

# 2 Flide Street, Caringbah

## State Significant Development Application



Transformative thinking  
for the future city.

Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Data Issue Record  
Current Revision released by

Rev	Date	Description
3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title  
Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title

Drawing List

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA00.001

Scale  
@ A1

Revision  
3

### SSDA - Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA00.001	Drawing List	3	29.09.2025
DA01 - Site			
DA01.100	Proposed Site Plan	2	19.09.2025
DA03 - General Arrangement Plans			
DA03.001	Basement 01	3	19.09.2025
DA03.100	Lower Ground Level 00	3	19.09.2025
DA03.101	Upper Ground Level 01	3	19.09.2025
DA03.102	Level 02	3	19.09.2025
DA03.103	Level 03, 05, 06, 08	3	19.09.2025
DA03.104	Level 04, 07	3	19.09.2025
DA03.109	Level 09-13	3	19.09.2025
DA03.114	Level 14	3	19.09.2025
DA03.115	Level 15 - Roof	3	19.09.2025
DA09 - Elevations			
DA09.001	North Elevation	3	29.09.2025
DA09.002	East Elevation	3	29.09.2025
DA09.003	West Elevation	3	29.09.2025
DA09.004	South Elevation	3	29.09.2025
DA09.005	Courtyard Elevations	3	29.09.2025
DA10 - Sections			
DA10.001	Section AA	2	19.09.2025
DA10.002	Section BB	2	19.09.2025
DA13 - Apartment Types			
DA13.010	Social Housing 01	2	19.09.2025
DA13.011	Affordable Housing 01	2	19.09.2025
DA13.012	Affordable Housing 02	2	19.09.2025
DA21 - Compliance			
DA21.001	Solar Access	2	29.09.2025
DA21.003	Cross Ventilation	1	19.09.2025
DA21.005	Shadow Diagram - June 21 - Existing & Proposed	1	29.09.2025
DA21.006	Shadow Diagram - June 21 - Existing & Proposed	1	29.09.2025
DA21.007	Shadow Diagram - June 21 - Existing & Proposed	1	29.09.2025
DA21.008	Shadow Diagram - June 21 - Existing & Proposed	1	29.09.2025
DA21.010	Views From the Sun Diagrams	1	29.09.2025
DA22 - Area Plans			
DA22.001	GFA	2	19.09.2025



Scale  
@ A1

Revision  
3

Drawing no.  
DA00.001

Revision  
3

Scale  
@ A1

Revision  
3

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Client  
**Homes NSW**



**Legend:**

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Proposed Trees
- Existing Trees

Legend Landscape: Refer to arborist drawings for final location/requirements

**Data Issue Record**

Current Revision released by

Rev	Date	Description
2	19.09.2025	SSDA
1	12.09.2025	Frozen SSDA Plans

Project Title  
**Flide Street, Caringbah**

First Nations Country  
**Gadigal**

Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA01 - Site  
Proposed Site Plan**

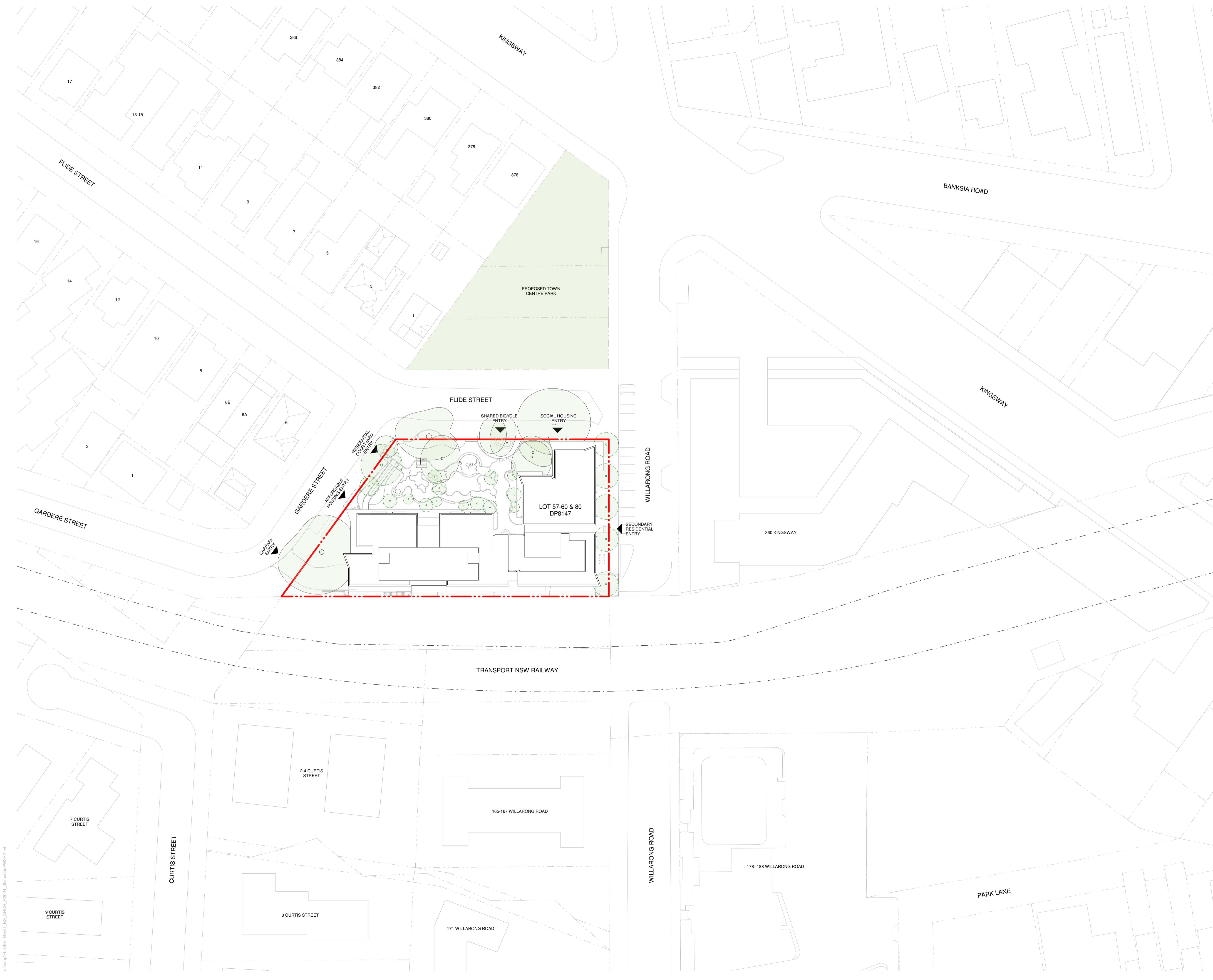
Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA01.100**

Scale  
**1 : 500 @ A1**

Revision  
**2**



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Client

Homes NSW



- Legend:**
- Site Boundary
  - Surrounding Property Boundary
  - Transport NSW Railway Boundary
  - Existing Building
  - Existing Site Elements
  - Extent of Lower Ground Carpark
  - Extent of Existing Carpark and Foot Path
  - Extent of Indicative Landscaping outside of the Site Boundary
  - Construction Period Tree Protection Zone - Consolidated Area

- Existing Trees
  - Txx: Refer to arborist report for tree identification
  - Proposed trees
  - CL: Clothesline
- Legend Landscape: Refer to arborist drawings for final location/requirements

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Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**



Drawing Title  
**DA03 - General Arrangement Plans  
Basement 01**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA03.001**

Scale  
**1 : 200 @ A1**

Revision  
**3**

	LEVEL CARS				M/BIKE	BICYCLE		STORAGE (NOT IN APT)
	RESI	RESI-ACC	VISITOR			RESI	VISITOR	
07								1
04								1
01						78	6	
00	33	5	1 (ACC)	2	-	-	-	30
B1	41	4	-	-	-	-	-	18
<b>TOTAL</b>		84		2		140 <sup>a</sup>		50

<sup>a</sup>REMAINDER OF RESIDENTIAL BICYCLES STORED WITHIN APARTMENTS IF NOT WITHIN A BIKE LOCKER/CAGE ON B1-L01

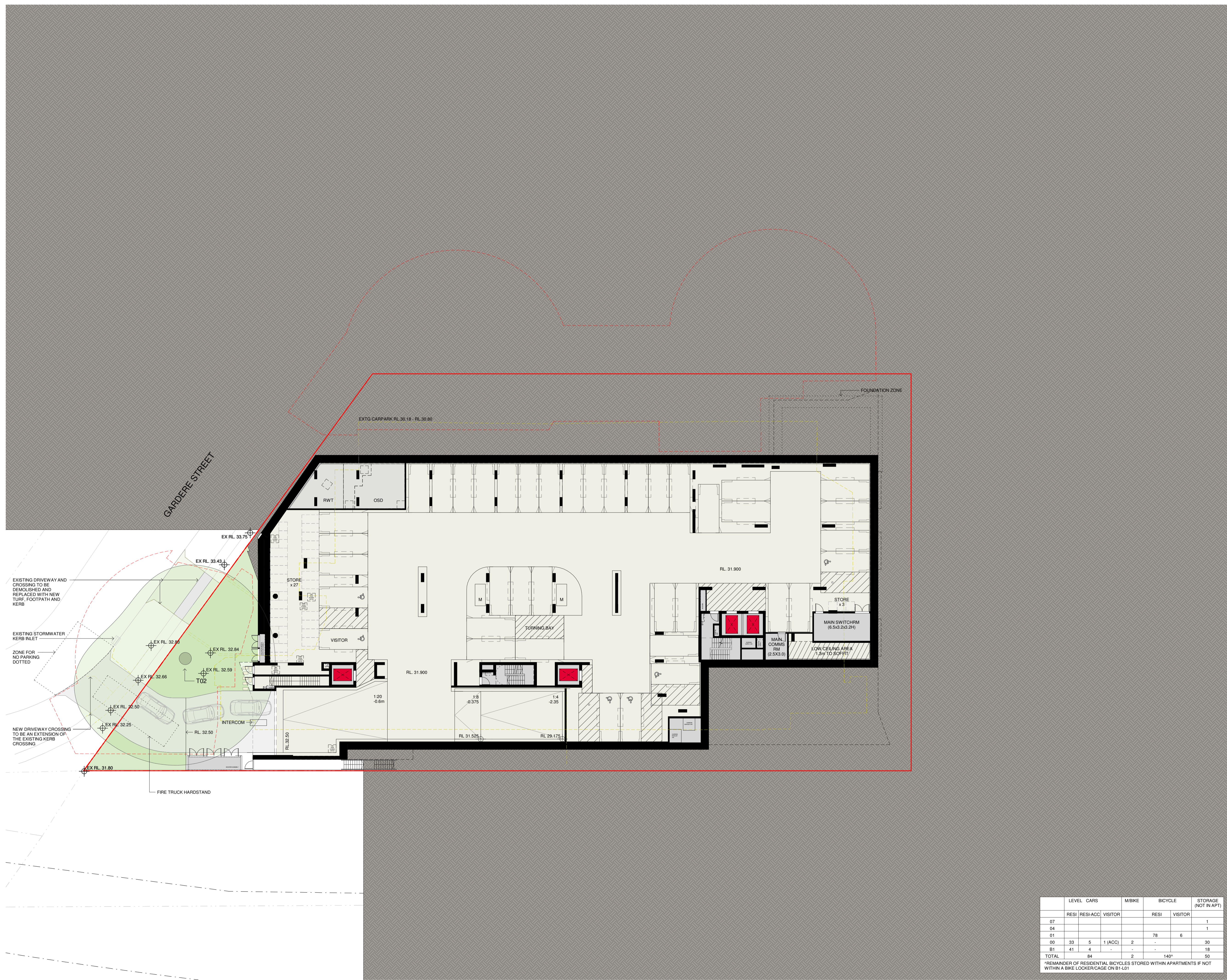
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Homes NSW



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  - Transport NSW Railway Boundary
  - Existing Building
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First Nations Country  
**Gadigal**

Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**



Drawing Title  
**DA03 - General Arrangement Plans  
Lower Ground Level 00**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA03.100**

Scale  
**1 : 200 @ A1**

Revision  
**3**

LEVEL	CARS			M/BIKE	BICYCLE		STORAGE (NOT IN APT)
	RESI	RESI-ACC	VISITOR		RESI	VISITOR	
07							1
04							1
01						78	6
00	33	5	1 (ACC)	2	-	-	30
B1	41	4	-	-	-	-	18
<b>TOTAL</b>				2		140*	50

\*REMAINDER OF RESIDENTIAL BICYCLES STORED WITHIN APARTMENTS IF NOT WITHIN A BIKE LOCKER/CAGE ON B1-L01



**Legend:**

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
- Extent of Lower Ground Carpark
- Extent of Existing Carpark and Foot Path
- Extent of Indicative landscaping outside of the Site Boundary
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Existing Trees  
 Txx: Refer to arborist report for tree identification  
 Proposed trees  
 CL: Clothesline  
**Legend Landscaping:** Refer to arborist drawings for final location/requirements

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**Flide Street, Caringbah**

First Nations Country  
**Gadigal**

Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA03 - General Arrangement Plans  
Upper Ground Level 01**

Phase  
**SSDA**

Status  
**For Approval**

Drawing No.  
**DA03.101**

Scale  
**1 : 200 @ A1**

Revision  
**3**



LEVEL	CARS			M/BIKE	BICYCLE		STORAGE (NOT IN APT)
	RESI	RESI+ACC	VISITOR		RESI	VISITOR	
07							1
04							1
01						78	6
00	33	5	1 (ACC)	2	-	-	30
B1	41	4	-	-	-	-	18
<b>TOTAL</b>	<b>84</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>140*</b>	<b>50</b>

\*REMAINDER OF RESIDENTIAL BICYCLES STORED WITHIN APARTMENTS IF NOT WITHIN A BIKE LOCKER/CAGE ON B1-L01

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**Legend:**

- Site Boundary
  - Surrounding Property Boundary
  - Transport NSW Railway Boundary
  - Existing Building
  - Existing Site Elements
  - Extent of Lower Ground Carpark
  - Extent of Existing Carpark and Foot Path
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- Legend Landscaping: Refer to arborist drawings for final location/requirements

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Rev	Date	Description
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3 19.09.2025 SSDA  
2 16.09.2025 For Information  
1 12.09.2025 Frozen SSDA Plans

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA03 - General Arrangement Plans  
Level 02**

Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA03.102**

Scale  
**1 : 200 @ A1**  
Revision  
**3**



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**Legend:**

- Site Boundary
  - Surrounding Property Boundary
  - Transport NSW Railway Boundary
  - Existing Building
  - Existing Site Elements
  - Extent of Lower Ground Carpark
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  - Proposed trees
  - CL: Clothesline
- Legend Landscape: Refer to arborist drawings for final location/requirements

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Project Title  
Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA03 - General Arrangement Plans  
Level 03, 05, 06, 08

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA03.103

Scale  
1 : 200 @ A1

Revision  
3





**Legend:**

- Site Boundary
  - Surrounding Property Boundary
  - Transport NSW Railway Boundary
  - Existing Building
  - Existing Site Elements
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Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA03 - General Arrangement Plans  
Level 04, 07**

Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA03.104**

Scale  
**1 : 200 @ A1**  
Revision  
**3**



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**Legend:**

- Site Boundary
  - Surrounding Property Boundary
  - Transport NSW Railway Boundary
  - Existing Building
  - Existing Site Elements
  - Extent of Lower Ground Carpark
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Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA03 - General Arrangement Plans  
Level 09-13

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA03.109

Scale  
1 : 200 @ A1

Revision  
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Client

Homes NSW



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  - Existing Building
  - Existing Site Elements
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Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA03 - General Arrangement Plans  
Level 14**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA03.114**

Scale  
**1 : 200 @ A1**

Revision  
**3**



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**Legend:**

- Site Boundary
  - - - Surrounding Property Boundary
  - - - Transport NSW Railway Boundary
  - - - Existing Building
  - - - Existing Site Elements
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First Nations Country  
**Gadigal**

Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA03 - General Arrangement Plans  
Level 15 - Roof**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA03.115**

Scale  
**1 : 200 @ A1**

Revision  
**3**



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Transformative thinking for the future city.

Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
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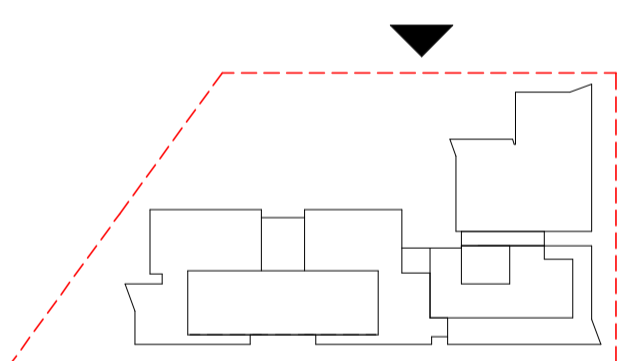
Client

Homes NSW



Key Plan

Elevation view point



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Project Title

Flide Street, Caringbah

First Nations Country

Gadigal

Project Address

2 Flide Street

Caringbah

Project No.

S12899

Drawing Title

DA09 - Elevations

North Elevation

Phase

SSDA

Status

For Approval

Drawing no.

DA09.001

Scale

1 : 200 @ A1

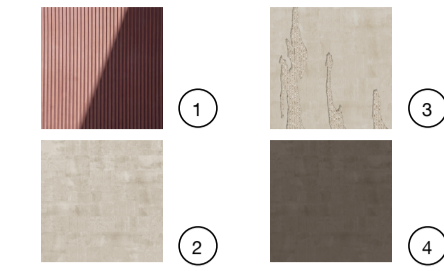
Revision

3

LEGEND

Precast Concrete

1. Terracotta pigmented & ribbed concrete panels
2. Warm sandy pigmented concrete panels
3. Warm sandy pigmented & textured concrete panels
4. Dark-bronze pigmented concrete panels



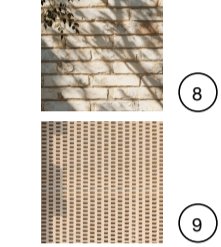
Fibre Cement Sheet

- Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits



Brick

8. Recycled brick and brick slip to ground floor areas  
9. 'Hit & miss' brick pattern



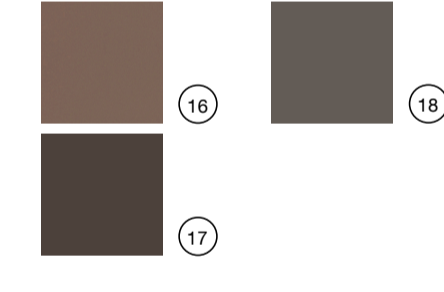
Metal Work

10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
12. Colourbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Allora Series Chevron Vertical Louvers, or similar
14. Galvanised perforated metal screen with bespoke Design with Country finish
15. Perforated mesh screen
16. Metal Palisade fence & balustrade



Powdercoat

- Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey



Fencing

19. Powdercoated anti-climb mesh fence to match adjacent site



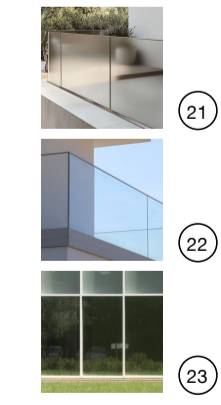
Window Shading

20. Heka Hood powdercoated slimline sunhood, or similar



Glass

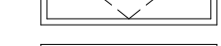
21. Obscure glass balustrade
22. Clear glass balustrade
23. Colourback glass, colour TBC



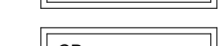
Glass - Fixed



Glass - Operable Awning



Glass - Sliding



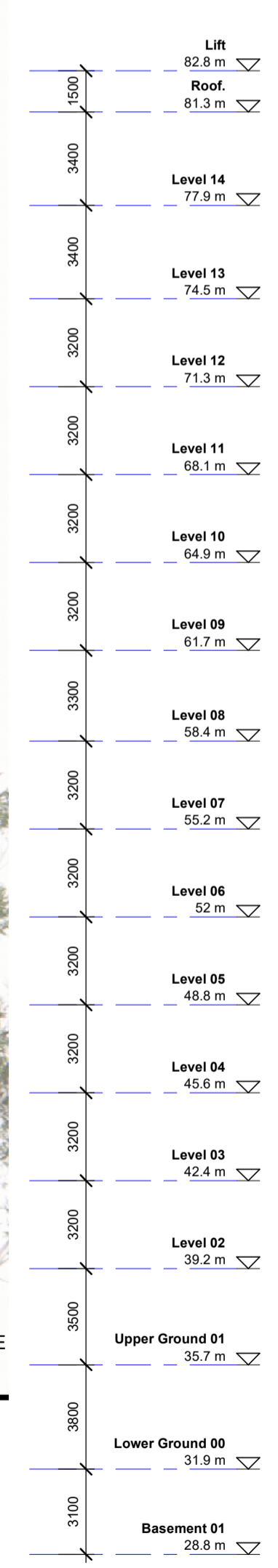
Glass - Colourback



Boundary Line



50m Natural Ground Height Limit



Transformative thinking for the future city.

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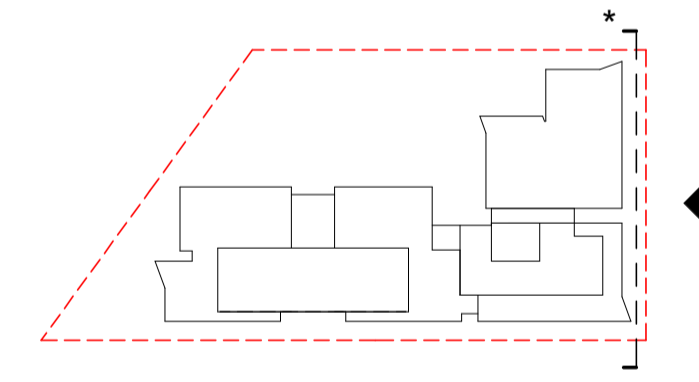
Client

Homes NSW



Key Plan

\* 50m natural ground height limit shown as per section marker.  
► Elevation view point



Data Issue Record

Current Revision released by

Rev	Date	Description
3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title  
Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA09 - Elevations  
East Elevation

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA09.002

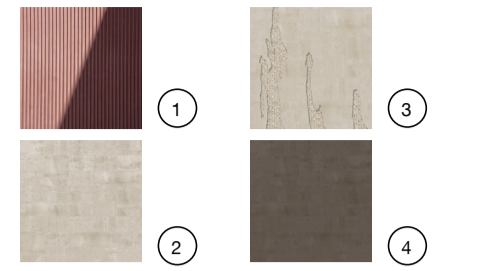
Scale  
1 : 200 @ A1

Revision  
3

**LEGEND**

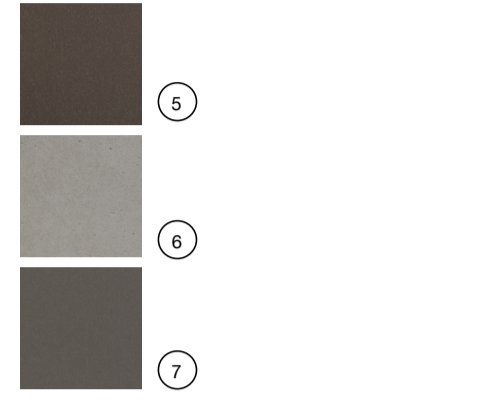
**Precast Concrete**

- 1. Terracotta pigmented & ribbed concrete panels
- 2. Warm sandy pigmented concrete panels
- 3. Warm sandy pigmented & textured concrete panels
- 4. Dark-bronze pigmented concrete panels



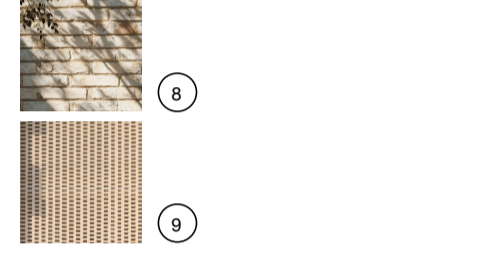
**Fibre Cement Sheet**

Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits



**Brick**

- 8. Recycled brick and brick slip to ground floor areas
- 9. 'Hi & miss' brick pattern



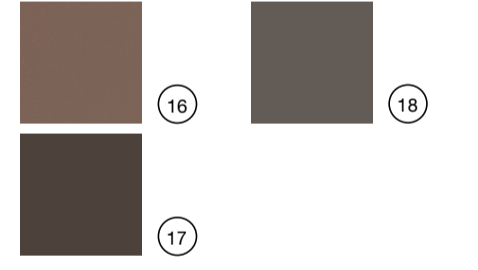
**Metal Work**

- 10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
- 11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
- 12. Colourbond Nelinea V-shaped pleat, or similar, to spandrel panels and cladding
- 13. Mid-dark-grey Altura Series Chevron Vertical Louvers, or similar
- 14. Galvanneal perforated metal screen with bespoke Design with Country finish
- 14a. Perforated mesh screen
- 15. Metal Palisade fence & balustrade



**Powdercoat**

Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey



**Fencing**

19. Powdercoated anti-climb mesh fence to match adjacent site



**Window Shading**

20. Heka Hood powdercoated slimline sunhood, or similar



**Glass**

- 21. Obscure glass balustrade
- 22. Clear glass balustrade
- 23. Colourback glass, colour TBC



- Glass - Fixed
- Glass - Operable Awning
- Glass - Sliding
- Glass - Colourback
- Boundary Line
- 50m Natural Ground Height Limit



Level	Height (m)
Lift	82.8 m
Roof	81.3 m
Level 14	77.9 m
Level 13	74.5 m
Level 12	71.3 m
Level 11	68.1 m
Level 10	64.9 m
Level 09	61.7 m
Level 08	58.4 m
Level 07	55.2 m
Level 06	52 m
Level 05	48.8 m
Level 04	45.6 m
Level 03	42.4 m
Level 02	39.2 m
Upper Ground 01	35.7 m
Lower Ground 00	31.9 m
Basement 01	28.8 m

Transformative thinking for the future city.

Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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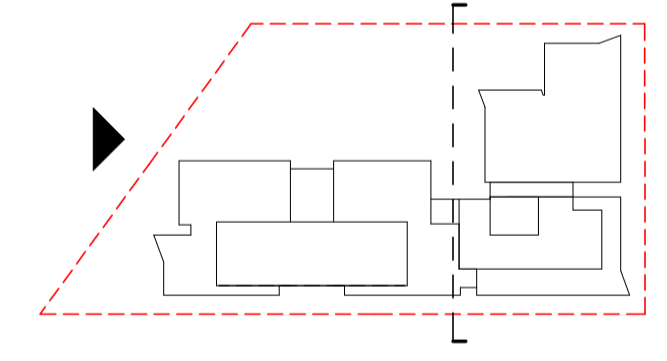
Print in Colour.

