

2 Flide Street, Caringbah

BASIX Assessment Report

Prepared for: Homes NSW

Project No: SYD3634
Date: 9 October 2025
Revision: 01



Project: 2 Flide Street, Caringbah

Location: 2 Flide Street
Caringbah, NSW 2229

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Project No: SYD3634

Revision: 01

Date: 9 October 2025

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Executive Summary

ADP Consulting has been engaged to undertake the following BASIX assessment and certification for the proposed residential development to be located at 2 Flide Street, Caringbah, NSW 2229.

The proposed development comprises of the following:

- > Two connected residential flat buildings (Class 2) comprising 164 social and affordable housing apartments.
- > Two basement levels of residential parking.
- > Ground level including communal facilities.

This BASIX report has been prepared to support the DA submission as a legislative requirement in accordance with the Environmental Planning and Assessment Regulation (2000) and BASIX (2023).

Based on project specific inputs and the minimum legislative provisions outlined in this report, the proposed development meets the minimum BASIX requirements for **energy**, **water**, and **thermal performance** respectively.

In line with BASIX **Material reporting** provisions, construction material specifications and estimated volumes have been provided for reporting purposes only. No performance targets are associated with this section, and compliance is not required.

Table 1: BASIX Target Scores

BASIX	Target	Score Achieved	Compliance
Water	40%	41%	Pass
Energy	60%	64%	Pass
Thermal Performance	Pass	Pass	Pass
Materials	N/A	26%	Pass
			(Reporting only)

1. Introduction

ADP Consulting has been engaged by Homes NSW to undertake the following BASIX assessment and certification for the proposed residential development located at 2 Flide Street, Caringbah, NSW 2229.

The purpose of this report is to provide a summary of the Environmentally Sustainable Design (ESD) initiatives adopted as part of the proposed building design. Key areas of improvement within the BASIX water, energy and thermal comfort have been identified and meet the minimum compliance measures outlined by the state of NSW.

This report has been prepared as a contribution to the State Significant Development Application (SSDA) submission of the above noted project.

1.1 Project Context

The Site is located within the Sutherland Shire local government area (LGA) and is zoned R4 High Density Residential under the Sutherland Shire Local Environmental Plan (SLEP) 2015.

The Site has a total area of approximately 3,596 square metres (sqm) and is bound by Flide Street to the north, Gardere Street to the west, Willawong Road to the east and the rail corridor for the T4 Eastern Suburbs & Illawarra Line to the south. Refer to Figure 1.

Figure 1: 2 Flide Street - Site boundary highlighted in red



The site is accessible by public transport, being within 400m of the entrance to Caringbah Station and bust stops on the Kingsway which have frequent services to Sutherland, Miranda and Cronulla.

The Site currently comprises 38 social housing units within two 3 storey buildings with a single level basement car park.

The proposed development comprises the construction of two residential flat buildings—one rising to part 13 and part 14 storeys, and the other to 8 storeys—comprising a total of 164 social and affordable housing apartments. The development also includes a communal room and a two-level basement car park. The two levels of basement parking contain 84 car spaces, along with designated spaces for motorcycles and bicycles for residents.

1.2 Assessment Assumptions and References

This BASIX assessment has been based on the following DA architectural drawings and updates provided by Bates Smart Architects:

- > Final SSDA Architectural drawings by Bates Smart Architects issued on 29/09/2025

Revision	Date	Issue
03	29.09.2025	Issue for SSDA

1.3 Apartment Naming Convention

There are no unit numbers on the architectural drawings, so all units have been identified with the following naming conventions:

- > Unit numbers are counted from left to right in a clockwise pattern
- > Unit numbers show apartment level and social or affordable housing use
- > "S" is used to indicate social housing and "A" indicated affordable housing.

This is how units have been identified in the BASIX and NatHERS certificate. As an example, the following figure 2 shows how affordable housing units on level 4 would be named. **Appendix D** shows the naming convention in detail.

Figure 2 Naming convention visual example



1.4 BASIX Assessment

The Building Sustainably Index (BASIX) for the state of NSW forms the minimum compliance control for any new residential (Class 1, 2 & SDA) developments as defined by the Department of Planning, Housing and Infrastructure (DPHI).

The BASIX assessment outlines a minimum target of improvement for the proposed development's water, energy, and thermal comfort performance. The minimum benchmark of improvement for each index is based on the location, size, height, and dwelling density of project development.

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2022 (Sustainable Buildings SEPP).

- > 40% improvement in Water consumption
- > 60% Improvement in Energy consumption
- > All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)
- > Only the construction material specifications and volumes are required to be reported under BASIX Material reporting—there is no compliance target that needs to be achieved.

The minimum targets required for water and energy (40% and 60% respectively) represent a percentage saving and improvement for the development when compared to that of an average benchmark development for NSW.

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO V4.1.

For the proposed development, the following individual dwelling targets must be achieved:

- > Individual dwelling heating load: 34.4 MJ/m². yr
- > Individual dwelling cooling load: 21.4 MJ/m². yr
- > Individual dwelling total load: 38 MJ/m². yr
- > Average heating load: 28.1 MJ/m². yr
- > Average cooling load: 20.0 MJ/m². yr
- > Average total load: 30 MJ/m². yr

2. BASIX Compliance

The following section provides a summary of the water, energy and thermal comfort initiatives proposed for development to meet compliance with the minimum BASIX requirements.

2.1 Water Strategies

Table 2 below details the proposed water strategy for the development. The project currently delivers a **41% improvement** in water efficiency compared to the BASIX average benchmark, exceeding the minimum compliance target of 40%.

This will be achieved providing the following water commitments are implemented:

Table 2: Water Commitments

BASIX Base Case	Water Conservation Strategies
Common Areas	Fixtures and fittings¹ to be included: > 4-star showerheads (> 4.5 but ≤ 6 L/min) > 5-star kitchen and bathroom taps > 4-star flush toilets
Common Landscape Areas	> Area of lawn: 69 m² > Area of vegetated garden excluding lawn: 848 m² > Area of low water-use species: 848 m²
Individual Landscape Areas	> Nil
Individual Dwellings	Fixtures and fittings to be included: > 4-star showerheads (> 4.5 but ≤ 6 L/min) > 5-star kitchen and bathroom taps > 4-star flush toilets
Appliances	Appliances² to be included (In apartments): > Dishwasher: N/A > Clothes Washer: N/A Appliances to be included (In common area): > N/A; no common laundry facility

¹ More information on water efficient fixtures and fittings can be found at www.waterrating.gov.au

² More information on water efficient appliances can be found at www.waterrating.gov.au

BASIX Base Case	Water Conservation Strategies
Alternative Water Source	10kL Rainwater tank reused for: > Common landscape irrigation
Car washing bays	> N/A; no car washing bay
Fire Sprinkler Systems	> Closed loop Fire Sprinkler System
Spa	> N/A; no spa facility
BASIX Water Target	40%
BASIX Water Score	41%

2.2 Energy Strategies

Table 3 below details the proposed energy strategy for the development. The project currently delivers a **64% improvement** in energy efficiency compared to the BASIX average benchmark, exceeding the minimum compliance target of 60%.

This will be achieved providing the following energy commitments are implemented:

Table 3: Energy Commitments

BASIX Base Case	Energy Conservation Strategies
Individual Dwellings	Lighting and HVAC: > Dedicated LED light fittings located throughout each dwelling³ (All downlights to be sealed) > All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: – Kitchen: Manual on/off switch – Laundry: Interlocked to light – Bathroom: Interlocked to light with timer off Heating and Cooling: > 1-phase air conditioning -non-ducted system, EER 3.5-4.0 > Air-conditioning units in living rooms only
Central systems	Central Hot water system: > Central hot water system: electric heat pump (air sourced) – 3.0 < COP ≤ 3.5 – R0.6 (~25mm) insulation to external and internal to building
Appliances (For Individual Dwellings)	Efficient appliances⁴ for each apartment as follows: > Induction Cooktop & Electric Oven > Dishwasher: not specified > Clothes Dryer: not specified
Common Areas	Ventilation systems and efficiency measures as follows: > Car park – Ventilation (Supply + Exhaust); Carbon monoxide monitor + VSD fan > B1 Main Switch Room – Ventilation (Exhaust only); None i.e. continuous > GL AH Chute Discharge – Ventilation (Exhaust only); n/a > GL AH GF Waste – Ventilation (Exhaust only); n/a

³ Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room

⁴ More information on energy efficient appliances can be found at www.energyrating.gov.au

BASIX Base Case	Energy Conservation Strategies
	> GL SH Fogo – Ventilation (Exhaust only); n/a > GL SH Chute Discharge – Ventilation (Exhaust only); n/a > GL SH GF Waste – Ventilation (Exhaust only); n/a > GL Bulky Waste – Ventilation (Exhaust only); n/a > GL Combined Bin Holding – Ventilation (Exhaust only); n/a > GL Communal Room – Air conditioning system; Time clock or BMS controlled > B2 Fire Tank Room – No mechanical ventilation; n/a > B2 Fire Pump Room – No mechanical ventilation; n/a > GL W/C – Ventilation (Exhaust only); Time clock or BMS controlled > GL Meeting Room – Air conditioning system; Time clock or BMS controlled > GL Mail Room – Air conditioning system; None i.e. continuous > Fire Stairs – No mechanical ventilation; n/a > GL Lobby – Air conditioning system; Time clock or BMS controlled > Hallways/Lobbies – Ventilation (Supply only); None i.e. continuous Lighting systems and efficiency measures as follows: > Undercover car park area (No. 1) – LED; Zoned switching with motion sensor > B1 Main Switch Room – LED; Motion sensors > GL AH Chute Discharge – LED; Motion sensors > GL AH GF Waste – LED; Motion sensors > GL SH Fogo – LED; Motion sensors > GL SH Chute Discharge – LED; Motion sensors > GL SH GF Waste – LED; Motion sensors > GL Bulky Waste – LED; Motion sensors > GL Combined Bin Holding – LED; Manual on / Manual off > GL Communal Room – LED; Daylight sensor and motion sensors > B2 Fire Tank Room – LED; Manual on / Manual off > B2 Fire Pump Room – LED; Manual on / Manual off > GL W/C – LED; Time clock and motion sensors > GL Meeting Room – LED; Daylight sensor and motion sensors > GL Mail Room – LED; Daylight sensor and motion sensors > Fire Stairs – LED; Time clock and motion sensors > GL Lobby – LED; Daylight sensor and motion sensors > Hallways/Lobbies – LED; Time clock and motion sensors

BASIX Base Case	Energy Conservation Strategies
	> Lift – LED; Connected to lift call button
Vertical Transport	> Permanent magnet synchronous motor (PMSM) and regenerative drive. > ≥ 1001 kg but ≤ 1500 kg
Swimming Pool and Spa	> No Pool or spa
Photovoltaic (PV) System	> 8 kW minimum peak array
Building Management System	> No
Drying Line	> No common area clothes drying line will be installed
BASIX Energy Target	60%
BASIX Energy Score	64%

3. Thermal Performance & Material Index

This section outlines the thermal performance modelling and associated material selections used in the BASIX assessment. The thermal performance has been assessed using NatHERS accredited software, considering project-specific building fabric, glazing, ventilation, and operational conditions to meet BASIX energy and comfort requirements.

