

INFORMATION MEMORANDUM

Caringbah Premium High - Density Development Opportunity

164 & 166 Willarong Road, Caringbah NSW

2,470sqm [approx.] R4 High Density Residential Zoning with SEPP Housing 2021 opportunities [STCA].



2. The Opportunity

164 – 166 Willarong Road, Caringbah presents a rare opportunity to secure a premium three-lot amalgamation totaling 2,470sqm* within 400 metres of Caringbah strip shopping centre in the heart of the Sutherland Shire. Zoned R4 High Density Residential Zone, the site benefits from flexible planning controls under SEPP Housing 2021, including uplift potential through the low and mid rise housing inner area, where developments may be permitted to achieve a uplift in FSR and height, providing scope for a quality high rise development of some 130 apartments over six stories, subject to Council approval.

Strategically located just within 400m from Caringbah Train Station and 100m from Caringbah Town Centre, the site is walkable to retail, cafés, schools and lifestyle amenities. Cronulla Beach lies only minutes' drive away, with Miranda Westfield, Sydney Airport, and Sydney CBD all within easy reach, ensuring long-term appeal to both owner-occupiers and investors.

Caringbah itself is one of the Shire's most livable suburbs, combining coastal lifestyle with strong growth fundamentals. Forecasts show steady population growth through 2031, supported by a community with above-average household incomes and a 65% owner-occupier rate, driving demand for high-quality apartment living.

Adding to this momentum, the suburb is set to benefit from major infrastructure investment, including \$230 million Sutherland Hospital expansion, the T4 Rail Modernisation program, and the \$862 million F6 extension. These projects will enhance employment, local amenity and connectivity, reinforcing Caringbah's position as an infrastructure-rich location with high-growth.

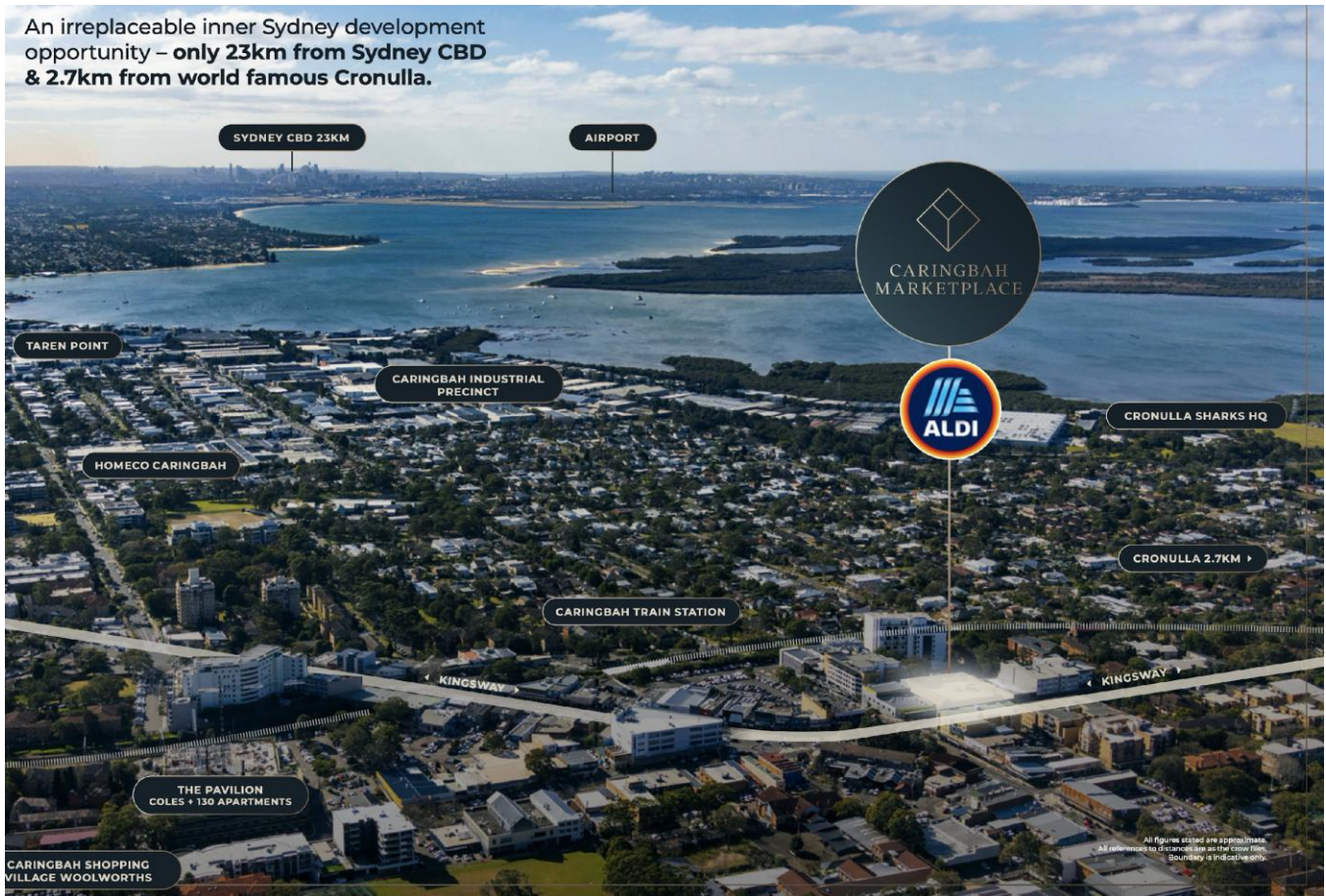
With its walkable position and planning uplift potential, 162 – 166 Willarong Road offers developers a transformative opportunity to deliver a benchmark residential project in a thriving and lifestyle-driven community.