Client  
Homes NSW



Key Plan

\* 50m natural ground height limit shown as per section marker.  
► Elevation view point



Data Issue Record

Current Revision released by

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1	16.09.2025	For Information

Project Title  
Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA09 - Elevations  
West Elevation

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA09.003

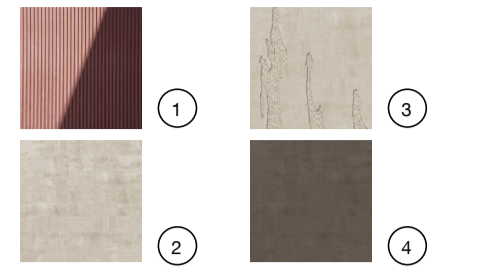
Scale  
1 : 200 @ A1

Revision  
3

LEGEND

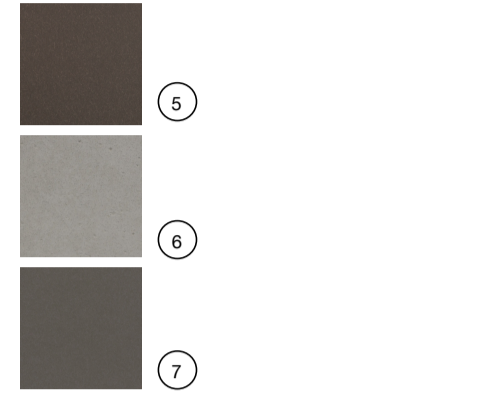
Precast Concrete

1. Terracotta pigmented & ribbed concrete panels
2. Warm sandy pigmented concrete panels
3. Warm sandy pigmented & textured concrete panels
4. Dark-bronze pigmented concrete panels



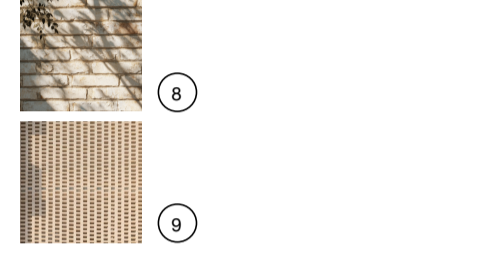
Fibre Cement Sheet

Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits



Brick

8. Recycled brick and brick slip to ground floor areas
9. 'Hit & miss' brick pattern



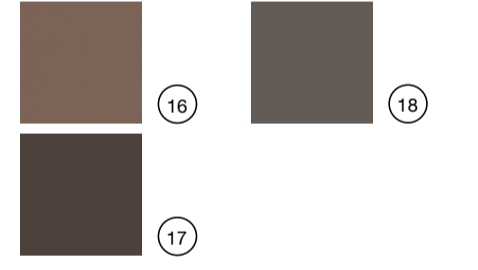
Metal Work

10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
12. Colortone NineLine V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvers, or similar
14. Galvanised perforated metal screen with bespoke Design with Country finish
15. Metal Palisade fence & balustrade



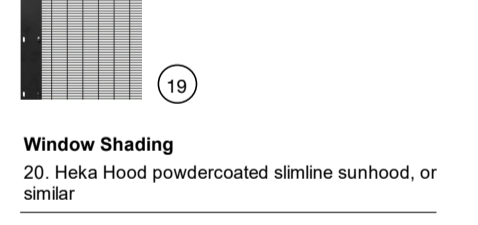
Powdercoat

Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey



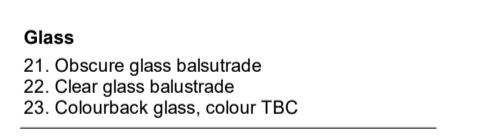
Fencing

19. Powdercoated anti-climb mesh fence to match adjacent site



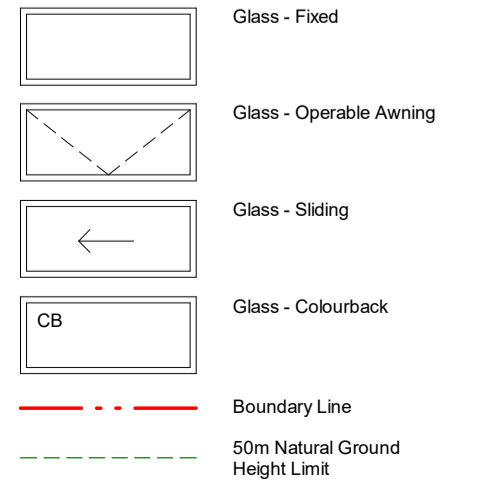
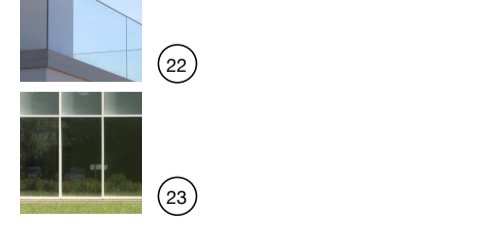
Window Shading

20. Heka Hood powdercoated slimline sunhood, or similar



Glass

21. Obscure glass balustrade
22. Clear glass balustrade
23. Colourback glass, colour TBC



Transformative thinking for the future city.

Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
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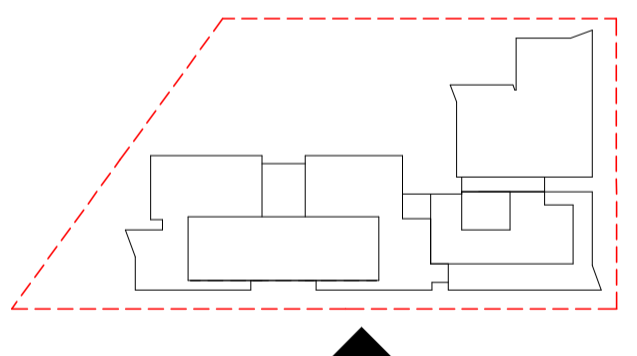
Client

Homes NSW



Key Plan

Elevation view point



Data Issue Record  
Current Revision released by

Rev	Date	Description
3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA09 - Elevations  
South Elevation**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA09.004**

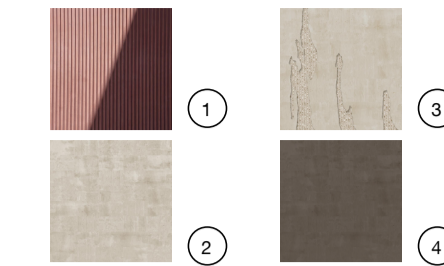
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**1 : 200 @ A1**

Revision  
**3**

**LEGEND**

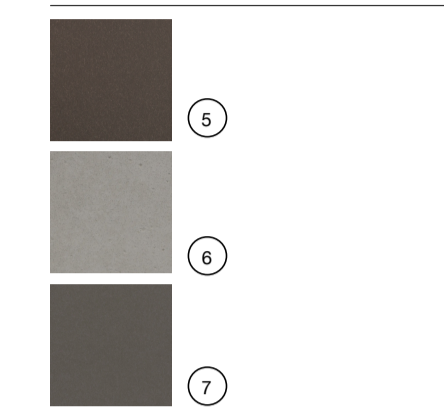
**Precast Concrete**

1. Terracotta pigmented & ribbed concrete panels
2. Warm sandy pigmented concrete panels
3. Warm sandy pigmented & textured concrete panels
4. Dark-bronze pigmented concrete panels



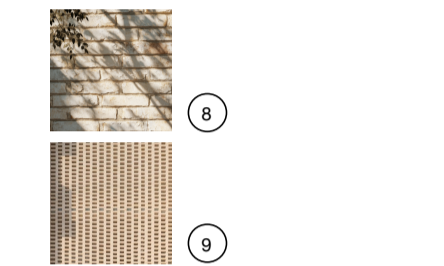
**Fibre Cement Sheet**

Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits.



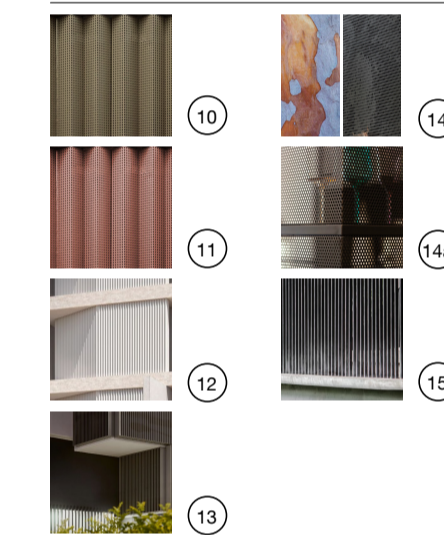
**Brick**

8. Recycled brick and brick slip to ground floor areas
9. 'H&M' brick pattern



**Metal Work**

10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar
12. Colorbond Neline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Atlas Series Chevron Vertical Louvers, or similar
14. Galvanneal perforated metal screen with bespoke Design with Country finish
- 14a. Perforated mesh screen
15. Metal Palisade fence & balustrade



**Powdercoat**

Powdercoat to aluminum cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey



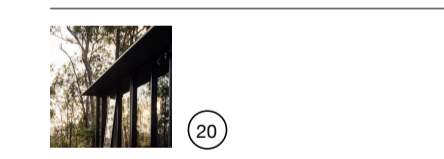
**Fencing**

19. Powdercoated anti-climb mesh fence to match adjacent site



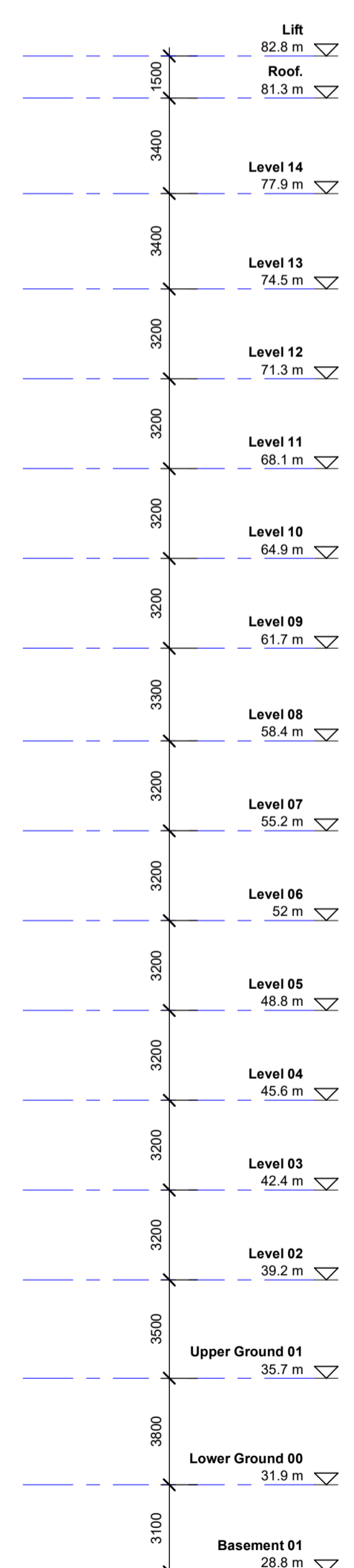
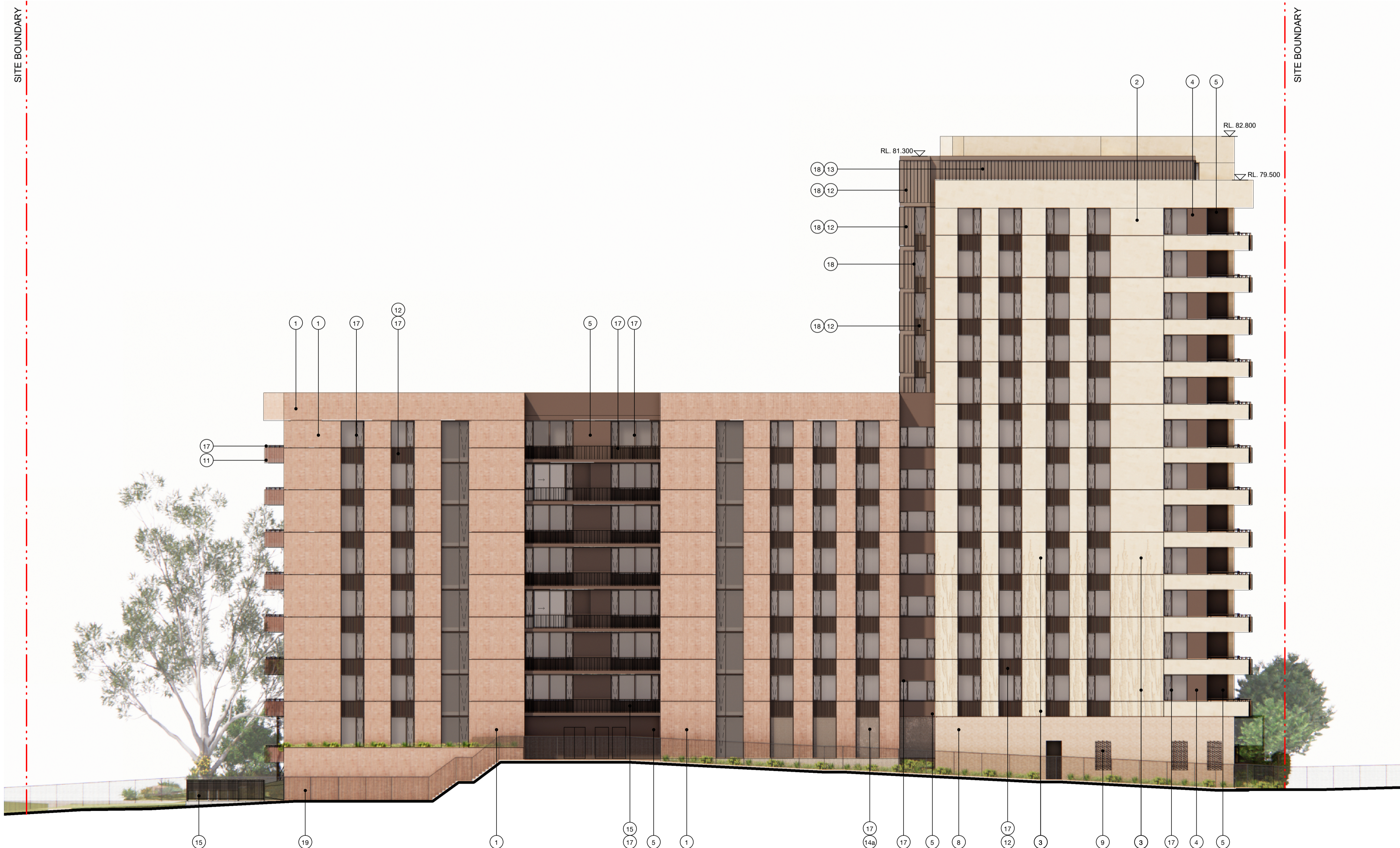
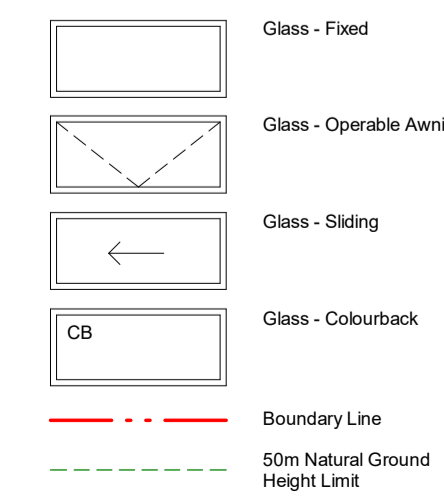
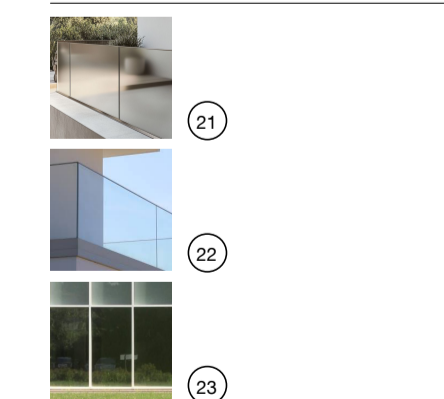
**Window Shading**

20. Heka Hood powdercoated slimline sunhood, or similar



**Glass**

21. Obscure glass balustrade
22. Clear glass balustrade
23. Colourback glass, colour TBC



Transformative thinking for the future city.

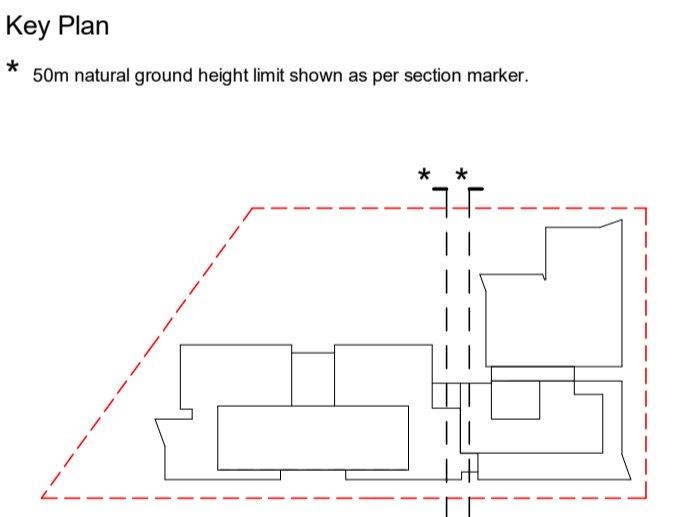
Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
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Client  
**Homes NSW**



Data Issue Record  
Current Revision released by

Rev	Date	Description
3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**  
Project No.  
**S12899**

Drawing Title  
**DA09 - Elevations  
Courtyard Elevations**  
Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA09.005**  
Scale  
**1 : 200 @ A1**  
Revision  
**3**

**LEGEND**  
**Precast Concrete**  
1. Terracotta pigmented & ribbed concrete panels  
2. Warm sandy pigmented concrete panels  
3. Warm sandy pigmented & textured concrete panels  
4. Dark-bronze pigmented concrete panels

**Fibre Cement Sheet**  
Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits

**Brick**  
8. Recycled brick and brick slip to ground floor areas  
9. 'Hi & miss' brick pattern

**Metal Work**  
10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar  
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar  
12. Colortone NineLine V-shaped pleat, or similar, to spandrel panels and cladding  
13. Mid-dark-grey Altura Series Chevron Vertical Louvers, or similar  
14. Galvanised perforated metal screen with bespoke Design with Country finish  
15. Metal Palisade fence & balustrade

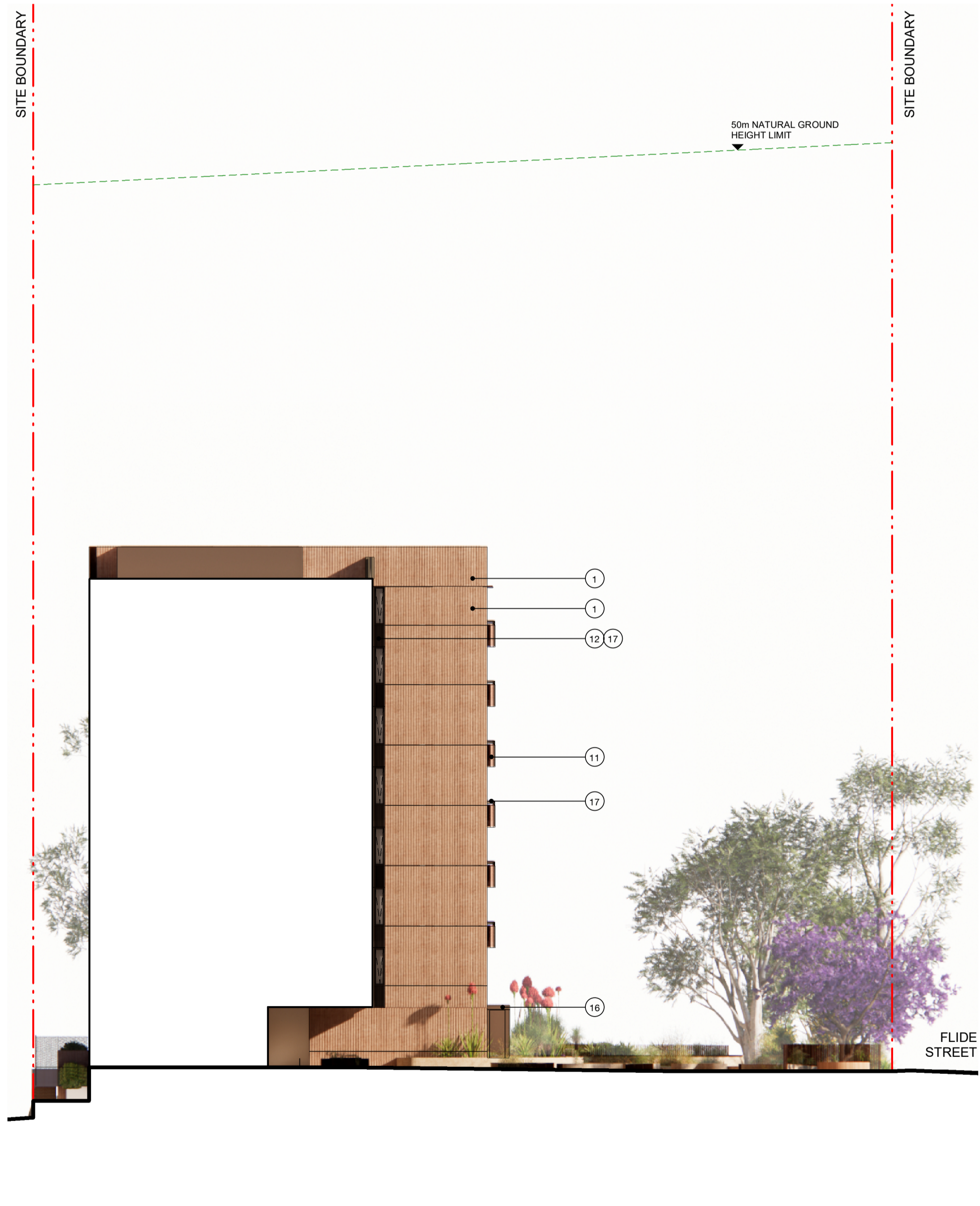
**Powdercoat**  
Powdercoat to aluminum cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey

**Fencing**  
19. Powdercoated anti-climb mesh fence to match adjacent site

**Window Shading**  
20. Heka Hood powdercoated slimline sunhood, or similar

**Glass**  
21. Obscure glass balustrade  
22. Clear glass balustrade  
23. Colourback glass, colour TBC

Glass - Fixed  
Glass - Operable Awning  
Glass - Sliding  
Glass - Colourback  
Boundary Line  
50m Natural Ground Height Limit



1 Courtyard - East Elevation  
1 : 200



2 Courtyard - West Elevation  
1 : 200

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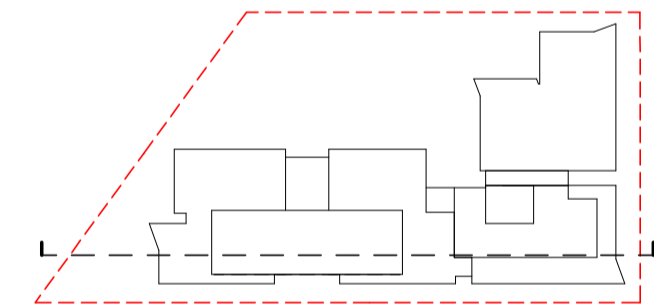
Do not scale drawings.

Print in Colour.

Client  
**Homes NSW**



Key Plan



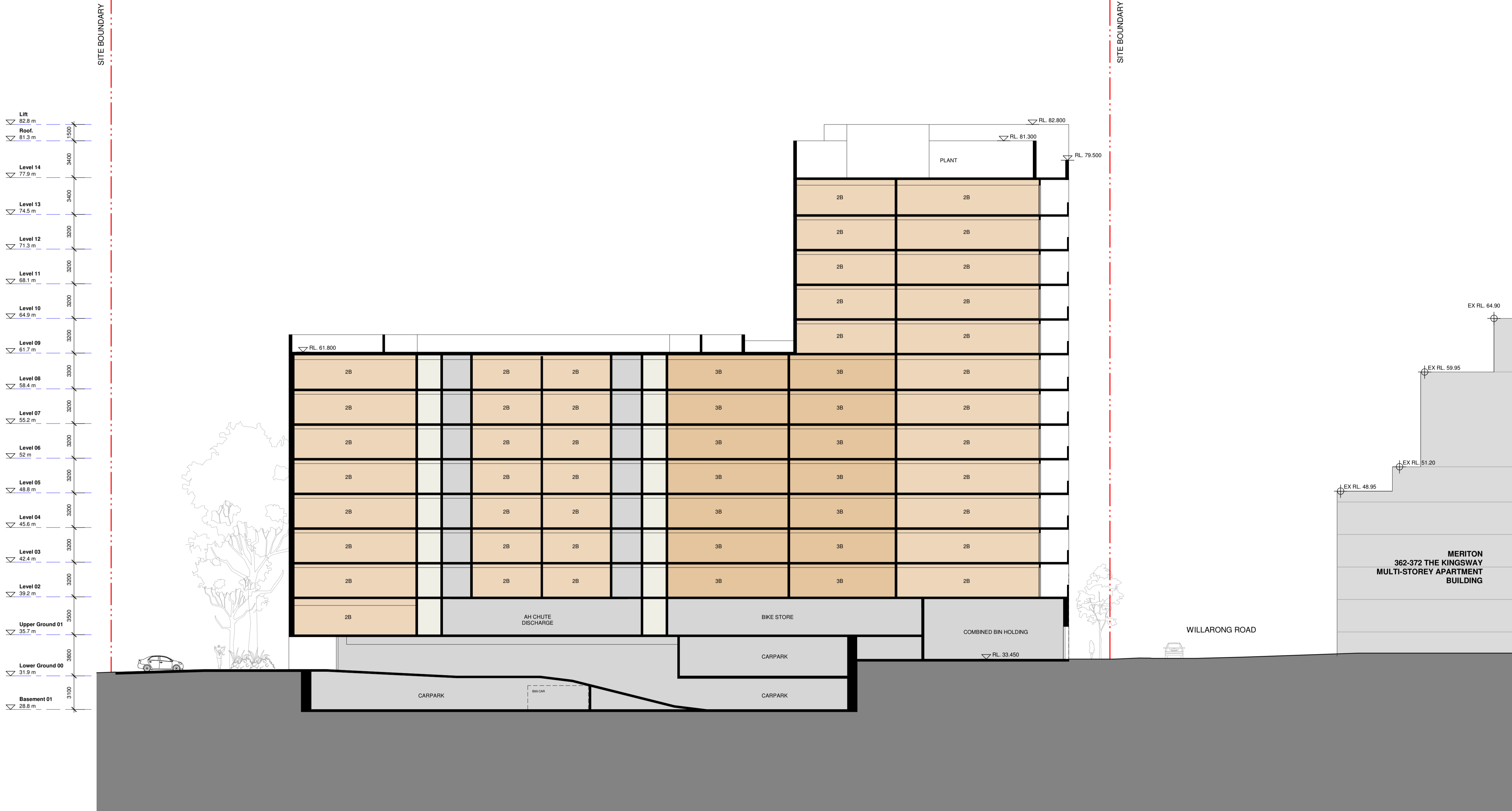
Data Issue Record  
Current Revision released by

Rev	Date	Description
2	19.09.2025	SSDA
1	17.09.2025	For Information

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**  
Project No.  
**S12899**

Drawing Title  
**DA10 - Sections  
Section AA**

Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA10.001**  
Scale  
**1 : 200 @ A1**  
Revision  
**2**



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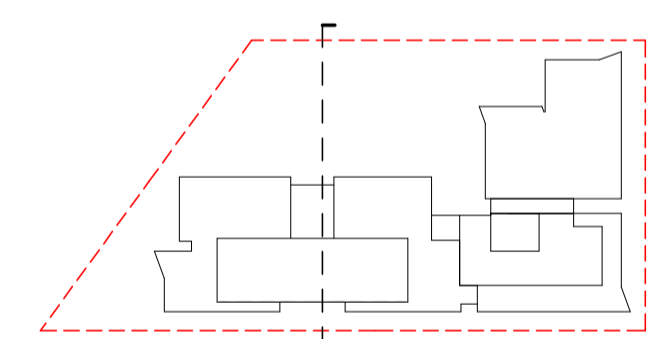
Print in Colour.