3.1.1 National House Energy Rating Scheme (NatHERS) Assessment

Thermal Comfort for each dwelling has been assessed out in accordance with the BASIX Thermal Comfort Protocol as defined by the Department of Planning, Housing, and Infrastructure (DPHI).

Thermal comfort levels for all proposed dwellings (Class 2) have been assessed using the HERO V4.1 (Thermal modelling software). This approach has been approved by the National House Energy Rating Scheme (NatHERS) and aims to predict annual heating and cooling loads of each dwelling.

To satisfy the BASIX thermal comfort requirements, the following objectives must be achieved:

- > The individual dwelling to achieve a minimum NatHERS energy rating of not less than 6 stars, with heating and cooling loads not exceeding the limits specified under the BASIX thermal comfort requirements (please see table 4).
- > The development as a whole to achieve an average energy rating of not less than 7 stars, ensuring that the combined heating and cooling loads across all dwellings remain within the average limits outlined by the BASIX scheme.

Currently the project receives a compliant average star rating of 8.2 stars across all units, with a minimum rating of 6.1 stars. Please refer to Appendix A for detailed NatHERs results.

These requirements have been provided below:

Table 4: Thermal Comfort Targets

Targets	Max. Heating Load (MJ/m ² .yr)	Max. Cooling Load (MJ/m ² .yr)	Total Load (MJ/m ² .yr)
Individual Dwelling Loads (Class 2)	34.4	21.4	38.0
Total Average Dwelling Loads (Class 2)	28.1	20.0	30.0

3.1.2 Material Index

In response to the updated NSW Sustainable Buildings SEPP (effective October 2023), BASIX has introduced a new Material Index to quantify the embodied greenhouse gas (GHG) emissions of construction materials at the Development Application (DA) stage. This assessment focuses on Cradle-to-Gate emissions (Stages A1–A3), which include the extraction, processing, and manufacturing of materials, but exclude transport, construction activities, and site-specific emissions.

The Material Index simplifies reporting by using generic material types and standard construction forms for four major building components:

- > Floors
- > Walls
- > Roof/Ceiling
- > Windows

These elements typically account for more than 75% of a building’s total embodied emissions.

It is important to note that no compliance target currently applies to the Material Index. The data collected will support future policy development and may inform future targets as part of the broader BASIX framework.

3.2 Materials Used for Thermal Modelling & BASIX Material Index

Thermal comfort modelling has been carried out in accordance with the requirements outlined in *section 3.1.1* to demonstrate compliance with BASIX thermal performance criteria. This assessment incorporates project-specific building envelope specifications, with the resulting average heating and cooling loads for the proposed development summarised in Appendix A.

The construction materials assumed in the modelling for key building elements such as floors, walls, roofs and ceilings, and windows have been documented and reported in the BASIX Material Index, supporting both thermal performance and embodied emissions reporting.

Table 5: Fabrics Construction Details

Building Element	Material & Detail
Construction & shading	> As indicated on the architectural drawings.
Floor	> Suspended concrete slab on external floors with R2.0 insulation. > Suspended concrete slab adjacent to carpark with R2.0 insulation > Suspended concrete slab adjacent to neighbour and corridor, no insulation.
Floor Coverings	> Vinyl planks in Bedrooms and WIR. > 8mm Tiles for Laundry/Toilets. > Vinyl Planks in Kitchen/Living.
Ceiling and Roof	Level 13 and 14 > 200mm suspended concrete slabs with R4.5 insulation respectively, adjacent external. Level 8 > 200mm suspended concrete slabs with R4.5 insulation respectively, adjacent external. All other levels

Building Element	Material & Detail
	> 200mm suspended concrete slabs with R2.5 insulation respectively, adjacent external. > Plasterboard ceilings adjacent to neighbour, corridor, and internal respectively.
Ceiling Fans	> 1x1200mm Ceiling Fan in each bedroom and living room
External Walls	> 200mm precast concrete walls + R3.4 fibreglass insulation (steel framing with thermal break tape) + internal plasterboard > Light weight cladding (FC) + R3.4 fibreglass insulation (steel framing with thermal break tape) + internal plasterboard
Internal Walls	> Internal Wall - within dwellings: Plasterboard on studs, no insulation. > Between adjacent dwellings: Plasterboards on studs, no insulation. > Internal Wall - Between dwellings and corridors: Hebel Powerpanel on studs with plasterboard internally , with R2.0 batt insulation. > Internal Wall – Between dwellings and service area: Plasterboard on studs, with R2.0 batt insulation.
Glazing	> Awnings: U-value $\leq 3.5 \text{ W/m}^2\text{k}$, SHGC 0.47 ($\pm 5\%$) > Fixed window: U-value $\leq 3.60 \text{ W/m}^2\text{k}$, SHGC 0.54 ($\pm 5\%$) > Sliding doors: U-value $\leq 3.60 \text{ W/m}^2\text{k}$, SHGC 0.54 ($\pm 5\%$)

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame.

For all apartments, the following assumptions have been made:

- > All windows and doors are weather stripped
- > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

Appendix A

NatHERS Certificate

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. #HR-H4XT0A-01

Generated on 08 Oct 2025 using Hero 4.1

Property

Address 2 Flide Street, Caringbah, NSW, 2229

Lot/DP

NatHERS climate zone 56 - Mascot AMO



Accredited assessor

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Accreditation No. 10191
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-H4XT0A-01>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

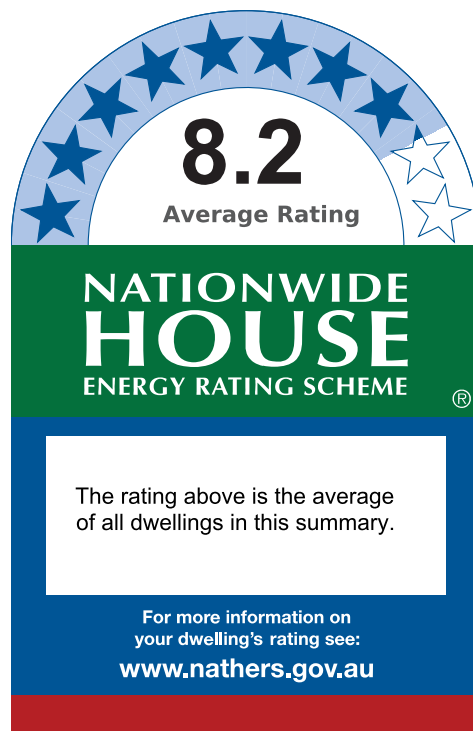
Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-QJR0L6-01	A101	16.8 (34)	7.2 (21)	24.0	7.6	n/a
HR-PZDDLJ-01	A102	6.7 (34)	5.3 (21)	12.0	8.9	n/a
HR-UB8G8D-01	A103	4.4 (34)	8.1 (21)	12.5	8.9	n/a

