2 Flide Street
Caringbah
Affordable Housing

SSD-84862461

Homes NSW

SSDA Design Report

ISSUE 03: 29 September 2025

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NSW GOVERNMENT Homes NSW



Pictured
Illustrative view from Willarong Road
Visualisation of proposed development subject to detailed design

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Connecting with Country WSP

Planning TBA Urban

Cost Planning MBM

Structure, Civil, Flooding, Facade Mott MacDonald

Building Services, BASIX, ESD, Acoustics ADP

BCA, Access CityPlan

Traffic TTPP

Waste Elephant's Foot

Arborist Arterra Design

Geotech Douglas Partners

Project Number S12899

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SEPP (Housing) Design Verification Statement

Matthew Allen of Bates Smart Architects directed the design of the Proposal depicted in this Development Application. Matthew is registered as NSW architect #8498 in accordance with the Architects Act 2003.

He confirms that in his professional opinion the proposed design is consistent with the design quality principles for residential apartment development set out in Schedule 9 of the Housing SEPP and has been designed with regard to the Apartment Design Guide (ADG).

Description of how the design integrates the Design Quality Principles is covered in this report, as per the index below.

Index of Design Quality Principles

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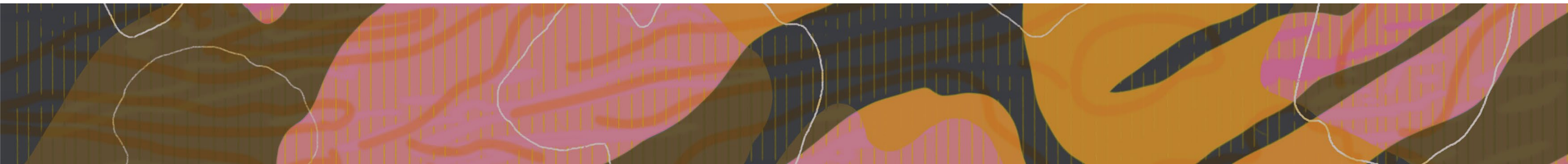
Acknowledgement of Country

We acknowledge Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which our company is located and where we conduct our business. We pay our respects to their Elders past, present and emerging.

Bates Smart is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

Our studios are located on the traditional lands of the Wurundjeri Woi Wurrong, Yuggera and Turrbal, and Gadi peoples.

Artwork
'Within', Jasmine Miikika Craciun, Artist, 2024



1.0 Introduction

This design report has been prepared by Bates Smart Architects on behalf of Homes NSW for a State Significant Development Application (SSD-84862461) for construction of a residential flat building up to 14 storeys with a total of 164 apartments at 2 Flide Street, Caringbah NSW. 104 of the apartments is for the purpose of Social Housing, whilst 60 apartments is for the purpose of Affordable Housing.

Specifically, the proposed works include the following:

- Site preparation and early works, including demolition, bulk excavation and tree removal.
- Construction of a 14-storey residential development, comprising 60 Affordable Housing dwellings and 104 Social Housing dwellings.
- Lower ground floor and basement parking with vehicle access provided off Gardere Street.
- Upper ground level loading and waste facilities with access provided off Willarong Road.
- Retention of the existing significant trees to the north and west of the site.
- Associated landscaping and public domain works, including footpath and laneway embellishments.
- Augmentation of physical infrastructure and utilities as required.

For a detailed project description, refer to the Environmental Impacts Statement (EIS) prepared by TBA Urban and the Architectural Drawings prepared by Bates Smart.

Development Summary

Site Area	**3,596m²**	
Residential GFA & FSR	14,006m²	3.9:1
Communal Open Space	1,470m²	41%
Deep Soil	820m²	23%

Social Housing Dwellings and Mix

1 bed	**2 bed**	**3 bed**	**Total**
54	42	8	104
52%	40%	8%	

Affordable Housing Dwellings and Mix

1 bed	**2 bed**	**3 bed**	**Total**
23	29	8	60
38%	48%	13%	

Parking Summary

Parking	**Social**	Affordable	Total
Cars			**84**
— Residential (*inc. accessible)	51 (9*)	32	83
— Visitors			1
Motorcycles			2
Bicycles	**83**	**30**	**140**
— Residential	104	30	134
— Visitors			6

Response to SEARS

The purpose of this Design Report is to respond to Schedule 9 of theHousing SEPP and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 3 June 2025 which identified the following specific assessment requirements.

	Description of Requirement	Section Reference
5	**Design Quality**	
	— Demonstrate how the development will achieve: — design excellence in accordance with any applicable EPI provisions. — good design in accordance with the seven objectives for good design in Better Placed.	Appendix D SDRP Response Table Appendix E Assessment of Better Placed
	— Demonstrate that the development: — where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or — in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.	
	— Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	
6	**Built Form and Urban Design**	
	— Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	Section 3 Massing & Built Form Section 4 Ground Level Section 5 Landscape Section 6 Residential Levels Section 7 Facade and Materials Appendix C Visual Analysis Appendix G Architectural Drawings
	— If relevant, provide an assessment of the development against: — the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. — the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	
	— If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	
7	**Environmental Amenity**	
	— Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Appendix B Solar Access & Shadow Analysis Appendix C Visual Analysis
	— Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	
8	**Visual Impact**	
	— Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Section 3.4 Visual Analysis Appendix C Visual Analysis
	— If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	

2.0

Site and Context Analysis

SEPP (Housing) Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

2.1 Country
Gweagal Clan and Place

This site lies within the traditional lands of the Gweagal Clan, the northernmost group of the Dharawal language group. The Gweagal people have long cared for Country across the southern shores of the Georges River and Botany Bay, extending toward the Kurnell Peninsula. While boundaries are not precisely defined, their Country is understood to encompass much of the Cronulla–Sutherland region, reaching as far west as Liverpool.

Historical accounts, including those by Arthur Phillip referencing Bennelong, and a letter by Richard Hill to The Sydney Morning Herald (6 June 1890), affirm the Gweagal as the custodians of this area—referred to as 'Gwea', the name of the South Botany tribe. The name Gweagal translates to 'Fire Clan', reflecting their deep cultural practice of using fire to care for and manage Country.

Contemporary cultural mapping by Michael Hromek Brown (Badawang/Yuin) highlights the enduring cultural landscape of Gweagal Country. This includes traditional language names, significant topographical features, and cultural forces such as whale and people songlines, shelters, and artefact locations.

The site sits near places of cultural significance:

— Booyong – place of Ironblood gum trees

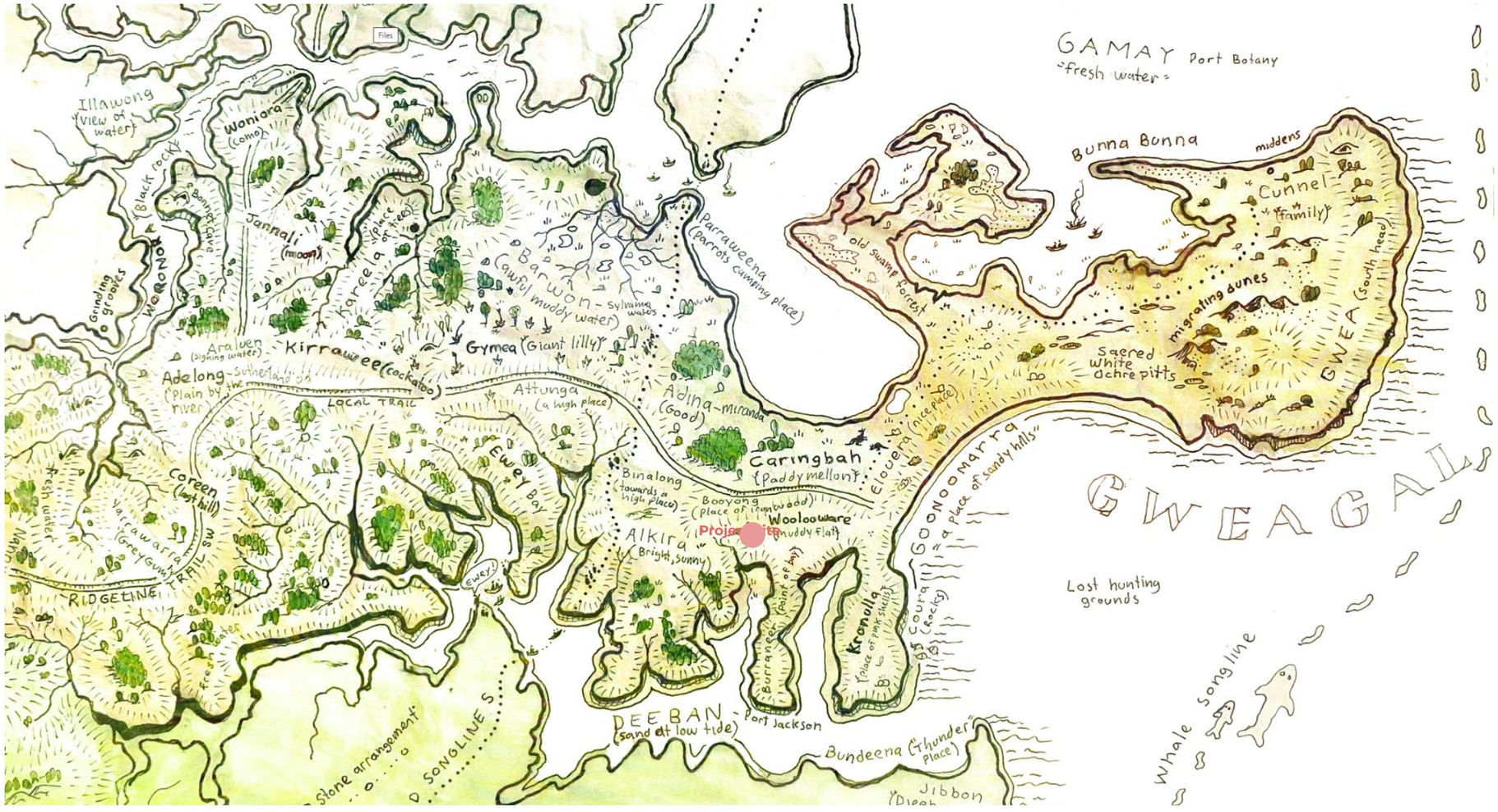
— Caringbah – place of paddymellons

— Woolooware – place of muddy flats

— Marang Parklands – sandhills

— Deeban – Port Hacking

This design report, developed with input from Michael and Sian Hromek of WSP, acknowledges the enduring connection of the Gweagal people to this land and seeks to embed principles of Country-centred design in alignment with the Connecting with Country Framework.



Pictured

Contemporary Cultural Map
Michael Hromek Brown (Badawang / Yuin)

2.2 Urban Context

2.2.1 Site Context

Positioned on the edge of the Caringbah Town Centre, the site enjoys proximity to to shops and services including Sutherland Hospital. Caringbah Train Station is located approximately 350 metres from the site, equating to a five-minute walk.

The surrounding urban fabric includes:

— Low-rise residential dwellings and townhouses to the north and west.

— High-density mixed-use developments (up to 11 storeys) to the east along Willarong Road.

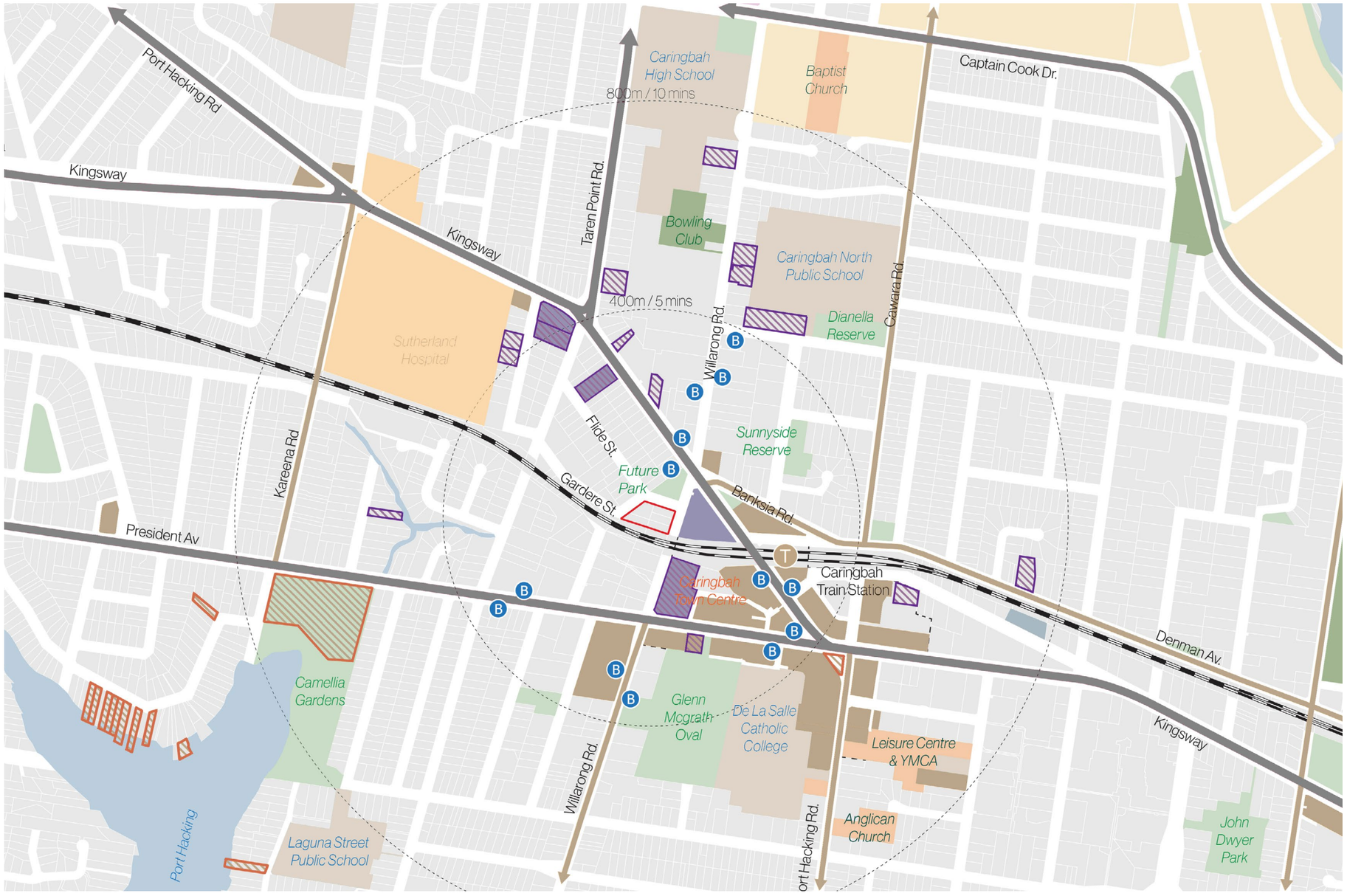
— Three-storey apartment buildings south of the rail line.

— The northern side of Flide Street forms part of the Caringbah Medical Precinct, which is earmarked for increased height and density to support precinct growth along The Kingsway.

The nearby town centre features a mix of locally owned businesses, health and community services, and national retailers such as Coles, Woolworths, and McDonald's. The area is well-serviced by public and private schools, large recreational spaces, and community-oriented pocket parks.

The site's primary access points are all from Kingsway, which connects to Cronulla (east) and Miranda (west), accommodating a network of bus routes. The rail corridor to the south acts as a physical barrier, limiting connectivity to the southern context except at Kareena Road and The Kingsway crossings.

Recent development activity to the north and southeast includes medium- to high-density residential and mixed-use apartment blocks, reflecting a shift in urban character.



2.2.2 Transport Connectivity

Caringbah is well-connected via the T4 Cronulla Line, with Caringbah Station serving as a key transport node. The site is within walking distance of several bus stops, offering connections to surrounding centres and the Sydney CBD.

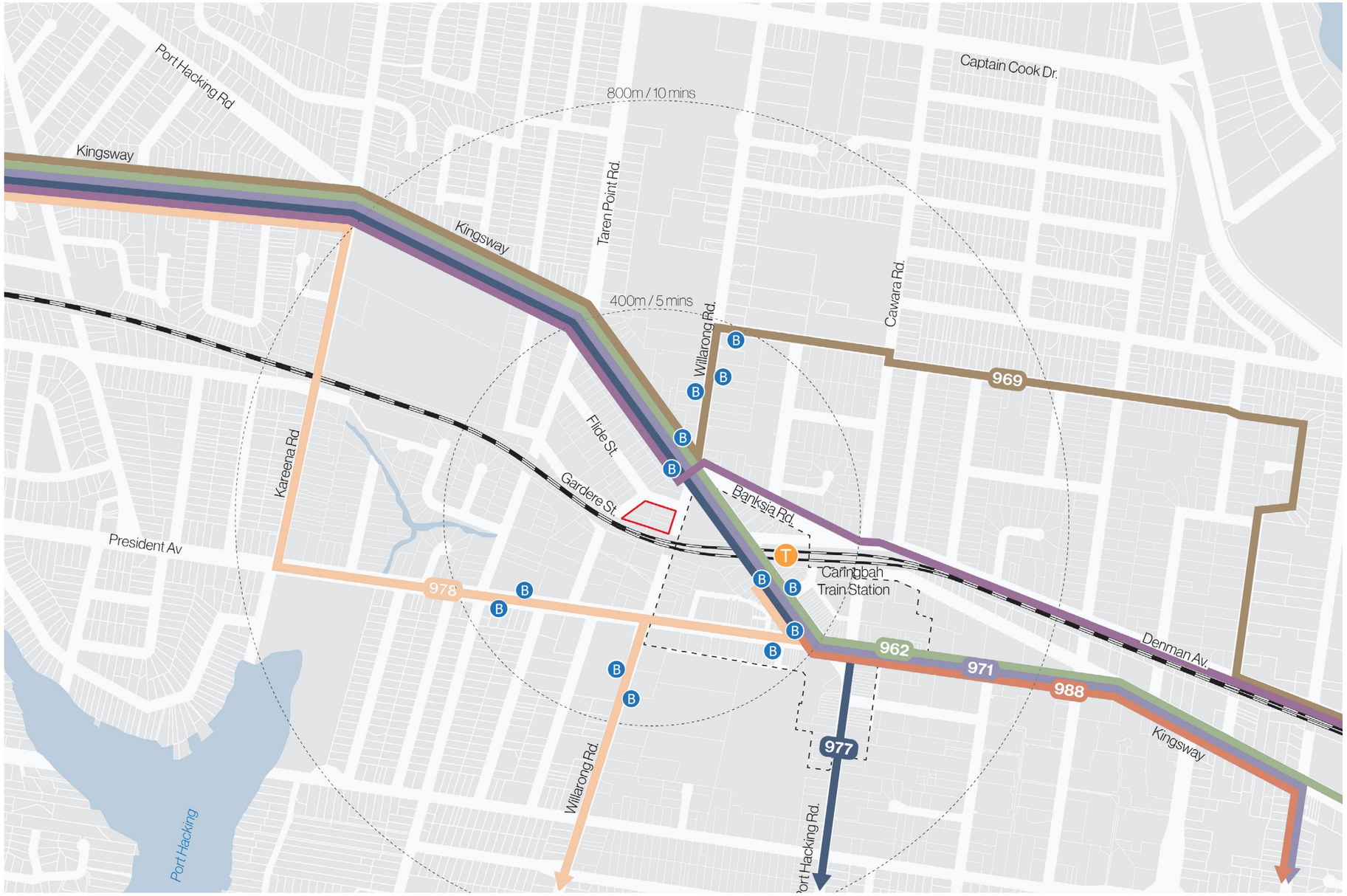
Key transport features include:

— Direct train access to Sydney CBD and Eastern Suburbs via the T4 line.

— Bus routes linking to Miranda, Hurstville, and other urban centres.

— Night bus services operating from Caringbah Station.

— The Kingsway as the primary public transport corridor, with limited services extending into southern and eastern suburban areas.



Legend

- Subject Site
- Existing Lots
- Public Open Space
- Water
- Route 969 (Sutherland to Cronulla)
- Route 962 (Miranda to East Hills)
- Route 971 (Hurstville to Cronulla)
- Route 977 (Miranda to Lilli Pilli)
- Route 978
- Route 988
- Sutherland to Cronulla Active Transport Link (pedestrian & bicycle path)
- Caringbah Town Centre
- Train Station/Line
- Bus stop

Scale 1: 10,000 @ A3

0m 40 80 200 400m

2.3 Site Analysis

2.3.1 Site Details

The subject site is located at 2 Flide Street, Caringbah, NSW, within the Sutherland Shire Local Government Area (LGA). It comprises five lots with a total area of 3,596 sqm, legally described as Lots 57–60 and Lot 80 in DP8147.

The site benefits from multiple street frontages along Flide Street, Willarong Road, and Gardere Street, and is bounded to the south by the rail corridor.

The proposed Town Centre Park, labelled Future Park, is located north of the site.



Legend

- Subject Site
- Public Park
- Open Public Space
- Rail Line
- Bus Route
- Train Station
- Bus Stop

2.3.2 Site Photos

Currently, the site accommodates two existing three-storey brick apartment buildings, providing 38 tenanted social housing units. These buildings include basement parking, common hardstand areas, and greenspace.

The existing levels of the communal open space is sunken from the natural ground line, detracting from the residential amenity.



1



2



3



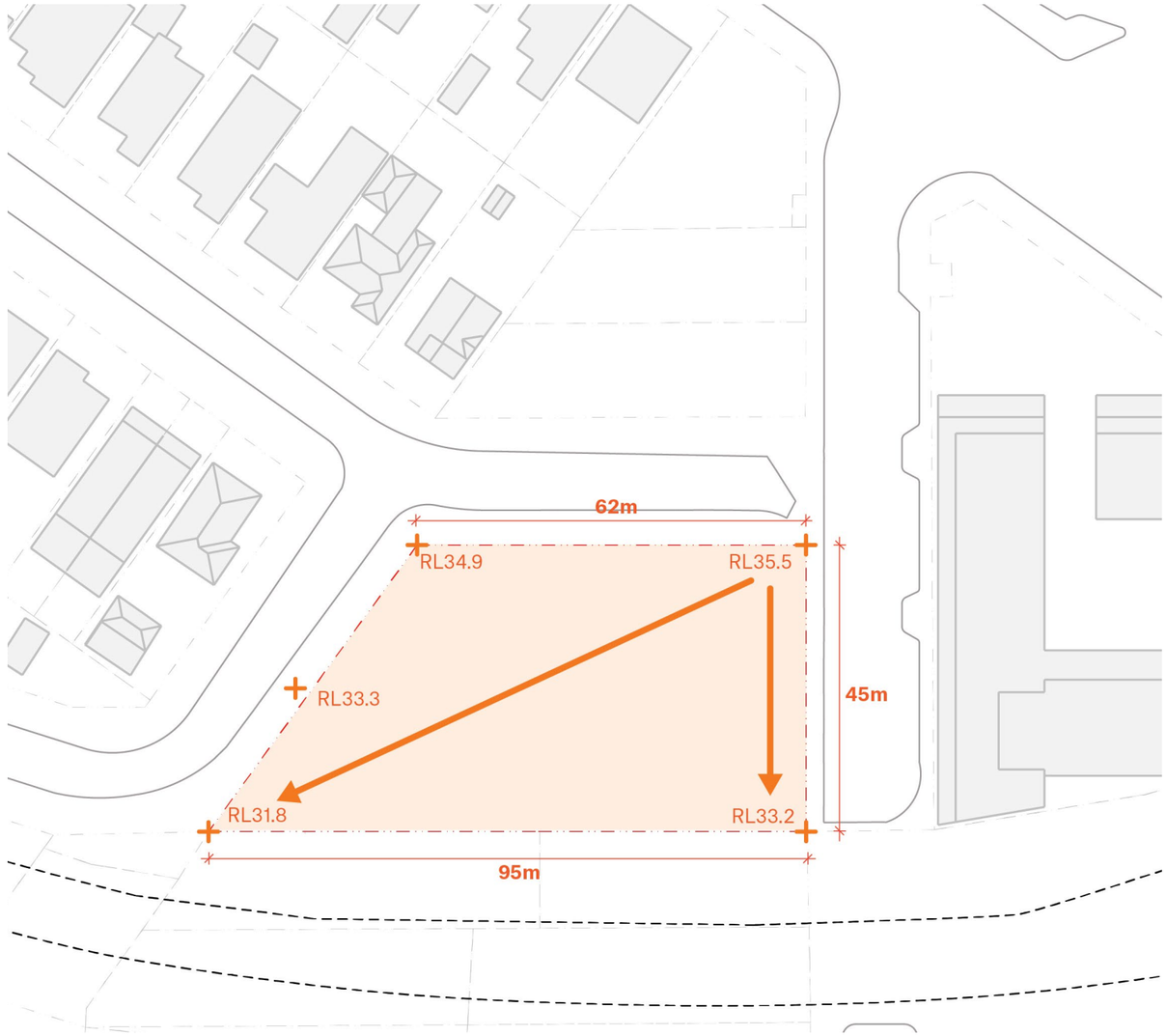
4



5

Pictured

1. Existing native trees along Flide Street
2. Pedestrian walkway on Flide St
3. Existing Buildings cnr. Willarong Road & Flide Street
4. Main entrance steps down into the site from Flide Street
5. Carpark entry along Gardere Street



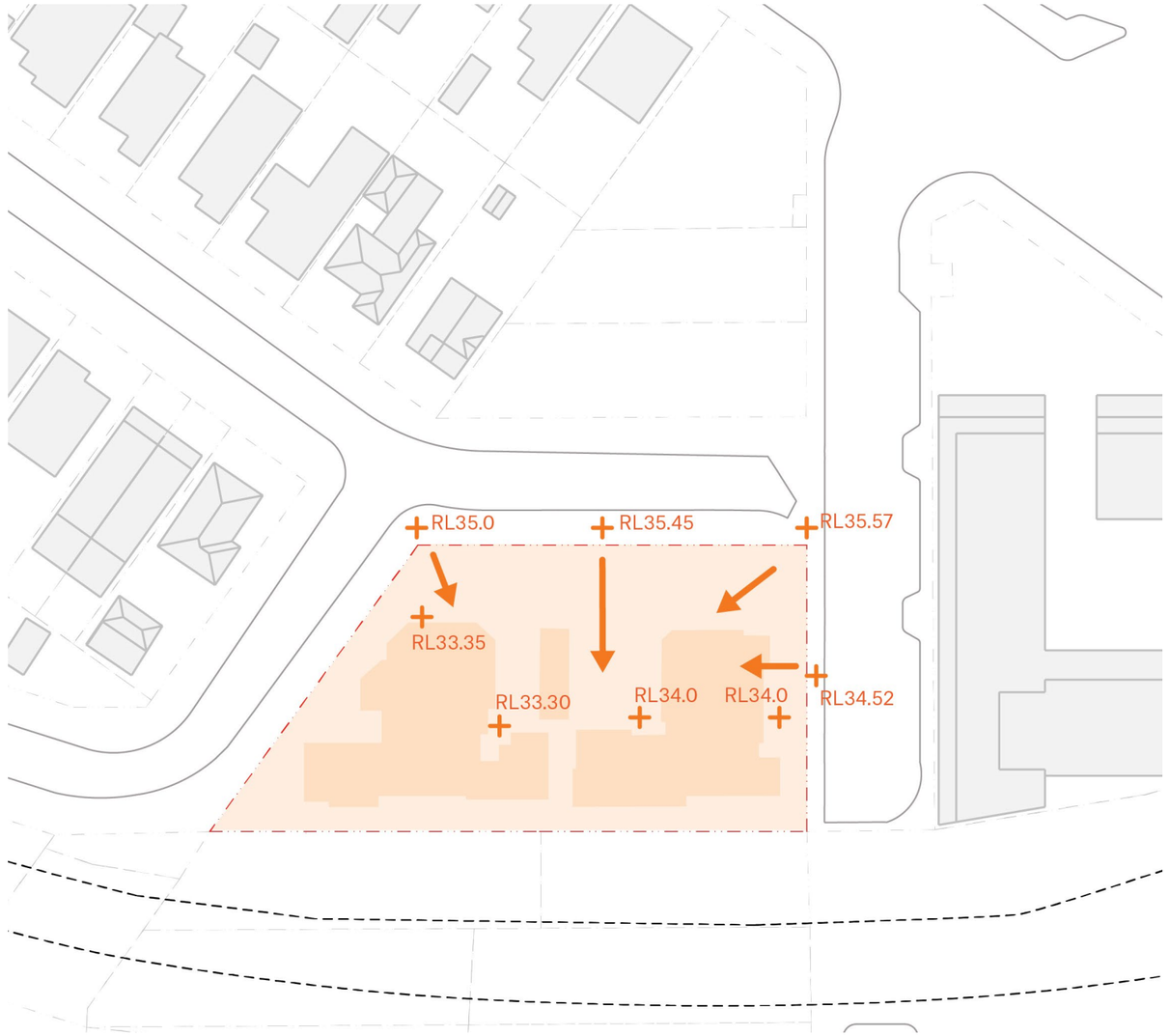
2.3.3 Site area and topography

The site is trapezoidal in shape, approximately 45m in a north/south direction with the southern boundary approximately 95m and the northern boundary 62m in length.

The natural ground plane to the site falls approximately 3m north to south, and 1m east to west.

Legend

Downward slope



2.3.4 Sunken courtyard

The existing building and landscaped spaces within the site sit at RL33.30-RL34.00, resulting in a sunken courtyard, sitting roughly 1.6m lower than the natural ground plane.

Legend

Downward slope within the site



2.3.5 Existing Trees

The site and immediate surrounds benefit from many established trees, the majority of which have been prioritised for retention.

The existing building includes an extensive basement built very close to the northern boundary, immediately south of the existing trees. This will be carefully removed and backfilled with soil to allow the retained trees to flourish.

Legend

- High Retention Value Trees
- Moderate Retention Value Trees
- Low Retention Value Trees
- Existing Basement Extents
- Trees to be removed

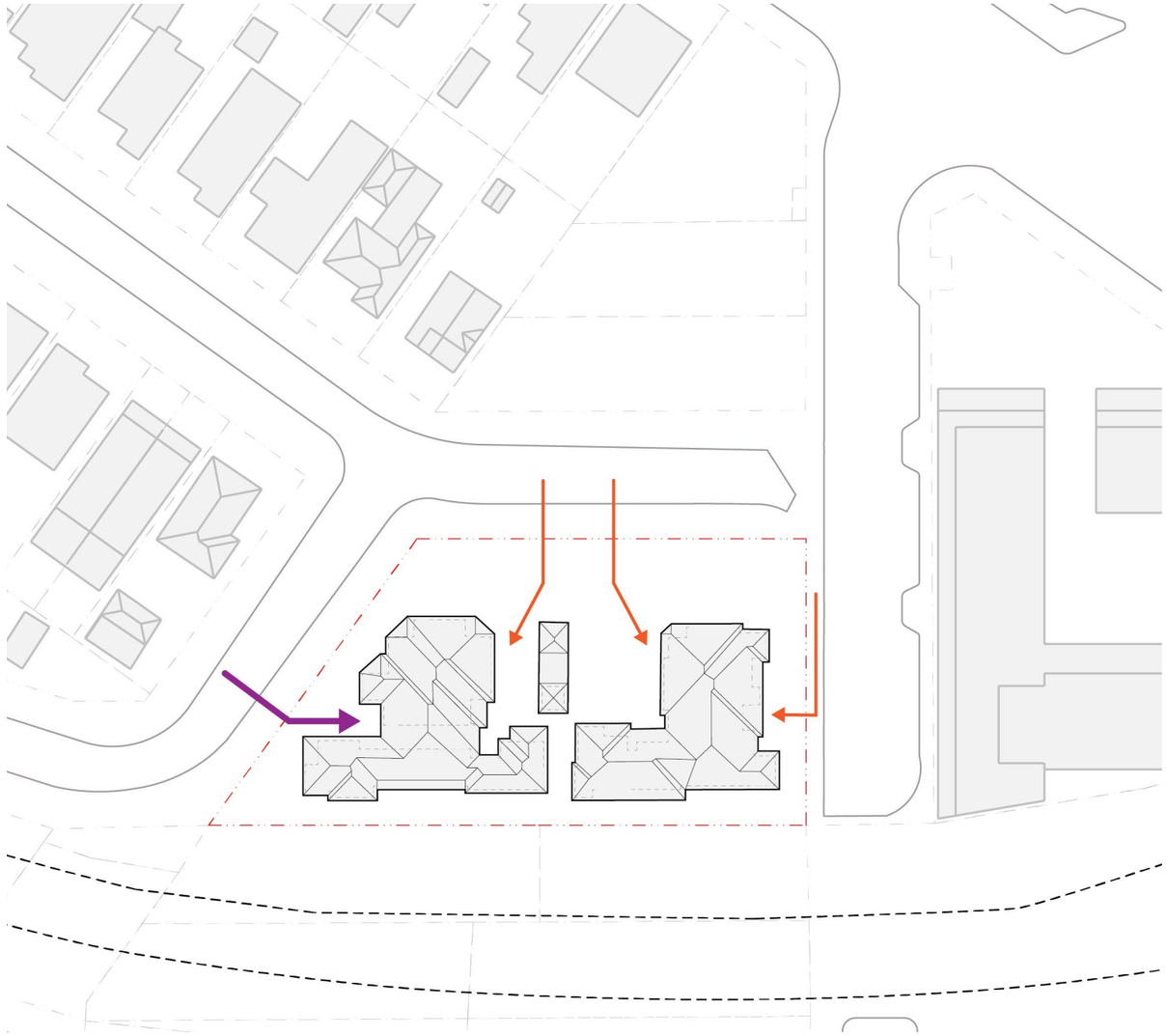


2.3.6 Future Park

Sutherland Shire Council are planning to convert the site immediately to the north into a new public park to support increase population growth in the Caringbah Town Centre. The design is currently underway, and is considering converting Flide Street into a parking area to serve the park.

Legend

- Site Adjacency
- Future Park

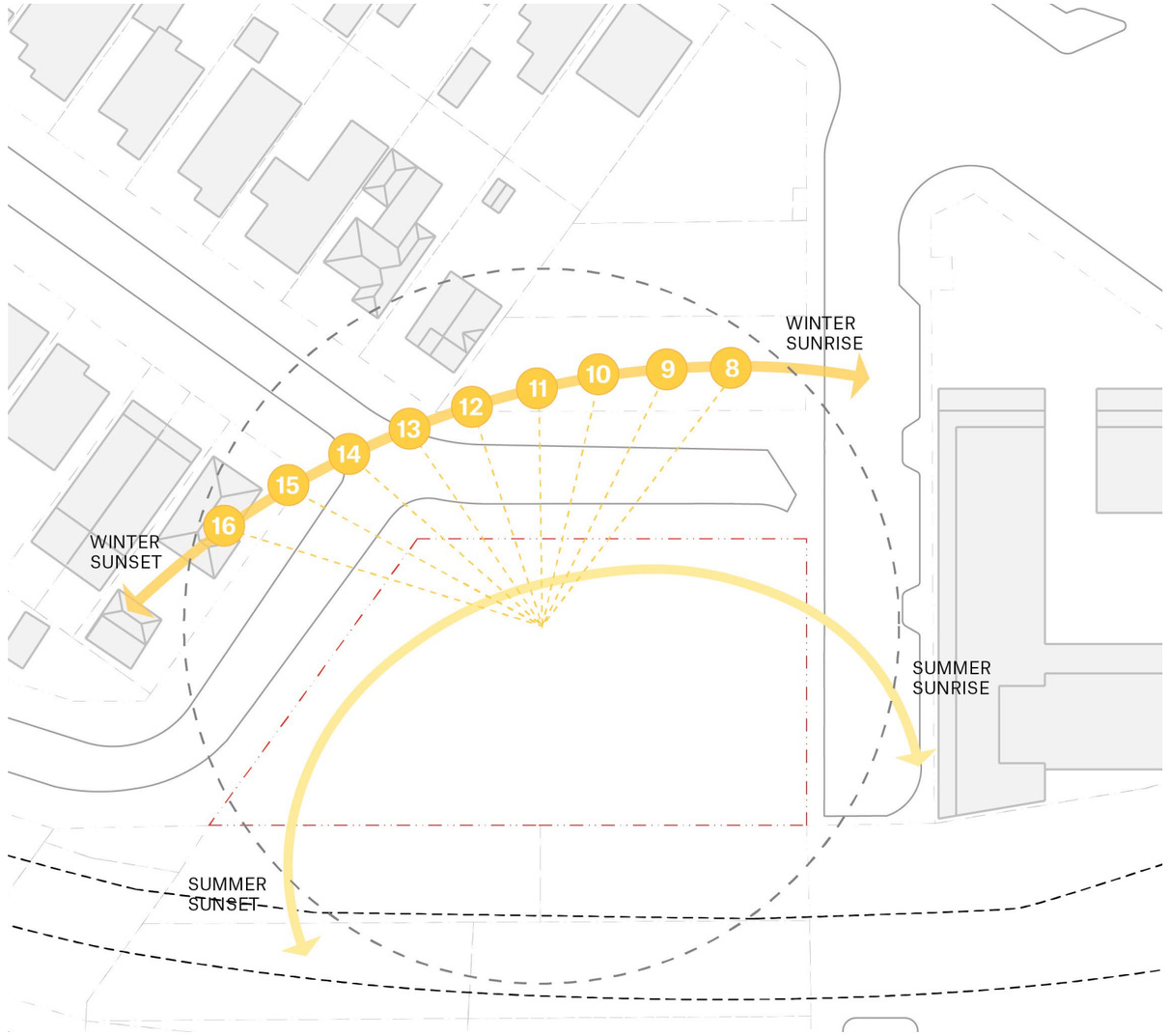


2.3.7 Access and adjacent spaces

The existing buildings are arranged with multiple front doors, with pedestrian entries on Willarong Ave, Flide Street and Gardere Street. The U-shaped plan is arranged around central north facing communal open space. Vehicle access is via Gardere Street into a basement carpark, alongside which is bin collection compound.

Legend

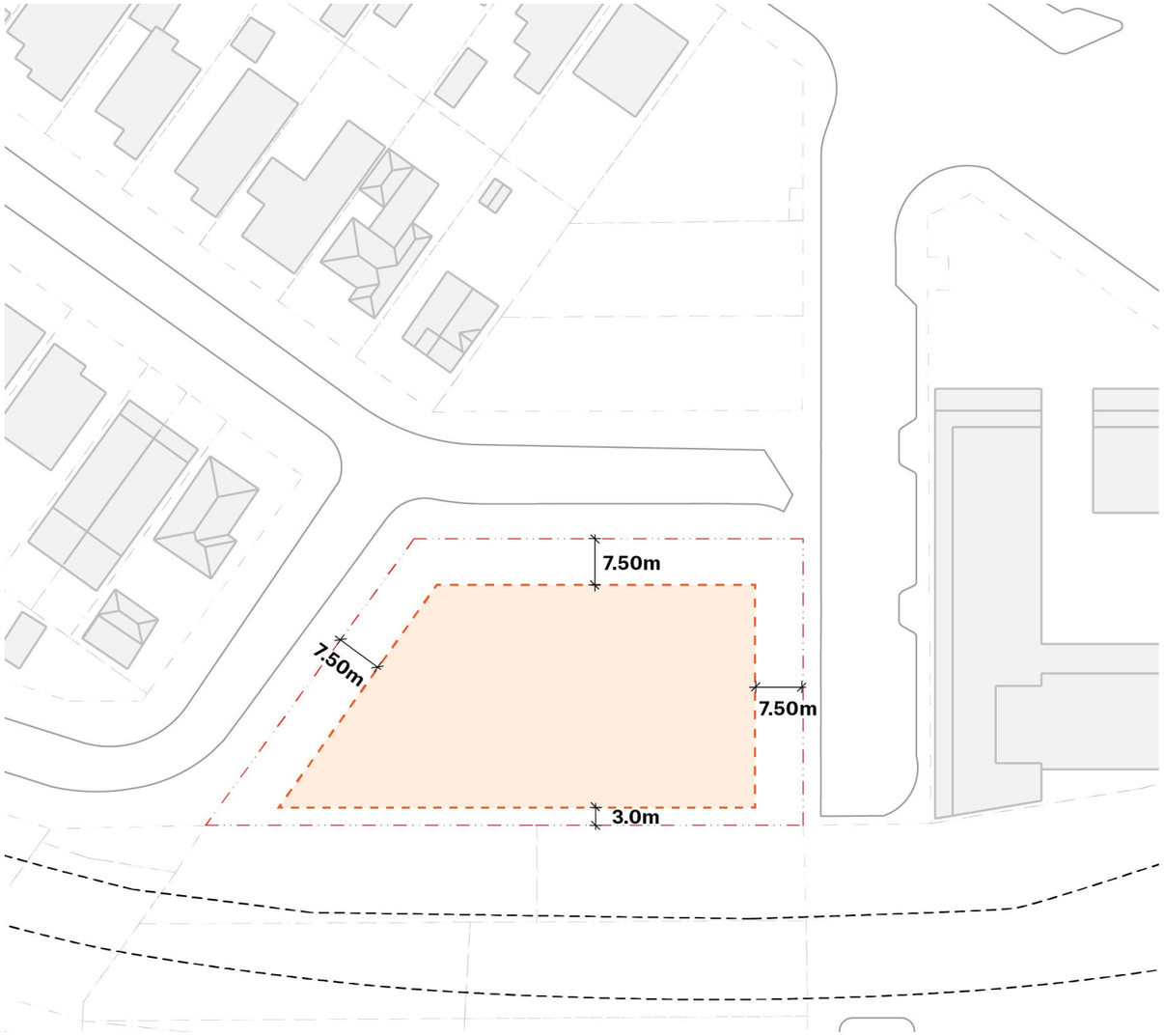
- Pedestrian access
- Vehicular access



2.3.8 Solar Access and Wind

The site benefits from excellent solar access with wide streets to the east, north and west, and a new park proposed to the north.

In summer, prevailing northeasterly sea breezes bring cooler coastal air and moderate, winds while in winter, prevailing south-westerly and southerly winds are often gusty and cold, bringing rain.

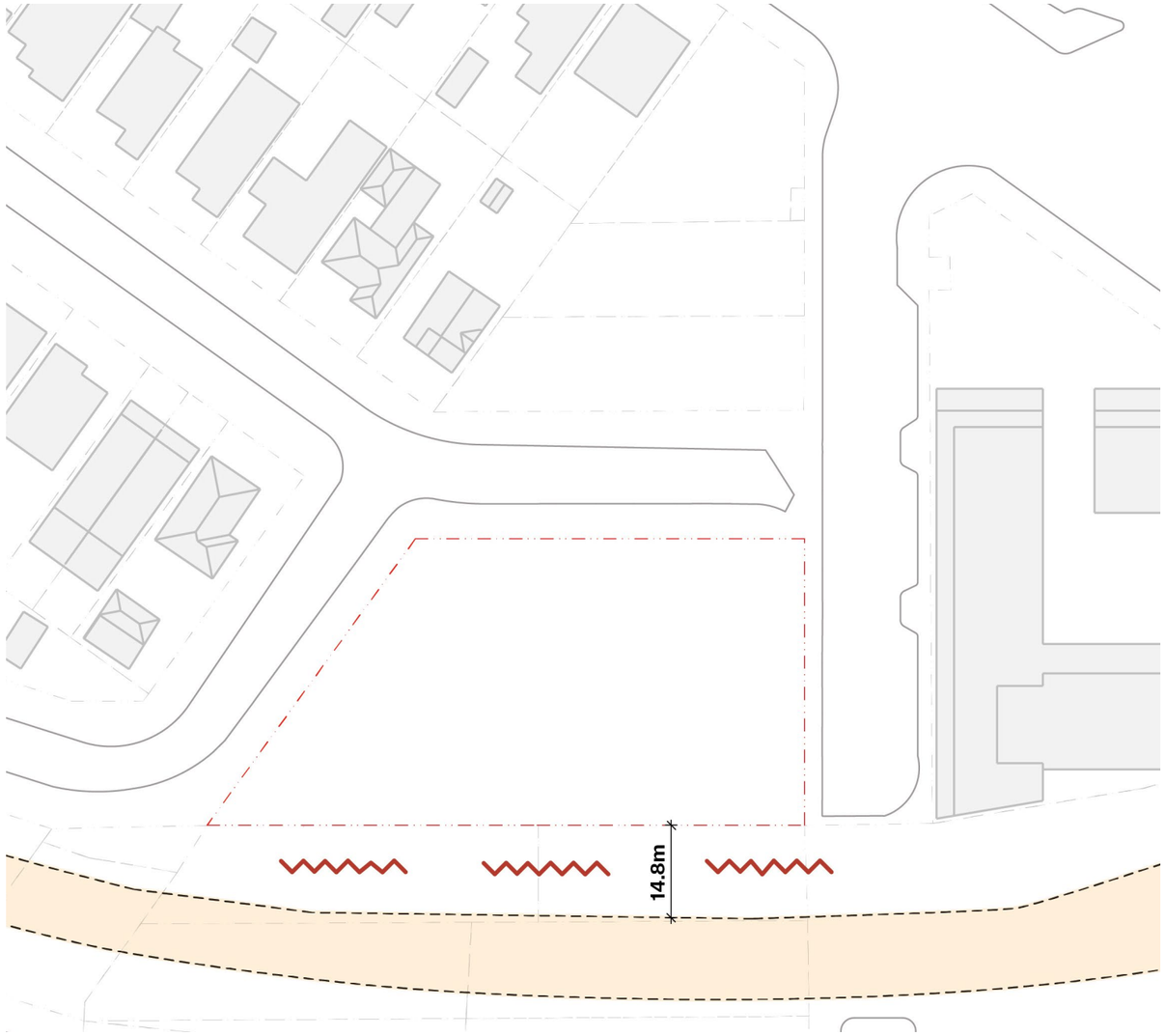


2.3.9 Setbacks

Sutherland Development Control Plan (DCP) recommends Residential Flat Buildings are provided with street setbacks of 7.5m, with projections of up to 1.5m allowed.

Existing development on the opposite side of Willarong Road is built with nil setback, reflecting the increasing density toward the train station and town centre.

The DCP does not provide a rear setback control however the adopted 3m setback is considered appropriate to respond to the adjoining rail corridor.



2.3.10 Rail Corridor

Directly south of the site is NSW Transport's rail corridor, with the tracks located 14.8m south of the site boundary.

While the rail line is a localised source of noise, residential amenity is not unacceptably impacted.

Legend

Noise source

NSW Transport Railway

3.0

Massing and Built Form

SEPP (Housing) Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

SEPP (Housing) Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

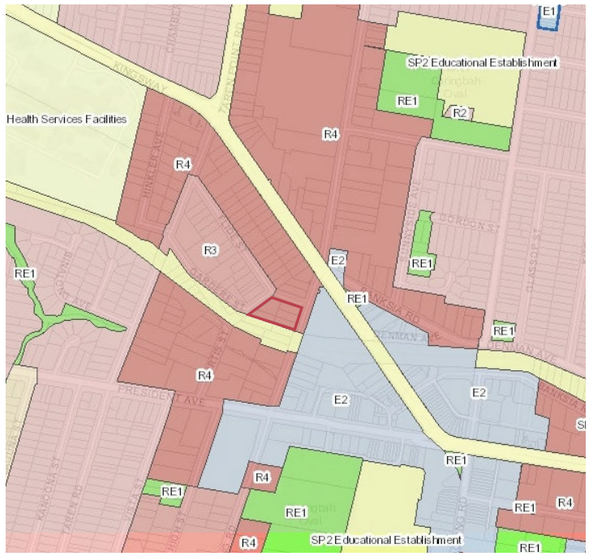
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Pictured
Illustrative view from corner of Flide and Gardere Streets
Visualisation of proposed development subject to detailed design

3.1 Current Built Form Controls

3.1.1 Local Environmental Plan

The existing planning controls under the Sutherland Shire Local Environmental Plan 2015 (Sutherland Shire LEP) are as follows:



Zoning

— R4 High Density Residential zone.

— Provide for the housing needs of the community within a high density residential environment.

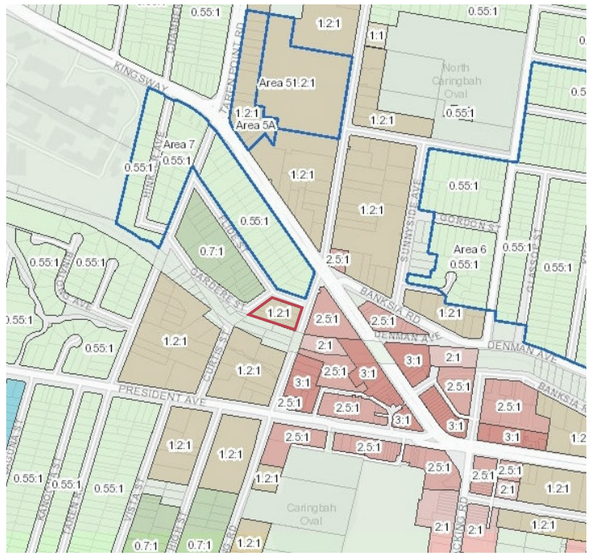
— Provide a variety of housing types within a high density residential environment.

— Enable other land uses that provide facilities or services to meet the day to day needs of residents.

— Encourage the supply of housing that meets the needs of the Sutherland Shire's population, ... for older people and people with a disability.

— Promote a high standard of urban design and residential amenity in a high quality landscape setting that is compatible with natural features.

— Residential flat buildings are permitted with consent in the R4 zone.

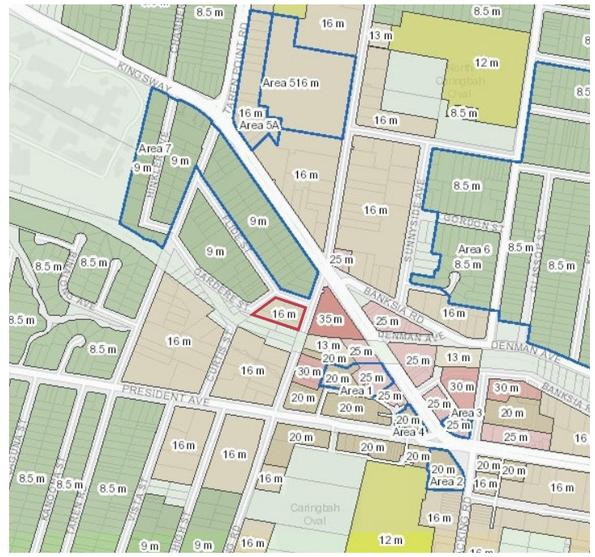


Floor Space Ratio (FSR)

The site has a maximum FSR of 1.2:1.

E2 zoned land to the east of the Site has a FSR control of 2.5:1. Land immediately north of Flide Street in the Caringbah Medical Precinct allows an FSR of 0.55:1, increasing to 2:1 for Shop-top housing with health services facility uses.

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) increases maximum FSR controls for shop-top housing and residential flat buildings in the R3 and R4 zones within 400m of the entrance to the Caringbah Train Station and Town Centre to 2.2:1. This would include the site and land adjacent the site to the north and west.



Building Height

The site has a maximum building height of 16m.

E2 zoned land to the east of the Site has a maximum building height control of 35m.

Land immediately north of Flide Street in the Caringbah Medical Precinct allows a maximum building height of 9m, increasing to 20m for shop-top housing with health services facility uses.

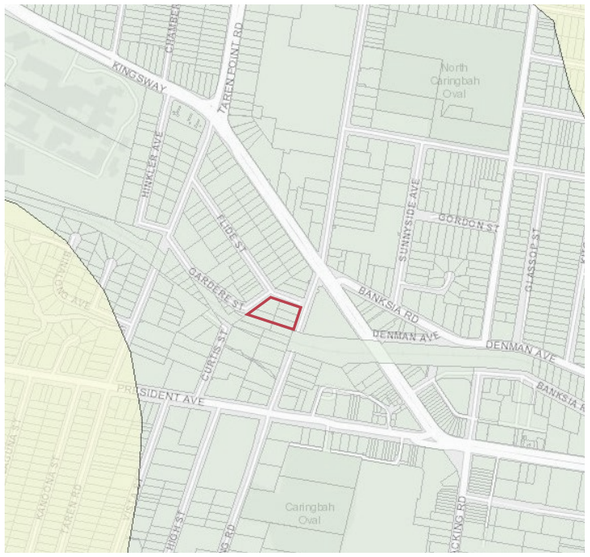
The Housing SEPP increases maximum building height controls for shop-top housing and residential flat buildings in the R3 and R4 zones within 400m of entrance to the Caringbah Train Station and Town Centre to 22m and 20m respectively. This would include the Site and land adjacent the site to the north and west.



Heritage

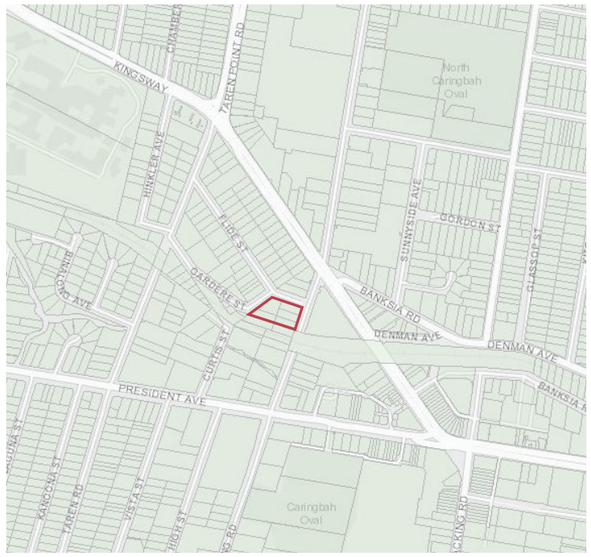
The site is not identified as a heritage item or within a European heritage conservation area. There are no listed heritage items in close proximity to the site.

Aboriginal heritage due diligence by Artefact conclude that the site is considered unlikely to possess any Aboriginal cultural heritage significance.



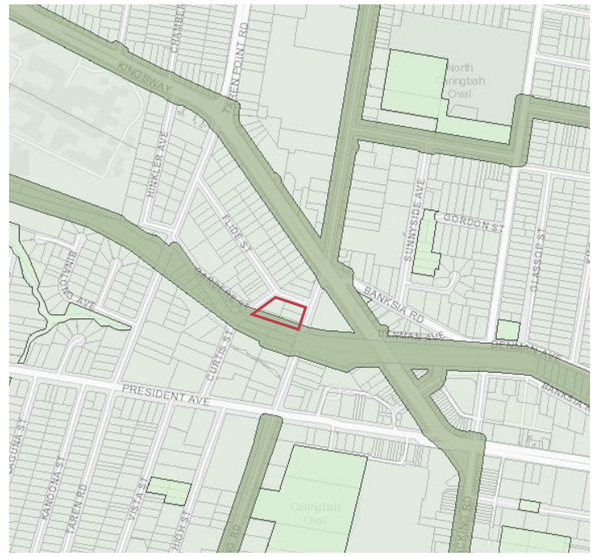
Acid Sulfate Soils

The site is not mapped as containing acid sulfate soils.