Client

Homes NSW



Key Plan



Data Issue Record  
Current Revision released by

Rev	Date	Description
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1	17.09.2025	For Information

Project Title  
Flide Street, Caringbah  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

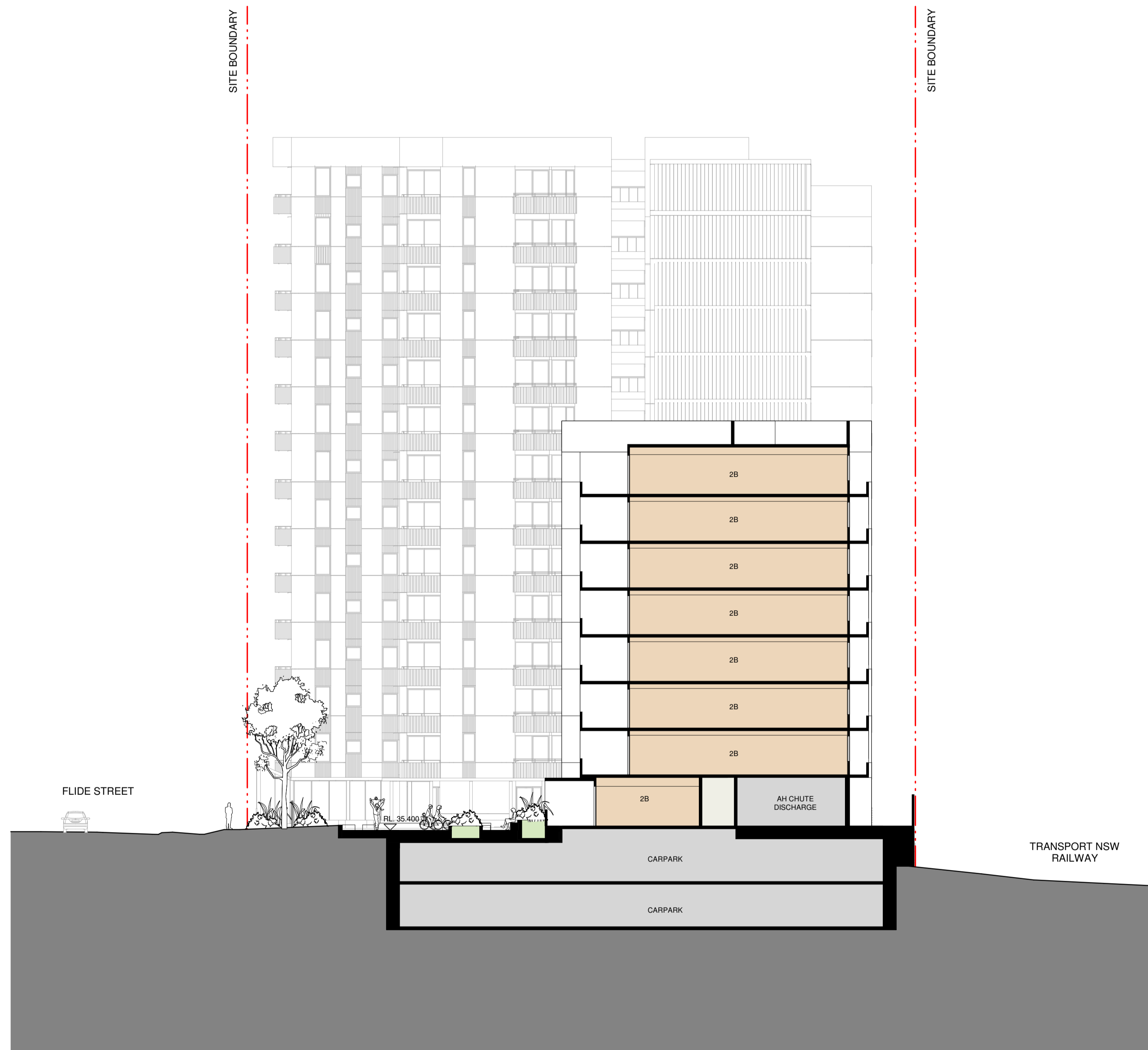
Drawing Title  
DA10 - Sections  
Section BB

Phase  
SSDA  
Status  
For Approval

Drawing no.  
DA10.002

Scale  
1 : 200 @ A1

Revision  
2



4500	Lift	82.8 m
	Roof	81.3 m
3400	Level 14	77.9 m
3400	Level 13	74.3 m
3200	Level 12	71.3 m
3200	Level 11	68.1 m
3200	Level 10	64.9 m
3200	Level 09	61.7 m
3300	Level 08	58.4 m
3200	Level 07	55.2 m
3200	Level 06	52 m
3200	Level 05	48.8 m
3200	Level 04	45.6 m
3200	Level 03	42.4 m
3200	Level 02	39.2 m
3500	Upper Ground 01	35.7 m
3800	Lower Ground 00	31.9 m
3100	Basement 01	28.8 m

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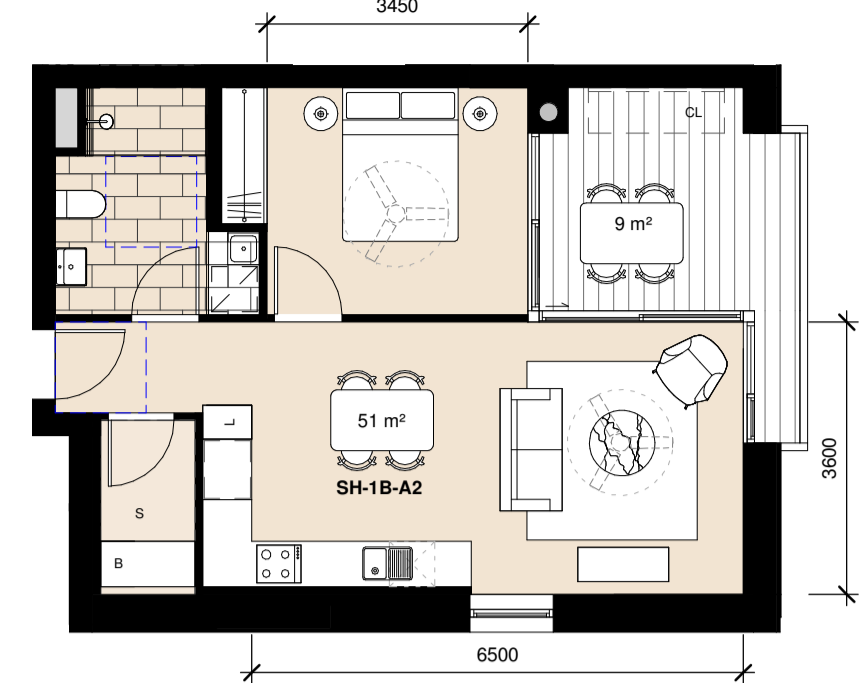
Client

Homes NSW



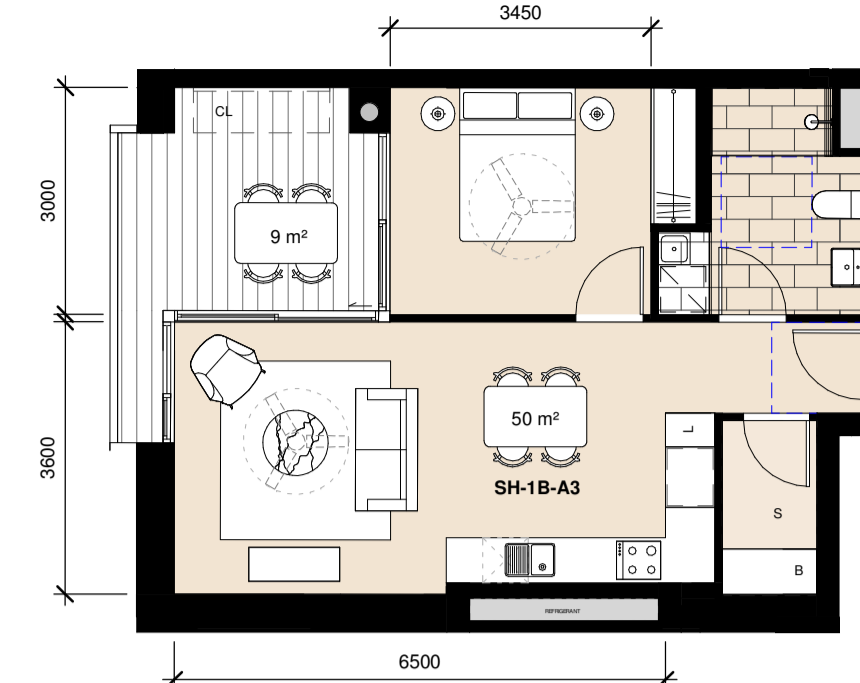
Apartment Type SH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A1	50m <sup>2</sup>	11m <sup>2</sup>	7.4m <sup>3</sup>	L1-L14	15	bicycle can be stored in apt

1 TYPE - SH-1B-A1  
1 : 100



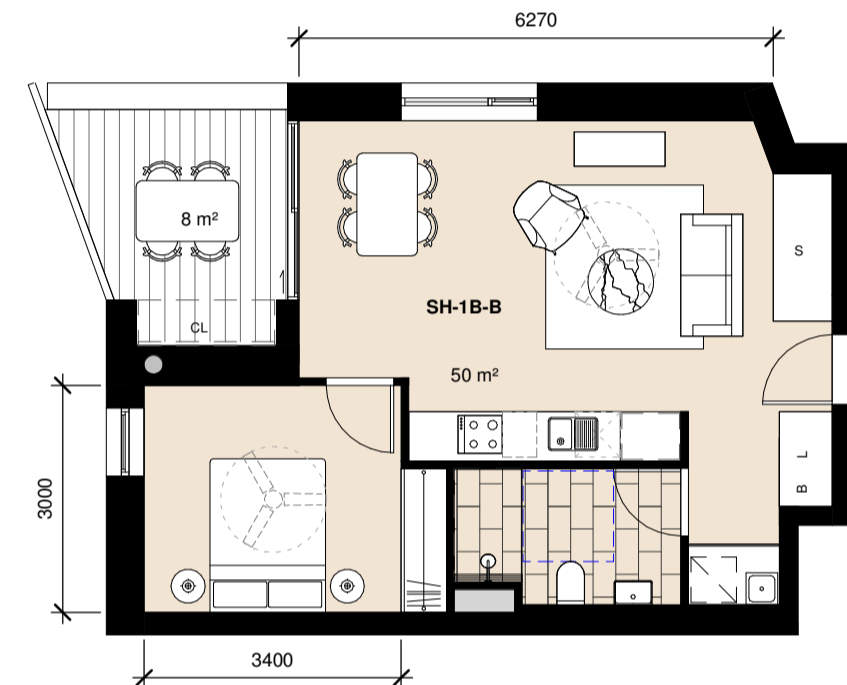
Apartment Type SH-1B-A2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A2	51m <sup>2</sup>	11m <sup>2</sup>	7.4m <sup>3</sup>	L2-L4	13	bicycle can be stored in apt

10 TYPE - SH-1B-A2  
1 : 100



Apartment Type SH-1B-A3						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A3	51m <sup>2</sup>	11m <sup>2</sup>	7.4m <sup>3</sup>	L2-L4	13	bicycle can be stored in apt

7 TYPE - SH-1B-A3  
1 : 100



Apartment Type SH-1B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-B	50m <sup>2</sup>	8m <sup>2</sup>	5.6m <sup>3</sup>	L2-L4	13	S in Carpark

3 TYPE - SH-1B-B  
1 : 100



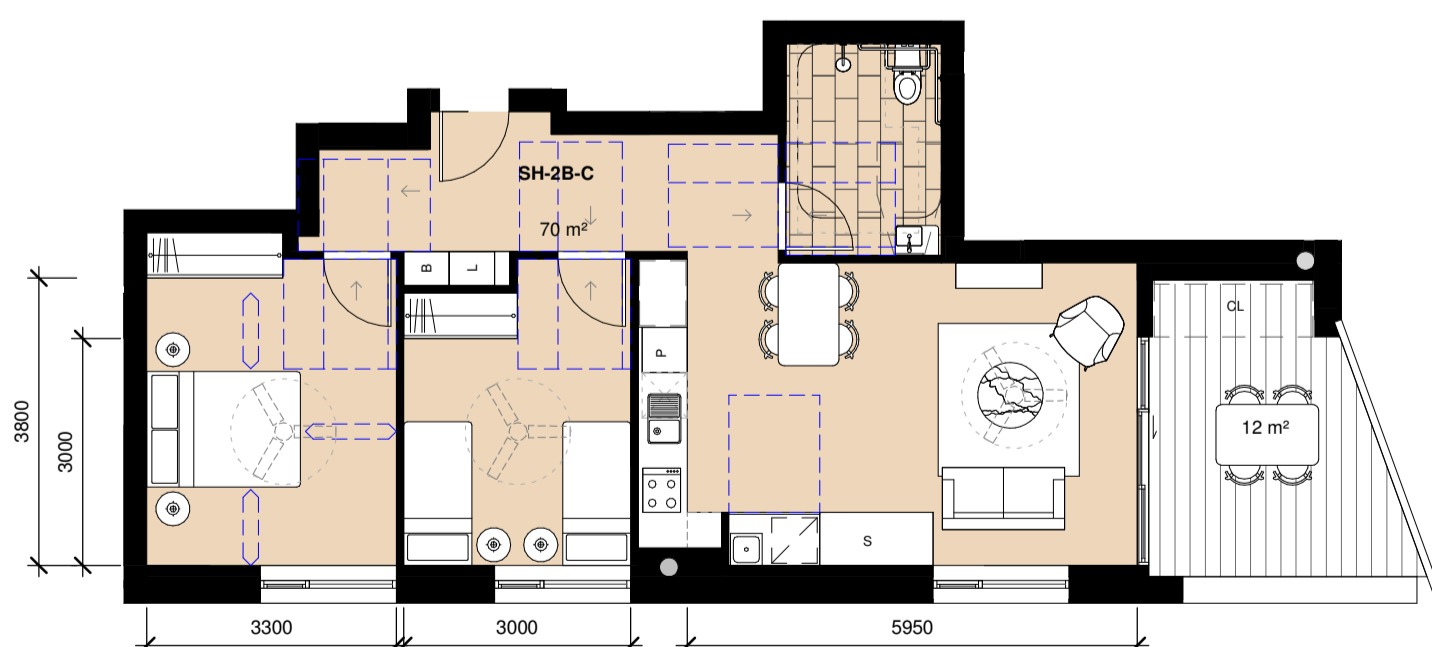
Apartment Type SH-2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-A	71m <sup>2</sup>	11m <sup>2</sup>	5.0m <sup>3</sup>	L2-L4	13	S in Carpark

4 TYPE - SH-2B-A  
1 : 100



Apartment Type SH-2B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-B	70m <sup>2</sup>	13m <sup>2</sup>	8.3m <sup>3</sup>	L2-L3	12	bicycle can be stored in apt

5 TYPE - SH-2B-B  
1 : 100



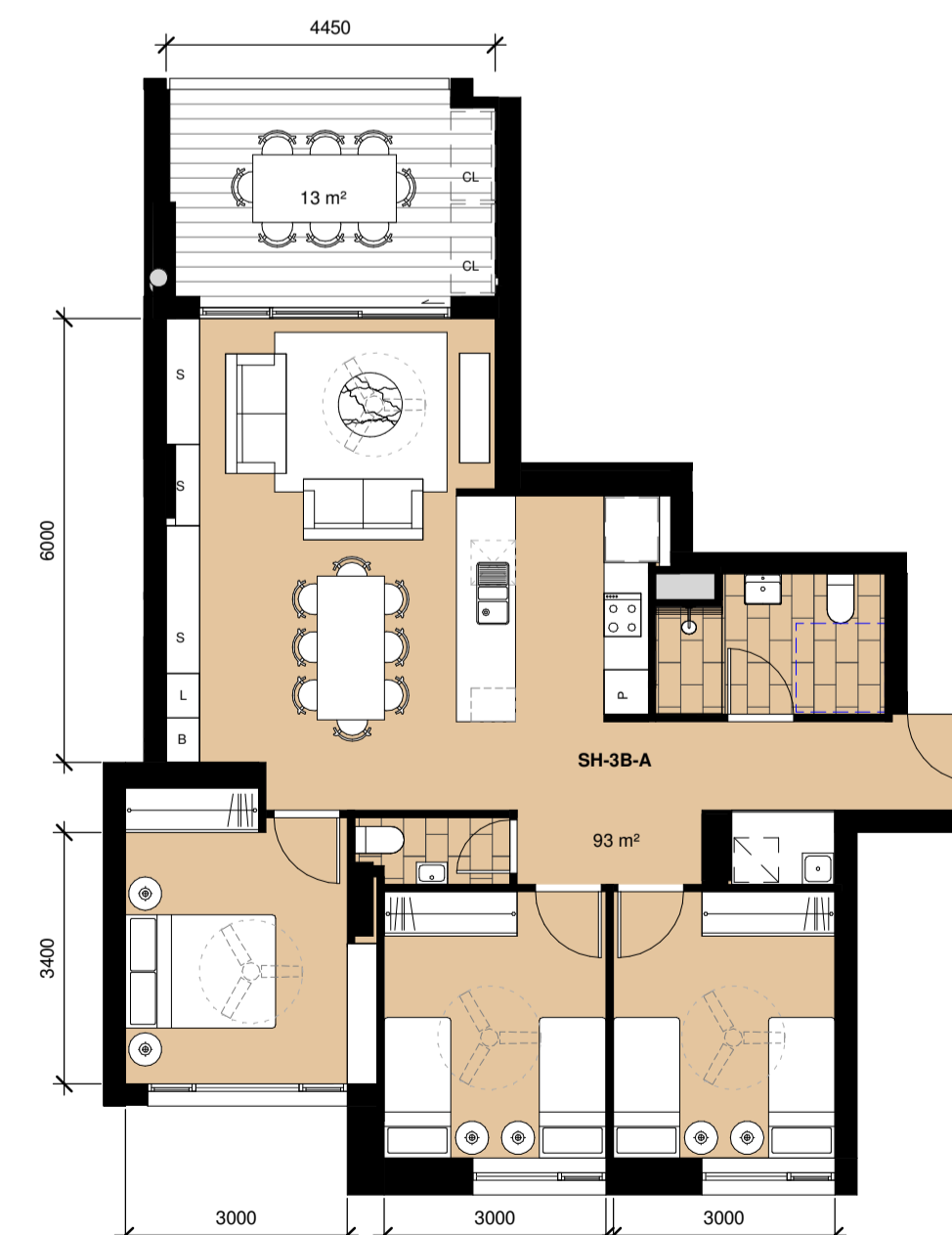
Apartment Type SH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-C	70m <sup>2</sup>	12m <sup>2</sup>	4.0m <sup>3</sup>	L2-L3	12	S in Carpark

6 TYPE - SH-2B-C  
1 : 100



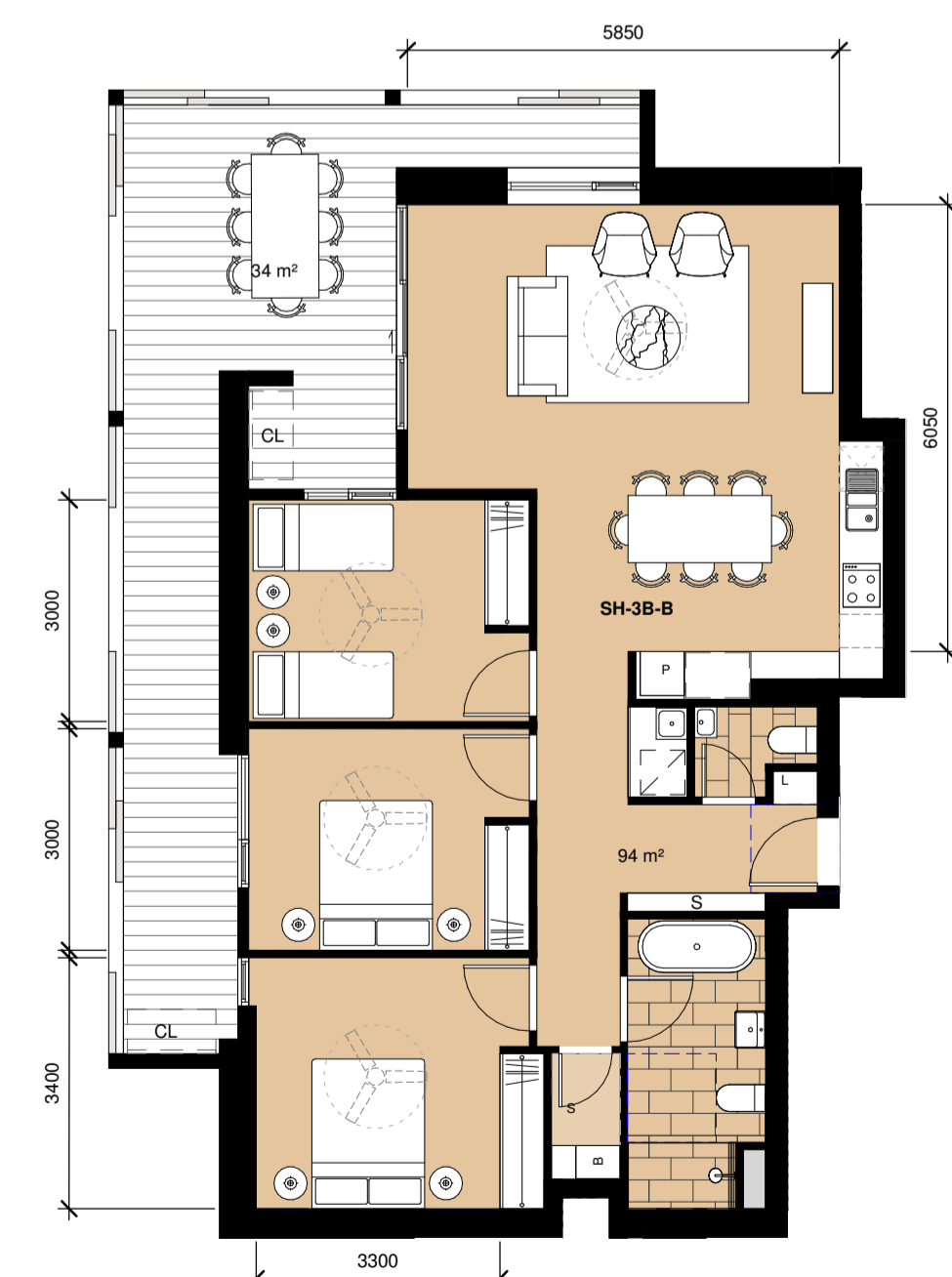
Apartment Type SH-2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-D	83m <sup>2</sup>	13m <sup>2</sup>	11.4m <sup>3</sup>	L9-L3	5	bicycle can be stored in apt

2 TYPE - SH-2B-D  
1 : 100



Apartment Type SH-3B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-3B-A	98m <sup>2</sup>	13m <sup>2</sup>	6.0m <sup>3</sup>	L2-8	7	S in Carpark

8 TYPE - SH-3B-A  
1 : 100



Apartment Type SH-3B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-3B-B	107m <sup>2</sup>	39m <sup>2</sup>	6.3m <sup>3</sup>	L1	1	S in Carpark

9 TYPE - SH-3B-B  
1 : 100

Data Issue Record	
Rev	Date
2	19.09.2025
1	17.09.2025

Current Revision released by

Rev Date Description

2 19.09.2025 SSSA

1 17.09.2025 For Information

Project Title

Flide Street, Caringbah

First Nations Country

Gadigal

Project Address

2 Flide Street

Caringbah

Project No.

S12899

Drawing Title

DA13 - Apartment Types

Social Housing 01

Phase

SSDA

Status

For Approval

Drawing no.

DA13.010



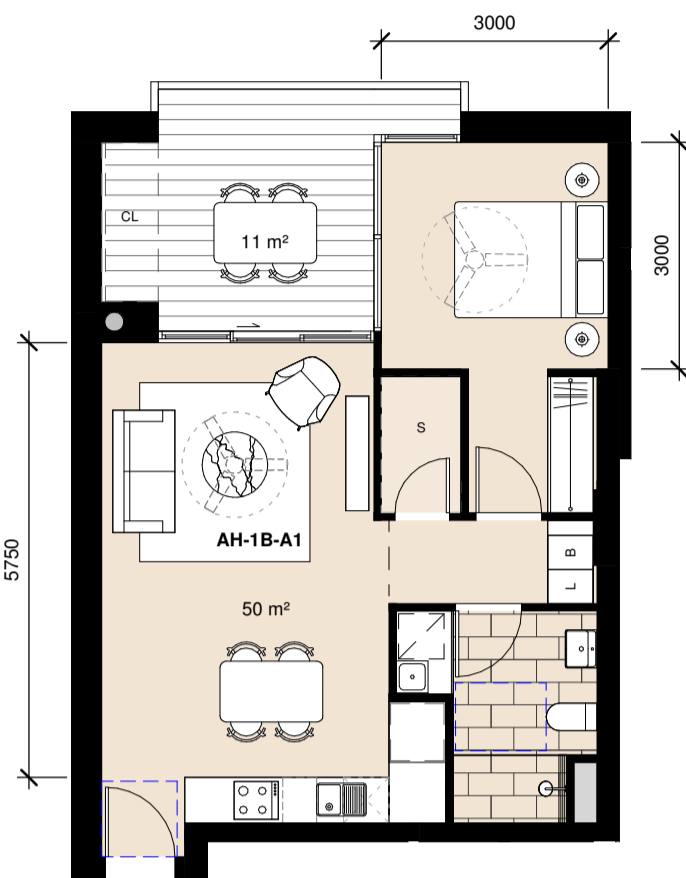
Scale

As indicated

@ A1

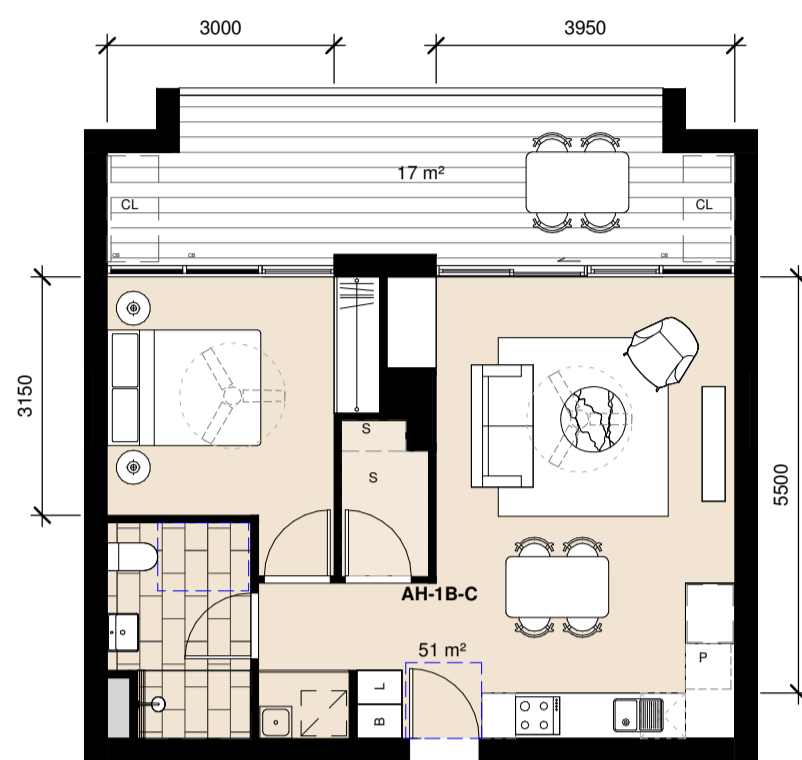
Revision

2



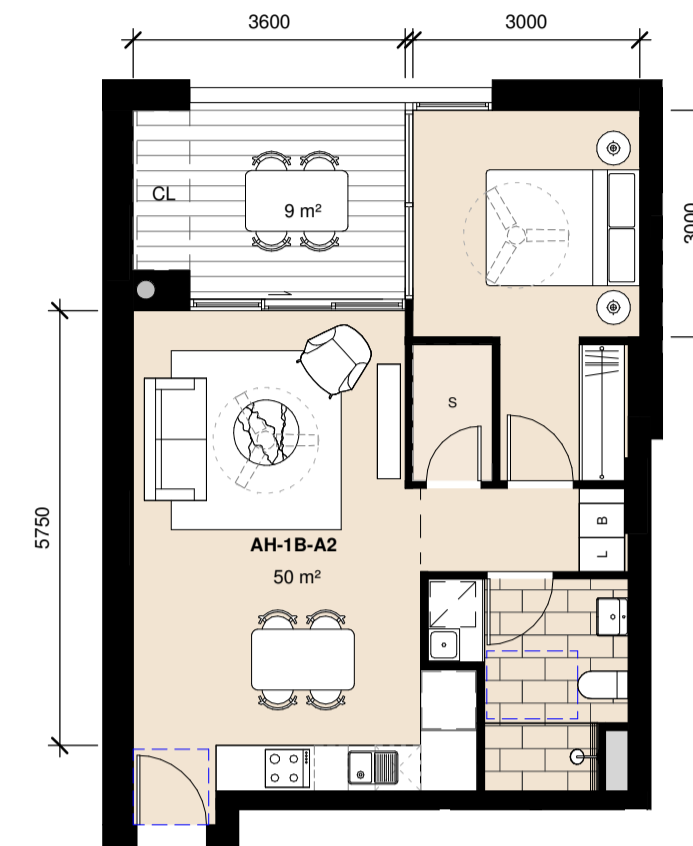
Apartment Type AH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A1	50m <sup>2</sup>	12m <sup>2</sup>	6.0m <sup>3</sup>	L3-8	12	-