Thermal performance

Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	13.0	6.5
Maximum load	31.4	15.5
Average limit	28.1	20.0
Maximum limit	34.4	21.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-5CBGK2-01	A104	6.6 (34)	4.3 (21)	10.8	9.2	n/a
HR-SKF6E4-01	A201	9.8 (34)	7.1 (21)	16.9	8.4	n/a
HR-HODRP8-01	A202	6.1 (34)	7.0 (21)	13.1	8.9	n/a
HR-YYGV7T-01	A203	2.4 (34)	12.4 (21)	14.8	8.7	n/a
HR-Z3X1J5-01	A204	10.3 (34)	4.7 (21)	15.0	8.6	n/a
HR-YDYPYB-01	A205	10.4 (34)	4.9 (21)	15.3	8.6	n/a
HR-EZ3QFJ-01	A206	4.2 (34)	6.8 (21)	11.1	9.2	n/a
HR-U8MVZ8-01	A207	7.1 (34)	6.5 (21)	13.6	8.8	n/a
HR-AD69TI-01	A208	14.5 (34)	4.5 (21)	19.0	8.2	n/a
HR-VULR5Z-01	A301	15.7 (34)	8.2 (21)	23.9	7.6	n/a
HR-8JO2W9-01	A302	5.0 (34)	7.7 (21)	12.7	8.9	n/a
HR-YV3I1P-01	A303	5.4 (34)	7.3 (21)	12.7	8.9	n/a
HR-6B01BL-01	A304	9.3 (34)	5.1 (21)	14.3	8.7	n/a
HR-Y7R4BJ-01	A305	7.8 (34)	4.0 (21)	11.8	9.0	n/a
HR-KNRMMB-01	A306	3.1 (34)	7.1 (21)	10.1	9.3	n/a
HR-B5IRAZ-01	A307	5.5 (34)	7.3 (21)	12.7	8.9	n/a
HR-GQM1FS-01	A308	6.5 (34)	11.2 (21)	17.7	8.3	n/a
HR-K0ISEA-01	A401	15.9 (34)	5.3 (21)	21.2	7.9	n/a
HR-3LZK57-01	A402	5.8 (34)	4.5 (21)	10.3	9.3	n/a
HR-EFY2DN-01	A403	3.1 (34)	6.4 (21)	9.5	9.4	n/a
HR-UGSTR1-01	A404	4.4 (34)	8.5 (21)	12.9	8.9	n/a
HR-GP4QBS-01	A405	3.5 (34)	6.1 (21)	9.5	9.4	n/a
HR-GS6ZBH-01	A406	5.0 (34)	5.3 (21)	10.3	9.3	n/a
HR-8IL3IH-01	A407	9.1 (34)	7.9 (21)	17.1	8.4	n/a
HR-Y7TLT6-01	A408	24.0 (34)	3.5 (21)	27.5	7.3	n/a
HR-AMMBR9-01	A501	15.1 (34)	6.7 (21)	21.8	7.9	n/a
HR-00ZWTO-01	A502	4.2 (34)	6.2 (21)	10.4	9.3	n/a
HR-ZWIITY-01	A503	4.3 (34)	6.1 (21)	10.4	9.3	n/a
HR-IRB4KE-01	A504	8.8 (34)	3.0 (21)	11.8	9.0	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-PU61VV-01	A505	8.6 (34)	4.0 (21)	12.6	8.9	n/a
HR-4W122C-01	A506	2.4 (34)	5.7 (21)	8.1	9.6	n/a
HR-ZBERK2-01	A507	4.8 (34)	6.5 (21)	11.3	9.1	n/a
HR-7P1F9L-01	A508	6.8 (34)	9.0 (21)	15.9	8.5	n/a
HR-TUUMPH-01	A601	17.2 (34)	7.8 (21)	25.0	7.4	n/a
HR-WLXYDK-01	A602	5.8 (34)	7.6 (21)	13.4	8.8	n/a
HR-8F2PVV-01	A603	6.3 (34)	7.1 (21)	13.4	8.8	n/a
HR-VD90TV-01	A604	10.6 (34)	4.8 (21)	15.4	8.6	n/a
HR-H34IUZ-01	A605	9.2 (34)	3.6 (21)	12.7	8.9	n/a
HR-RZF6U6-01	A606	4.7 (34)	9.1 (21)	13.7	8.8	n/a
HR-L4SJZY-01	A607	6.4 (34)	7.7 (21)	14.1	8.7	n/a
HR-LOVOS6-01	A608	7.7 (34)	10.8 (21)	18.5	8.3	n/a
HR-KDVSSE-01	A701	18.1 (34)	4.9 (21)	23.0	7.7	n/a
HR-J5EZ6C-01	A702	6.7 (34)	4.1 (21)	10.8	9.2	n/a
HR-GIT9TZ-01	A703	3.9 (34)	6.3 (21)	10.2	9.3	n/a
HR-37LYRT-01	A704	4.7 (34)	7.1 (21)	11.9	9.0	n/a
HR-1S45G4-01	A705	5.0 (34)	6.0 (21)	11.0	9.2	n/a
HR-LEUXGT-01	A706	5.8 (34)	5.4 (21)	11.2	9.1	n/a
HR-CKAWN-01	A707	10.4 (34)	7.8 (21)	18.2	8.3	n/a
HR-OCRFX-01	A708	25.6 (34)	3.6 (21)	29.2	7.1	n/a
HR-DP6WQB-01	A801	20.1 (34)	6.3 (21)	26.5	7.4	n/a
HR-SNOG6Z-01	A802	7.1 (34)	5.2 (21)	12.3	8.9	n/a
HR-YN8IWO-01	A803	8.2 (34)	5.3 (21)	13.5	8.8	n/a
HR-WYTM1Z-01	A804	14.7 (34)	3.0 (21)	17.7	8.3	n/a
HR-LZLGIB-01	A805	13.6 (34)	3.7 (21)	17.3	8.4	n/a
HR-E4DCVF-01	A806	5.6 (34)	6.7 (21)	12.3	8.9	n/a
HR-BR31NE-01	A807	8.0 (34)	5.6 (21)	13.6	8.8	n/a
HR-TPNKNI-01	A808	12.5 (34)	7.9 (21)	20.4	8.1	n/a
HR-IUU0P3-01	S1001	15.6 (34)	3.7 (21)	19.3	8.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-0LL585-01	S1002	22.2 (34)	4.6 (21)	26.8	7.3	n/a
HR-QVLW2R-01	S1003	6.4 (34)	6.0 (21)	12.4	8.9	n/a
HR-DTC6EP-01	S1004	4.7 (34)	6.2 (21)	10.9	9.2	n/a
HR-QKH3NH-01	S1005	23.5 (34)	5.8 (21)	29.3	7.1	n/a
HR-98W3KZ-01	S1006	24.9 (34)	6.1 (21)	31.0	6.9	n/a
HR-2H39JY-01	S1007	21.9 (34)	5.1 (21)	27.0	7.3	n/a
HR-MSXFI1-01	S1008	25.8 (34)	4.9 (21)	30.7	6.9	n/a
HR-4A4RD7-01	S101	13.0 (34)	4.6 (21)	17.6	8.3	n/a
HR-U1JTMQ-01	S102	17.5 (34)	7.6 (21)	25.1	7.4	n/a
HR-KR8KXL-01	S103	18.9 (34)	7.0 (21)	25.8	7.4	n/a
HR-QBW2H7-01	S1101	15.4 (34)	3.7 (21)	19.1	8.2	n/a
HR-71F29N-01	S1102	21.7 (34)	4.6 (21)	26.3	7.4	n/a
HR-5R798T-01	S1103	6.2 (34)	5.7 (21)	11.9	9.0	n/a
HR-20AM0F-01	S1104	4.3 (34)	5.9 (21)	10.3	9.3	n/a
HR-UK3PTH-01	S1105	23.3 (34)	5.8 (21)	29.0	7.1	n/a
HR-QL9V4N-01	S1106	24.6 (34)	6.1 (21)	30.7	6.9	n/a
HR-4ULAD6-01	S1107	21.6 (34)	4.9 (21)	26.5	7.3	n/a
HR-F3LAX2-01	S1108	25.6 (34)	4.9 (21)	30.6	6.9	n/a
HR-DAV3VG-01	S1201	15.5 (34)	3.8 (21)	19.3	8.2	n/a
HR-YGKBSK-01	S1202	22.0 (34)	4.6 (21)	26.6	7.3	n/a
HR-0HXDUS-01	S1203	4.3 (34)	7.3 (21)	11.6	9.1	n/a
HR-ZXCCBO-01	S1204	4.5 (34)	5.9 (21)	10.4	9.3	n/a
HR-2KU35J-01	S1205	23.6 (34)	6.2 (21)	29.8	7.0	n/a
HR-ECXJBB-01	S1206	24.9 (34)	6.0 (21)	30.9	6.9	n/a
HR-SKAS2V-01	S1207	21.8 (34)	5.0 (21)	26.8	7.3	n/a
HR-9K2CHL-01	S1208	25.9 (34)	5.1 (21)	31.0	6.9	n/a
HR-KF0BFD-01	S1301	20.2 (34)	2.8 (21)	23.0	7.8	n/a
HR-F5CA1C-01	S1302	21.9 (34)	4.6 (21)	26.5	7.3	n/a
HR-QMQ3AH-01	S1303	5.6 (34)	6.0 (21)	11.6	9.1	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-QPINKJ-01	S1304	4.0 (34)	5.8 (21)	9.9	9.4	n/a
HR-Z5VN1M-01	S1305	22.9 (34)	5.7 (21)	28.7	7.1	n/a
HR-28LQ0T-01	S1306	31.4 (34)	5.6 (21)	37.0	6.1	n/a
HR-0KY6V5-01	S1307	28.8 (34)	3.7 (21)	32.5	6.7	n/a
HR-CX29CH-01	S1308	29.9 (34)	4.0 (21)	33.9	6.5	n/a
HR-9G38CJ-01	S1401	23.7 (34)	4.4 (21)	28.1	7.2	n/a
HR-1R4RZS-01	S1402	6.2 (34)	4.8 (21)	11.0	9.2	n/a
HR-9QQAX8-01	S1403	5.4 (34)	4.7 (21)	10.1	9.3	n/a
HR-588ZUI-01	S1404	25.4 (34)	5.8 (21)	31.2	6.8	n/a
HR-W50LGE-01	S1405	27.6 (34)	4.1 (21)	31.8	6.8	n/a
HR-LL745I-01	S201	14.7 (34)	3.9 (21)	18.6	8.2	n/a
HR-VZK4W2-01	S202	16.1 (34)	5.2 (21)	21.3	7.9	n/a
HR-I00LOQ-01	S203	1.5 (34)	8.6 (21)	10.1	9.3	n/a
HR-H1O36T-01	S204	3.2 (34)	8.3 (21)	11.5	9.1	n/a
HR-LLRLTL-01	S205	8.3 (34)	6.9 (21)	15.2	8.6	n/a
HR-N653WZ-01	S206	21.2 (34)	6.2 (21)	27.3	7.3	n/a
HR-3X7GSA-01	S207	8.9 (34)	6.3 (21)	15.2	8.6	n/a
HR-9SA9EA-01	S208	18.1 (34)	7.7 (21)	25.8	7.4	n/a
HR-PLQ8NG-01	S301	9.5 (34)	9.9 (21)	19.4	8.2	n/a
HR-QBECR6-01	S302	16.9 (34)	6.6 (21)	23.5	7.7	n/a
HR-GP348Y-01	S303	3.2 (34)	15.5 (21)	18.7	8.2	n/a
HR-LG75DA-01	S304	3.8 (34)	8.1 (21)	11.8	9.0	n/a
HR-52C0JR-01	S305	13.6 (34)	8.0 (21)	21.5	7.9	n/a
HR-5G8CV8-01	S306	19.7 (34)	9.6 (21)	29.3	7.1	n/a
HR-D5W6NY-01	S307	12.6 (34)	9.2 (21)	21.8	7.9	n/a
HR-DSL3YI-01	S308	19.7 (34)	10.8 (21)	30.5	6.9	n/a
HR-YDLZH7-01	S401	10.3 (34)	6.7 (21)	17.1	8.4	n/a
HR-UBZDU1-01	S402	14.5 (34)	7.0 (21)	21.5	7.9	n/a
HR-463T89-01	S403	3.0 (34)	6.8 (21)	9.9	9.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-J9BRNV-01	S404	3.1 (34)	8.7 (21)	11.7	9.0	n/a
HR-9QTIJL-01	S405	12.4 (34)	7.1 (21)	19.6	8.1	n/a
HR-JV6TJW-01	S406	20.8 (34)	7.5 (21)	28.3	7.2	n/a
HR-SN0XN0-01	S407	15.6 (34)	6.9 (21)	22.5	7.8	n/a
HR-MHZRBK-01	S408	22.8 (34)	7.3 (21)	30.1	6.9	n/a
HR-RK2MJ2-01	S501	10.1 (34)	7.5 (21)	17.6	8.3	n/a
HR-ORMKHI-01	S502	15.9 (34)	7.3 (21)	23.2	7.7	n/a
HR-8LJWMF-01	S503	2.9 (34)	7.9 (21)	10.9	9.2	n/a
HR-IMOV1B-01	S504	3.3 (34)	7.1 (21)	10.5	9.3	n/a
HR-K4NETU-01	S505	14.2 (34)	6.1 (21)	20.4	8.1	n/a
HR-MVO9AY-01	S506	20.8 (34)	6.7 (21)	27.5	7.2	n/a
HR-LVN34A-01	S507	13.0 (34)	6.0 (21)	19.1	8.2	n/a
HR-63SLEG-01	S508	20.6 (34)	8.6 (21)	29.3	7.1	n/a
HR-IMC6L6-01	S601	10.9 (34)	9.4 (21)	20.4	8.1	n/a
HR-NL6S6K-01	S602	18.6 (34)	7.5 (21)	26.1	7.4	n/a
HR-PK8VLG-01	S603	4.1 (34)	9.7 (21)	13.8	8.8	n/a
HR-HK6XUA-01	S604	4.4 (34)	8.7 (21)	13.0	8.9	n/a
HR-JNWLW3-01	S605	15.3 (34)	7.7 (21)	23.0	7.7	n/a
HR-91JHO7-01	S606	21.8 (34)	8.1 (21)	29.9	7.0	n/a
HR-LNBSKL-01	S607	14.1 (34)	7.3 (21)	21.4	7.9	n/a
HR-G32KTZ-01	S608	21.2 (34)	10.5 (21)	31.7	6.8	n/a
HR-UN4FGW-01	S701	11.7 (34)	6.4 (21)	18.0	8.3	n/a
HR-L7EGOE-01	S702	16.1 (34)	6.8 (21)	22.9	7.8	n/a
HR-EZFTVG-01	S703	3.7 (34)	7.0 (21)	10.7	9.2	n/a
HR-K4TIFA-01	S704	3.6 (34)	8.1 (21)	11.7	9.0	n/a
HR-6B34VC-01	S705	13.6 (34)	7.0 (21)	20.7	8.0	n/a
HR-5320N3-01	S706	22.8 (34)	7.5 (21)	30.2	6.9	n/a
HR-0WLQT5-01	S707	17.1 (34)	6.6 (21)	23.6	7.7	n/a
HR-1SBHL2-01	S708	24.5 (34)	7.1 (21)	31.6	6.8	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-YA6Z5M-01	S801	11.6 (34)	9.0 (21)	20.6	8.0	n/a
HR-OHJT4Q-01	S802	19.0 (34)	7.8 (21)	26.8	7.3	n/a
HR-N4HHIH-01	S803	4.5 (34)	7.7 (21)	12.2	8.9	n/a
HR-NZC08W-01	S804	4.8 (34)	7.6 (21)	12.3	8.9	n/a
HR-3GLCQ1-01	S805	15.7 (34)	7.8 (21)	23.5	7.7	n/a
HR-O2FZ7C-01	S806	22.3 (34)	8.2 (21)	30.5	6.9	n/a
HR-UQNDJM-01	S807	14.8 (34)	7.3 (21)	22.1	7.9	n/a
HR-FZVW0D-01	S808	22.0 (34)	10.3 (21)	32.4	6.7	n/a
HR-TV5U4K-01	S901	15.6 (34)	3.5 (21)	19.1	8.2	n/a
HR-TV6AF4-01	S902	22.6 (34)	4.3 (21)	26.9	7.3	n/a
HR-RECXV8-01	S903	6.3 (34)	5.9 (21)	12.2	8.9	n/a
HR-BTMOQT-01	S904	4.5 (34)	5.9 (21)	10.4	9.3	n/a
HR-LTHIEC-01	S905	23.5 (34)	5.1 (21)	28.6	7.1	n/a
HR-QI3KFS-01	S906	24.9 (34)	5.9 (21)	30.8	6.9	n/a
HR-9S3CG1-01	S907	21.8 (34)	4.8 (21)	26.6	7.3	n/a
HR-76B5WX-01	S908	25.9 (34)	5.0 (21)	30.9	6.9	n/a
Averages	164x (Total)	13.0	6.5	19.5	8.2	n/a
Maximum Loads and Minimum Ratings		31.4	15.5	37.0	6.1	n/a

Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's societal cost.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.



Appendix B

Stamped Drawings

2 Flide Street, Caringbah

State Significant Development Application



Certificate No. #HR-H4XT0A-01
Scan QR code or follow website link for rating details.

Assessor name

Khyati Saxena

Accreditation No.

HERA 10191

Property Address

2 Flide Street, Caringbah,
NSW, 2229

http://www.hero-software.com.au/pdf/HR-H4XT0A-01





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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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Client

Homes NSW



Data Issue Record		
Current Revision released by		
Rev	Date	Description

3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

Project Title
Flide Street, Caringbah
First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title

Drawing List

Phase
SSDA

Status
For Approval

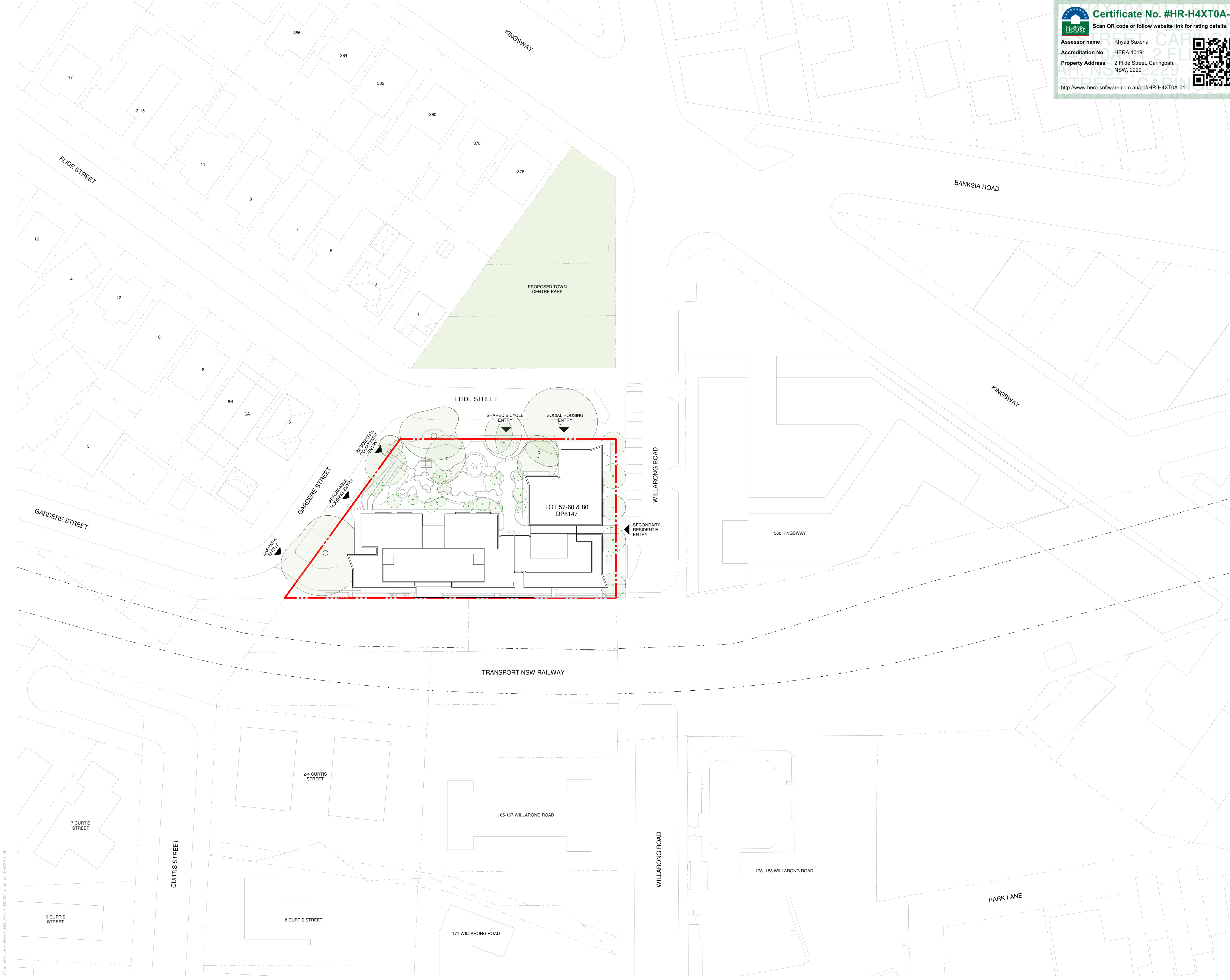
Drawing no.
DA00.001

Scale
@ A1

Revision
3

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





c:\temp\FLIDE STREET_BS_ARCH\120254_dlmadofw2pk.v4



Certificate No. #HR-H4XT0A-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Khyati Saxena
HERA 10191
2 Flide Street, Caringbah,
NSW, 2229


<http://www.hero-software.com.au/pdf/HR-H4XT0A-01>



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Legend:



Site Boundary



Surrounding Property Boundary



Transport NSW Railway Boundary



Proposed Trees



Existing Trees

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

Data Issue Record		
Current Revision released by		
Rev	Date	Description

2	19.09.2025	SSDA
1	12.09.2025	Frozen SSDA Plans

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



Drawing Title
DA01 - Site
Proposed Site Plan
Phase
SSDA
Status
For Approval
Drawing no.
DA01.100
Scale
1 : 500 @ A1
Revision
2



Certificate No. #HR-H4XT0A-01

Scan QR code or follow website link for rating details.