3. Development Summary

Control	Base	With Bonus
FSR	1.2:1	2.2:1
Height	16 metres	22 metres
Storeys	4	6
Minimum Frontage	26 metres	45.74 metres

The site comprises of three amalgamated lots, totaling approximately 2,447sqm*. Zoned R4 High Density Residential under the Sutherland Shire LEP 2015, the land sits within the Low & Mid-Rise Housing Area of SEPP Housing 2021. Generous planning controls provide strong base density and the potential to unlock further yield through the Affordable Housing Bonus (STCA).

The surrounding area comprises of various styles of residential flat buildings predominately 2 to 8 storeys in height.



Positioned in one of Sydney's most tightly held coastal precincts, the site combines strong planning fundamentals with lifestyle appeal and significant growth drivers.







4. Location

Caringbah combines suburban convenience with a vibrant coastal lifestyle. The site is within walking distance to Caringbah Train Station, retail, cafés and schools, and within minutes to Cronulla Beaches. This location offers excellent connectivity to Miranda Westfield (7km), Sydney Airport (12km) and Sydney CBD (23km), supported by an established infrastructure network. Local amenities include Caringbah a Selective High Scholl, Endeavor Sports, De La Salle College, Caringbah Primary School, Our Lady Of Fatima Primary School, various playing fields, Caringbah Leisure Centre and down the road thriving Cronulla dining and retail precinct.



4. Location Continued

Location	Distance	Amenities
Caringbah Train Station	400m	Direct links to Sydney CBD & Cronulla
Caringbah Town Centre Start Of	100m	Woolworths, Coles, cafés, banks, medical, library
Caringbah Leisure Centre	1.1 Km	Pools, Gym & Hall
Education:		
Caringbah Selective High School	600m	
Endavour Sports High School	650m	
De La Salle Catholic College	900m	
Multiple public schools	within 500m	Caringbah Public Primary Our lady of Fatima Primary
Caringbah Sutherland Hospital	1.6 Km	Major Metropolitan Hospital

Location	Distance	Recreation
Dianella Street, Caringbah	100m	Soccer Ovals & Playground
President Ave, Caringbah	1.2 km	Camellia Gardens
Woolooware	2 km	18 Hole Golf Course



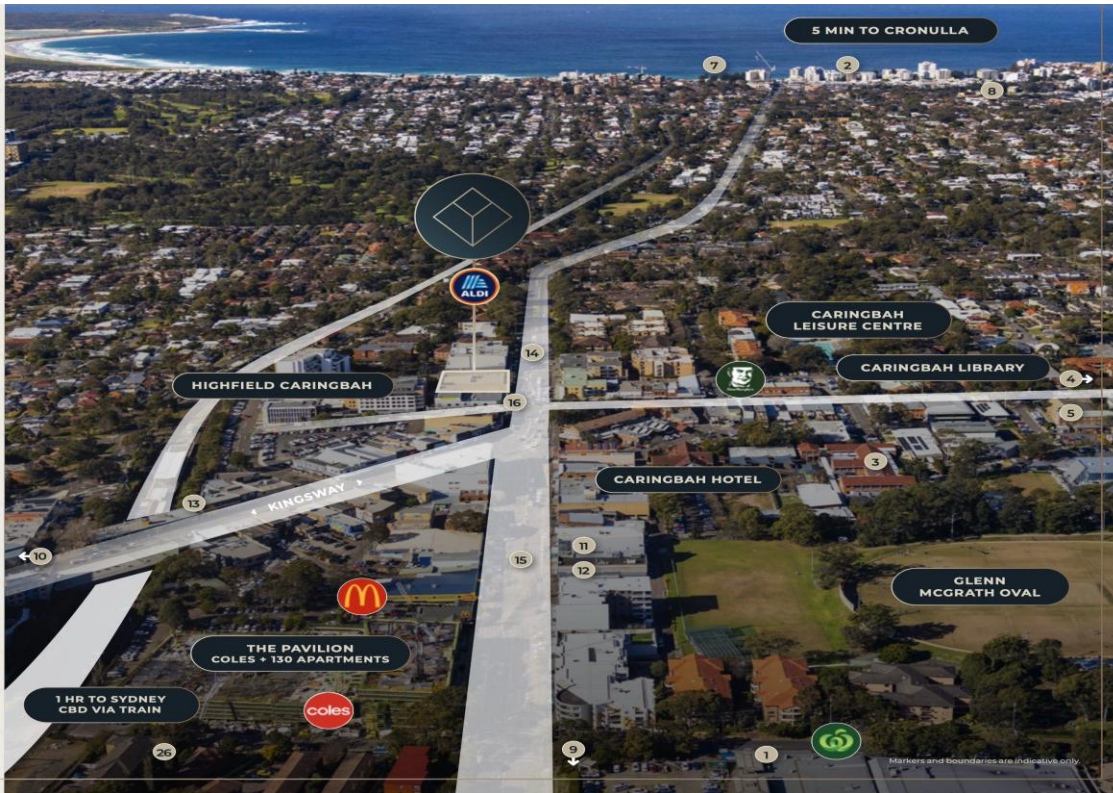
Entrance To Caringbah Train Station Located On The Kingsway