1 TYPE - AH-1B-A1  
1 : 100



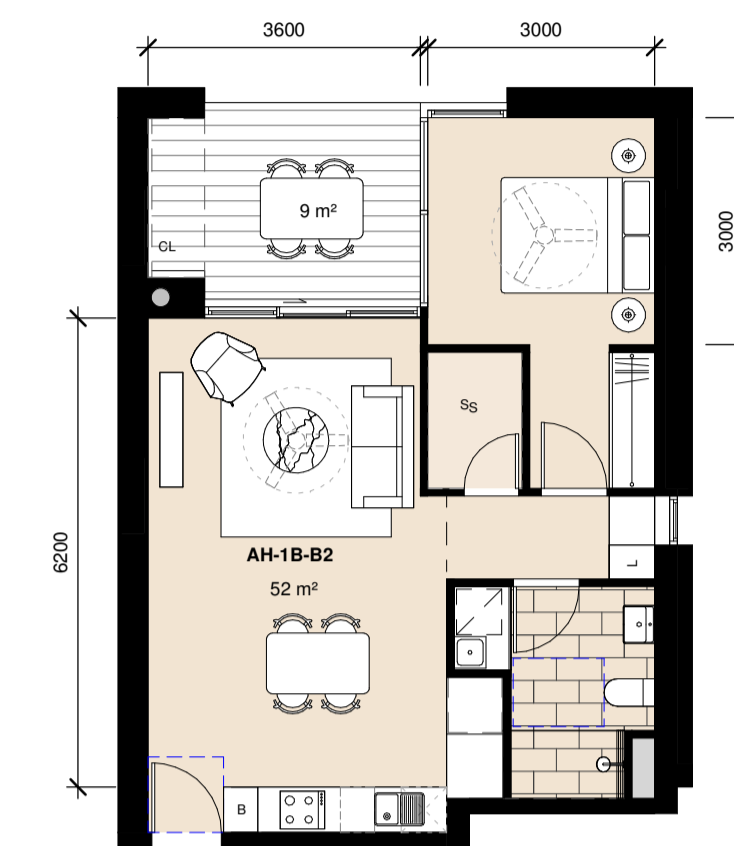
Apartment Type AH-1B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-C	50m <sup>2</sup>	19m <sup>2</sup>	6.5m <sup>3</sup>	L4,7	2	-

2 TYPE - AH-1B-C  
1 : 100



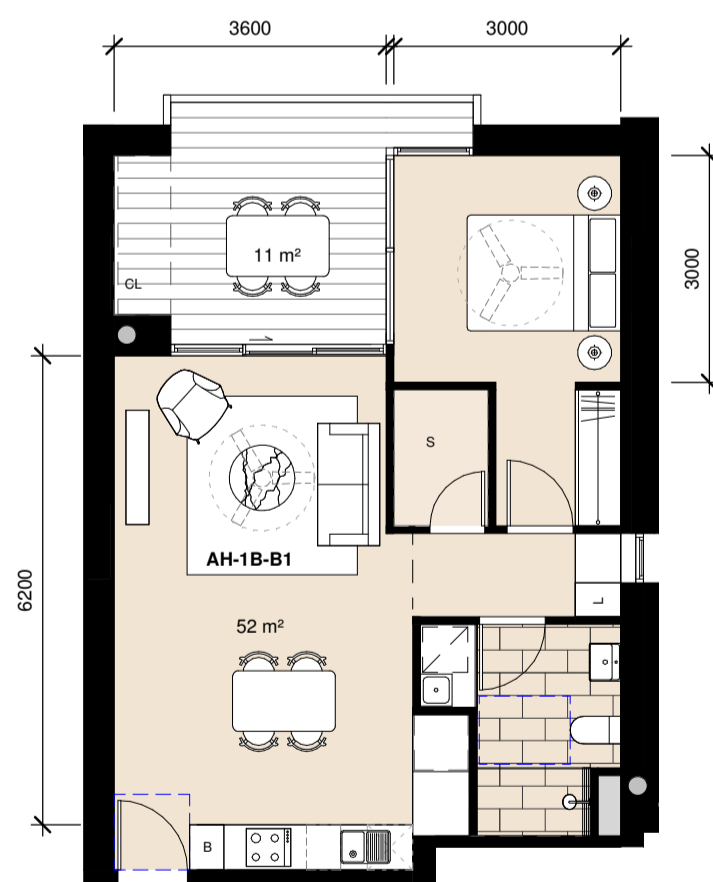
Apartment Type AH-1B-A2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A2	50m <sup>2</sup>	9m <sup>2</sup>	6.0m <sup>3</sup>	L2	2	-

3 TYPE - AH-1B-A2  
1 : 100



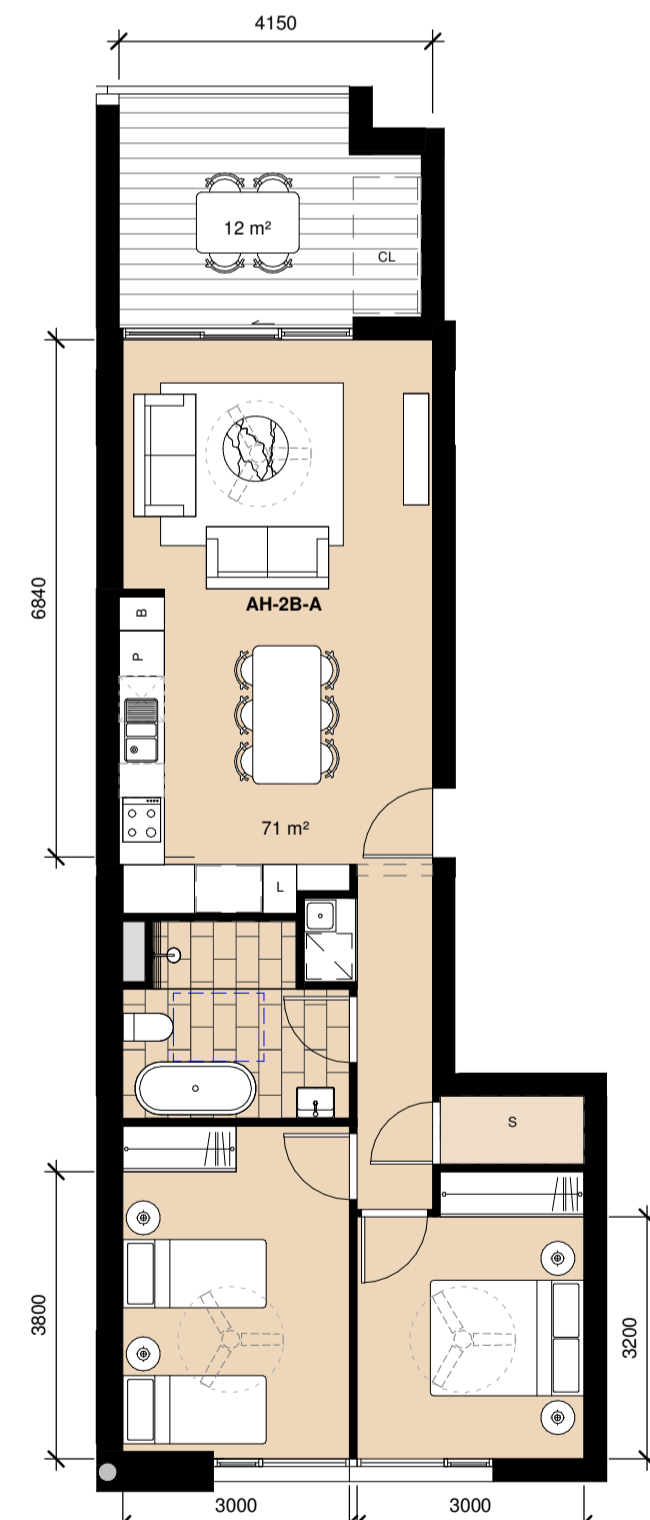
Apartment Type AH-1B-B2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B2	52m <sup>2</sup>	9m <sup>2</sup>	6.0m <sup>3</sup>	L2	1	-

4 TYPE - AH-1B-B2  
1 : 100



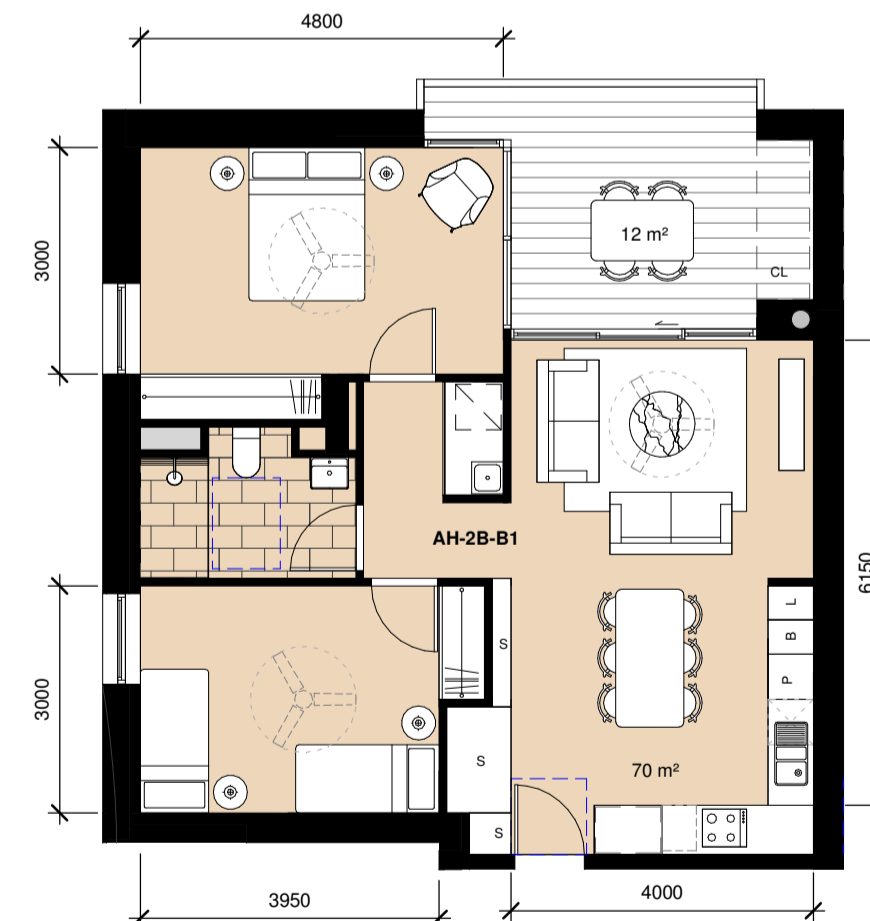
Apartment Type AH-1B-B1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B1	52m <sup>2</sup>	12m <sup>2</sup>	6.0m <sup>3</sup>	L3-8	6	-

5 TYPE - AH-1B-B1  
1 : 100



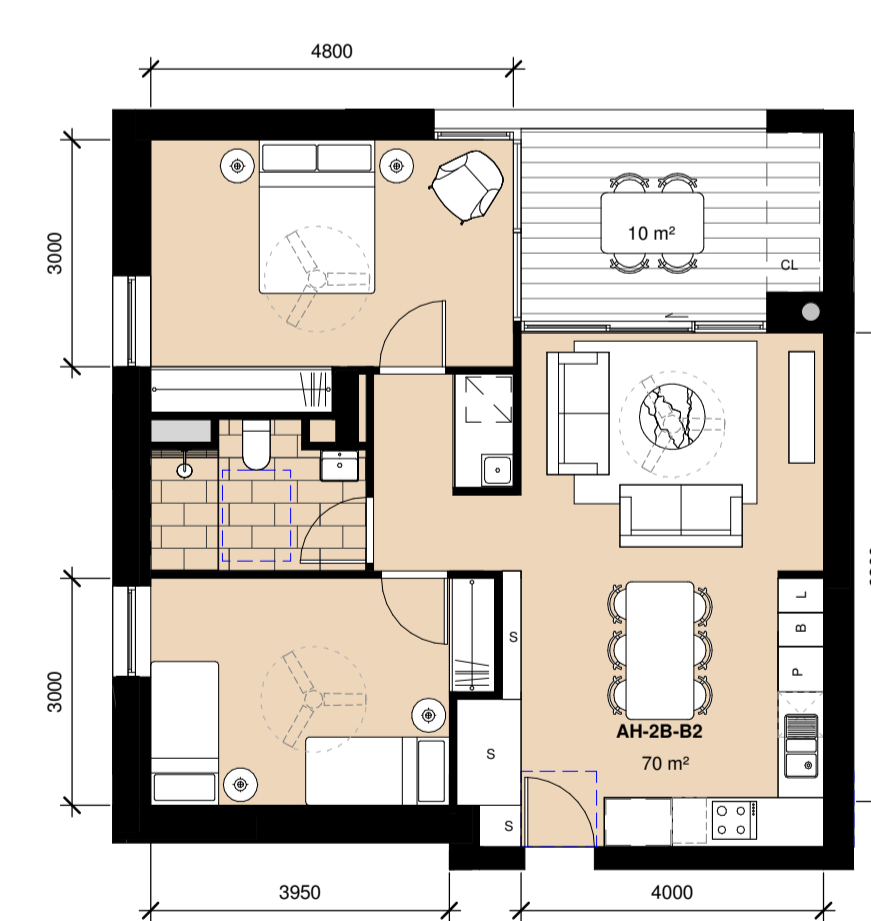
Apartment Type AH-2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-A	71m <sup>2</sup>	12m <sup>2</sup>	5.3m <sup>3</sup>	L2,3,5,6,8	10	S in Carpark

6 TYPE - AH-2B-A  
1 : 100



Apartment Type AH-2B-B1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-B1	70m <sup>2</sup>	13m <sup>2</sup>	4.5m <sup>3</sup>	L3-8	6	S in Carpark

7 TYPE - AH-2B-B1  
1 : 100



Apartment Type AH-2B-B2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-B2	70m <sup>2</sup>	10m <sup>2</sup>	4.5m <sup>3</sup>	L2	1	S in Carpark

9 TYPE - AH-2B-B2  
1 : 100

Data Issue Record	
Rev	Date
2	19.09.2025
1	17.09.2025

Current Revision released by

SSDA For Information

Project Title  
Flide Street, Caringbah  
First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA13 - Apartment Types  
Affordable Housing 01

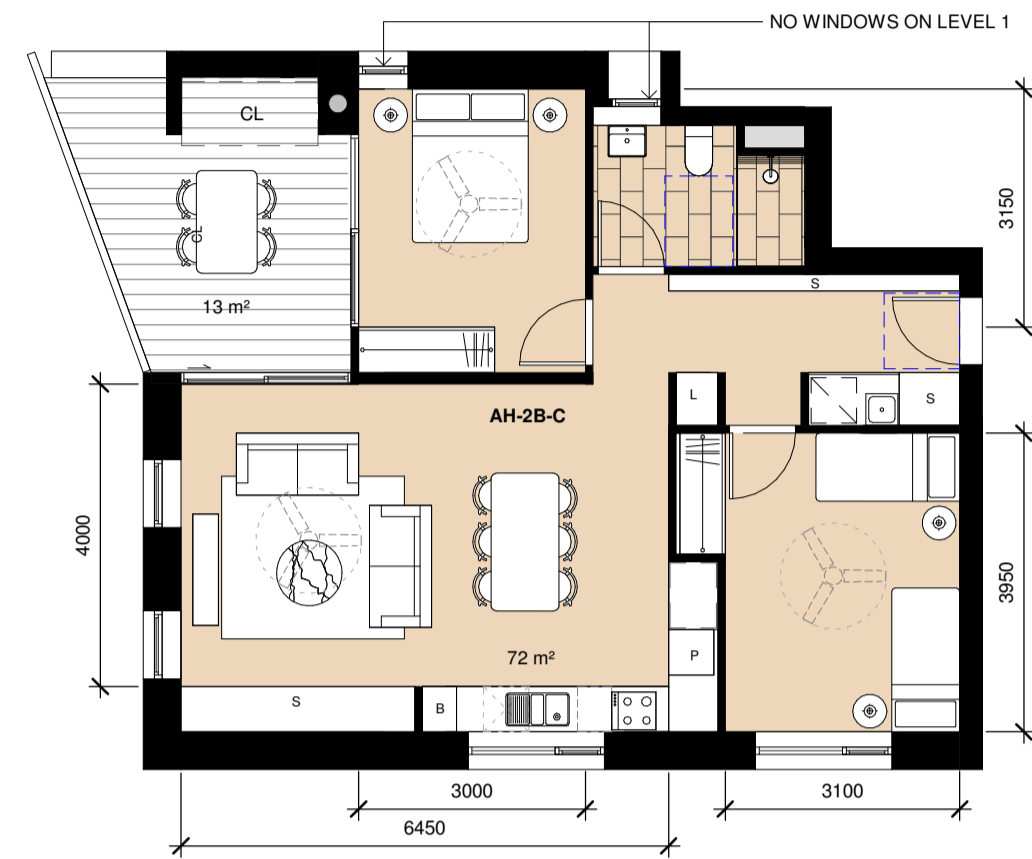
Phase  
SSDA

Status  
For Approval

Drawing no.  
DA13.011

Scale  
As indicated  
@ A1  
Revision  
2





Apartment Type AH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-C	72m <sup>2</sup>	13m <sup>2</sup>	8.6m <sup>3</sup>	L1-8	8	-

1 TYPE - AH-2B-C  
1 : 100



Apartment Type AH-2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-D	77m <sup>2</sup>	19m <sup>2</sup>	8.1m <sup>3</sup>	L4,7	2	-

2 TYPE - AH-2B-D  
1 : 100



Apartment Type AH-2B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-E	73m <sup>2</sup>	32m <sup>2</sup>	10.3m <sup>3</sup>	L1	1	-

3 TYPE - AH-2B-E  
1 : 100



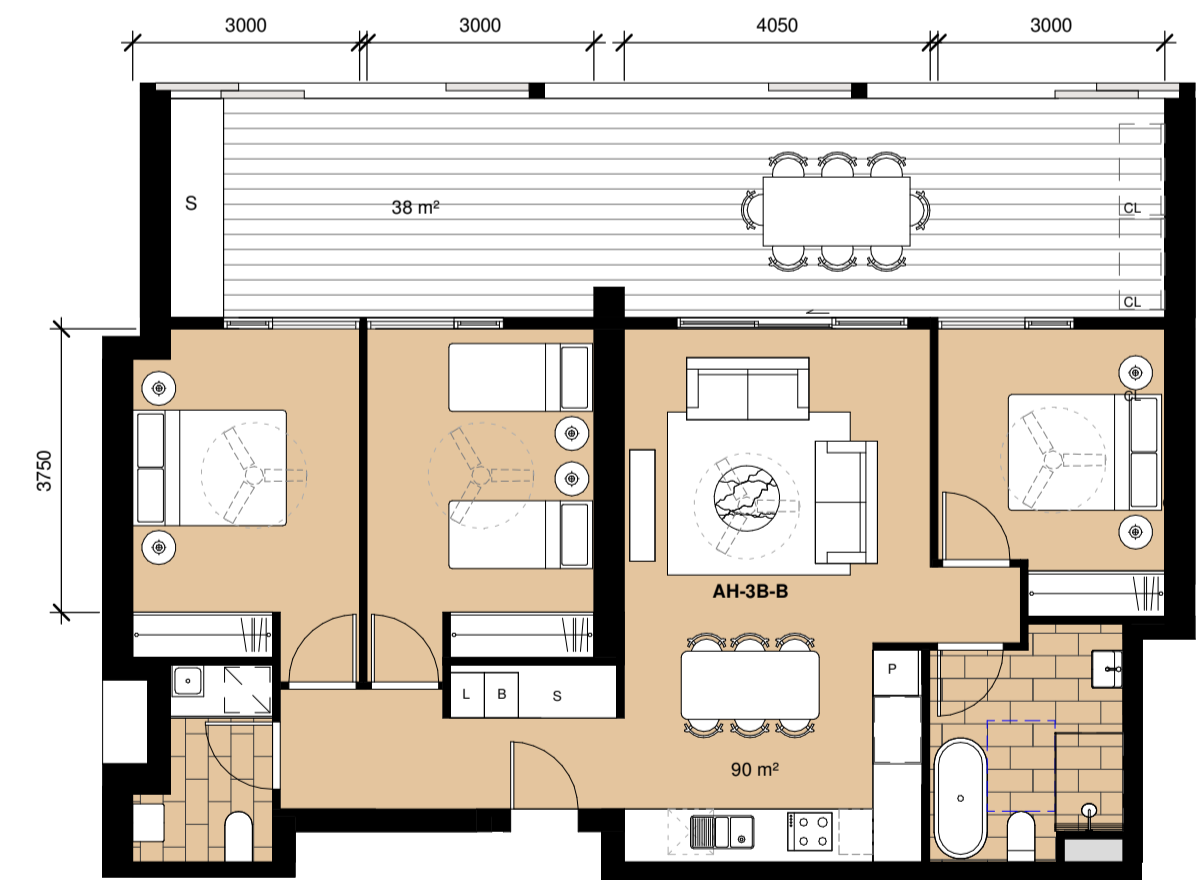
Apartment Type AH-2B-F						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-F	77m <sup>2</sup>	28m <sup>2</sup>	10.9m <sup>3</sup>	L1	1	-

5 TYPE - AH-2B-F  
1 : 100



Apartment Type AH-3B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-3B-A	91m <sup>2</sup>	13m <sup>2</sup>	10.1m <sup>3</sup>	L2-8	7	-

6 TYPE - AH-3B-A  
1 : 100



Apartment Type AH-3B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-3B-B	92m <sup>2</sup>	40m <sup>2</sup>	12.5m <sup>3</sup>	L1	1	-

7 TYPE - AH-3B-B  
1 : 100

Data Issue Record

Rev	Date	Description
2	19.09.2025	SSDA
1	17.09.2025	For Information

Project Title  
Flide Street, Caringbah  
First Nations Country  
Gadigal  
Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA13 - Apartment Types  
Affordable Housing 02

Phase  
SSDA

Status  
For Approval

Drawing no.  
DA13.012

Scale  
As indicated  
@ A1  
Revision  
2



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**Legend: Site**

	Site Boundary
	Two hours of solar access between 9am to 3pm
	Two hours of solar access between 8am to 3pm
	No solar access between 8am to 3pm

**Data Issue Record**

Rev	Date	Description
2	29.09.2025	SSDA
1	19.09.2025	SSDA

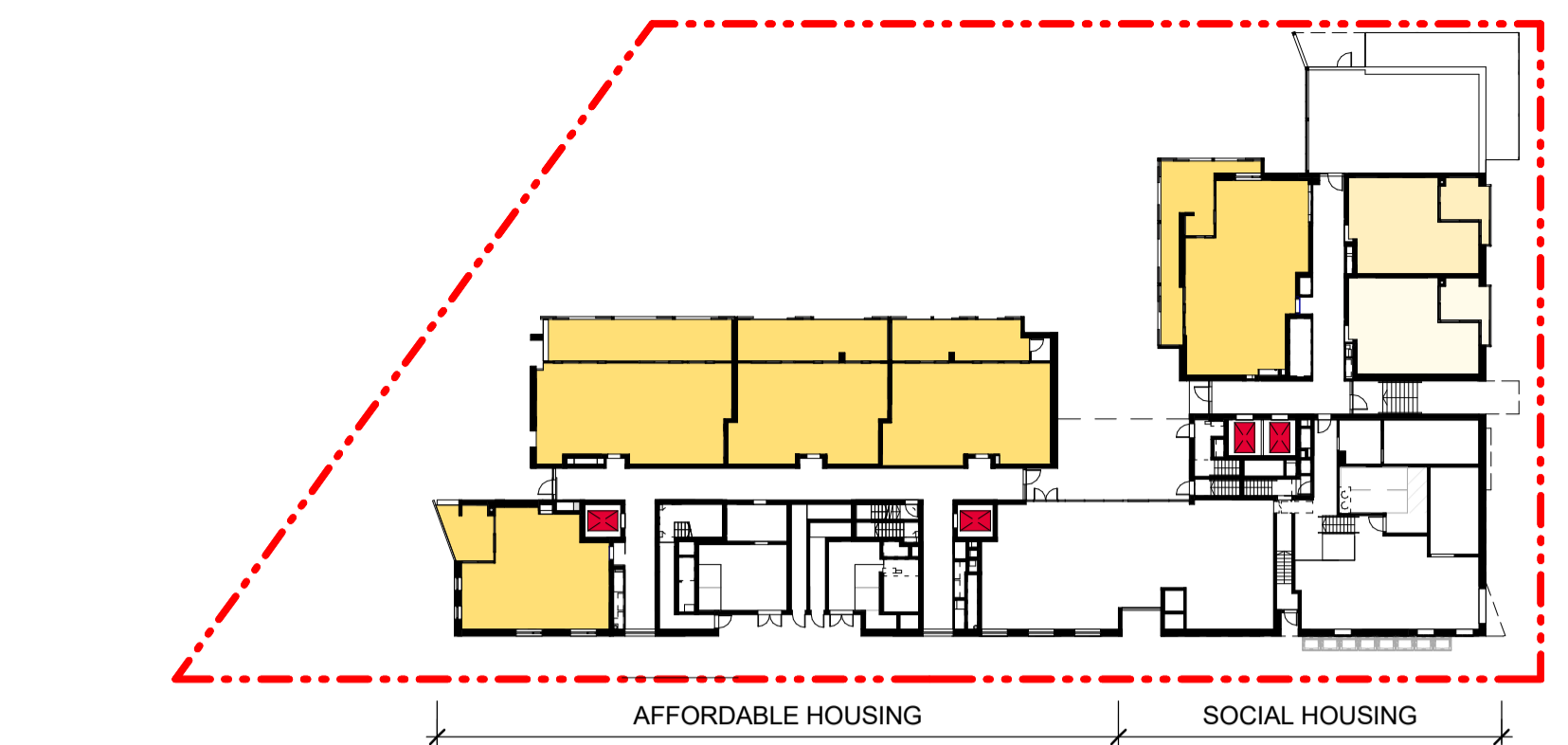
2	29.09.2025	SSDA
1	19.09.2025	SSDA

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**  
Project No.  
**S12899**