Assessor name

Khyati Saxena

Accreditation No.

HERA 10191

Property Address

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- Legend:**
- Site Boundary
 - Surrounding Property Boundary
 - Transport NSW Railway Boundary
 - Existing Building
 - Existing Site Elements
 - Extent of Lower Ground Carpark
 - Extent of Existing Carpark and Foot Path
 - 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

	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 ^A		50

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

c:\temp\FLIDESTREET_BS_ARCH\120254_dlmads01\FW2PK.vcl



Certificate No. #HR-H4XT0A-01

Scan QR code or follow website link for rating details.

Assessor name

Khyati Saxena

Accreditation No.

HERA 10191

Property Address

2 Flide Street, Caringbah,
NSW, 2229

http://www.hero-software.com.au/pdf/HR-H4XT0A-01





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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 Landscaping: 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
Lower Ground Level 00

Phase
SSDA
Status
For Approval

Drawing No.
DA03.100

Scale
1 : 200 @ A1
Revision
3

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

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



	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

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

c:\temp\FLIDE STREET_BS_ARCH\120224_dlmaddofw2pk.vcl



Certificate No. #HR-H4XT0A-01
Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 2 Flide Street, Caringbah, NSW, 2229
<http://www.hero-software.com.au/pdf/HR-H4XT0A-01>

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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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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
Level 02

Phase
SSDA

Status
For Approval

Drawing no.
DA03.102

Scale
1 : 200 @ A1

Revision
3



c:\temp\FLIDE STREET_BS_ARCH\120224_dlmads06\FW2PK.v4



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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		
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 03, 05, 06, 08

Phase
SSDA

Status
For Approval

Drawing no.
DA03.103

Scale
1 : 200 @ A1

Revision
3





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Accreditation No.
Property Address
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Khyati Saxena
HERA 10191
2 Flide Street, Caringbah,
NSW, 2229





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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

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 04, 07

Phase
SSDA

Status
For Approval

Drawing no.
DA03.104

Scale
1 : 200 @ A1

Revision
3



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Assessor name
Khyati Saxena

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Property Address
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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

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

Drawing no.
DA03.109

Scale
1 : 200 @ A1

Revision
3







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Property Address
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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

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

Revision History

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

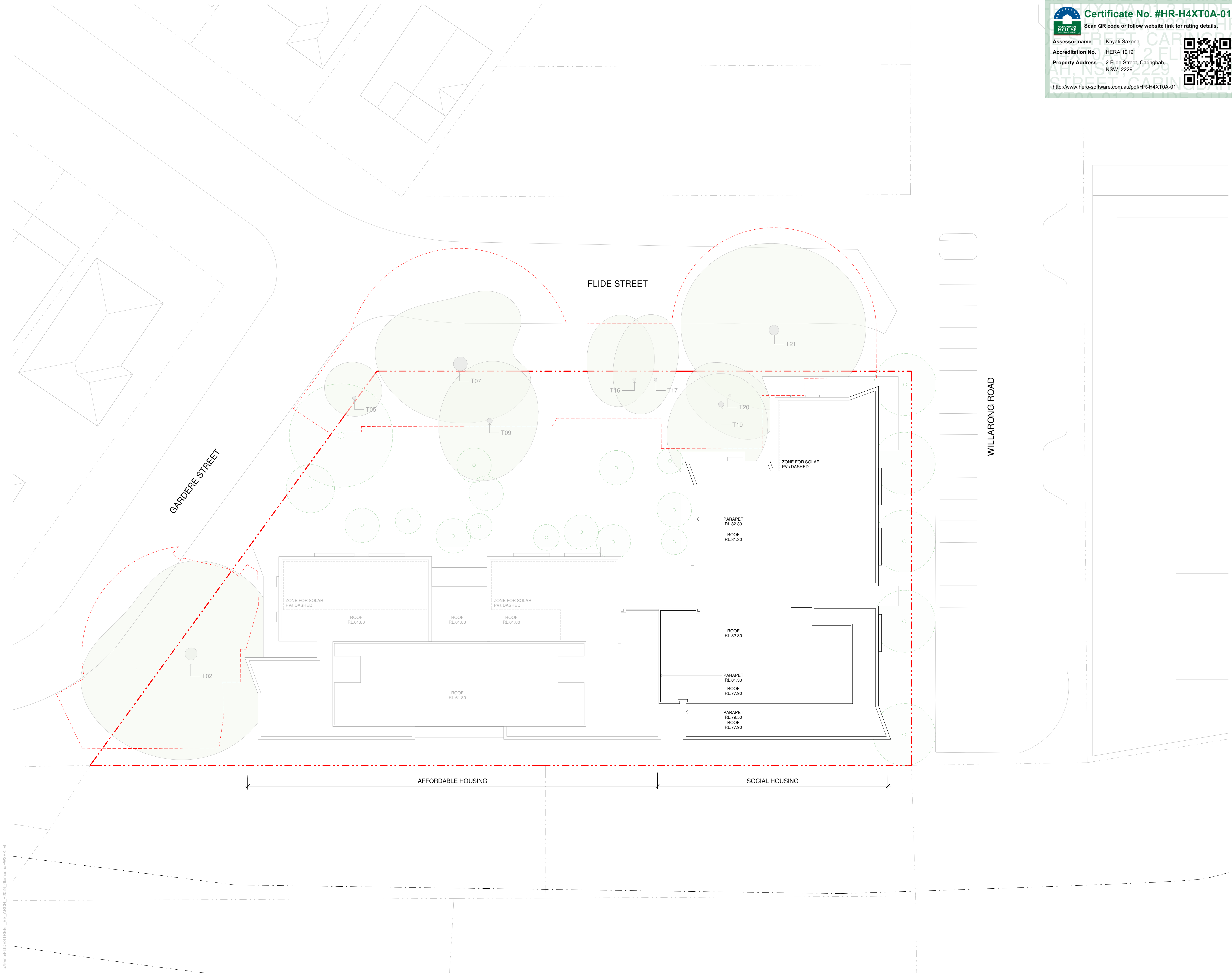
Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 14

Phase
SSDA
Status
For Approval
Drawing no.
DA03.114

Scale
1 : 200 @ A1
Revision
3

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c:\temp\FLIDE STREET_BS_ARCH_L10204_01\mado\FW2PK.vcl



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Accreditation No.

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Property Address

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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		
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

Drawing no.
DA03.115

Scale
1 : 200 @ A1

Revision
3



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Property Address

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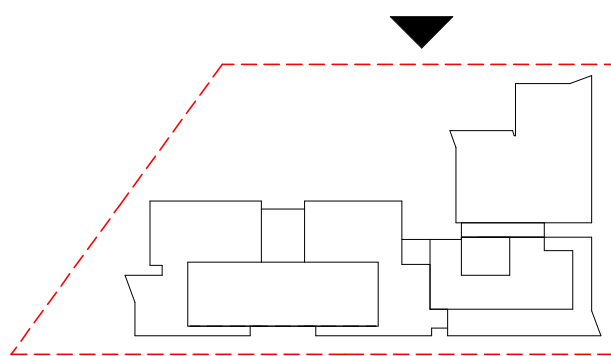
Client

Homes NSW



Key Plan

Elevation view point



Data Issue Record

Current Revision released by

Rev Date Description

3 29.09.2025 SSDA
2 19.09.2025 SSDA
1 16.09.2025 For Information

Project Title
Flide Street, Caringbah

First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA09 - Elevations
North Elevation