Flooding

The site is not mapped as being subject to flooding in the 1% AEP based on Council's online flood map.



Green Grid Links

Part of the site (southern portion adjacent to rail corridor) is identified on the Green Grid Map. Discussions with Council have identified that the preferred green grid connections to the Town Centre in this location are via Gardere and Flide Street as opposed to along the rail corridor.

The retention of trees and connections along the green grid corridor to be considered as part of development of the site.

Clause 6.13A requires the consent authority to consider the extent to which the development retains and enhances tree canopy cover and facilitates and prioritises pathways for pedestrians and cyclists that run between and through open spaces and along waterways.

3.1.2 Housing SEPP

Chapter 6

The Low and Mid Rise (LMR) Housing Policy is included within Chapter 6 of State Environmental Planning Policy (SEPP) Housing 2021 (Housing SEPP) and came into effect on 28 February 2025.

The site is within 400m of the entrance of Caringbah Train Station and Town Centre. Therefore, the following maximum FSR and height controls will apply under the new LMR Housing Policy:

— Maximum building height: 24m (shop top housing), 22m (residential flat building) / 6 storeys.

— Maximum FSR: 2.2:1

Chapter 2

The Housing SEPP Chapter 2 - Affordable Housing (Infill Affordable Housing), sets out bonus provisions for affordable housing which apply to land within 800m walking distance of a train station.

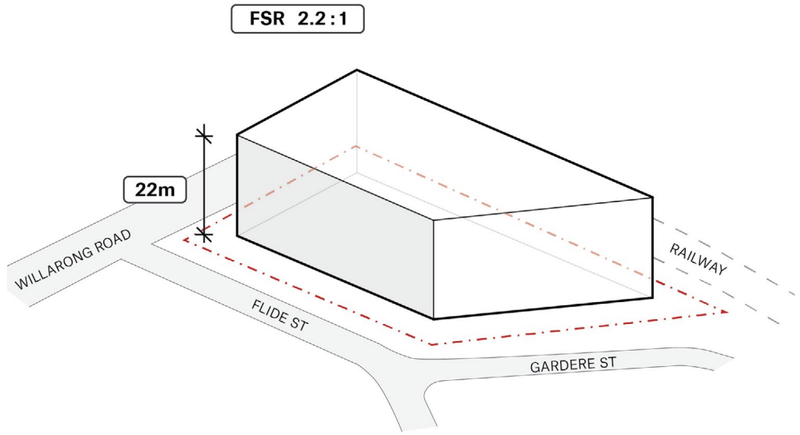
The bonus provisions include 30% floor space and height bonus where 15% of housing is affordable housing (Section 16).

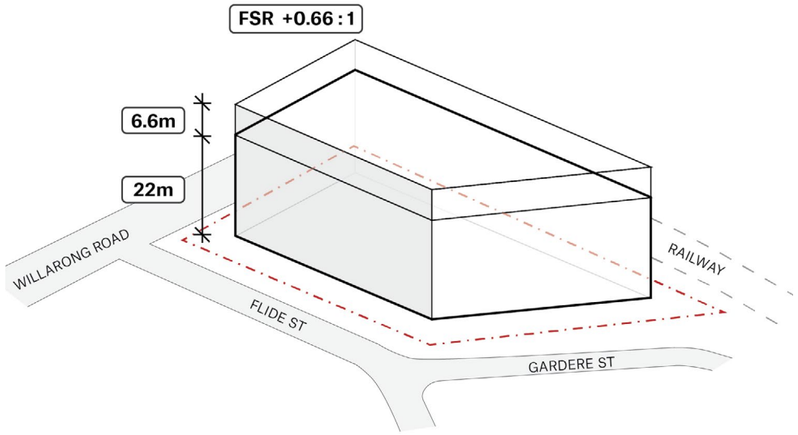
Effect on Height and FSR Controls

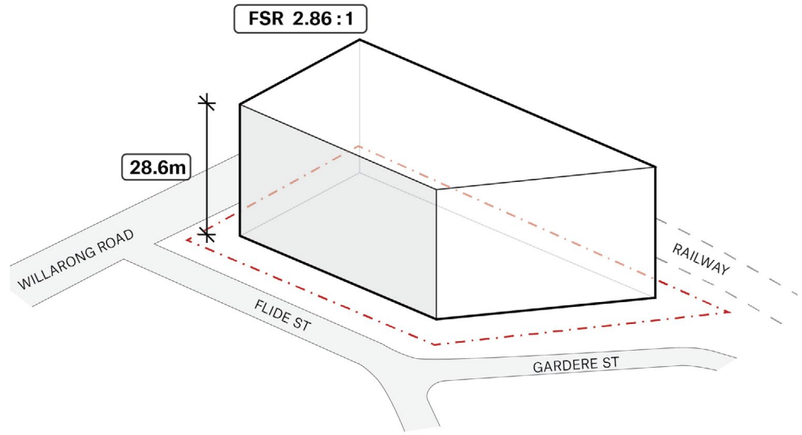
The Chapter 2 building height and FSR bonuses are applied to the Chapter 6 controls, resulting in maximum building height and floor space controls for the site as follows:

— Maximum building height: 31.2m (shop top housing), 28.6m (residential flat building)

— Maximum FSR: 2.86:1







3.2 Rezoning Proposal

In July 2025 Council adopted the *2041 Local Housing Strategy.* The Strategy outlines a commitment to increasing housing affordability. It proposes an increase in apartment developments in Caringbah and supports the renewal of priority NSW LAHC (Homes NSW) sites in Caringbah and North Gymea by amending FSR and height controls to enable more housing in these locations. It also acknowledges the potential for redevelopment in centres to be the catalyst for positive change, by bringing modern retail spaces, restaurants and cafes, improved public domain and a critical mass of new residents to support local businesses.

This SSDA is accompanied by a rezoning proposal that seeks to adjust the site's planning controls to align with broader strategic objectives for housing delivery in NSW.

As outlined above, under the current planning framework, the site benefits from increased development potential through the Low and Mid-Rise (LMR) Housing Policy. These controls result in a notable uplift in Floor Space Ratio (FSR) and Gross Floor Area (GFA). However, in light of Sutherland Shire Council's Housing Strategy and the NSW Government's priorities to increase affordable housing supply, there is a clear opportunity to pursue further uplift through a rezoning of the site.

Given the site's proximity to public transport, relatively unconstrained physical conditions, and strategic location adjacent to the Caringbah Medical Precinct, it is proposed to provide development of up to approximately 50 metres. To facilitate this uplift, the rezoning is proposed to be progressed via the State-assessed planning proposal pathway, enabling an accelerated rezoning and concurrent SSDA.

This SSDA design report includes a massing study, which has been undertaken to explore this potential, considering:

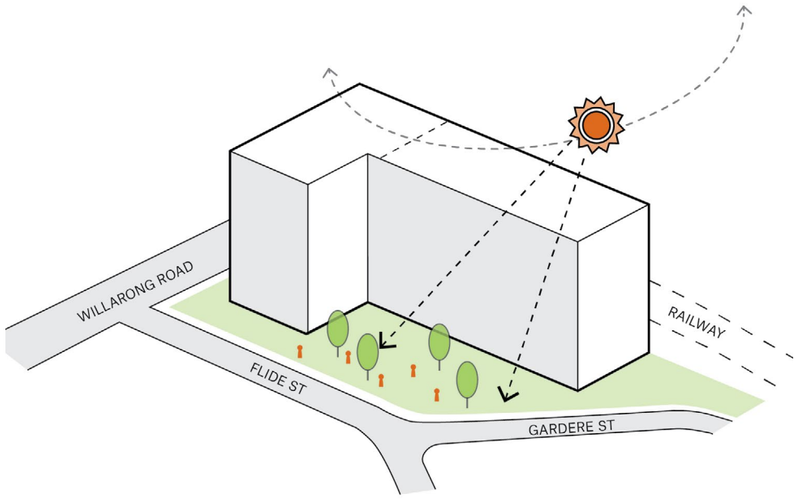
- Impacts on neighbouring properties (including visual analysis and overshadowing),
- Compliance with the Apartment Design Guide (ADG), and
- Retention of high-quality landscape
- Alignment with the urban design principles outlined in the Sutherland LEP.



Pictured
Sutherland Shire aerial from 2041 Local Housing Strategy report

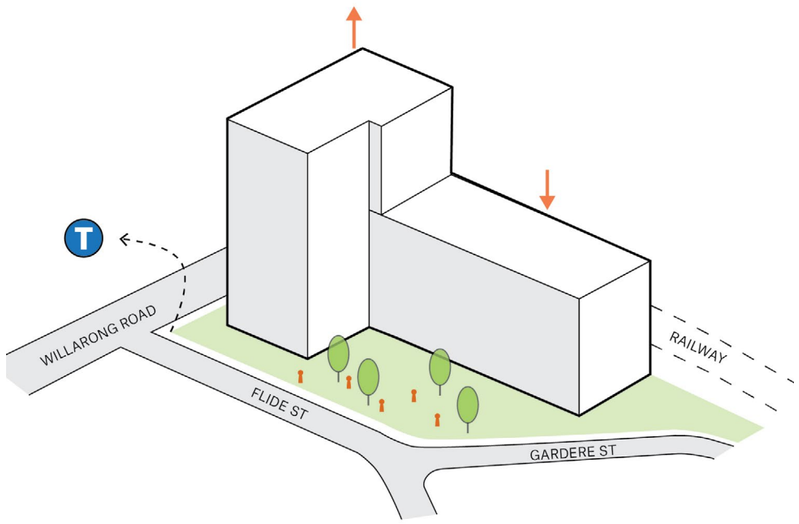
3.3 Massing Strategy

The design embraces its northern park edge, shifting built form southward for optimal public domain integration. Massing rises eastward toward the station, stepping down to the west where adjacent building heights are capped at 6 storeys. Articulated edges preserve mature trees and define inclusive, welcoming entries for all users.



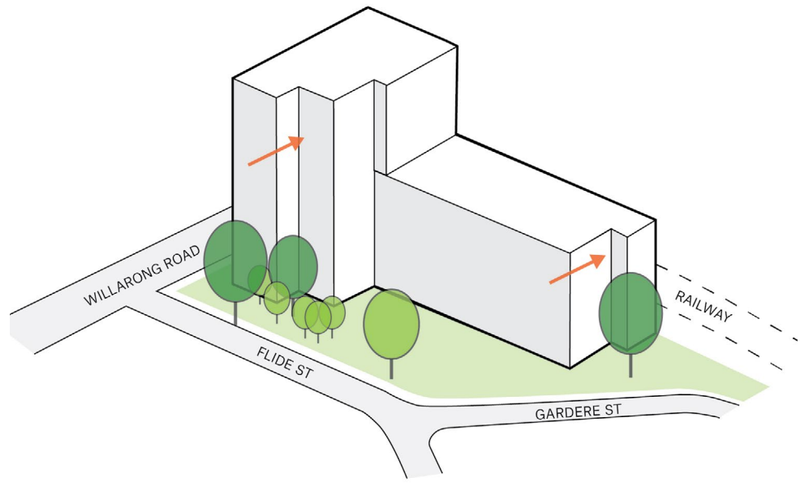
3.3.1 North facing communal open space

Benefiting from a new park and established trees to the north of the site, we propose to locate the communal open space in the northern half of the site, pushing the built form southward toward the boundary with the rail line. This provides positive integration with the public domain, high levels of pedestrian amenity and excellent passive surveillance. It also locates the Communal Open Space for the residents where it receives the best midwinter solar access.



3.3.2 Heights increase closer to station

Rather than a long building of consistent height, built form has been arranged with an East/west oriented streetwall and North/South tower. This contextually responsive massing steps down toward the permitted 6 storeys to the west and rises to the town centre to the east, as well as reducing overshadowing impact to buildings on the south side of the rail corridor.



3.3.3 Articulation for tree retention

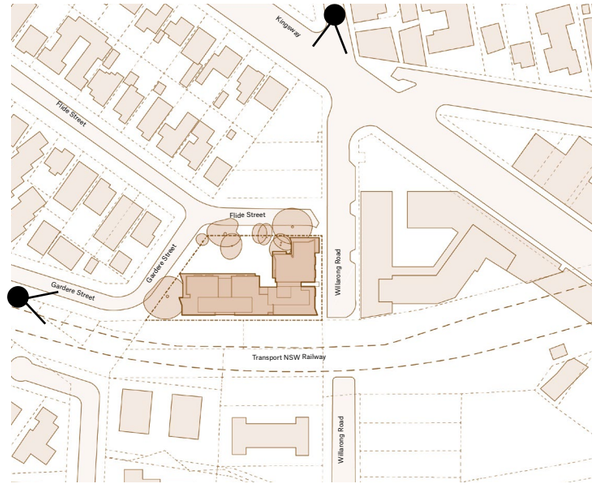
At the west and northern ends of the building, built form has been cut back to retain high-quality existing trees. The articulated ends define the two primary building entries, in an arrangement which delivers inclusive access for all users, including people with disabilities.

3.4 Visual Analysis

This visual analysis presents the proposed development as viewed from a range of key public domain vantage points surrounding the site. The selected viewpoints have been chosen to illustrate the development's visual presence, scale, and relationship to the existing urban context, including nearby residential areas, public open spaces, and key transport corridors.

The analysis supports an understanding of how the proposal integrates with its surroundings, responds to topography and built form, and aligns with the urban design principles outlined in the Sutherland LEP and the Apartment Design Guide (ADG).

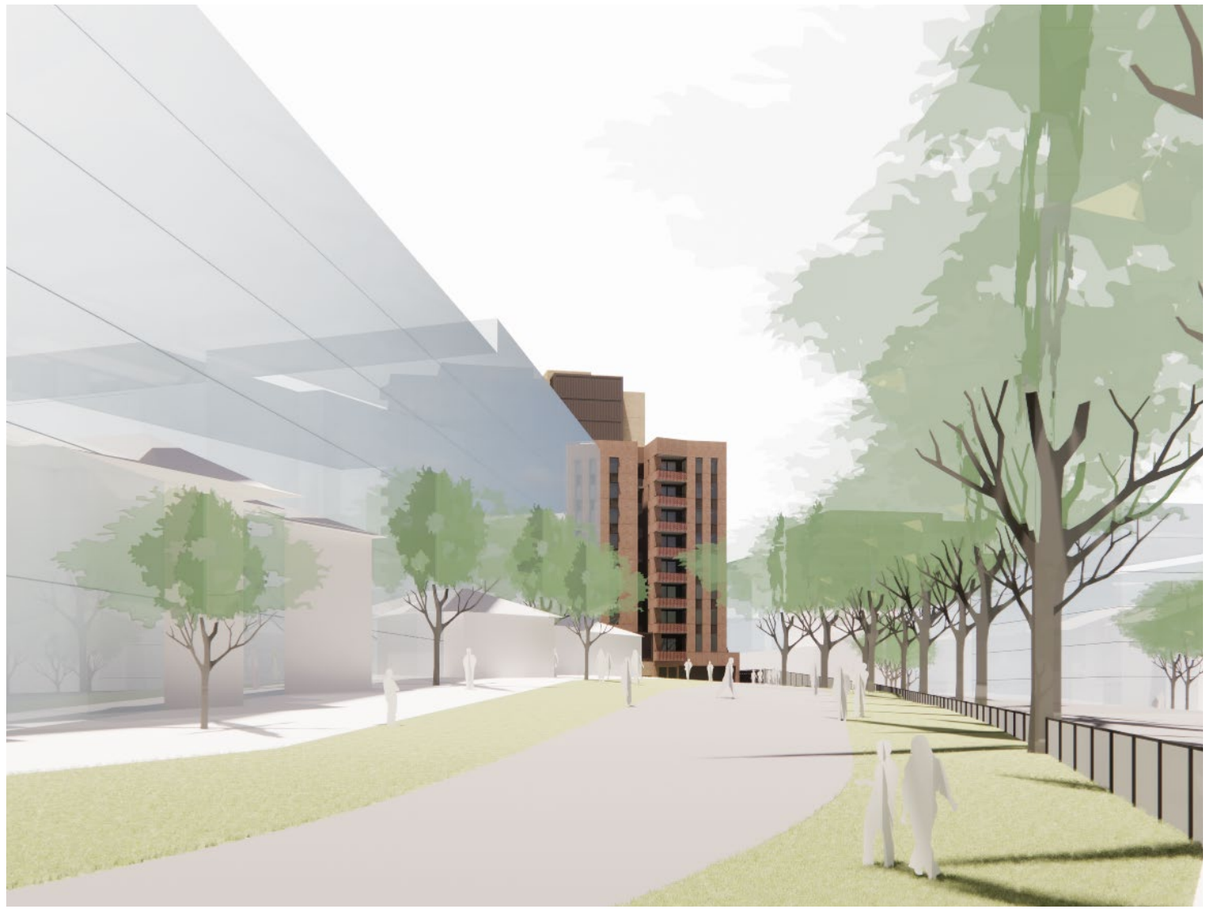
Appendix C includes key views comparing the proposal in key views for both existing and future context.



Key Plan



VIEW FROM WILLARONG ROAD, NORTH OF KINGSWAY

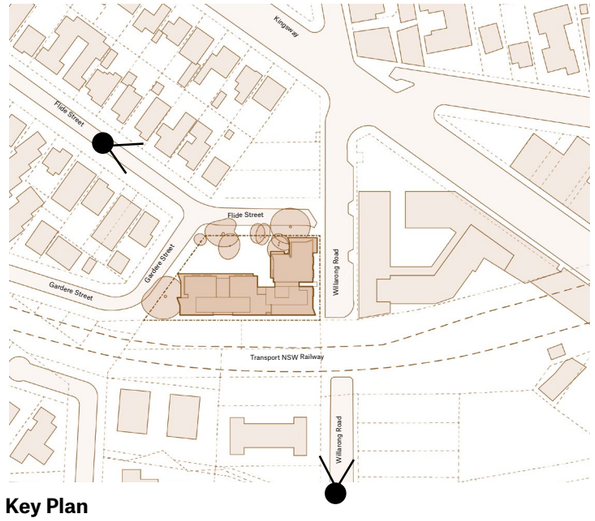


VIEW FROM GARDERE STREET LOOKING EAST

Legend

Existing Context

Future Context



Key Plan



VIEW FROM FLIDE STREET, LOOKING SOUTHEAST



VIEW FROM WILLARONG ROAD SOUTH OF RAIL LINE

Legend

Existing Context

Future Context

3.5 Overshadowing impact

A detailed overshadowing analysis assessment – included in appendix B - has been undertaken to assess the potential impacts of the proposed development on surrounding residential properties.

In the absence of detailed guidelines for assessing overshadowing in the DCP, the City of Sydney's methodology for 'Minimising Overshadowing of Neighbouring Apartments' has been adopted, ensuring a robust and transparent approach to solar access evaluation.

The results confirm that the proposal complies with the relevant solar access provisions, maintaining adequate sunlight to neighbouring apartments and dwellings during the critical mid-winter period.

The design has been carefully modelled to mitigate overshadowing through appropriate building setbacks, articulation, and massing strategies, supporting a context-sensitive response to the surrounding built environment.



4.0

Ground Level

SEPP (Housing) Principle 7: Safety

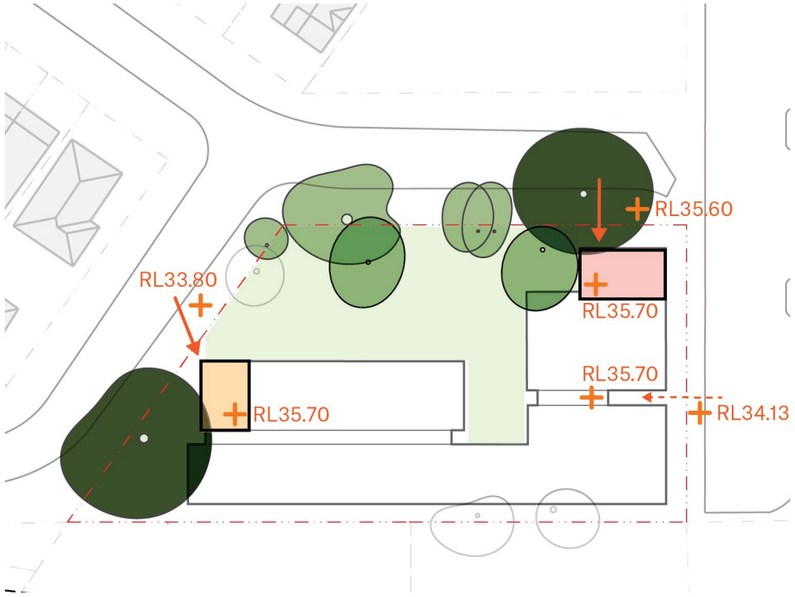
Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Pictured
Illustrative view of Affordable Housing entry
Visualisation of proposed development subject to detailed design

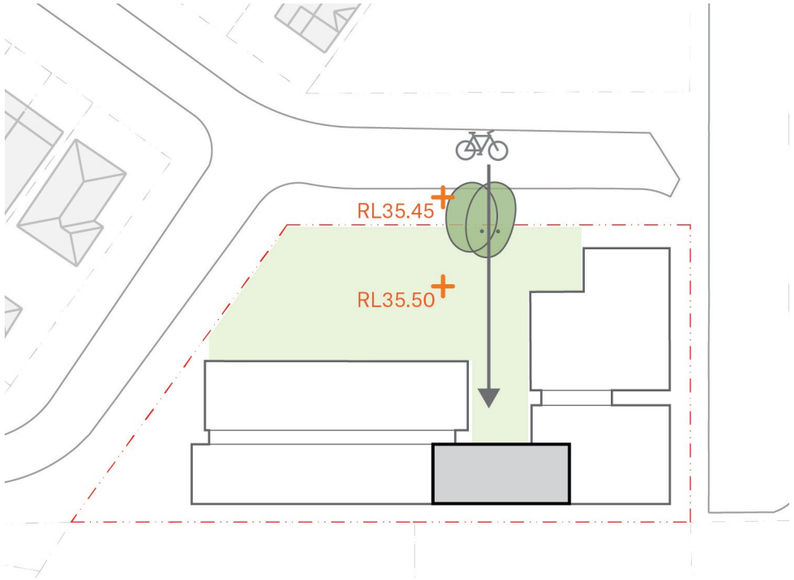
4.1 Ground plane strategy

The ground plane is designed to celebrate nature with Angophoras, Jacarandas and a spectacular Blackbutt defining building entries and framing the communal open space, while a discreet southern laneway ensures efficient service access.



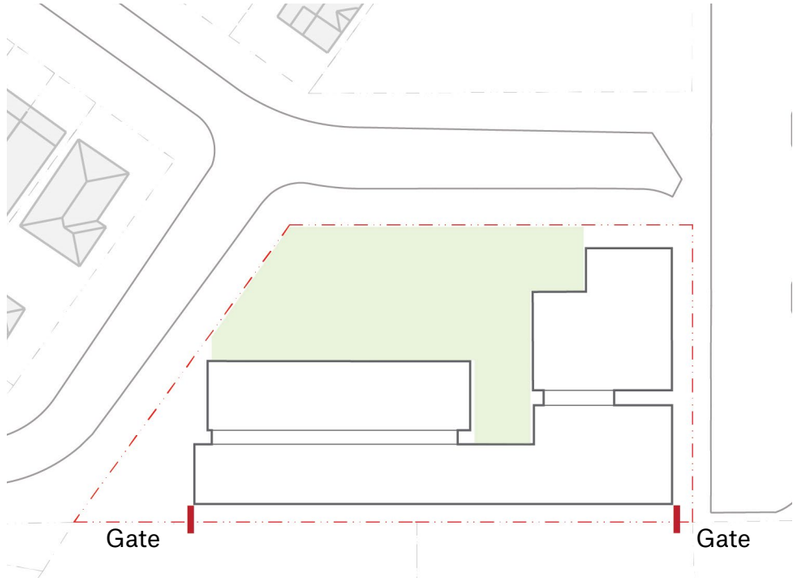
4.1.1 Residential addresses to primary streets

The two building primary entries are located to celebrate retained trees. The Affordable Housing building is accessed from Gardere Street under the canopy of a significant Blackbutt, with the entry raised up from street level accessed via a series of steps/walkway. The Social Housing entry has level access from Flide Street under the canopy of a cluster of Angophora Costata. A third, direct stair access is provided into the social housing lift lobby from Willarong Road, which is raised 1.5m from street level, providing convenience for deliveries etc.



4.1.2 Bike access via level communal courtyard

At the centre of the Flide Street frontage, another access point is provided directly into the communal open space. Located under the canopy of two retained Jacaranda trees, the gated entry provides convenient access for residents to the courtyard into the communal bike store. The communal courtyard has been raised, removing the existing sunken condition to the site, and instead providing level access along Flide Street.



4.1.3 Service spaces on the southern frontage

A gated service laneway is proposed along the southern edge of the site. Secured for resident only access and fenced from the rail land, the open accessway provides for building egress and movement of waste.

4.2 Upper Ground Plan

The development is arranged in two distinct wings, with social housing positioned to the east and affordable housing to the west, each responding to its urban context and arranged around the north facing communal open space.

The social housing entry is located on Flide Street close to the intersection with Willarong Road, offering level access close to the corner most accessible from public transport. This corner is further activated by the presence of a communal room which will be used by the operator for activities for the residents. This has been designed as a space that can be utilised to create engagement with the public domain - a 'civic corner'. The ground floor of the eastern tower includes a mix of apartment types, with a three-bedroom unit overlooking the central courtyard and 2 one-bedroom units fronting Willarong Road. A dual-aspect lift lobby in the social wing provides direct access to both Willarong Road and the central communal courtyard, promoting connectivity and ease of movement.

The affordable housing wing is accessed from Gardere Street, elevated above the vehicle entry and approached via stair and ramp. This wing comprises 3 two-bedroom apartments and a three-bedroom apartment, offering family friendly apartments close to the communal garden.

At the junction of the two wings, a generous shared space serves as a communal hub, providing access to both residential lobbies and integrated bicycle parking and storage, encouraging active transport and community interaction.

Service functions are discreetly managed along the southern boundary, where a gated laneway facilitates secure waste movement, coordinated with council via a wheel-in, wheel-out system accessed from Willarong Road. A kiosk substation is located within the front setback to Willarong Road between two new trees, ensuring essential infrastructure is integrated without compromising the public realm.



Legend

- Social Entry
- Affordable Entry
- Shared Courtyard and Bicycle Entry
- Bin Room Entry
- Service Access Lane Entry

4.3 Social Housing Entry

The Flide Street entry offers dignified, on-grade access beneath a leafy canopy. A covered terrace spills from the communal room, activating the northeast corner. Low walls frame the space, offering seating, privacy, and engagement—creating a welcoming, inclusive threshold into the social housing wing.



1



2



4



3

Pictured

1. Social Entry Approach Along Flide Street
2. Communal Terrace at Corner of Flide & Willarong Street
3. Elevational view along Flide Street
4. Designing with Country: Angophora Bark Pattern informing feature screen texture and embossed texture on precast concrete

4.4 Affordable Housing Entry

Approached from Gardere Street, the affordable housing entry is elevated above the vehicle access and nestled beneath a mature Blackbutt. Landscaped ramps and steps ensure all-ability access, while a mid-landing preserves privacy for ground floor units.



1



2



3



4

Pictured

1. Affordable housing entry approach along Gardere Street
2. Base of entry stairs to Affordable Housing Entry
3. Elevational view of affordable housing splayed canopy and landscaping
4. Feature Screen with Design with Country artwork

4.5 Communal Courtyard

The communal courtyard provides a sunny outdoor space for shared use by all residents. Located under the canopy of two retained Jacaranda trees, the gated entry provides convenient access for residents into the courtyard and cyclists into the communal bike store.



2



1



3



4

Pictured

1. Looking south towards the bike store entry
2. Within the courtyard
3. Within the courtyard
4. Approach towards the Jacaranda gates

4.6 Waste and Servicing

Service functions are discreetly managed along the southern boundary, where a gated laneway supports secure waste movement. A wheel-in, wheel-out system connects to Willarong Road. The carpark entry is carefully positioned to minimise pedestrian conflict and preserve mature vegetation.

Pictured

1. Southern elevation showing service corridor and permeable anti-climb fence fronting rail line
2. View from Gardere Street looking towards the carpark entry
3. South-east view of the combined bin holding room and gated laneway
4. View from Willarong Road looking towards the substation kiosk and entrance into the bin holding room



1



2



3



4

4.7 Crime Prevention Through Environmental Design

4.7.1 Surveillance

Passive surveillance is maximised through dual-aspect lobbies, active communal spaces, and residential entries that open directly onto public streets. The community room and courtyard are visually connected to surrounding paths, ensuring natural observation and enhancing safety across the site. Apartments include habitable room windows on all frontages, ensuring upper-level apartments provide passive surveillance of the communal open space and neighbouring streets.

4.7.2 Access control

Clear, legible entry points are provided for secure access into each of the residential wings, with gated access to central courtyard and service laneway. Controlled access to residential lobbies and secure boundaries along the rail corridor reinforce safety while maintaining permeability for residents.

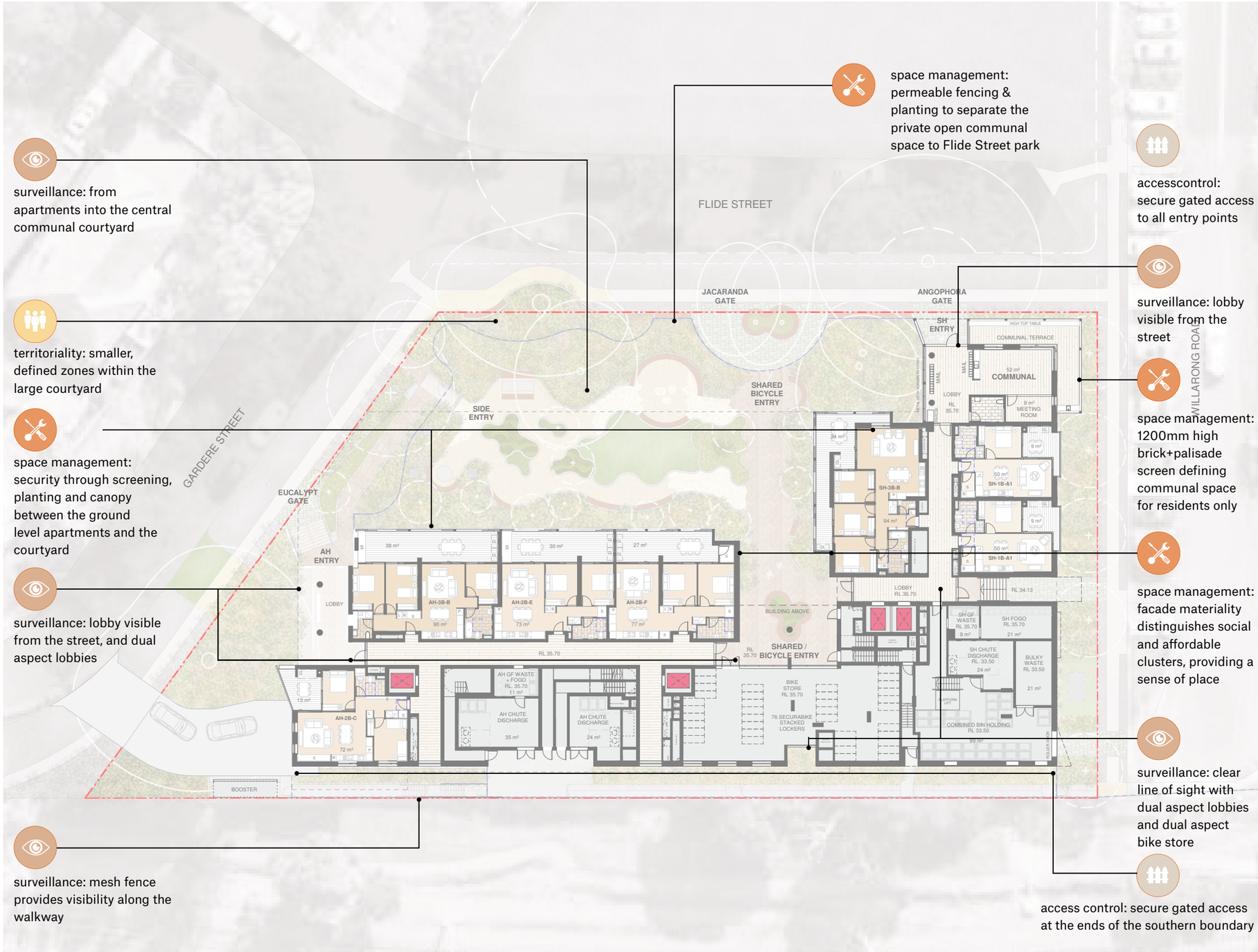
4.7.3 Territorial reinforcement

Distinct landscape treatments, seating edges, and tree canopies define residential thresholds and communal zones. Thresholds between private and communal open space are carefully considered with screening used to provide residents with increased control of their own space. The threshold between communal and public open space is discreetly but securely managed via a palisade fence concealed in the garden setting.

The arrangement of entries, terraces, and shared spaces fosters a sense of ownership and belonging.

4.7.4 Space management

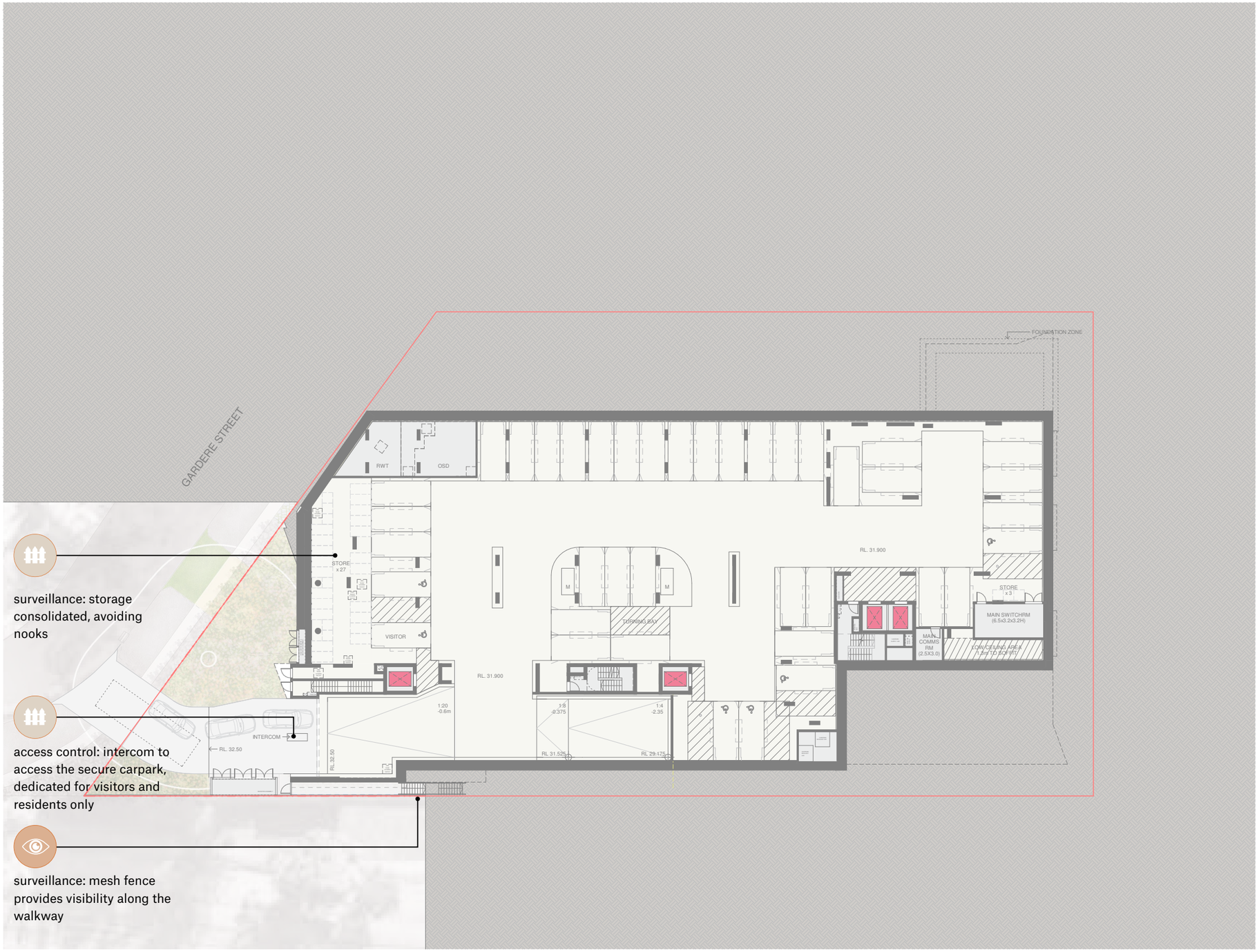
The site layout supports ongoing maintenance and active use, with waste and servicing discreetly located and separated from active pedestrian areas. Durable materials, integrated infrastructure, and tree retention contribute to a well-managed, resilient public realm.



Upper Ground L1 Plan 1:400

Crime Prevention Through Environmental Design

CPTED has also been considered during the design of the carpark levels.



5.0

Landscape

SEPP (Housing) Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Pictured
Illustrative view of communal courtyard
Visualisation of proposed development subject to detailed design

5.1 Connecting with Country

Initial Engagement

Following a Walk on Country, WSP prepared the *Aboriginal Design Principles* report, which make initial recommendations for the design team to explore.

Recommendations from initial consultation at Walk on Country

- The project should turn its back to the rail line. It's dirty, noisy and blocks your connection to Country
- Greenspace is key for the project to connect to Country, activate the open space through co-designing it with the Mob
- Using communal themes about Aboriginality as this is for social housing
- Build upon the existing beautiful trees on the site, remove any trees not from this Country

Aboriginal Seasons

Connect the site to the Aboriginal seasons, through knowledge, planting or other thematics interpreted into the project

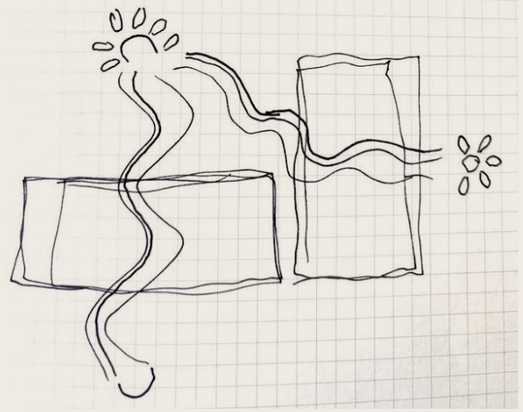
Songline

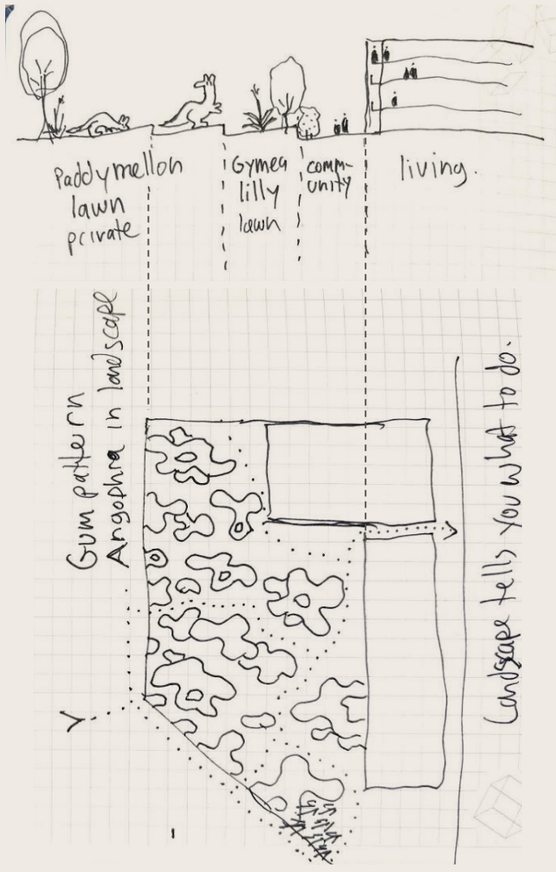
Create a songline through the site, connecting key locations and linking them with themes of Country and social responsibility / community living

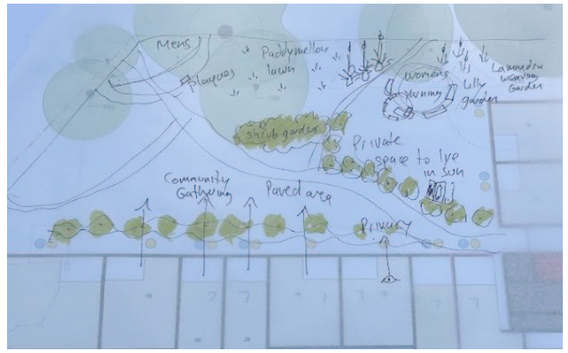
Themes of Country into Landscape

Bring in themes of Country into landscape, such as this being a place of Angophora trees, the pattern of the bark interpreted into the landscape / garden beds, how the level change can influence different theming and communal living









Drawing the Landscape

A landscape sketch based of first engagement showing various themes expressed by the elders and how principles could be applied such as:

— A cultural place shared by all in the form of a yarning circle

— Private spaces for people to sit or lay in the sun

— Community gathering spaces near the buildings

— A mens space protecting the corner of the site

— A womens space with weaving materials like lomandra, and Gymea lilly planted nearby



5.2 Landscape Vision

Our vision for the landscape design is to create

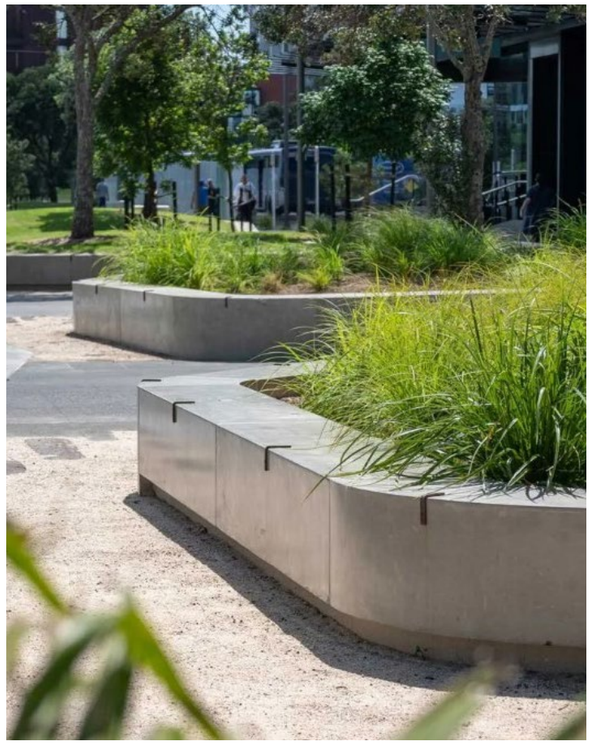
— A cultural place shared by all

— A place that allows for privacy and reflection

— A communal area for gathering and connection

— A garden space for residents to enjoy, work and entertain in.

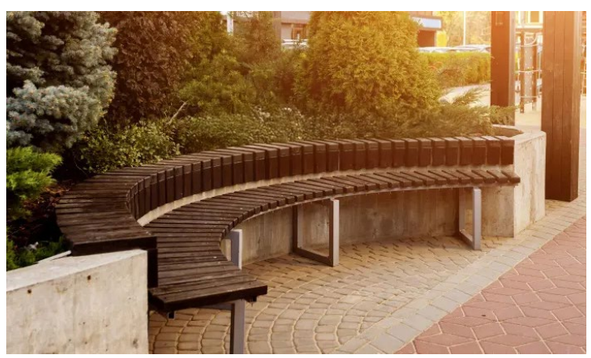


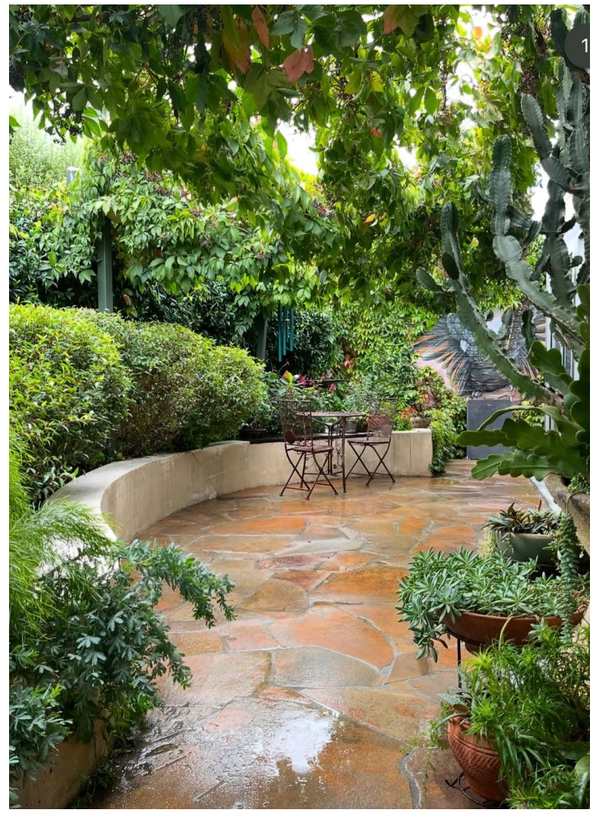




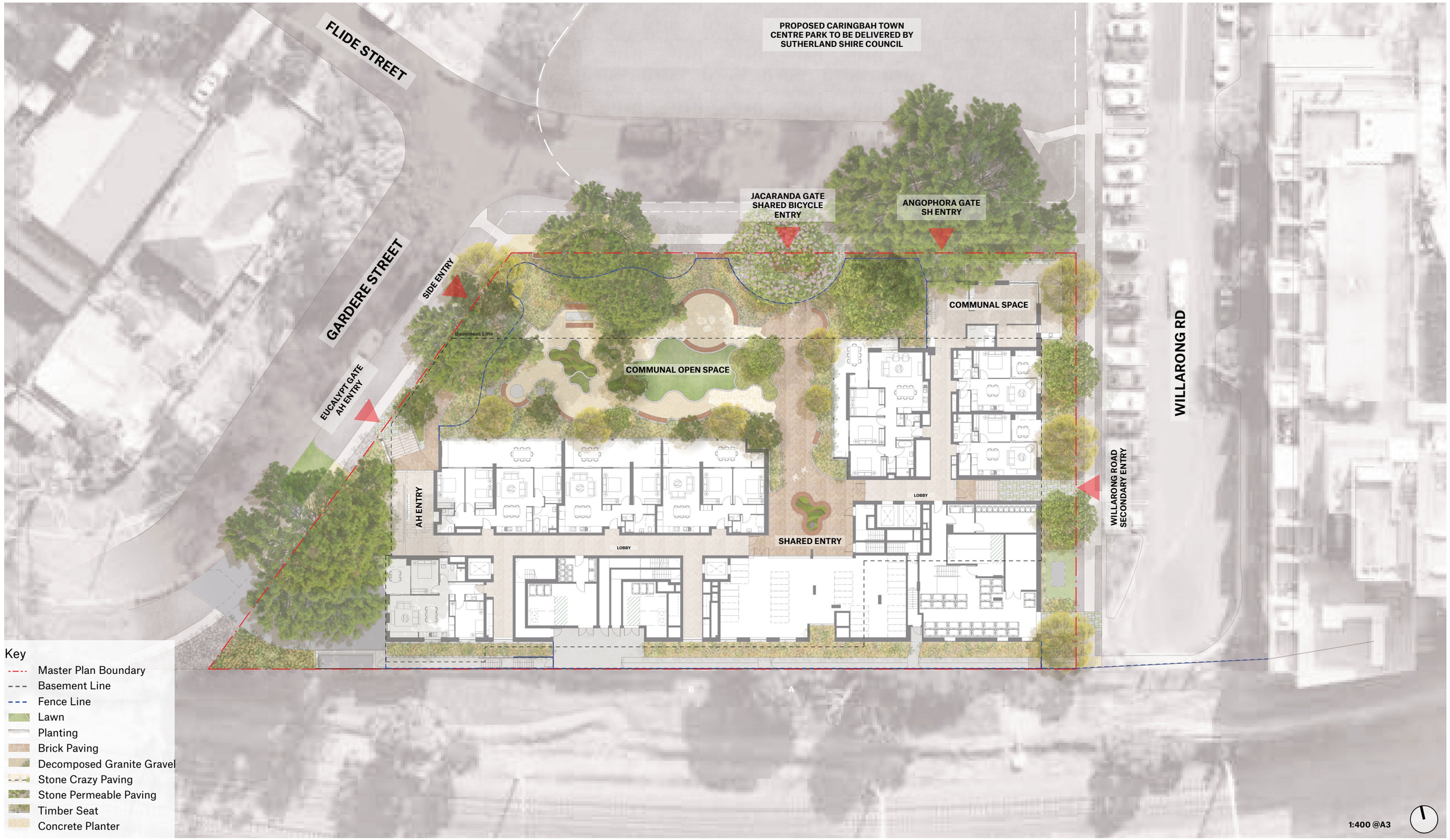


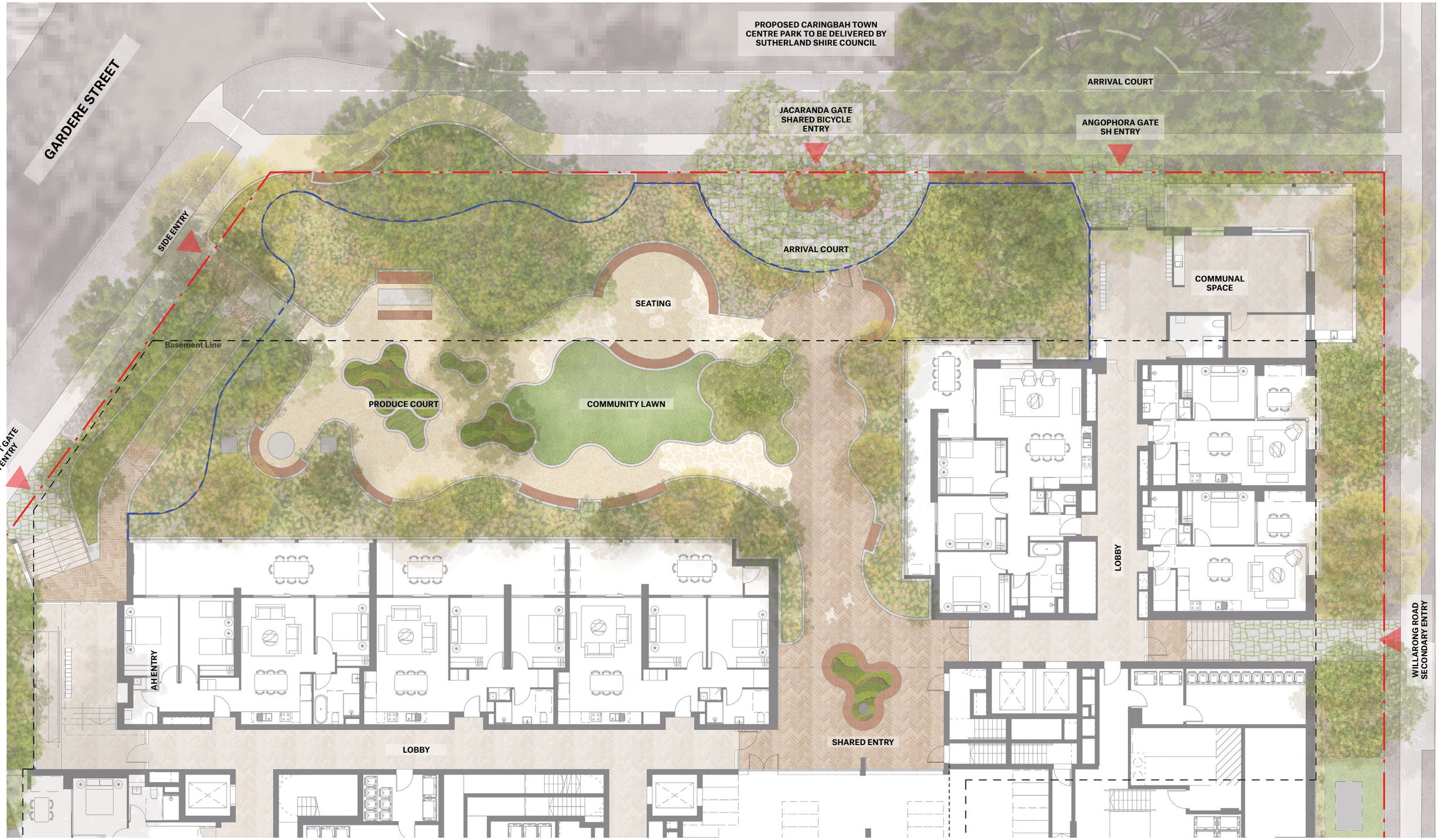






5.3 Landscape Plan
Context Plan





Key

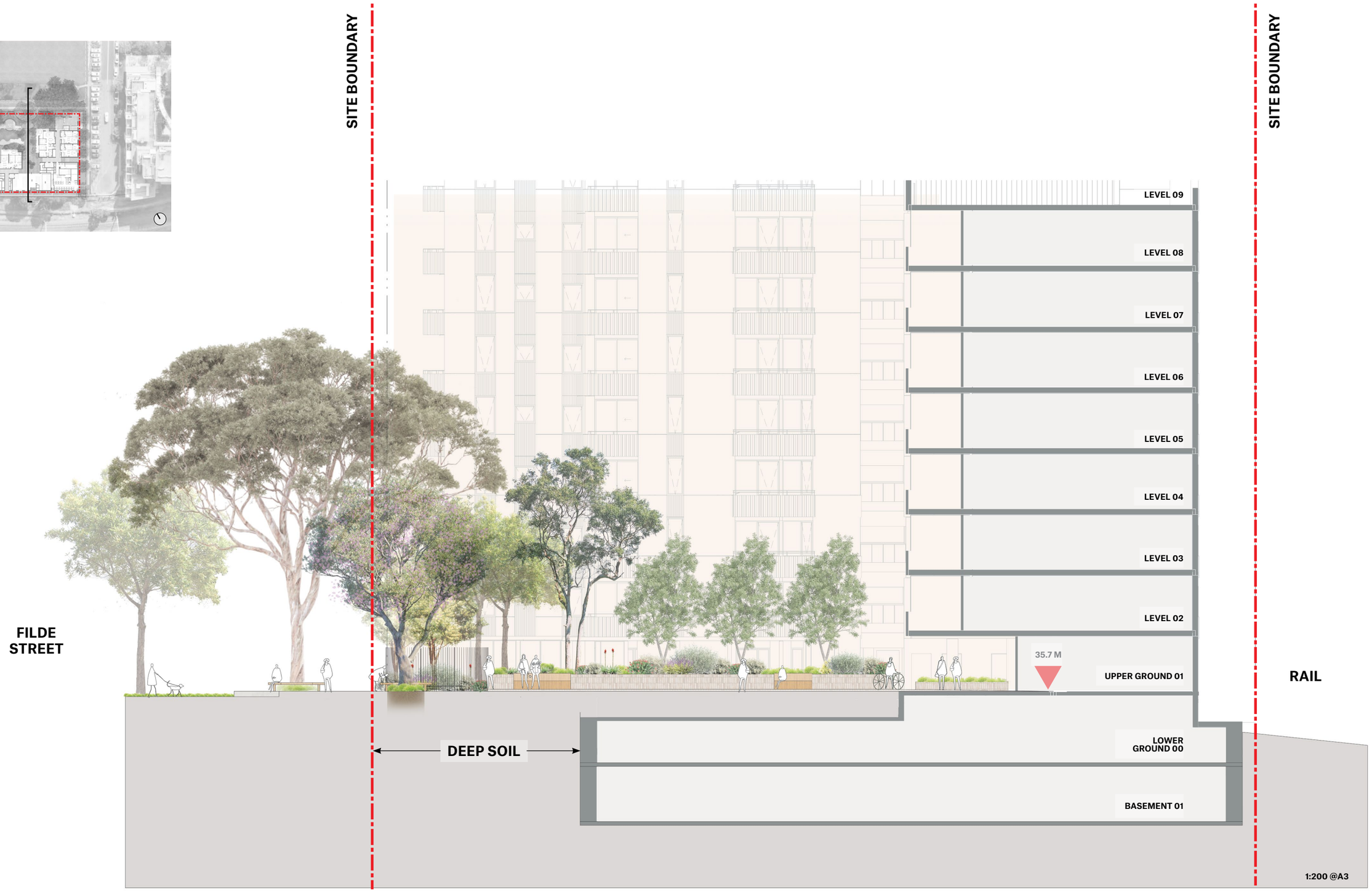
- Master Plan Boundary
- Basement Line
- Fence Line
- Lawn
- Planting
- Brick Paving
- Decomposed Granite Gravel
- Stone Crazy Paving
- Stone Permeable Paving
- Timber Seat
- Concrete Planter