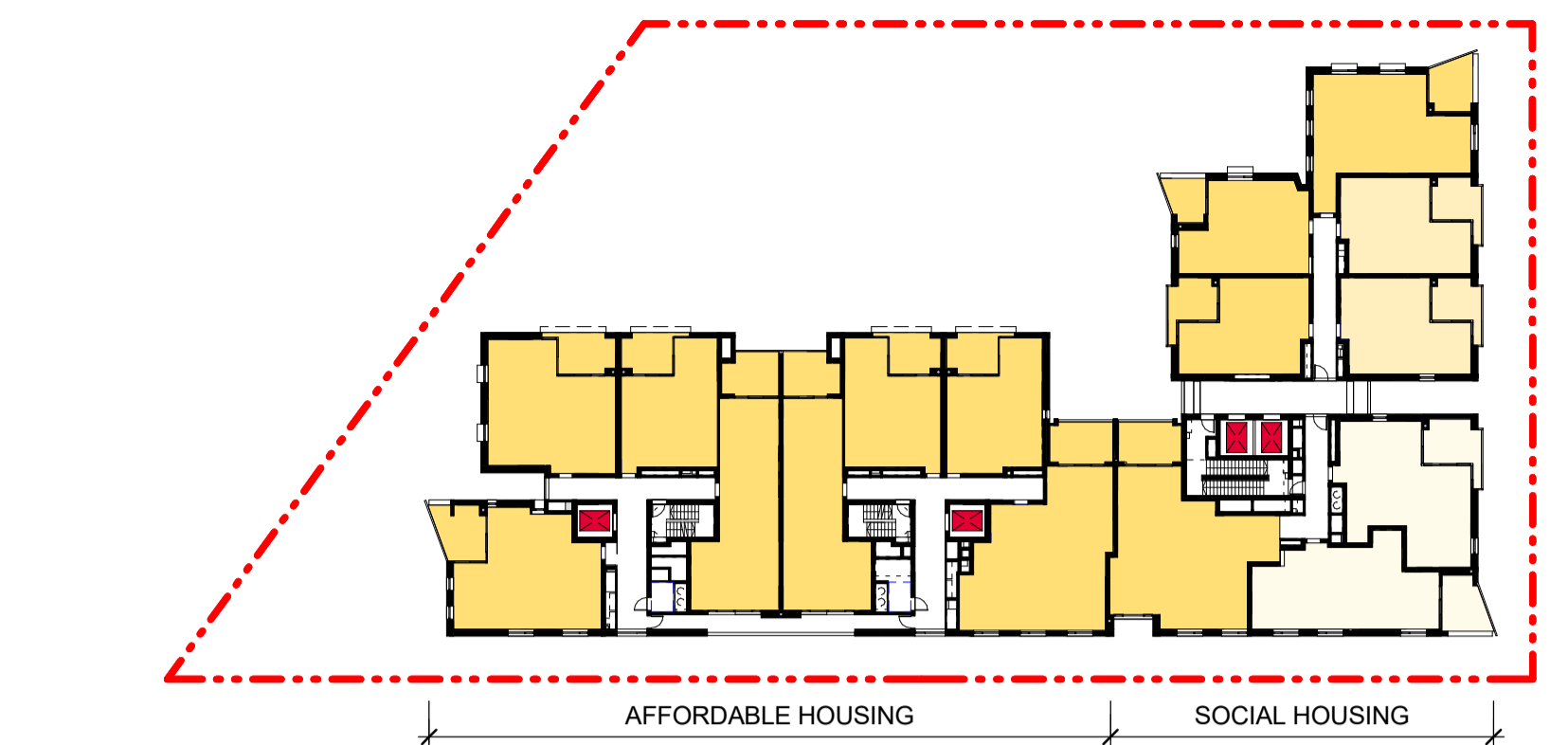
Drawing Title  
**DA21 - Compliance  
Solar Access**

Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA21.001**

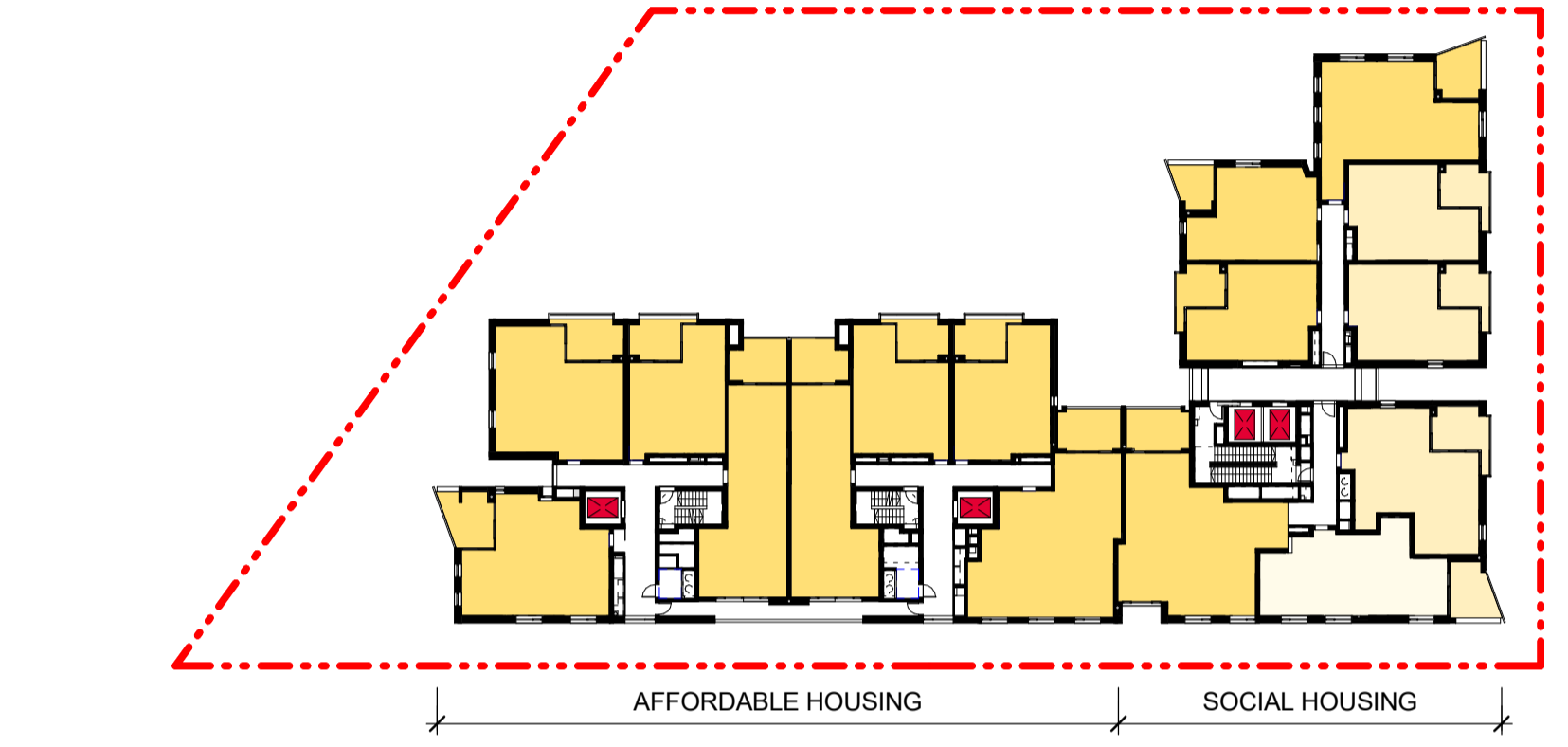
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**1 : 500 @ A1**  
Revision  
**2**



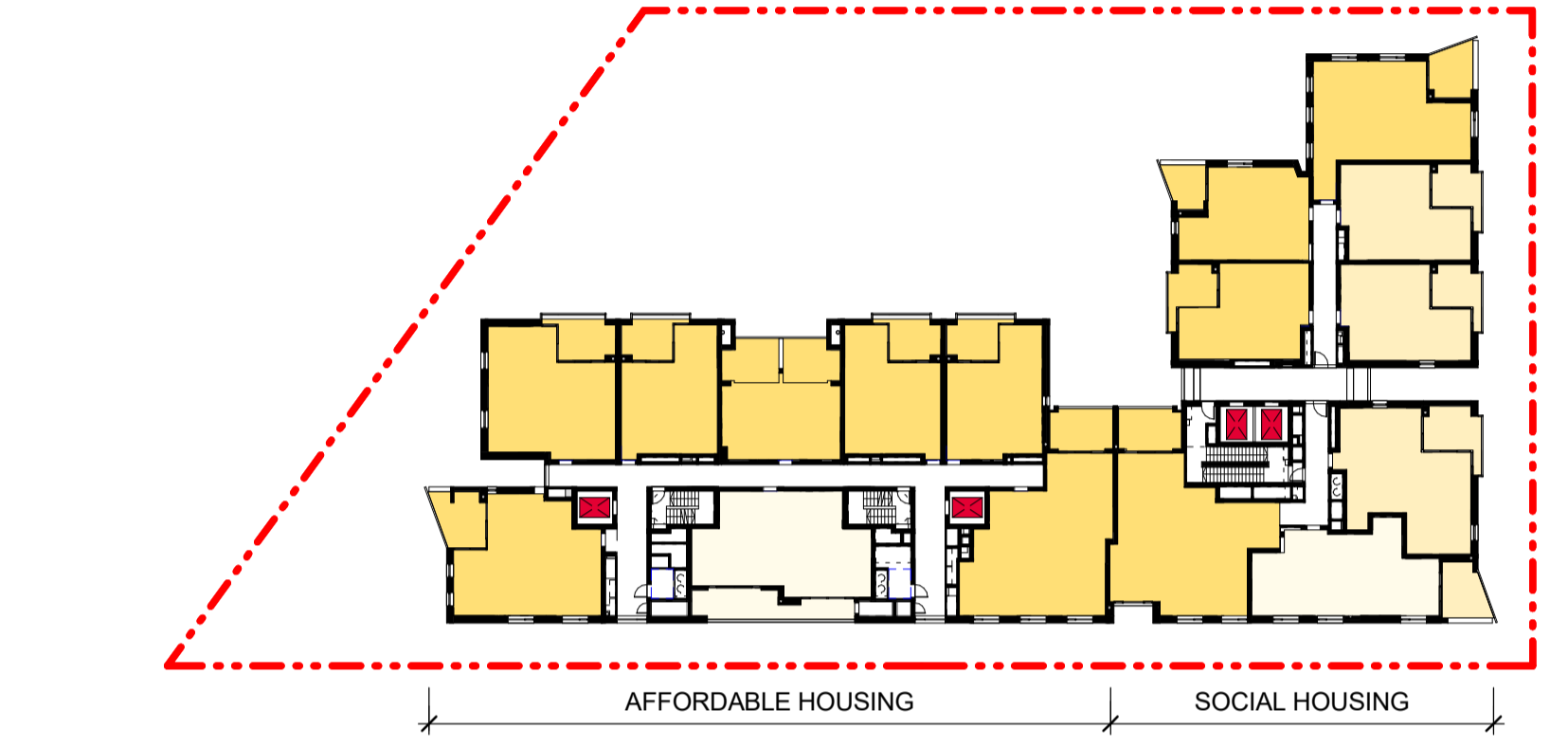
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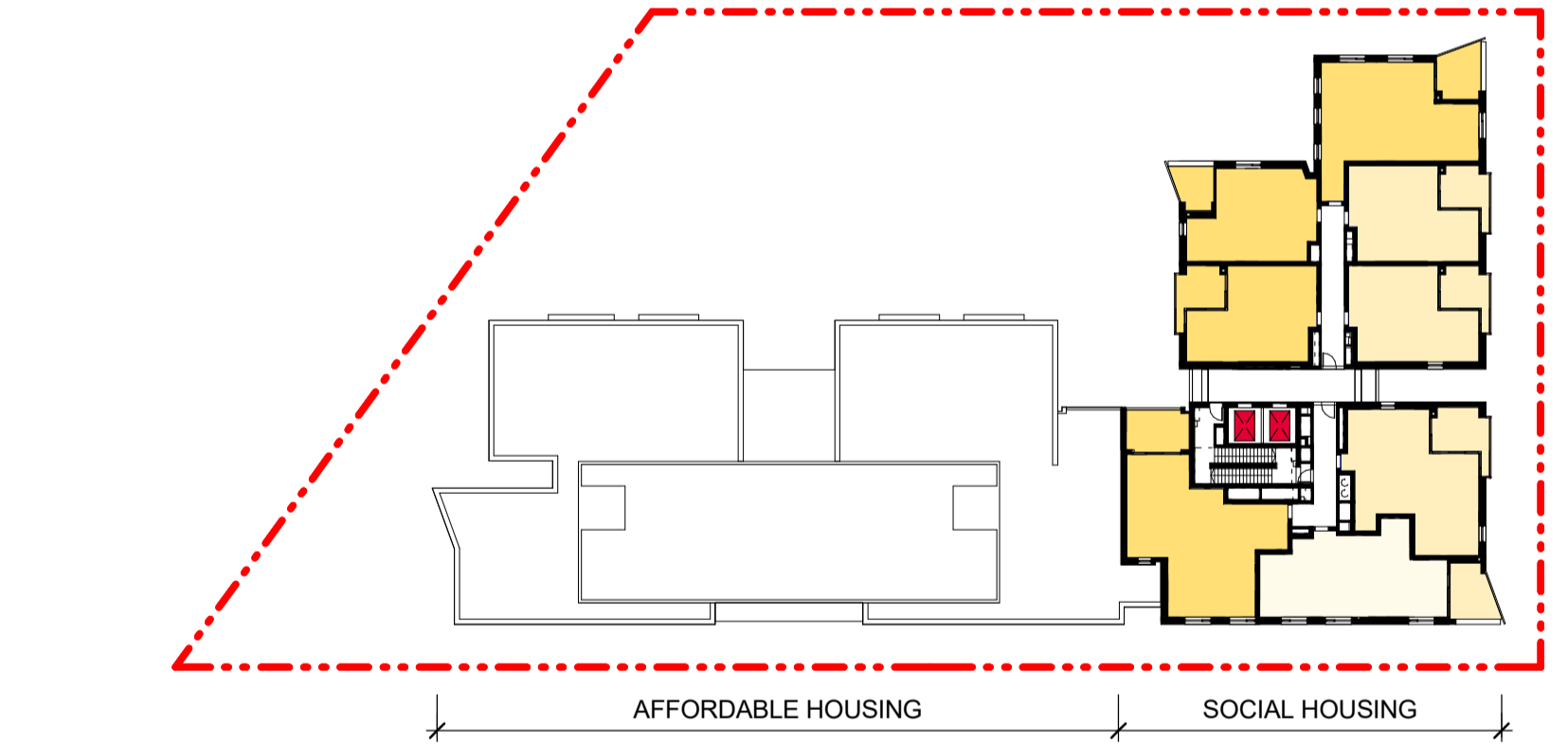
2 Solar - L2  
1 : 500



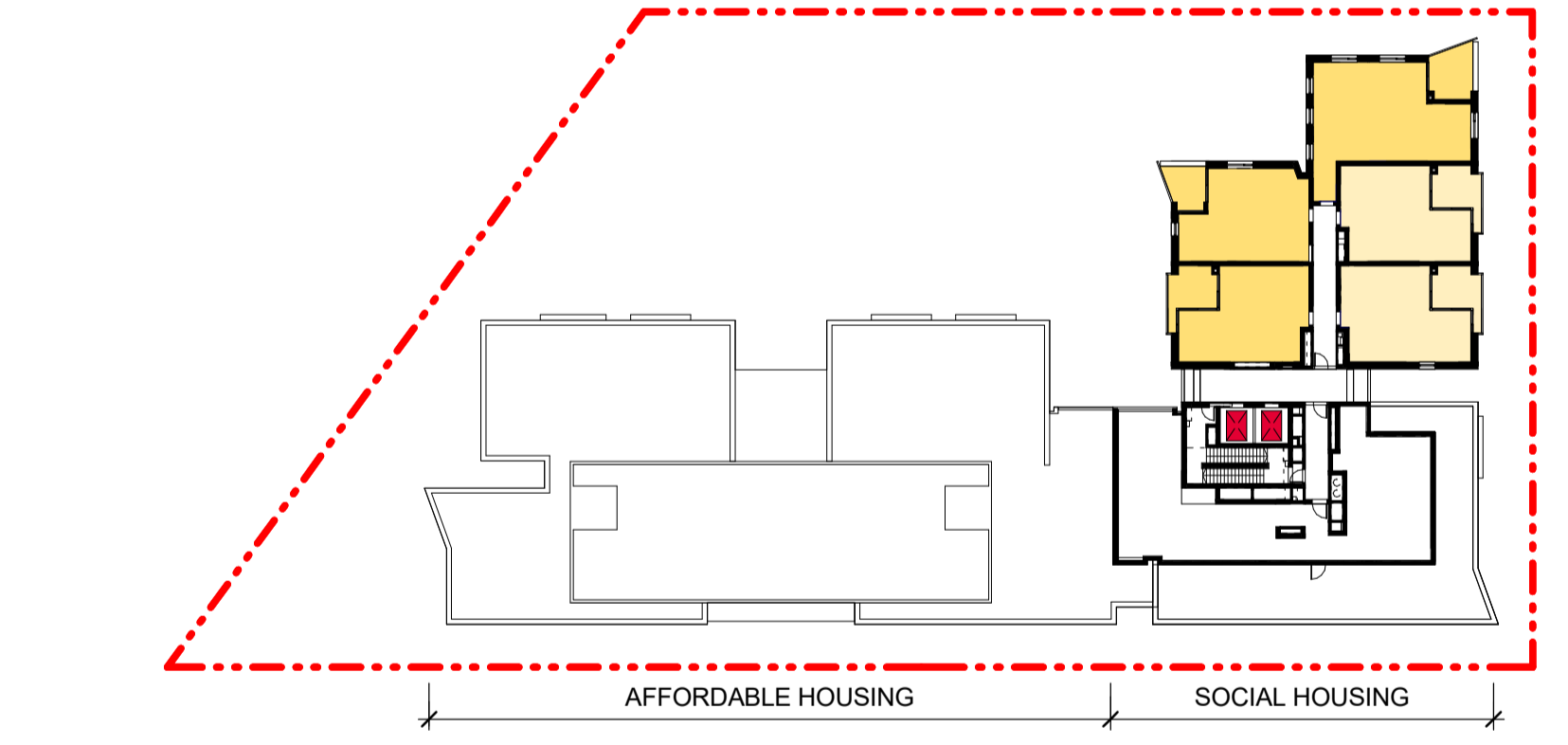
3 Solar - L3,5,6,8  
1 : 500



4 Solar - L4,7  
1 : 500



5 Solar - L9-13  
1 : 500



7 Solar - L14  
1 : 500

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**Legend: Site**  
 Site Boundary  
 Apartments that receive cross ventilation

Data Issue Record  
Current Revision released by

Rev	Date	Description
1	19.09.2025	SSDA

Project Title  
Flide Street, Caringbah  
First Nations Country  
Gadigal  
Project Address  
2 Flide Street  
Caringbah  
Project No.  
S12899

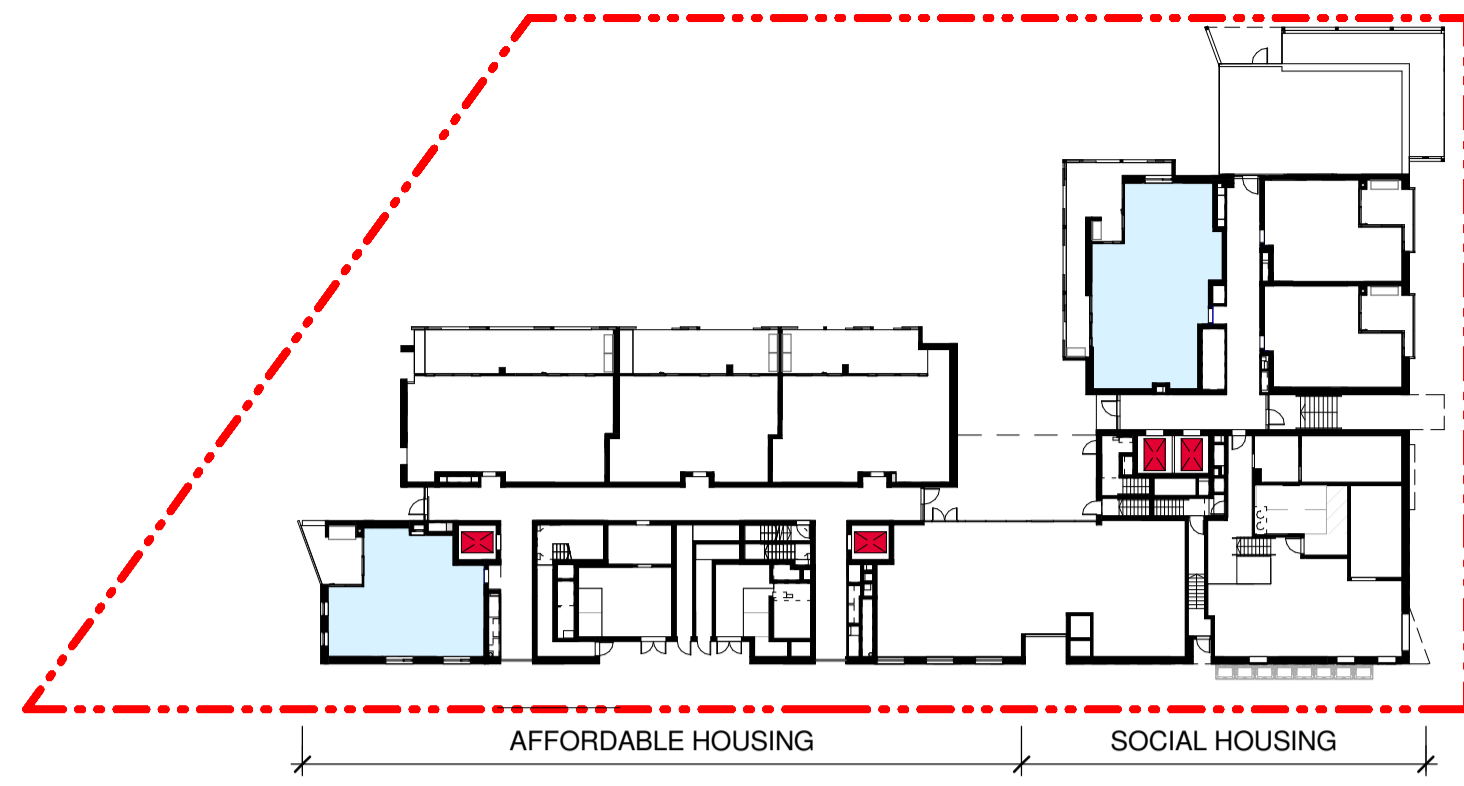
Drawing Title  
DA21 - Compliance  
Cross Ventilation

Phase  
SSDA  
Status  
For Approval

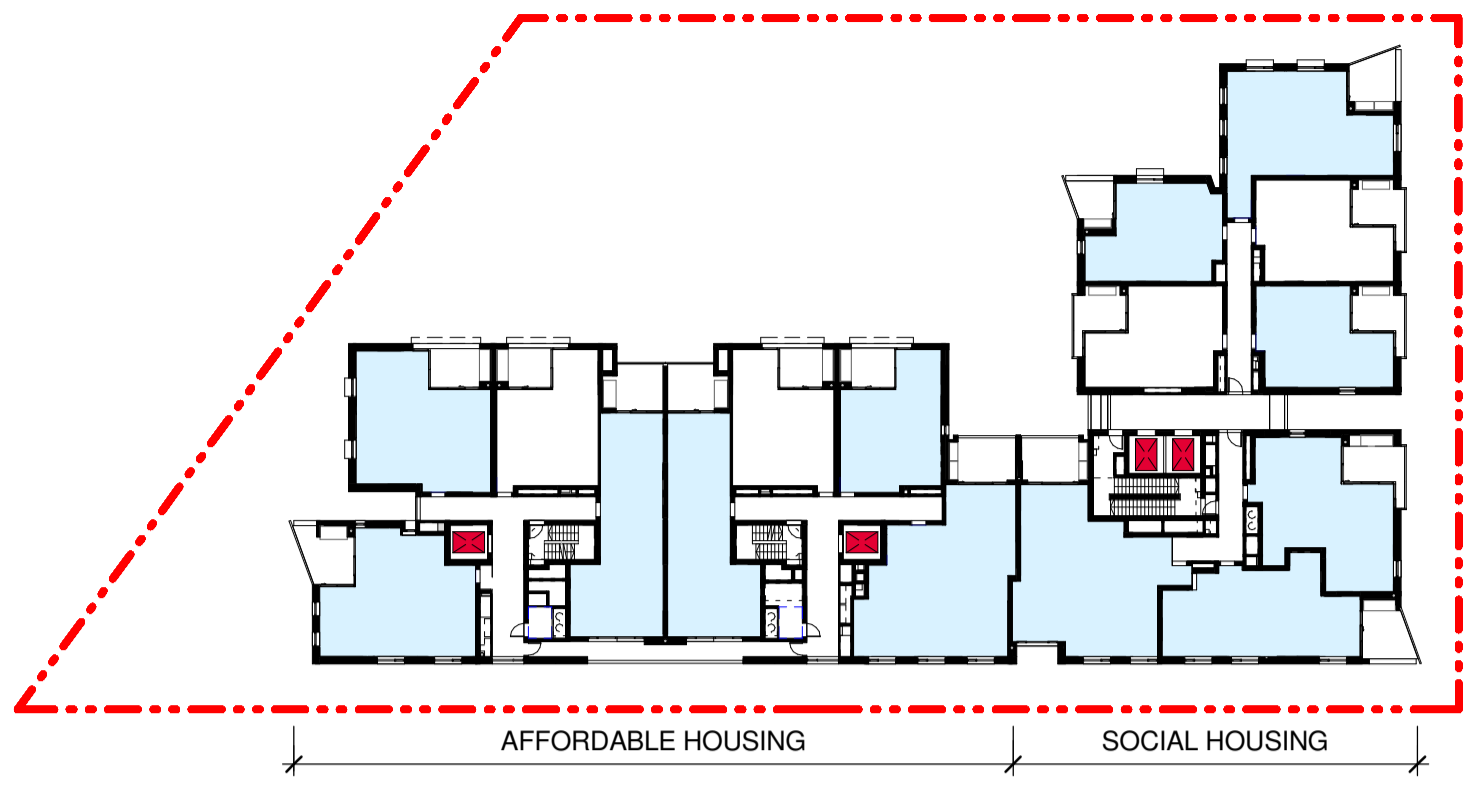
Drawing no.  
DA21.003

Scale  
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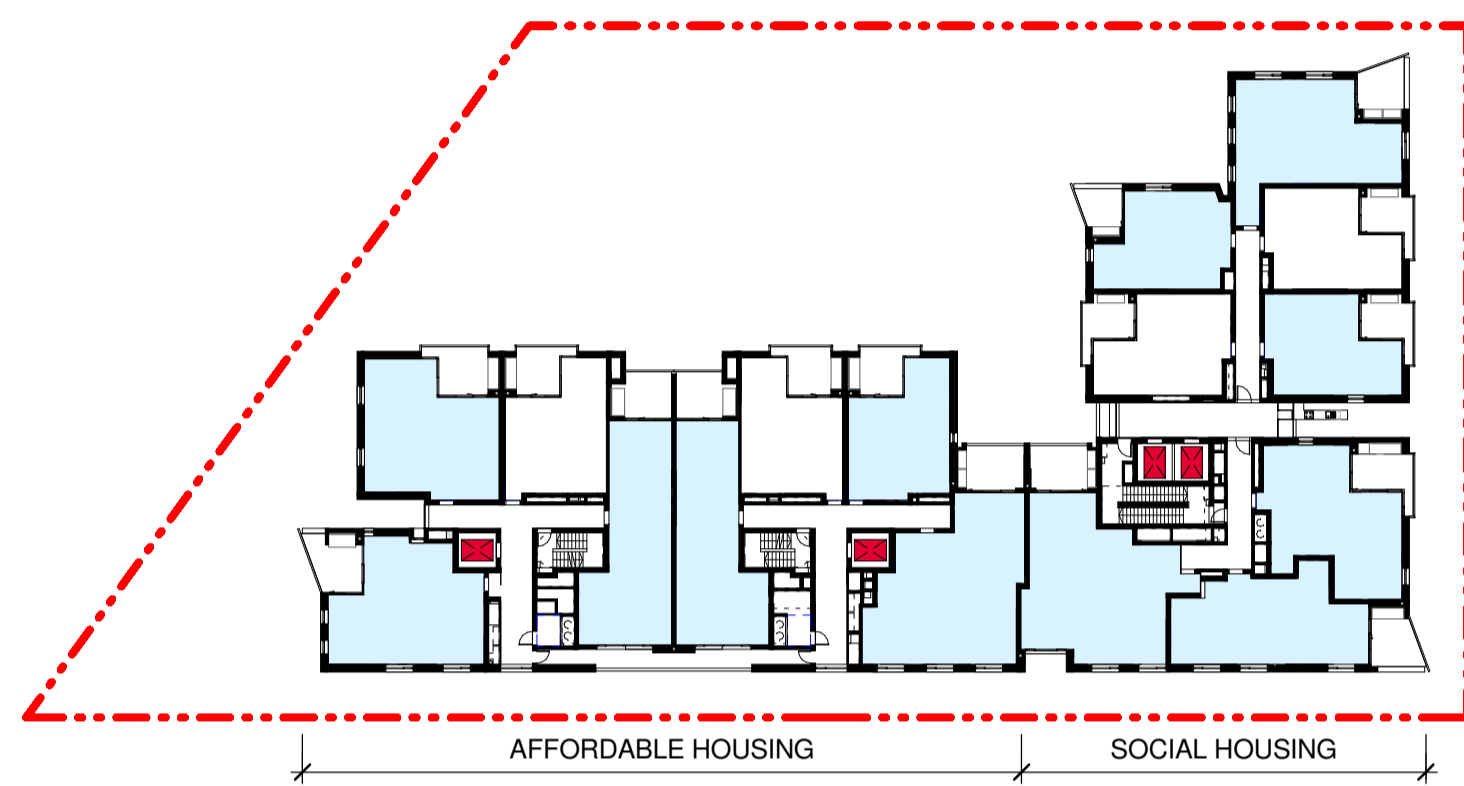
Revision  
1