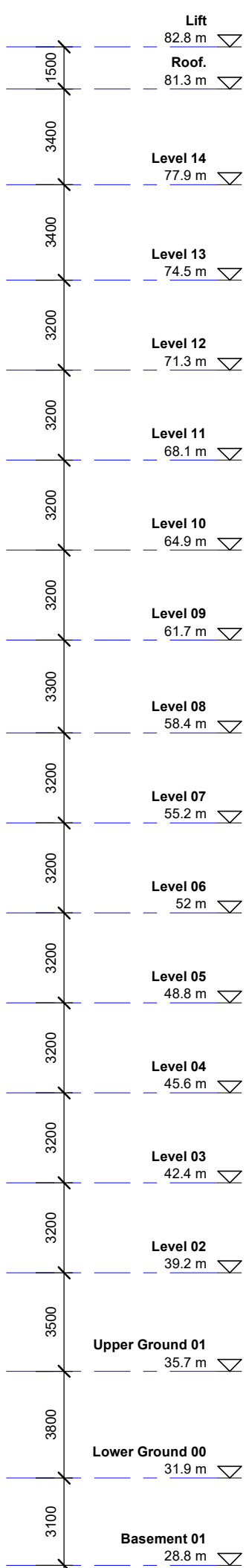
Phase
SSDA

Status
For Approval

Drawing no.
DA09.001

Scale
1 : 200 @ A1

Revision
3



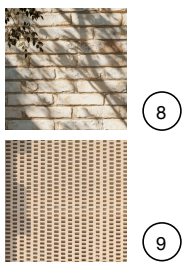
Fibre Cement Sheet

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



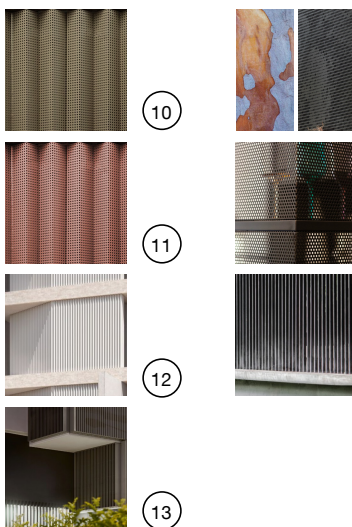
Brick

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



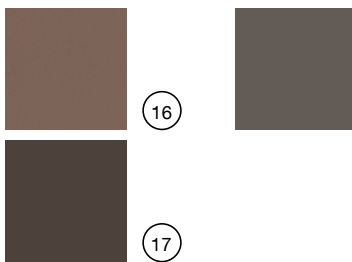
Metal Work

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



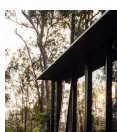
Fencing

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



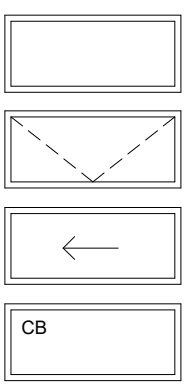
Window Shading

20. Heka Hood powdercoated slimline sunhood, or similar



Glass

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







Certificate No. #HR-H4XT0A-01

Scan QR code or follow website link for rating details.

Assessor name

Khyati Saxena

Accreditation No.

HERA 10191

Property Address

2 Flide Street, Caringbah,
NSW, 2229

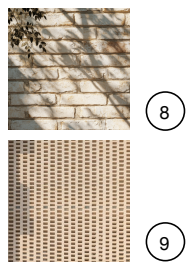
http://www.hero-software.com.au/pdf/HR-H4XT0A-01



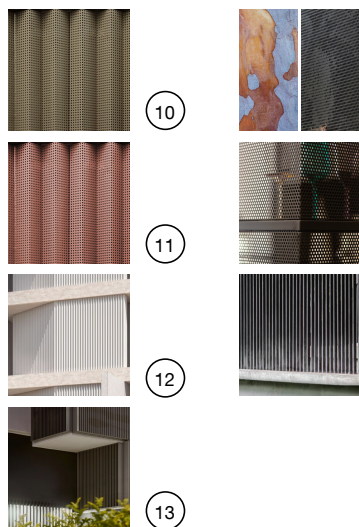
Fibre Cement Sheet
Integral colour FC sheet in (5) dark-bronze grey,
(6) light grey and (7) mid-dark bronze grey to
balcony return walls and external soffits



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



Metal Work
10. Bronze-toned SOLIDAL perforated V-shaped
pleated profile solid 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
Louvers, 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



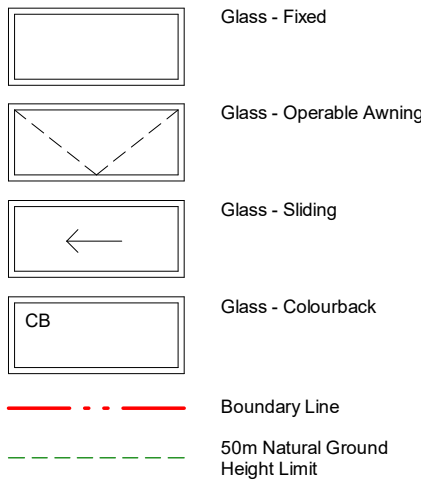
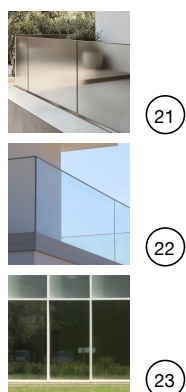
Fencing
19. Powdercoated anti-climb mesh fence to
match adjacent site



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



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





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ABN 68 094 740 986

NSW Nominated Responsible Architects
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dimensions only.

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Client

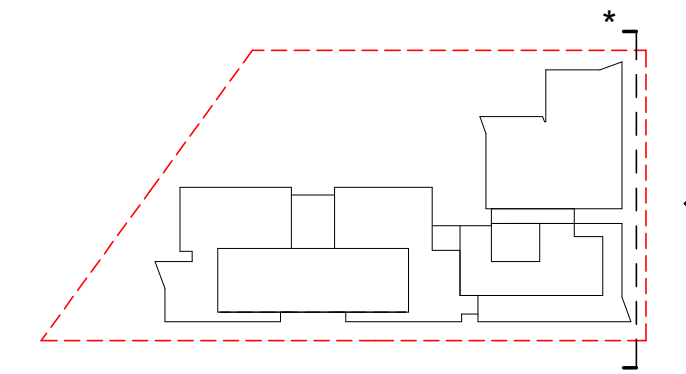
Homes NSW



Key Plan

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

► Elevation view point



Data Issue Record

Current Revision released by

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

Project Title
Flide Street, Caringbah

First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA09 - Elevations
East Elevation

Phase
SSDA

Status
For Approval

Drawing no.
DA09.002

Scale
1 : 200 @ A1

Revision
3



Lift	82.8 m	3500
Roof	81.3 m	
Level 14	77.9 m	3400
Level 13	74.5 m	3400
Level 12	71.3 m	3200
Level 11	68.1 m	3200
Level 10	64.9 m	3200
Level 09	61.7 m	3200
Level 08	58.4 m	3200
Level 07	55.2 m	3200
Level 06	52 m	3200
Level 05	48.8 m	3200
Level 04	45.6 m	3200
Level 03	42.4 m	3200
Level 02	39.2 m	3200
Upper Ground 01	35.7 m	3000
Lower Ground 00	31.9 m	3000
Basement 01	28.8 m	3100

Certificate No. #HR-H4XT0A-01
Scan QR code or follow website link for rating details.

Assessor name
Khyati Saxena

Accreditation No.
HERA 10191

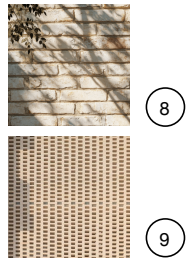
Property Address
2 Flide Street, Caringbah,
NSW, 2229

http://www.hero-software.com.au/pdf/HR-H4XT0A-01

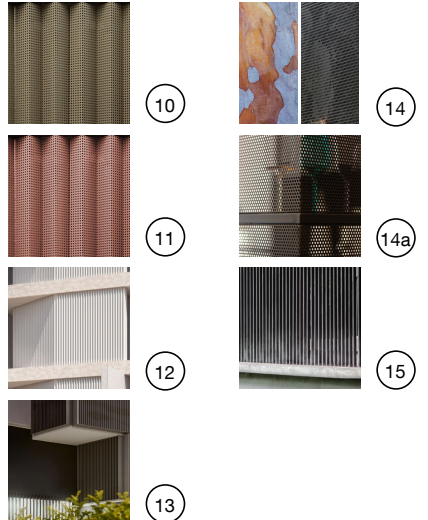
Fibre Cement Sheet
Integral colour FC sheet in (5) dark-bronze grey,
(6) light grey and (7) mid-dark bronze grey to
balcony return walls and external soffits



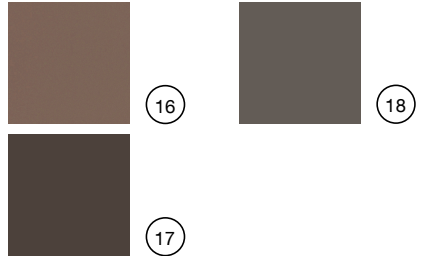
Brick
8. Recycled brick and brick slip to ground floor areas
9. 'H&M' brick pattern



Metal Work
10. Bronze-toned SOLIDAL perforated V-shaped
pleated profile solid 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
Louvers, or similar
14. Galvanised perforated metal screen with bespoke
Design with Country finish
14a. Perforated mesh screen
15. Metal Palisade fence & balustrade



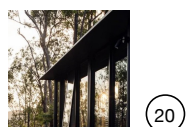
Powdercoat
Powdercoat to aluminium cladding, window
framing, spandrel panels, handrails, metalwork,
roller doors and window sunhoods in (16) dark
bronze to ground plane, (17) dark-bronze grey,
(18) mid-dark bronze grey



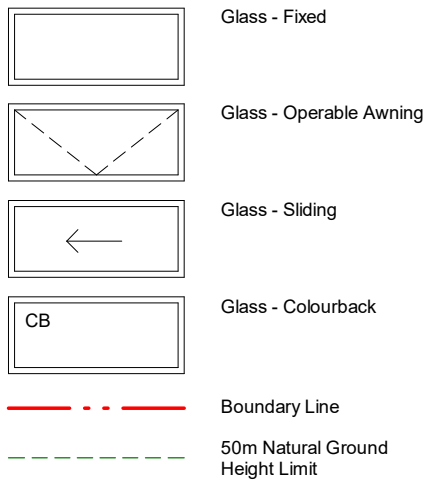
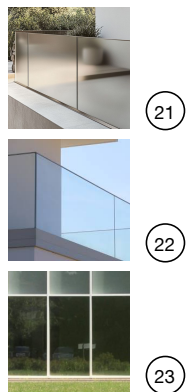
Fencing
19. Powdercoated anti-climb mesh fence to
match adjacent site



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



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



Transformative thinking
for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

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

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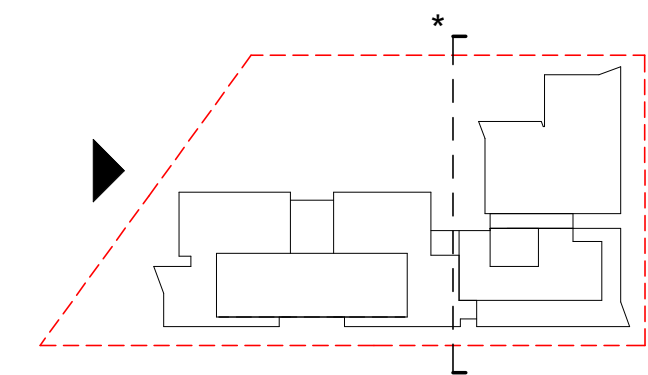
Homes NSW