1:200 @A3

Section A



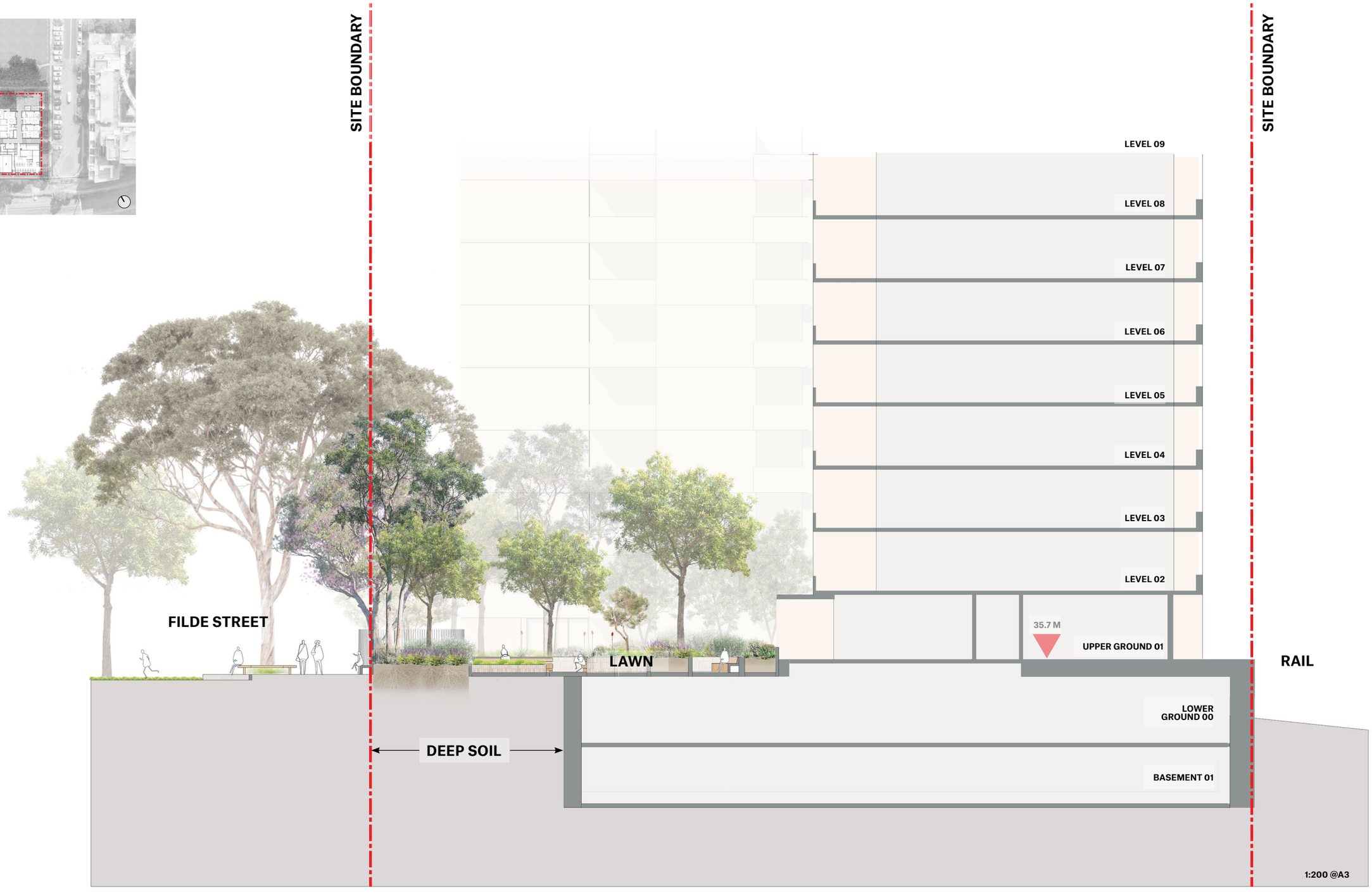
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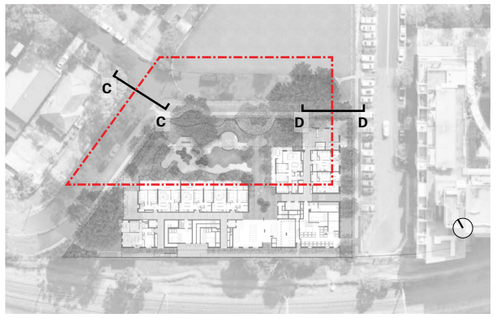
Section B



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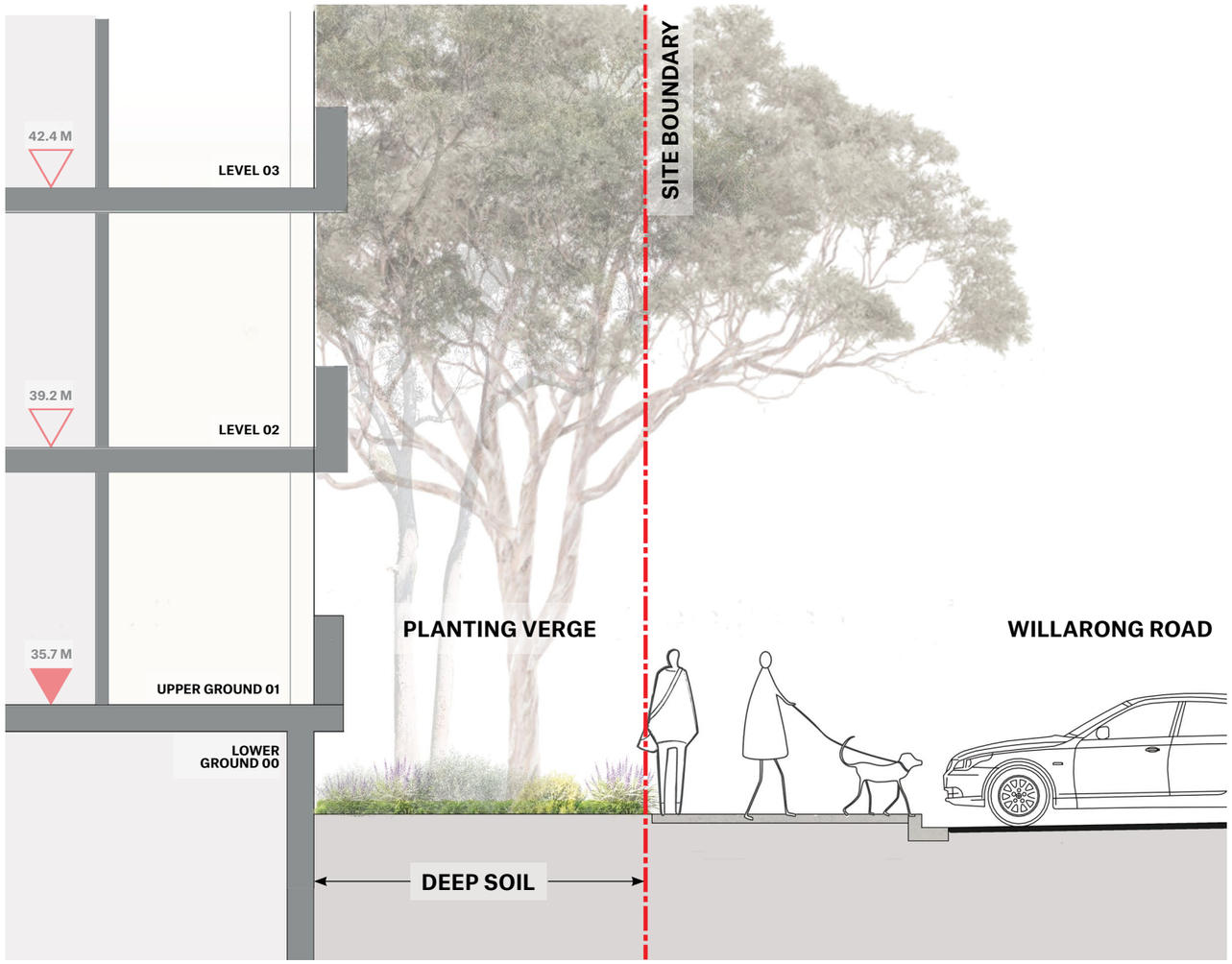
Section C & D



KEY

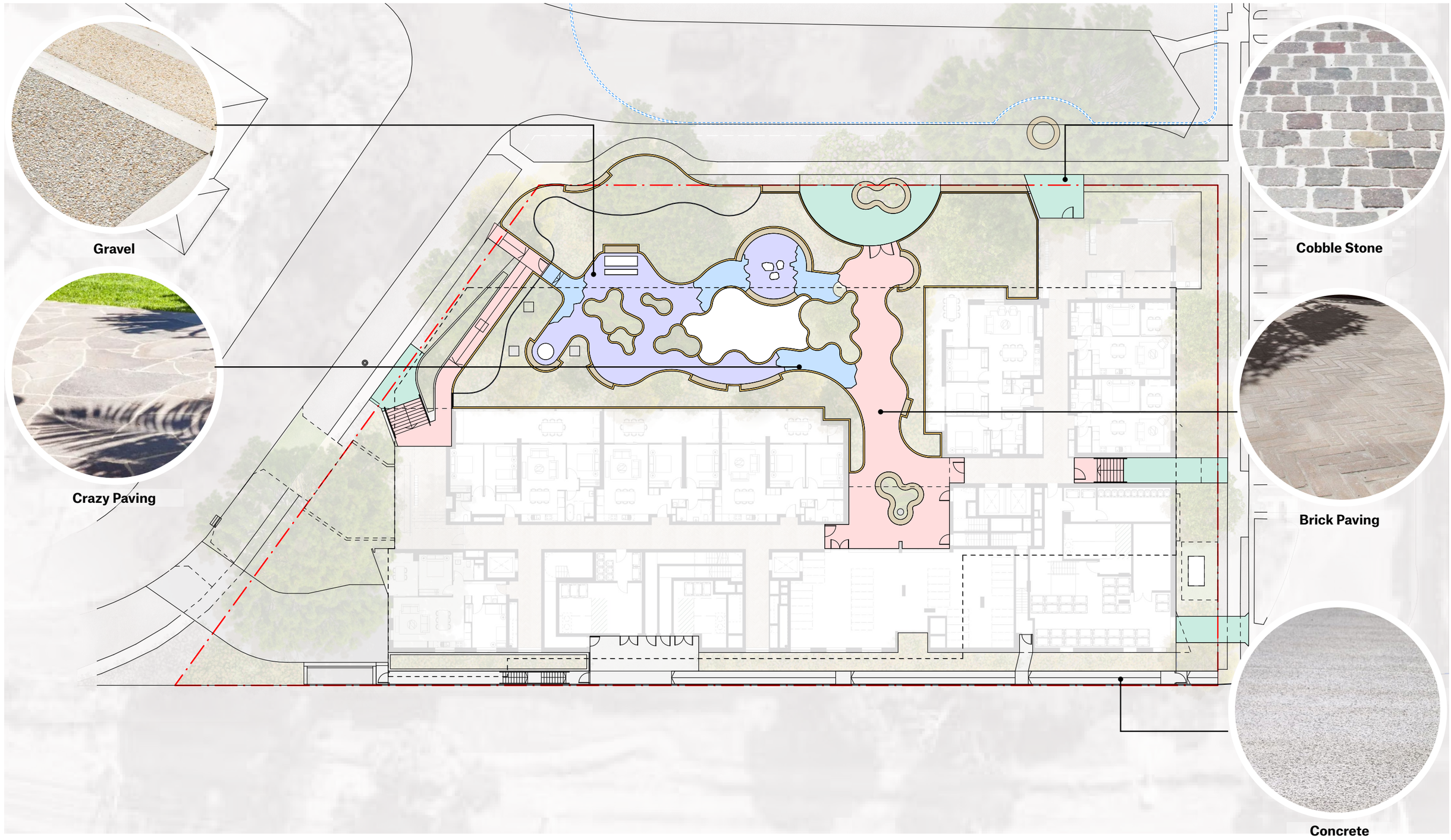


SECTION C 1:100 @A3



SECTION D 1:100 @A3

5.4 Materials and Finishes
Material Palette



5.4 Materials and Finishes
Furniture Palette



Circular Timber Bench



Concrete Planter



Concrete Retaining Wall



Open Lawn



Metal Fence



Bike Racks



Timber Seat

5.5 Planting
Indicative Planting Palette

TREES



Tristaniopsis laurina
Water Gum



Callistemon salignus (syn. Melaleuca salicina) white
White Bottlebrush



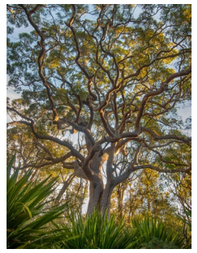
Buckinghamia celsissima
Ivory curl Tree



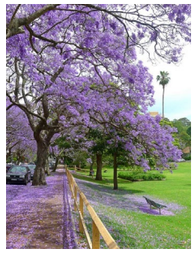
Stenocarpus sinuatus
FIrewheel Tree



Cupaniopsis anacardioides
Tuckeroo



Angophora Costata
Sydney Red Gum



Jacaranda mimosifolia
Jacaranda



Eucalyptus saligna
Sydney Blue Gum



Eucalyptus pilularis
Blackbutt



Eucalyptus haemastoma
Scribbly Gum Tree



Corymbia maculata
Spotted Gum

SHRUBS AND ACCENT PLANTING





Doryanthes excelsa
Gymea Lily



Westringia fruticosa 'smokey'
Coastal rosemary



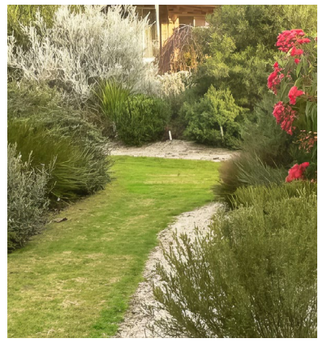
Grevillea lanigera 'Mt Tamboritha'
Woolly Grevillea



Grevillea sericea Pink Spider Flower
Silky Grevillea



Grevillea parviflora
Small-flowered Grevillea







Westringia fruticosa 'Zena'
Coastal Rosemary



Juncus usitatus
Common Rush



Hardenbergia violacea
Native Lilac



Neomarica gracilis
Walking Iris

GROUNDCOVER AND GRASSES





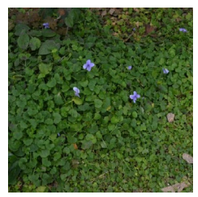
Lomandra Longifolia
Basket Grass



Craspedia globosa
Billy buttons



Goodenia ovata
Hop Goodenia



Viola hederacea
Native Violet



Rhagodia spinescens
Spiny saltbush



Dichondra repens
Kidney weed



Myoporum parvifolium
Creeping Boobialla



Helmholtzia glaberrima
Stream lily



Calochlaena dubia
Bracken Fern



Lomandra hystrix
Creek Mat Rush

5.5 Planting
Tree Planting Plan



5.5 Planting
Tree Planting Schedule

Planting Schedule - Proposed Trees						
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
TREE SPECIES						
AC	Angophora costata	Sydney Red Gum	10-30m	15-25m	400L	1
BC	Buckinghamia celsissima	Ivory curl Tree	5-10m	4-8m	200L	1
CA	Cupaniopsis anacardioides	Tuckeroo	6-10m	4-7m	200L	3
CA1	Cupaniopsis anacardioides	Tuckeroo	6-10m	4-7m	400L	3
CS	Callistemon salignus (syn. Melaleuca salicina) white	White Bottlebrush	3-8m	3-6m	200L	2
SS	Stenocarpus sinuatus	Firewheel Tree	8-10m	5-6m	200L	2
TL	Tristaniopsis laurina	Water Gum	5-15m	3-6m	200L	5
TL1	Tristaniopsis laurina	Water Gum	5-15m	3-6m	400L	2

Planting Schedule - Existing Trees (Retained)		
TREE ID	BOTANICAL NAME	COMMON NAME
TREE SPECIES		
T02	Eucalyptus pilularis	Blackbutt
T05	Melaleuca bracteata	Black Tea-Tree
T07	Eucalyptus racemosa (incl sub variant E.sclerophylla and E.signata)	Scribbly Gum
T09	Eucalyptus pilularis	Blackbutt
T16	Jacaranda mimosifolia	Jacaranda
T17	Jacaranda mimosifolia	Jacaranda
T19	Angophora costata	Jacaranda
T20	Angophora costata	Smooth-barked Apple
T21	Angophora costata	Smooth-barked Apple

5.5 Planting
Understory Planting Plan



5.5 Planting
Understory Planting Schedule

Planting Schedule - Shrubs and Accent Species						
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	CENTRES	POT SIZE	QUANTITY
SHRUBS AND ACCENT SPECIES						
Dex	Doryanthes excelsa	Gymea Lily	2–4 m	As shown	300mm	36
Xau	Xanthorrhoea australis	Grass Trees	1-6 m	As shown	500mm-1000mm Trunk Height	10

Planting Schedule - Understory					
CODE	BOTANICAL NAME	COMMON NAME	SPACING	AREA	QUANTITY
Lawn				67 m²	-
Mix 1	Even Mix of: -Westringia fruticosa ‘smokey’ -Grevillea lanigera ‘Mt Tamboritha’ -Grevillea sericea -Grevillea parviflora -Westringia fruticosa ‘Zena’ -Hardenbergia violacea -Craspedia globosa -Myoporum parvifolium -Goodenia ovata	- -Coastal rosemary -Woolly Grevillea -Silky Grevillea -Small-flowered Grevillea -Coastal rosemary -Native Lilac -Billy buttons -Creeping Boobialla -Hop Goodenia	500	489 m²	1954
Mix 2	Even Mix of: -Casuarina glauca prostrate ‘Shagpile’ -Hibbertia scandens -Viola hederacea -Goodenia ovata -Banksia integrifolia 'Roller Coaster'	- -Swamp Sheoak -Golden Guinea Vine -Native Violet -Hop Goodenia -Prostrate Coast Banksia	500	61 m²	243
Mix 3	Even Mix of: -Neomarica gracilis -Dichondra repens -Helmholtzia glaberrima -Viola hederacea -Calochlaena dubia -Asplenium nidus	- -Walking Iris -Kidney weed -Steam lily -Native Violet -Bracken Fern -Bird's Nest Fern	500	377 m²	1506
				993 m²	3704

5.6 Compliance Metrics



Deep Soil Zones



Soil Depth



Communal Open Space



Tree Canopy Coverage

6.0

Residential Levels

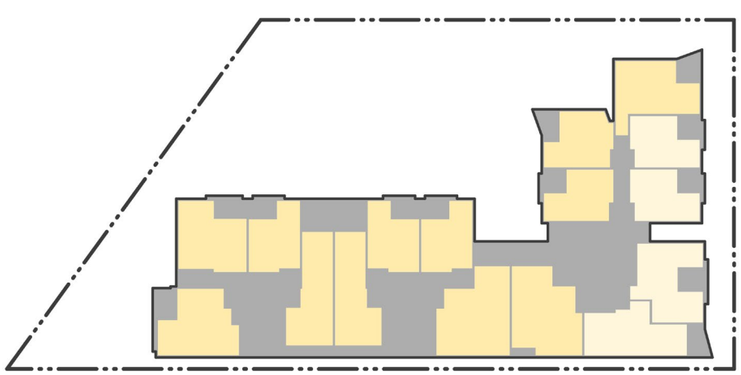
SEPP (Housing) Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

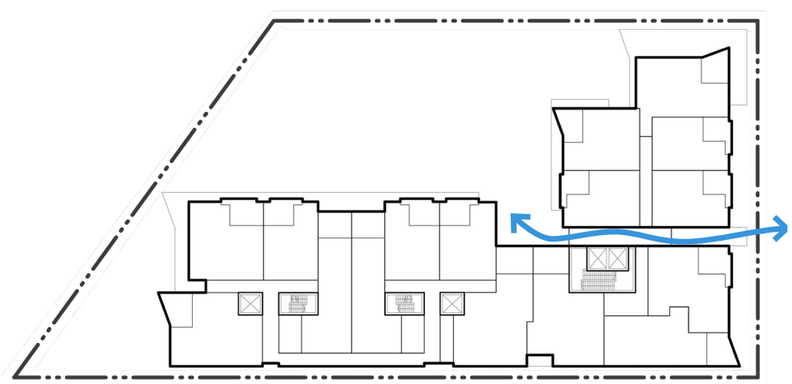
Pictured
Illustrative view of proposed residential facade
Visualisation of proposed development subject to detailed design

6.1 Planning Strategy



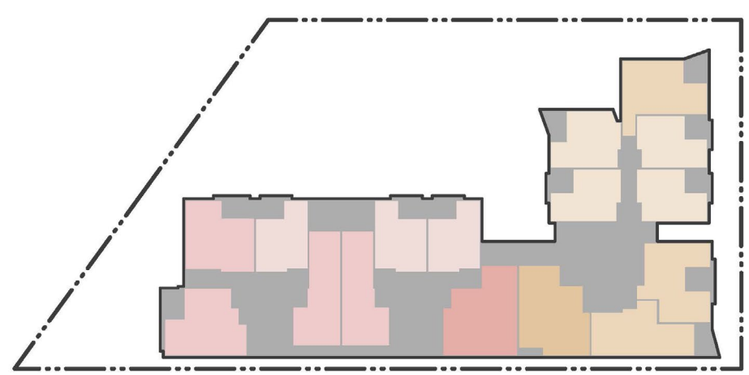
6.1.1 Maximise Solar Access

Three cores are arranged to ensure all apartments and/or private open spaces on the typical floor benefit from solar access.



6.1.2 Breezeway lobby for improved ventilation

In the high-rise form, an external breezeway lobby maximises the number of dwellings which benefit from windows in two orientations and natural corner ventilation.



6.1.3 Diversity of Apartments

The eastern block consists of Social Housing, with 100% of the 1, 2, and 3 beds designed to be consistent with ABCB Livable Housing Voluntary Standard. A further 12% of the Social Housing dwellings are consistent with Schedule 4 of SEPP(Housing).

The western block consists of Affordable Housing, with 100% of the 1, 2, and 3 beds designed to be consistent with ABCB Livable Housing Standard.

6.2 Typical level

The typical floor plate is organised into two distinct wings, reflecting the dual heights of the proposed scheme. Three lift lobbies all benefit from natural light and cross-ventilation, enhancing amenity in the shared spaces.

To the east, the social housing wing accommodates eight apartments arranged around a breezeway lobby, promoting natural ventilation to the arrival spaces and adjacent apartments. A diverse range of apartment types is provided with four 1-bedroom, three 2-bedroom and one 3-bedroom social homes per floor.

To the west, the affordable housing wing is arranged around two vertical circulation cores, each core serving four apartments, and providing a total of three 1-bedroom, four 2-bedroom and one 3-bedroom affordable homes per level. A external accessway along the southern edge of the building provides emergency egress only, linking two fire stairs in compliance with the building's classification over 25 metres in effective height.



6.3 Connected floor
Level 4 and 7

On levels 4 and 7, the floor plan diverges from the typical arrangement to accommodate an internal corridor linking lifts and stairs, ensuring continued vertical circulation in the event of a lift breakdown. (refer section 6.6 for further explanation of lift redundancy). These levels feature unique south-facing 2-bedroom apartments, the only dwellings in the development that do not receive midwinter solar access. To compensate, these units are designed with wider frontages, maximising daylight penetration and maintaining high amenity.

The long communal corridor required to provide lift redundancy to the affordable units on these levels is offset by the direct visual connection to the retained Blackbutt tree.

Meanwhile, the social housing wing maintains consistency with the typical floor plate above and below, preserving its efficient breezeway layout and apartment mix.



6.4 Tower
Level 9-13

The tower floor plate continues the planning structure of the social housing wing, with eight apartments per level arranged around a naturally ventilated breezeway lobby. This efficient layout includes four 1-bedroom and four 2-bedroom dwellings per floor, all oriented to receive solar access and excellent views, with no south-facing apartments. The absence of south-facing units ensures high-quality daylight throughout the year, while balconies provide additional private open space, architectural articulation, and accommodate concealed clotheslines, supporting everyday living needs without compromising the building's visual coherence.



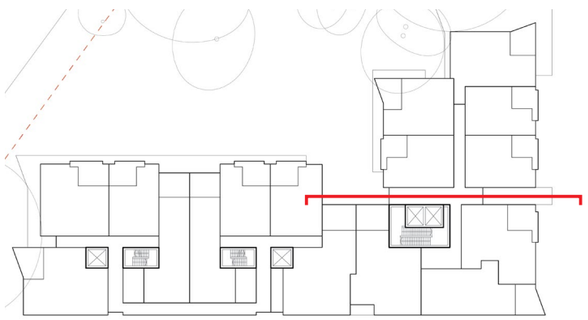
Level 9-13 Plan 1:200

0 1 2 3 4 5 10

6.5 Breezeway Lobby

The breezeway lobby divides the social housing building into two wings so that no more than five apartments share a corridor on each level. The breezeway floor is extended and 1.5m high balustrades protect the lift zone from rain and wind. Seats integrated with small planters provide an opportunity for incidental interaction with neighbours





6.6 Egress and Lift redundancy

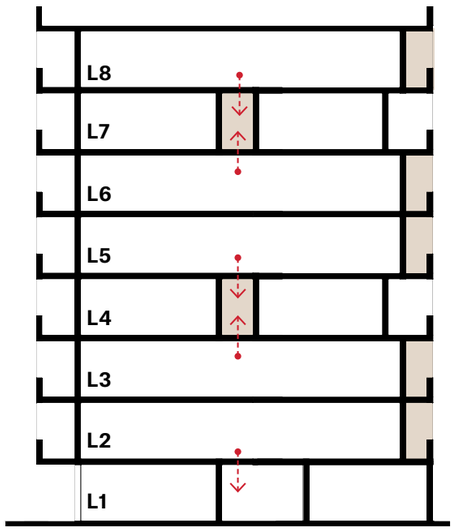
Lift redundancy

With only one lift in each of the affordable housing cores, linking corridors are proposed on levels 4 and 7 to ensure residents would need only climb one flight of stairs during lift outages.

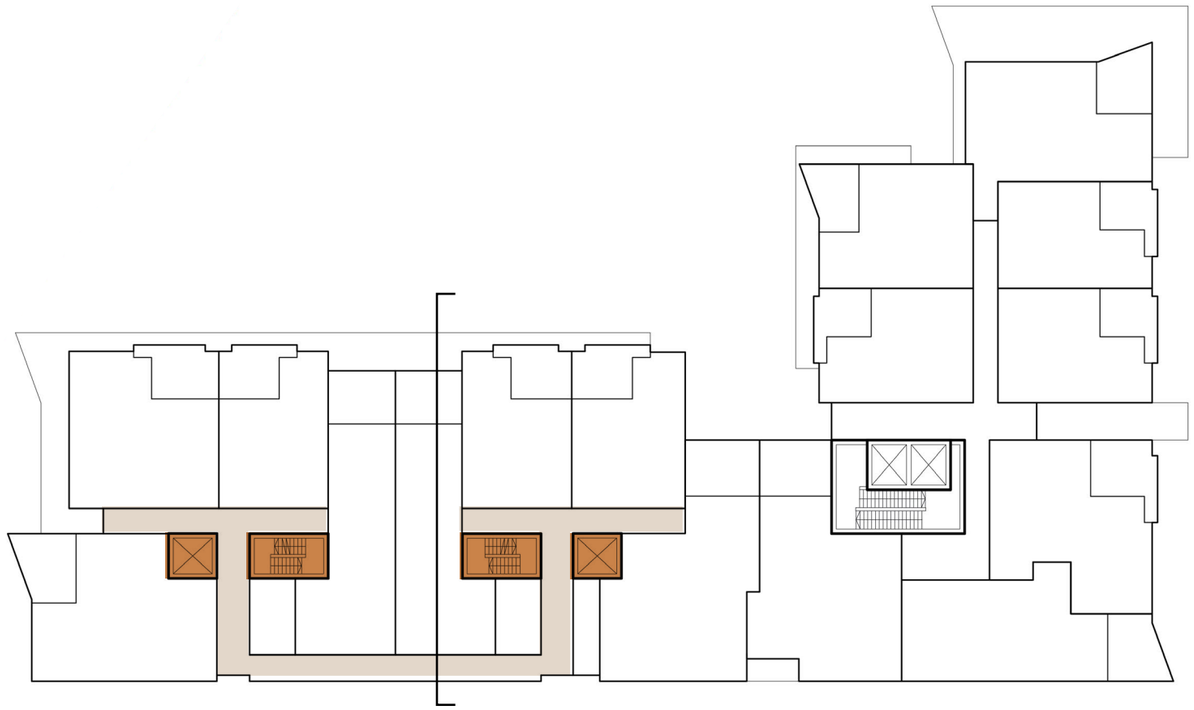
Alternative means of escape

Due to the site levels, the affordable housing building is >25m effective height, meaning each storey must be served by two egress stairs. This is achieved on levels 2, 3, 5, 6 and 8 with an external access deck which would only be a accessed in fire mode.

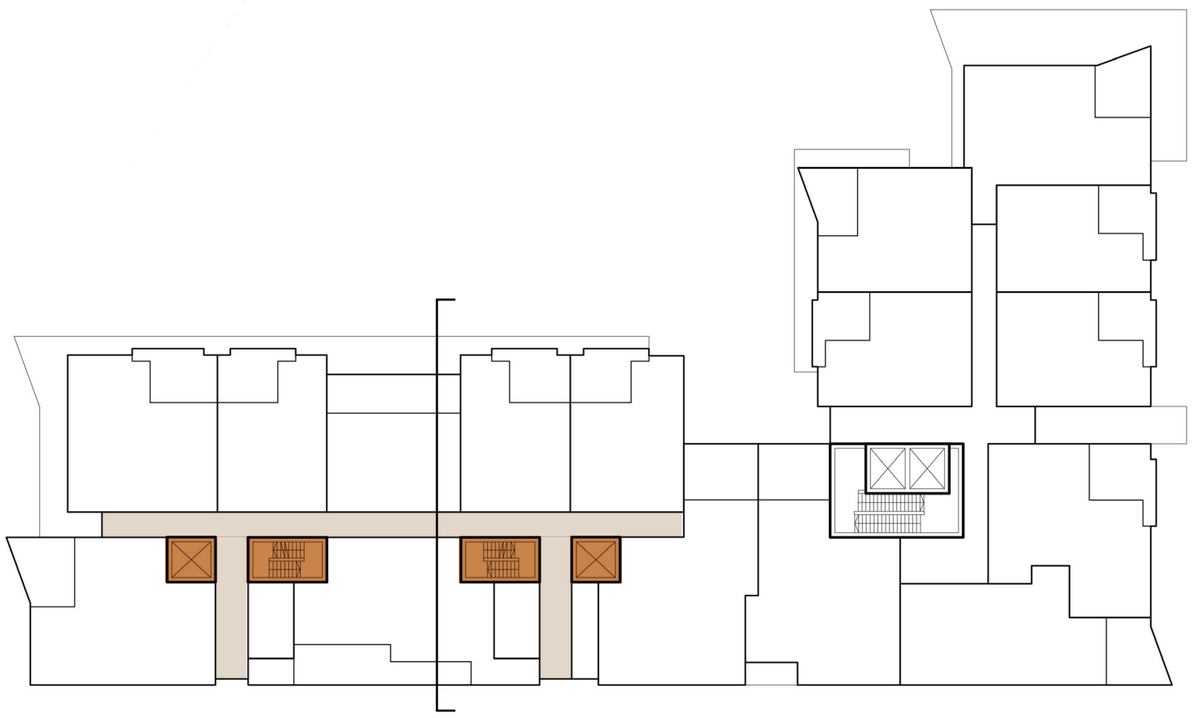
This solution provides dual egress, good accessibility, shared lift access, and maximizes through-apartments for improved solar access and cross-ventilation.



SECTION



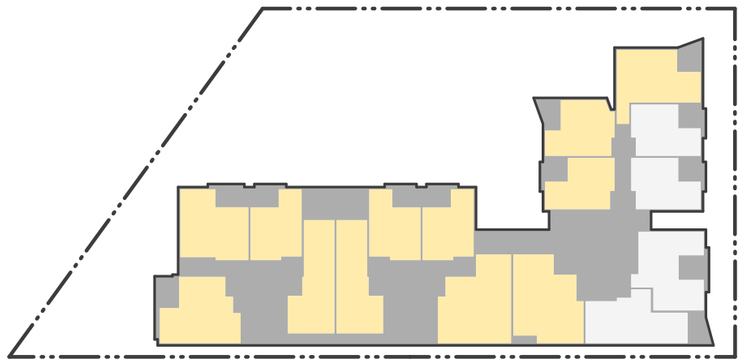
LEVEL 2,3,5,6,8 PLAN



LEVEL 4 AND 7 PLAN

6.7 Residential Amenity
ADG Compliance

For a detailed response to ADG Compliance, refer to Appendix A of the report.

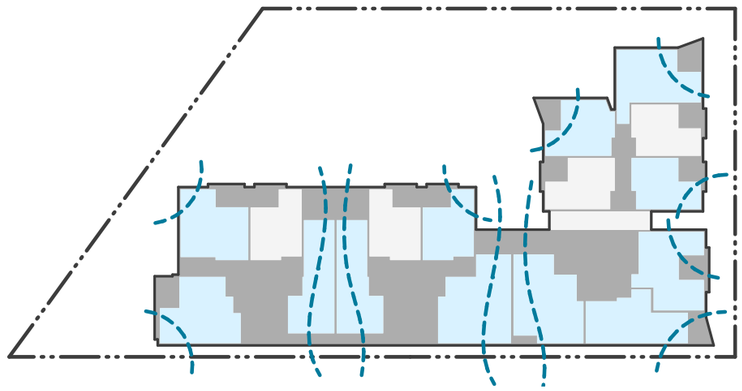


6.7.1 Solar access

As Willarong Avenue is oriented slightly eastward of the 11:15am midwinter sun angle, 110 dwellings or 67% receive two hours solar access between 9am and 3pm on the winter solstice.

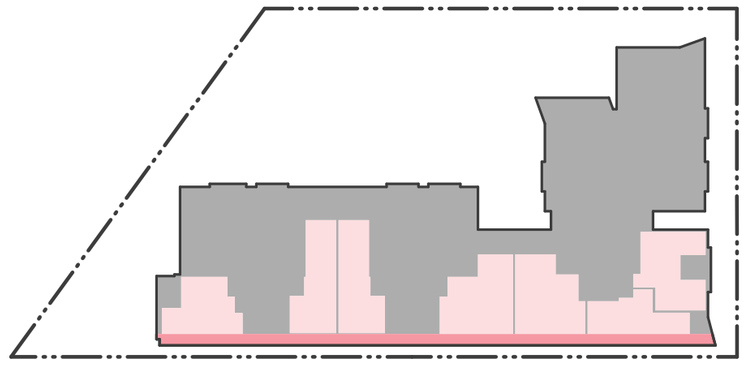
If the solar access period is assessed commencing half an hour earlier at 8:30am, 148 dwellings or 90% receive two hours solar access to their living room or balcony between 8:00am and 3pm on the winter solstice.

Two apartments in the development are south facing, and one apartment per floor faces south-east, receiving less than 15 minutes midwinter solar access between 9am and 3pm (10% of all apartments).



6.7.2 Cross ventilation

88/127 (69%) of dwellings are dual aspect and are naturally cross ventilated in the first 9-storeys. This includes two of the four dwellings on each level which abut the breezeway lobby.



6.7.3 Acoustics

The acoustic consultant has undertaken logging of data and confirmed that the bedroom windows facing the rail corridor will meet the relevant acoustic criteria with the windows open, and no acoustic mitigation measures are necessary.

7.0

Facade and Materials

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Pictured
Illustrative view of facade detail
Visualisation of proposed development subject to detailed design

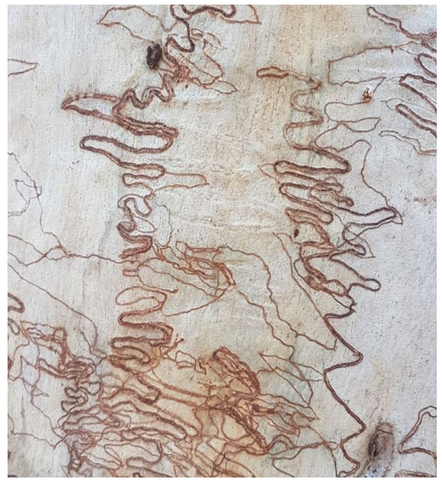
7.1 Materials Concept

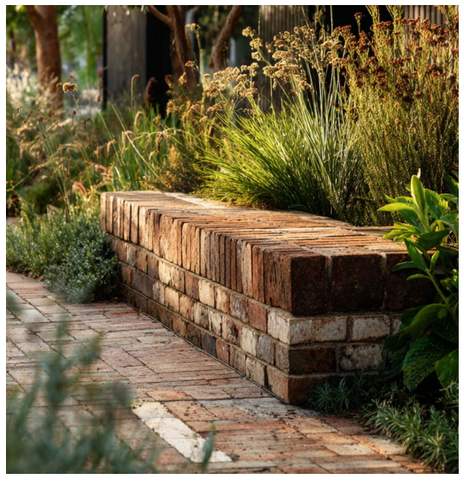
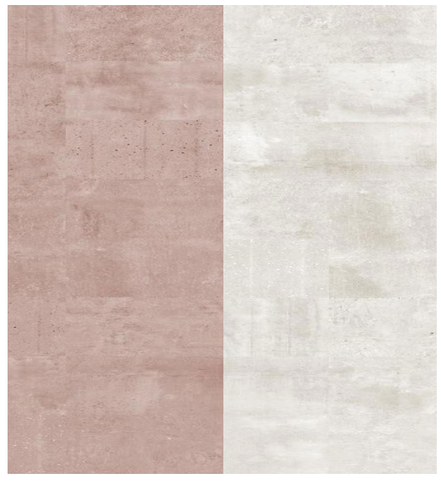
Our aim is to craft a contextually responsive collection of building forms that weave together interpretations of country and established built character.

The design is articulated into a series of smaller, interrelated sub-forms that respond to Caringbah's urban grain—reflecting the rhythm of existing streetscapes, varied rooflines, and fine-grain setbacks. This fragmentation of massing allows the development to sit gently within the local context, promoting a sense of familiarity and scale.

Materiality is drawn directly from Country, with the magnificent Angophora Costata on site guiding our palette and textures. Its layered bark, warm hues, and resilient structure inspire both the tonal composition of façade elements and the subtle patterning of cladding materials. In doing so, the design expresses a deeper natural heritage—one shaped by seasonal cycles, ecological layers, and enduring connections to place.





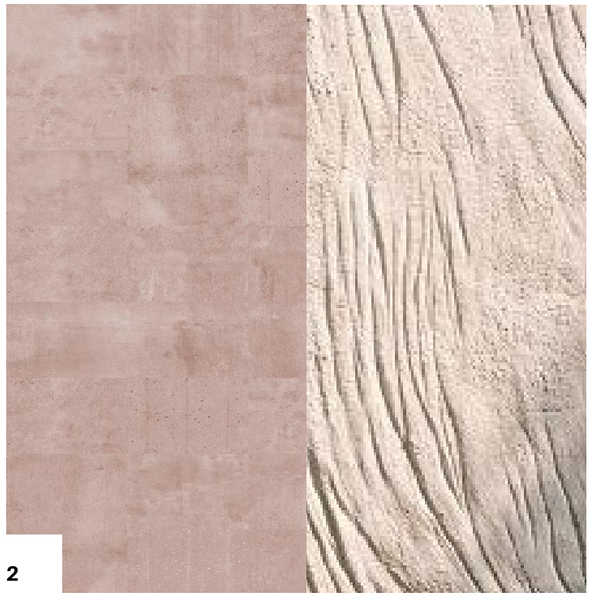




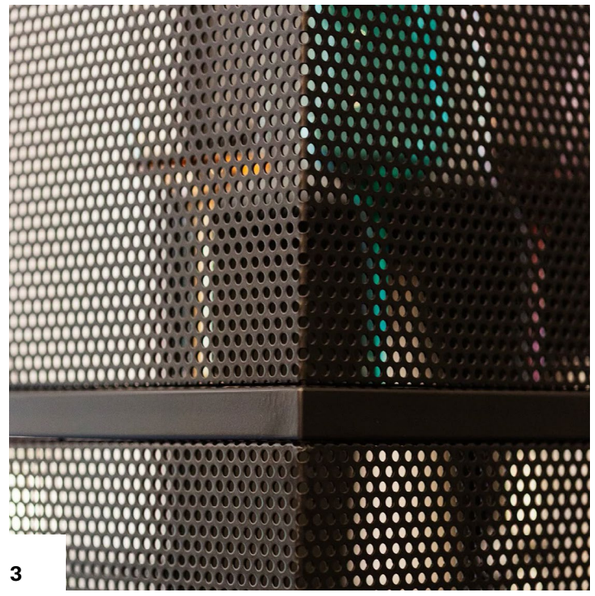

7.2 Proposed Finishes

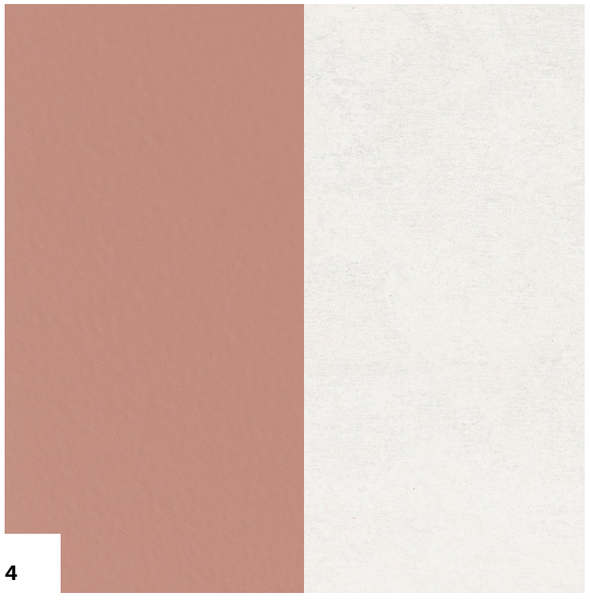
Materiality has been selected to ensure durability, legibility and strong site connection.

Precast concrete provides a robust and timeless structural base, its subtle surface texture and muted tones echoing the surrounding landscape and reinforcing the building's grounding in place. Perforated metal elements are used for screening and sunshading, offering a layered play of light and shadow while referencing patterns found in local foliage and contributing to passive environmental performance. In select locations, recycled brick is introduced as a tactile nod to Caringbah's built heritage—bridging past and present through honest material reuse and contributing to the project's sustainable footprint. Together, these materials form a cohesive palette that balances resilience, ecological sensitivity and narrative depth.


1

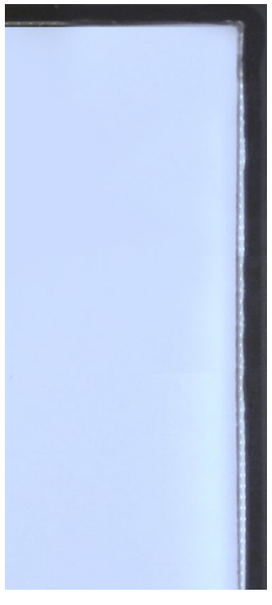

2


3


4


5


6

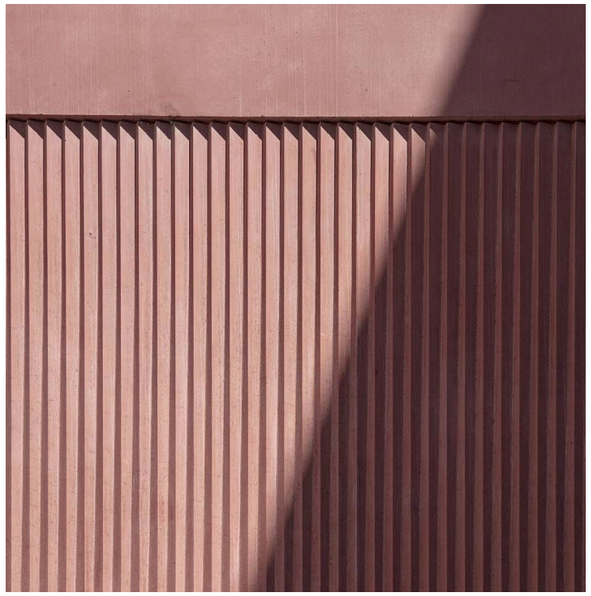


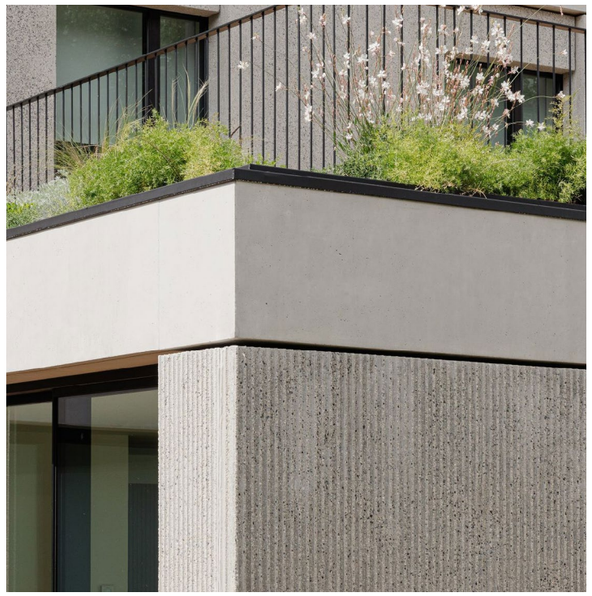
Pictured

1. V-shaped pleated spandrel panels and cladding
2. Pigmented & textured/ribbed precast concrete panels
3. Perforated V-shaped pleated profile solid aluminium balustrade
4. Terracotta and beige pigment to affordable and social housing respectively
5. Recycled brick to key ground floor areas
6. Powdercoated aluminium cladding to window framing, spandrel panels, handrails, metalwork, roller doors, window sunhoods

Precast Concrete finishes

Early investigations into textured precast concrete have focused on reinforcing the building's relationship to place through modest surface variation and rhythm. Techniques such as light acid-etching and patterned form work are being trialed to suggest the bark-like qualities of local Angophora trees, while maintaining a clear and durable finish. These textures aim to soften the massing and bring visual interest through shifting light and shadow. Panel arrangements are being considered for practical and expressive roles—marking key thresholds, balancing privacy and openness, and contributing to a consistent architectural language across elevations.













Pictured
Illustrative view of proposal from Willarong Road
Visualisation of proposed development subject to detailed design

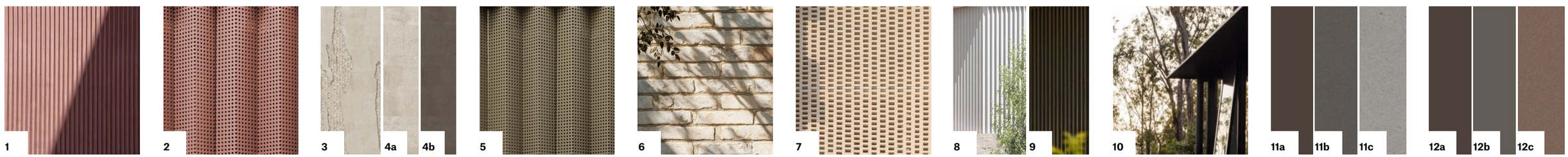
7.3 Facade Detail

7.3.1 North Facade



Pictured

1. Terracotta pigmented and ribbed concrete panels
2. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
3. Warm sandy pigmented and textured concrete panels
4. Warm sandy and dark bronze pigmented concrete panels
5. Bronze-toned SOLDIAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
6. Recycled brick and brick slip to ground floor areas
7. ‘Hit & Miss’ brick pattern
8. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
9. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
10. Heka Hood powdercoated slimline sunhood, or similar
11. Integral colour FC sheet in (a) dark-bronze grey - for the terracotta and beige buildings, (b) mid-dark bronze grey - for the recessive 3bed apartments and western apartment to the tower, and (c) light grey for the breezeway
12. Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors, window sunhoods in (a) dark grey - for the terracotta and beige buildings, (b) mid-dark grey - for the recessive 3bed apartments and western apartment to the tower, and (c) dark bronze to ground plane



7.3 Facade Detail

7.3.2 North-West Facade

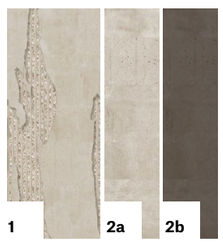
A flexible window system is proposed to allow varying of the spandrel heights depending on the use and orientation. West facing balconies are also splayed out to provide better shading to the sliding glass panels behind.

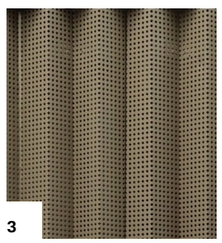
In a north orientation, windows have slimline brise soleils attached to provide better shading.



Pictured

1. Warm sandy pigmented & textured concrete panels
2. Warm sandy and dark bronze pigmented concrete panels
3. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
4. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
5. Heka Hood powdercoated slimline sunhood, or similar


1 2a 2b


3


4


5

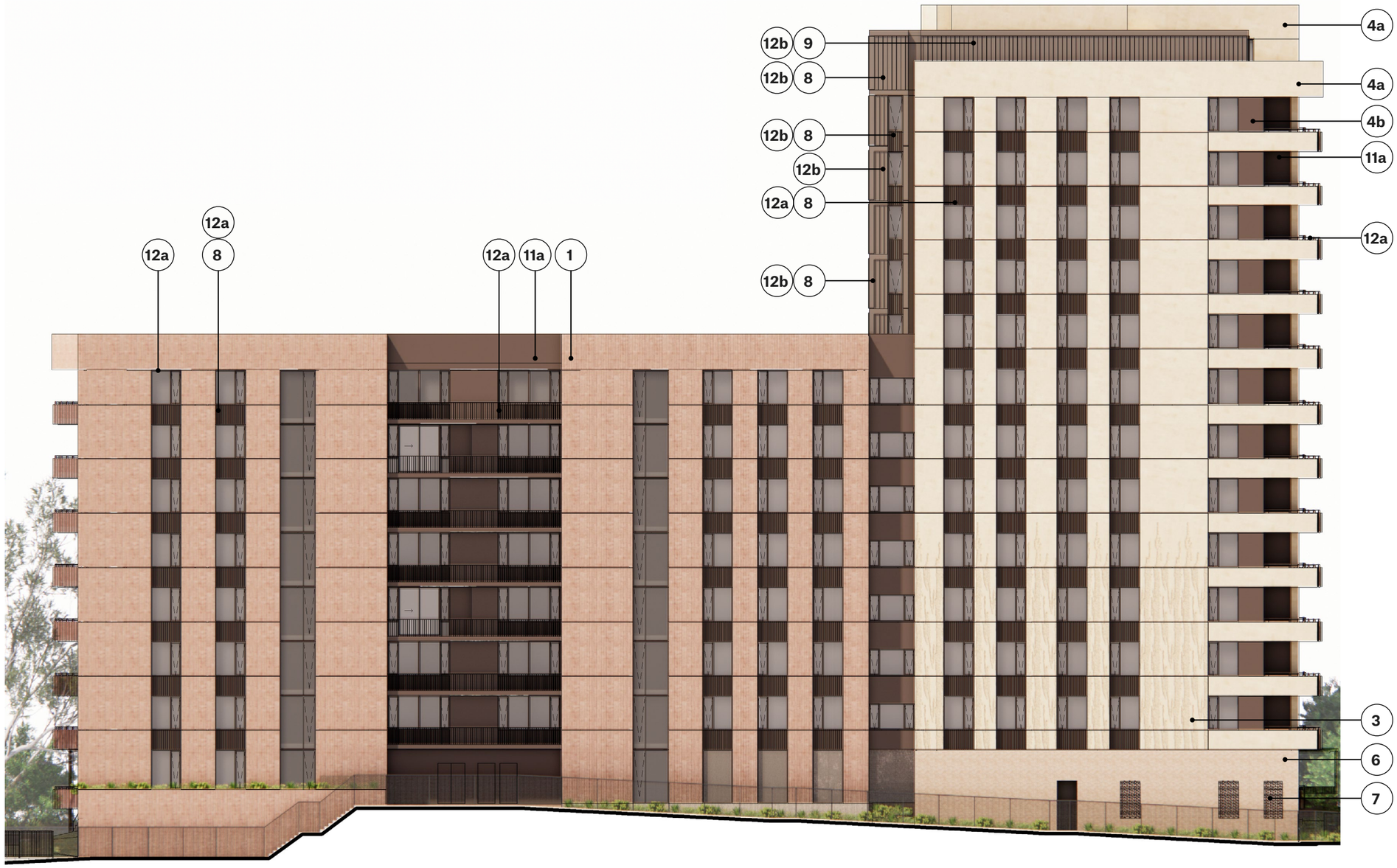
7.3 Facade Detail

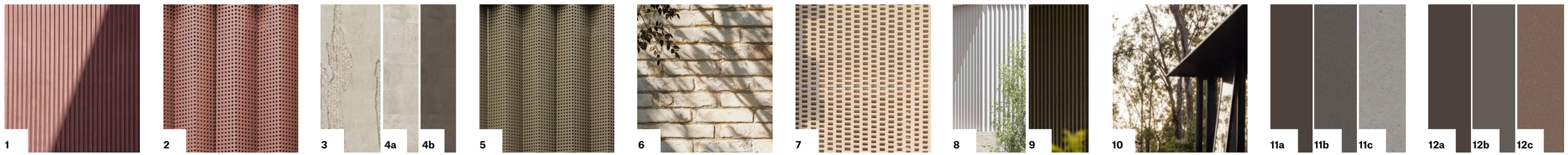
7.3.3 South Facade

Simple palisade balustrades provide better daylight into south facing terraces and walkways. They also help to break down the length of the precast expression along the southern facade.