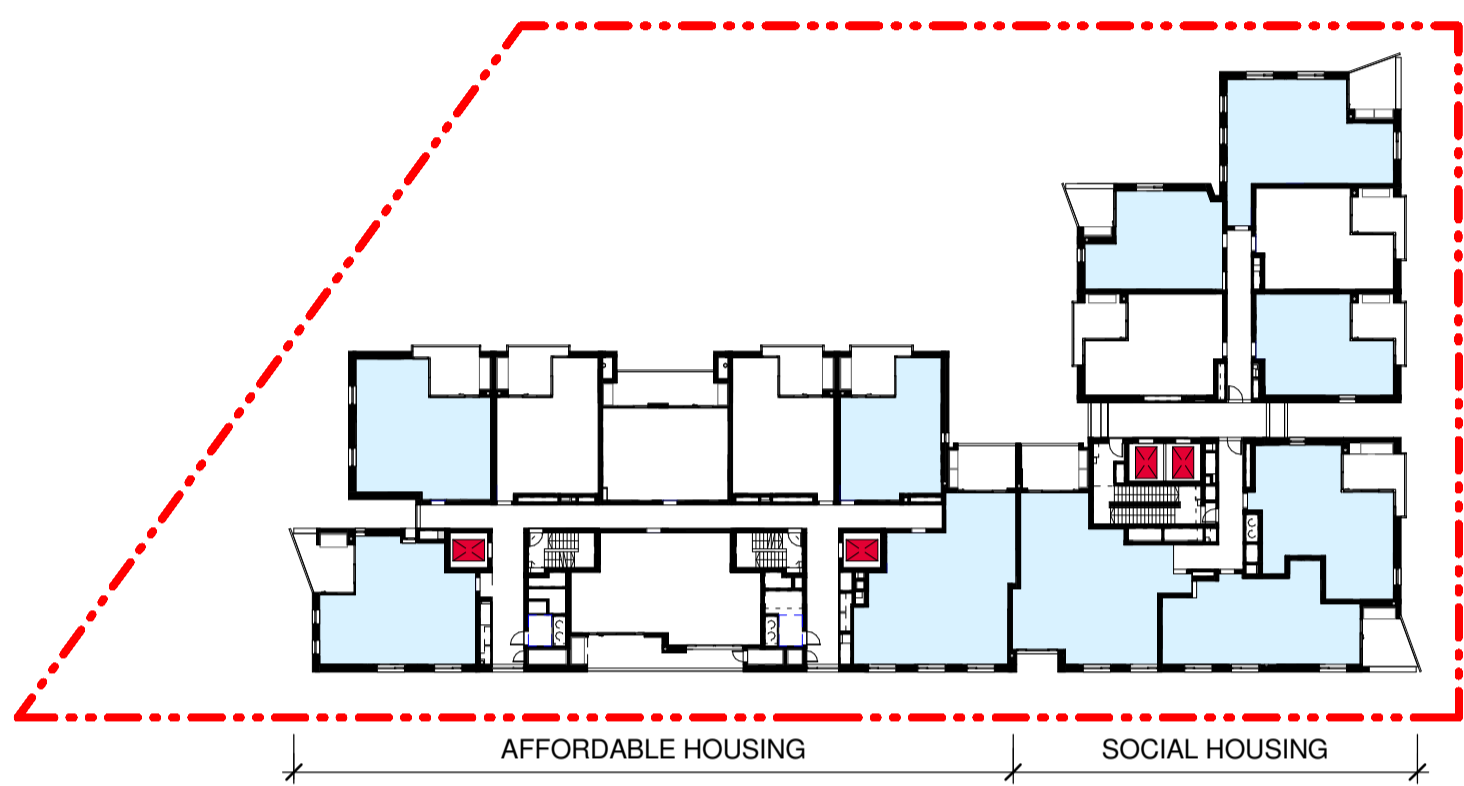
1 Cross Vent - L1  
1 : 500



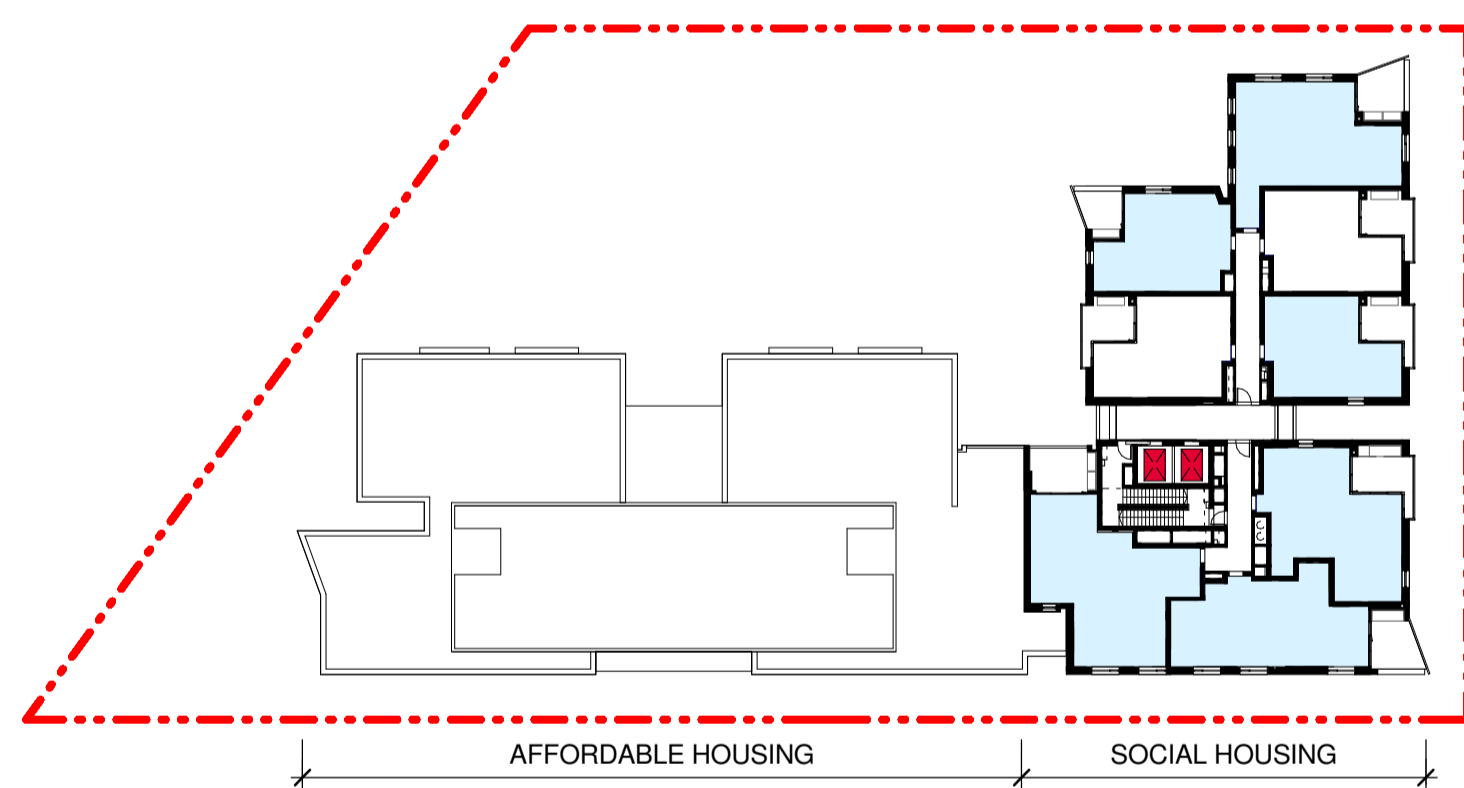
2 Cross Vent - L2  
1 : 500



3 Cross Vent - L3,5,6,8  
1 : 500



4 Cross Vent - L4,7  
1 : 500



5 Cross Vent - L9  
1 : 500

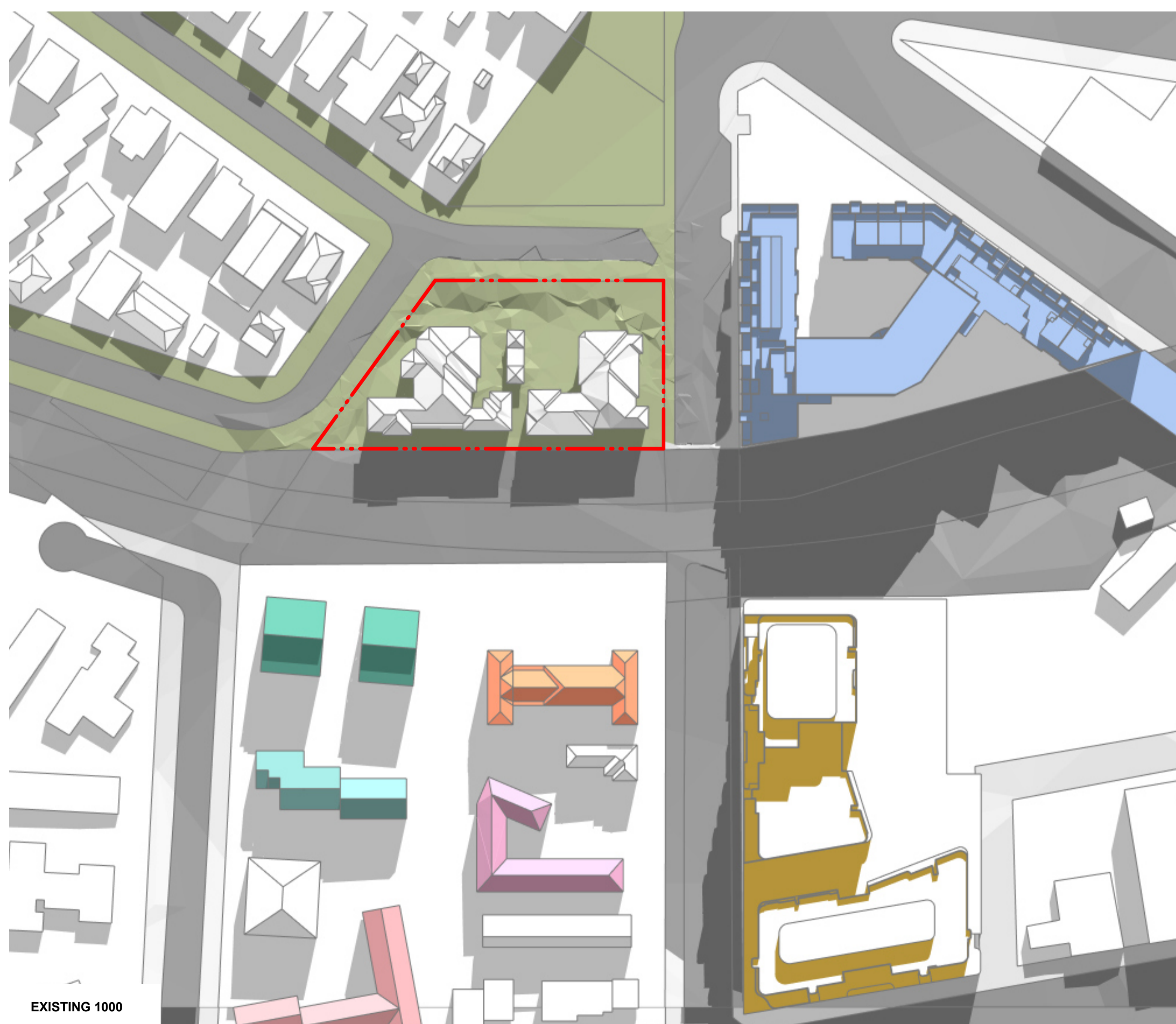
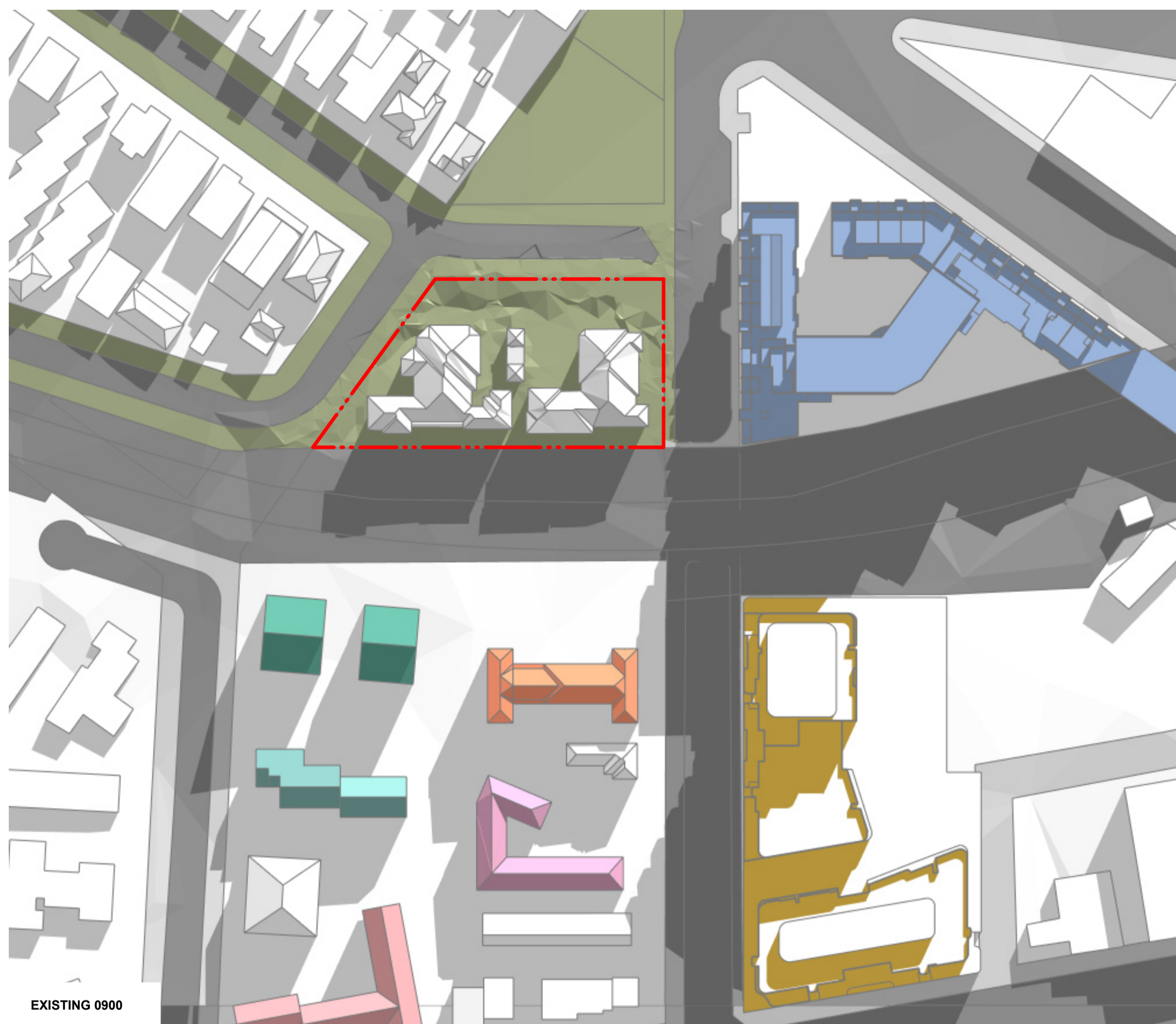
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Homes NSW



- Legend:**
- Site Boundary
  - 360 Kingsway (Merton)
  - 2-4 Curtis Street
  - 8 Curtis Street
  - 55-61 President Avenue
  - 165-167 Willarong Road
  - 171 Willarong Road
  - 178-188 Willarong Road (Coles)

**Data Issue Record**  
Current Revision released by

Rev	Date	Description
1	29.09.2025	SSDA

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**

Drawing Title  
**DA21 - Compliance  
Shadow Diagram - June 21 - Existing &  
Proposed  
Phase  
SSDA**

Status  
**For Approval**

Drawing no.  
**DA21.005**

Scale

Revision  
**1**



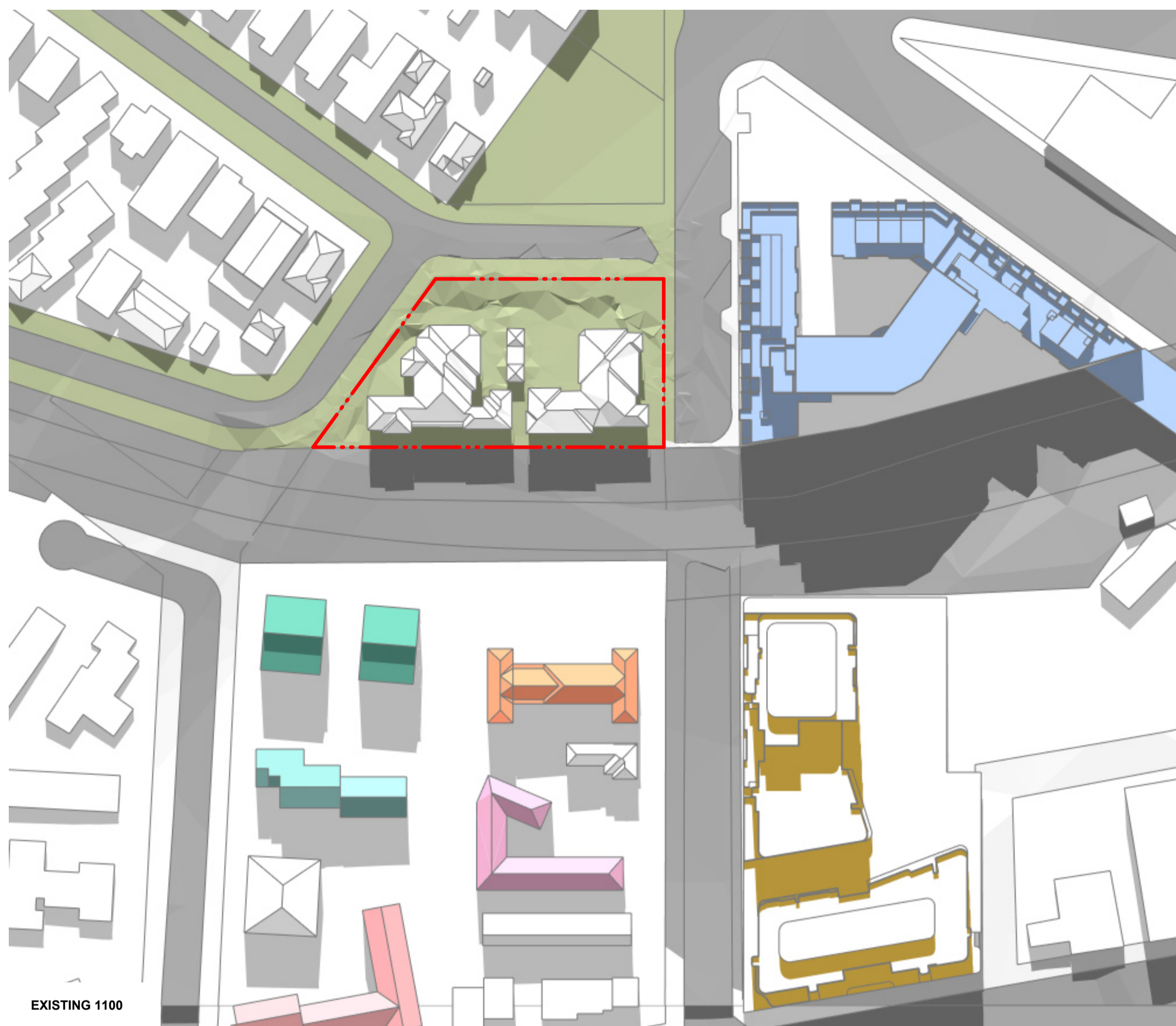
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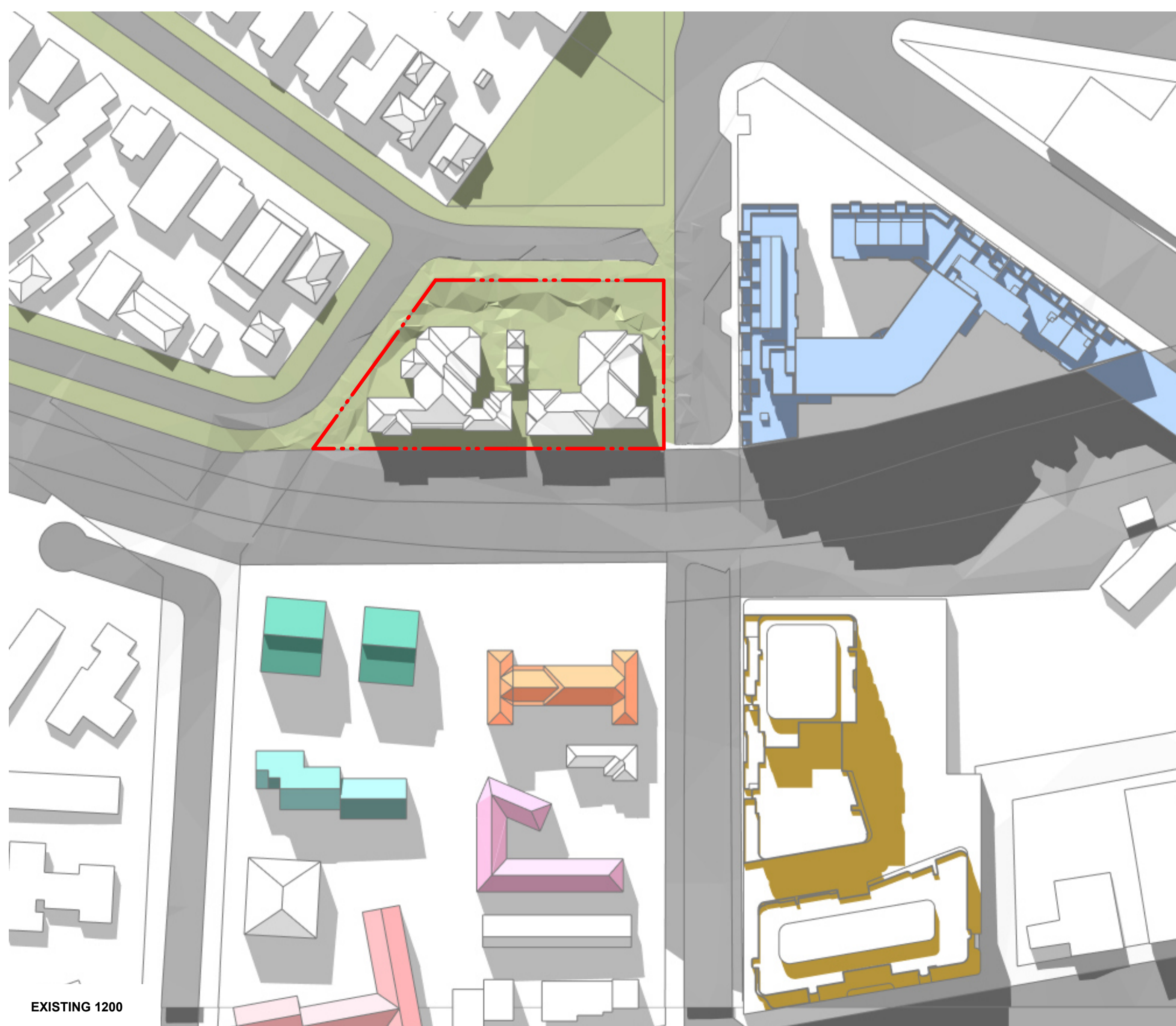
Homes NSW



EXISTING 1100



PROPOSED 1100



EXISTING 1200



PROPOSED 1200

- Legend:**
- Site Boundary
  - 360 Kingsway (Merton)
  - 2-4 Curtis Street
  - 8 Curtis Street
  - 55-61 President Avenue
  - 165-167 Willarong Road
  - 171 Willarong Road
  - 178-188 Willarong Road (Coles)

Data Issue Record  
Current Revision released by

Rev	Date	Description
1	29.09.2025	SSDA

Project Title

Flide Street, Caringbah

First Nations Country

Gadigal

Project Address

2 Flide Street  
Caringbah

Project No.

S12899

Drawing Title

DA21 - Compliance  
Shadow Diagram - June 21 - Existing &  
Proposed  
Phase

SSDA

Status

For Approval

Drawing no.

