



2 Flide Street, Caringbah

BASIX Assessment Report

Prepared for: Homes NSW

Project No: SYD3634
Date: 20 February 2026
Revision: 02



Project: 2 Flide Street, Caringbah
Location: 2 Flide Street
 Caringbah, NSW 2229
Prepared by: ADP Consulting Pty Ltd
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Project No: SYD3634
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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%	61%	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 (SSLEP) 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 Architectural drawings by Bates Smart Architects issued on 18/02/2026 labelled RTS

Revision	Date	Issue
04	18.02.2026	RTS

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: <ul style="list-style-type: none">> 4-star showerheads (> 4.5 but ≤ 6 L/min)> 5-star kitchen and bathroom taps> 4-star flush toilets
Common Landscape Areas	<ul style="list-style-type: none">> 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: <ul style="list-style-type: none">> 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): <ul style="list-style-type: none">> Dishwasher: N/A> Clothes Washer: N/A Appliances to be included (In common area): <ul style="list-style-type: none">> 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 **61% 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	<p>Lighting and HVAC:</p> <ul style="list-style-type: none"> > 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: <ul style="list-style-type: none"> – Kitchen: Manual on/off switch – Laundry: Interlocked to light – Bathroom: Interlocked to light with timer off <p>Heating and Cooling:</p> <ul style="list-style-type: none"> > 1-phase air conditioning -non-ducted system, EER 3.5-4.0 > Air-conditioning units in living rooms only
Central systems	<p>Central Hot water system:</p> <ul style="list-style-type: none"> > Central hot water system: electric heat pump (air sourced) <ul style="list-style-type: none"> – 3.0 < COP ≤ 3.5 – R0.6 (~25mm) insulation to external and internal to building
Appliances (For Individual Dwellings)	<p>Efficient appliances⁴ for each apartment as follows:</p> <ul style="list-style-type: none"> > Induction Cooktop & Electric Oven > Dishwasher: not specified > Clothes Dryer: not specified
Common Areas	<p>Ventilation systems and efficiency measures as follows:</p> <ul style="list-style-type: none"> > 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	61%

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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > Vinyl planks in Bedrooms and WIR. > 8mm Tiles for Laundry/Toilets. > Vinyl Planks in Kitchen/Living.
Ceiling and Roof	<p>Level 13 and 14</p> <ul style="list-style-type: none"> > 200mm suspended concrete slabs with R4.5 insulation respectively, adjacent external. <p>Level 8</p> <ul style="list-style-type: none"> > 200mm suspended concrete slabs with R4.5 insulation respectively, adjacent external. <p>All other levels</p>

Building Element	Material & Detail
	<ul style="list-style-type: none"> > 200mm suspended concrete slabs with R2.5 insulation respectively, adjacent external. > Plasterboard ceilings adjacent to neighbour, corridor, and internal respectively.
Ceiling Fans	<ul style="list-style-type: none"> > 1x1200mm Ceiling Fan in each bedroom and living room
External Walls	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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-71IPSI-01

Generated on 19 Feb 2026 using Hero 4.1

Property

Address 2 Flide Street, Caringbah, NSW, 2229
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Khyati Saxena
Business name ADP Consulting
Email k.saxena@adpconsulting.com.au
Phone +61 405886583
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-71IPSI-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-YGEQNG-01	S1008	25.1 (34)	6.8 (21)	32.0	6.8	n/a
HR-1DQQMZ-01	S1108	25.7 (34)	6.7 (21)	32.5	6.7	n/a
HR-JD48J2-01	S1208	25.6 (34)	6.8 (21)	32.3	6.7	n/a