Pictured

1. Terracotta pigmented and ribbed concrete panels
2. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
3. Warm sandy pigmented and textured concrete panels
4. Warm sandy and dark bronze pigmented concrete panels
5. Bronze-toned SOLDIAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
6. Recycled brick and brick slip to ground floor areas
7. 'Hit & Miss' brick pattern
8. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
9. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
10. Heka Hood powdercoated slimline sunhood, or similar
11. Integral colour FC sheet in (a) dark-bronze grey - for the terracotta and beige buildings, (b) mid-dark bronze grey - for the recessive 3bed apartments and western apartment to the tower, and (c) light grey for the breezeway
12. Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors, window sunhoods in (a) dark grey - for the terracotta and beige buildings, (b) mid-dark grey - for the recessive 3bed apartments and western apartment to the tower, and (c) dark bronze to ground plane





7.3 Facade Detail

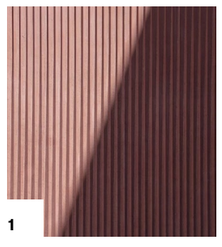
7.3.4 South Facade

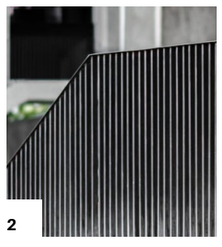
Simple palisade balustrades provide better daylight into south facing rooms. They also help to break down the length of the precast expression along the southern facade.



Pictured

1. Terracotta pigmented and ribbed concrete panels
2. Metal palisade fence & balustrade
3. Dark-bronze grey integral colour FC sheet
4. Dark-bronze grey powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork


1


2


3


4

7.3 Facade Detail

Pictured

1. Terracotta pigmented and ribbed concrete panels
2. Terracotta-toned perforated V-shaped pleated profile solid aluminium balustrade
3. Warm sandy pigmented and textured concrete panels
4. Warm sandy and dark bronze pigmented concrete panels
5. Bronze-toned perforated V-shaped pleated profile solid aluminium balustrade
6. Recycled brick and brick slip to ground floor areas
7. ‘Hit & Miss’ brick pattern
8. V-shaped pleated spandrel panels and cladding
9. Mid-dark-grey extruded aluminium vertical chevron louvres
10. Heka Hood powdercoated slimline sunhood
11. Integral colour FC sheet in (a) dark grey - for the terracotta and beige buildings, (b) mid-dark grey - for the recessive 3bed apartments and western apartment to the tower, and (c) light grey for the breezeway
12. Powdercoated aluminium cladding to window framing, spandrel panels, handrails, metalwork, roller doors, window sunhoods in (a) dark grey - for the terracotta and beige buildings, (b) mid-dark grey - for the recessive 3bed apartments and western apartment to the tower, and (c) dark bronze to ground plane



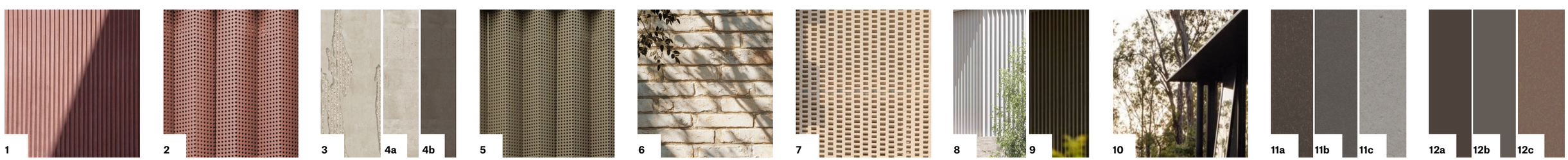
7.3.5 East Facade

Warm sandy and terracotta-coloured textured precast concrete panels evoke the base colours of the Angophora bark and form a calm backdrop for the perforated and folded metal balconies and spandrels.



7.3.6 West Facade

A flexible window system is proposed to allow varying of the spandrel heights depending on the use and orientation. West facing balconies are also splayed out to provide better shading to the sliding glass panels behind.



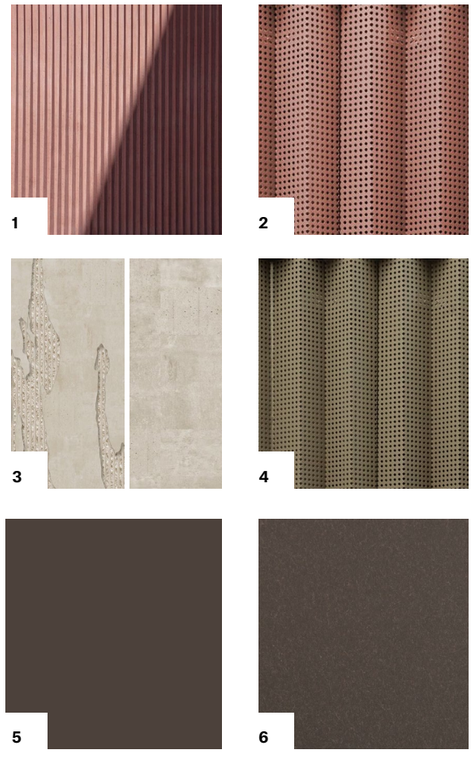
7.3 Facade Detail

7.3.7 East Facade

Warm sandy and terracotta coloured textured precast concrete panels to the social housing block and affordable housing block respectively, evoke the base colours of the Angophora bark and form a calm backdrop for the articulated perforated metal balconies and spandrels.

These textures can be flipped through further design interrogation to provide a smoother concrete base and more textured balustrade conditions.

The projecting belcony that sits in front of the outboard-facing room further provides solar shading in the summer.





Pictured

1. Terracotta pigmented and ribbed concrete panels to the affordable housing block
2. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrade, or similar, to the affordable housing block
3. Warm sandy pigmented and textured concrete panels to the social housing block
4. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrade, or similar, to the social housing block
5. Dark-bronze grey powdercoat to aluminium cladding, window framing, spandrel panels, handrails and metalwork
6. Dark-bronze grey integral colour FC sheet



Pictured
Illustrative view of proposal from corner of Flide and Gardere St
Visualisation of proposed development subject to detailed design

8.0

Sustainability

SEPP (Housing) Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Pictured
Illustrative view of tower facade detail
Visualisation of proposed development subject to detailed design

8.1 Sustainability summary

We propose several key features to deliver sustainable design excellence in a climate responsive approach:

— A well shaded facade
— Natural ventilation and ceiling fans to all dwellings
— Natural cross ventilation to the majority of apartments, reducing reliance on air-conditioning
— A sustainable materials approach
— Passive design and enhanced thermal comfort
— A fully electrified energy cycle concept

8.2 Passive environmental façade

Our passive façade design also includes:

— Our typical façade offers a window to wall ratio of approx 40%
— A combination of fixed horizontal external shading, deep reveals and balcony spaces to minimise summer solar gain
— Narrower slot windows with larger spandrel zones to exposed west facing facades
— Glass is shaded effectively to prevent reflected heat glare into the street
— Extensiveconnected deep soil and canopy planting at ground level to reduce the heat island effect
— Roof-mounted solar PVs for common services and to subsidise resident utility costs



9.0

Dwelling Types and Mix

SEPP (Housing) Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Pictured
Illustrative view of tower facade detail
Visualisation of proposed development subject to detailed design

9.1 Area & Yield Summary

The overall density is 3.9:1, proposing 14,006m² of gross floor area within a site area of 3,596m².

Social Housing Dwellings and Mix

1 bed	2 bed	3 bed	Total
54	42	8	104
52%	40%	8%	

Affordable Housing Dwellings and Mix

1 bed	2 bed	3 bed	Total
23	29	8	60
38%	48%	13%	

9.2 Accessible & Livable Housing

Homes NSW are in the rare position of being aware of the needs of their residential cohort of their apartment buildings. To deliver the best outcome for their residents they propose an alternative to the traditional adaptable housing provision. HomesNSW propose a design that seeks to be consistent with the following standards:

— 100% of Affordable dwellings are designed to be consistent with ABCB Livable Housing Standard (equivalent to LHDG Silver level)

— 100% of Social dwellings are designed to be consistent with ABCB Livable Housing Voluntary Standard (equivalent to LHDG Gold level)

— A further 12% of Social dwellings are designed to be consistent with both ABCB Livable Housing Voluntary Standard and with Schedule 4 of SEPP(Housing).

Livable Housing

	Social	Affordable	Total
ABCB Livable Housing Standard		60	60
ABCB Livable Housing Voluntary Standard	104		104
— SEPP(Housing) Schedule 4	12		12



Appendix A

ADG Compliance Assessment

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.	-	Site maximises north-facing apartments and communal courtyard, with an outlook towards the future park located directly north of the site. With the proximity of the rail line along the south, servicing on ground level occurs along the southern edge. Massing increasesin height closer to the train station.	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-	The massing and orientation are arranged to optimise solar access.	Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-	360 Kingsway Caringbah previously had more than 70% of dwellings receiving a minimum of 2 hours of solar access in mid winter to living rooms and private open space. The proposal maintains that minimum compliance. Detailed analysis has been undertaken and is included in Appendix B.	Yes
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.	-	Obvious territorial reinforcement is provided to clearly distinguish between the public domain, the semi-public domain (communal areas) and private space (apartments). Detailed CPTED strategies are included in the main report.	Yes
Objective 3C-2: Amenity of the public domain is retained & enhanced.	-	Planting used to soften the fence line. Mailboxes located in designated Affordable and Social lobbies, carpark entrance discreetly located on the lowest part of the site, away from the main street addresses to the site. Entry level raised from existing condition to provide on-grade access along Flide Street. Property adjoins a future public park, and are in consultation with Council. Entrances clearly defined, and blank walls avoided.	Yes
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	41% of the site is provided as communal open space	Yes
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	100% of the principal usable part of the communal open space recieves more than 2 hours between 9am and 3pm in midwinter.	Yes
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting	-	Responding to to the elders and Designing with Country, the communal open space consists of smaller zones with different uses including the produce court, community lawn, nature play, and seating. Endemic planting attracts native insects, birds and animals and high levels of solar access created a delightful experience for residents.	Yes

<table>
<tr><th>Design Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 3D-3: Communal open space is designed to maximise safety.</td><td>-</td><td>The community room and courtyard are visually connected to surrounding paths, ensuring surveillance and enhancing safety across the site. Distinct landscape treatments, seating edges, and tree canopies define residential thresholds and communal zones. Thresholds between private and communal open space are carefully considered with sliding screens used at ground level to provide residents increased control of their own space. The threshold between communal and public open space is discreetly but securely managed via a palisade fence concealed in the garden setting. Refer to CPTED strategies outlined within the main report.</td><td>Yes</td></tr>
<tr><td>Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.</td><td>-</td><td>HNSW are actively liaising with Council to have a design approach that responds to the the future Caringbah Town Centre Park planned for the northern side of Flide Street.</td><td>Yes</td></tr>
<tr><td colspan="4">3E Deep Soil Zones</td></tr>
<tr><td>Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.</td><td>Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site Area (sqm)</th><th>Minimum Dim.</th><th>Deep Soil Zone</th></tr><tr><td>less than 650</td><td>-</td><td rowspan="4">7% of site area</td></tr><tr><td>650-1500</td><td>3m</td></tr><tr><td>greater than 1500</td><td>6m</td></tr><tr><td>>1500 with significant existing tree cover</td><td>6m</td></tr></table></td><td>The site is provided with a significant area of deep soil.
820sqm or 23% of the site area is deep soil, while 306sqm or 8.5% of site area has minimum dimension of 6m in both directions.</td><td>Yes</td></tr>
<tr><td colspan="4">3F Visual Privacy</td></tr>
<tr><td>Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.</td><td>Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:
<table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td>Greater than 24m separation is provided between the proposed development and adjacent developments.
To the north of the site is the future park, whilst to the south is the rail line. Consequently separation distances do not apply to these elevations.</td><td>Yes</td></tr>
<tr><td>Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.</td><td>-</td><td>Adjustable sliding screens and deep planters are provided at ground level fronting the communal courtyard. The residential ground floor level is also slightly elevated above the communal courtyard for additional privacy. Balconies are located in front of north-facing living spaces and extended to wrap over the front of bedroom windows, to increase privacy and improve amenity. Generally balustrades throughout the building are treated with a dense perforated metal which allows airflow but provides privacy to the balcony and living areas behind.</td><td>Yes</td></tr>
</table>

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
3G Pedestrian Access and Entries			
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.	-	There is a dedicated lobby entrance for the Affordable Housing block along Gardere Street. The Social Housing block has the lobby entrance located on Flide Street close to the intersection with Willarong Road, with a secondary entrance located further down Willarong Road. To further activate the street and for the convenience of residents, additional secure gated entries are provided to the communal courtyard from Flide Street and from Gardere Street, which will be especially useful for residents arriving by bicycle. Building entrances are clearly defined with splayed canopies that extend beyond the main building footprint.	Yes
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.	-	Lobby entrances are clearly visible from the street and future park. On grade access is provided to the Social Housing entrance, whilst a raised entrance is provided to the Affordable Housing lobby, accessed by both stairs and a 1:20 walkway integrated with the landscaping and built form.	Yes
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.	-	Not applicable.	N/A
3H Vehicle Access			
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.	-	Carpark access is located along the lowest part of the site and located behind the building line, which minimises the visual impact, and ensures a high quality pedestrian streetscape to the majority of the frontages.	Yes
3J Bicycle and Car Parking			
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	Housing SEPP parking rates have been applied, with 0.4:1, 0.5:1, and 1.0:1 parking spaces provided to 1bed, 2bed, and 3bed dwellings respectively.	Yes (Housing SEPP rates depend on proximity to public transport)
Objective 3J-2: Parking & facilities are provided for other modes of transport.	-	2 motorcycle bays are provided. Bicycle parking is also provided.	Yes
Objective 3J-3: Car park design & access is safe and secure.	-	Residents with allocated parking will access the secure carpark from Gardere Street. An intercom is provided on the central reservation at the carpark entry for visitors. Access from carspaces to the lift lobbies is direct and blind passageways and corners are avoided.	Yes

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.	-	Whilst there are 2 carpark levels, only 1 level of basement excavation is required, as the new ground plane has been raised back closer to its existing natural ground plane. Only the entrance into the carpark is visible from the streets.	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.	-	Not applicable - no on-grade car parking is proposed.	N/A
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.	-	Not applicable - no above ground parking is proposed.	N/A
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	As Willarong Road is oriented slightly eastward of the 11:15am midwinter sun angle, 110 dwellings or 67% receive two hours solar access between 9am and 3pm on the winter solstice. If the solar access period is assessed commencing an hour earlier at 8am, 148 dwellings or 90% receive two hours solar access to their living room or balcony between 8am and 3pm on the winter solstice.	NO but justified
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	Not applicable.	N/A
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	Two apartments in the development are south facing, and one apartment per floor that faces south-east, receives less than 15 minutes midwinter solar access between 9am and 3pm (10% of all apartments)	Yes
Objective 4A-2: Daylight access is maximised where sunlight is limited.	-	All but 2 of the 164 apartments receive solar access, whilst the 2 south facing apartments have a wider frontage to maximise daylight.	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.	-	North-facing living spaces have inboard living rooms for summer shading, and winter solar access, whilst shading devices such as slimline brise soleil sunhoods are integrated to provide effective protection.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.	-	Every habitable room has an operable window.	Yes
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.	-	Achieved.	Yes

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	69% of apartments (88/127 units) in the first 9 storeys are naturally cross ventilated	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The cross through apartments in the affordable housing portion are 15m measured glass line to glass line, while the social housing cross-through apartments measure 11.8m deep.	Yes
4C Ceiling Heights			
Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Min Ceiling Height for apt and mixed-used buildings (m)** Habitable rooms 2.7 Non-habitable rms 2.4 Mixed-used areas 3.3 for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	Floor to floor heights of 3.20m for the residential elements of the project can deliver habitable room ceilings of 2.7m and non-habitable room ceilings of 2.4m throughout.	Yes
Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.	-	Apartment planning is stacked to avoid bulkheads and to maximise ceiling heights throughout apartments.	Yes
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.	-	The residential use of this building is unlikely to change, given it's location and dedication in perpetuity for social housing. Flexibility of use is not required.	N/A
4D Apartment Size and Layout			
Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.	Apartments have the following minimum internal areas: **Apartment Type** / **Min Area (sqm)** Studio 35 1 Bedroom 50 2 Bedroom 70 3 Bedroom 90 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each	All apartments in the proposed development exceed these minimum areas.	Yes
	Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms	All habitable rooms have glazing which achieves the minimum natural ventilation and daylight required.	Yes

<table>
<tr><th>Design Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="2">Objective 4D-2: Environmental performance of the apartment is maximised.</td><td>Habitable room depths are limited to a maximum of 2.5 x ceiling height</td><td>Single use habitable rooms meet this criteria. Open plan areas in some cases exceed this depth. Refer to design criteria below applicable to open plan layouts.</td><td>Yes</td></tr>
<tr><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td rowspan="4">Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.</td><td>Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td>Living rooms or combined living/dining rooms have a minimum width of:
— 3.6m for studio & 1 bedroom apartments
— 4m for 2 & 3 bedroom apartments</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td colspan="4">4E Private Open Space and Balconies</td></tr>
<tr><td rowspan="3">Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.</td><td>All apartments are required to have primary balconies as follows:
<table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum Depth (m)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3+ Bedroom</td><td>12</td><td>2.4</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Achieved.</td><td>Yes</td></tr>
<tr><td>For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m</td><td>Apartments on ground level facing the courtyard meet this criteria. The 2B apartment fronting Gardere Street and the 1B apartments fronting Willarong Road, are elevated above ground and a balcony condition is applied.</td><td>Yes</td></tr>
<tr><td>Objective 4E-2: Primary private open space & balconies are appropriately located to enhance livability for residents</td><td>-</td><td>Private open space and balconies are located directly adjacent living areas for maximum amenity. Perforated aluminium balustrade designs balance privacy and ventilation.</td><td>Yes</td></tr>
</table>

<table>
<tr><th>Design Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building</td><td>-</td><td>Perforated V-shaped profiled aluminium balustrades are consistent with the architectural language of the building. By locating cantilever balconies at the building corners, a serrated profile is created, and a slight splay creates additional shadow play. Balconies slightly project and wrap along the front of the glazed room openings, providing additional shadow to the facade and creating a richer elevation. Balustrades to the southern apartments are palisades to maximise light penetration and animate the long southern facade. Air conditioning units are located on the roof, and clotheslines provided on balconies are recessed.</td><td>Yes</td></tr>
<tr><td>Objective 4E-4: Private open space & balcony design maximises safety</td><td>-</td><td>Balconies are designed free of climbable hazards</td><td>Yes</td></tr>
<tr><td colspan="4">4F Common Circulation and Spaces</td></tr>
<tr><td rowspan="2">Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments</td><td>The maximum number of apartments off a circulation core on a single level is eight</td><td>The Social Housing core has a maximum of 8 apartments per floor. The typical Affordable Housing level contains 4 apartments per core, whilst level 4 and 7 has a maximum of 8 apartments per floor.</td><td>Yes</td></tr>
<tr><td>For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40</td><td>More than one lift is provided, with lift modeling demonstrating a good level of service.</td><td>No</td></tr>
<tr><td>Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents</td><td>-</td><td>The centrally located lift lobby for the social housing tenure sits within an open-air breezeway, allowing for natural ventilation at the junction of the two halves. Seating is provided to encourage informal social interaction among residents.
At ground level, a shared undercover social space connects the social and affordable lobbies, as well as connecting the communal open space with the lobbies and the bicycle parking.</td><td>Yes</td></tr>
<tr><td colspan="4">4G Storage</td></tr>
<tr><td>Objective 4G-1: Adequate, well designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Apartment Type</th><th>Storage Size Volume (m3)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3+ Bedroom</td><td>10</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>Compliant storage is provided to all units.
Refer drawing DA.13 for a storage schedule within apartments, and DA03 for storage locations outside of the apartments location within B01, L00, L01, L04, L07.</td><td>Yes</td></tr>
<tr><td>Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments</td><td>-</td><td>Where provided outside the apartments, additional storage is conveniently located. Refer to DA03 for storage locations outside of the apartments location within B01, L00, L01, L04, L07.</td><td>Yes</td></tr>
<tr><td colspan="4">4H Acoustic Privacy</td></tr>
<tr><td>Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout</td><td>-</td><td>Apartments do not have balconies that face each other. The building turns its back from the railway corridor, reducing the acoustic impact of the railway corridor to the communal open space.</td><td>Yes</td></tr>
</table>

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments	-	Rational planning ensures apartments are stacked to minimise the incidence of noise transfer from balconies over habitable spaces. Careful selection of materials further ensures acoustic privacy.	Yes
4J Noise and Pollution			
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout	-	The acoustic consultant has undertaken logging of data and confirmed that the bedroom windows facing the rail corridor will meet the relevant acoustic criteria with the windows open, and no acoustic mitigation measures are necessary.	Yes
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission	-	All internal walls, floors and ceilings will meet the noise insulation requirements of the BCA.	Yes
4K Apartment Mix			
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future	-	A broad range and mix of apartments are proposed and include 1-bed, 2-beds and 3-beds. The development provides social and affordable housing, meeting a key social need.	Yes
Objective 4K-2: The apartment mix is distributed to suitable locations within the building	-	A mix of 2-bed and 3-bed apartments are located on ground level facing the communal courtyard, making them ideal for families. Tower apartments offer a balanced mix of 1-, 2-, and 3-bedroom units spread throughout the floorplate.	Yes
4L Ground Floor Apartments			
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	-	There are no apartments directly fronting the street at grade (those facing Willarong Road and Gardere Street are elevated). Nevertheless there is a large communal courtyard fronting 2 street frontages, enhancing social interaction and street activity. To maximise privacy and security for the social and affordable housing tenants, direct access from the communal courtyard to the ground floor units is not provided.	Yes
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents	-	Crime Prevention Through Environmental Design (CPTED) was considered and implemented throughout the ground plane. This includes passive surveillance through dual-aspect lobbies, active communal spaces, and residential entries that open directly onto public streets. The community room and courtyard are visually connected to surrounding streets and footpaths, ensuring natural observation and enhancing safety across the site. Apartments include habitable room windows on all frontages, ensuring upper-level apartments provide passive surveillance of the local area. Controlled access to residential lobbies and secure boundaries along the rail corridor reinforce safety while maintaining permeability for residents. The site layout supports ongoing maintenance and active use, with waste and servicing discreetly located and separated from active pedestrian areas.	Yes
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area	-	Materiality is drawn directly from Country, with the existing Angophora Costata inspiring the palette and textures. The layered bark, warm hues, and resilient structure inform both the tonal composition of façade elements and the subtle patterning of cladding materials.	Yes

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4M-2: Building functions are expressed by the facade	-	Lobby entrances are well articulated through a widened splayed entrance, using the similar geometry adopted by the residential balconies, whilst also having a higher floor-floor height and a colour palette distinguishable yet complementary to the main residential apartments above.	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street	-	The parapet is expressed as a consistent repeated spandrel with roof plant and lift overrun screened, set back and visually recessive.	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised	-	The large private communal open space on ground level is a more appropriate location for gathering than roof space. The roof space has condensers to avoid them being located on balconies, and solar PVs are maximised.	No
Objective 4N-3: Roof design incorporates sustainability features	-	The roof provides space for solar panels as well as communal electric hot water.	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable	-	The existing native trees have been retained and complemented with the proposed planting species. Endemic species are preferenced in all new planting.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity	-	Landscape design responds to the change in levels at the interface with the street, using tiered beds, berms and stepped zones. A palisade fence weaves playfully along the site boundary within the deep planting, to create territorial reinforcement. Existing significant trees are retained and reinforced with new tree planting along Willarong Road and Gardere Street.	Yes
4P Planting on Structures			
Objective 4P-1: Appropriate soil profiles are provided	-	ADG recommended soil profiles are met. Large existing and proposed trees are located where there is deep soil, whilst other areas with proposed trees have soil depths of circa 1m. Appropriate soil depths are provided for the areas within the communal courtyard including the produce court and communal lawn. Refer to Section 5 in the Design Report for a plan showing soil planting depths.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance	-	Endemic species selection, appropriate planting size and optimising location based on need for sun or shade, as well as ensuring adequate soil depth, will ensure a low-maintenance and thriving landscape setting.	Yes
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces	-	Planting on structures is provided in addition to the required deep soil zone, and will contribute to the quality & amenity of spaces.	Yes

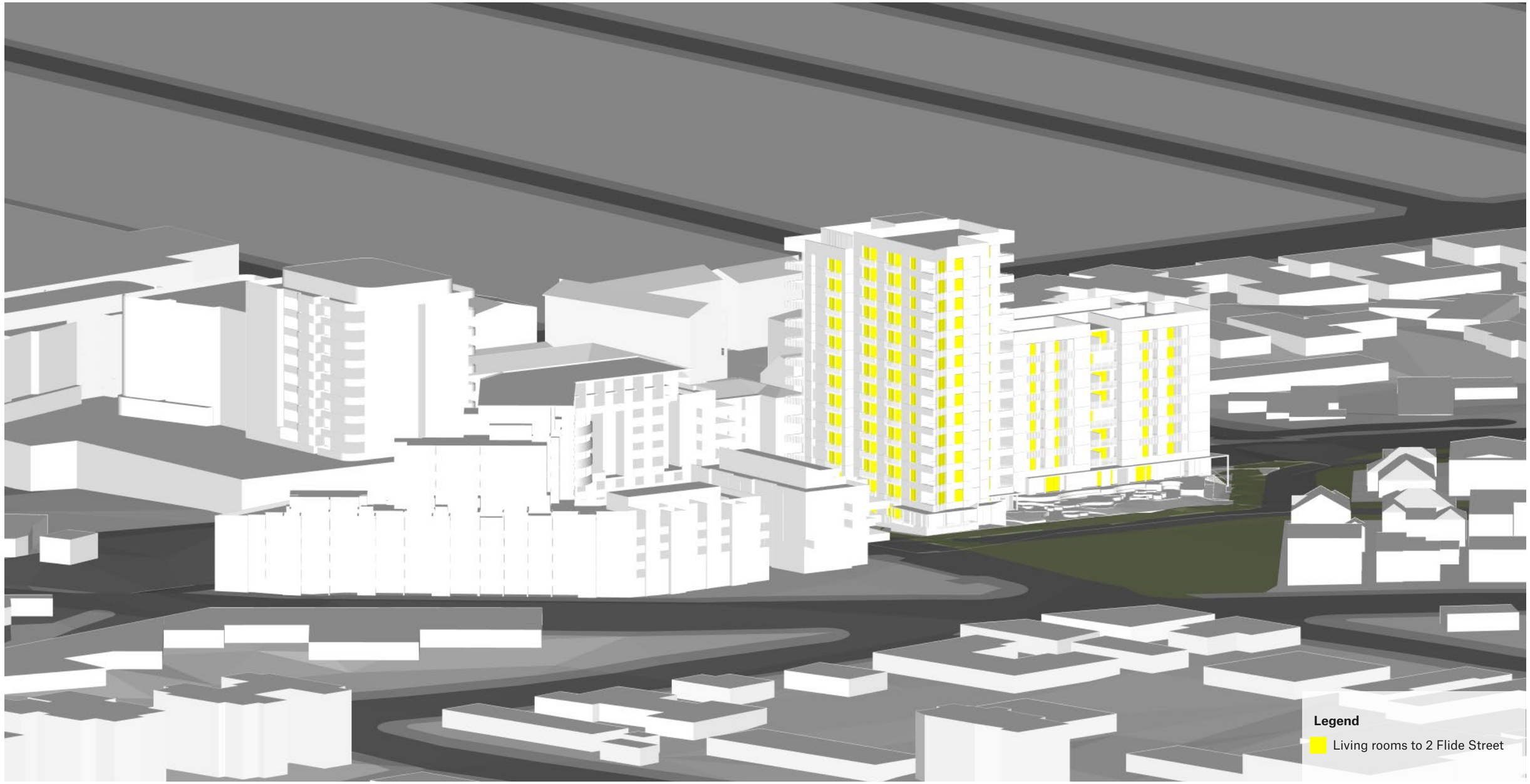
Design Objective	Design Criteria	Bates Smart Commentary	Compliance
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	-	The design seeks to be consistent with the following standards: — 100% of Affordable dwellings are designed to be consistent with ABCB Livable Housing Standard — 100% of Social dwellings are designed to be consistent with ABCB Livable Housing Voluntary Standard (equivalent to gold LHDG) — A further 12% of Social dwellings are designed to be consistent with both ABCB Livable Housing Voluntary Standard and with Schedule 4 of SEPP(Housing).	Yes
Objective 4Q-2: A variety of apartments with adaptable designs are provided	-	Livable Housing Voluntary Standard and HSEPP Schedule 4 apartments have been provided instead of adaptable apartments, as they are better suited to the intended tenants on the priority waiting list.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs	-	Apartment layouts are designed for flexibility to accommodate a range of lifestyle needs. Bedrooms in family-oriented apartments are sized to allow for two single beds, supporting changing household arrangements. Kitchens feature benches placed against walls rather than islands, providing more adaptable and open living and dining areas that can be arranged to suit different uses over time. Apartments that are compliant with Livable Housing Standards allow for ageing in place and provide more flexibility for residents with mobility needs.	Yes
4R Adaptive Reuse			
Objective 4R-1: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable - all buildings are new.	N/A
Objective 4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable - all buildings are new.	N/A
4S Mixed Use			
Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Not applicable - Proposal is not Mixed Use	N/A
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Not applicable - Proposal is not Mixed Use	N/A
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.	-	Not applicable - Proposal is not Mixed Use	N/A
Objective 4T-2: Signage responds to context & desired streetscape character.	-	Not applicable - Proposal is not Mixed Use	N/A

Design Objective	Design Criteria	Bates Smart Commentary	Compliance
4U Energy Efficiency			
Objective 4U-1: Development incorporates passive environmental design.	-	Passive façade design includes: — Our typical façade offers a window to wall ratio of approx 40% — A combination of fixed horizontal external shading, deep reveals and balcony spaces to minimise summer solar gain. — Narrower slot windows with larger spandrel zones to exposed west facing facades — Glass is shaded effectively to prevent reflected heat glare into the street.	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.	-	As above.	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.	-	All rooms will have operable windows. The lobby to the social housing block will be naturally ventilated.	Yes
4V Water Management and Conservation			
Objective 4V-1: Potable water use is minimised.	-	Water conservation measures are provided in accordance with BASIX requirements.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	-	Stormwater detention is provided in accordance with the Sutherland Shire Council DCP, with on site detention provided within the basement footprint and connected to existing pits on Gardere Street. Refer to Level 00 and 01 in Appendix G Architectural Drawings	Yes
Objective 4V-3: Flood management systems are integrated into site.	-	The site is not subject to flooding.	N/A
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.	-	Waste storage rooms for both social and affordable housing are located along the southern boundary fronting the rail line, minimising the impacts to the main pedestrian streetscape along the north.	Yes
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.	-	The ground level waste room has been carefully designed with Sutherland Shire Council operations team to provide safe and convenient waste service via a wheel-in wheel-out service collection, occuring twice weekly. Waste chutes for general waste and recycling service each level of all cores, and bulky household waste space is provided at ground level. Refer to the Waste Report for additional detail.	Yes
4X Building Maintenance			
Objective 4X-1: Building design detail provides protection from weathering.	-	Roof and balcony overhangs protect walls below, slimline awnings over north-facing windows protect openings.	Yes
Objective 4X-2: Systems & access enable ease of maintenance.	-	Smaller balcony extension adjacent to main balconies allow easy access for window maintenance. Operable sliding doors to inboard balconies cleanable from the inside. Safety line access from the roofs will provide maintenance access to all areas. Facade screening will be designed to allow access for cleaning.	Yes
Objective 4X-3: Material selection reduces ongoing maintenance costs.	-:	Durable materials with an integral finish such as precast concrete and recycled brick have been used to reduce maintenance and avoid painted finishes subject to failure over time.	Yes

Appendix B

Solar Access & Shadow Analysis

Solar Access
Views from the Sun
21 June
8am



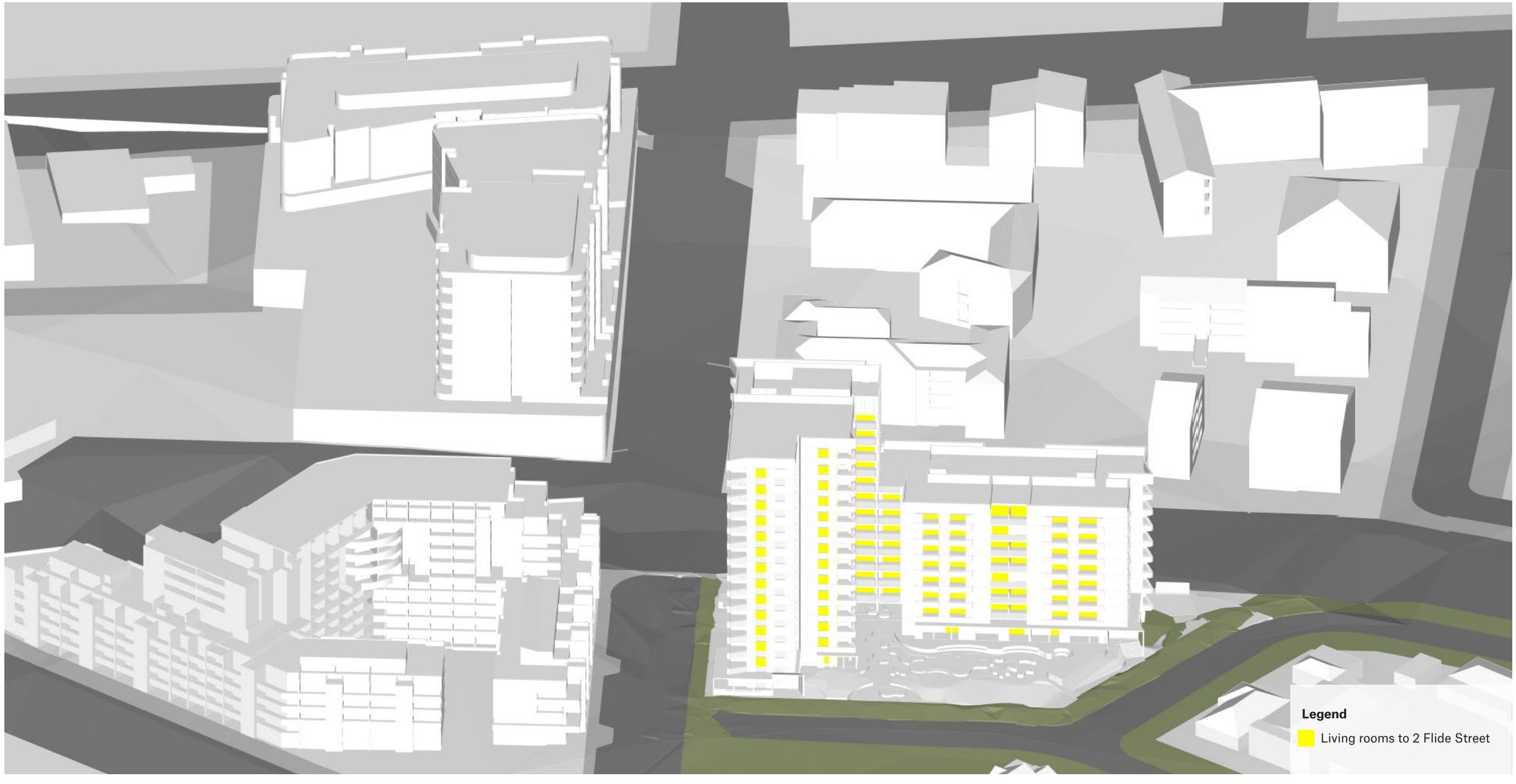
Solar Access
Views from the Sun
21 June
9am



Solar Access
Views from the Sun
21 June
10am



Solar Access
Views from the Sun
21 June
11am



Solar Access
Views from the Sun
21 June
12pm



Solar Access
Views from the Sun
21 June
1pm



Solar Access
Views from the Sun
21 June
2pm



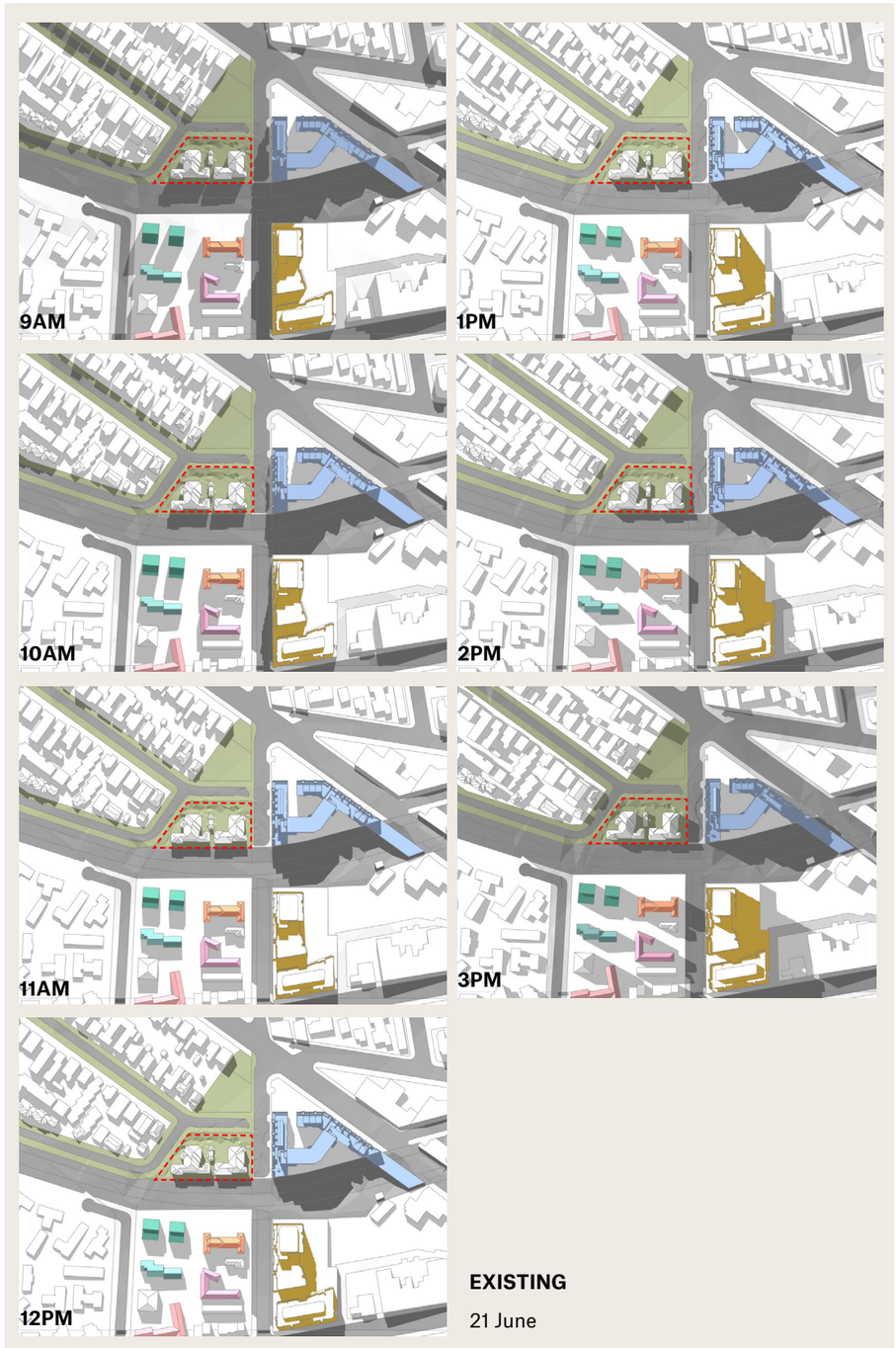
Solar Access
Views from the Sun
21 June
3pm



Overshadowing impact

In the absence of detailed guidelines for assessing overshadowing in the DCP, the City of Sydney's methodology for 'Minimising Overshadowing of Neighbouring Apartments' has been adopted, ensuring a robust and transparent approach to solar access evaluation. The results confirm that the proposal complies with the relevant solar access provisions, maintaining adequate sunlight to neighbouring apartments and dwellings during the critical mid-winter period. The design has been carefully modelled to mitigate overshadowing through appropriate building setbacks, articulation, and massing strategies, supporting a context-sensitive response to the surrounding built environment.





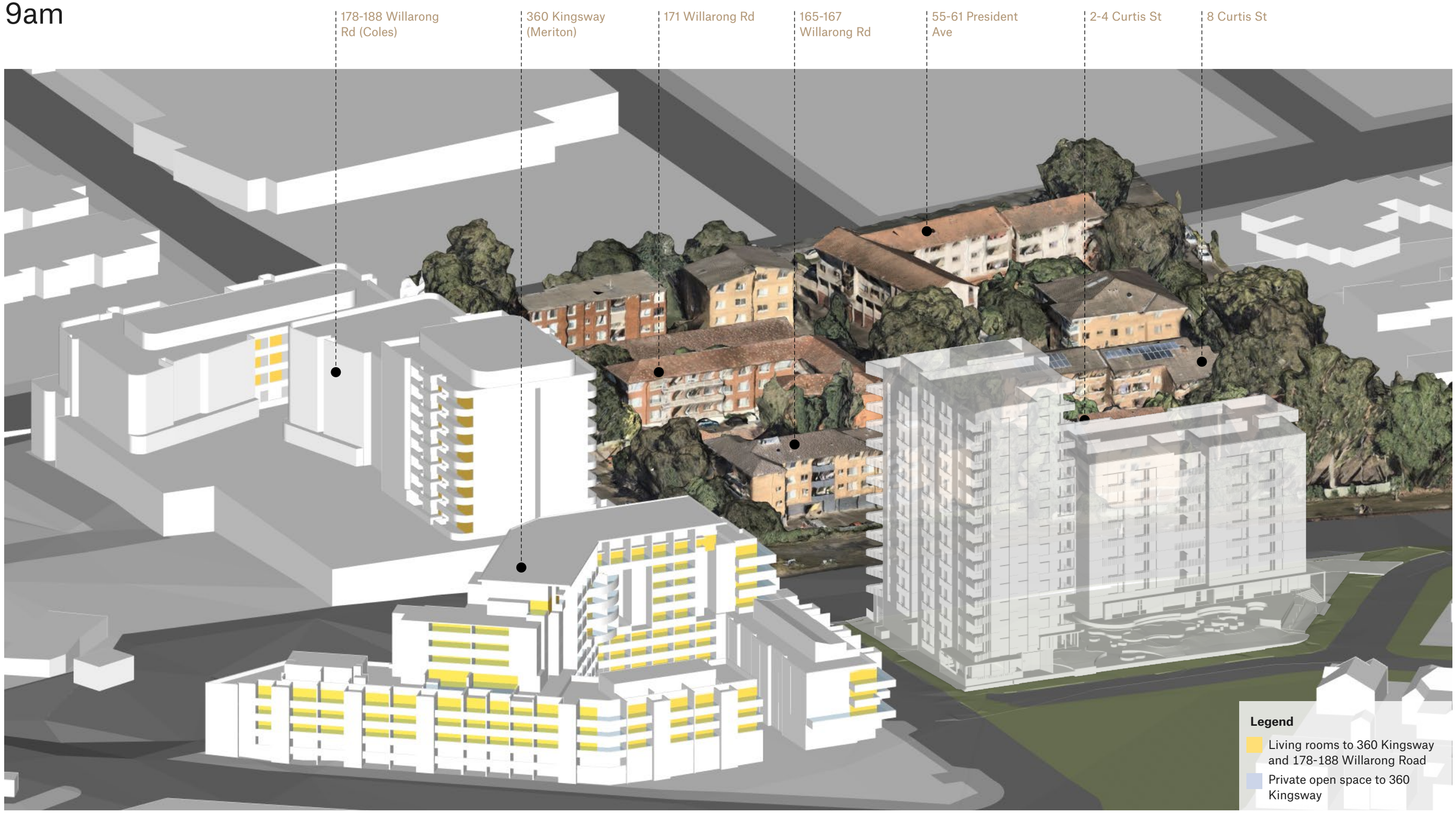
Legend

- 360 Kingsway (Meriton)
- 2-4 Curtis Street
- 8 Curtis Street
- 55-61 President Avenue
- 165-167 Willarong Road
- 171 Willarong Road
- 178-188 Willarong Road (Coles)
- Site

Overshadowing Impact Views from the Sun

21 June

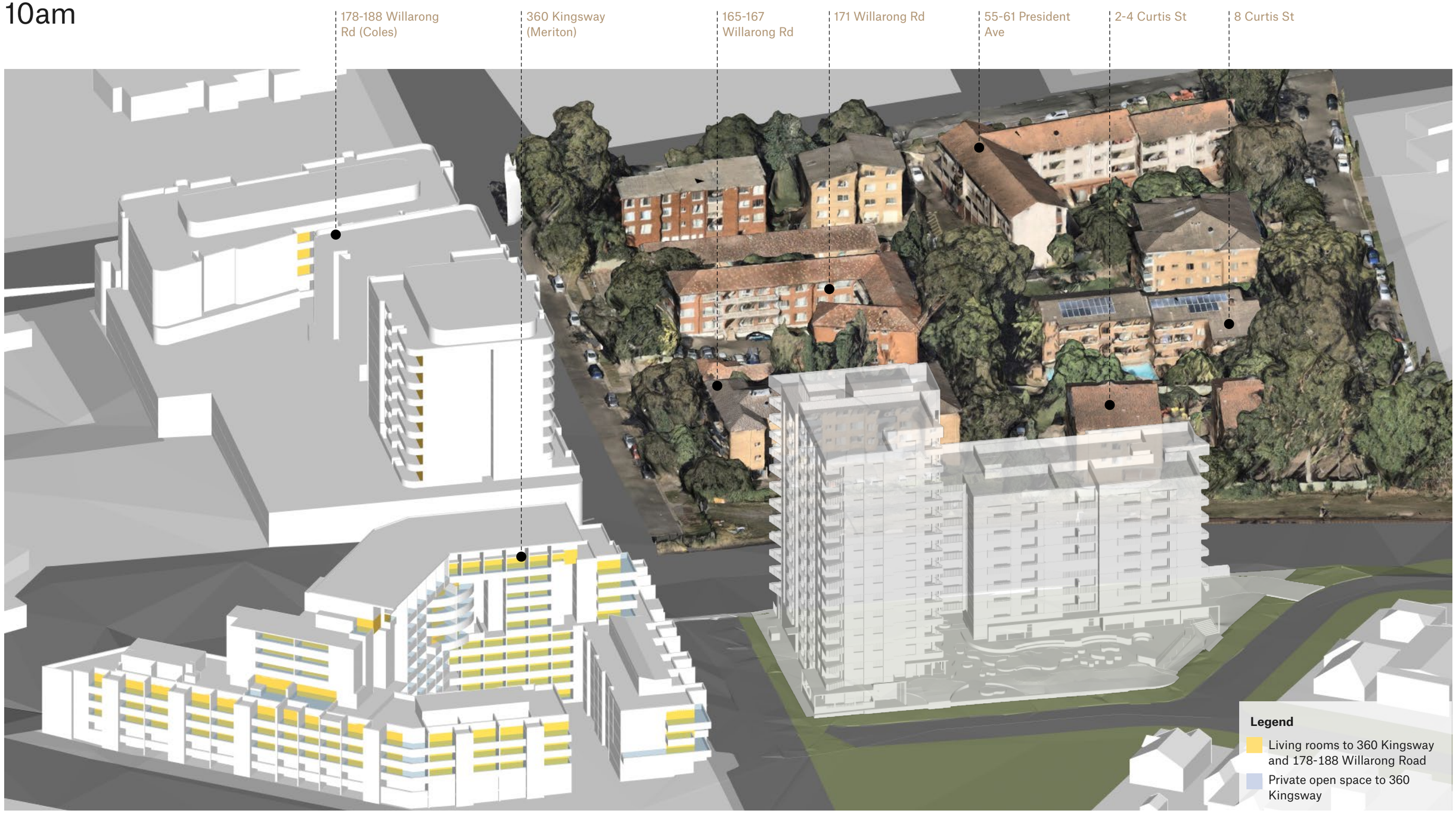
9am



Overshadowing Impact Views from the Sun

21 June

10am



Overshadowing Impact Views from the Sun

21 June

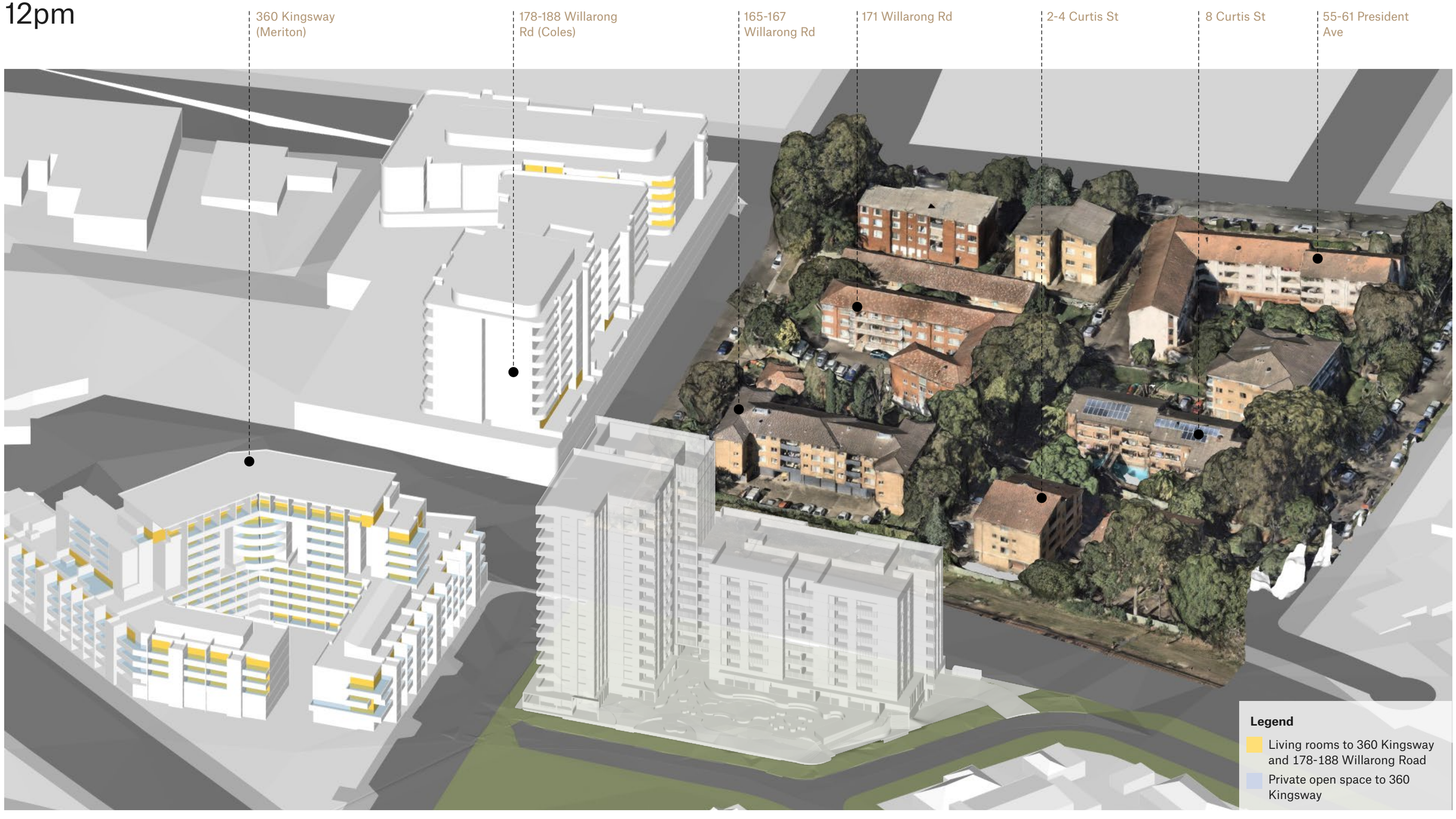
11am



Overshadowing Impact Views from the Sun

21 June

12pm



Overshadowing Impact Views from the Sun

21 June

1pm



Overshadowing Impact Views from the Sun

21 June

2pm



Overshadowing Impact Views from the Sun

21 June

3pm



Solar Access
8 Curtis St

With the proposed development on 2 Flide Street, 8 Curtis Street will continue to receive more than 2 hours of solar access to affected living spaces. Whilst the proposal results in an overshadowing impact between 9am to 9:15am, the affected living spaces continue to receive solar access between 9:15am and 3pm in mid winter



SOLAR ACCESS 09:15



SOLAR ACCESS 15:00



OVERSHADOWING IMPACT 09:00



OVERSHADOWING IMPACT 09:15

Solar Access
165-167 Willarong West Wing

With the proposed development on 2 Flide Street, the western wing of 165-167 Willarong Road will continue to receive more than 2 hours of solar access to affected living spaces. Whilst the proposal results in an overshadowing impact between 9am to 10:30am, the affected living spaces continue to receive solar access between 10:30am and 2pm in mid winter



SOLAR ACCESS 10:30



SOLAR ACCESS 14:00



OVERSHADOWING IMPACT 09:00



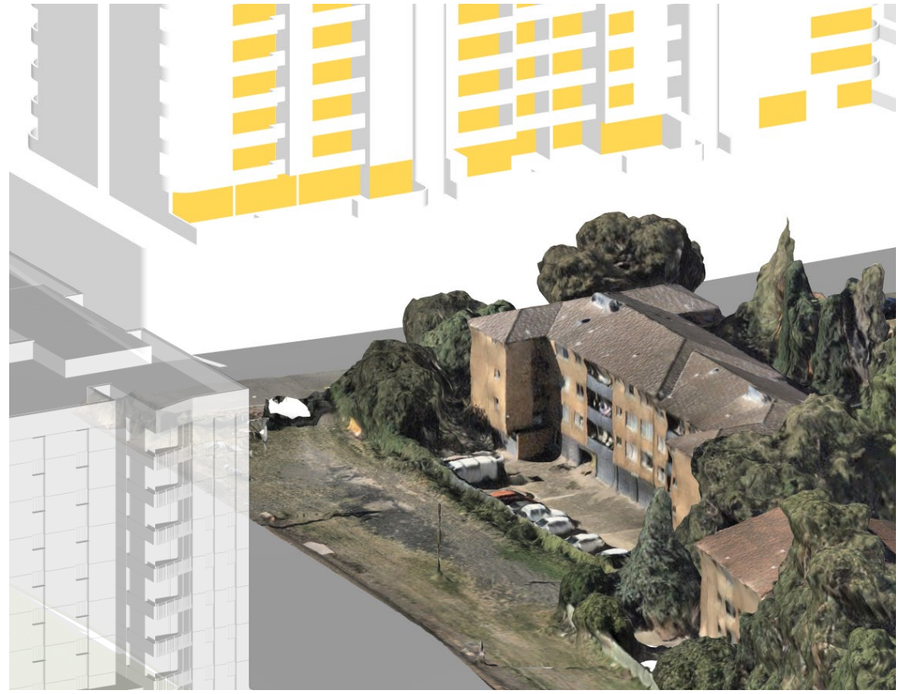
OVERSHADOWING IMPACT 10:30

Solar Access
165-167 Willarong East Wing

With the proposed development on 2 Flide Street, the eastern wing of 165-167 Willarong Road will continue to receive more than 2 hours of solar access to affected living spaces. Whilst the proposal results in an overshadowing impact between 9:20am to 11:20am, the affected living spaces continue to receive solar access between 11:20am and 3pm in mid winter



SOLAR ACCESS 11:20



SOLAR ACCESS 15:00



OVERSHADOWING IMPACT 09:20



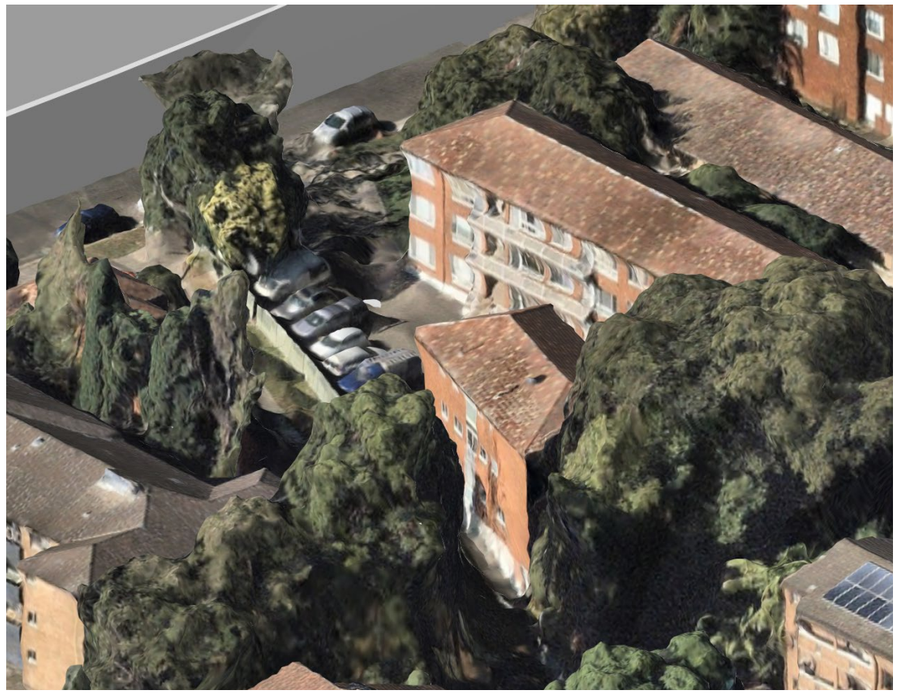
OVERSHADOWING IMPACT 11:20

Solar Access
171 Willarong Rd

With the proposed development on 2 Flide Street, the eastern wing of 171 Willarong Road will continue to receive more than 2 hours of solar access to affected living spaces. Whilst the proposal results in an overshadowing impact between 9:20am to 10:30am, the affected living spaces continue to receive solar access between 9:00am to 9:20am and 10:30am to 2:00pm in mid winter



SOLAR ACCESS 09:00



SOLAR ACCESS 14:00



OVERSHADOWING IMPACT 09:20



OVERSHADOWING IMPACT 10:30

Solar Access
178-188 Willarong Rd Coles Development

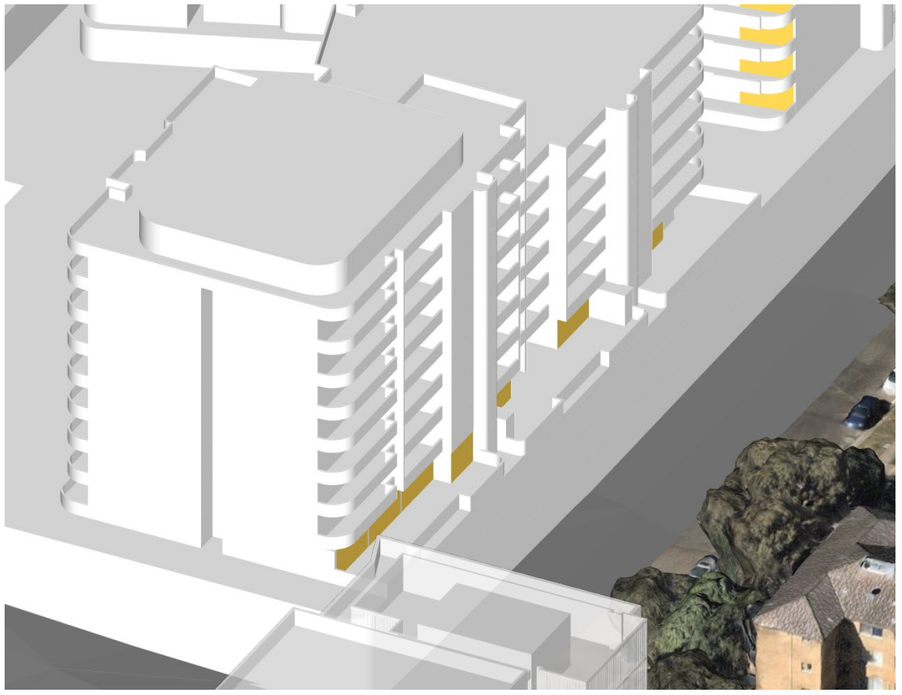
With the proposed development on 2 Flide Street, 178-188 Willarong Road will continue to receive more than 2 hours of solar access to affected living spaces. Whilst the proposal results in an overshadowing impact between 12:30pm and 1:55pm, the affected living spaces continue to receive solar access between 11am to 12:30pm and 1:55-3pm in mid winter.