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

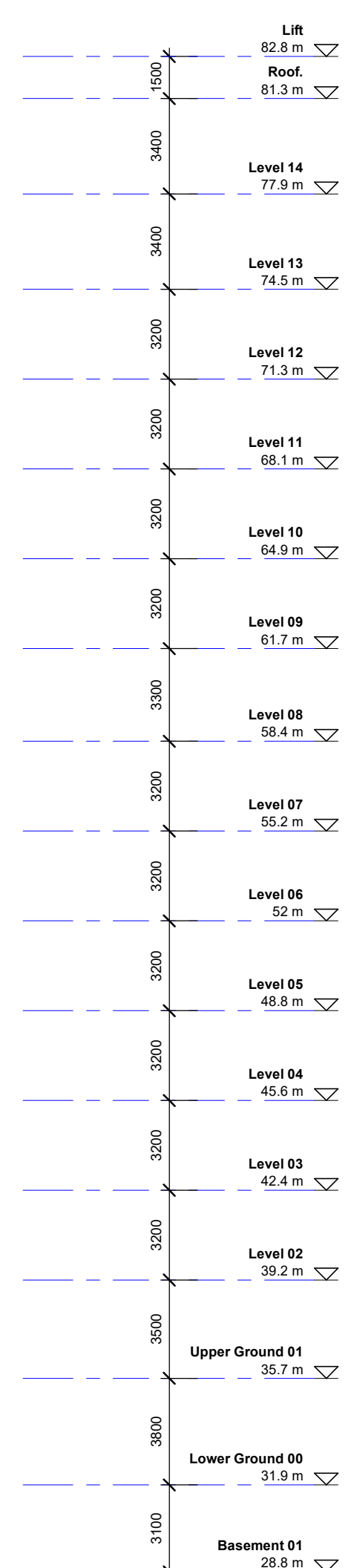
Status
For Approval

Drawing no.
DA09.003

Scale
1 : 200 @ A1

Revision
3

c:\temp\FLDESTREET_BS_ARCH_120224_s\shankoo\PW\SH-1.rvt



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

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

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

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

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

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

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

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

Certificate No. #HR-H4XT0A-01
Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 2 Flide Street, Caringbah, NSW, 2229
<http://www.hero-software.com.au/pdf/HR-H4XT0A-01>

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Do not scale drawings.
Print in Colour.

Client
Homes NSW

NSW GOVERNMENT
Homes NSW

Key Plan
► Elevation view point

North arrow pointing up.

Data Issue Record
Current Revision released by

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

Project Title
Flide Street, Caringbah

First Nations Country
Gadigal

Project Address
**2 Flide Street
Caringbah**

Project No.
S12899

Drawing Title
**DA09 - Elevations
South Elevation**

Phase
SSDA

Status
For Approval

Drawing no.
DA09.004

Scale
1 : 200 @ A1

Revision
3



Appendix C

BASIX Certificate

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1816323M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Thursday, 09 October 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-H4XT0A-01.

Project summary

Project name	Flide Street Caringbah
Street address	2 FLIDE STREET CARINGBAH 2229
Local Government Area	SUTHERLAND SHIRE
Plan type and plan number	Deposited Plan DP8147
Lot no.	57-60 & 80
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	164
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 64	Target 60
Materials	✓ -26	Target n/a

Certificate Prepared by

Name / Company Name: ADP CONSULTANTS PTY LTD

ABN (if applicable): 68610202198

Description of project

Project address	
Project name	Flide Street Caringbah
Street address	2 FLIDE STREET CARINGBAH 2229
Local Government Area	SUTHERLAND SHIRE
Plan type and plan number	Deposited Plan DP8147
Lot no.	57-60 & 80
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	164
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	3605
Roof area (m²)	1628
Non-residential floor area (m²)	-
Residential car spaces	84
Non-residential car spaces	2