Thermal performance Star rating

8.2
Average Rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	12.6	6.6
Maximum load	31.6	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-JFUE5H-01	S1308	26.1 (34)	8.5 (21)	34.6	6.4	n/a
HR-G8XHMI-01	5307	13.1 (34)	8.1 (21)	21.2	7.9	n/a
HR-9Q2O18-01	A101	11.8 (34)	6.8 (21)	18.6	8.2	n/a
HR-WXDV0Y-01	A102	5.6 (34)	5.5 (21)	11.0	9.2	n/a
HR-T3T5LH-01	A103	3.5 (34)	8.4 (21)	12.0	9.0	n/a
HR-MRB8B9-01	A104	5.8 (34)	4.3 (21)	10.2	9.3	n/a
HR-A90Q4H-01	A201	10.2 (34)	7.0 (21)	17.2	8.4	n/a
HR-B8G7A8-01	A202	5.9 (34)	6.9 (21)	12.9	8.9	n/a
HR-XB2UIU-01	A203	1.7 (34)	12.3 (21)	14.0	8.7	n/a
HR-YJ23LX-01	A204	8.6 (34)	6.1 (21)	14.7	8.7	n/a
HR-3WZNV4-01	A205	8.8 (34)	6.2 (21)	15.0	8.6	n/a
HR-05BN91-01	A206	3.0 (34)	6.5 (21)	9.6	9.4	n/a
HR-QWVZ4L-01	A207	7.5 (34)	6.4 (21)	13.9	8.8	n/a
HR-WDWV6F-01	A208	14.9 (34)	4.5 (21)	19.4	8.2	n/a
HR-GBXM8A-01	A301	15.6 (34)	7.9 (21)	23.5	7.7	n/a
HR-23QKMA-01	A302	5.0 (34)	7.8 (21)	12.8	8.9	n/a
HR-WF24CV-01	A303	5.7 (34)	7.2 (21)	12.9	8.9	n/a
HR-W812K7-01	A304	6.7 (34)	4.8 (21)	11.5	9.1	n/a
HR-UC7LON-01	A305	6.5 (34)	5.4 (21)	11.9	9.0	n/a
HR-BGQ9AS-01	A306	4.2 (34)	9.1 (21)	13.3	8.8	n/a
HR-35SXS9-01	A307	5.6 (34)	7.4 (21)	12.9	8.9	n/a
HR-T0LJIM-01	A308	6.9 (34)	11.1 (21)	18.0	8.3	n/a
HR-9YJ008-01	A401	17.3 (34)	5.1 (21)	22.4	7.8	n/a
HR-W622YT-01	A402	5.2 (34)	4.2 (21)	9.5	9.4	n/a
HR-5NKOCY-01	A403	2.2 (34)	6.5 (21)	8.6	9.6	n/a
HR-8002L2-01	A404	3.6 (34)	8.3 (21)	11.9	9.0	n/a
HR-XM9SMB-01	A405	1.8 (34)	5.6 (21)	7.4	9.8	n/a
HR-9Y1JJR-01	A406	4.1 (34)	5.4 (21)	9.4	9.4	n/a
HR-I6G25O-01	A407	7.3 (34)	4.2 (21)	11.5	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-92W692-01	A408	31.6 (34)	6.0 (21)	37.5	6.1	n/a
HR-ILEV9E-01	A501	15.6 (34)	6.7 (21)	22.3	7.8	n/a
HR-MW7HTY-01	A502	4.4 (34)	6.1 (21)	10.4	9.3	n/a
HR-50ZCHK-01	A503	4.8 (34)	5.8 (21)	10.7	9.2	n/a
HR-QCRP00-01	A504	7.1 (34)	3.6 (21)	10.7	9.2	n/a
HR-O4CA5V-01	A505	6.9 (34)	4.5 (21)	11.4	9.1	n/a
HR-BAE4WB-01	A506	3.4 (34)	7.5 (21)	10.9	9.2	n/a
HR-Q9DGXO-01	A507	5.1 (34)	6.7 (21)	11.8	9.0	n/a
HR-PUBE7M-01	A508	7.6 (34)	8.8 (21)	16.4	8.4	n/a
HR-YKZBDU-01	A601	17.2 (34)	7.6 (21)	24.9	7.5	n/a
HR-1S74PL-01	A602	5.7 (34)	7.5 (21)	13.2	8.8	n/a
HR-71Y60J-01	A603	6.5 (34)	7.1 (21)	13.6	8.8	n/a
HR-ANLK6H-01	A604	7.8 (34)	5.1 (21)	12.9	8.9	n/a
HR-5C3MGW-01	A605	7.6 (34)	5.2 (21)	12.8	8.9	n/a
HR-JYWF1V-01	A606	4.7 (34)	9.0 (21)	13.7	8.8	n/a
HR-QLKZ0G-01	A607	6.4 (34)	7.5 (21)	13.9	8.8	n/a
HR-L6IEW4-01	A608	8.2 (34)	10.7 (21)	18.9	8.2	n/a
HR-F9AHA3-01	A701	17.2 (34)	4.8 (21)	22.0	7.9	n/a
HR-69FX4H-01	A702	6.2 (34)	4.2 (21)	10.4	9.3	n/a
HR-0HF0GM-01	A703	3.2 (34)	5.9 (21)	9.1	9.4	n/a
HR-D1WPP9-01	A704	4.5 (34)	7.9 (21)	12.4	8.9	n/a
HR-CP3CE7-01	A705	3.4 (34)	5.4 (21)	8.8	9.5	n/a
HR-IO07BO-01	A706	4.9 (34)	5.5 (21)	10.4	9.3	n/a
HR-DFBO1I-01	A707	8.5 (34)	4.0 (21)	12.5	8.9	n/a
HR-XQF95D-01	A708	31.2 (34)	4.5 (21)	35.7	6.3	n/a
HR-OA0QM6-01	A801	20.7 (34)	6.1 (21)	26.8	7.3	n/a
HR-90J70T-01	A802	7.2 (34)	5.3 (21)	12.5	8.9	n/a
HR-XWEXQQ-01	A803	8.6 (34)	5.5 (21)	14.1	8.7	n/a
HR-YSJH1W-01	A804	12.2 (34)	3.4 (21)	15.6	8.5	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-53YXKK-01	A805	11.9 (34)	4.1 (21)	16.0	8.5	n/a
HR-M2JJFV-01	A806	6.0 (34)	6.8 (21)	12.8	8.9	n/a
HR-VJHZQ5-01	A807	8.4 (34)	5.9 (21)	14.4	8.7	n/a
HR-VH5CMS-01	A808	13.4 (34)	8.1 (21)	21.5	7.9	n/a
HR-N8008M-01	S1001	6.8 (34)	3.6 (21)	10.4	9.3	n/a
HR-JGTCKG-01	S1002	20.0 (34)	4.6 (21)	24.6	7.5	n/a
HR-ZV2HDJ-01	S1003	5.6 (34)	5.7 (21)	11.3	9.1	n/a
HR-3QEUF-01	S1004	4.3 (34)	5.9 (21)	10.2	9.3	n/a
HR-YEFXPI-01	S1005	21.9 (34)	5.8 (21)	27.7	7.2	n/a
HR-SDCHW4-01	S1006	22.8 (34)	6.2 (21)	29.1	7.1	n/a
HR-B2402F-01	S1007	20.3 (34)	5.0 (21)	25.3	7.4	n/a
HR-PBMSB1-01	S101	13.9 (34)	5.9 (21)	19.8	8.1	n/a
HR-0NXHV6-01	S102	15.1 (34)	7.3 (21)	22.4	7.8	n/a
HR-34DH2X-01	S1101	7.3 (34)	3.6 (21)	10.8	9.2	n/a
HR-ZRQCJJ-01	S1102	20.3 (34)	4.4 (21)	24.8	7.5	n/a
HR-RH4LT4-01	S1103	5.8 (34)	5.8 (21)	11.6	9.1	n/a
HR-SQSIUH-01	S1104	4.4 (34)	6.0 (21)	10.3	9.3	n/a
HR-2OUOQU-01	S1105	22.2 (34)	6.1 (21)	28.3	7.2	n/a
HR-N6F1IO-01	S1106	23.1 (34)	6.1 (21)	29.3	7.1	n/a
HR-NGM7KV-01	S1107	20.7 (34)	5.1 (21)	25.8	7.4	n/a
HR-0G5NX7-01	S1201	8.3 (34)	3.5 (21)	11.9	9.0	n/a
HR-GTMM1N-01	S1202	20.5 (34)	4.8 (21)	25.2	7.4	n/a
HR-XV00BG-01	S1203	5.9 (34)	5.6 (21)	11.5	9.1	n/a
HR-JUQQM9-01	S1204	4.4 (34)	5.9 (21)	10.3	9.3	n/a