DA21.006

Scale

Revision

1



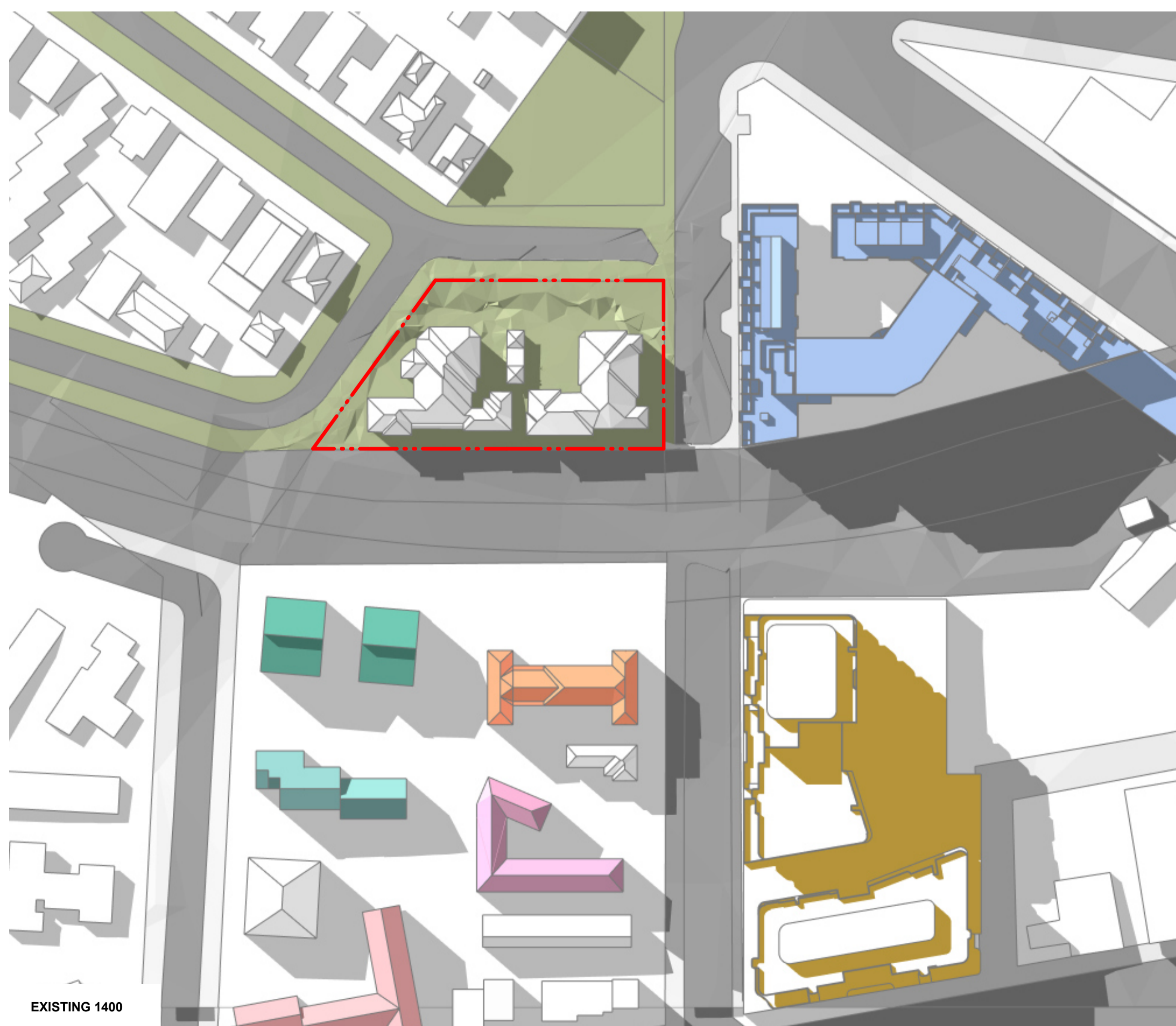
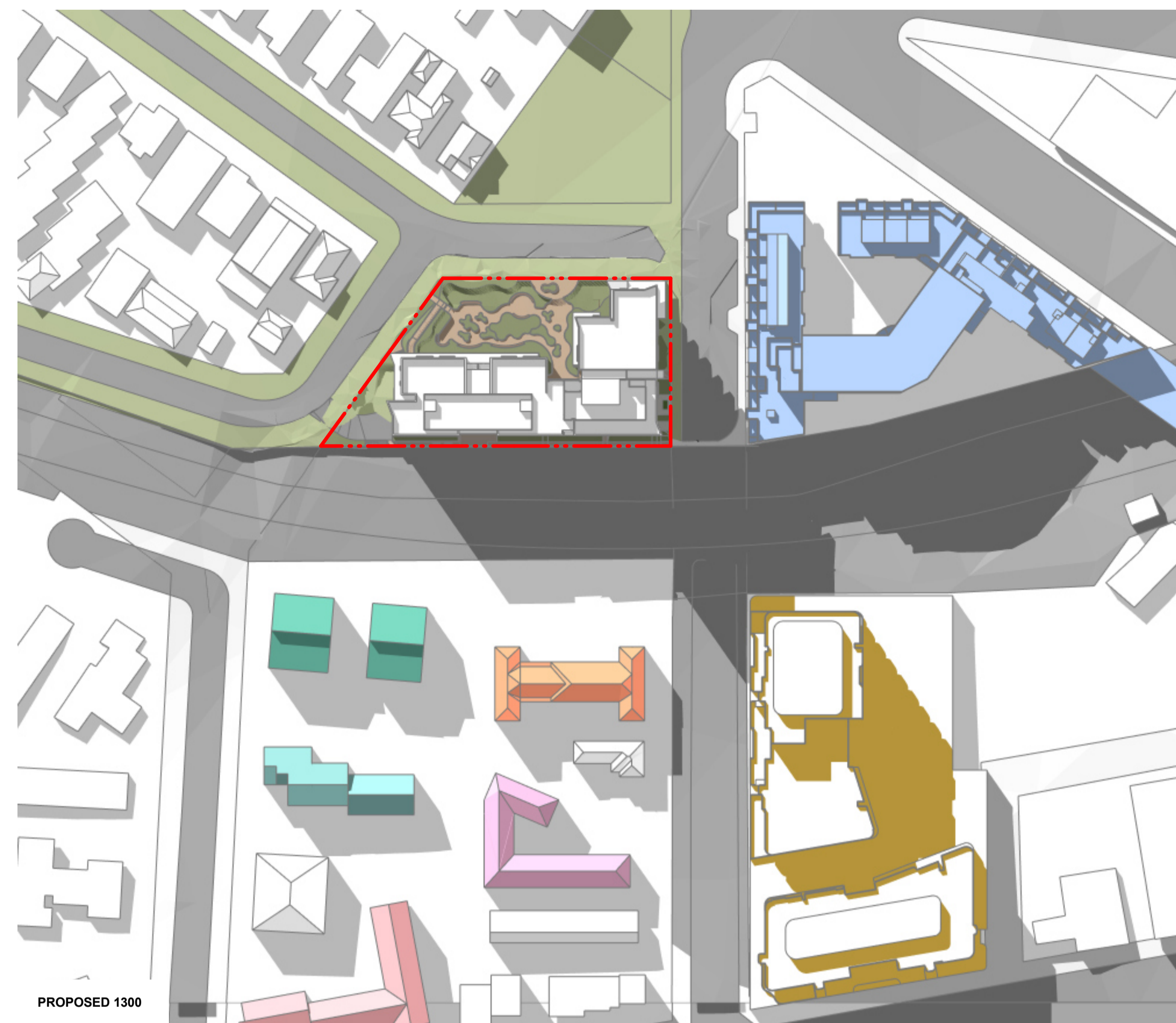
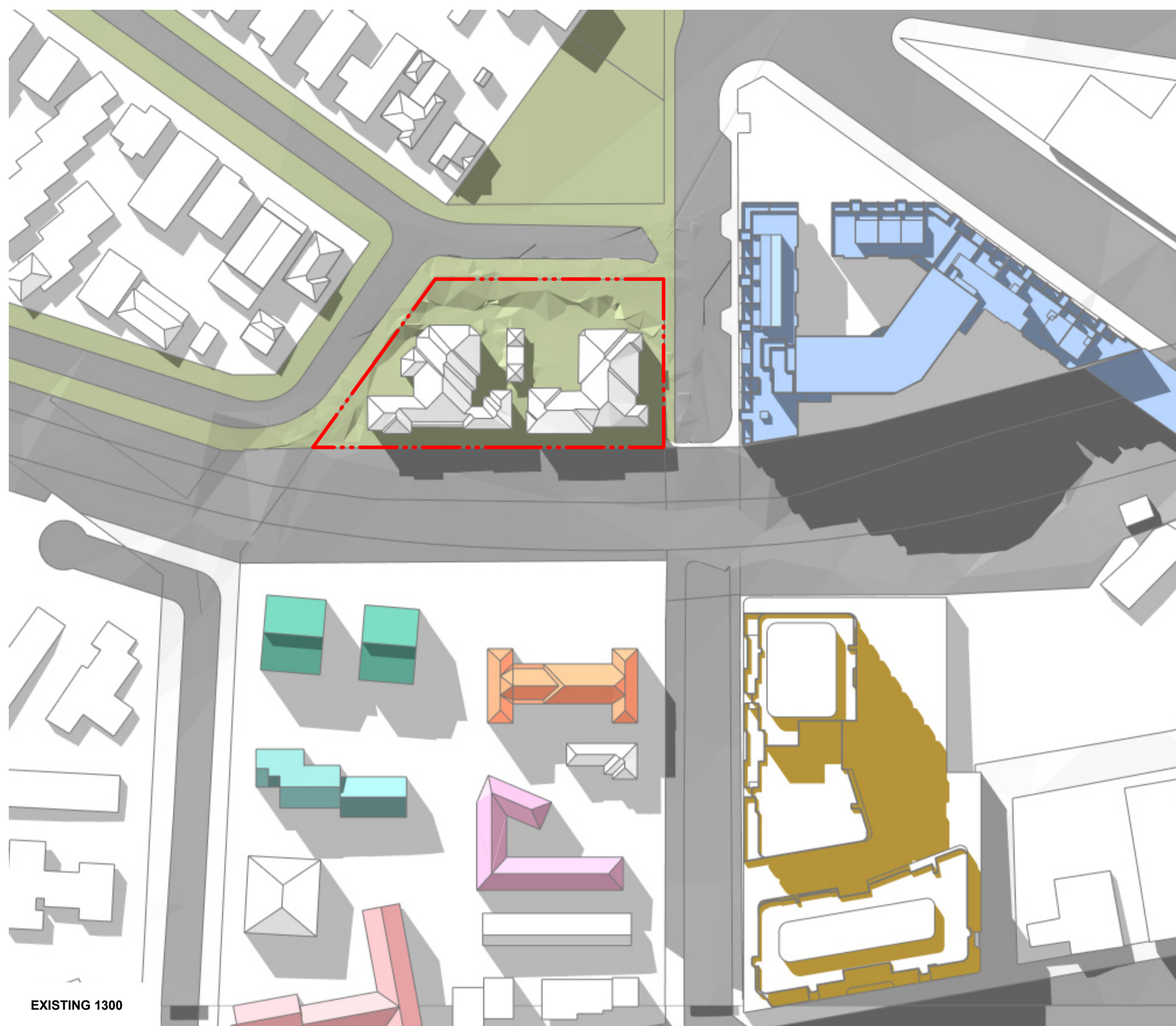
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Homes NSW



- Legend:**
- Site Boundary
  - 360 Kingsway (Merton)
  - 2-4 Curtis Street
  - 8 Curtis Street
  - 55-61 President Avenue
  - 165-167 Willarong Road
  - 171 Willarong Road
  - 178-188 Willarong Road (Coles)

Data Issue Record  
Current Revision released by

Rev	Date	Description
1	29.09.2025	SSDA

1 29.09.2025 SSDA

Project Title  
Flide Street, Caringbah

First Nations Country  
Gadigal

Project Address  
2 Flide Street  
Caringbah

Project No.  
S12899

Drawing Title  
DA21 - Compliance  
Shadow Diagram - June 21 - Existing &  
Proposed  
Phase  
SSDA

Status  
For Approval

Drawing no.  
DA21.007

Scale

Revision

1

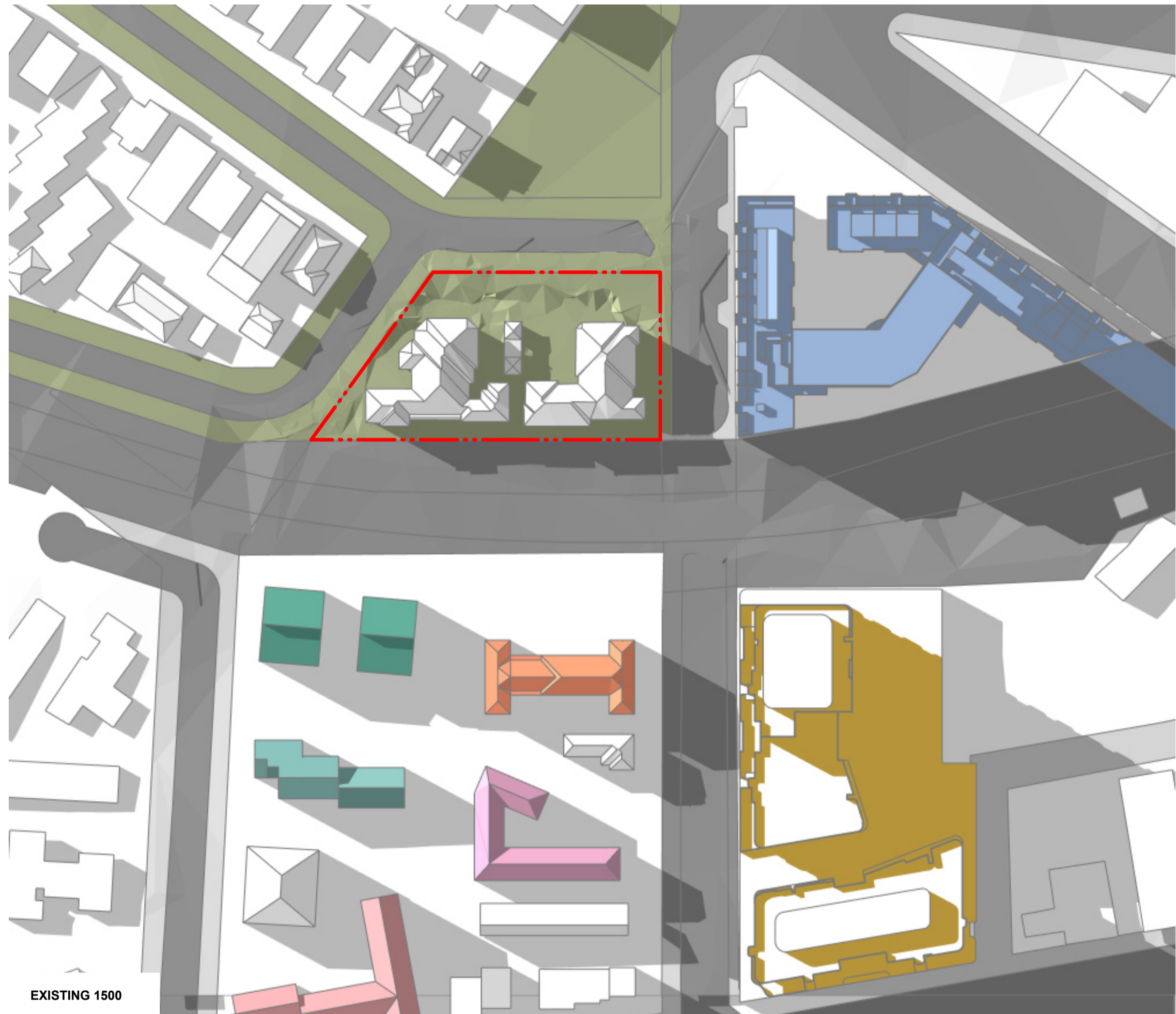


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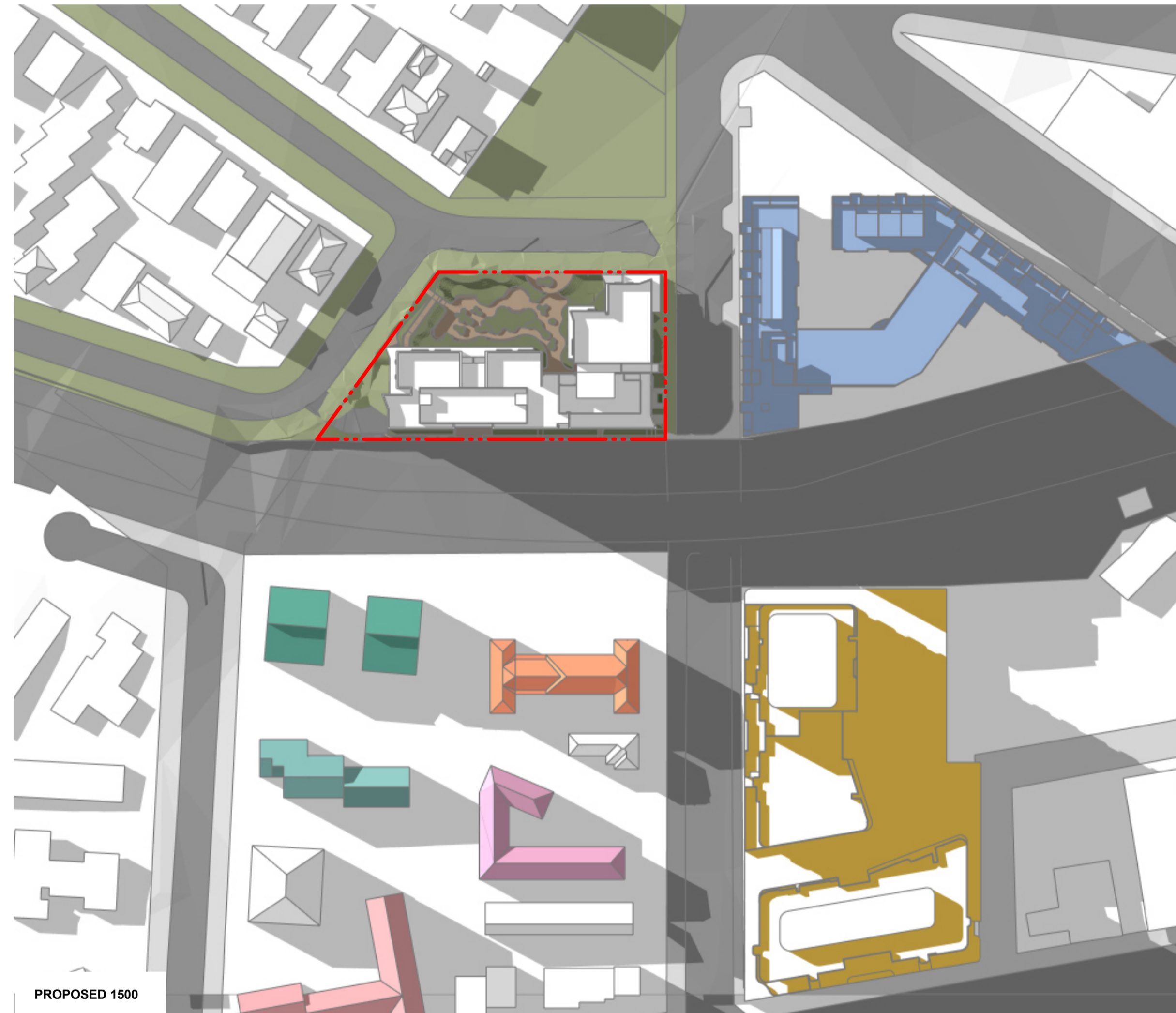
Do not scale drawings.

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**Homes NSW**



EXISTING 1500



PROPOSED 1500

- Legend:**
- Site Boundary
  - 360 Kingsway (Merton)
  - 2-4 Curtis Street
  - 8 Curtis Street
  - 55-61 President Avenue
  - 165-167 Willarong Road
  - 171 Willarong Road
  - 178-188 Willarong Road (Coles)

**Data Issue Record**  
Current Revision released by

Rev	Date	Description

1 29.09.2025 SSDA  
Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**

Project No.  
**S12899**



Drawing Title  
**DA21 - Compliance  
Shadow Diagram - June 21 - Existing &  
Proposed  
Phase  
SSDA**

