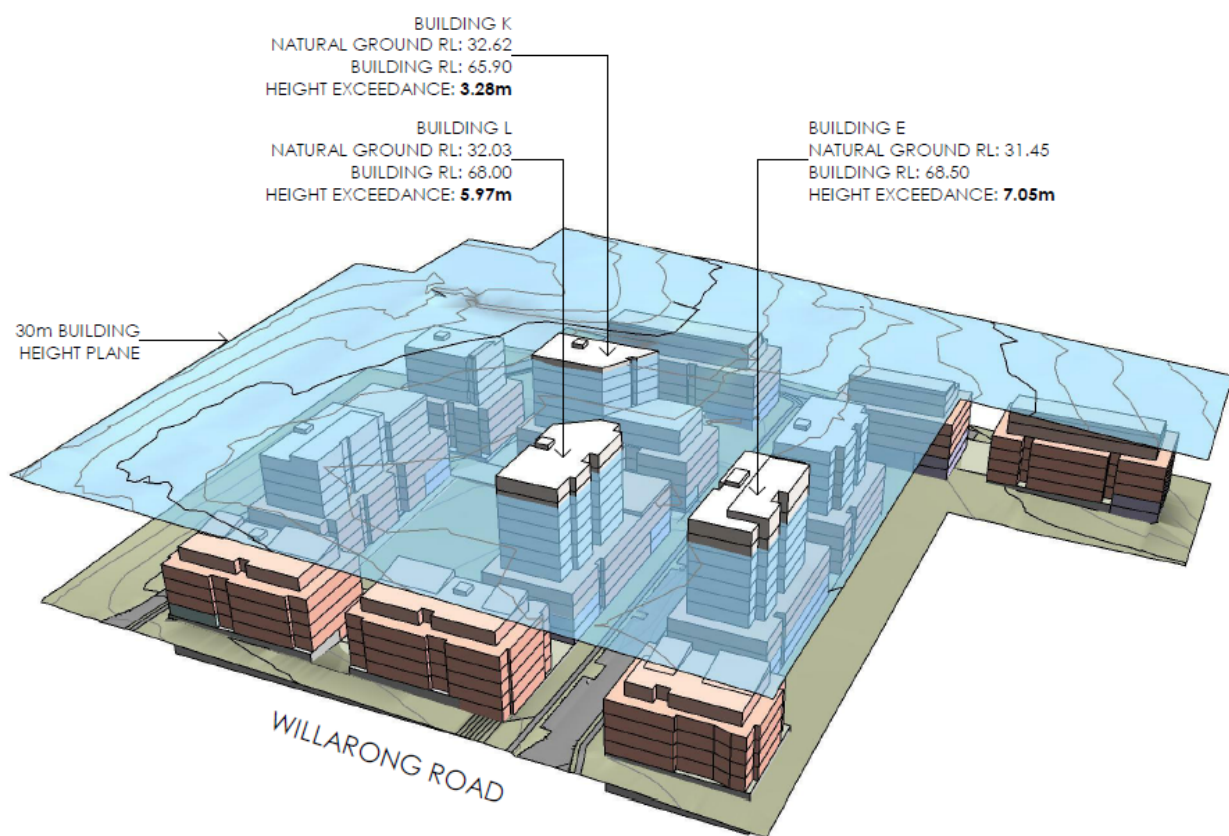


PROPOSED BUILDING MASSING



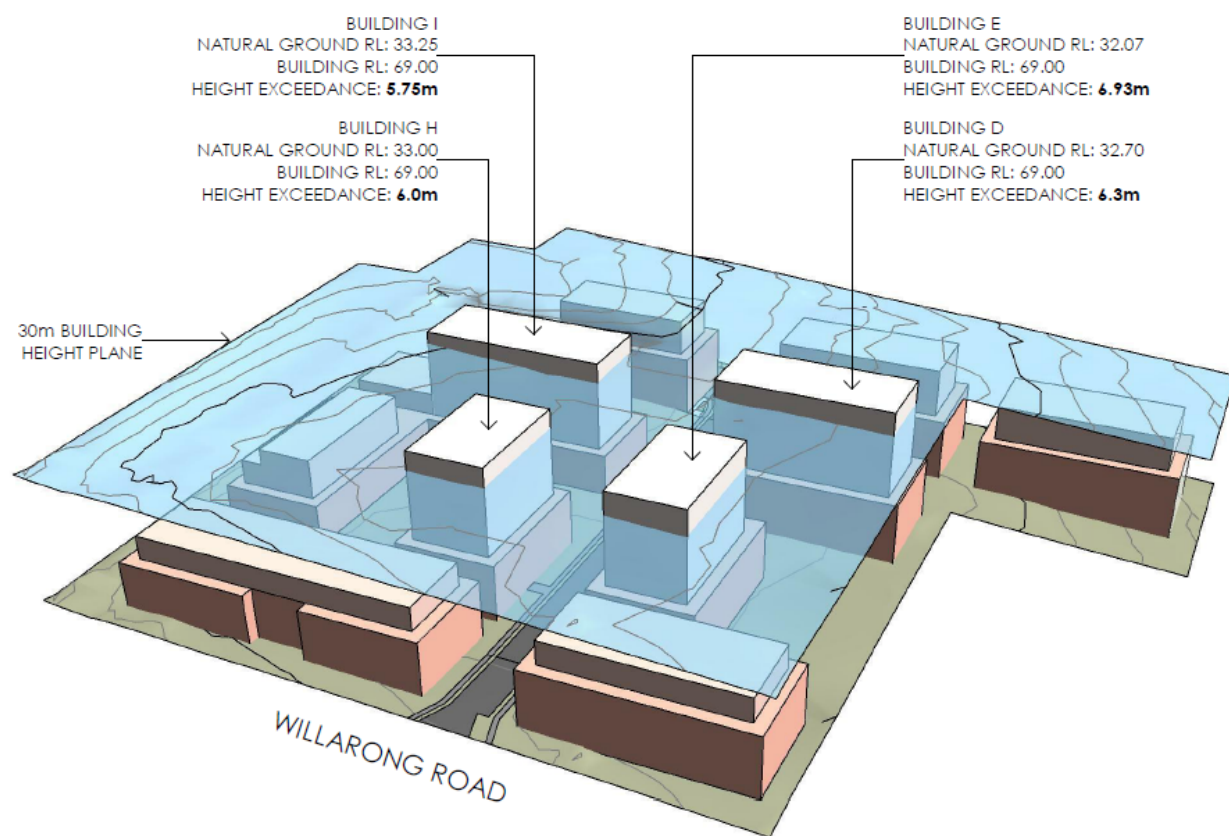
113 WILLARONG ROAD CARINGBAH
PPSSSH-126 – DA22/1126
BUILDING PLACEMENT AND SEPARATION