HR-RDYXLS-01	S1205	22.4 (34)	6.0 (21)	28.4	7.2	n/a
HR-GXV9V4-01	S1206	23.3 (34)	6.1 (21)	29.4	7.1	n/a
HR-EZGJE7-01	S1207	22.7 (34)	4.9 (21)	27.6	7.2	n/a
HR-2K6MUQ-01	S1301	9.7 (34)	5.9 (21)	15.6	8.5	n/a
HR-G7P274-01	S1302	23.2 (34)	6.4 (21)	29.6	7.0	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-6COZFV-01	S1303	7.8 (34)	8.1 (21)	15.9	8.5	n/a
HR-617LYQ-01	S1304	6.5 (34)	8.3 (21)	14.9	8.6	n/a
HR-6ZZQWY-01	S1305	23.2 (34)	8.0 (21)	31.2	6.8	n/a
HR-AENPIR-01	S1306	24.5 (34)	8.7 (21)	33.3	6.6	n/a
HR-KFBB5A-01	S1307	23.9 (34)	7.0 (21)	30.9	6.9	n/a
HR-GPOY9P-01	S1401	24.3 (33)	4.7 (20)	29.1	7.1	n/a
HR-U3DR1O-01	S1402	6.6 (33)	4.6 (20)	11.2	9.1	n/a
HR-4HV0K0-01	S1403	5.8 (33)	4.8 (20)	10.6	9.2	n/a
HR-FR6ED8-01	S1404	25.9 (33)	5.6 (20)	31.6	6.8	n/a
HR-E6MCP6-01	S1405	29.2 (33)	4.1 (20)	33.2	6.6	n/a
HR-XQTV0L-01	S1406	29.1 (33)	5.4 (20)	34.5	6.4	n/a
HR-I62UQG-01	S201	17.0 (34)	3.7 (21)	20.7	8.0	n/a
HR-16D3C5-01	S202	16.8 (34)	5.3 (21)	22.1	7.9	n/a
HR-BK6UH7-01	S203	1.6 (34)	8.7 (21)	10.3	9.3	n/a
HR-Z9TF5L-01	S204	3.4 (34)	8.3 (21)	11.7	9.0	n/a
HR-0PPC2R-01	S205	8.3 (34)	6.8 (21)	15.0	8.6	n/a
HR-TO6RAL-01	S206	22.3 (34)	6.2 (21)	28.5	7.1	n/a
HR-52YJED-01	S207	9.5 (34)	6.4 (21)	16.0	8.5	n/a
HR-VDWAFQ-01	S208	23.8 (34)	7.5 (21)	31.3	6.8	n/a
HR-667YU5-01	S301	16.8 (34)	4.8 (21)	21.6	7.9	n/a
HR-893Q34-01	S302	16.0 (34)	6.4 (21)	22.4	7.8	n/a
HR-153X5A-01	S303	3.1 (34)	15.5 (21)	18.5	8.2	n/a
HR-RXD93J-01	S304	3.8 (34)	8.1 (21)	11.9	9.0	n/a
HR-EMDEQX-01	S305	13.0 (34)	8.2 (21)	21.2	7.9	n/a
HR-4W1JIF-01	S306	18.7 (34)	9.5 (21)	28.2	7.2	n/a
HR-57571Y-01	S307	12.3 (34)	9.2 (21)	21.5	7.9	n/a
HR-EZ9OYH-01	S308	17.7 (34)	9.4 (21)	27.1	7.3	n/a
HR-3ER7WJ-01	S401	3.2 (34)	6.8 (21)	10.0	9.3	n/a
HR-UWYJVH-01	S402	13.3 (34)	7.0 (21)	20.3	8.1	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-5QVH54-01	S403	2.7 (34)	6.9 (21)	9.6	9.4	n/a
HR-0ZD66W-01	S404	2.9 (34)	8.7 (21)	11.6	9.1	n/a
HR-9H02RU-01	S405	11.9 (34)	7.1 (21)	18.9	8.2	n/a
HR-DR8X1D-01	S406	19.6 (34)	7.6 (21)	27.2	7.3	n/a
HR-D3JBW5-01	S407	15.3 (34)	6.9 (21)	22.2	7.9	n/a
HR-7Y01M0-01	S408	21.6 (34)	7.1 (21)	28.7	7.1	n/a
HR-PP9GKN-01	S501	17.8 (34)	3.7 (21)	21.5	7.9	n/a
HR-FZLLK1-01	S502	15.7 (34)	5.5 (21)	21.2	7.9	n/a
HR-W9091I-01	S503	2.6 (34)	11.4 (21)	14.1	8.7	n/a
HR-R1FKPU-01	S504	3.6 (34)	7.8 (21)	11.4	9.1	n/a
HR-YFBDO2-01	S505	14.0 (34)	7.4 (21)	21.3	7.9	n/a
HR-5OP43I-01	S506	20.2 (34)	8.4 (21)	28.6	7.1	n/a
HR-YLZ3YR-01	S508	18.7 (34)	7.7 (21)	26.4	7.4	n/a
HR-W4Q8FY-01	S601	18.2 (34)	5.0 (21)	23.2	7.7	n/a
HR-SIMNZ9-01	S602	17.6 (34)	6.1 (21)	23.7	7.7	n/a
HR-HAP0AS-01	S603	3.8 (34)	14.1 (21)	17.9	8.3	n/a
HR-JSJUY9-01	S604	4.5 (34)	8.0 (21)	12.5	8.9	n/a
HR-NJFSGW-01	S605	14.4 (34)	8.6 (21)	23.0	7.7	n/a
HR-X967ME-01	S606	20.4 (34)	9.4 (21)	29.8	7.0	n/a
HR-J9MTC6-01	S607	13.8 (34)	9.3 (21)	23.1	7.7	n/a
HR-NJ4141-01	S608	18.7 (34)	9.5 (21)	28.3	7.2	n/a
HR-RVLW8P-01	S701	3.6 (34)	6.4 (21)	10.0	9.3	n/a
HR-56LXYF-01	S702	14.7 (34)	6.8 (21)	21.5	7.9	n/a
HR-R8BJV7-01	S703	3.3 (34)	7.0 (21)	10.3	9.3	n/a
HR-O5P2R6-01	S704	3.4 (34)	8.1 (21)	11.5	9.1	n/a
HR-SE7M5L-01	S705	13.1 (34)	7.0 (21)	20.1	8.1	n/a
HR-0PDHD4-01	S706	21.2 (34)	7.3 (21)	28.5	7.2	n/a
HR-EIU4AS-01	S707	16.7 (34)	6.6 (21)	23.3	7.7	n/a
HR-8T0B8A-01	S708	23.2 (34)	6.8 (21)	30.1	6.9	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-H5K0LM-01	S801	24.6 (34)	3.3 (21)	27.9	7.2	n/a
HR-AUUJRW-01	S802	20.6 (34)	4.8 (21)	25.4	7.4	n/a
HR-2DP7H0-01	S803	4.9 (34)	9.6 (21)	14.4	8.7	n/a
HR-VL7VWV-01	S804	5.7 (34)	6.8 (21)	12.5	8.9	n/a
HR-UB662H-01	S805	19.2 (34)	6.4 (21)	25.6	7.4	n/a
HR-N0FTWY-01	S806	25.3 (34)	7.3 (21)	32.6	6.7	n/a
HR-975WG0-01	S807	18.5 (34)	7.2 (21)	25.7	7.4	n/a
HR-TBPZAE-01	S808	24.5 (34)	6.8 (21)	31.3	6.8	n/a
HR-J0V5IM-01	S901	7.1 (34)	3.6 (21)	10.8	9.2	n/a
HR-5OYS94-01	S902	20.5 (34)	4.6 (21)	25.1	7.4	n/a
HR-PXDQRU-01	S903	5.9 (34)	6.0 (21)	12.0	9.0	n/a
HR-LR9GQM-01	S904	4.5 (34)	6.2 (21)	10.8	9.2	n/a
HR-KXP98T-01	S905	22.2 (34)	5.9 (21)	28.1	7.2	n/a
HR-U1K0F4-01	S906	23.1 (34)	6.3 (21)	29.5	7.1	n/a
HR-W8KTYO-01	S907	20.5 (34)	5.1 (21)	25.7	7.4	n/a
HR-3TFV1O-01	S908	24.9 (34)	6.9 (21)	31.9	6.8	n/a
Averages	164x (Total)	12.6	6.6	19.2	8.2	n/a
Maximum Loads and Minimum Ratings		31.6	15.5	37.5	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 homes 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