Miranda Westfeilds Regional Shopping Centre



Cronulla Beach & Parks With Port Hacking River / Gunnamatta Bay In The Background



5. SALES PROCESS

164 & 166 Willarong Road, Caringbah is being offered for sale via **Private Treaty**.

The Vendor reserves the right, at its sole discretion to amend, vary, or add to the terms and conditions of the proposed contract and associated sale materials.

DUE DILIGENCE

To obtain further information as part of the due diligence process contact Patrick Feeney as your selling agent.

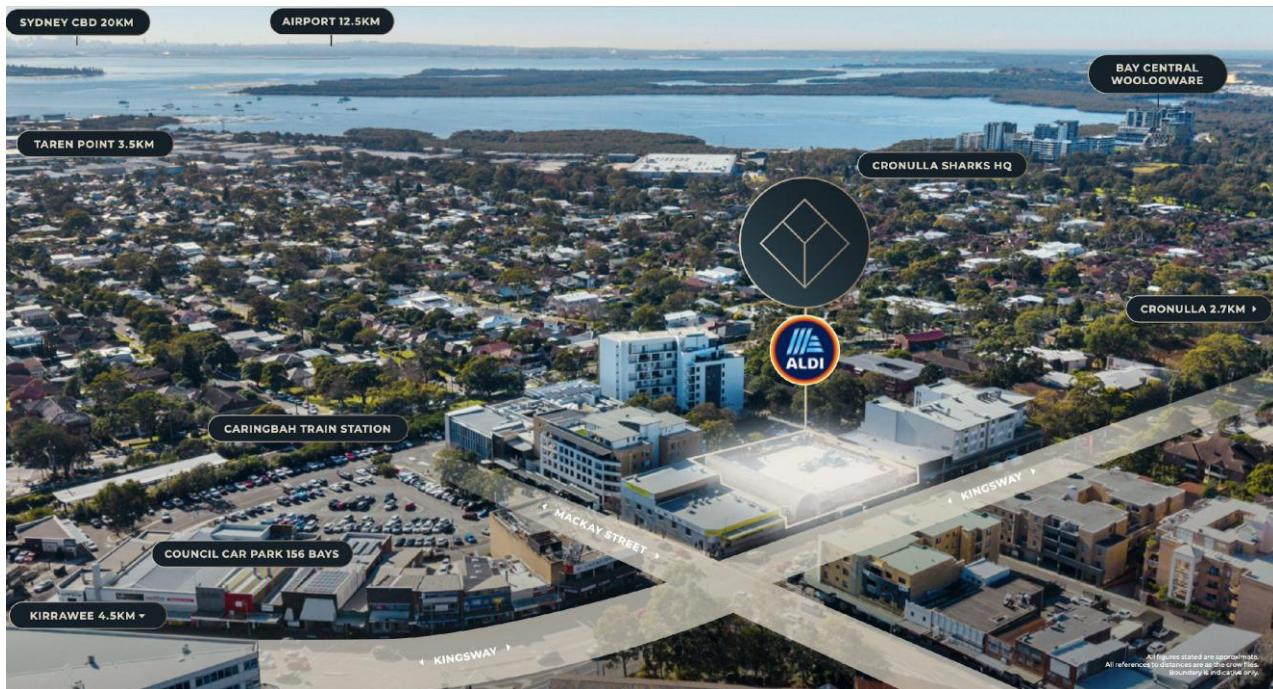
Interested parties should seek independent financial, taxation, accounting, legal and other advice when receiving this information memorandum and the material provided by Ray White Caringbah.

An inspection of the property is recommended and can be arranged by appointment with the exclusive selling agents listed below.

Patrick Feeney

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DISCLAIMER –

Neither the whole nor any part of this report or any other advice given in respect of the property the subject of this information Memorandum, nor any reference thereto may be relied upon.

No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.