DA APPROVED BUILDING HEIGHTS

The master plan was approved with a 7.05m exceedance of the 30m height of building control



PROPOSED BUILDING HEIGHTS

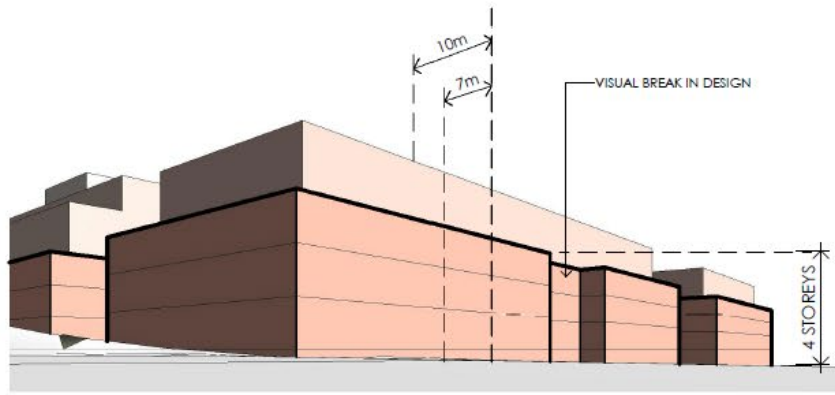
Whilst the proposed DA will have a larger volumetric exceedance, with four buildings over the 30m height of building control, extent of the maximum height has been reduced to 6.93m



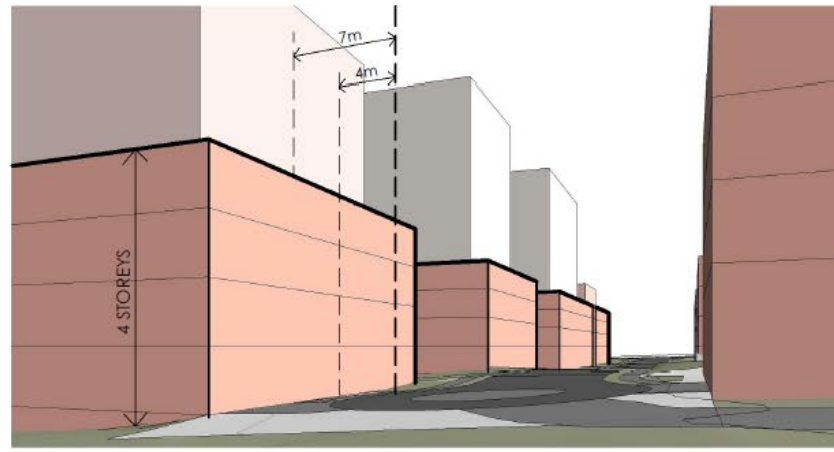
113 WILLARONG ROAD CARINGBAH
PPSSSH-126 – DA22/1126
WILLARONG ROAD AND BURRAWANG LANE STREETSCAPE



BUILDING G BURRAWANG LANE BUILDING F



I BUILDING G F



BUILDING B D E BUILDING C



STREET WALL PERSPECTIVE 1



STREET WALL PERSPECTIVE 2



STREET WALL PERSPECTIVE 3



LANDSCAPE PROGRAM

PROPOSED COMMUNAL OPEN SPACE: 12,100m²

DA APPROVED COS: 11,759m²

REQUIRED COS: 25% (7,435m²)

PROPOSED DEEP SOIL: 34% (10,150m²)

REQUIRED DEEP SOIL: 15% (4,461m²)