Transformative thinking
for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

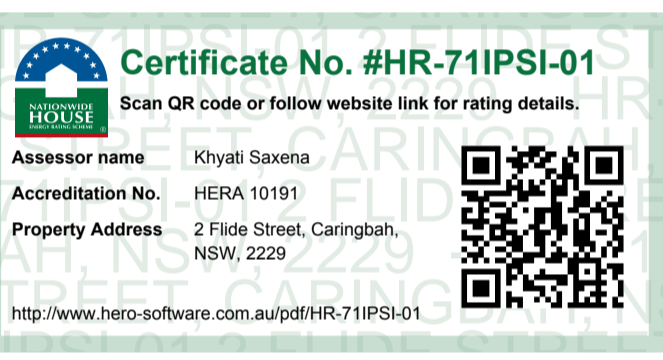
NSW Nominated Responsible Architects
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Do not scale drawings.

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Client
Homes NSW



Data Issue Record
Current Revision released by

Rev	Date	Description
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4	18.02.2026	RTS
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	Status	Drawing no.	Scale
SSDA	For Approval	DA00.001	@ A1
			Revision
			4

SSDA - Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA00.001	Drawing List	4	18.02.2026
DA01 - Site			
DA01.100	Proposed Site Plan	4	18.02.2026
DA03 - General Arrangement Plans			
DA03.001	Basement 01	6	18.02.2026
DA03.100	Lower Ground Level 00	7	18.02.2026
DA03.101	Upper Ground Level 01	7	18.02.2026
DA03.102	Level 02	5	18.02.2026
DA03.103	Level 03, 05, 06, 08	6	18.02.2026
DA03.104	Level 04, 07	5	18.02.2026
DA03.109	Level 09-13	5	18.02.2026
DA03.114	Level 14	5	18.02.2026
DA03.115	Level 15 - Roof	6	18.02.2026
DA09 - Elevations			
DA09.001	North Elevation	5	18.02.2026
DA09.002	East Elevation	5	18.02.2026
DA09.003	West Elevation	5	18.02.2026
DA09.004	South Elevation	5	18.02.2026
DA09.005	Courtyard Elevations	4	18.02.2026
DA10 - Sections			
DA10.001	Section AA	5	18.02.2026
DA10.002	Section BB	3	18.02.2026
DA13 - Apartment Types			
DA13.010	Social Housing 01	3	18.02.2026
DA13.011	Affordable Housing 01	3	18.02.2026
DA13.012	Affordable Housing 02	3	18.02.2026
DA21 - Compliance			
DA21.001	Solar Access	3	18.02.2026
DA21.003	Cross Ventilation	3	18.02.2026
DA21.005	Shadow Diagram - June 21 - Existing & Proposed	2	18.02.2026
DA21.006	Shadow Diagram - June 21 - Existing & Proposed	2	18.02.2026
DA21.007	Shadow Diagram - June 21 - Existing & Proposed	2	18.02.2026
DA21.008	Shadow Diagram - June 21 - Existing & Proposed	2	18.02.2026
DA21.010	Views From the Sun Diagrams	2	18.02.2026
DA22 - Area Plans			
DA22.001	GFA	5	18.02.2026



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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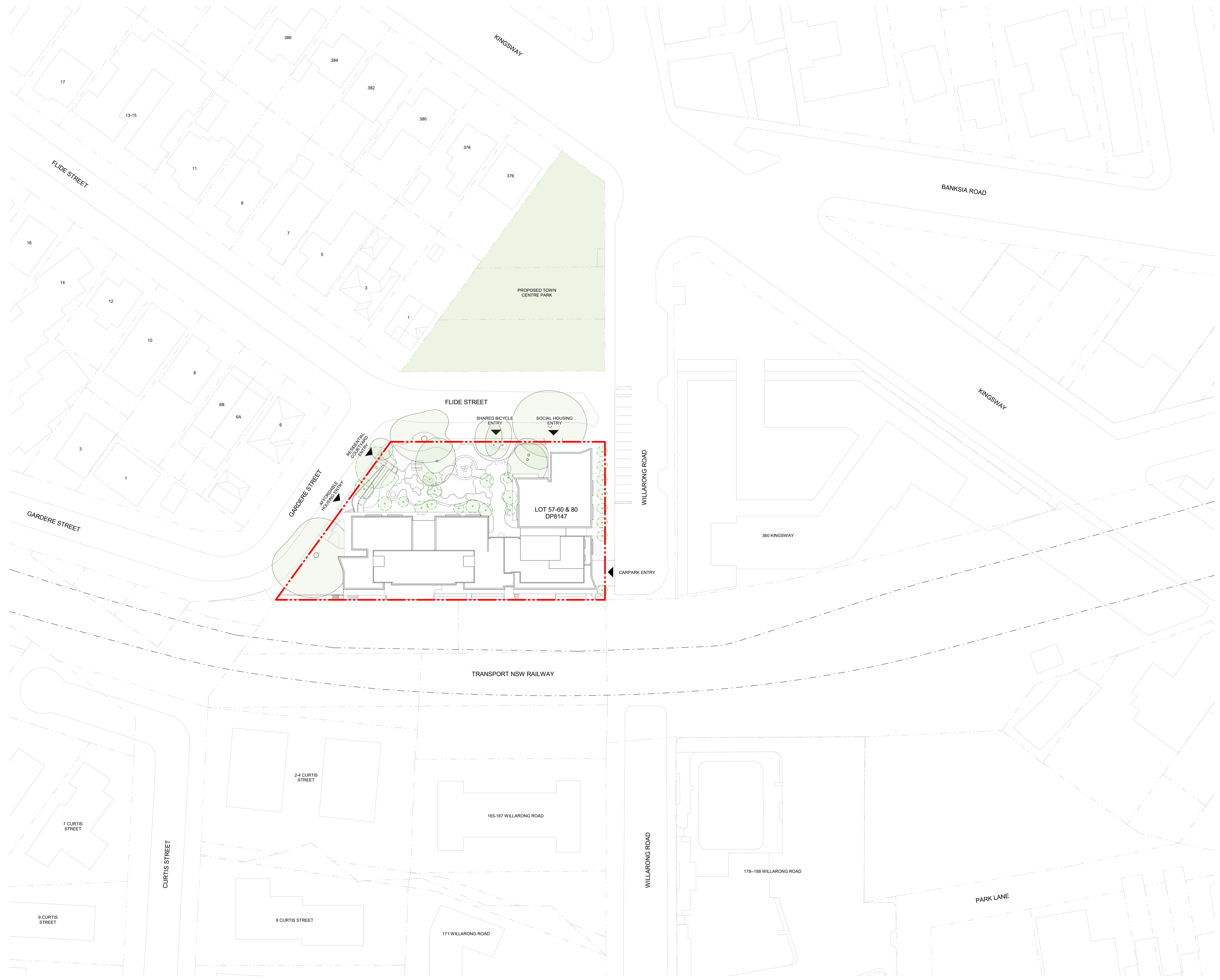
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Client
Homes NSW