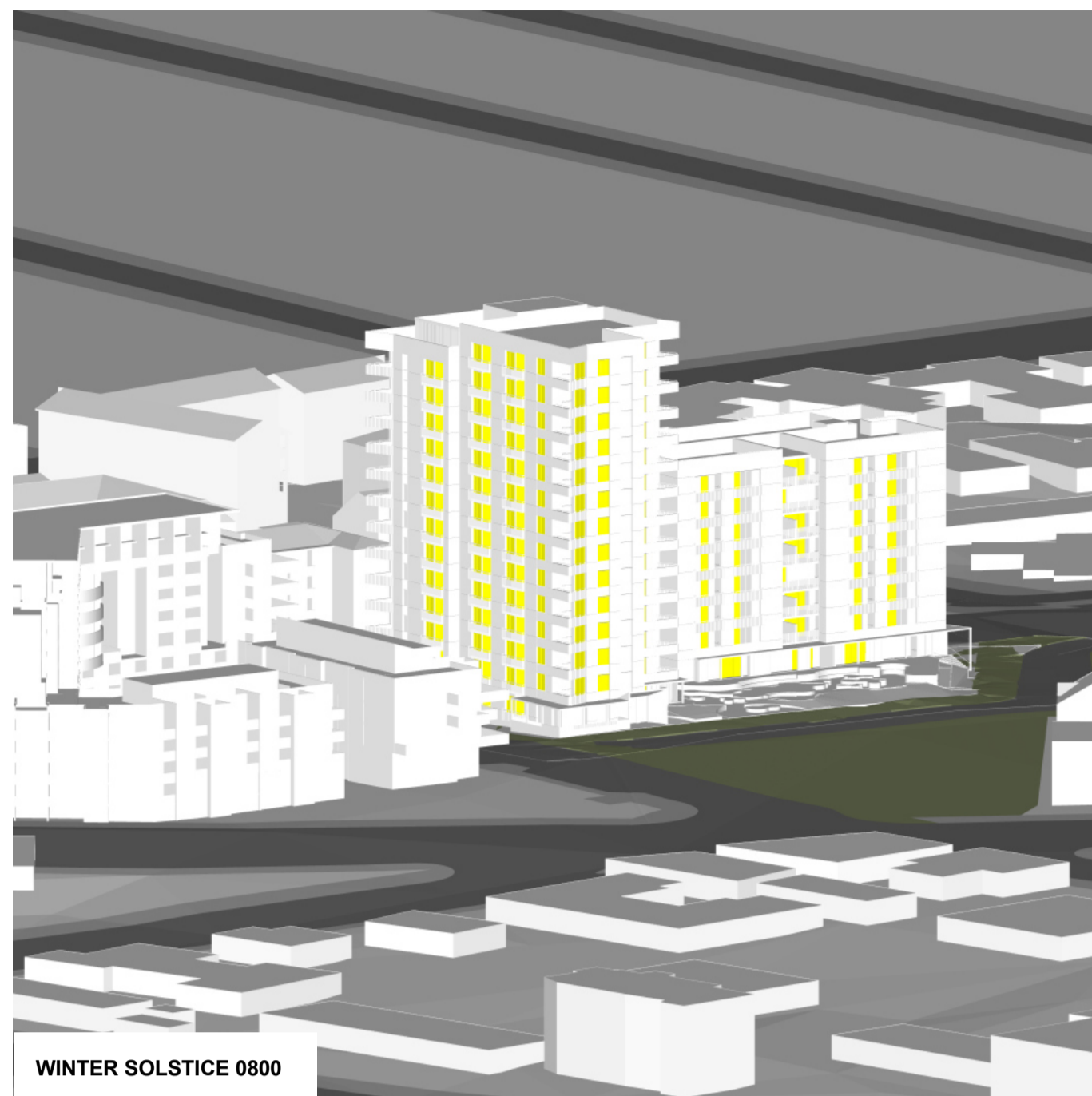
Status  
**For Approval**

Drawing no.  
**DA21.008**

Scale

Revision

**1**



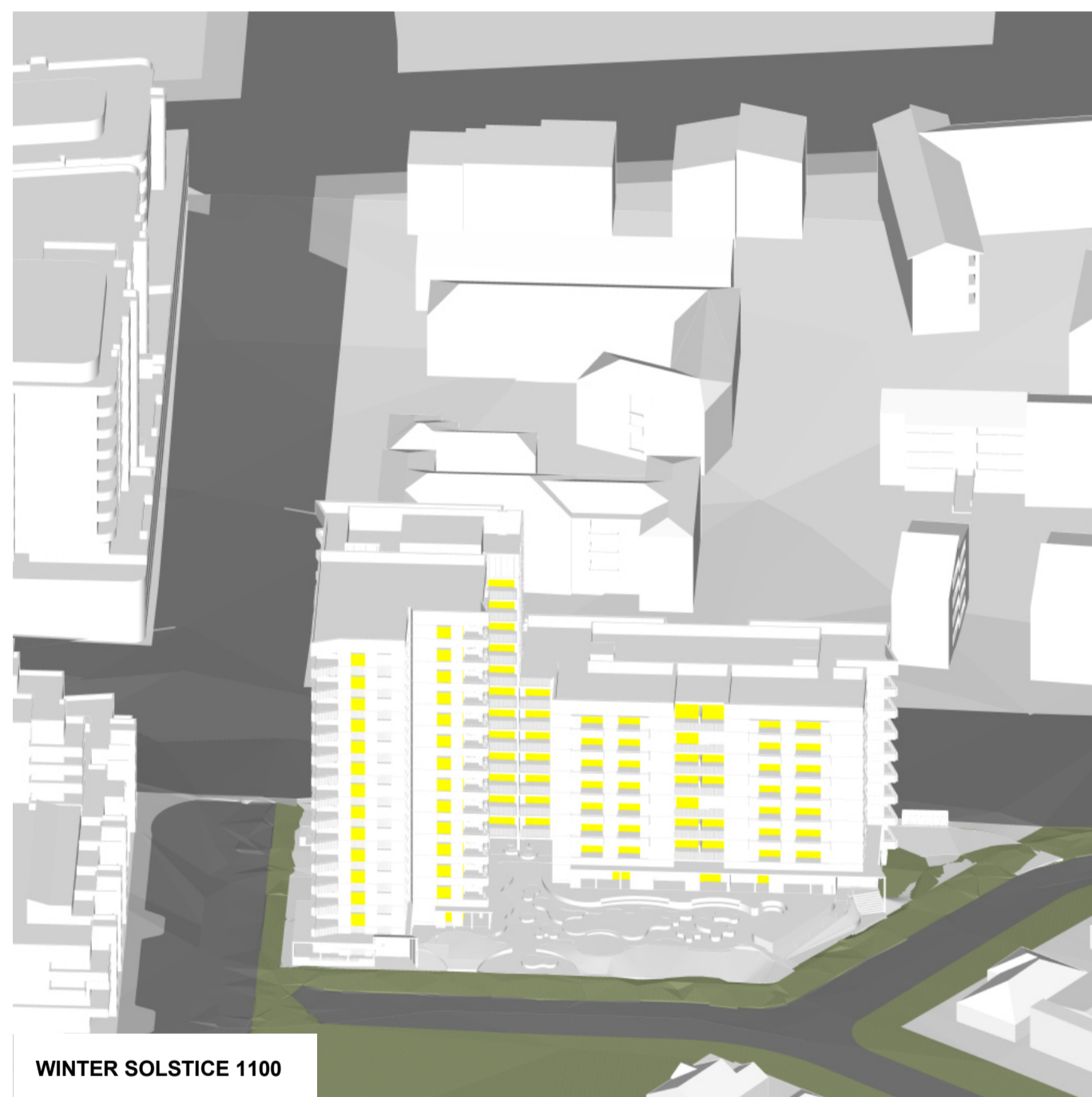
WINTER SOLSTICE 0800



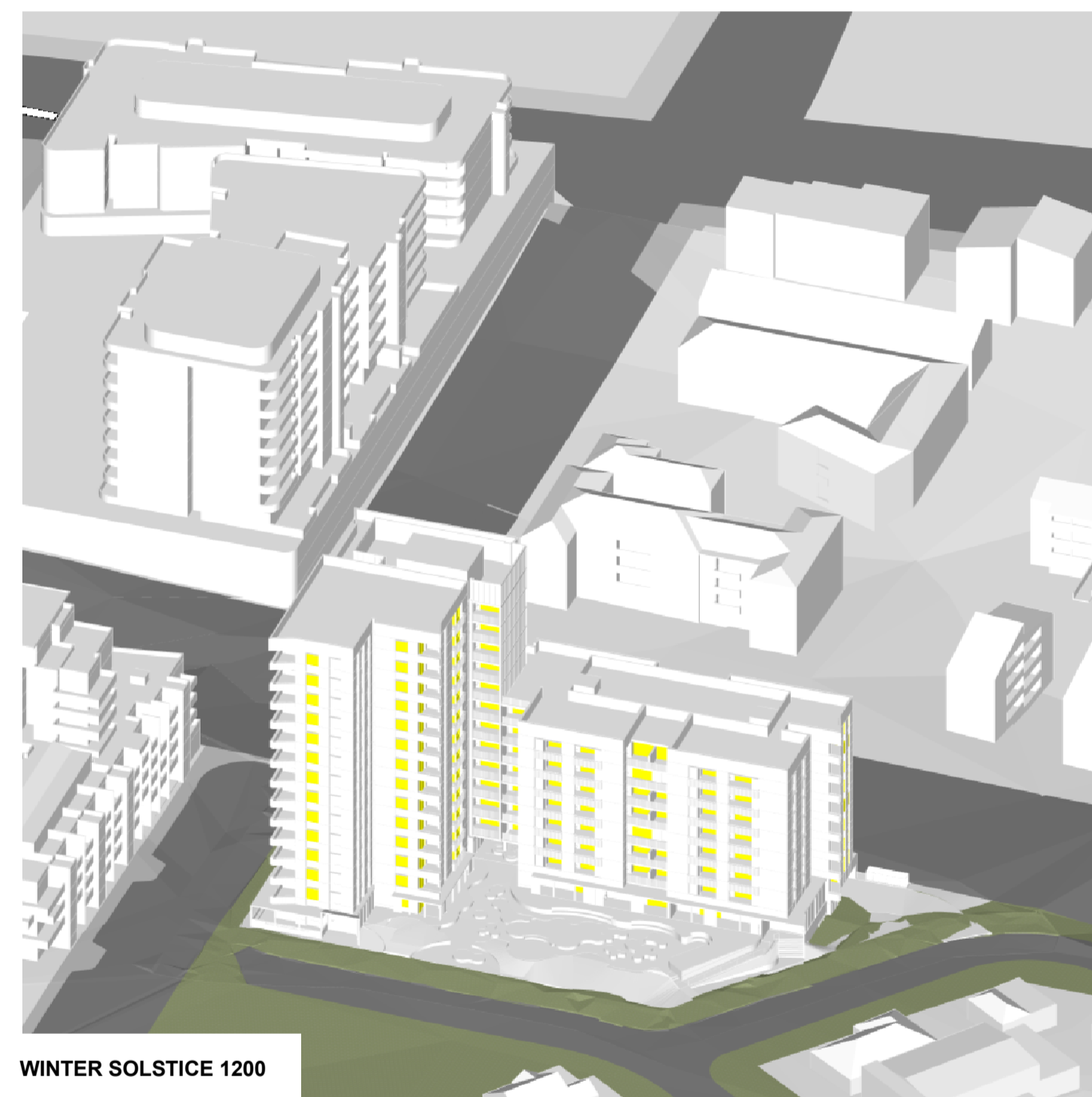
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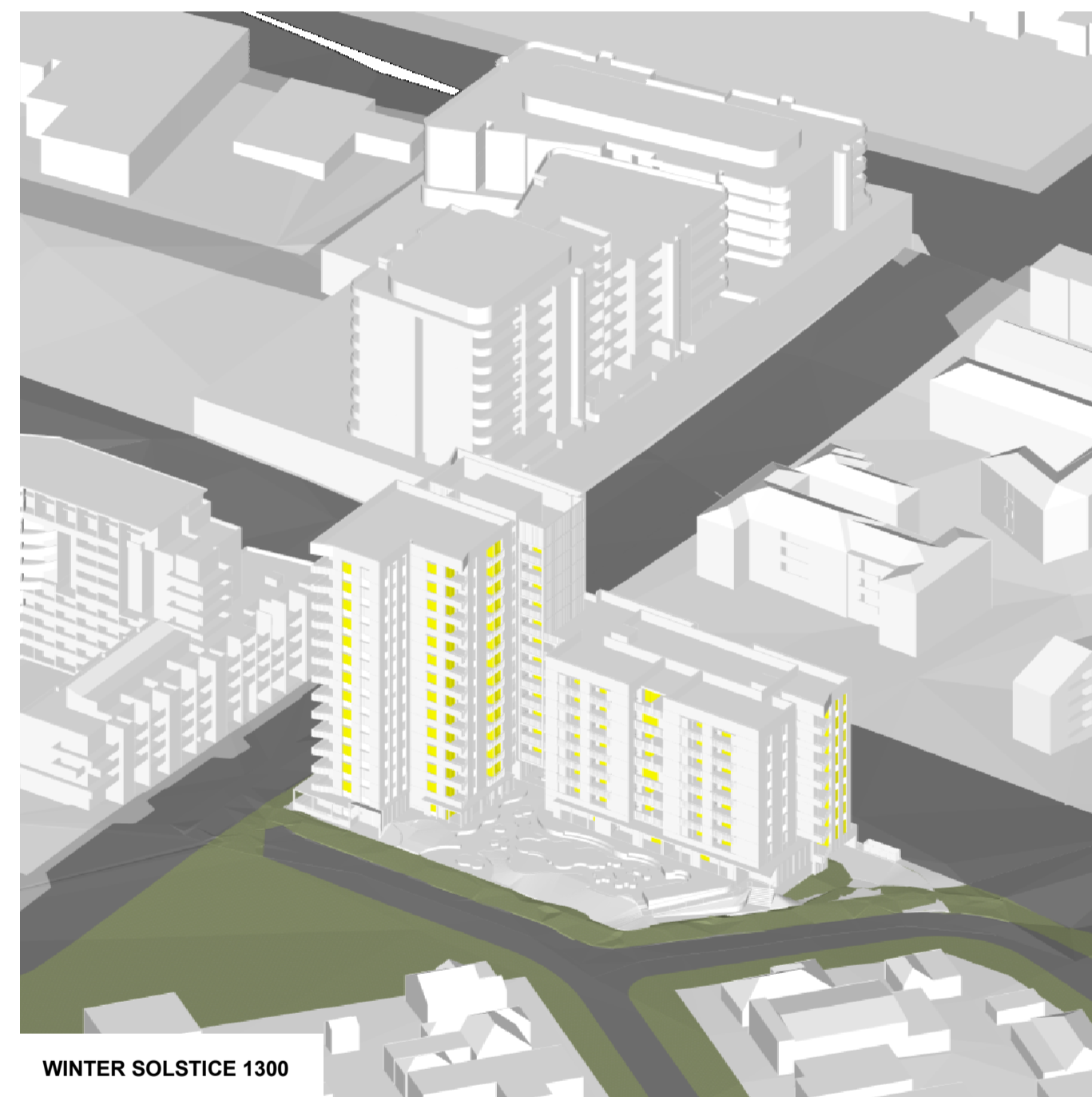
WINTER SOLSTICE 1000



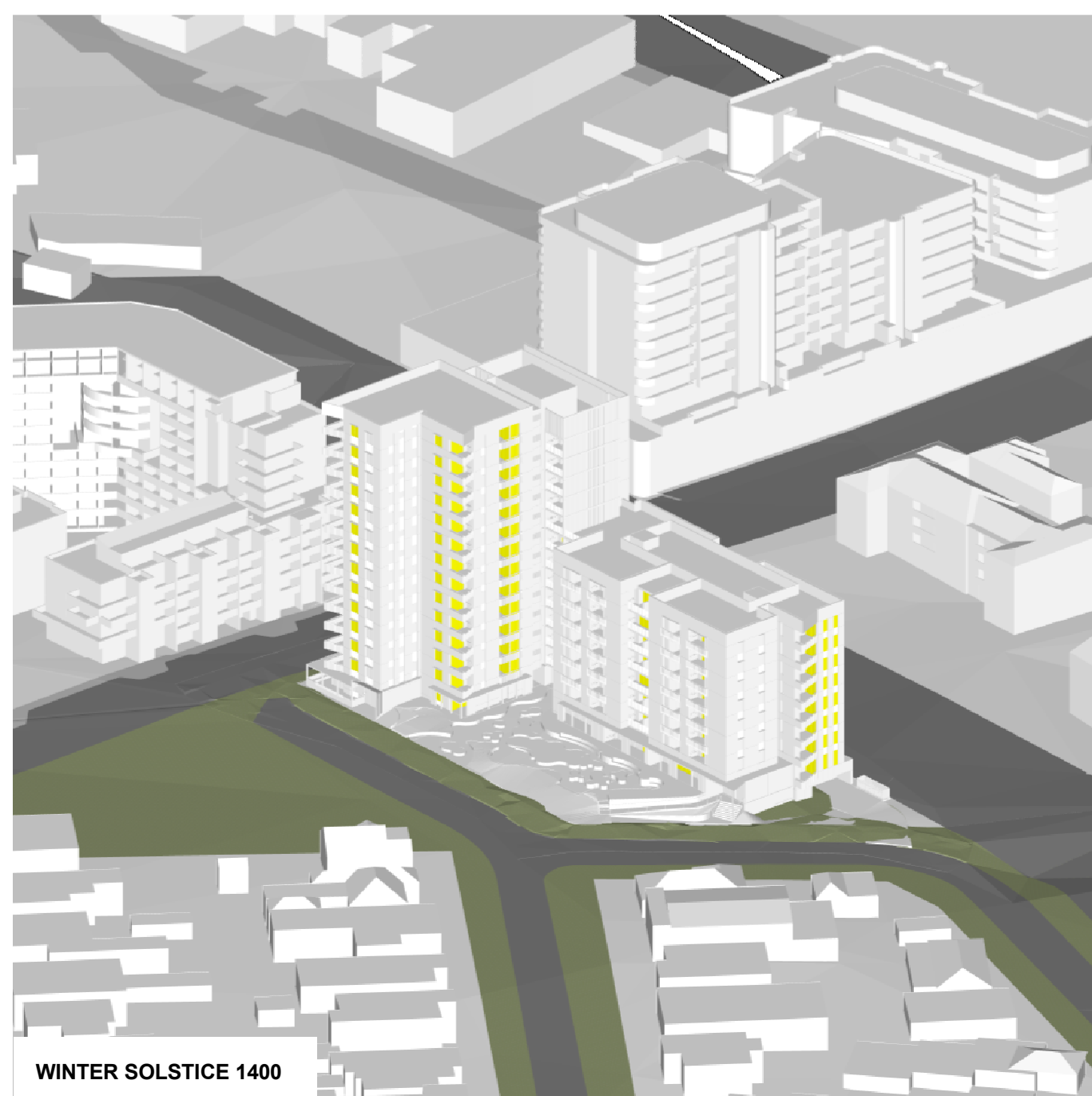
WINTER SOLSTICE 1100



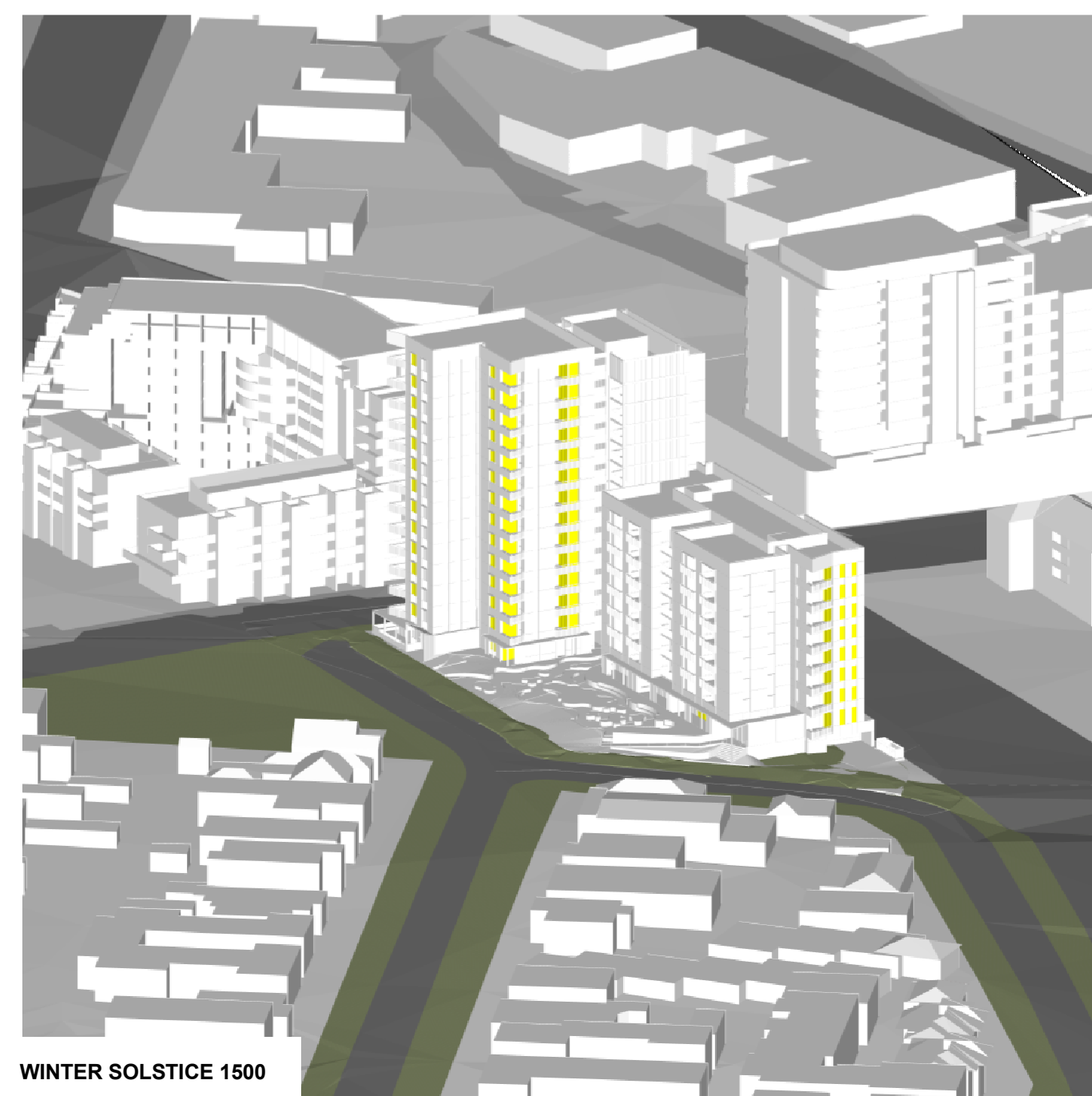
WINTER SOLSTICE 1200



WINTER SOLSTICE 1300



WINTER SOLSTICE 1400



WINTER SOLSTICE 1500

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Do not scale drawings.

Print in Colour.

Client

Homes NSW



**Legend:**

 Living room glazing to 2 Flide Street

**Data Issue Record**  
Current Revision released by

Rev	Date	Description
1	29.09.2025	SSDA

Project Title  
**Flide Street, Caringbah**  
First Nations Country  
**Gadigal**  
Project Address  
**2 Flide Street  
Caringbah**  
Project No.  
**S12899**

Drawing Title  
**DA21 - Compliance  
Views From the Sun Diagrams**

Phase  
**SSDA**  
Status  
**For Approval**  
Drawing no.  
**DA21.010**  
Scale  
**1**  
Revision  
**1**

Transformative thinking for the future city.

Bates Smart Architects Pty Ltd  
ABN 68 094 740 986

NSW Nominated Responsible Architects  
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Client

Homes NSW



**Legend: Site**  
 Site Boundary  
 GFA Affordable Housing  
 GFA Social Housing

**Definition**  
 GFA: gross floor area, means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4m above the floor, and includes habitable rooms in a basement or an attic, ground level waste rooms, bicycle parking, enclosed plantrooms, service risers including walls enclosing risers, but excludes the following—  
 (a) any storage area, vehicular access area, loading area, garbage area or services located in a basement;  
 (b) 1 car parking space per dwelling, including access to the parking space, if—  
 (i) the dwelling is not a secondary dwelling, and  
 (ii) the excluded area is not more than 15m<sup>2</sup>;  
 (c) any terrace or balcony with outer walls less than 1.4m high,  
 (d) voids above a floor at the level of a storey or storey above,  
 (e) any common area intended to be used by occupants of the building to access dwellings on higher or lower storeys of the building such as a stairwell or lift shaft.

**Data Issue Record**

Rev	Date	Description
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title  
**Flide Street, Caringbah**  
 First Nations Country  
**Gadigal**  
 Project Address  
**2 Flide Street  
 Caringbah**  
 Project No.  
**S12899**

Drawing Title  
**DA22 - Area Plans  
 GFA**

Phase  
**SSDA**

Status  
**For Approval**

Drawing no.  
**DA22.001**

Scale  
**1 : 500 @ A1**

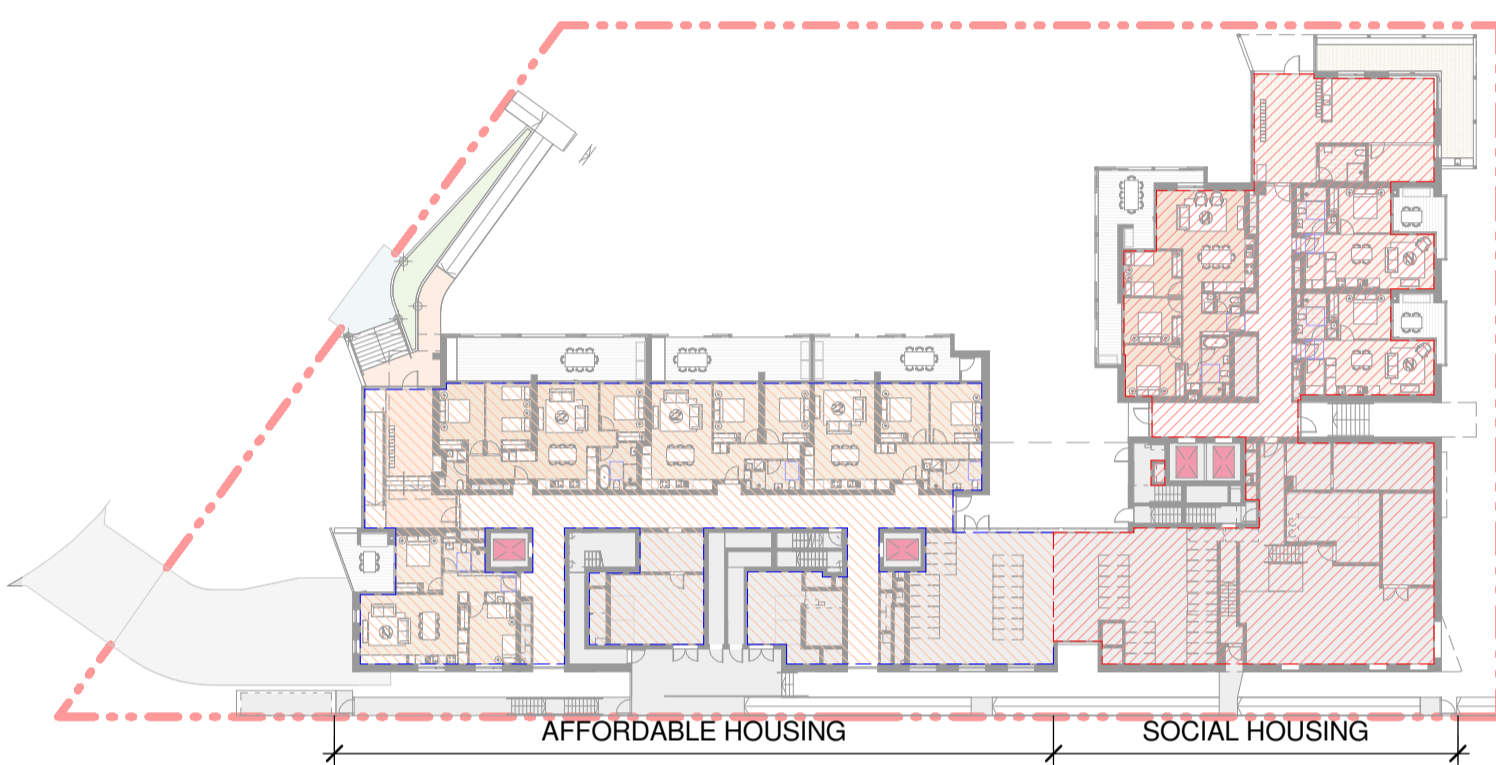
Revision  
**2**



1 GFA - B01  
1 : 500



2 GFA - L00  
1 : 500



3 GFA - L1  
1 : 500



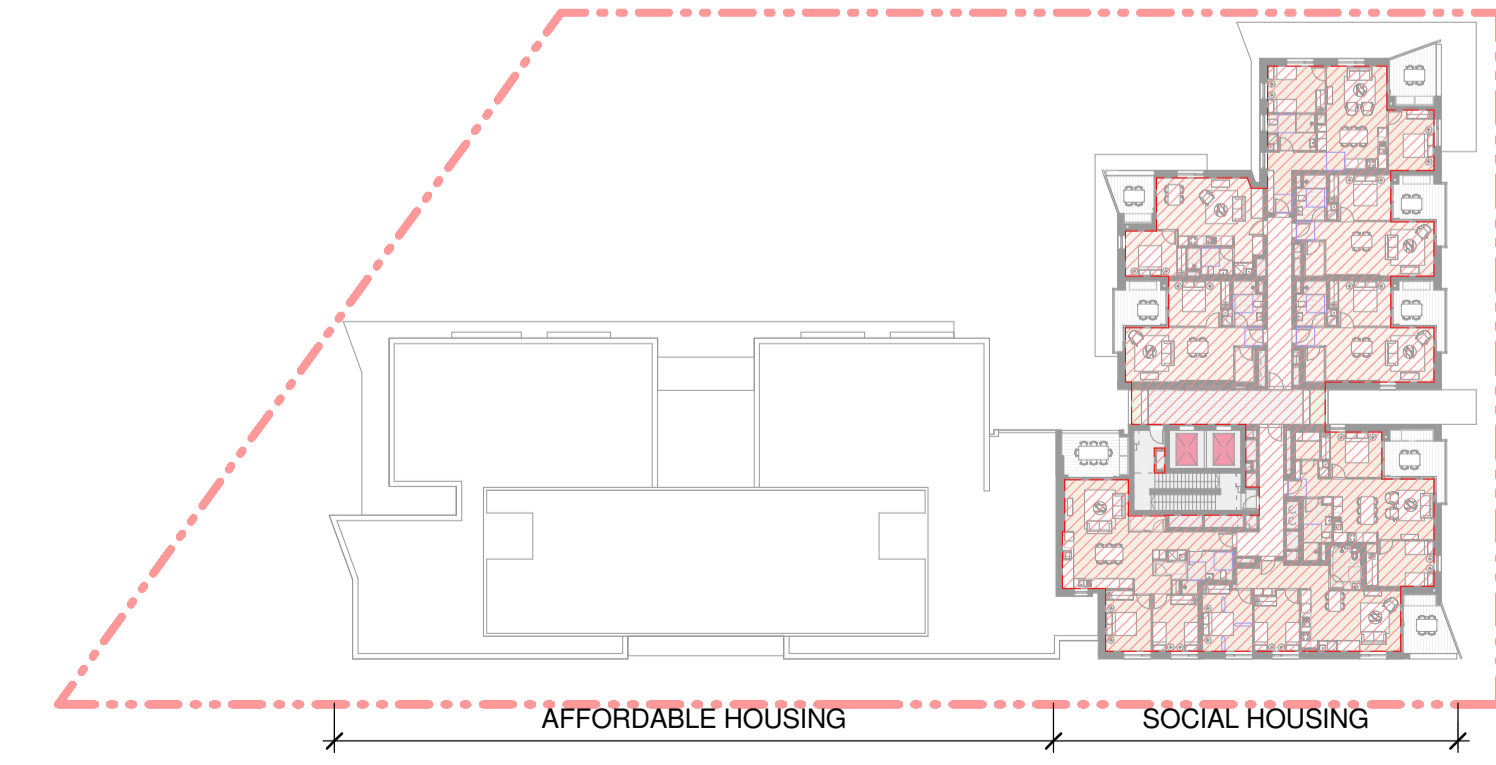
4 GFA - L2  
1 : 500



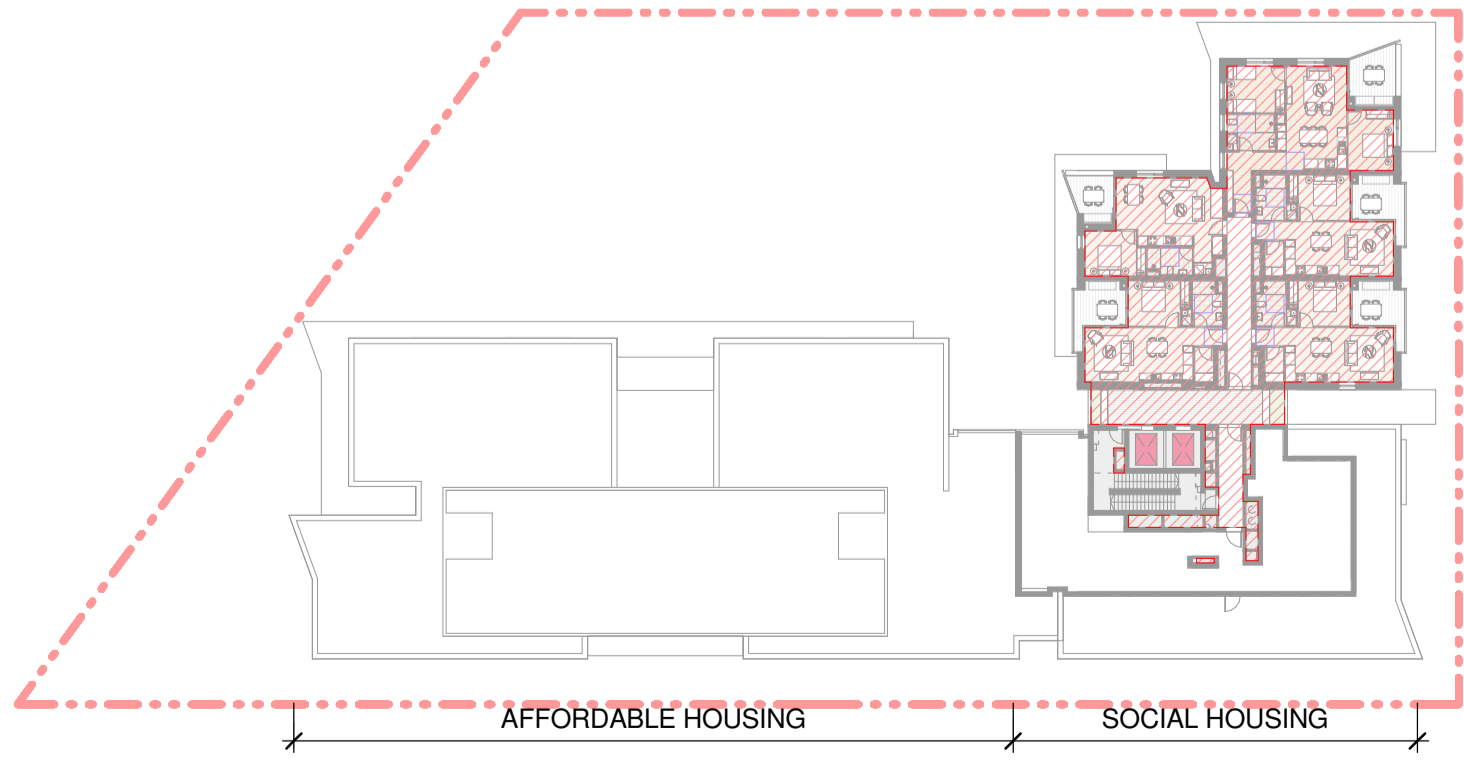
5 GFA - L3,5,6,8  
1 : 500



6 GFA - L4,7  
1 : 500



7 GFA - L9-13  
1 : 500



8 GFA - L14  
1 : 500