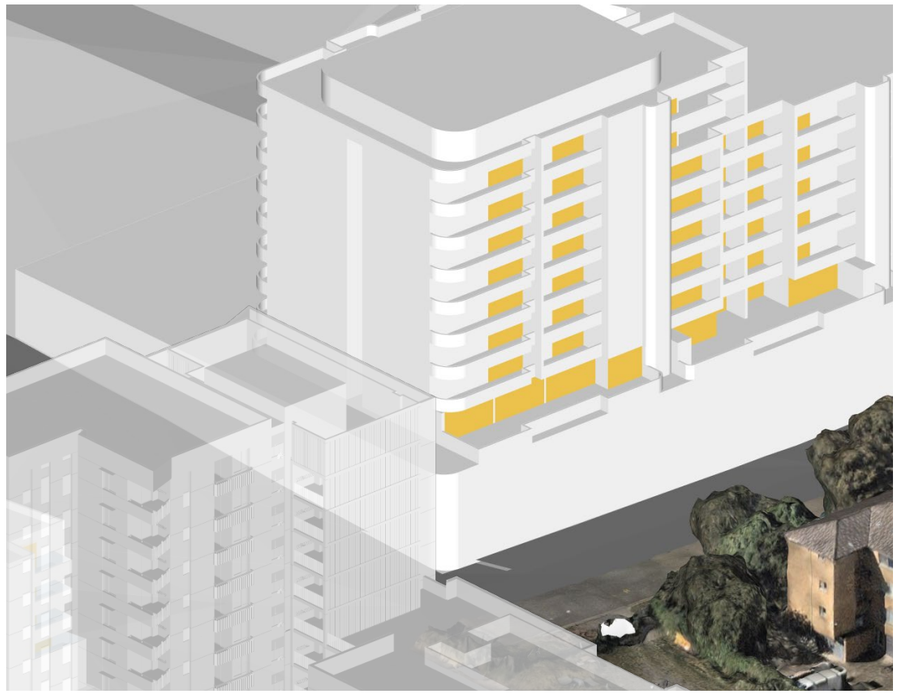
SOLAR ACCESS 11:00



SOLAR ACCESS 15:00



OVERSHADOWING IMPACT 12:30



OVERSHADOWING IMPACT 13:55

Legend

- Living rooms to 360 Kingsway and 178-188 Willarong Road
- Private open space to 360 Kingsway

Solar Access
4 Curtis St

The proposed development on 2 Flide Street will have no impact to the living spaces to 4 Curtis Street in mid winter.

The living spaces to 2-4 Curtis Street are east-west facing, with inboard living rooms. Consequently, the living spaces to the apartments currently do not receive any solar access in mid winter.



SOLAR ACCESS & OVERSHADOWING IMPACT 09:00



SOLAR ACCESS & OVERSHADOWING IMPACT 09:03

Solar Access
360 Kingsway

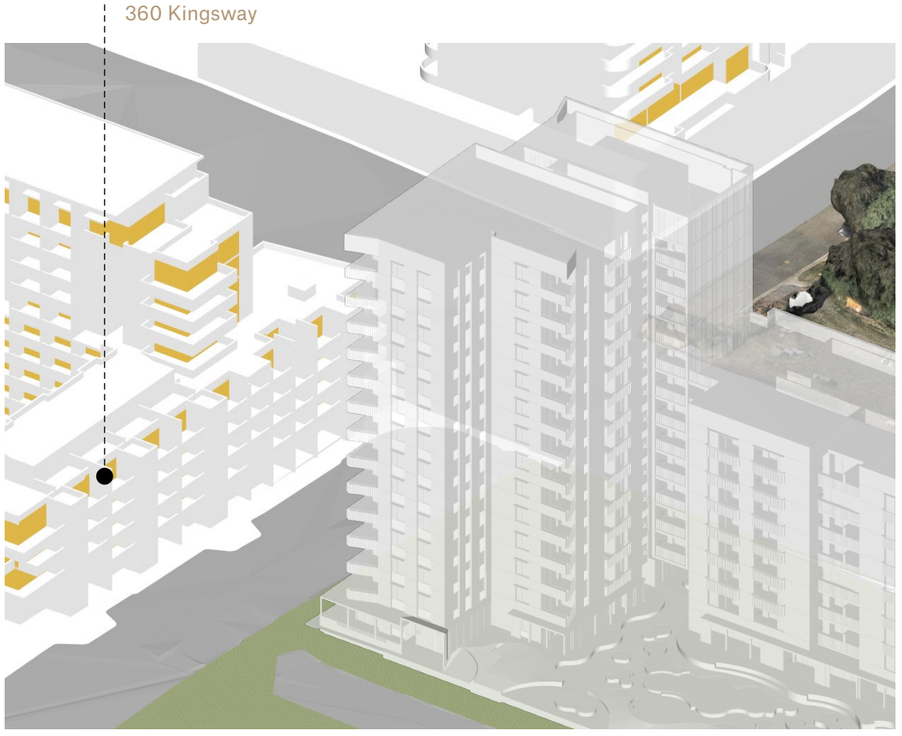
360 Kingsway consists of 178 apartments. The proposed development on 2 Flide Street has an overshadowing impact to 4 of the apartments along the podium fronting Willarong Road that previously received more than 2 hours of solar access in mid-winter.

Two of those apartments will continue to receive a minimum of 2 hours of solar access in mid winter between 12pm and 2pm.

The other 2 apartments, which previously received solar access between 12-3pm, will be reduced to 1 hour of solar access from 12-1pm. Consequently a total of 2 of the 178 apartments at 360 Kingsway will have a reduction of solar access to less than 2 hours.

A detailed solar access tally has also been undertaken at hourly intervals comparing the existing condition versus the impact of the proposed development on 2 Flide Street, which can be found in the latter part of the Solar Access Assessment.

In summary, 360 Kingsway currently has 73% of its apartments receiving more than 2 hours of solar access in mid winter. With the proposed development, this number will reduce to 71.9%, which is more than the minimum of 70% applied within the ADG.



SUN ACCESS & OVERSHADOWING IMPACT 13:05



SUN ACCESS & OVERSHADOWING IMPACT 15:00

Legend

- Living rooms to 360 Kingsway and 178-188 Willarong Road
- Private open space to 360 Kingsway

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
1	13	159	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
2	13	158	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
3	13	157	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
4	13	156	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
5	13	155	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
6	13	154	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
7	13	165	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
8	13	164	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
9	13	163	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
10	13	162	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
11	13	161	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
12	13	160	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
13	12	149	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
14	12	148	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
15	12	147	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
16	12	146	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
17	12	145	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
18	12	153	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
19	12	152	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
20	12	151	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
21	12	150	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
22	11	140	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
23	11	139	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
24	11	138	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
25	11	137	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
1	13	159	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
2	13	158	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
3	13	157	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
4	13	156	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
5	13	155	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
6	13	154	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
7	13	165	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
8	13	164	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
9	13	163	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
10	13	162	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
11	13	161	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
12	13	160	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
13	12	149	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
14	12	148	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
15	12	147	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
16	12	146	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
17	12	145	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
18	12	153	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
19	12	152	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
20	12	151	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
21	12	150	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
22	11	140	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
23	11	139	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
24	11	138	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
25	11	137	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
26	11	136	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
27	11	144	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
28	11	143	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
29	11	142	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
30	11	141	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
31	10	131	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
32	10	130	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
33	10	129	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
34	10	128	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
35	10	127	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
36	10	135	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
37	10	134	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
38	10	133	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
39	10	132	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
40	9	122	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
41	9	121	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
42	9	120	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
43	9	119	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
44	9	118	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
45	9	126	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
46	9	125	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
47	9	124	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
48	9	123	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
49	8	50	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
50	8	51	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
26	11	136	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
27	11	144	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
28	11	143	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
29	11	142	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
30	11	141	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
31	10	131	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
32	10	130	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
33	10	129	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
34	10	128	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
35	10	127	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
36	10	135	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
37	10	134	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
38	10	133	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
39	10	132	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
40	9	122	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
41	9	121	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
42	9	120	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
43	9	119	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
44	9	118	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
45	9	126	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
46	9	125	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
47	9	124	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
48	9	123	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
49	8	50	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
50	8	51	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
51	8	44	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
52	8	45	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
53	8	38	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
54	8	39	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
55	8	108	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
56	8	107	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
57	8	106	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
58	8	32	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
59	8	33	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
60	8	26	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
61	8	27	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
62	8	20	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
63	8	21	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
64	8	105	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
65	8	104	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
66	8	103	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
67	8	102	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
68	8	101	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
69	8	100	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
70	8	117	LIVING	Y	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
71	8	116	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
72	8	115	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
73	8	114	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
74	8	113	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
75	8	112	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
51	8	44	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
52	8	45	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
53	8	38	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
54	8	39	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
55	8	108	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
56	8	107	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
57	8	106	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
58	8	32	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
59	8	33	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
60	8	26	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
61	8	27	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
62	8	20	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
63	8	21	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
64	8	105	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
65	8	104	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
66	8	103	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
67	8	102	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
68	8	101	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
69	8	100	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
70	8	117	LIVING	Y	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
71	8	116	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
72	8	115	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
73	8	114	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
74	8	113	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
75	8	112	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
76	8	196	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
77	8	197	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
78	8	188	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
79	8	189	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
80	8	180	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
81	8	181	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
82	8	111	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
83	8	110	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
84	8	109	LIVING	N	0	N	0	N	0	Y	1	Y	0	N	0	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	
85	8	172	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
86	8	173	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
87	7	48	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
88	7	49	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
89	7	42	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
90	7	43	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
91	7	36	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
92	7	37	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
93	7	90	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
94	7	89	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
95	7	88	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
96	7	30	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
97	7	31	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
98	7	24	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
99	7	25	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
100	7	18	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
76	8	196	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
77	8	197	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
78	8	188	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
79	8	189	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
80	8	180	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
81	8	181	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
82	**8**	111	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
83	**8**	110	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2	Y		NO	
84	**8**	109	LIVING	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
85	**8**	172	LIVING	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
86	**8**	173	LIVING	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
87	7	48	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
88	7	49	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
89	7	42	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
90	7	43	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
91	7	36	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
92	7	37	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
93	7	90	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	3			NO	
94	7	89	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	3	Y		NO	
95	7	88	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	3	Y		NO	
96	7	30	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
97	7	31	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	3	Y		NO	
98	7	24	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
99	7	25	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
100	7	18	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
101	7	19	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
102	7	87	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
103	7	86	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
104	7	85	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
105	7	84	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
106	7	83	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
107	7	82	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
108	7	99	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
109	7	98	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
110	7	97	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
111	7	96	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
112	7	95	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
113	7	94	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
114	7	194	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
115	7	195	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
116	7	186	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
117	7	187	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
118	7	178	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
119	7	179	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
120	7	93	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
121	7	92	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
122	7	91	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
123	7	170	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
124	7	171	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
125	6	46	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
101	7	19	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
102	7	87	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
103	7	86	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
104	7	85	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
105	7	84	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
106	7	83	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
107	7	82	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4			NO	
108	7	99	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
109	7	98	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
110	7	97	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
111	7	96	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	5			NO	
112	7	95	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
113	7	94	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	0	N	3	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
114	7	194	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
115	7	195	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
116	7	186	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
117	7	187	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
118	7	178	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
119	7	179	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
120	**7**	**93**	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
121	**7**	**92**	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
122	**7**	**91**	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	0	N	0	N	0		confirm!	NO	
123	**7**	**170**	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
124	**7**	**171**	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	0	N	0	N	0		confirm!	NO	
125	6	46	LIVING	Y	1	Y	0	N	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
126	6	47	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
127	6	40	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
128	6	41	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
129	6	34	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
130	6	35	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
131	6	73	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
132	6	72	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
133	6	71	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
134	6	28	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
135	6	29	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
136	6	22	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
137	6	23	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
138	6	16	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
139	6	17	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
140	6	70	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
141	6	69	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
142	6	68	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
143	6	67	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	4			NO	
144	6	66	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
145	6	81	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
146	6	80	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
147	6	79	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
148	6	78	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
149	6	77	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
150	6	192	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
126	6	47	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
127	6	40	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
128	6	41	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
129	6	34	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
130	6	35	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4			NO	
131	6	73	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
132	6	72	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
133	6	71	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
134	6	28	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
135	6	29	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
136	6	22	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
137	6	23	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
138	6	16	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
139	6	17	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	
140	6	70	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
141	6	69	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
142	6	68	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
143	6	67	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	4			NO	
144	6	66	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5			NO	
145	6	81	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
146	6	80	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
147	6	79	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
148	6	78	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
149	6	77	LIVING	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3			NO	
150	6	192	LIVING	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6	Y		NO	
			P.O.S	Y	1	Y	1	Y	1	Y	1	Y	1	Y	1	Y	6			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
151	6	193	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
152	6	184	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
153	6	185	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
154	6	176	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
155	6	177	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
156	6	76	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
157	6	75	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
158	6	74	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
159	6	168	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
160	6	169	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
161	5	58	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
162	5	57	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
163	5	56	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	
164	5	55	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2			NO	
165	5	54	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2			NO	
166	5	65	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
167	5	64	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
168	5	63	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
169	5	62	LIVING	N	0	Y	1	Y	1	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	0	N	0	N	0	N	2			NO	
170	5	61	LIVING	N	0	Y	1	Y	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	N	0	Y	1	Y	0	N	0	N	0	N	0	N	1			NO	
171	5	182	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
172	5	183	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
173	5	174	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
174	5	175	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
175	5	60	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
151	6	193	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
152	6	184	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
153	6	185	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
154	6	176	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
155	6	177	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
156	6	76	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
157	6	75	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
158	6	74	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	0	N	0	N	0		confirm!	NO	
159	6	168	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	N	0	N	1			NO	
160	6	169	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
			P.O.S	N	0	N	0	N	0	N	0	Y	0	N	0	N	0		confirm!	NO	
161	5	58	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
162	5	57	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	YES	
163	5	56	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0		confirm!	YES	
164	5	55	LIVING	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2			NO	
165	5	54	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2	Y		NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	0	N	2			NO	
166	5	65	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	0	N	4			NO	
167	5	64	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
168	5	63	LIVING	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	1	Y	0	N	0	N	3			NO	
169	5	62	LIVING	N	0	Y	1	Y	1	N	0	N	0	N	0	N	2	Y		NO	
			P.O.S	N	0	Y	1	Y	1	Y	0	N	0	N	0	N	2			NO	
170	5	61	LIVING	N	0	Y	1	Y	0	N	0	N	0	N	0	N	1			NO	
			P.O.S	N	0	Y	1	Y	0	N	0	N	0	N	0	N	1			NO	
171	5	182	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
172	5	183	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
173	5	174	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
174	5	175	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
175	5	60	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	0	N	1			NO	

Solar Access Tally at Hourly Intervals

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

Infill red cells manually

Subject Site: 2 Flide Street, Caringbah

Adjacent Site: 360 Kingsway, Caringbah

Existing

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
176	5	59	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	1	Y	1	Y	2			NO	
177	5	166	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	
178	5	167	LIVING	N	0	N	0	N	0	N	0	N	0	Y	1	Y	1			NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3			NO	

Total No. of Apts	≥ 2 hours sunlight	No Direct Sun
178	129	7
	72.5%	3.9%

if the number of aparments is greater or less than 50, add/remove rows below 1 or above 50
If rows are added or removed, check that the total number of apartments shown here is correct

Proposed

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		10.00		11.00		12.00		1.00		2.00		3.00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (< 15mins)	NDS to HABITABLE ROOMS OR P.O.S
176	5	59	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	N	0	Y	0	N	0	N	0		confirm!	NO	
177	5	166	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	
178	5	167	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0		confirm!	NO	
			P.O.S	N	0	N	0	N	0	Y	1	Y	0	N	0	N	1			NO	

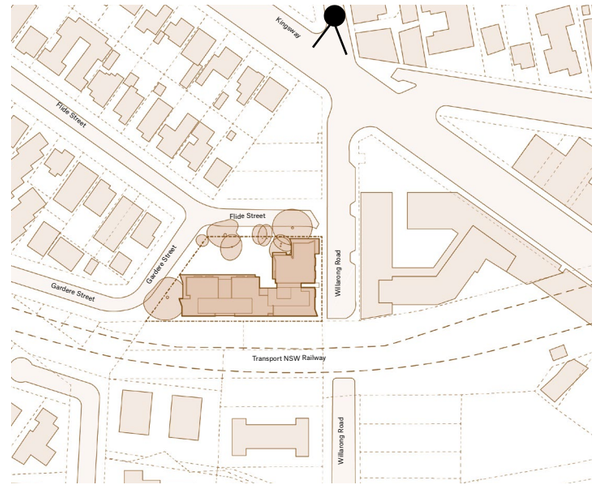
Total No. of Apts	≥ 2 hours sunlight	No Direct Sun
178	127	7
	71.3%	3.9%

if the number of aparments is greater or less than 50, add/remove rows below 1 or above 50
If rows are added or removed, check that the total number of apartments shown here is correct

Appendix C

Visual Analysis

Visual Analysis
Willarong Road looking south



Key Plan

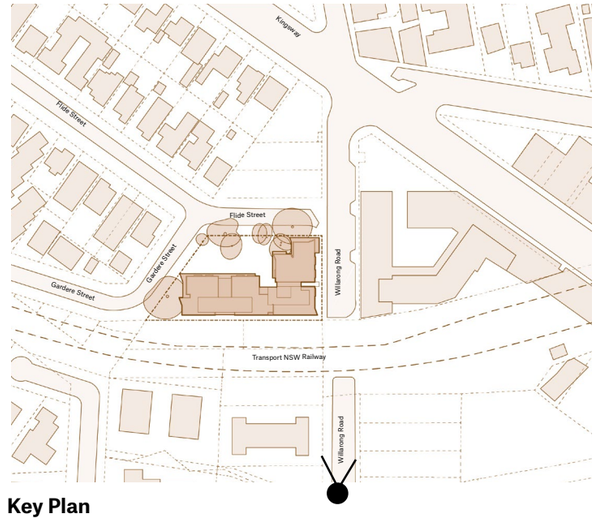


CURRENT CONTEXT WITH PROPOSAL



FUTURE CONTEXT WITH PROPOSAL

Visual Analysis
Willarong Road looking north



Key Plan

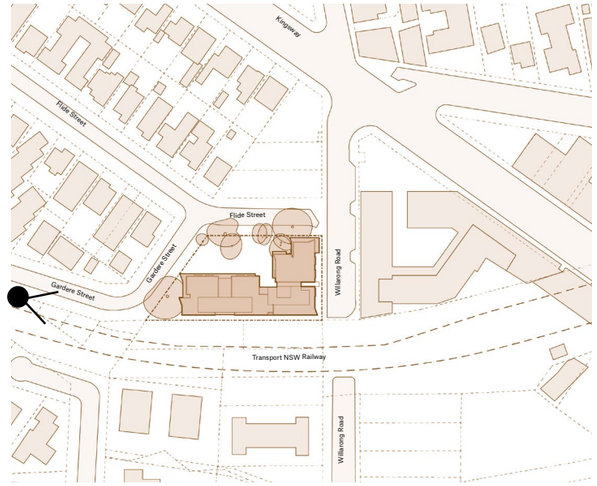


CURRENT CONTEXT WITH PROPOSAL



FUTURE CONTEXT WITH PROPOSAL

Visual Analysis
Gardere Street looking east



Key Plan

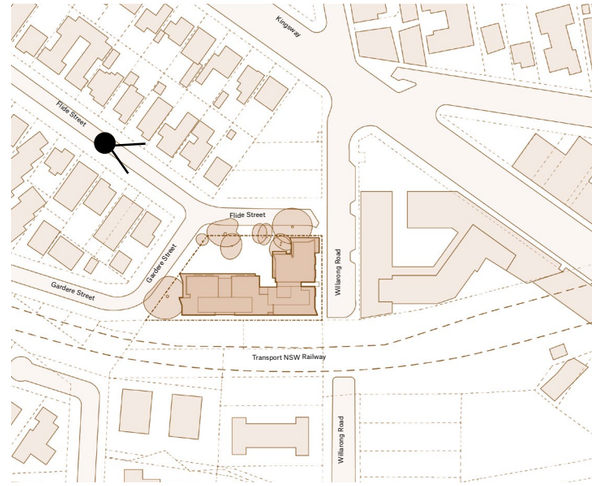


CURRENT CONTEXT WITH PROPOSAL



FUTURE CONTEXT WITH PROPOSAL

Visual Analysis
Flide Street looking southeast



Key Plan



CURRENT CONTEXT WITH PROPOSAL



FUTURE CONTEXT WITH PROPOSAL

Appendix D

SDRP Response Table

SDRP 1
Design Advice

	Comment	Response
	Connecting with Country	
1	Consider that not everything known about Country needs to be included in the project. Be selective and refine the recommendations to ensure they are deliverable and will be enduring and impactful for Country.	Selected recommendations have been developed in the proposed response: 1. Turn back on the rail line 2. Build on the beautiful trees 3. Greenspace is key – co-design with mob
2	Demonstrate how initiatives for Country are manifest in the design, including how the environmental and experiential qualities of the communal open space are informed by Country.	Massing shaped to turn away from the rail line. Landscape developed to deliver CwC recommendations
3	Provide a strategy for how these initiatives will be delivered by Homes and/or CHP.	Implementation strategy outlined in SDRP presentation
4	Continue to refer to the Connecting with Country framework (2023) and case studies available on GANSW website as necessary.	Noted
5	Provide a landscape concept plan to resolve the relationship between communal open space and future park space. Address the following: a. establish a sense of address and clear arrival sequence b. demonstrate connectivity and integration with the park c. ensure the design of the communal open space contributes to the wellbeing of residents, affording them a level of privacy and amenity whilst maintaining a positive relationship with the park d. explore how northern frontage of the communal open space will be delineated and interface with the open space e. include a character study of any secure lines and fencing	The Landscape concept has been developed for SDRP2 lodgement pack & SSDA to address the comments raised.
6	While multiple alternative access points to the site and building are supported, clarify the primary entry to the building as currently many options are possible and support different outcomes. Factor-in that the anticipated primary pedestrian approach will be from the east (the Kingsway and train station). Consider: a. a primary entrance through communal open space and then through a shared central lobby (general location below), or; b. a shared primary entry for all tenants from the northeastern corner of the site integrated with (and separate from) the communal room.	The design has been developed to provide separate street addresses for the two tenures (for use by visitors and deliveries), with a separate informal resident access via the communal open space. — Level access into the social housing building via the northeast corner of the site provides passive surveillance of the community room. A secondary entry is provided along Willarong Road. — Affordable housing is accessed via steps and ramps from Gardere Street. — The Communal open space has a gated accessible entry to Flide Street allowing resident access for pedestrians and bikes. A secondary gated entry is provided along Gardere Street for the both convenience, and the servicing of the courtyard when service vehicles are parked along Gardere Street

	Comment	Response
7	Develop the preferred approach to include the following qualities as relevant: a. equity and dignity in access and approach b. universal access c. a generous and welcoming entry sequence that considers access control, mailboxes etc d. sufficiently weather-proof for wind driven rain; test this as necessary e. an improved relationship with the bike store relative to generous circulation and arrival	Ground floor plan has been developed as per comments
8	Other potential entrances including the Gardere Street entry, the stepped Willarong Road entry or entry through the Common Room at the corner are supportable as alternatives, however, should present as a secondary entry.	The Willarong Road entry along the east is considered the secondary residential entry
Built form		
9	Provide overshadowing and view analysis of proposed massing options outlined below. Include: a. view analysis from key vantage points notably views south of rail line b. solar amenity impacts (as per ADG) to existing dwellings south of rail line Meriton building at Willarong Road	Overshadowing and view analysis has been provided
10	Provide options to reduce visual impacts of building's bulk and scale when viewed from the south including: a. increased articulation of tower form eastern form b. exploring reduced redistributed GFA tower reduce visual impacts	Redistribution of floorspace is not possible due to the briefed tenure split. Three massing options have been considered, with option 3 identified as preferred. — 15 storey narrow tower — 14 storey wider tower — 14 storey tower with top floor step down to south
11	At Gardere Street, provide a landscape of architectural strategy to mitigate any impacts from portions of basement façade above the ground line.	This has been addressed. Basement has been integrated, and the fire booster is located to the southern portion of the site.
Architecture and amenity		
12	If the Southern Deck is pursued: a. windows at impacted dwellings are to be of commensurate amenity with other south facing dwellings b. high level glazing or translucent glazing are to be avoided c. continue to consult with the CHP and within Homes NSW to ensure an appropriate long-term management strategy can be achieved.	The southern deck is now proposed only for alternative means of escape in the event of fire. Normal windows are provided to affected rooms as the deck would only be used in case of emergency.
13	Many dwellings and their bedrooms have a rail line frontage. Provide analysis and details of noise mitigation measures at the next review session, including how both noise reduction and cross ventilation to ADG requirements are achieved.	The acoustic consultant has undertaken logging of data and confirmed that the bedroom windows facing the rail corridor will meet the relevant acoustic criteria with the windows open, and no acoustic mitigation measures are necessary

	Comment	Response
14	Carefully develop the building's internal corner relative to privacy of dwellings at this location. As a measure of success, test if residents will be comfortable opening their windows.	Privacy has been carefully considered in this location. The breezeway is screened with translucent glazing to the west to avoid overlooking of the adjacent balconies.
15	Iteratively develop the dwellings at the south-east corner to test if ADG solar access can be achieved.	Multiple options were considered for this location but the only way to achieve solar access to the apartment's private open space was to lose a south facing bedroom, adversely affecting the mix, or encroaching into the angophora tree canopy.
16	The affordable lobby is long, with little natural light. Look at opportunities to introduce natural light and views, and incidental socialising. Additionally, ensure corridor connections are direct to meet CPTED objectives, including minimising or avoiding dog-legs.	The lobby has been redesigned with reduced length and daylight at both ends, as well as a widened corridor.
17	Provide an ADG compliance table at the next review.	ADG compliance table provided
Sustainability and climate change		
18	Ensure the design factors-in a future climate scenario for 2050.	The average mean temperature is predicted to increase by 0.69°C locally, which will translate to a significant increase in the number and intensity of hot days. However, proximity to the ocean means these effects are likely less pronounced at the project site, which is allowed cooling ocean breezes that inland suburbs cannot rely on. Air conditioning is provided to all apartments. Flood modelling has assumed 2050 scenarios.
19	Rigorously test the breezeway lobby for the following considerations: a. privacy; b. weather proofing – including wind driven rain; c. material durability and maintenance; d. if semi-enclosed, limitations on operability for residents.	Breezeway design refined to consider noted factors.
20	Provide a strategy for sustainability including how the project will contribute to NSW's Net Zero goals for 2050.	The project proposes no gas appliances or plant equipment and provides photovoltaic cells on available roof space.
21	Demonstrate how sustainability initiatives are integrated into the design.	In addition to the measures described above, the façade considers passive solar design, with fixed shading to north and west facing windows and balconies extended to provide improved shading to large areas of glazing.
22	When developing a storm water management, explore opportunities to harvest rainwater for reuse, celebrate water and integrate it into the landscape.	Water Quality Control and Water Sensitive Urban Design (WSUD) is implemented in the design to achieve the water quality reduction targets specified by the Sutherland Shire Council.

SDRP 2
Design Advice

8 August 2025

	Comment	Response
	Connecting with Country	
1	Continue to develop the Connecting with Country initiatives from the codesign and consultation process, to ensure they are deliverable and wellintegrated into the design.	Selected recommendations have been further developed in the proposed response: 1. Turn back on the rail line 2. Build on the beautiful trees 3. Greenspace is key – co-design with mob 4. Referenceing the Angophora trees within the landscaping 5. Galvanised perforated mesh screens along the lobby entries to reference Angophora tree paterns 6. Native planting used within the site 7. Resting place within the communal courtyard
2	Prioritise Country initiatives for the common open space that focus on environmental outcomes and promoting social inclusion and resident well-being.	Communal space consists of a series of intimate spaces including the Commmunal Lawn, Nature Play, and Round Resting seating place
3	Continue with the proposed co-design and secure the endorsement of stakeholders to inform the EIS submission and to establish opportunities with the CHP partner in future design and development stages.	Noted.
	Site strategy and landscape	
4	Maximising deep soil and soil depth above the basement structure is key to delivering the amenity of mature planting and large scale, thriving trees. Respond to the following: a. continue to investigate the efficiency of the basement and potential reductions of the basement extent to increase deep soil - refer Architecture and amenity for expanded commentary b. minimise hard landscaping and paving in the deep soil areas; instead, - pursue alternatives that locate gathering spaces and hardscape above the basement/ structure, - break up larger areas of paving with soft landscaping and optimise the deep soil areas for planting c. where relocation of gathering spaces is not achievable (e.g. at the northwest corner), consider permeable paving.	— Basement extents reduced — deep soil zone maximised along the north and south, whilst providing shaded seating areas under the large existing trees — permeable paving implemented where possible
5	Ensure a generous set down in the basement structure to enable a plentiful soil build-up; relieving pressure on the raised planters to do all the work. Aim for 1 metre of soil depth where possible.	1m soil depths provided where possible

	Comment	Response
6	Further refine the strategy for controlled site access. Ensure arrival is clear, intuitive and unambiguous. For example, explore options to consolidate the Angophora and Jacaranda gates into a single entrance.	Arrival points to both entries refined. Angophora gate and Jacaranda gate purposely separated so that residents entering the lobby space can arrive to their dwelling whilst having a sense of privacy from the more public communal courtyard
7	Improve the 'knuckle' undercroft area at the ground floor between the tenancies. Increase its social, safety and spatial qualities, including: a. improved CPTED via increased passive surveillance b. greater opportunity for incidental socialising and dwelling (seating) c. a well-considered materials and lighting strategy that ensures the space presents as safe, welcoming and well-integrated.	Knucle refined by providing an opportunity for seating and planting in the centre of the knuckle. Greather sight lines for passive surveillance provided to both the northern and southern facades of the bike store
8	Improve the privacy to ground floor dwellings, address this via a. providing increased buffer planting b. continuing to explore subtle level changes within the communal space to create a level difference between the finished floor level of the apartments and the common outdoor space c. avoiding the use of screens.	Privacy screens and increased buffer planting provided. Levels between the apartment floor levels varies by 200-500mm
9	Further develop the Gardere Street interface in regard to the following: a. use planting strategies to soften the abrupt and 'hard edge' of the built elements at the street frontage - e.g. stairs, retaining wall and services zone. b. provide more and taller planting, to mediate against the scale of the building and increase shade for the open space and building. c. consider increased street trees, acknowledging the constraints from driveways, services access and the like.	Gardere street interface refined by providing a series of tiered planting to soften the edges, relocation of the fire booster assembly to the south of the site, planting new trees along Gardere Street, more integrated but welcoming canopy.
10	The outdoor gathering area and awning at the social housing entry is very prominent and close to the site boundary. Further resolution is required to ensure: a. a sufficiently wide garden bed to enable robust planting for screening b. a well-integrated awning structure, in-character with the civic qualities of the building's corner. Carefully consider the scale and thickness of the awning to retain the civic gesture and avoiding presenting as 'backyard suburban'.	A 600mm wide garden bed is provided. The awning structure is integrated with the rest of the site, whilst providing a statement gesture at the entrance of the Social Housing Lobby. The thickness of the awning has been increased to provide a more civic gesture
11	As part of the EIS submission provide a 3-d representation of the fence, noting long lengths of fence at circa 2.1 m height are unsupportable.	
12	Demonstrate the fence balances security considerations with the intent for the common outdoor space to present as welcoming, engaging and accessible for the community.	The fence is designed to be playful in form, but also has planting growing on both sides of the fence to soften the typical 'hard edge' condition of a fence
Built Form		
13	Complete and make thorough all overshadowing studies and view analysis, and 3-D visualisations for inclusion in the EIS submission.	The overshadowing studies can be found in the appendix of this report, which include shadow plans, views from the sun, and an overshadowing schedule of the impact of the proposed building to the adjacent Meriton building along Willarong Road. A view analysis is found within the body of the report.

	Comment	Response
14	Regarding overshadowing the units at the corner of the Kingsway and Willarong Road, continue to refine the analysis by including the DA floor plans when made available by Council.	Overshadowing studies showing views from the sun and an overshadowing schedule of the impact of the proposed building to the adjacent Meriton building has been undertaken. The model was updated based on the plans made available by Council.
	Architecture and amenity	
15	Further test the basement layout to minimise its footprint and to make the vehicle movements and parking aisles simpler and less convoluted. Acknowledging the limitations of the lift core locations, respond to the following: a. lessen the impact of the 'S-turn' transition at the basement entry b. avoid 180 degree turns in vehicle pathways/aisles c. test and adopt efficiencies generally for plant areas, storage and circulation d. test all turns with vehicle sweep paths.	S-turn removed at basement entry 180 degree turns for vehicle paths removed basement extents reduced and more efficient vehicle swept paths endorsed by traffic engineer
16	At the affordable housing entry (Gardere Street), revisit the secure line, to ensure the lobby is sufficiently prominent in the public domain and generous for residents - e.g. for small groups, parents with strollers and the like.	Affordable entry more prominent using a series of tiered planters, stairs reotated in the direction of travel, and a larger lobby space
17	Zone the indoor communal room to ensure the social housing entry is separate and that gathering/ dwelling areas are generous enough and have a degree of privacy.	Indoor communal room defined by providing an open communal space separated from the lobby entry using mailboxes and kitchenette to act as a part-height screen. Enclosed meeting room added adjacent to the open communal space
18	Consider generous corridor widths that enable recessed entries-to individual dwellings. This is more important at all ground floor locations due to the higher foot traffic.	Corridor widths increased from 1.6m to 2.2m
19	Revisit the bathrooms to ensure they are not too tight and avoid irregular shaped rooms where achievable.	100% of Affordable dwellings are designed to be consistent with ABCB Livable Housing Standard, including bathrooms 100% of Social dwellings are designed to be consistent with ABCB Livable Housing Voluntary Standard (equivalent to gold LHDG), including bathrooms
20	Revisit the 2-bedder kitchens to optimise their layouts.	Kitchen layouts revised to work with the needs for social and affordable housing tenants.

	Comment	Response
Sustainability and climate change		
21	Continue to develop the sustainability initiatives for inclusion in the EIS submission. Ensure they are sufficiently robust against value management during project delivery.	The key features to deliver sustainable design include — a window to wall ratio of approximately 40% — larger spandrrel zones for added shading on western windows — low carbon precast concrete — natural cross ventilation to corners through operable windows — photovoltaic panels on unoccupied roofs — prefabricated assembly reducing waste — dematerialisation and raw finishes
22	Provide sun shading to the western facade of the social dwellings.	
23	Aim to maximise the PV array on the affordable rooftop and ensure that the hot water solutions delivers the most benefit to the residents and reduces emissions.	Area of PVs maximised on both the social and affordable rooftops

Appendix E

Assessment of Better Placed

Assessment of Better Placed

Better fit: contextual, local and of its place.

The proposal is deeply informed by its cultural, environmental, and urban context. Located on the traditional lands of the Gweagal Clan of the Dharawal language group, the design embeds principles of Country-centred design in alignment with the Connecting with Country Framework. Cultural mapping by Michael Hromek (Badawang/Yuin) has informed the understanding of place, including topography, language, and songlines. The built form responds to Caringbah's evolving character—situated between low-rise dwellings and high-density mixed-use developments, and adjacent to the Caringbah Medical Precinct. The site's proximity to Caringbah Station and the town centre supports increased density and urban renewal. The massing strategy sets to define a new language to fit within the constraints of the site and suit the future character of the area. The proposal also considers the site's ecological context, retaining mature trees and enhancing the Green Grid corridor. Together, these strategies ensure the development is not only responsive to its physical and cultural setting but also contributes positively to the identity and future character of Caringbah.

Better performance: sustainable, adaptable and durable.

The development is designed for long-term environmental and operational performance. It integrates passive design strategies including natural cross-ventilation, solar access, and thermal comfort, reducing reliance on mechanical systems. A central breezeway improves airflow and daylighting, while façade treatments—such as deep reveals, brise soleils, and perforated metal screens—minimise heat gain and glare. The material palette prioritises durability and sustainability, with precast concrete, recycled brick, and low-maintenance finishes. The building envelope achieves a 40% window-to-wall ratio, balancing daylight with thermal efficiency. The site's landscape design supports biodiversity, tree canopy retention, and pedestrian connectivity. The proposal is fully electrified, futureproofing it against fossil fuel reliance. Adaptability is embedded through efficient structural grids, flexible apartment layouts, and lift redundancy. These measures ensure the development is resilient, adaptable to future needs, and contributes to broader environmental goals.

Better for community: inclusive, connected and diverse.

The proposal supports a socially inclusive and connected community through its mix of social and affordable housing. It aligns with the draft Sutherland Housing Strategy 2041 and NSW Government priorities to increase housing diversity and affordability. The site's strategic location—within walking distance of Caringbah Station, the Medical Precinct, schools, and shops—supports equitable access to services and employment. The design includes clearly defined entries for social and affordable housing, ensuring dignity and legibility for all residents. Communal open spaces are designed for accessibility, social interaction, and privacy, with generous landscaping and seating. The development enhances pedestrian connectivity linking to nearby parks and public spaces. The rezoning proposal enables greater uplift to deliver a critical mass of residents, supporting local businesses and activating the town centre.. These strategies foster a diverse, inclusive, and well-connected community that reflects the evolving needs of Caringbah.

Better for people: safe, comfortable and liveable.

The design prioritises resident wellbeing through safety, comfort, and amenity. Ground-level planning ensures clear separation of public and private zones, with secure, well-lit entries and passive surveillance. CPTED principles are embedded through access control, territorial reinforcement, and space management. Internal layouts maximise solar access, natural ventilation, and acoustic comfort. 99% of apartments receive at least two hours of sunlight during the winter solstice (when assessed from 8:30am), and 70% are dual aspect with cross-ventilation. The breezeway lobby enhances airflow and daylight, while lift redundancy and dual egress stairs ensure accessibility and safety. Apartments are designed with efficient layouts, generous balconies, and storage, supporting diverse household needs. Communal spaces are inclusive and usable, with landscaping that provides shade, privacy, and opportunities for social interaction. The design also accommodates all-ability access, with level entries and integrated ramps. These features create a safe, liveable environment that supports health, comfort, and community.

Assessment of Better Placed

Better working: functional, efficient and fit for purpose.

Functionality and efficiency are embedded at every level of the design. The ground plane strategy separates residential, service, and vehicular access, improving safety and legibility. Waste and servicing areas are discreetly located, and the carpark entry is positioned to minimise pedestrian conflict. Lift redundancy is achieved through linking corridors at levels 4 and 7, ensuring residents are never more than one flight of stairs from an alternative lift. Dual egress stairs meet fire safety requirements while maintaining accessibility. Apartment layouts are efficient, stacked and adaptable, with a structural grid that supports long-term flexibility. The apartment mix has been simplified to minimise structural and service transfers. The breezeway design reduces reliance on mechanical ventilation and enhances environmental performance. Service infrastructure, including substations and fire cupboards, is integrated into the landscape and built form. The proposal also supports operational efficiency through durable materials and low-maintenance finishes. These strategies ensure the development is not only functional and efficient from day one but remains fit for purpose over time.

Better value: creating and adding value.

The proposal delivers long-term value through strategic alignment, design quality, and community benefit. The rezoning proposal enables uplift that supports housing affordability and urban renewal, consistent with the draft Sutherland Housing Strategy and Housing SEPP. The inclusion of social and affordable housing adds social value, while the integration of sustainable design reduces operational costs. High degrees of accessibility in the apartment planning, with all Social Housing meeting the Livable Housing Voluntary Standard, results in housing that allows for aging in place and ensures longevity. The development enhances the public realm through improved landscaping, tree retention, and connections to the Green Grid. Material selections—such as recycled brick and durable precast concrete—support lifecycle performance and reduce maintenance. The design also contributes to local economic value by increasing the residential population near the town centre, supporting retail and services. These combined outcomes ensure the project delivers enduring value to residents, the community, and government stakeholders.

Better look and feel: engaging, inviting and attractive.

The architectural expression is grounded in place, drawing inspiration from both Country and Caringbah's built character. The massing is broken into articulated sub-forms that reflect the rhythm of the streetscape and respond to topography. The material palette is inspired by the endemic flora and retained significant trees on the site, such as the Angophora costata, with warm-toned precast concrete, perforated metal screens, and recycled brick. These materials create a tactile, layered façade that responds to light and shadow throughout the day. Each elevation is tailored to its orientation: brise soleils on the north, splayed balconies on the west, and palisade balustrades on the south. These elements enhance shading, privacy, and visual interest. The façade composition reflects internal planning, with a balanced arrangement of openings and solid elements. Textured concrete panels and patterned formwork evoke the bark of local trees, reinforcing the building's connection to place. Together, these strategies create a development that is visually engaging, contextually appropriate, and expressive of its cultural and environmental setting.

Appendix F

Connecting with Country Report

CONNECTING TO COUNTRY

Aboriginal Design Principles



HOMES NSW, CARINGBAH // WSP Indigenous Specialist Services //
June 2025

Document produced by Michael Hromek WSP Australia Pty Limited. Descended from the Budawang tribe of the Yuin nation, Michael is currently working at WSP, simultaneously completing his PhD and lecturing at the University of Technology Sydney in the Bachelor of Design in Architecture.

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Research by Sian Hromek (Yuin), WSP. Sian specialises in variety of fields relating to Aboriginal Country and landscape design, including Cultural Land Management Practices such as cultural burning, and how these practices might inform built outcomes and inform engagement strategies.

Please note:
In order to highlight the use of Aboriginal Design Principles, this document may contain examples from other Aboriginal Countries.

Warning:
Aboriginal and Torres Strait Islander readers are warned that this document may contain reference to or images of deceased persons.

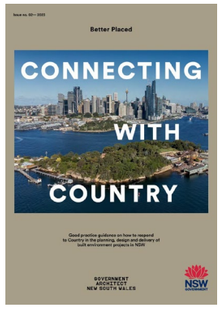
Front cover: Botany Bay, 1866, Samuel Elyard, State Library of NSW

This document acknowledges the Elders, past and present, of the **Gweagal** ***People*** *of the* ***Dharawal*** *Language group as the traditional custodians of the land and its knowledge.*

Bereewagal, naa niya.
Yura ngura dyi ngurang gurugal.
People who come from afar, I see all of you.
Aboriginal people camped here, at this place, long ago.
Ngoon dyalgala niya,
ngoon bamaraadbanga ni.
We embrace all of you; we open the door to all of you.
Ngoon – mari ngurang – niya
mudang yura ngurra.
We lend this place to all of you to live while we sleep.
Dyi nga ni nura.
Here I see my country.

Dharawal Welcome to Country. [4]

Aboriginal Design Principles







Aboriginal design principles

Aboriginal led/ Aboriginal people (designers, elder and community members) should be leading or co-leading the Indigenous design elements.

Community involvement/ The local Aboriginal communities to be engaged in this process; can we use their patterns? Can they design patterns for the project?

Appropriate use of Aboriginal design/ All Aboriginal design elements must be approved by consulted Indigenous Elders and community members. If approval is not given, the knowledge will not be used on the project.

Design approach

Image - Signage/surface treatment/ walls/art/ Signage tells the Country and its people's story. Surface treatments use local Aboriginal design knowledge, commissioned from artists, or urban designers who engage with community for approval.

Space - Indigenous space/ landscaping/ Aboriginal Space. A space or landscape where Aboriginal culture can be celebrated, including cultural land-management practices, firestick farming, daisy yam propagation, and the like

Language - Using language in the built environment to use it and keep it alive.

Country focused design

Overall, Aboriginal Australia has a simple but quite different hierarchy when it comes to their connection to nature. It is best contrasted against human-focused design, depicted below.

How might this shift or enhance current practices?

Country, over Community, over Individual



Country focused design

This document aims to

1. Provide further cultural context and competency for anyone with interest in the Gweagal people of the area.
2. Propose principles that align with important guidelines, such as the Connecting to Country Guidelines by the NSW Government Architects Office, The International Indigenous Design Charters Principles, and the 3 tenors of the Reconciliation Australia of Respect, Relationships and Participation.
3. Consider high level concepts for how project might engage and co-design with Aboriginal people.

This document has been produced with information sourced from publicly available desktop research on Country, people and culture and will develop / change based upon ongoing consultation with Aboriginal people with connections to the area.

Connection to Country Statement

Our projects change the environment in significant, and often positive ways, yet Aboriginal people often ask the following question:

“How are you going to leave my Country better than when it was before?”

This document describes the principles we use as a starting point to engage with Aboriginal people and Country. While more consultation and permission must be sought from the local Elders, the ideas set out in this document should be seen as an introduction to the engagement process.



Forest Scene on the Sea Coast between Port Jackson and Botany Bay, the Blue Mountains in the distance, 1832, John Thompson, State Library NSW

Managed Country

A Country curated by Fire

Aboriginal people in this Country utilised sophisticated environmental management conducted over long periods of time — in particular, traditional cultural fire management.[1]

The First Fleet officer John Hunter noted that Aboriginal people around Sydney '*set the country on fire for several miles extent*'. He recognised that the purpose was '*to clear that part of the country through which they have frequent occasion to travel, of the brush or underwood*', as well as enabling women to get at edible roots with digging sticks and hunting kangaroo. [2]

The mosaic of landscapes was '*maintained by Aboriginal burning, a carefully calibrated system which kept some areas open while others grew dense and dark*'. [2]

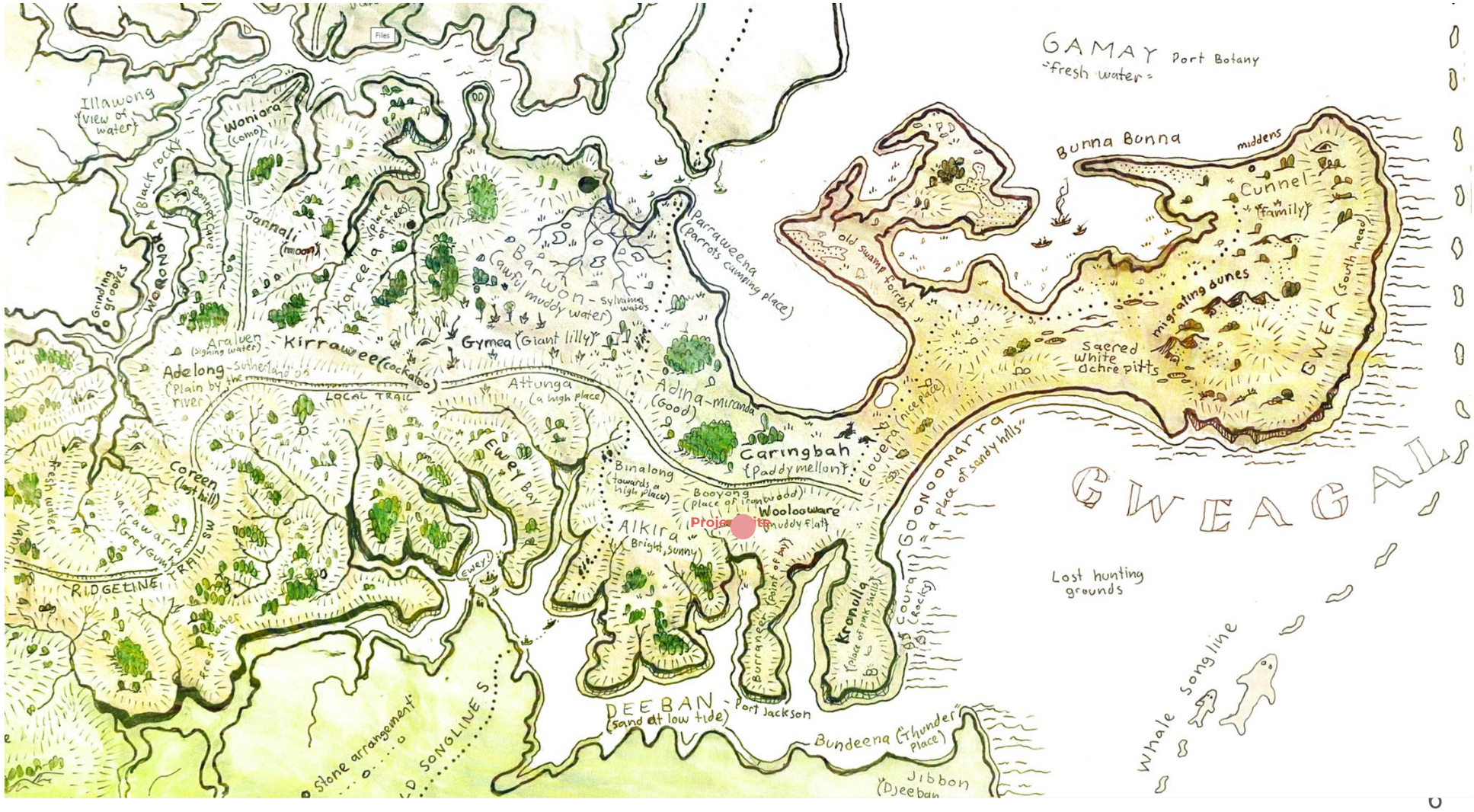


People using fire to hunt kangaroos, 1817, Joseph Lycett,, National Library of Australia

Gweagal Country

A cultural mapping by Michael Hromek Brown (Badawang / Yuin) of Gweagal Country showing language old language names, important topography, and other cultural forces such as whale and people songlines, shelters and other artifact locations.