Certificate No. #HR-71IPSI-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-71IPSI-01>



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
4	18.02.2026	RTS
3	06.02.2026	For Information
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
4

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Do not scale drawings.

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Homes NSW



Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
- Extent of Lower Ground Carpark
- Extent of Existing Carpark and Foot Path
- Extent of Indicative landscaping outside of the Site Boundary
- Construction Period Tree Protection Zone - Consolidated Area
- Existing Trees
- Txx Refer to arborist report for tree identification
- Proposed trees
- CL Clothesline

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

Data Issue Record

Current Revision released by

Rev	Date	Description
6	18.02.2026	RTS
5	16.02.2026	For Information
4	06.02.2026	For Information
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

Drawing no.
DA03.001

Scale
1 : 200 @ A1

Revision
6



SOCIAL HOUSING				AFFORDABLE HOUSING			
APT ID	#	BIKE LOCATION	ST LOCATION	APT ID	#	BIKE LOCATION	ST LOCATION
SH-1B-A1	13	APARTMENT	APARTMENT	AH-1B-A1	12	APARTMENT	APARTMENT
SH-1B-A2	13	APARTMENT	APARTMENT	AH-1B-A2	2	APARTMENT	APARTMENT
SH-1B-A3	13	APARTMENT	APARTMENT	AH-1B-B1	6	APARTMENT	APARTMENT
SH-1B-A4	1	APARTMENT	APARTMENT	AH-1B-B2	1	N/A	APARTMENT
SH-1B-B	13	L01 BIKE ST	L01 BIKE ST	AH-1B-C	2	N/A	APARTMENT
SH-1B-C	1	CARPARK	CARPARK	AH-2B-A	10	APARTMENT	CARPARK
SH-2B-A	13	CARPARK	CARPARK	AH-2B-B1	6	N/A	CARPARK
SH-2B-B	12	APARTMENT	APARTMENT	AH-2B-B2	1	N/A	CARPARK
SH-2B-C	12	L01+CARPARK	L01+CARPARK	AH-2B-C	8	N/A	APARTMENT
SH-2B-D	5	APARTMENT	APARTMENT	AH-2B-D	2	N/A	CARPARK
SH-3B-A	7	L01 BIKE ST	L01 BIKE ST	AH-2B-E	1	N/A	APARTMENT
SH-3B-B	1	CARPARK	CARPARK	AH-2B-F	1	N/A	APARTMENT
				AH-3B-A	7	N/A	APARTMENT
				AH-3B-B	1	N/A	APARTMENT
104					60		

	LEVEL CARS				M/BIKE	BICYCLE		STORAGE (NOT IN APT)
	RESI	RESI-SML	RESI-ACC	VISITOR		RESI	VISITOR	
01						32	6	
00	32	1	5	1 (ACC)	2	15		32
B1	37	3	4	-	-	-		34
TOTAL			83		2	140*		66

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

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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
- Extent of Lower Ground Carpark
- Extent of Existing Carpark and Foot Path
- Extent of Indicative Landscaping outside of the Site Boundary
- Construction Period Tree Protection Zone - Consolidated Area
- Existing Trees
- Txx: Refer to arborist report for tree identification
- Proposed trees
- CL Clothesline

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

Data Issue Record

Rev	Date	Description
7	18.02.2026	RTS
6	16.02.2026	For Information
5	13.02.2026	For Information
4	06.02.2026	For Information
3	19.09.2025	SSDA
2	16.09.2025	For Information
1	12.09.2025	Frozen SSDA Plans