Common area landscape		
Common area lawn (m²)	69	
Common area garden (m²)	848	
Area of indigenous or low water use species (m²)	848	
Assessor details and thermal loads		
Assessor number	HERA10191	
Certificate number	HR-H4XT0A-01	
Climate zone	56	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 64	Target 60
Materials	✓ -26	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 164 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A101	2	72	0	0	0
A201	2	72	8	0	0
A205	2	71	8	0	0
A301	2	64	8	0	0
A305	2	71	0	0	0
A401	2	64	8	0	0
A405	1	51	0	0	0
A501	2	64	8	0	0
A505	2	71	0	0	0
A601	2	64	8	0	0
A605	2	71	0	0	0
A701	2	64	8	0	0
A705	1	51	0	0	0
A801	2	64	8	0	0
A805	1	51	0	0	0
S1001	2	83	0	0	0
S1005	1	50	0	0	0
S101	3	102	0	0	0
S1102	1	50	0	0	0
S1106	1	51	0	0	0
S1202	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A102	3	92	0	0	0
A202	2	70	0	0	0
A206	1	50	0	0	0
A302	2	70	0	0	0
A306	1	50	0	0	0
A402	2	70	0	0	0
A406	1	50	0	0	0
A502	2	70	0	0	0
A506	1	50	0	0	0
A602	2	70	0	0	0
A606	1	50	0	0	0
A702	2	70	0	0	0
A706	1	50	0	0	0
A802	2	70	0	0	0
A806	1	50	0	0	0
S1002	1	50	0	0	0
S1006	1	51	0	0	0
S102	1	50	0	0	0
S1103	1	50	0	0	0
S1107	1	70	0	0	0
S1203	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A103	2	73	0	0	0
A203	1	50	0	0	0
A207	1	52	0	0	0
A303	1	50	0	0	0
A307	1	52	0	0	0
A403	1	50	0	0	0
A407	1	52	0	0	0
A503	1	50	0	0	0
A507	1	52	0	0	0
A603	1	50	0	0	0
A607	1	52	0	0	0
A703	1	50	0	0	0
A707	1	52	0	0	0
A803	1	50	0	0	0
A807	1	52	0	0	0
S1003	1	50	0	0	0
S1007	1	70	0	0	0
S103	1	50	0	0	0
S1104	2	63	8	0	0
S1108	2	70	0	0	0
S1204	2	63	8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A104	2	77	0	0	0
A204	2	71	0	0	0
A208	3	91	0	0	0
A304	2	71	0	0	0
A308	3	91	0	0	0
A404	2	77	0	0	0
A408	3	91	0	0	0
A504	2	71	0	0	0
A508	3	91	0	0	0
A604	2	71	0	0	0
A608	3	91	0	0	0
A704	2	77	0	0	0
A708	3	91	0	0	0
A804	2	77	0	0	0
A808	3	91	0	0	0
S1004	2	63	8	0	0
S1008	2	70	0	0	0
S1101	2	83	0	0	0
S1105	1	50	0	0	0
S1201	2	83	0	0	0
S1205	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
S1206	1	51	0	0	0
S1302	1	50	0	0	0
S1306	1	51	0	0	0
S1402	1	50	0	0	0
S201	3	96	0	0	0
S205	1	50	0	0	0
S301	3	96	0	0	0
S305	1	50	0	0	0
S401	3	96	0	0	0
S405	1	50	0	0	0
S501	3	96	0	0	0
S505	1	50	0	0	0
S601	3	96	0	0	0
S605	1	50	0	0	0
S701	3	96	0	0	0
S705	1	50	0	0	0
S801	3	96	0	0	0
S805	1	50	0	0	0
S901	2	83	0	0	0
S905	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
S1207	1	70	0	0	0
S1303	1	50	0	0	0
S1307	1	70	0	0	0
S1403	2	63	8	0	0
S202	1	50	0	0	0
S206	1	51	0	0	0
S302	1	50	0	0	0
S306	1	51	0	0	0
S402	1	50	0	0	0
S406	1	51	0	0	0
S502	1	50	0	0	0
S506	1	51	0	0	0
S602	1	50	0	0	0
S606	1	51	0	0	0
S702	1	50	0	0	0
S706	1	51	0	0	0
S802	1	50	0	0	0
S806	1	51	0	0	0
S902	1	50	0	0	0
S906	1	51	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
S1208	2	70	0	0	0
S1304	2	63	8	0	0
S1308	2	70	0	0	0
S1404	1	50	0	0	0
S203	1	50	0	0	0
S207	2	70	0	0	0
S303	1	50	0	0	0
S307	2	70	0	0	0
S403	1	50	0	0	0
S407	2	70	0	0	0
S503	1	50	0	0	0
S507	2	70	0	0	0
S603	1	50	0	0	0
S607	2	70	0	0	0
S703	1	50	0	0	0
S707	2	70	0	0	0
S803	1	50	0	0	0
S807	2	70	0	0	0
S903	1	50	0	0	0
S907	1	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
S1301	2	83	0	0	0
S1305	1	50	0	0	0
S1401	1	50	0	0	0
S1405	1	51	0	0	0
S204	2	71	8	0	0
S208	2	70	0	0	0
S304	1	63	8	0	0
S308	2	70	0	0	0
S404	2	63	8	0	0
S408	2	70	0	0	0
S504	1	63	8	0	0
S508	2	70	0	0	0
S604	1	63	8	0	0
S608	2	70	0	0	0
S704	2	63	8	0	0
S708	2	70	0	0	0
S804	2	63	8	0	0
S808	2	70	0	0	0
S904	2	63	8	0	0
S908	2	70	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area (No. 1)	3444	B1 Main Switch Room	21	GL AH Chute Discharge	24.4
GL AH GF Waste	11	GL SH Fogo	21	GL SH Chute discharge	23.5
GL SH GF Waste	4	GL Bulky Waste	20.5	GL Combined Bin Holding	97.5
GL Communal Room	31	B2 Fire Tank Room	63	B2 Fire Pump Room	51.15
GL W/C	7.15	GL Meeting room	9	GL Mail Room	33.4
Fire Stairs	625.76	GL Lobby	170.57	Hallways/Lobbies	1062.88
Lift bank (No. 1)	-	Lift bank (No. 2)	-		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	1460	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	14750.81	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	5802	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	200	-
Internal wall type 2	plasterboard, frame:light steel frame	6840	-
Internal wall type 3	plasterboard, frame:light steel frame	7291	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	4995	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1628	foil backed blanket	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	2839	-	2839	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
S1004, S1104, S1204, S1304, S204, S304, S404, S504, S604, S704, S804, S904	1-phase airconditioning - non ducted / EER 3.5 - 4.0	no individual system	1-phase airconditioning - non ducted / EER 3.5 - 4.0	no individual system	1	no
All other dwellings	1-phase airconditioning - non ducted / EER 3.5 - 4.0	no individual system	1-phase airconditioning - non ducted / EER 3.5 - 4.0	no individual system	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	-	-	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A101	16.8	7.2	24.000
A102	6.7	5.3	12.000
A103	4.4	8.1	12.500
A104	6.6	4.3	10.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A201	9.8	7.1	16.900
A202	6.1	7	13.100
A203	2.4	12.4	14.800
A204	10.3	4.7	15.000
A205	10.4	4.9	15.300
A206	4.2	6.8	11.000
A207	7.1	6.5	13.600
A208	14.5	4.5	19.000
A301	15.7	8.2	23.900
A302	5	7.7	12.700
A303	5.4	7.3	12.700
A304	9.3	5.1	14.400
A305	7.8	4	11.800
A306	3.1	7.1	10.200
A307	5.5	7.3	12.800
A308	6.5	11.2	17.700
A401	15.9	5.3	21.200
A402	5.8	4.5	10.300
A403	3.1	6.4	9.500
A404	4.4	8.5	12.900
A405	3.5	6.1	9.600
A406	5	5.3	10.300
A407	9.1	7.9	17.000
A408	24	3.5	27.500
A501	15.1	6.7	21.800
A502	4.2	6.2	10.400
A503	4.3	6.1	10.400
A504	8.8	3	11.800
A505	8.6	4	12.600
A506	2.4	5.7	8.100
A507	4.8	6.5	11.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A508	6.8	9	15.800
A601	17.2	7.8	25.000
A602	5.8	7.6	13.400
A603	6.3	7.1	13.400
A604	10.6	4.8	15.400
A605	9.2	3.6	12.800
A606	4.7	9.1	13.800
A607	6.4	7.7	14.100
A608	7.7	10.8	18.500
A701	18.1	4.9	23.000
A702	6.7	4.1	10.800
A703	3.9	6.3	10.200
A704	4.7	7.1	11.800
A705	5	6	11.000
A706	5.8	5.4	11.200
A707	10.4	7.8	18.200
A708	25.6	3.6	29.200
A801	20.1	6.3	26.400
A802	7.1	5.2	12.300
A803	8.2	5.3	13.500
A804	14.7	3	17.700
A805	13.6	3.7	17.300
A806	5.6	6.7	12.300
A807	8	5.6	13.600
A808	12.5	7.9	20.400
S1001	15.6	3.7	19.300
S1002	22.2	4.6	26.800
S1003	6.4	6	12.400
S1004	4.7	6.2	10.900
S1005	23.5	5.8	29.300
S1006	24.9	6.1	31.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
S1007	21.9	5.1	27.000
S1008	25.8	4.9	30.700
S101	13	4.6	17.600
S102	17.5	7.6	25.100
S103	18.9	7	25.900
S1101	15.4	3.7	19.100
S1102	21.7	4.6	26.300
S1103	6.2	5.7	11.900
S1104	4.3	5.9	10.200
S1105	23.3	5.8	29.100
S1106	24.6	6.1	30.700
S1107	21.6	4.9	26.500
S1108	25.6	4.9	30.500
S1201	15.5	3.8	19.300
S1202	22	4.6	26.600
S1203	4.3	7.3	11.600
S1205	23.6	6.2	29.800
S1206	24.9	6	30.900
S1207	21.8	5	26.800
S1208	25.9	5.1	31.000
S1301	20.2	2.8	23.000
S1302	21.9	4.6	26.500
S1303	5.6	6	11.600
S1304	4	5.8	9.800
S1305	22.9	5.7	28.600
S1306	31.4	5.6	37.000
S1307	28.8	3.7	32.500
S1308	29.9	4	33.900
S1401	23.7	4.4	28.100
S1402	6.2	4.8	11.000
S1403	5.4	4.7	10.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
S1404	25.4	5.8	31.200
S1405	27.6	4.1	31.700
S201	14.7	3.9	18.600
S202	16.1	5.2	21.300
S203	1.5	8.6	10.100
S204	3.2	8.3	11.500
S205	8.3	6.9	15.200
S206	21.2	6.2	27.400
S207	8.9	6.3	15.200
S208	18.1	7.7	25.800
S301	9.5	9.9	19.400
S302	16.9	6.6	23.500
S303	3.2	15.5	18.700
S304	3.8	8.1	11.900
S305	13.6	8	21.600
S306	19.7	9.6	29.300
S307	12.6	9.2	21.800
S308	19.7	10.8	30.500
S401	10.3	6.7	17.000
S402	14.5	7	21.500
S403	3	6.8	9.800
S404	3.1	8.7	11.800
S405	12.4	7.1	19.500
S406	20.8	7.5	28.300
S407	15.6	6.9	22.500
S408	22.8	7.3	30.100
S501	10.1	7.5	17.600
S502	15.9	7.3	23.200
S503	2.9	7.9	10.800
S504	3.3	7.1	10.400
S505	14.2	6.1	20.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
S506	20.8	6.7	27.500
S507	13	6	19.000
S508	20.6	8.6	29.200
S601	10.9	9.4	20.300
S602	18.6	7.5	26.100
S603	4.1	9.7	13.800
S604	4.4	8.7	13.100
S605	15.3	7.7	23.000
S606	21.8	8.1	29.900
S607	14.1	7.3	21.400
S608	21.2	10.5	31.700
S701	11.7	6.4	18.100
S702	16.1	6.8	22.900
S703	3.7	7	10.700
S704	3.6	8.1	11.700
S705	13.6	7	20.600
S706	22.8	7.5	30.300
S707	17.1	6.6	23.700
S708	24.5	7.1	31.600
S801	11.6	9	20.600
S802	19	7.8	26.800
S803	4.5	7.7	12.200
S804	4.8	7.6	12.400
S805	15.7	7.8	23.500
S806	22.3	8.2	30.500
S807	14.8	7.3	22.100
S808	22	10.3	32.300
S901	15.6	3.5	19.100
S902	22.6	4.3	26.900
S903	6.3	5.9	12.200
S905	23.5	5.1	28.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
S906	24.9	5.9	30.800
S907	21.8	4.8	26.600
S908	25.9	5	30.900
All other dwellings	4.5	5.9	10.400

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 1627 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 917 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
B1 Main Switch Room	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	no
GL AH Chute Discharge	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL AH GF Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL SH Fogo	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL SH Chute discharge	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL SH GF Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL Combined Bin Holding	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
GL Communal Room	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
B2 Fire Tank Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
B2 Fire Pump Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
GL W/C	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
GL Meeting room	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
GL Mail Room	air conditioning system	none i.e., continuous	light-emitting diode	daylight sensor and motion sensor	no
Fire Stairs	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
GL Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
Hallways/Lobbies	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 16 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $3.0 < COP \leq 3.5$

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 8 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



Appendix D

Apartment Naming Convention



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 SSSA
2 16.09.2025 For Information
1 12.09.2025 Frozen SSSA 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

Drawing no.

DA03.101

Scale

1 : 200 @ A1

Revision

3





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
Level 02

Phase

SSDA

Status

For Approval

Drawing no.

DA03.102

Scale

1 : 200 @ A1

Revision

3





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
Level 04, 07

Phase
SSDA

Status
For Approval

Drawing no.
DA03.104

Scale
1 : 200 @ A1

Revision
3





Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
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- Extent of Lower Ground Carpark
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Project Title
Flide Street, Caringbah
First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

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

Phase

SSDA

Status

For Approval

Drawing no.

DA03.103

Scale

1 : 200 @ A1

Revision

3



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Client

Homes NSW



Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
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3	19.09.2025	SSDA
2	16.09.2025	For Information
1	12.09.2025	Frozen SSDA Plans

Project Title

Flide Street, Caringbah

First Nations Country

Gadigal

Project Address

2 Flide Street
Caringbah

Project No.

S12899

Drawing Title

DA03 - General Arrangement Plans
Level 04, 07

Phase

SSDA

Status

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Drawing no.

DA03.104

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Legend:

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

Phase

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DA03.103

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Gadigal

Project Address
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Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 09-13

Phase
SSDA

Status
For Approval

Drawing no.
DA03.109

Scale
1 : 200 @ A1

Revision
3



Legend:

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Project Title
Flide Street, Caringbah
First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 09-13

Phase
SSDA

Status
For Approval

Drawing no.
DA03.109

Scale
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Revision
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Legend:

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First Nations Country
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Project Address
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Project No.
S12899

Drawing Title
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Rev	Date	Description
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Project Title
Flide Street, Caringbah
First Nations Country
Gadigal
Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 09-13

Phase
SSDA
Status
For Approval
Drawing no.
DA03.109
Scale
1 : 200 @ A1
Revision
3





Legend:

- Site Boundary
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Project Title
Flide Street, Caringbah
First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 09-13

Phase

SSDA

Status

For Approval

Drawing no.

DA03.109

Scale

1 : 200 @ A1

Revision

3

Transformative thinking
for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

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

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Client

Homes NSW



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Data Issue Record		
Rev	Date	Description
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Project Title
Flide Street, Caringbah
First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Level 14

Phase
SSDA

Status
For Approval

Drawing no.
DA03.114

Scale
1 : 200 @ A1

Revision
3