This site sits near:
- **‘Booyong**’ the place of Ironblood gum trees
- **‘Caringbah’** the place of paddymellons
- **‘Woolooware’** the place of muddy flats
- **Marang** (‘sandhills’) Parklands
- **Deeban** = Port Hacking



Gweagal Clan

The northernmost group in the Dharawal language group are the Gweagal clan (also spelt Gwiyagal). Gweagal people traditionally occupy the southern side of the Georges River and Botany Bay stretching towards the Kurnell Peninsula.

Although not clearly defined, their traditional lands are thought to have possibly extended over much of the Cronulla Sutherland area as far west as Liverpool. [4]

Arthur Phillip, quoting Bennelong, recorded ‘Gweagal’ as among ‘other tribes which live near us’. In a Letter to the Editor of The Sydney Morning Herald (6 June 1890), Richard Hill said that *‘The Botany aboriginals were the ‘Gweagal, their country being known as ‘Gwea.’ That is the name of the South Botany tribe’*. [5]

The name Gweagal means ‘Fire Clan’ which relates to their use of fire to care for Country.



A camp on the shores of Botany Bay, 1825, Joseph Lycett, National Library Australia

Language

Dharawal speaking people live in the Country that stretches from the Kurnell peninsula in the north, to Campbelltown, Camden and Bowral in the west, and to Shoalhaven in the south.[3]

The land of the Dharawal includes the Georges, Cataract and Cordeaux Rivers tributaries. These waterways provided water, food and shelter for Dharawal people. Streams and wetlands offer a variety of food and the forest shelters possums, lizards, kangaroos and wallabies. There are also roots, berries and seeds to gather and birds provide meat and eggs.[4]

Along the rivers eroded sandstone forms rock overhangs which provide shelter. The walls of these shelters were decorated with images and hand stencils outlined in red ochre, white clay or charcoal.[4]

Gweagal

The language of Gweagal people differs from that spoken by other Sydney people as Gweagal people speak the Dharawal language. In 'Notes on the Aborigines of New South Wales '(1892) Hill noted *'Those on the southern shore of the Georges River, across to the coast and the south shore of Botany Bay, spoke a different language to those at Liverpool.*'. [5]

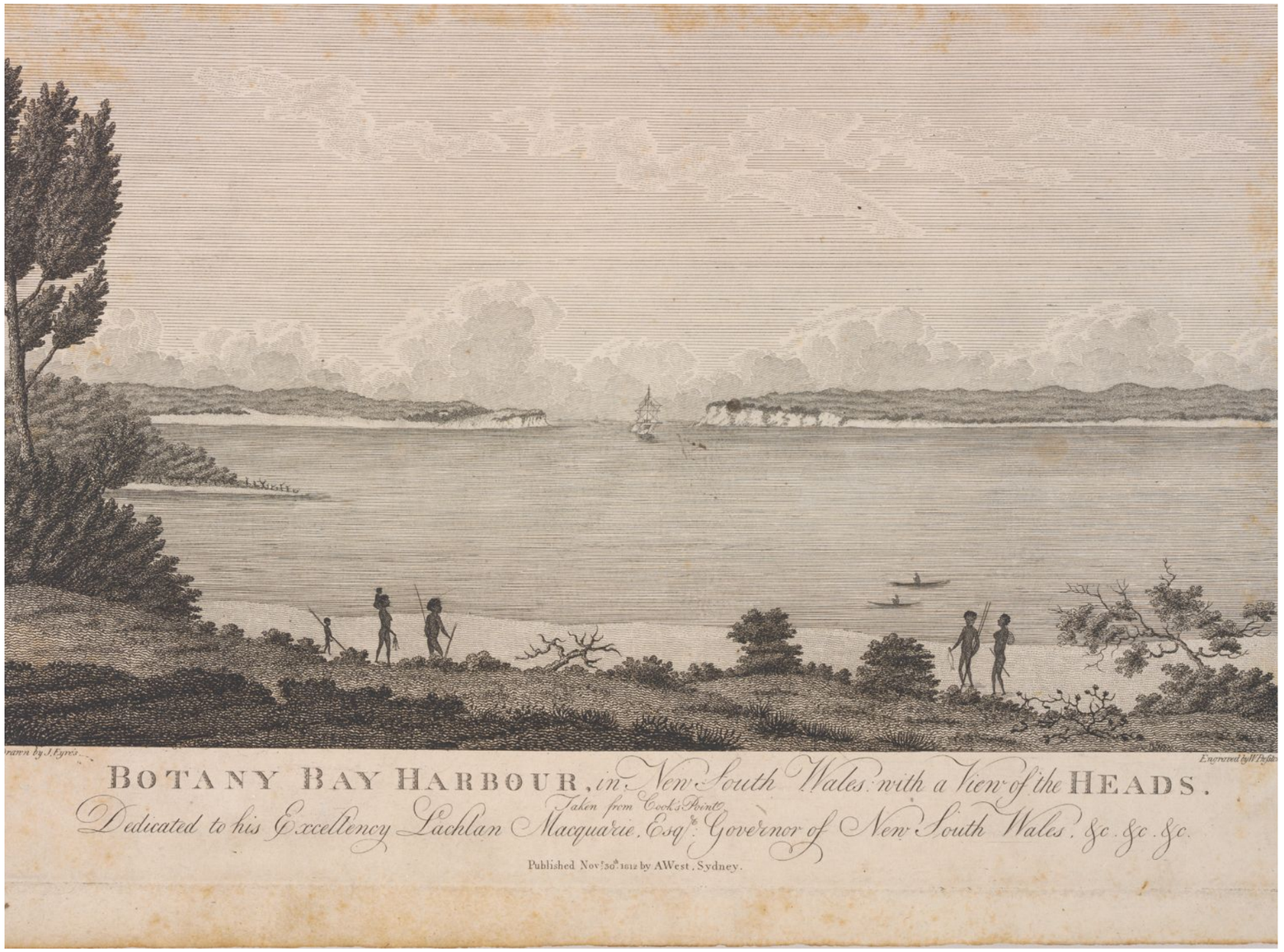


Society

Dharawal people traditionally moved between the areas now known as Campbelltown, Liverpool, Camden and Picton, and occasionally as far as Parramatta. [6]

Dharawal society was made up from distinct family groups and extended families. All members had specific responsibilities, based on age and gender. Clan boundaries were well defined and each clan was responsible for ensuring the well-being of their lands.

Dharawal people incorporated many different land management techniques, including the burning off of areas to clear the understory vegetation and promote growth of grasses suited for macropods. Traditional Illawarra Aboriginal people saw themselves as part of the land, not separate from it. Every aspect of traditional Aboriginal society was governed by strict law. [6]



Botany Bay harbour in New South Wales, with a view of the heads, taken from Cook's Point, drawn by J. Eyres, engraved by W. Preston, National Library of Australia

Stories

It is understood that Dharawal people would have shared certain beliefs with other First Nation peoples. One prominent creation story is about Biame the sky spirit and creative being. There is a rock engraving believed to be of Biame at Heathcote.

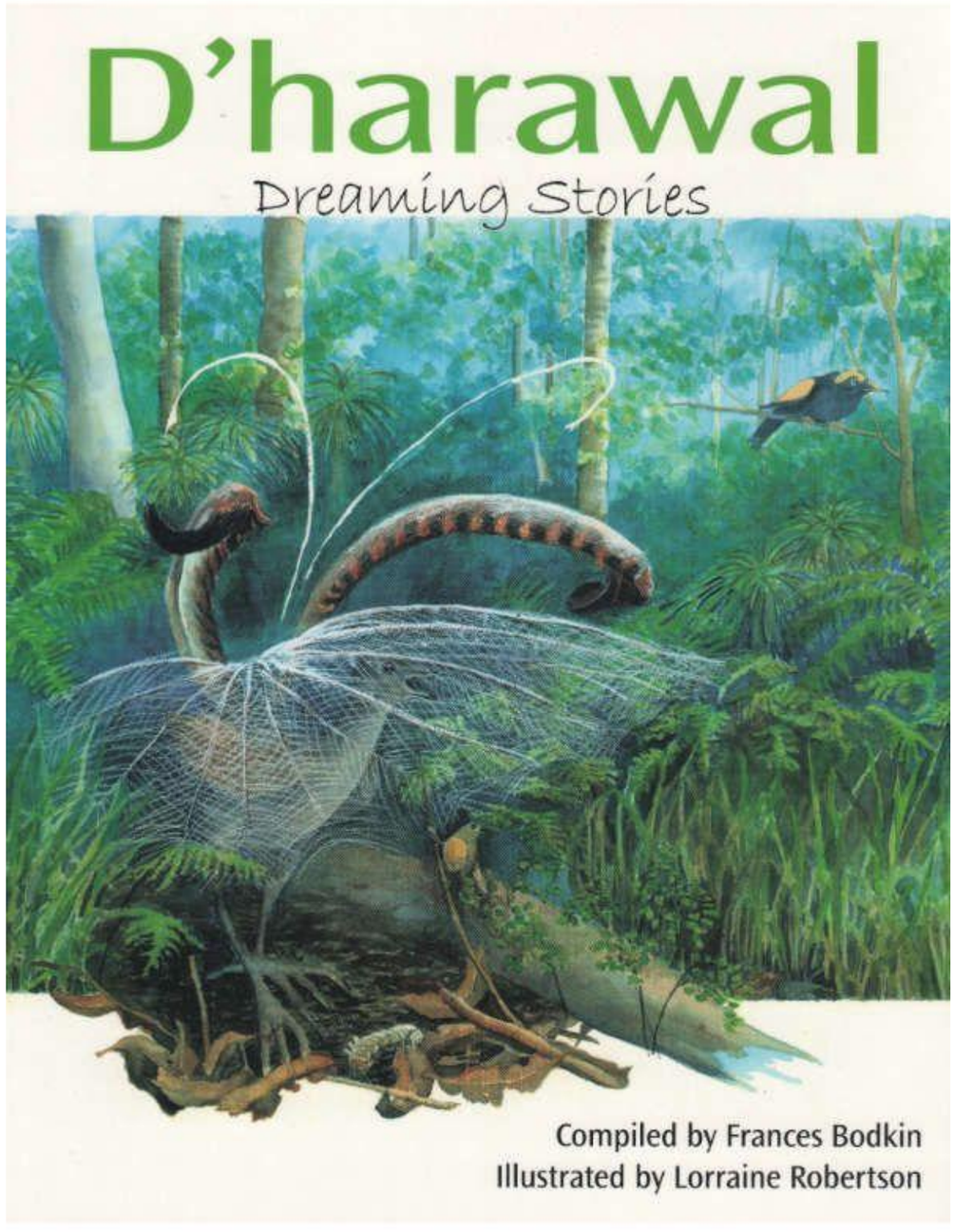
Dharawal woman Deb Lennis shares a story about Biame:
'Long before there were any people, plants or animals on their land, Biame, the spirit of our Ancestral Being, lived in the sky. He came down to what was a formless void and formed and shaped this land. It is he who gave the laws of life. Biame returned to the sky and is known as the Sky Hero.

When he had returned he had left some parts unformed. These parts were formed by the activities of other creation spirits such as Yullangur/gul, the creation serpent.' [7]

The Dreamtime is sometimes represented as referring to past events or pure mythology, however it is a continuous phenomenon and therefore more appropriate to refer to it as 'the dreaming'. The main creator spirit is Biamie from which is derived the word Kiama. [8]

Biamie sent his two sons to the earth, one was Duramulun, the law-giver, who, during the dreaming, taught the local people traditional laws and customs related to kinship, totems, religion and social observances. [8]

Dreaming stories relating to all aspects of the local culture have survived, including those on the creation of the landscape, and other aspects of the environment such as the night sky and the weather. [8]



Dharawal Dreaming Stories by Aunty Frances Bodkin shares some of the stories relating to Dharawal culture.

Boojery Carribberie **= Good Corroboree**

The Dharawal carribberie (corroboree) is an extension of their oral culture where the expression of music, songs and dance are being shared and learnt by imitation and passed on to the next group by initiation and strict instruction from the owner of the song/dance.

Performances were usually precisely the same; though some degree of variation was allowed with different songs and in different contexts. People also danced in pairs facing each other, or back-to-back, then suddenly jumped up from the ground and advanced in rows, or circled around a solo dancer.

According to marine officer in the First Fleet Watkin Tench a carribberie consisted of *'short parts or acts, accompanied with frequent vocification, and a kind of hissing, or whizzing sound; they commonly end with a loud rapid shout'*, and after a short rest they resumed.

A musical group usually consisted of one or two singers, or a group each with a pair of sticks or clap sticks. The singers used hand clapping and slapping of various parts of the body. A typical song session consisted of a number of short items, sung one after another.

Some men were held to be very special, travelling from place to place giving recitations of verse-like stories as people gathered to listen for hours. [9]



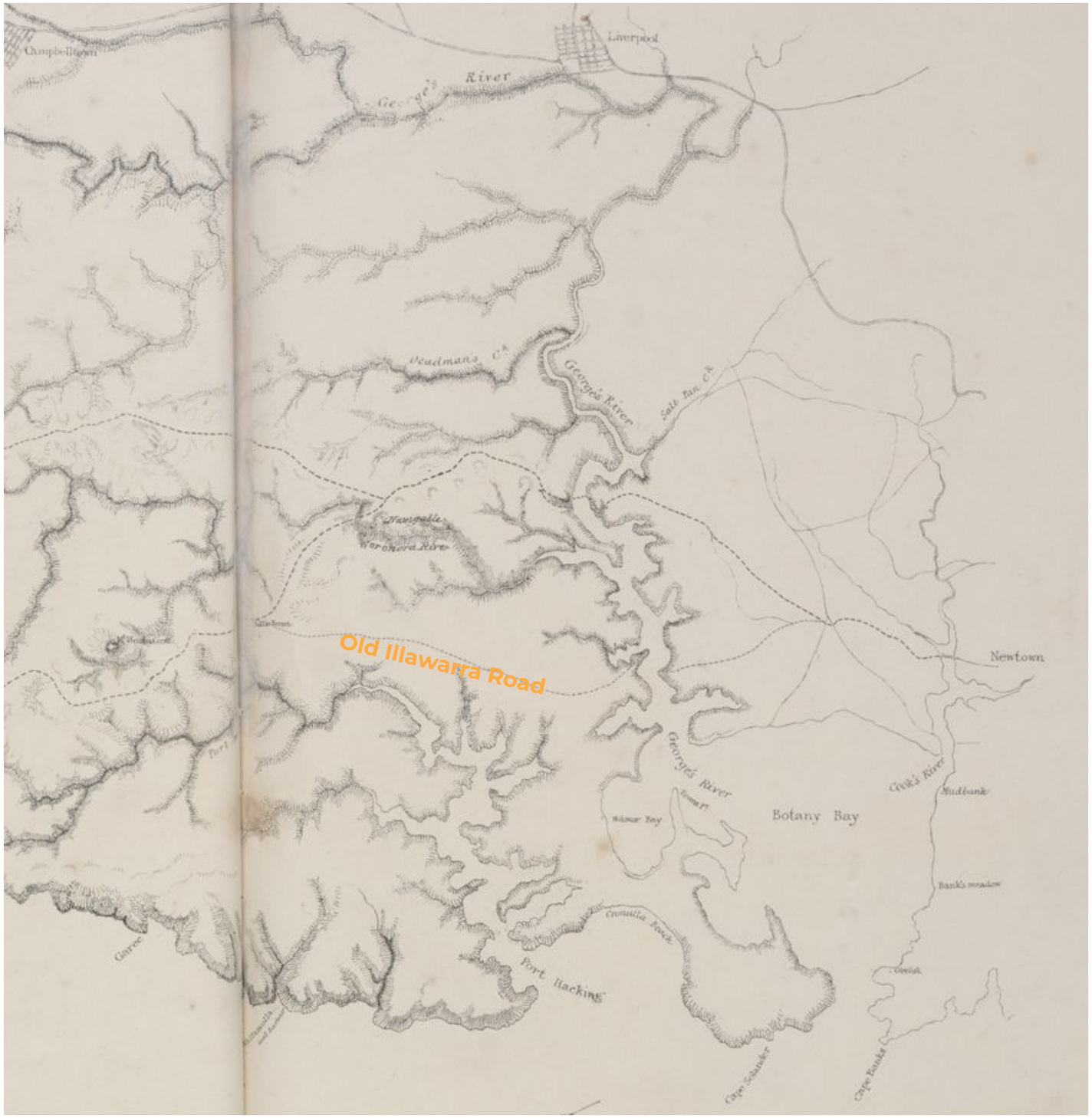
corroboree (ceremonial meeting). 19thC(early). Engraving. (Sydney) British Museum

Tracks

Songlines and Dreaming tracks are the tracks that people used to move from location to location. These walking tracks were used by the first Europeans in the area and over time they became the first roads of the region. Old Illawarra Road follows a traditional route from the coast to the Campbelltown area. [7] These tracks were regularly maintained by Dharawal people using cultural fire techniques which kept the forest open and reduced the understory making access easy for people and animals.

Uncle Les Bursill explains how people used the tracks "*... those track ways were strictly adhered to, with very severe punishments and restrictions for people who ran off the track and into the open scrub, if you like. We now call them Song lines or Dreaming Tracks, but they are actually movement tracks from country to country to country, and people would have walked in single file throughout country.*" [7]

Uncle Les shares how Dharawal people would move between places like Port Hacking as far as Campbelltown in a cyclical manner over many months, using seasonal indicators such as a weather or a change in plant and animal abundance. People knew where and when to find plant foods, where there would be fish and where there would be other resources such as snakes, possums and kangaroos. [7]



Map shewing [sic] Roads to Illawarra, 1827-1855, Sir Thomas Mitchell, State Library NSW

Design

We know from the vast array of art that has been found within the Dharawal area that there were four main techniques used over their 8500 years of occupation of this area; that is, since the melting of the last Ice Age. [9]

They are– Paintings, Engravings, Drawings and Stencils. The sandstone geology of the region provided many canvas opportunities for art to be displayed such as caves and sandstone outcrops.

Along with songs and ceremonies, these techniques pass on important events or messages from one generation to another, just as other cultures use writing to pass on stories and ideas. [9]

We can trace the movement of people by the paintings and engravings they left behind as each clan had its own particular style. So for example we know that there were three styles of kangaroo, the oldest being stick ears, next came the pointy ears , and finally the round ears. [9]



Jibbon Head Whale Engraving



Blue Gum Creek Hand Stencils



South West Arm Creek Charcoal Frieze



Wilton Aboriginal Art Shelter

Design

Body Decoration

Most Dharawal men and women wore scars on their chest, backs, abdomen and upper arms for both ornamental and ritual significance. This would have been done by cutting back a very thin layer of skin then replacing the flap once sterile ash from a cooled fire had been rubbed in. [9]

A nose ornament or nang-oonwas worn through the nose. This was made from kangaroo leg bone.

The practice of tooth evulsion (removal) was common among the men. Having your right front tooth knocked out was often part of the male initiation ceremonies/yulang yirabadjang. Females carried out a similar practice that was done to a lower tooth. [9]

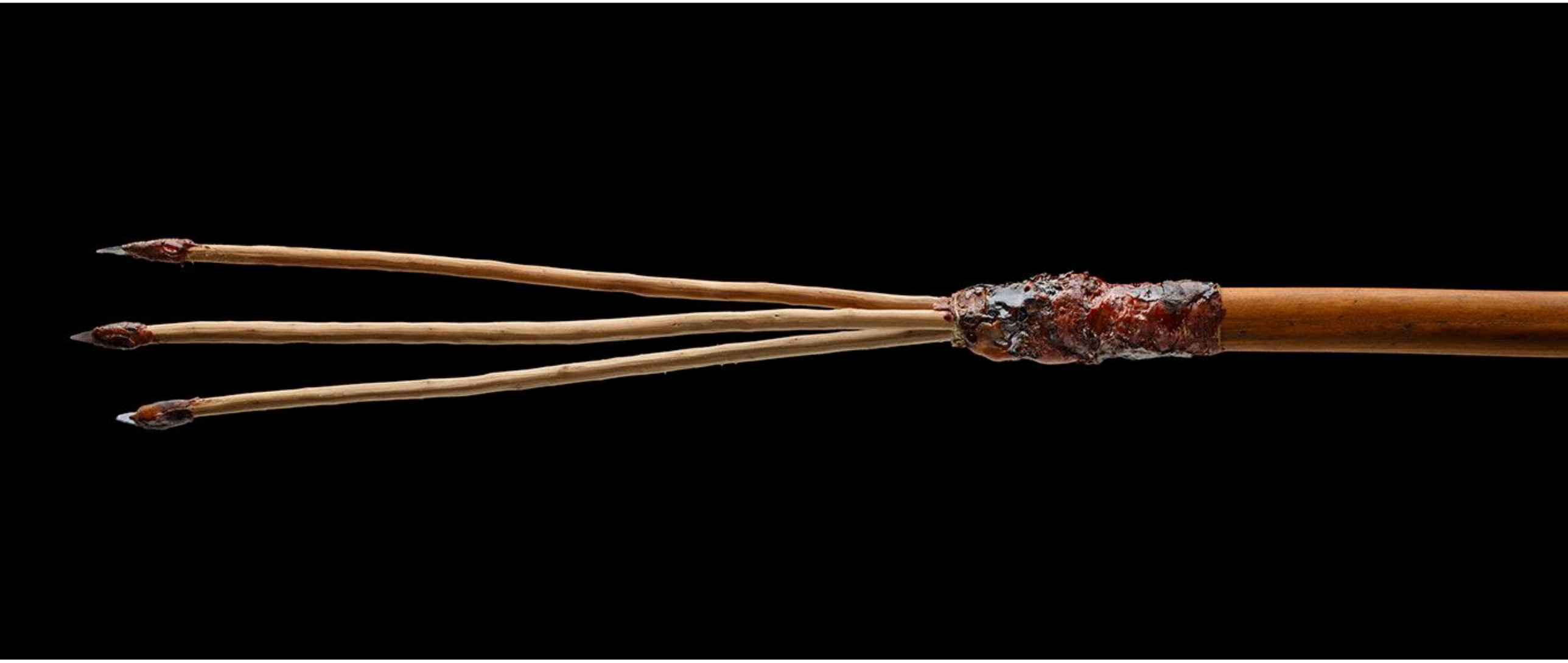
Dharawal women and men regularly used the highly prized, local white clay for decoration or ceremonial purposes. The clan designs used were mainly geometric and had either secret or symbolic function. [9]



Shield, acquired Botany Bay, late 18thC early 19thC
Both shield and handle are made of red mangrove (Rhizophora stylosa), British Museum



Blueit, native of Botany Bay, New South Wales, 1810, John William Lewin, The British Museum



Gararra- [Dharawal name for spear] National Museum of Australia

Maintaining Connection

As the colony grew Aboriginal people realised to survive they needed to find places of refuge, and only be seen by white society when they wanted to be seen. People found ways to maintain connections with their Country, and find ways to make a living in the new society. [10] People would move around Country to maintain connection to important cultural sites, and visit important places that held stories and cultural resources.

Biddy Giles was a Dharawal woman who travelled between Wollongong and Sydney areas with her husband, Dharawal man Paddy Burragalang. They often moved and lived in places along the Georges River and in Gweagal country near Kurnell. They also spent time at the Kogarah Bay Aboriginal community [10]

Biddy often acted as a guide for settlers who wanted to hunt, fish and sightsee along Georges River. Some of their accounts in newspapers show that Biddy was an accomplished fisherwoman and was very knowledgeable, she taught people about the plants, animals and stories of her Country. [10]

Biddy used the river to move between places where Aboriginal people had continued to live on undeveloped 'commons' along the river, which were unsuitable for farming. Places where Aboriginal people were able to move, camp, and visit friends. Some people worked on the larger properties between the Georges River and Port Hacking. The river provided a rich resource and enabled some Aboriginal people to stay in touch with their Country, while white people hardly noticed them at all. [10]

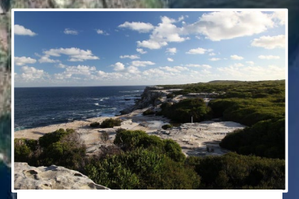


Jim Brown, Joe Brown, Joey, Biddy Giles and Jimmy Lowndes, Aboriginal workers on the Holt Sutherland Estate 1880, State Library of NSW

Some Cultural Places near Caringbah



Georges River, Sylvania- basalt hand axe, human remains, rock shelter and a waterhole

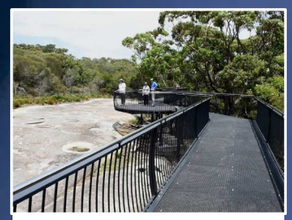


Kurnell- middens, burial sites and engravings of fish and footprints.



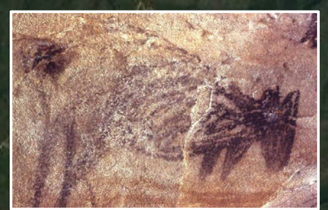
Djeeban, or Port Hacking- a popular camping area with middens, rock shelters

Darook Park- axe grinding grooves and numerous middens. An eel and a small animal (koala?)



Jibbon Headland engraving site contains whales and sea creatures, wobbegong sharks, fish, boomerangs and shields

Burraneer Point- well preserved engravings

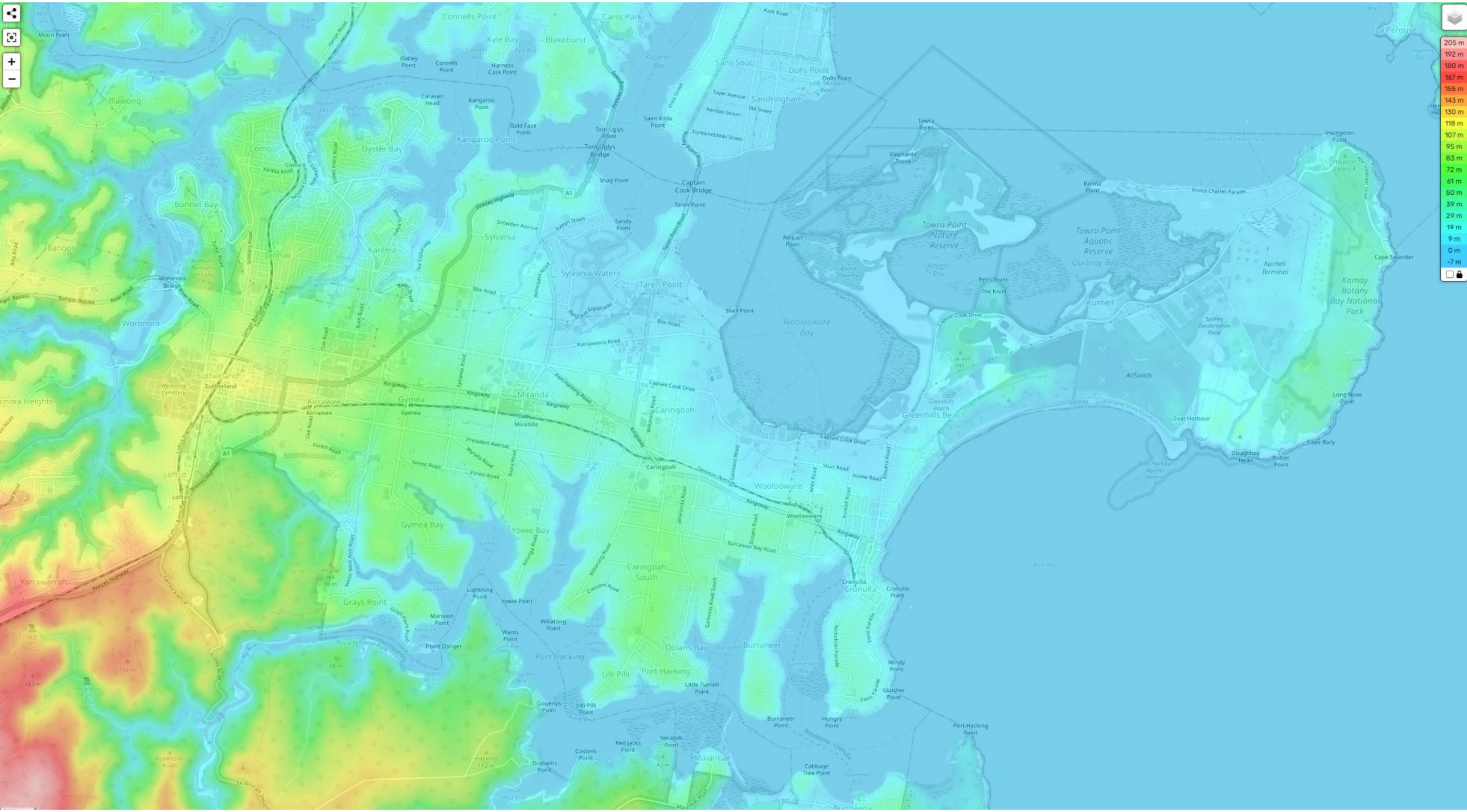


Heathcote- Charcoal drawings Kangaroos in rock shelters along Myuna Creek, a rare scarred tree to make a shield.

Maianbar- engravings on a rock platform, panoramic views of Port Hacking.

Cabbage Tree Creek- shell middens and grinding grooves, engravings of fish and animals, campsites and hand stencils.




205 m
192 m
180 m
167 m
155 m
143 m
130 m
118 m
107 m
95 m
83 m
72 m
61 m
50 m
39 m
29 m
19 m
9 m
0 m
-7 m
Connells Point
Kyle Bay
Blakehurst
Carss Park
Oatley Point
Connels Point
Harness Cask Point
Sans Souci
Dolls Point
Sandringham
Caravan Head
Kangaroo Point
Bald Face Point
Saint Kilda Point
Tom Uglys Point
Tom Uglys Bridge
Illawong
Como
Oyster Bay
Kangaroo Point
Towra Point
Elephants Trunk
Inscription Point
Shag Point
Captain Cook Bridge
Taren Point
Bonna Point
Prince Charles Parade
Bonnet Bay
Sandy Point
Towra Point Nature Reserve
Towra Point Aquatic Reserve
Quibray Bay
Pelican Point
Bangor
Jannali
Kareela
Sylvania
Sylvania Waters
Taren Point
Pelts Point
The Knoll
Kurnell
Kurnell Terminal
Cape Solander
Kamay Botany Bay National Park
Woronora Bridge
Woronora
Shell Point
Woolooware Bay
Sutherland
Kirrawee
Miranda
Gymea
Caringbah
Woolooware
Cronulla
Greenhills Beach
Boat Harbour
Doughboy Head
Potter Point
Cape Baily
Loftus
Yarrawarrah
Gymea Bay
Yowie Bay
Caringbah South
Grays Point
Lightning Point
Yowie Point
Mansion Point
Wants Point
Willarong Point
Point Danger
Port Hacking
Lilli Pilli
Dolans Bay
Burraneer
Cronulla
Cronulla Point
Windy Point
Glaisher Point
Little Turriell Point
Gogerlys Point
Lilli Pilli Point
Burraneer Point
Hungry Point
Port Hacking Point
Red Jacks Point
Yenabilli Point
Costens Point
Grahams Point
Maianbar
Cabbage Tree Point
Bundeena
Robertson Knoll
Hacking
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Forest Road
President Avenue
Wyralla Road
Kingsway
Princes Highway
A1
Box Road
Parraweena Road
Captain Cook Drive
Port Hacking Road
Sylvania Road
Bangor Bypass
River Road
Woronora Cemetery
Gymea Bay Road
Attunga Road
Willarong Road
Crescent Road
Dolans Road
Burraneer Bay Road
Gannons Road South
Denman Avenue
Sturr Road
Hume Road
Wills Road
Kurnell Road
Eloera Road
Jacaranda Road
Woolooware
Prince Charles Parade
Cronulla Esplanade
Ewos Parade
Nicholson Parade
Evans Parade
Captain Cook Drive
Kurnell
Sydney Desalination Plant
AllSands
Long Nose Point
Bate Bay
Greenhills Beach
Boat Harbour
Doughboy Head
Potter Point
Cape Baily
Royal National Park
Hacking River
Port Hacking
Audley
Waterfall
Heathcote
Engadine
Lucas Heights
Menai
Illawong
Alfords Point
Connells Point
Kyle Bay
Blakehurst
Carss Park
Oatley
Connells Point
Harness Cask Point
Sans Souci
Dolls Point
Sandringham
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Illawong
Alfords Point

Engagement



How - Engagement strategy

Who:

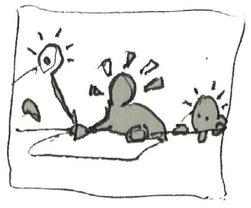
- **Relevant Aboriginal community**

- Digital Yarns over TEAMS
- Walk on Country / Meetings on site
- Meetings at an Elders place of choice (park, their house etc)

KURRANULLA ABORIGINAL CORPORATION

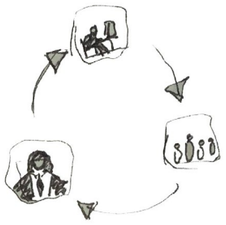
1. Engagement

The first step will be to engage with the relevant Aboriginal group (artist / elder, Lands Council etc), early and often, through a series of 'yarns' or conversations about the potential opportunities to incorporate the theming contained within the document (or other themes) into project outcomes.



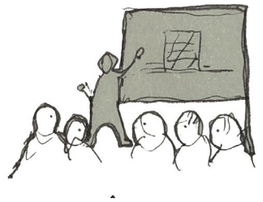
2. Co Design

To kick of the co-design process design teams are given time to integrate the themes and ideas into the scope of the project



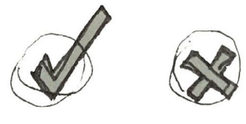
3. Co Design workshops

Engagement workshops with the relevant Aboriginal group will everyone gets in the room to co-design cultural solutions to project outcomes, yet Aboriginal voices should be given preference to ensure they are heard.



4. Endorsement:

All content that uses local Aboriginal theming will be endorsed by the Aboriginal group.



5. Other opportunities:

Should be highlighted and put forward to ensure the local Aboriginal community has opportunities, economic outcomes and better connections to their Country, through the project



Engagement - Walk on County

A Walk on Country was held in May 2025, this is what the Elders said:

Stories:

- Tell a story on the site, such as Tidalick the greedy frog, which teaches people to share
- Middens are huge here and are like dinner tables, placed to be kepts clean and where you eat
- Road here are like songlines, the Kingsway was an old walking track

Plants:

- Gymea Lily is a key plant

Totems:

- The whale is an important totem for this site, with mob feasting on beached whales, singing to them and holding ceremony for their regular movements up and down the coast
- Black cockatoo is another key totem and it's a sign of good luck if they fly over your head and screech.



Engagement - Walk on County cont.

Recommendations about the project:

- The project should turn it's back to the rail line, it's dirty, noisy and blockers your connection to Country
- Greenspace of key for thai project to connect to Country, activate the open space through co-designing it with the Mob
- Using communal themes about Aboriginality as this is for social housing
- Build upon the existing beautiful trees on the site, remove any trees not from this Country

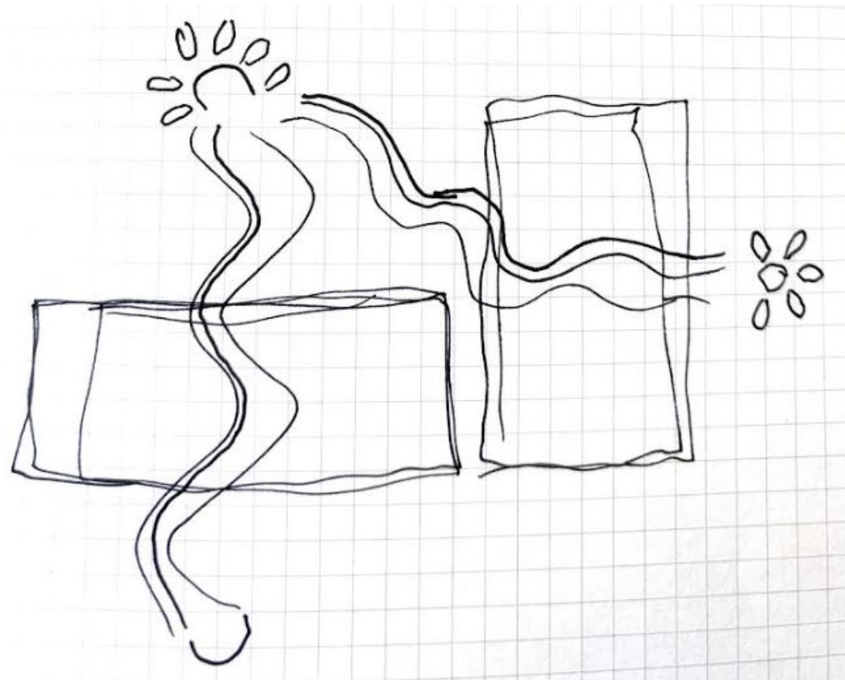


Engagement - Walk on County cont.

Connect the site to the Aboriginal seasons, through knowledge, planting or other thematics interpreted into the project

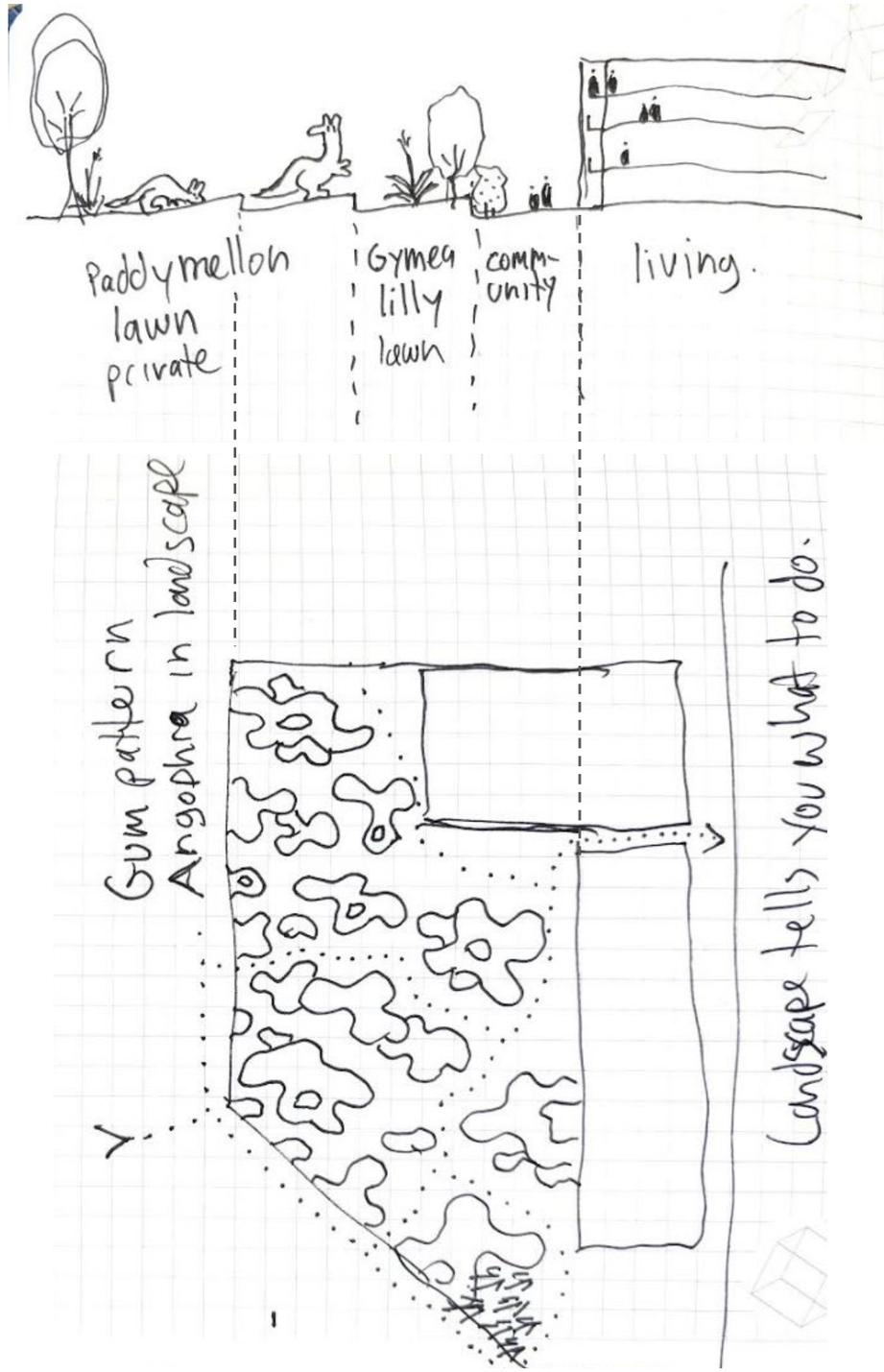


Create a songline through the site, connecting key locations and linking them with themes of Country and social responsibility / community living



Engagement - Walk on County cont.

Bring in themes of Country into the landscape, such as this being a place of angophora trees, the patterns of the bark interpreted into the landscape / garden beds, how the level change can influence different theming and communal living



Drawing from the first engagement

A landscape sketch based of first engagement showing various themes expressed by the Elders and how principles could be applied such as:

- A cultural place shared by all in the form of a yarning circle
- Private spaces for people to sit or lye in the sun
- Community gathering spaces near the buildings
- A mens space protecting the corner of the site
- A woman's space with weaving materials like lomandra, and Gymea lily planted nearby



Recommendations for Design

Recommendations for Landscape / Cultural Land Management

Cultural Land Management Aboriginal people have been looking after this Country for millennium. Consider opportunities for cultural land management of remnant bushland areas and creeks and waterways.

- Allow for groups like Kurra nulla Land Corp to have an opportunity to care for the site, pick weaving materials, sit in the yarning circle etc.

Bring Country back to the site. Consider connecting with organisations which are dedicated to bringing Country back, such as nearby Aboriginal nurseries, wetland projects etc.

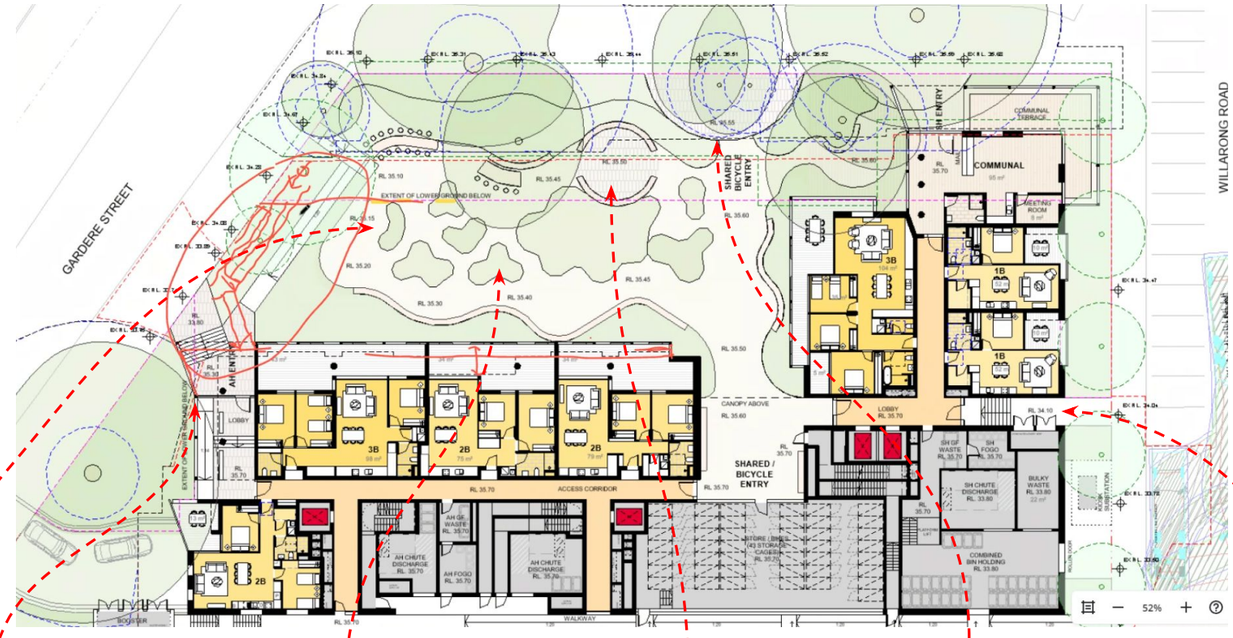
- Bush tucker plantings engage the community while educating them about traditional food and culture.
- Plant the Gymea lily back into the site
- Provide native grasses into the garden beds
- Provide bird friendly shrubs and food plants

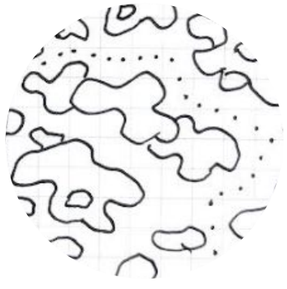
Retain large 'grandparent' trees as it will help to maintain the integrity of the place.

These trees provide valuable habitat to arboreal species and also provide ecosystem services such as soil health and stabilisation, filtration of air, sequestration of carbon, improved biodiversity etc.

- Provide shade to improve the user experience and can become a feature in the landscape as a place to sit, rest and gather.
- Reference the Angohphera trees in the landscape design

Recommended use of Dharawal design





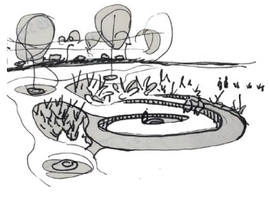
Landscape design
referencing the Angophora trees evident on the site



Architectural elements
referencing the Angophora tree patterns



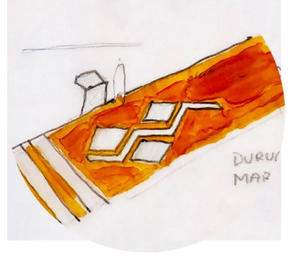
Native planting across whole of site expressing Country



Resting / yarning place Dharawal design treatment in pavement, seating, landscape art.



Entry statement,
significant site marker sculpture referencing Dharawal Design.

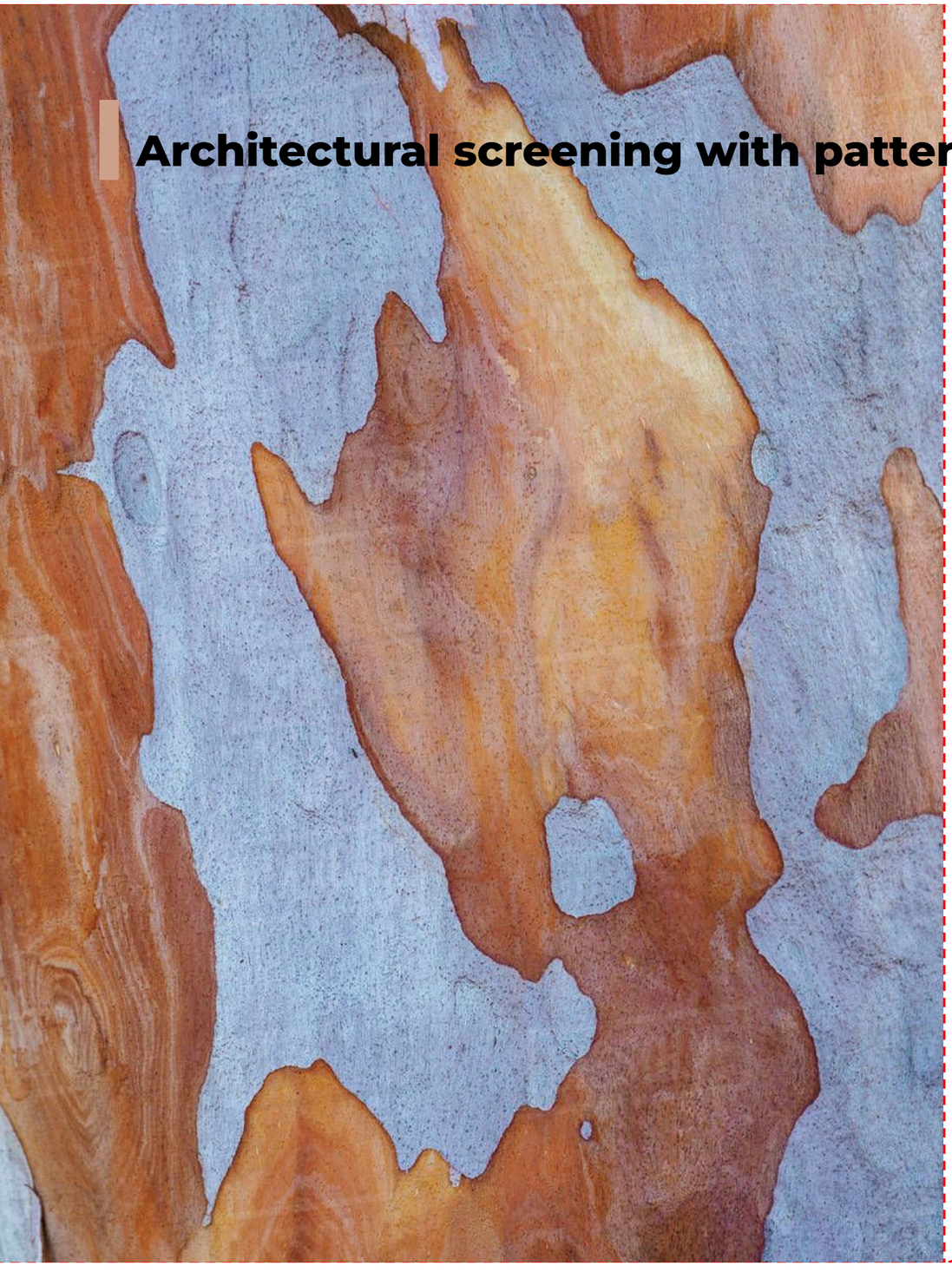


The ground plane. Landscaping and Pathways
with local Dharawal patterns in coloured asphalt.



Language and building naming
Can the project represent Dharawal culture through appropriate language shared through consultation?

Architectural screening with patterns





Entry statement

Welcome statement An entry statement can acknowledge the project and Country and welcome new people to this land through language..

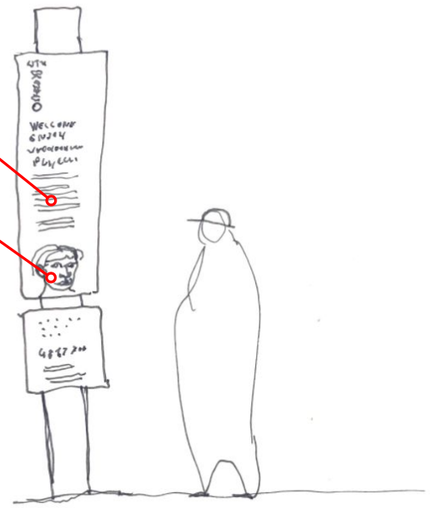


Tell the most important and interesting bits of knowledge about this site that will get readers to think about history and the Aboriginal connections to it

The image should complement the text, and with the compelling story

Text telling the story of the site

Image relating to the above text



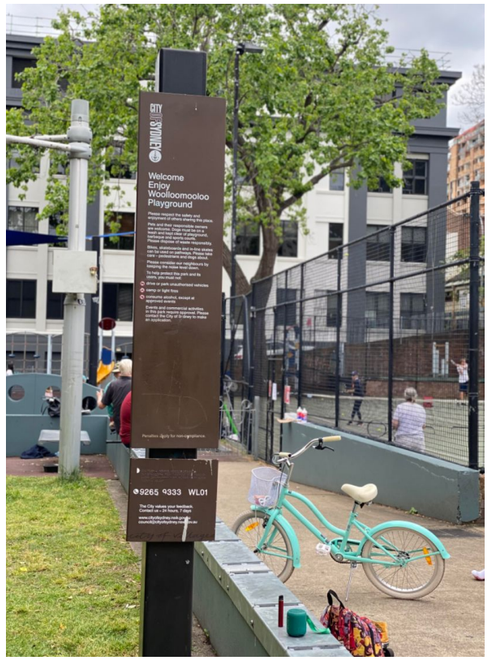


Photo of example signage

A place to yarn

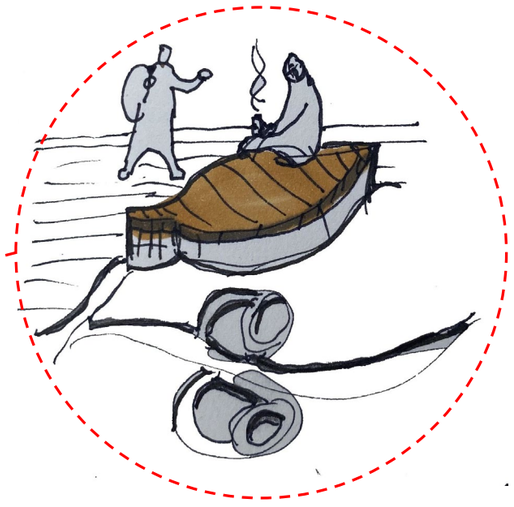




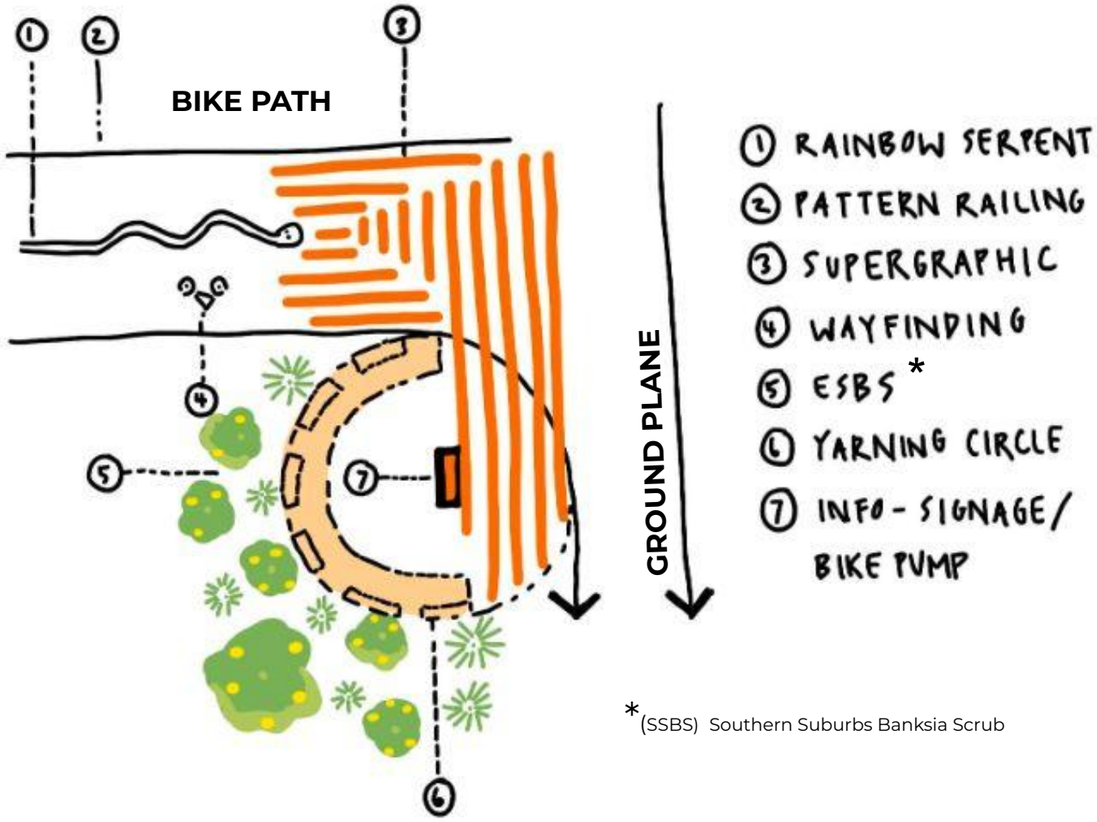
A space to celebrate culture, slower spaces along the shared pathways such as a viewing, yarning or sitting place with interpretive designs and stories.