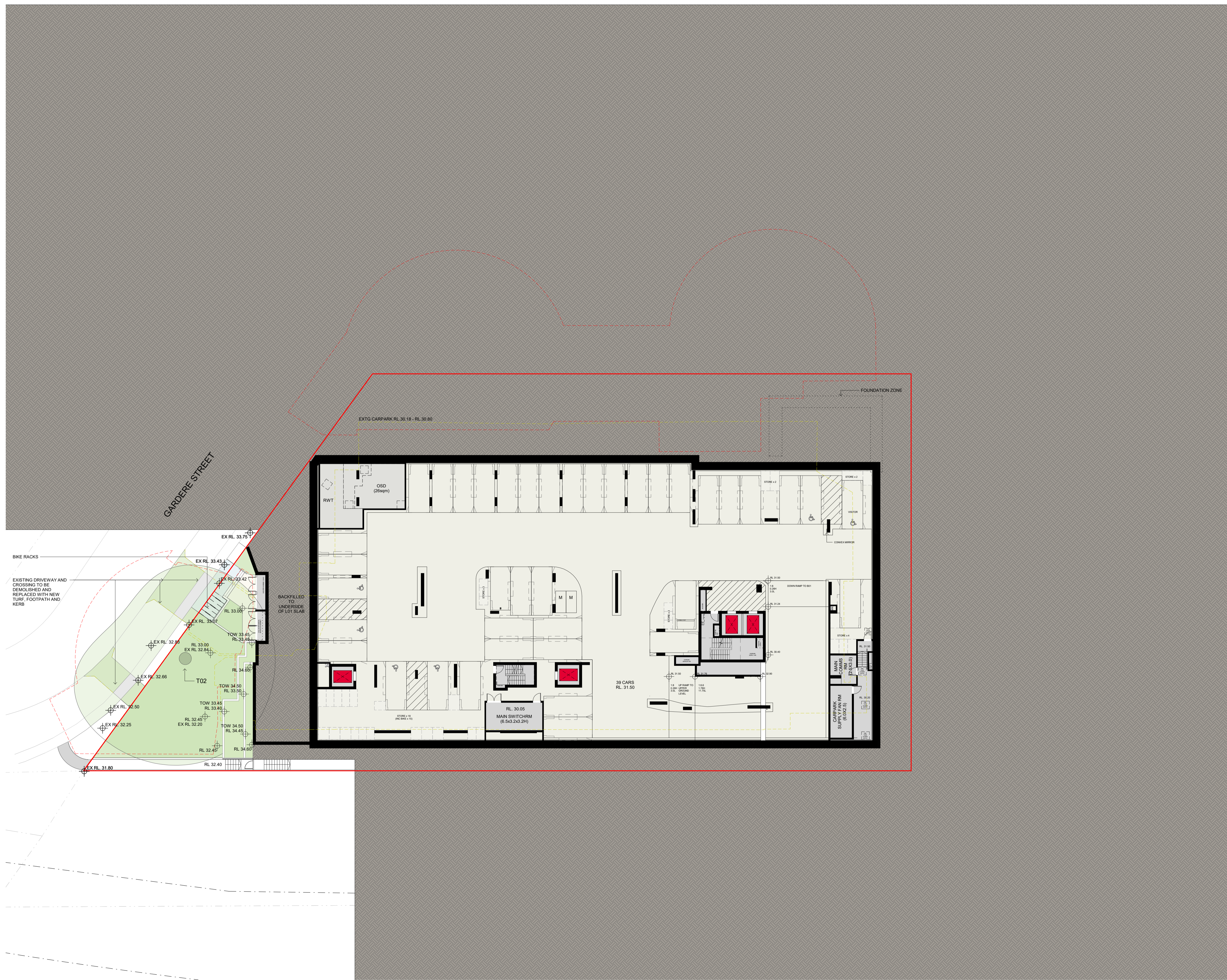
Project Title
Flide Street, Caringbah
First Nations Country
Gadigal
Project Address
**2 Flide Street
Caringbah**

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
7





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
7	18.02.2026	RTS
6	16.02.2026	For Information
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4	06.02.2026	For Information
3	19.09.2025	SSDA
2	16.09.2025	For Information
1	12.09.2025	Frozen SSDA Plans

Project Title
Flide Street, Caringbah

First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA03 - General Arrangement Plans
Upper Ground Level 01

Phase
SSDA

Status
For Approval

Drawing no.
DA03.101

Scale
1 : 200 @ A1

Revision
7

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
7



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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

- Site Boundary
 - - - Surrounding Property Boundary
 - - - Transport NSW Railway Boundary
 - - - Existing Building
 - - - Existing Site Elements
 - - - Extent of Lower Ground Carpark
 - - - Extent of Existing Carpark and Foot Path
 - - - Extent of Indicative Landscaping outside of the Site Boundary
 - - - Construction Period Tree Protection Zone - Consolidated Area
 - Existing Trees
Tx: 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
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5

Phase
SSDA

Status
For Approval

Drawing no.
DA03.102

Scale
1 : 200 @ A1

Revision
5

Phase
SSDA

Status
For Approval

Drawing no.
DA03.102

Scale
1 : 200 @ A1

Revision
5



c:\temp\FLIDESTREET_BS_ARCH\2026_11\71W04B.rvt

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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

- - - Site Boundary
 - - - Surrounding Property Boundary
 - - - Transport NSW Railway Boundary
 - - - Existing Building
 - - - Existing Site Elements
 - - - Extent of Lower Ground Carpark
 - - - Extent of Existing Carpark and Foot Path
 - - - Extent of Indicative landscaping outside of the Site Boundary
 - - - Construction Period Tree Protection Zone - Consolidated Area
 - Existing Trees
 - ⊗ 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
6	18.02.2026	RTS
5	13.02.2026	For Information
4	06.02.2026	For Information
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
6



c:\temp\FLIDESTREET_BS_ARCH\2026_11\17070418.rvt



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
 - ⊗ 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
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



c:\temp\FLIDESTREET_BS_ARCH\2026_11\71W04B.rvt

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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

Rev	Date	Description
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



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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
Tx: 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
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



c:\temp\FLIDESTREET_BS_ARCH_L0204_14072024.dwg

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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 Landscaping: Refer to arborist drawings for final location/requirements

Data Issue Record

Rev	Date	Description
6	18.02.2026	RTS
5	16.02.2026	For Information
4	06.02.2026	For Information
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**

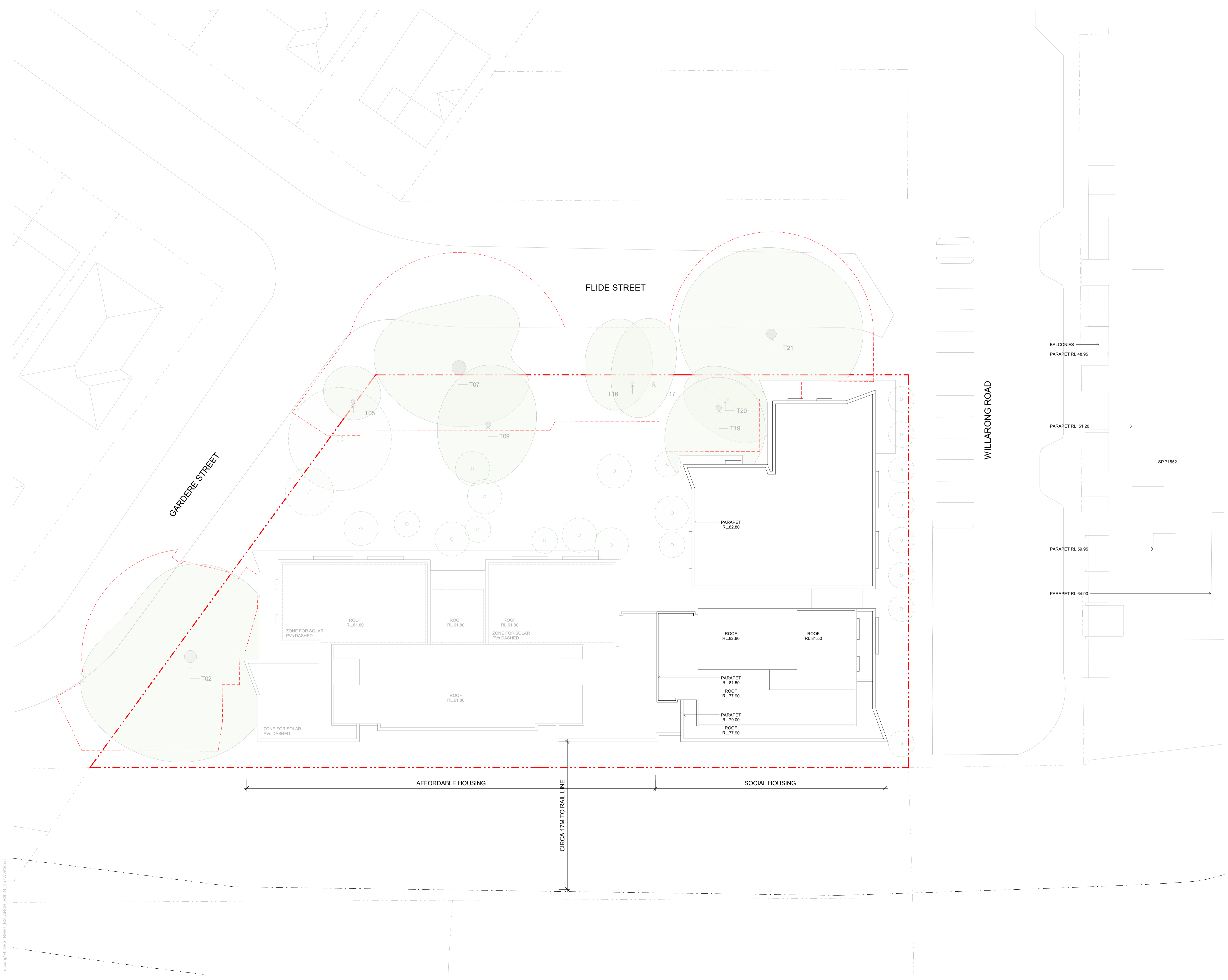
Phase
SSDA

Status
For Approval

Drawing no.
DA03.115

Scale
1 : 200 @ A1

Revision
6



c:\temp\FLIDESTREET_BS_ARCH_L0204_11070401.rvt

Transformative thinking for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

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

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Print in Colour.

Client
Homes NSW



Certificate No. #HR-71IPSI-01

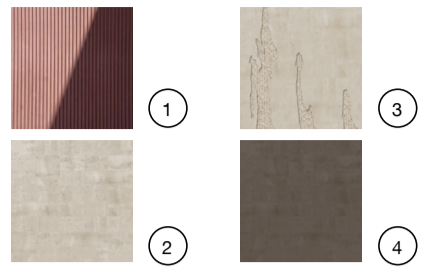
Scan QR code or follow website link for rating details.

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

<http://www.hero-software.com.au/pdf/HR-71IPSI-01>

LEGEND

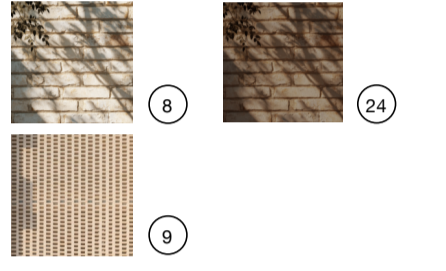
Precast Concrete
1. Terracotta pigmented & ribbed concrete panels
2. Warm sandy pigmented concrete panels
3. Warm sandy pigmented & textured concrete panels
4. Dark-bronze pigmented concrete panels



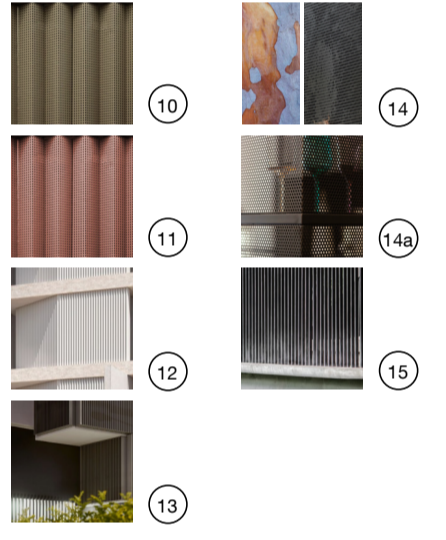
Fibre Cement Sheet
Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits



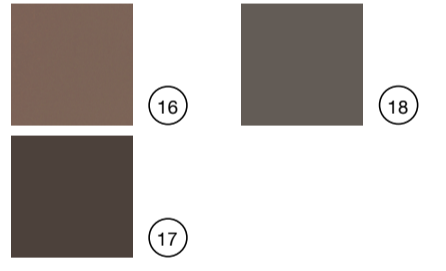
Brick
8. Recycled brick and/or brick slip to ground floor areas
9. Textured brick pattern / hit and miss brick pattern, or similar
24. Dark toned brick to ground floor areas



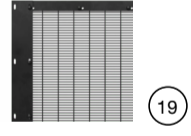
Metal Work
10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
12. Colourbond Nineline V-shaped pleat, or similar to spandrel panels and cladding
13.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



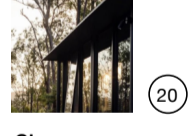
Powdercoat
Powdercoat to aluminium cladding, window framing, spandrel panels, handrails, metalwork, roller doors and window sunhoods in (16) dark bronze to ground plane, (17) dark-bronze grey, (18) mid-dark bronze grey



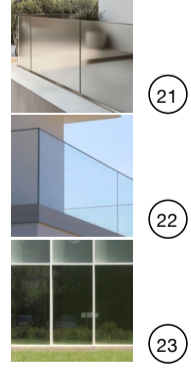
Fencing
19. Powdercoated anti-climb mesh fence to match adjacent site



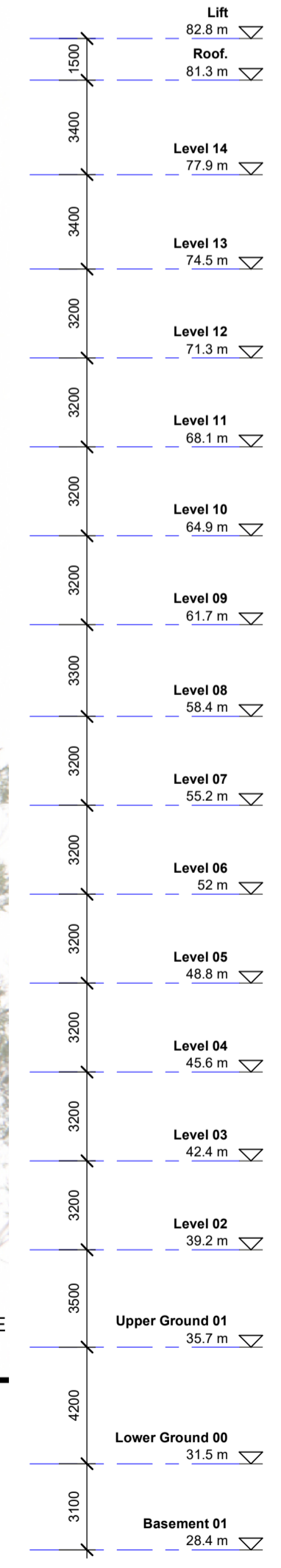
Window Shading
20. Heka Hood powdercoated slimline sunhood, or similar