Storytelling and wayfinding devices help connect people and orientate them to Country and the stories and history that came before. Signage, surface etching, sandblasting of language etc.



A place to yarn cont.



*(SSBS) Southern Suburbs Banksia Scrub

Interesting shapes, not regular but are of Country and culture of this place



Ground plane

Thresholds can be celebrated with bold pavement design referencing Aboriginal language, colour and patterns.



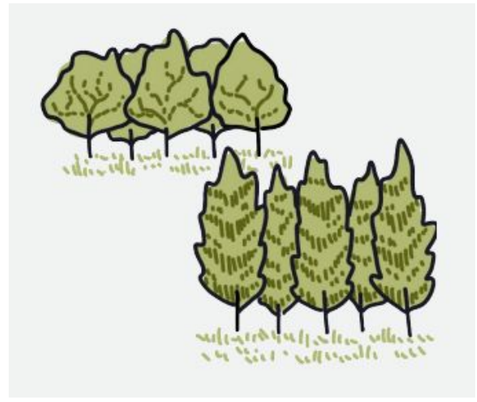
A cultural Mapping of the site, revealing cultural flows and pressures on this site through high quality materials and design.



Educational landscape
Landscapes are resource collection points for First People. We can all learn from these places about how First People lived and thrived in this place. How can we design this site with these values?



Correct planting
Use of endemic species will attract and enhance the biodiversity of this place. Curating into groves creates places of difference and diversity.



References

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3 Mike Donaldson, Les Bursill, Mary Jacobs, 2015, A history of Aboriginal Illawarra Volume 1: Before colonisation, Yowie Bay, Australia: Dharawal Publications.

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5 Keith Vincent Smith, 2020, Eora Clans, available- https://www.eorapeople.com.au/language/clans/

6 Campbelltown City Council, Campbelltown's Aboriginal History, an insight into the first peoples of our region, available- https://www.campbelltown.nsw.gov.au/AboutCampbelltown/History/Aboriginalhistory

7 Bicego, V., 2017, ReDreaming Dharawal: A transcultural and multi-disciplined approach to the Aboriginal art and landscapes of southern Sydney the Aboriginal art and landscapes of southern Sydney, University of Woolongong, available- https://core.ac.uk/download/pdf/84839534.pdf

8 Michael Organ & Carol Speechley, Illawarra Illawarra Aborigines, an Introductory History, available- https://ro.uow.edu.au/cgi/viewcontent.cgi?referer=https://en.wikipedia.org/&httpsredir=1&article=1022&context=asdpapers

9 Mary Jacobs & Les Bursill, Dharawal The story of the Dharawal speaking people of Southern Sydney, available- http://www.lesbursill.com/site/PDFs/_Dharawal_4Sep.pdf

10 Cadzow & Goodall, 2014, Aboriginal People on Sydney's Georges River from 1820, available- https://dictionaryofsydney.org/entry/aboriginal_people_on_sydneys_georges_river_from_1820

Appendix G

Architectural & Landscape Drawings

2 Flide Street, Caringbah
State Significant Development Application

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



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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

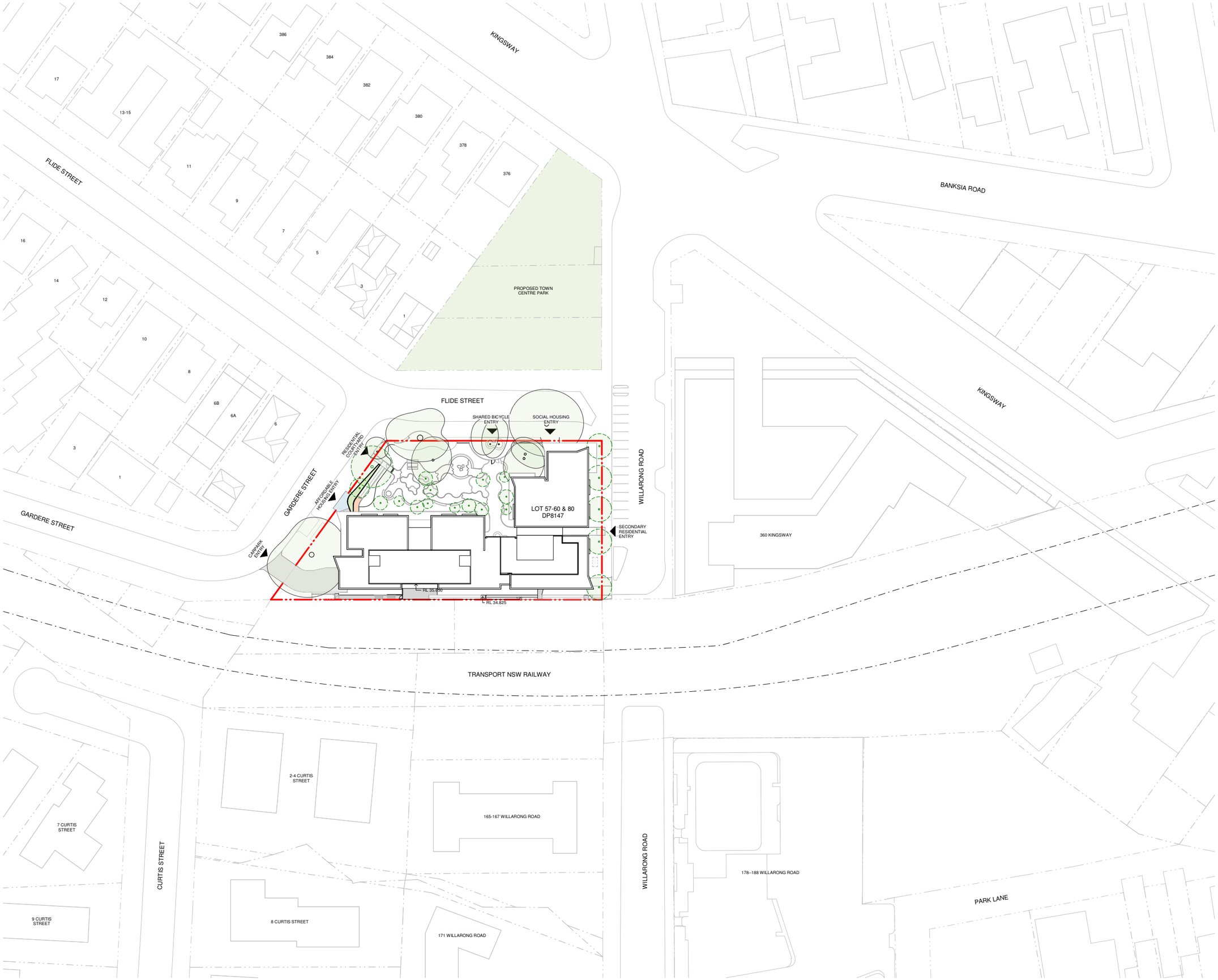
Phase
SSDA

Status
For Approval

Scale
@ A1

Drawing no.
DA00.001

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

Scale
1 : 500 @ A1

Drawing no.
DA01.100

Revision
2

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	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
TOTAL	84			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
- 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

Data Issue Record
Current Revision released by

Rev	Date	Description
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
Upper Ground Level 01

Phase
SSDA

Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.101

Revision
3

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Client
Homes NSW

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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

Data Issue Record
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Rev	Date	Description
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

Scale
1 : 200 @ A1

Drawing no.
DA03.102

Revision
3

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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

Data Issue Record
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Rev	Date	Description
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 03, 05, 06, 08

Phase
SSDA

Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.103

Revision
3

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Do not scale drawings.

Print in Colour.

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

Data Issue Record
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Rev	Date	Description
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 04, 07

Phase
SSDA

Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.104

Revision
3

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Print in Colour.

Client

Homes NSW

Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
- Extent of Lower Ground Carpark
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- Existing Trees Txx: Refer to arborist report for tree identification
- Proposed trees
- CL Clothesline

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

Data Issue Record
Current Revision released by

Rev	Date	Description
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 09-13

Phase
SSDA

Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.109

Revision
3

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Client

Homes NSW

Legend:

- Site Boundary
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- Proposed trees
- CL Clothesline

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

Data Issue Record
Current Revision released by

Rev	Date	Description
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 14

Phase
SSDA

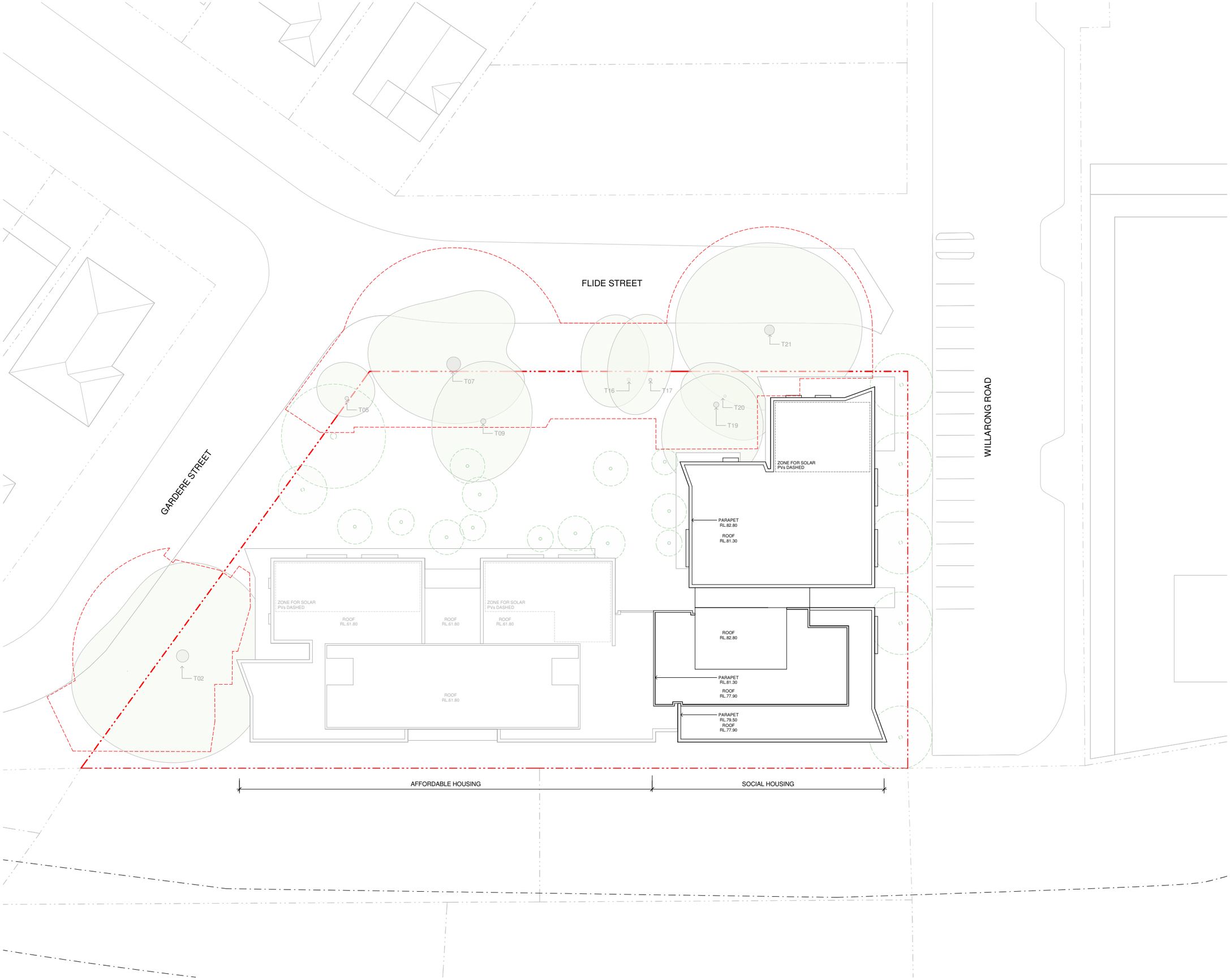
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For Approval

Scale
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Drawing no.
DA03.114

Revision
3

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Print in Colour.

Client

Homes NSW

Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
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- Proposed trees
- CL Clothesline

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

Data Issue Record
Current Revision released by

Rev	Date	Description
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 15 - Roof

Phase
SSDA

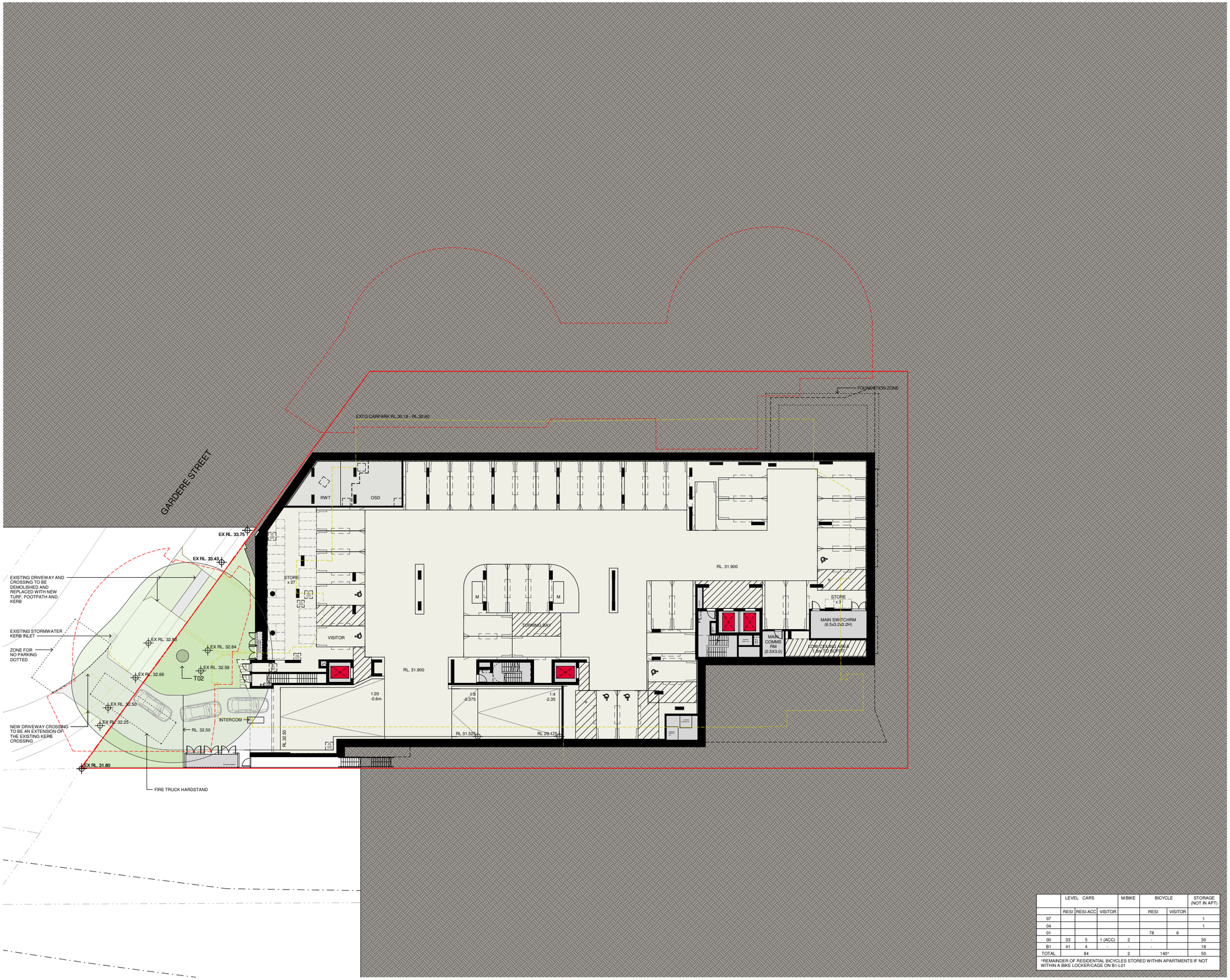
Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.115

Revision
3

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	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
TOTAL	84			2	140*		50

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

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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
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Data Issue Record
Current Revision released by

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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
Lower Ground Level 00

Phase
SSDA

Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.100

Revision
3

c:\temp\FLIDESTREET_BS_ARCH_R0324_diamadrdfWdRK.rvt



	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
TOTAL	84			2	140^		50

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

c:\temp\FLIDESTREET_BS_ARCH_R22024_dtamadrid\FWSPK.rvt

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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

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

Data Issue Record
Current Revision released by

Rev	Date	Description
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
Basement 01

Phase
SSDA

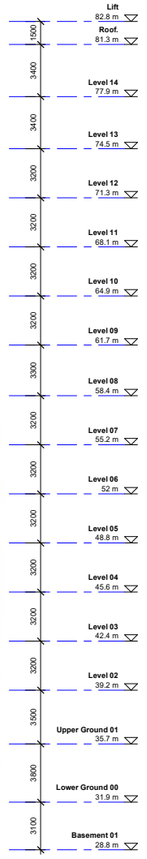
Status
For Approval

Scale
1 : 200 @ A1

Drawing no.
DA03.001

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. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
14. Galvanised 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

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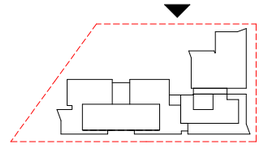
Print in Colour.

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
North Elevation

Phase

SSDA

Status

For Approval

Scale

1 : 200 @ A1

Drawing no.

DA09.001

Revision

3

c:\temp\FLIDESTREET_BS_ARCH_R22024_mfranklood\PWW5H1v1



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. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
14. Galvanised 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

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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

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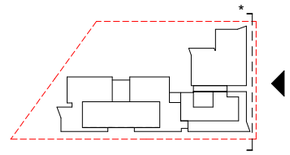
Client

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

Scale
1 : 200 @ A1

Drawing no.
DA09.002

Revision
3

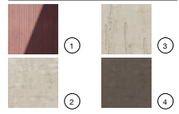
c:\temp\FLIDESTREET_BS_ARCH_R2024_eTransmit\PWWSH.rvt



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



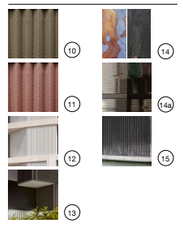
Brick

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



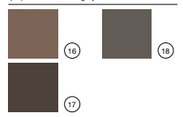
Metal Work

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. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
14. Galvanised 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

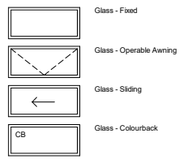
20. Heka Hood powdercoated slimline sunhood, or similar



Glass

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





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NSW Nominated Responsible Architects
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Client

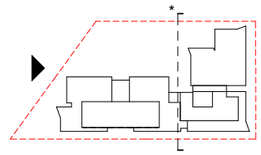
Homes NSW

NSW GOVERNMENT 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
West Elevation

Phase

SSDA

Status

For Approval

Scale

1 : 200 @ A1

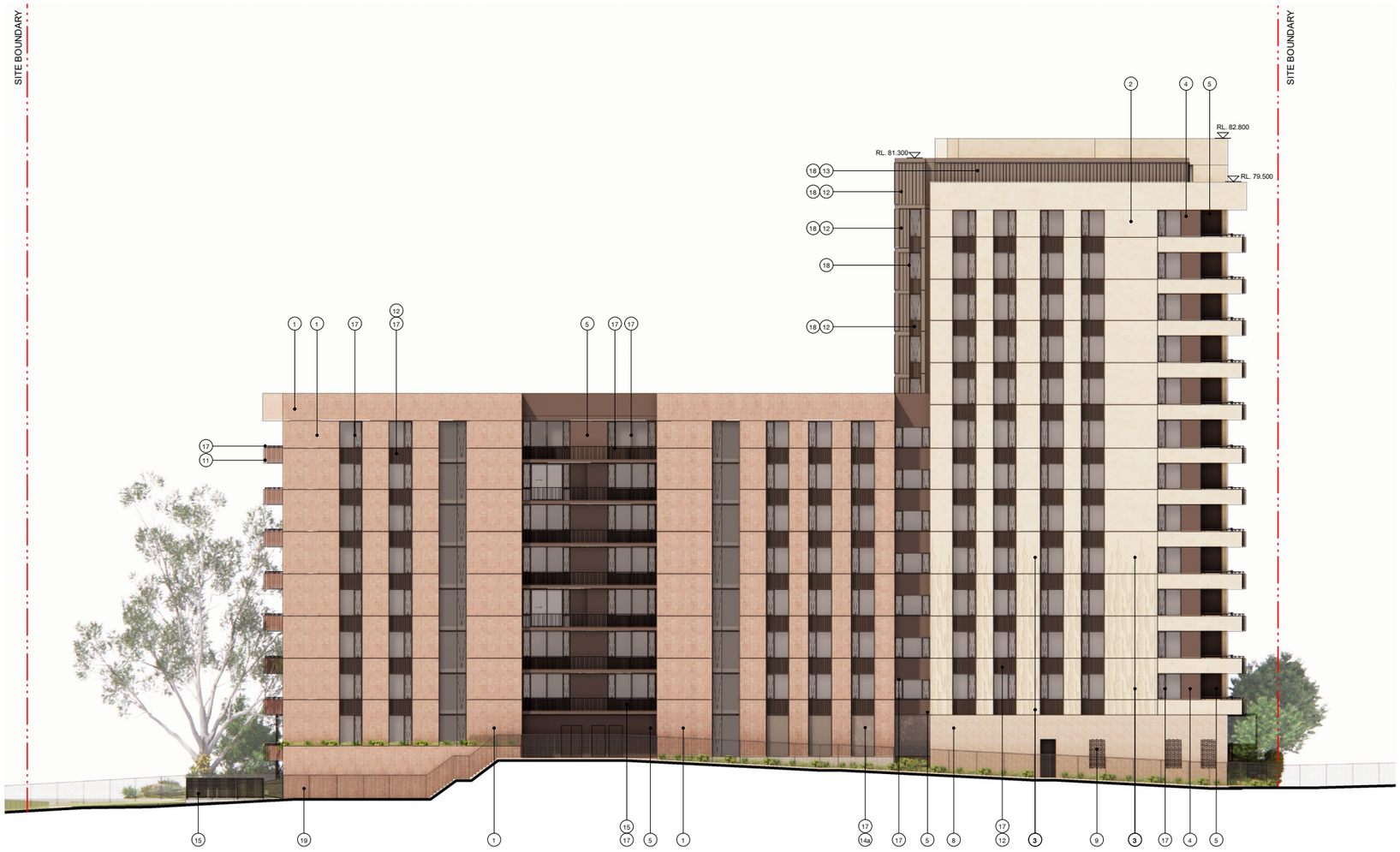
Drawing no.

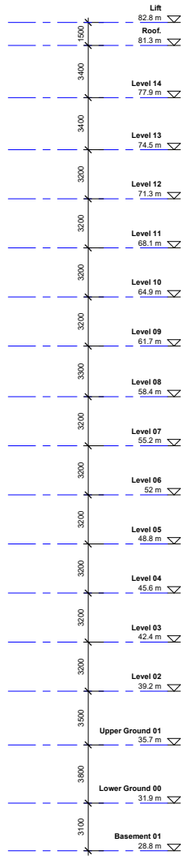
DA09.003

Revision

3

c:\temp\FLIDESTREET_BS_ARCH_R22024_ejhartwoodPW95H.rvt





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. Colorbond Nineline V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvres, or similar
14. Galvanised 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 balsutrade
22. Clear glass balsutrade
23. Colourback glass, colour TBC

Glass - Fixed

Glass - Operable Awning

Glass - Sliding

Glass - Colourback

Boundary Line

50m Natural Ground Height Limit

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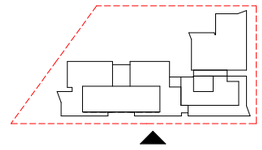
Print in Colour.

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

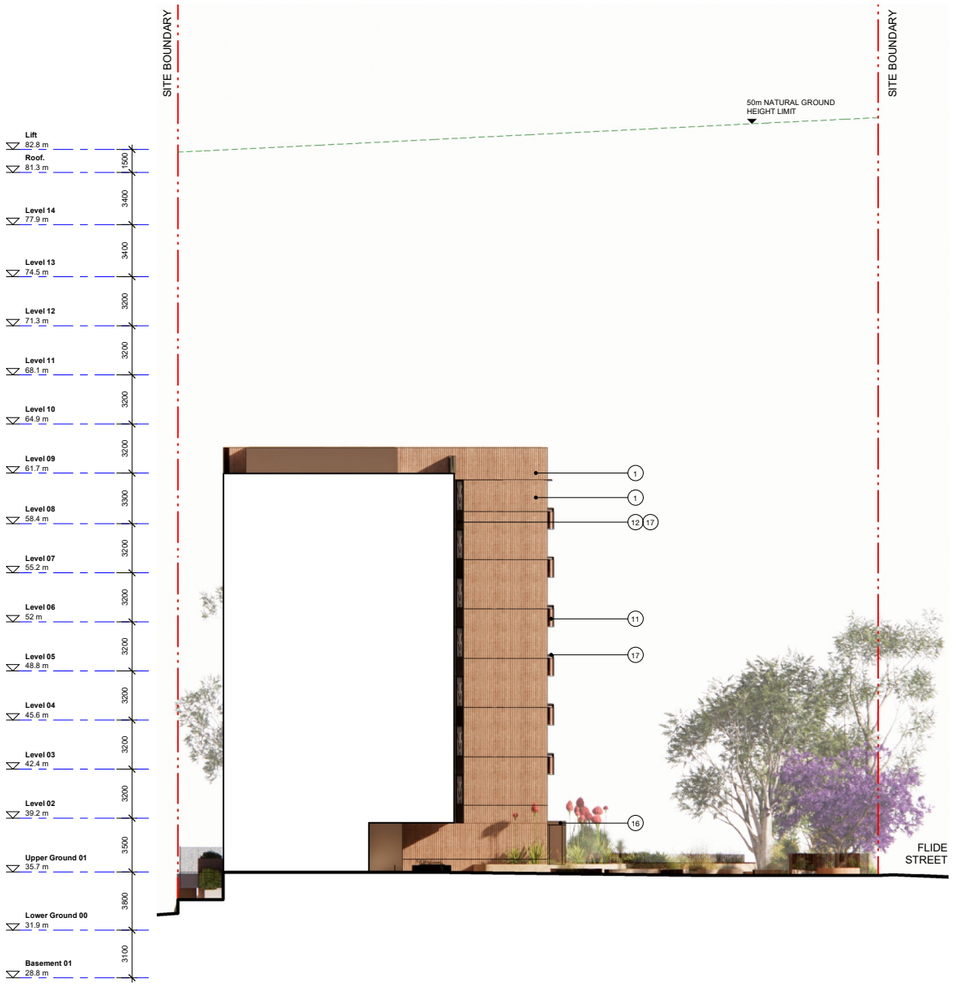
Status
For Approval

Scale
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Drawing no.
DA09.004

Revision
3

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1 Courtyard - East Elevation
1 : 200

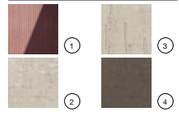


2 Courtyard - West Elevation
1 : 200

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



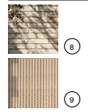
Fibre Cement Sheet

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



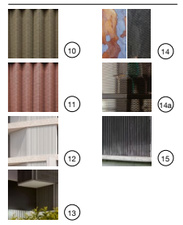
Brick

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



Metal Work

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Powdercoat

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Fencing

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



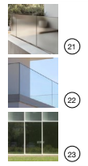
Window Shading

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

CB

Boundary Line

50m Natural Ground Height Limit

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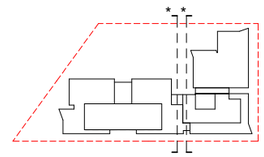
Print in Colour.

Client

Homes NSW

Key Plan

* 50m natural ground height limit shown as per section marker.



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

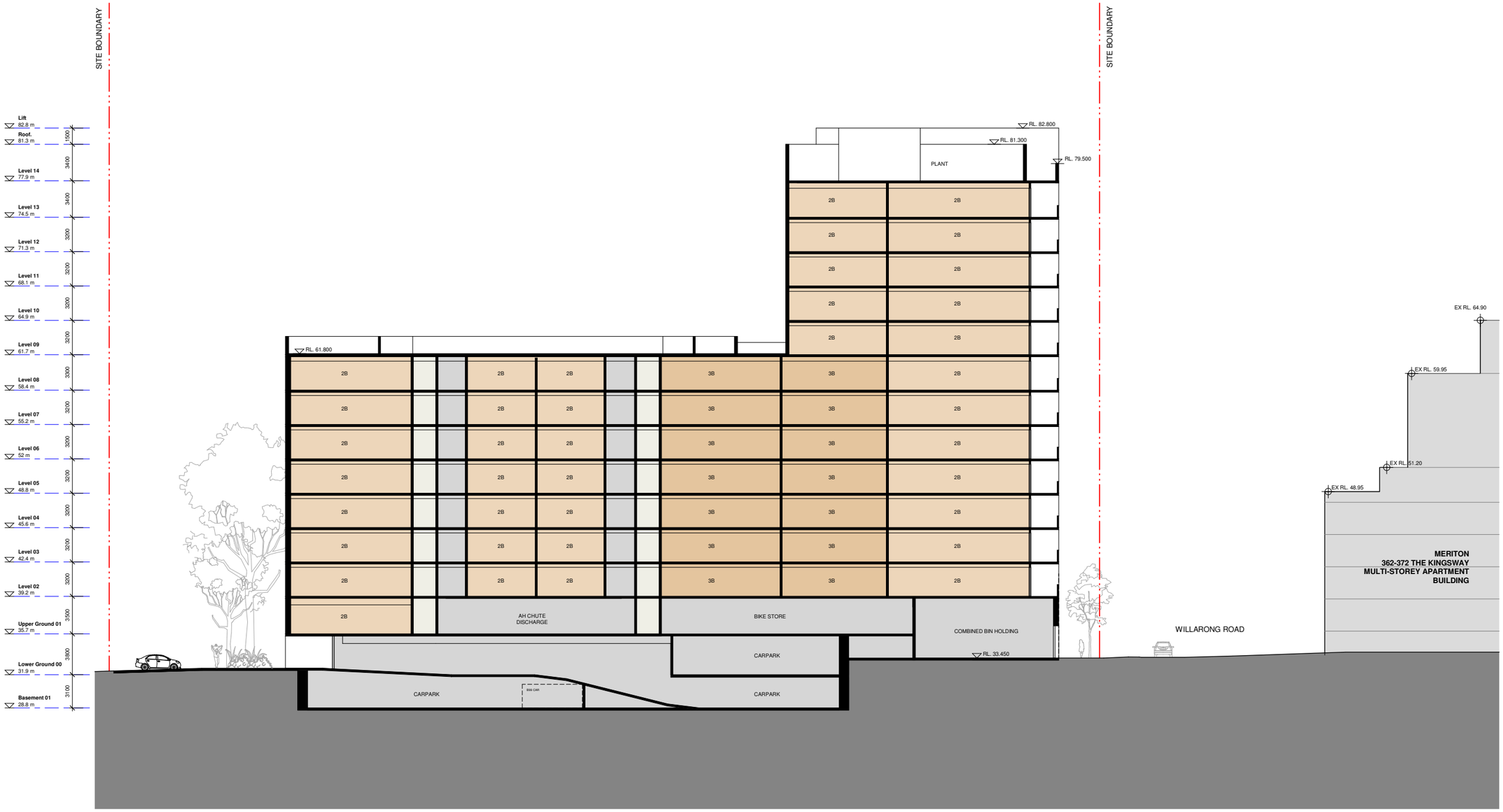
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For Approval

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Drawing no.
DA09.005

Revision
3

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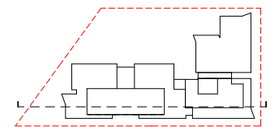
Do not scale drawings.

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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

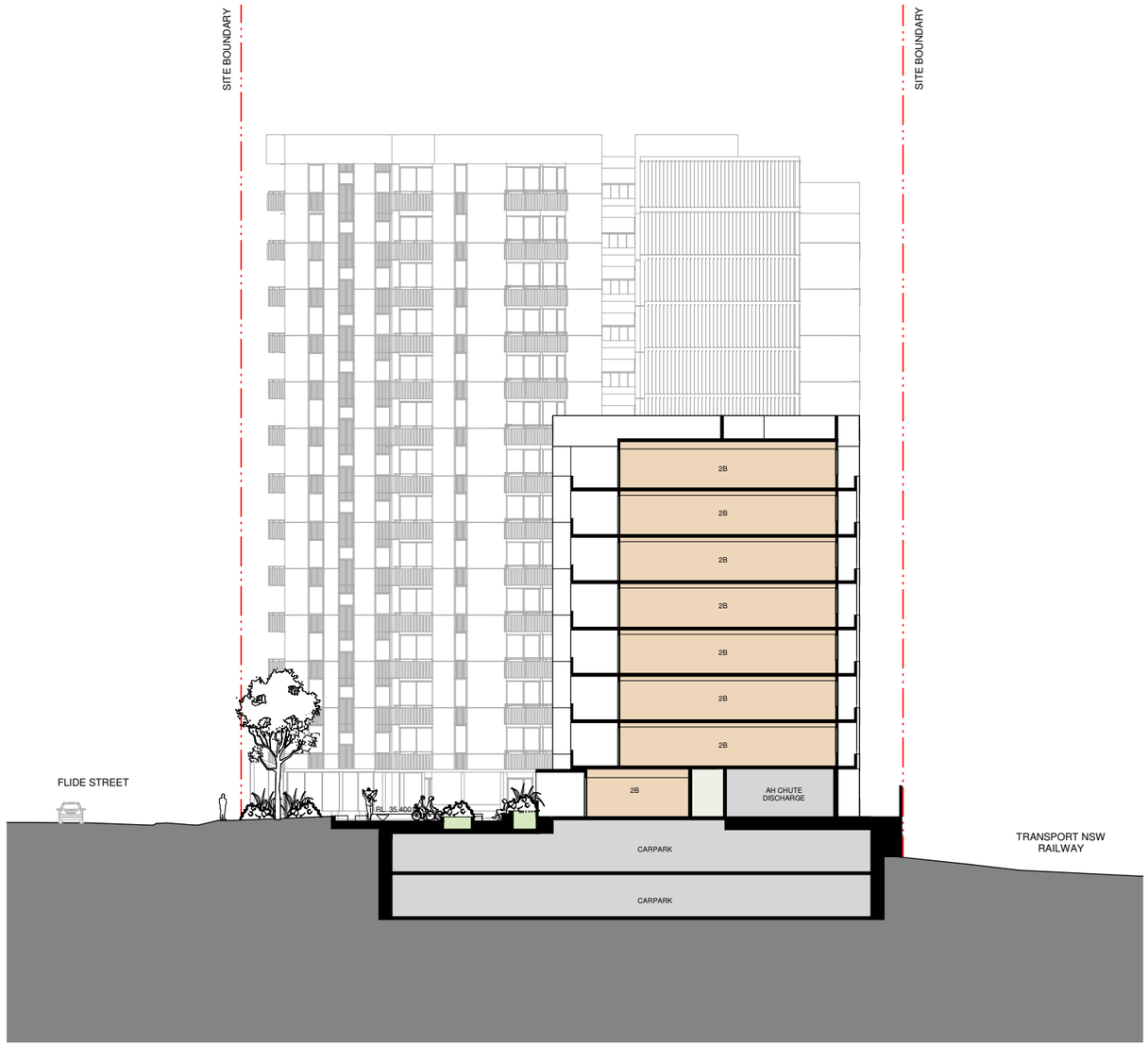
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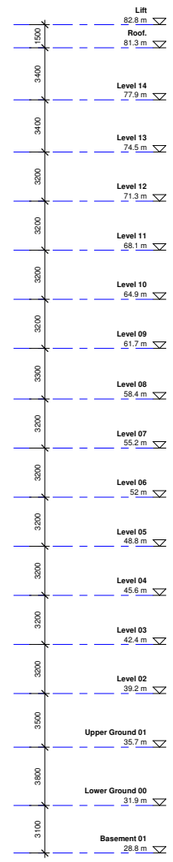
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Drawing no.
DA10.001

Revision
2

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NSW Nominated Responsible Architects
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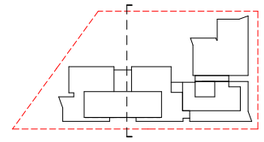
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Key Plan



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 BB

Phase
SSDA

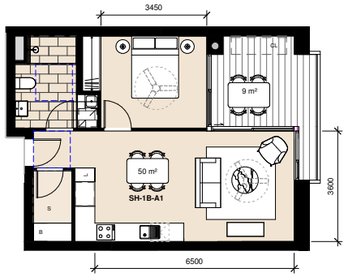
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For Approval

Scale
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Drawing no.
DA10.002

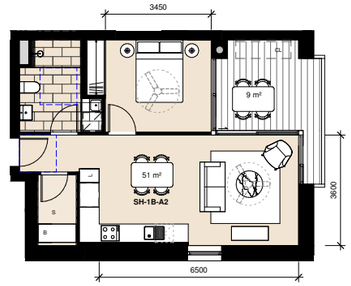
Revision
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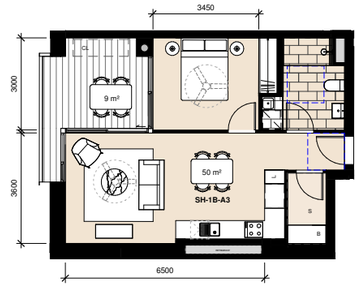
Apartment Type SH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A1	50m²	11m²	7.4m³	L1-L14	15	bicycle can be stored in apt

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	51m²	11m²	7.4m³	L2-14	13	bicycle can be stored in apt

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



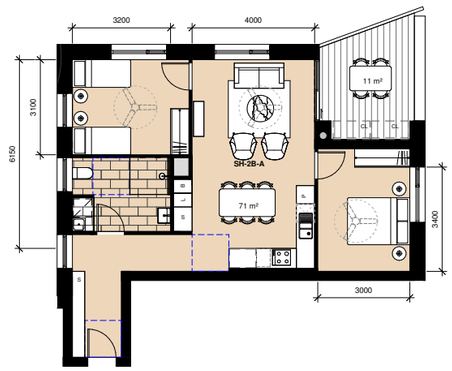
Apartment Type SH-1B-A3						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A3	51m²	11m²	7.4m³	L2-14	13	bicycle can be stored in apt

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



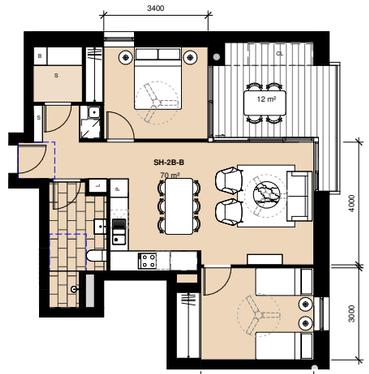
Apartment Type SH-1B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-B	50m²	8m²	5.6m³	L2-14	13	S in Carpark

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



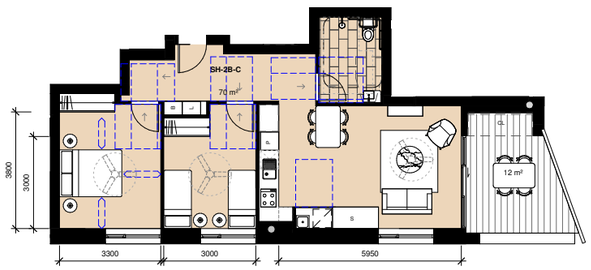
Apartment Type SH-2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-A	71m²	11m²	5.0m³	L2-14	13	S in Carpark

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



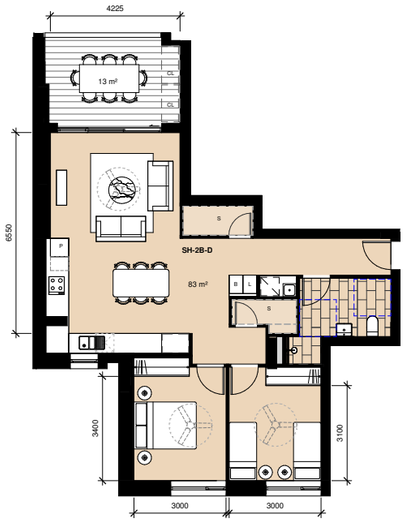
Apartment Type SH-2B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-B	70m²	13m²	8.3m³	L2-13	12	bicycle can be stored in apt

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



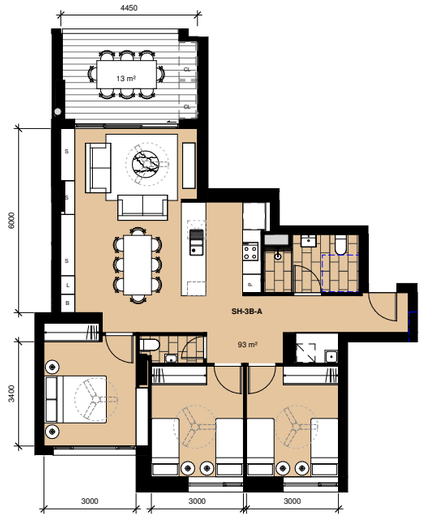
Apartment Type SH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-C	70m²	12m²	4.0m³	L2-13	12	S in Carpark

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



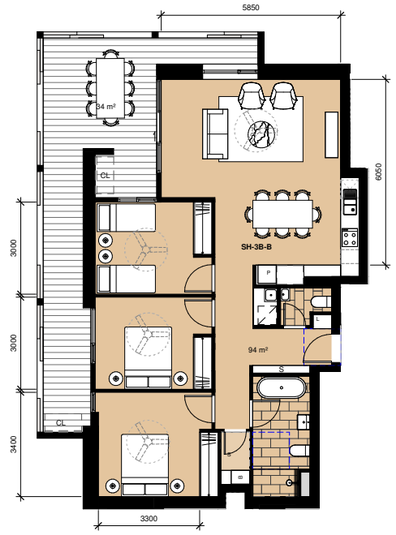
Apartment Type SH-2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-D	83m²	13m²	11.4m³	L9-13	5	bicycle can be stored in apt

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	96m²	13m²	6.0m³	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	107m²	39m²	6.3m³	L1	1	S in Carpark

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

c:\temp\FLIDESTREET_BS_ARCH_R22d4_dlamsch\FWDPK.rvt

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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
DA13 - Apartment Types
Social Housing 01

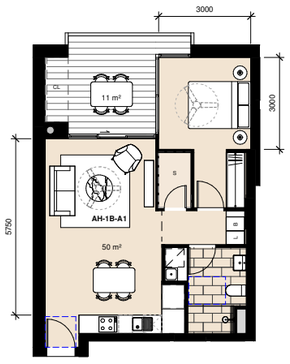
Phase
SSDA

Status
For Approval

Scale
As indicated @ A1

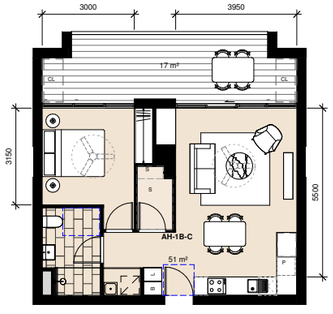
Drawing no.
DA13.010

Revision
2



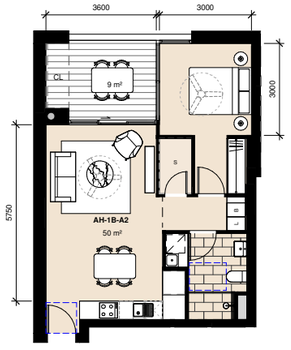
Apartment Type AH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A1	50m²	12m²	6.0m³	L3-8	12	-

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



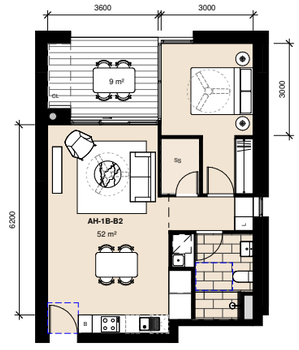
Apartment Type AH-1B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-C	50m²	19m²	6.5m³	L4,7	2	

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



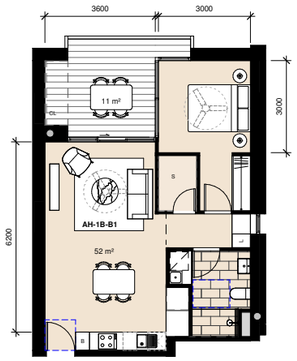
Apartment Type AH-1B-A2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A2	50m²	9m²	6.0m³	L2	2	-

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



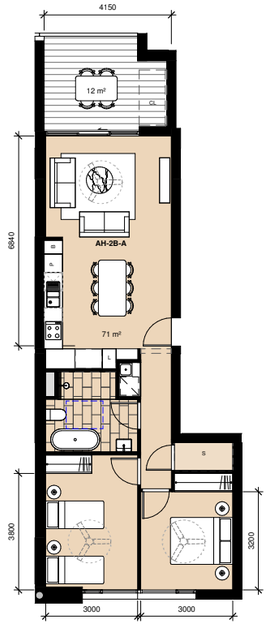
Apartment Type AH-1B-B2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B2	52m²	9m²	6.0m³	L2	1	-

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



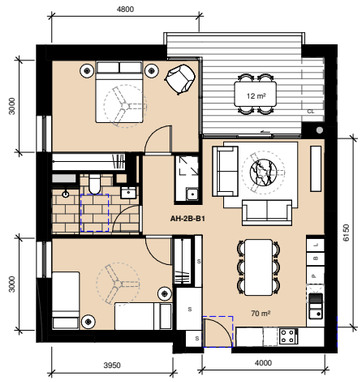
Apartment Type AH-1B-B1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B1	52m²	12m²	6.0m³	L3-8	6	-

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	71m²	12m²	5.3m³	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	70m²	13m²	4.5m³	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	70m²	10m²	4.5m³	L2	1	S in Carpark

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

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NSW Nominated Responsible Architects
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2	19.09.2025	SSDA
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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

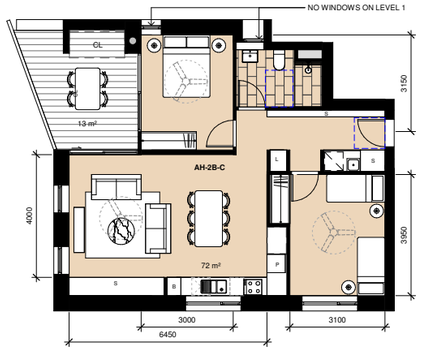
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Status
For Approval

Scale
As indicated @ A1

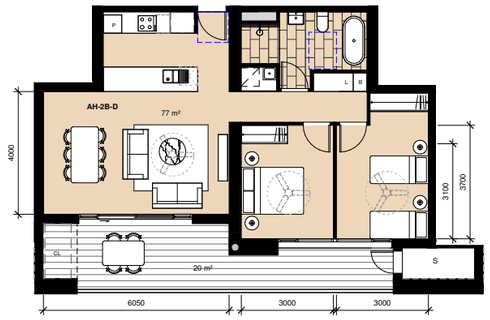
Drawing no.
DA13.011

Revision
2



Apartment Type AH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-C	72m²	13m²	8.6m³	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	77m²	19m²	8.1m³	L4,7	2	-

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



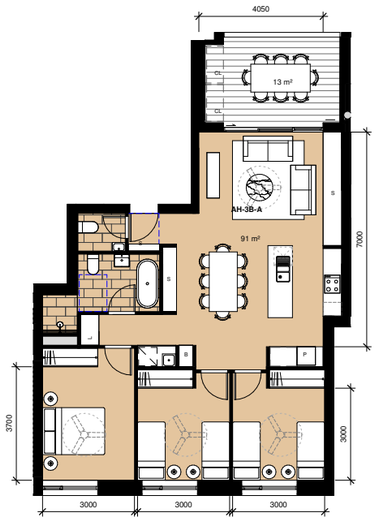
Apartment Type AH-2B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-E	73m²	32m²	10.3m³	L1	1	-

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



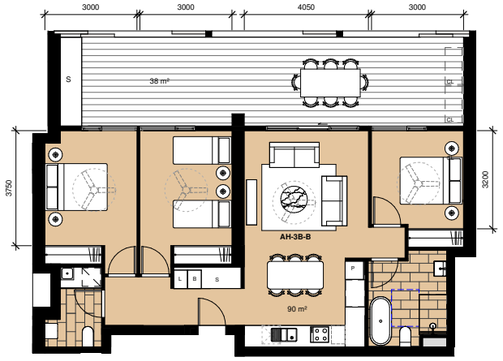
Apartment Type AH-2B-F						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-F	77m²	28m²	10.9m³	L1	1	-

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	91m²	13m²	10.1m³	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	92m²	40m²	12.5m³	L1	1	-

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

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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

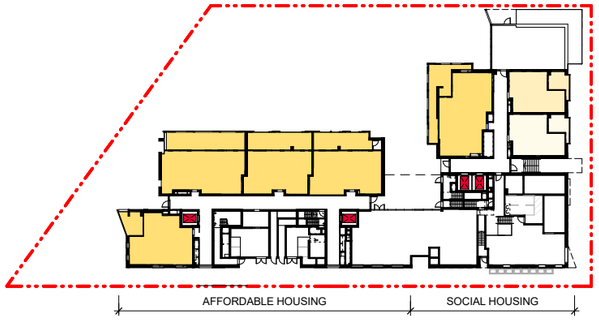
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Status
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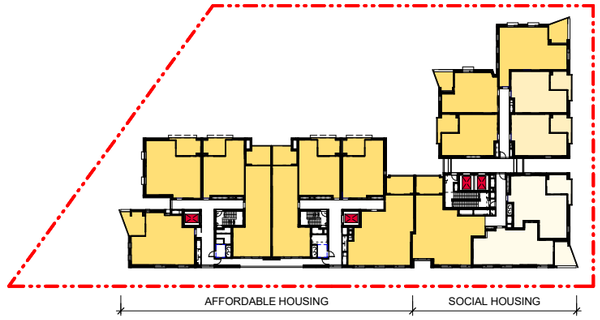
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Drawing no.
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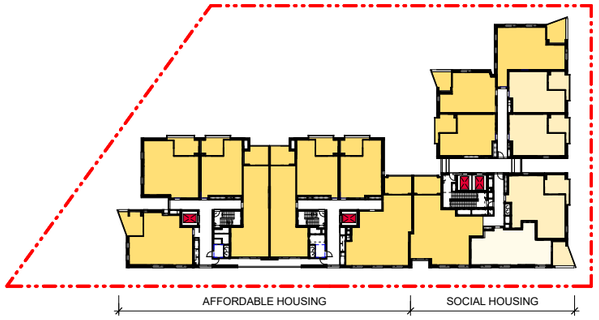
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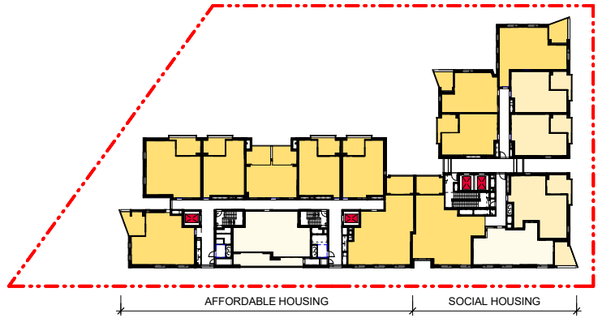
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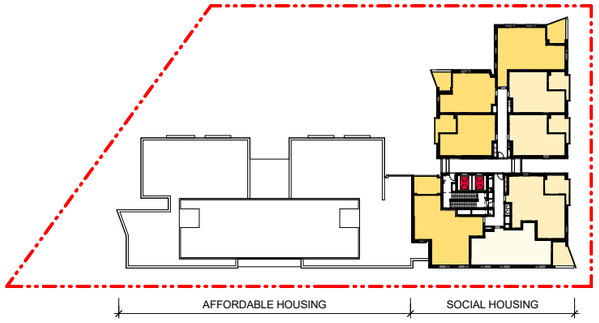
2 Solar - L2
1 : 500



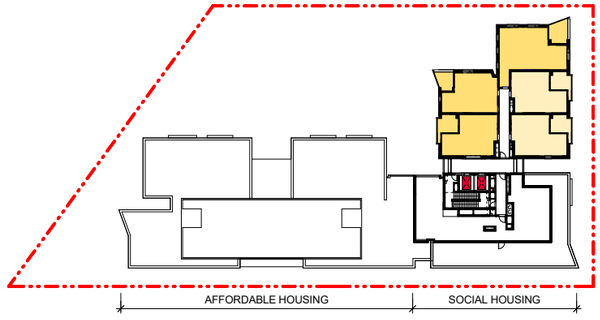
3 Solar - L3,5,6,8
1 : 500



4 Solar - L4,7
1 : 500



5 Solar - L9-13
1 : 500



7 Solar - L14
1 : 500

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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

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
Current Revision released by

Rev	Date	Description
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

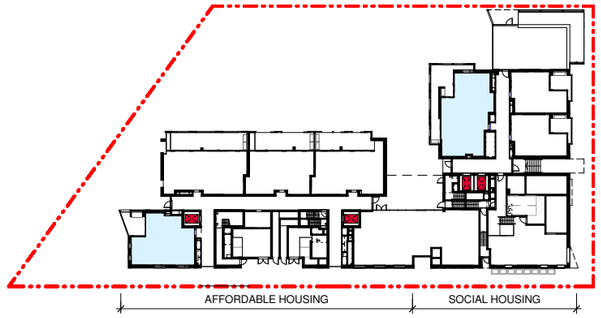
Status
For Approval

Scale
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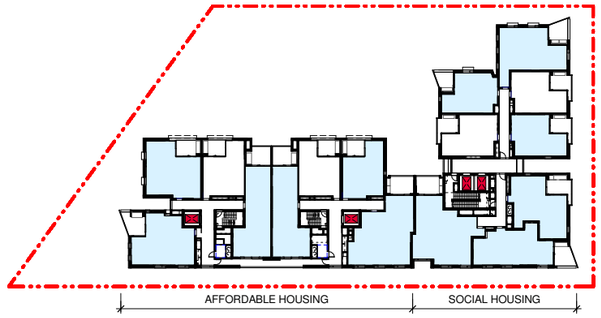
Drawing no.
DA21.001

Revision
2

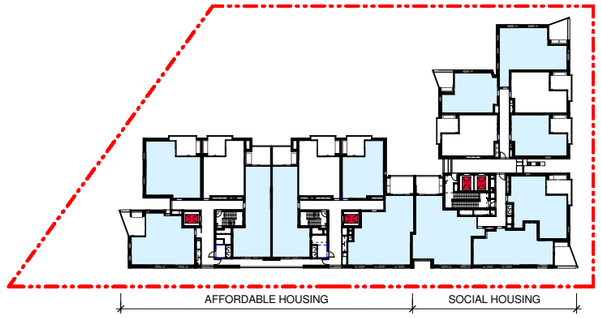
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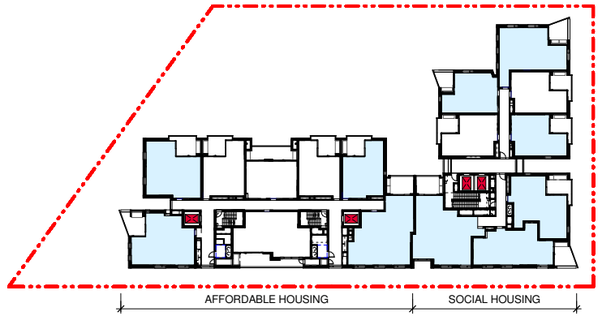
1 Cross Vent - L1
1 : 500



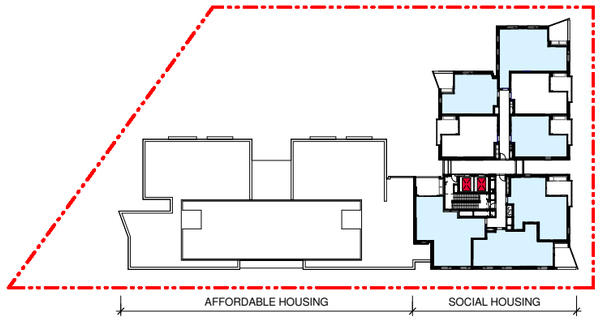
2 Cross Vent - L2
1 : 500



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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Client

Homes NSW

Legend: Site

Site Boundary

Apartments that recieve 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

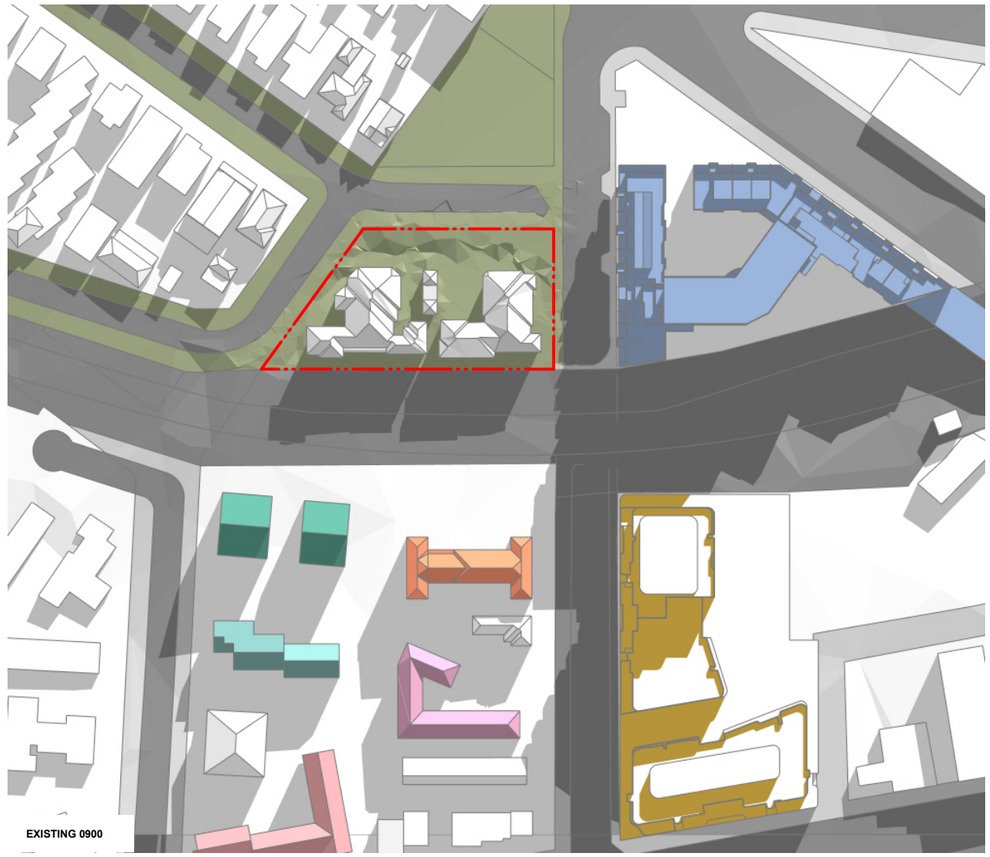
Status
For Approval

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Drawing no.
DA21.003

Revision
1

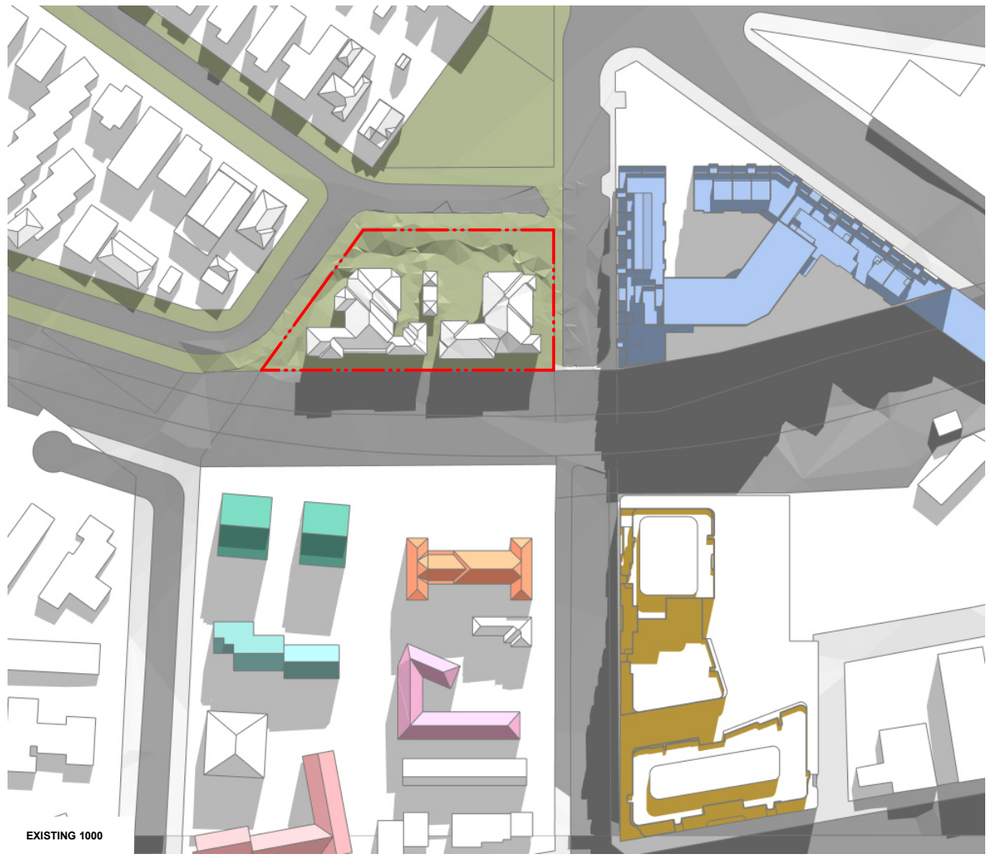
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EXISTING 0900



PROPOSED 0900



EXISTING 1000



PROPOSED 1000

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Print in Colour.

Client

Homes NSW

Legend:

- Site Boundary
- 360 Kingsway (Meriton)
- 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

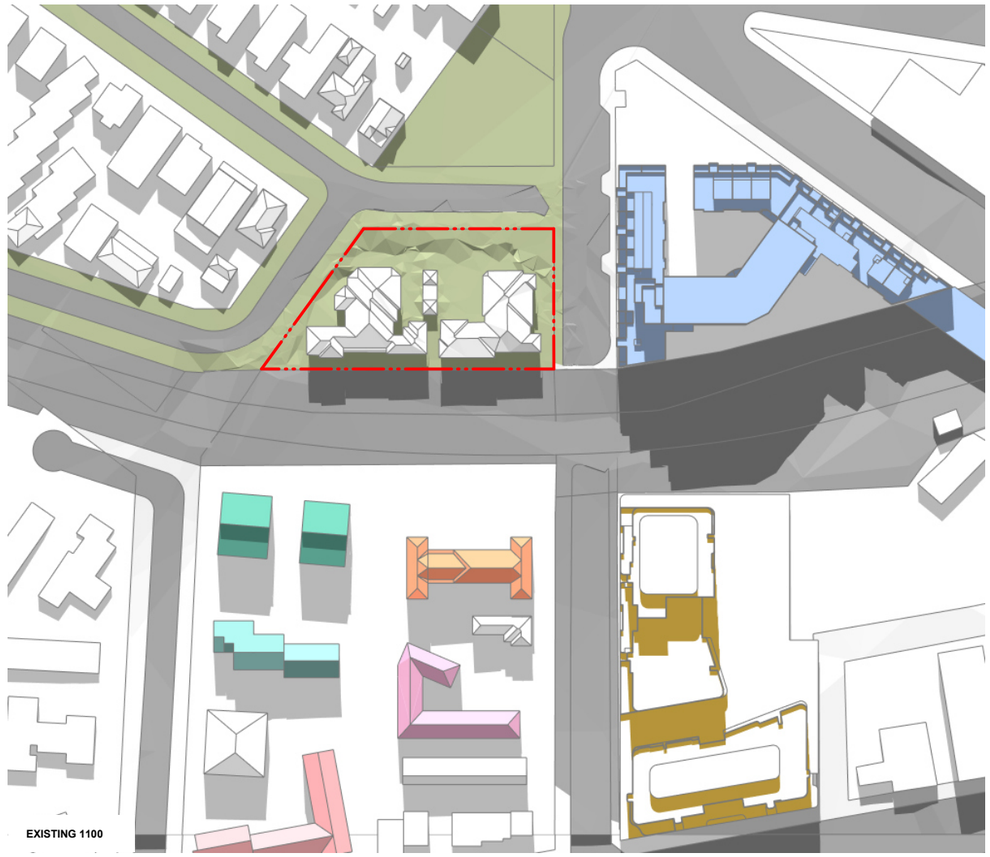
Status
For Approval

Scale

Drawing no.
DA21.005

Revision
1

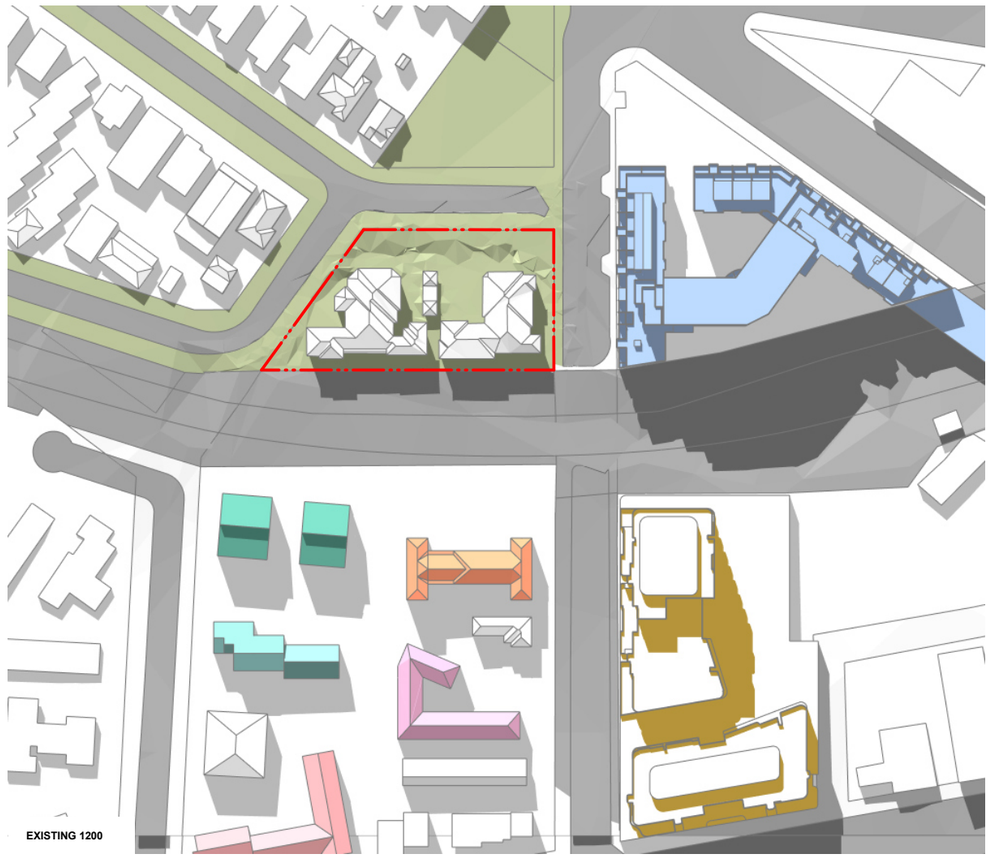
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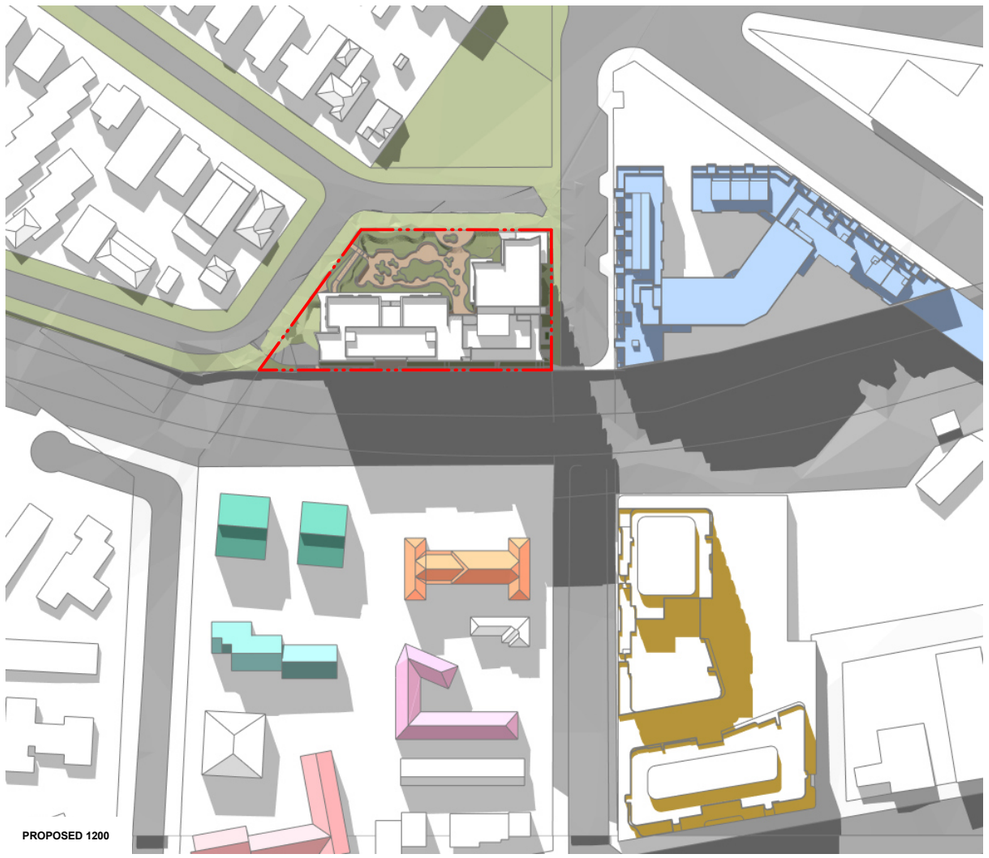
EXISTING 1100



PROPOSED 1100



EXISTING 1200



PROPOSED 1200

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Client
Homes NSW

Legend:

- Site Boundary
- 360 Kingsway (Meriton)
- 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

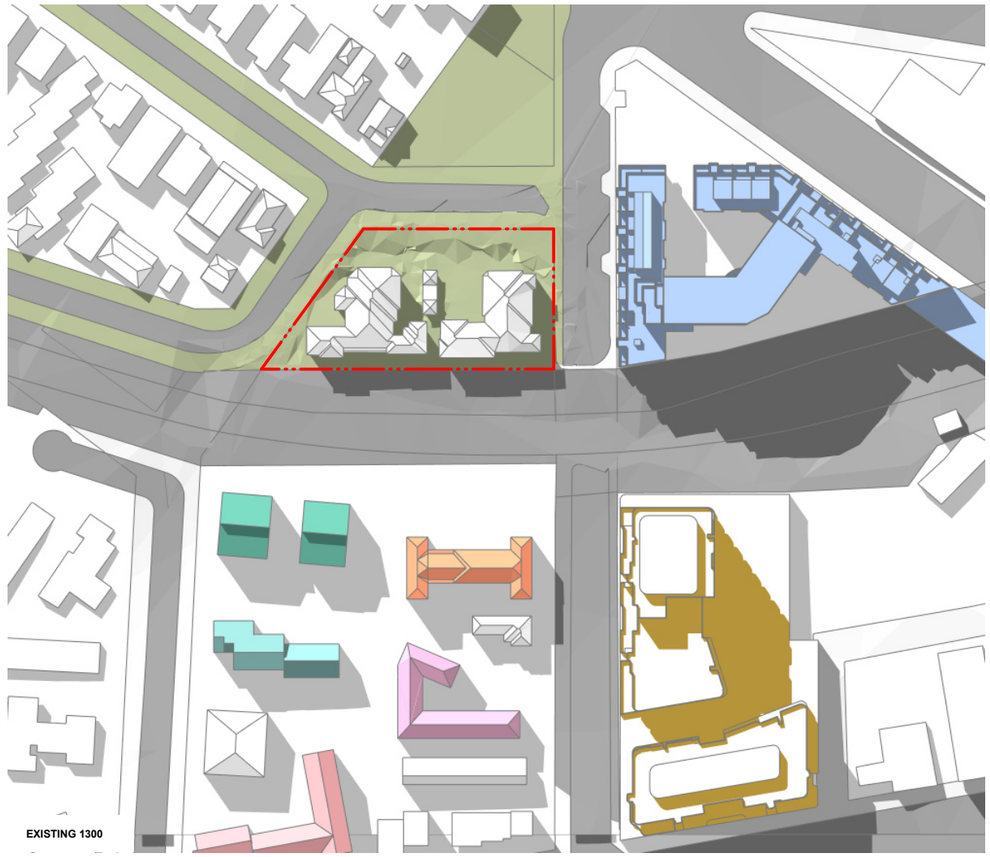
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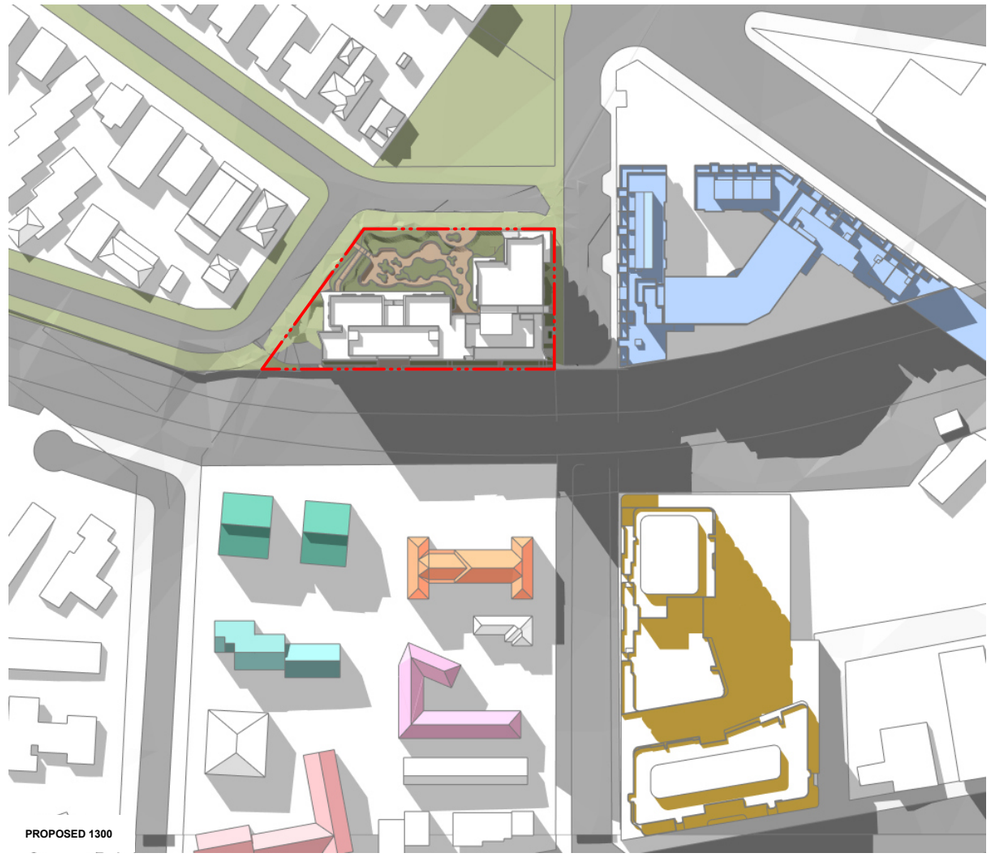
Drawing no.
DA21.006

Revision
1

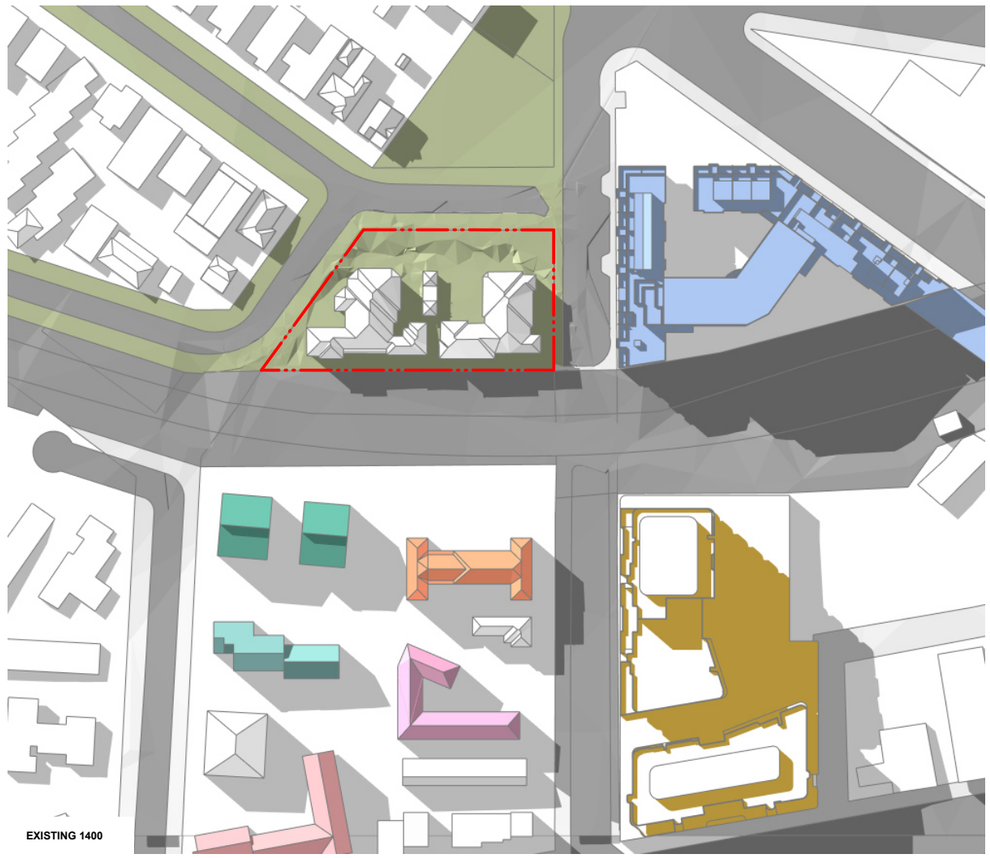
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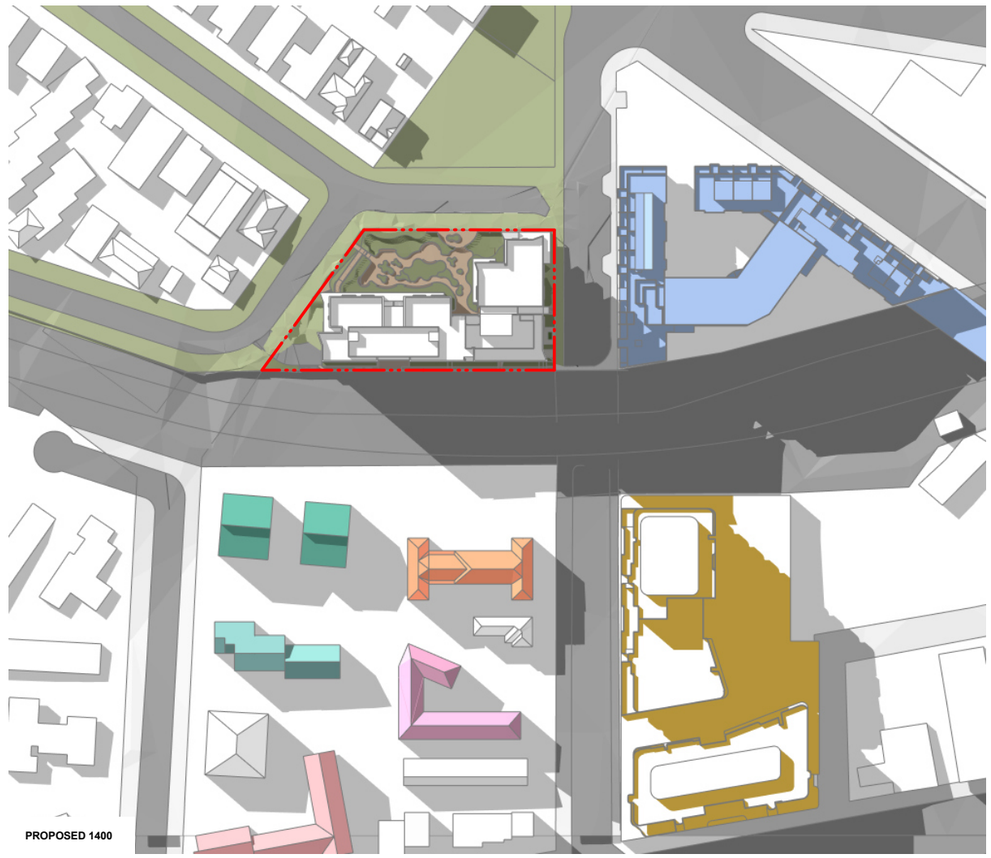
EXISTING 1300



PROPOSED 1300



EXISTING 1400



PROPOSED 1400

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Client

Homes NSW

Legend:

- Site Boundary
- 360 Kingsway (Meriton)
- 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

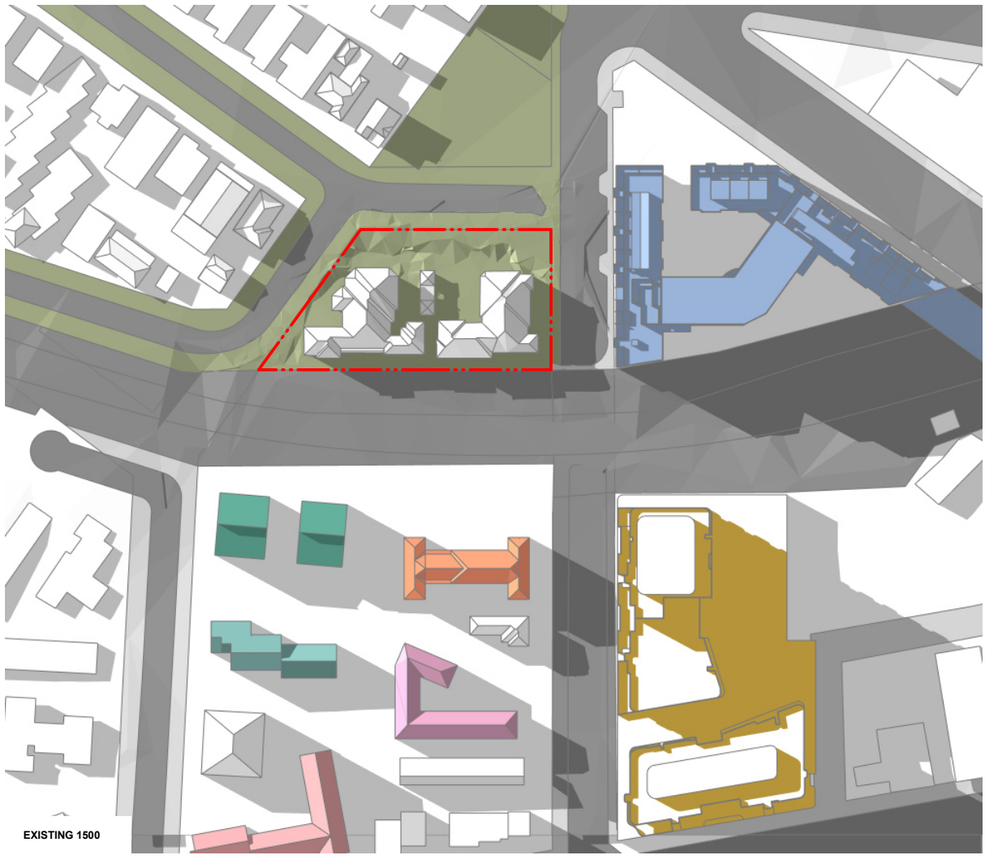
Status
For Approval

Scale

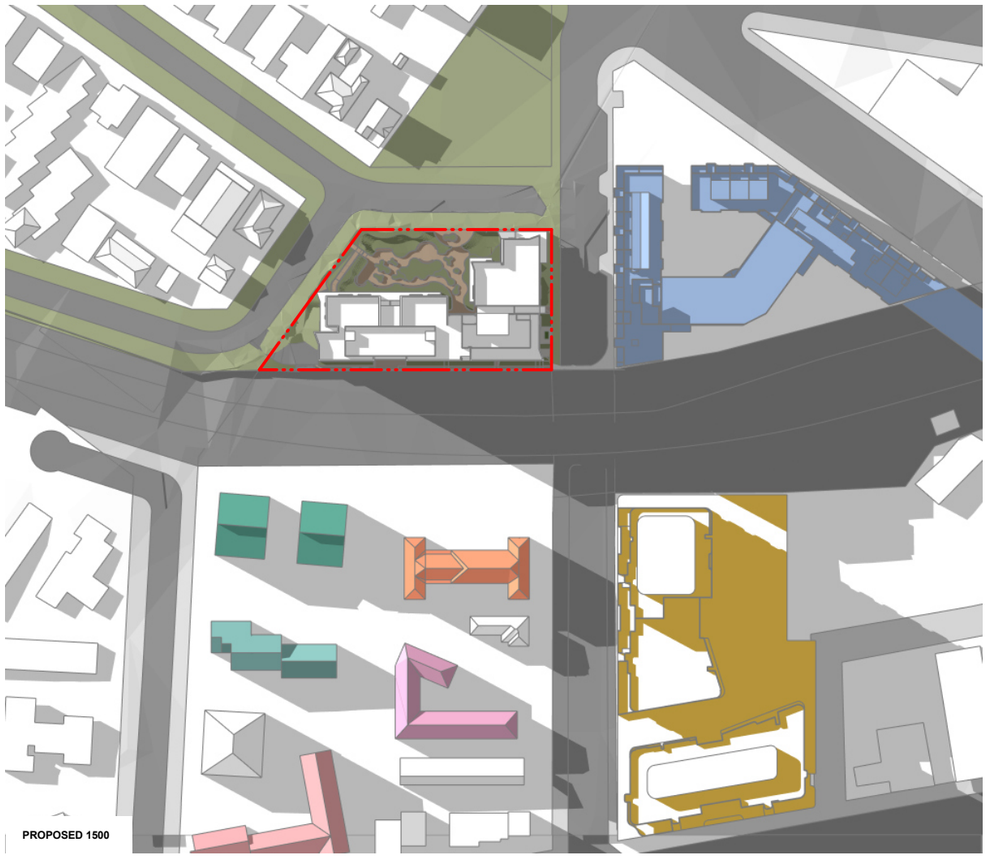
Drawing no.
DA21.007

Revision
1

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EXISTING 1500



PROPOSED 1500

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Print in Colour.

Client

Homes NSW

Legend:

- Site Boundary
- 360 Kingsway (Menton)
- 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

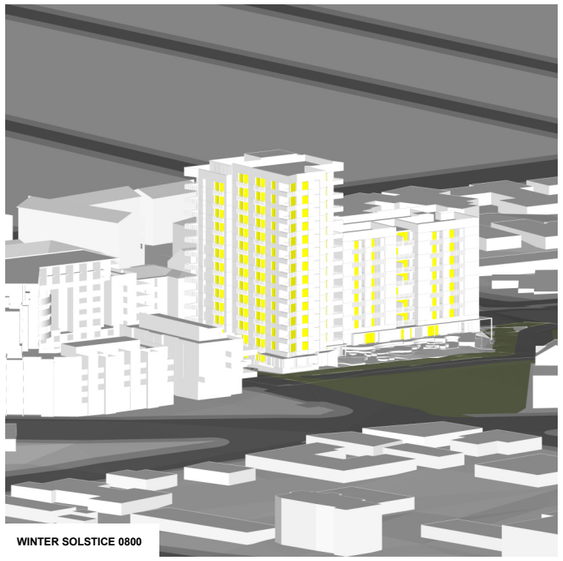
Status
For Approval

Scale

Drawing no.
DA21.008

Revision
1

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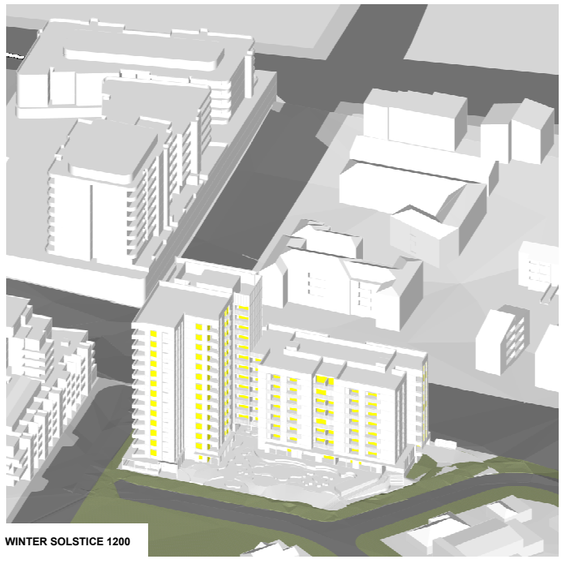
WINTER SOLSTICE 0900



WINTER SOLSTICE 1000



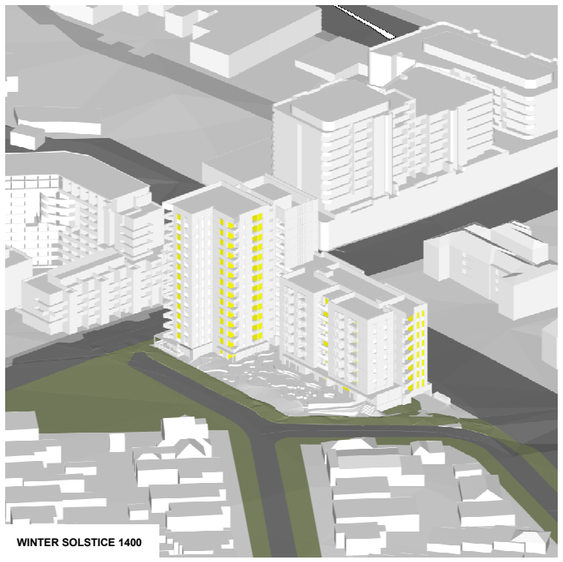
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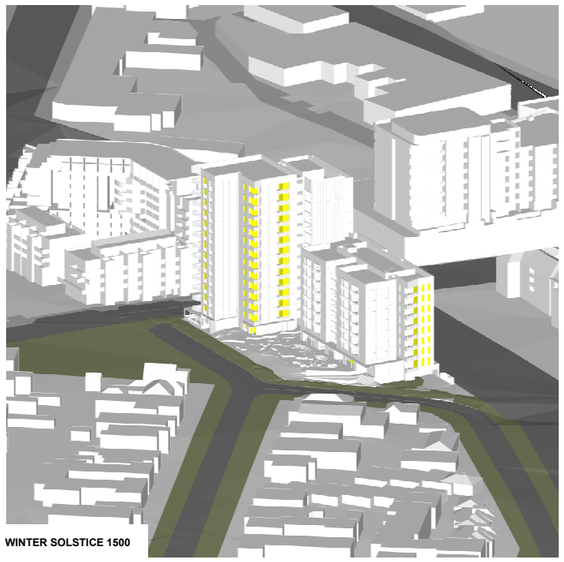
WINTER SOLSTICE 1200



WINTER SOLSTICE 1300



WINTER SOLSTICE 1400



WINTER SOLSTICE 1500

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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

Scale

Drawing no.
DA21.010

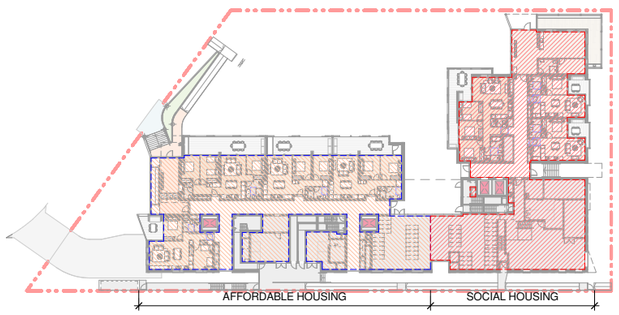
Revision
1



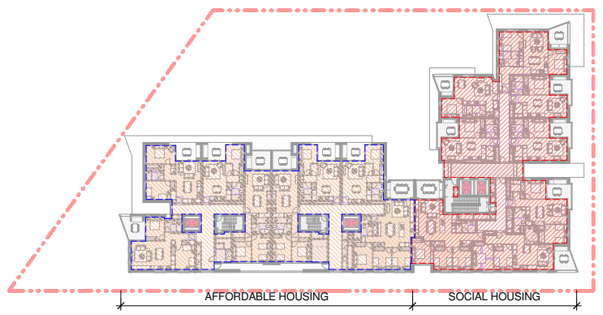
1 GFA - B01
1 : 500



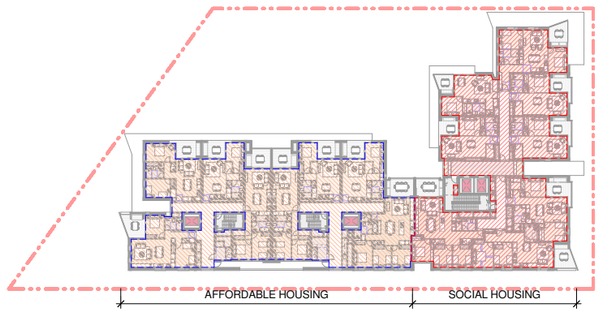
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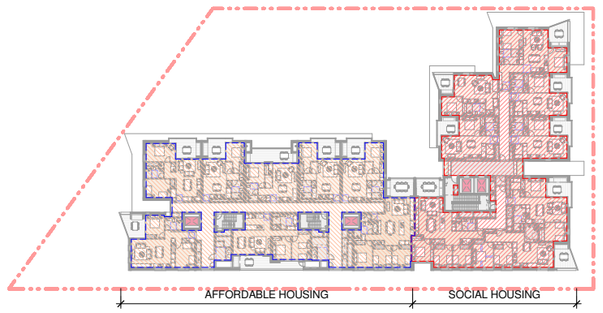
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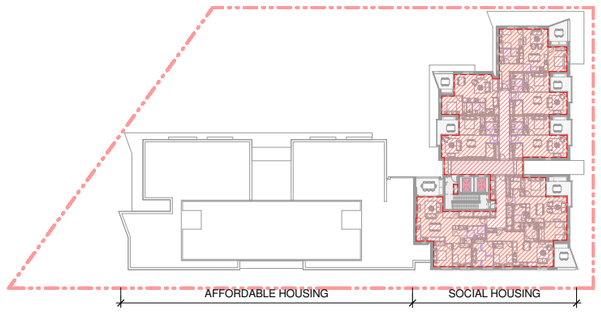
4 GFA - L2
1 : 500



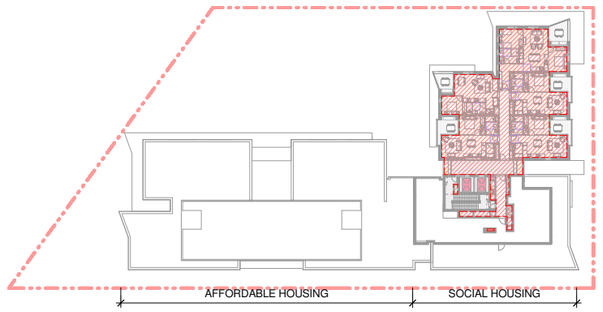
5 GFA - L3,5,6,8
1 : 500



6 GFA - L4,7
1 : 500



7 GFA - L9-13
1 : 500



8 GFA - L14
1 : 500

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ABN 68 094 740 986

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Print in Colour.

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 18m2,
(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
Current Revision released by

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

Scale
1 : 500 @ A1

Drawing no.
DA22.001

Revision
2

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FOR INFORMATION
18/09/2025

Rev Date Description Drawn Checked

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NSW GOVERNMENT Homes NSW

Project

2508_Homes NSW Caringbah

Drawing Title

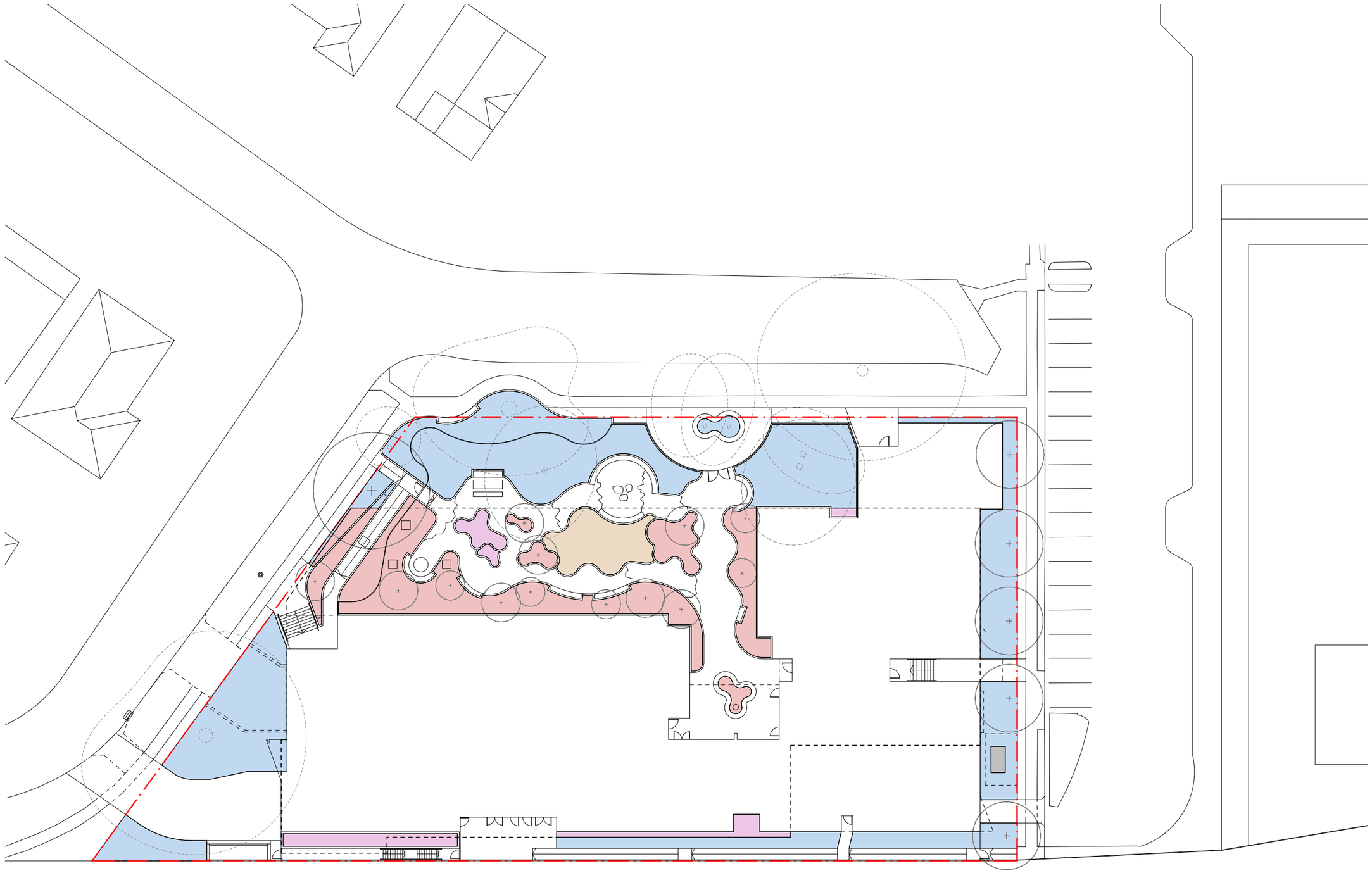
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Drawing Status

Scale. 1 : 200 @A1 Plot Date 18/09/2025 8:29:01 PM

Project No. 2508 Drawing No. DA-200 Revision

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Drawing Title

Soil Depth Plan

Drawing Status

N

Scale. 1 : 200 @A1

Plot Date 23/09/2025 6:20:42 PM

Project No. 2508

Drawing No. DA-103

Revision

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Material Key



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Drawing Title

Material Plan

Drawing Status

N

Scale. 1 : 200 @A1

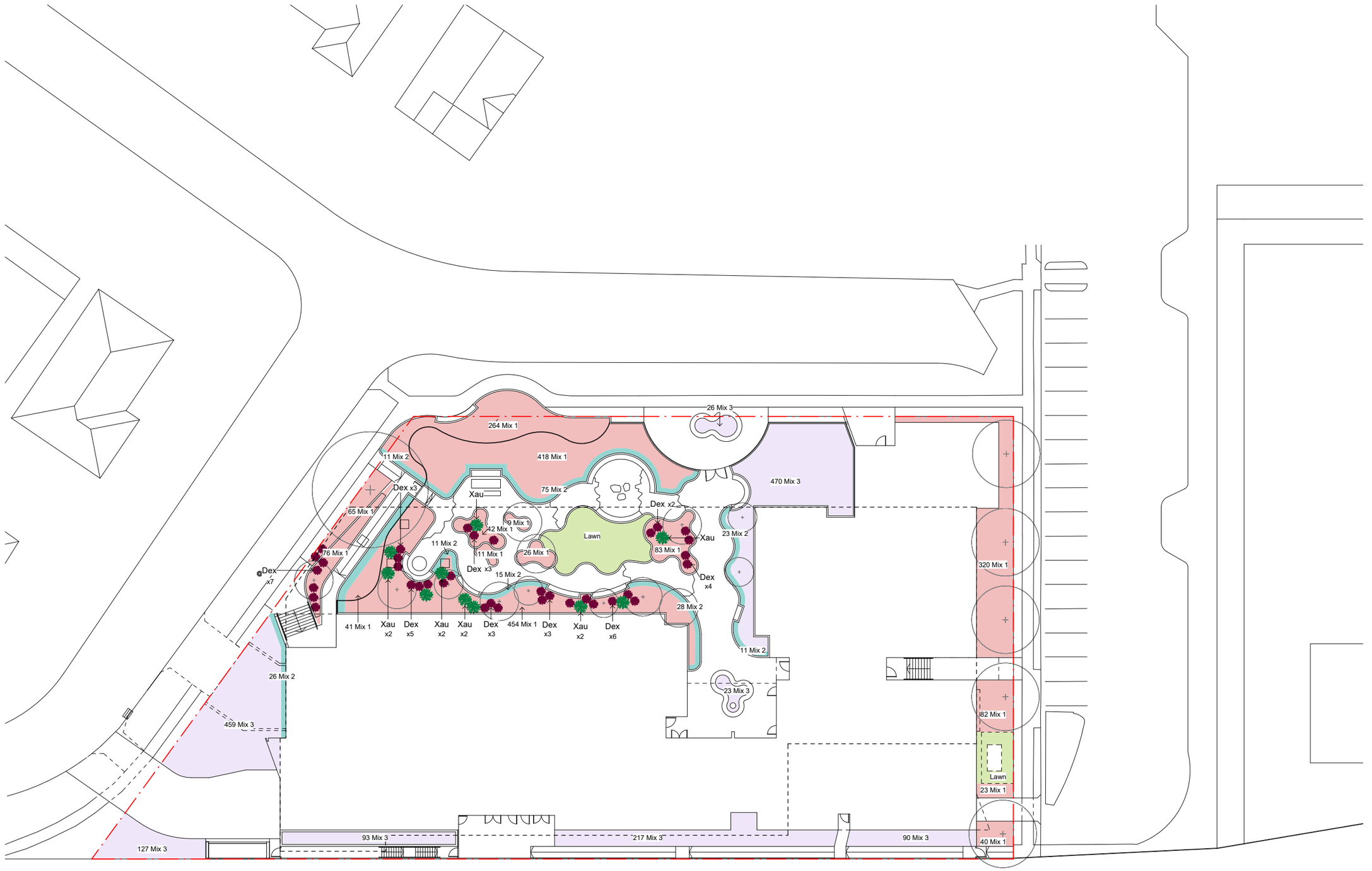
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Project No. 2508

Drawing No. DA-104

Revision

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1 UPPER GROUND
1 : 200

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2508_Homes NSW Caringbah

Drawing Title

Planting Plan - Ground Floor

Drawing Status

N

Scale. 1 : 200 @A1

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Project No. 2508

Drawing No. DA-520

Revision

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2508_Homes NSW Caringbah

Drawing Title

Tree Plan - Ground Floor

Drawing Status

N

Scale. 1 : 200 @A1

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Project No. 2508

Drawing No. DA-521

Revision

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Planting Schedule - Trees

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
TREE SPECIES						
AC	Angophora costata	Sydney Red Gum	10-30m	15-25m	400L	1
BC	Buckinghamia celsissima	Ivory curl Tree	5-10m	4-8m	200L	1
CA	Cupaniopsis anacardioides	Tuckeroo	6-10m	4-7m	200L	3
CA1	Cupaniopsis anacardioides	Tuckeroo	6-10m	4-7m	400L	3
CS	Callistemon salignus (syn. Melaleuca salicina) white	White Bottlebrush	3-8m	3-6m	200L	2
SS	Stenocarpus sinuatus	Firewheel Tree	8-10m	5-6m	200L	2
TL	Tristaniopsis laurina	Water Gum	5-15m	3-6m	200L	5
TL1	Tristaniopsis laurina	Water Gum	5-15m	3-6m	400L	2
						19

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	CENTRES	POT SIZE	QUANTITY
SHRUBS AND ACCENT SPECIES						
Dex	Doryanthes excelsa	Gymea Lily	2–4 m	As shown	300mm	36
Xau	Xanthorrhoea australis	Grass Trees	1-6 m	As shown	500mm-1000mm Trunk Height	10

Planting Schedule - Understory

CODE	BOTANICAL NAME	COMMON NAME	SPACING	AREA	QUANTITY
Lawn				67 m²	-
Mix 1	Even Mix of: -Westringia fruticosa 'smokey' -Grevillea lanigera 'Mt Tamboritha' -Grevillea sericea -Grevillea parviflora -Westringia fruticosa 'Zena' -Hardenbergia violacea -Craspedia globosa -Myoporum parvifolium -Goodenia ovata	- -Coastal rosemary -Woolly Grevillea -Silky Grevillea -Small-flowered Grevillea -Coastal rosemary -Native Lilac -Billy buttons -Creeping Boobialla -Hop Goodenia	500	489 m²	1954
Mix 2	Even Mix of: -Casuarina glauca prostrate 'Shagpile' -Hibbertia scandens -Viola hederacea -Goodenia ovata -Banksia integrifolia 'Roller Coaster'	- -Swamp Sheoak -Golden Guinea Vine -Native Violet -Hop Goodenia -Prostrate Coast Banksia	500	61 m²	243
Mix 3	Even Mix of: -Neomarica gracilis -Dichondra repens -Helmholtzia glaberrima -Viola hederacea -Calochlaena dubia -Asplenium nidus	- -Walking Iris -Kidney weed -Steam lily -Native Violet -Bracken Fern -Bird's Nest Fern	500	377 m²	1506
				993 m²	3704

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Planting Schedule

Drawing Status

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Project No. 2508

Drawing No. DA-550

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Appendix H

Photorealistic Visualisations



Pictured
Illustrative view of proposal from Willarong Road
Visualisation of proposed development subject to detailed design



Pictured
Illustrative view of proposal from corner of Flide and Gardere St
Visualisation of proposed development subject to detailed design



Pictured
Photomontage of proposal from Willarong Road
Visualisation of proposed development subject to detailed design



Pictured
Photomontage of proposal from corner of Flide and Gardere St
Visualisation of proposed development subject to detailed design

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