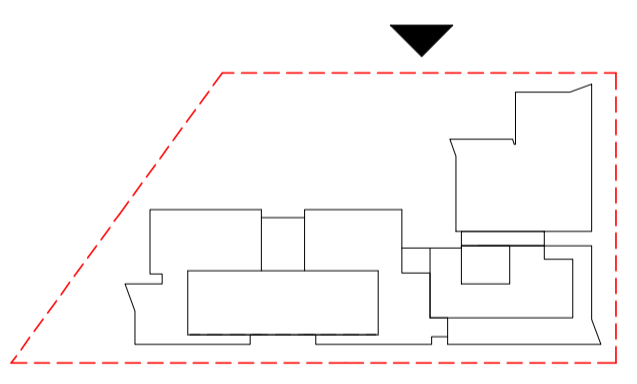
Glass
21. Obscured glass balustrade
22. Clear glass balustrade
23. Frosted/ etched glass



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



Key Plan
Elevation view point



Data Issue Record
Current Revision released by

Rev	Date	Description
5	18.02.2026	RTS
4	10.02.2026	For Information
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
5

Transformative thinking for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

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

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Do not scale drawings.

Print in Colour.

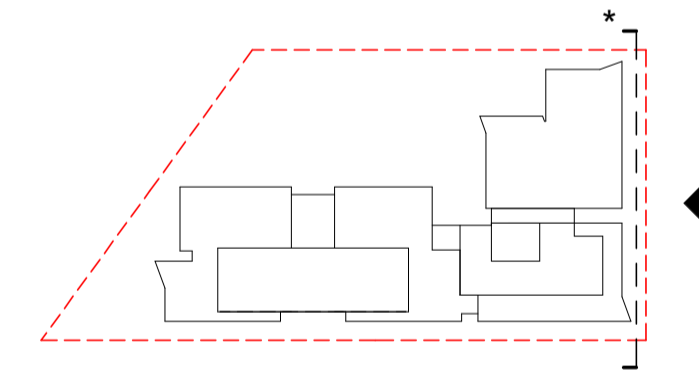
Client

Homes NSW



Key Plan

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



Data Issue Record

Rev	Date	Description
5	18.02.2026	RTS
4	10.02.2026	For Information
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
5

- LEGEND**
- Precast Concrete**
1. Terracotta pigmented & ribbed concrete panels
2. Warm sandy pigmented concrete panels
3. Warm sandy pigmented & textured concrete panels
4. Dark-bronze pigmented concrete panels
- Fibre Cement Sheet**
Integral colour FC sheet in (5) dark-bronze grey, (6) light grey and (7) mid-dark bronze grey to balcony return walls and external soffits
- Brick**
8. Recycled brick and/or brick slip to ground floor areas
9. Textured brick pattern / hit and miss brick pattern, or similar
24. Dark toned brick to ground floor areas
- Metal Work**
10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
12. Colortone NineLine V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvers, or similar
14. Galvanneal perforated metal screen with bespoke Design with Country finish
15. Perforated mesh screen
15. Metal Palsade 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. Obscured glass balustrade
22. Clear glass balustrade
23. Frosted/etched glass
- Glass - Fixed**
- Glass - Operable Awning**
- Glass - Sliding**
- Glass - Colourback**
- Glass - Louvers**
- Boundary Line**
- 50m Natural Ground Height Limit**



Transformative thinking for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

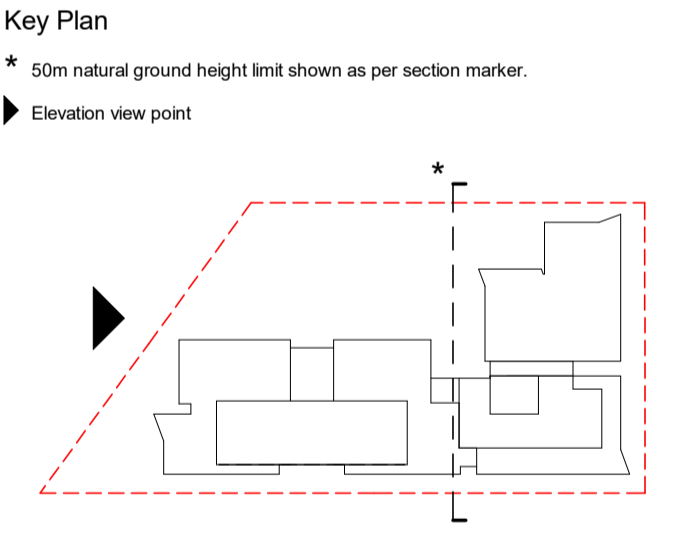
NSW Nominated Responsible Architects
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Do not scale drawings.
Print in Colour.

Client
Homes NSW

Certificate No. #HR-71IPSI-01
Assessor name: Khyati Saxena
Accreditation No.: HIRA 10191
Property Address: 2 Flide Street, Caringbah, NSW, 2229
<http://www.hero-software.com.au/pdf/HR-71IPSI-01>



Data Issue Record

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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
5

LEGEND

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

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

Brick
8. Recycled brick and/or brick slip to ground floor areas
9. Textured brick pattern / hit and miss brick pattern, or similar
24. Dark toned brick to ground floor areas

Metal Work
10. Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
11. Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminium balustrades, or similar
12. Colortone NineLine V-shaped pleat, or similar, to spandrel panels and cladding
13. Mid-dark-grey Altura Series Chevron Vertical Louvers, or similar
14. Galvanised perforated metal screen with bespoke Design with Country finish
15. Perforated mesh screen
15. Metal Palsade 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. Obscured glass balustrade
22. Clear glass balustrade
23. Frosted/etched glass

Legend for Window Types:
 Glass - Fixed
 Glass - Operable Awning
 Glass - Sliding
 Glass - Colourback
 Glass - Louvers
 Boundary Line
 50m Natural Ground Height Limit



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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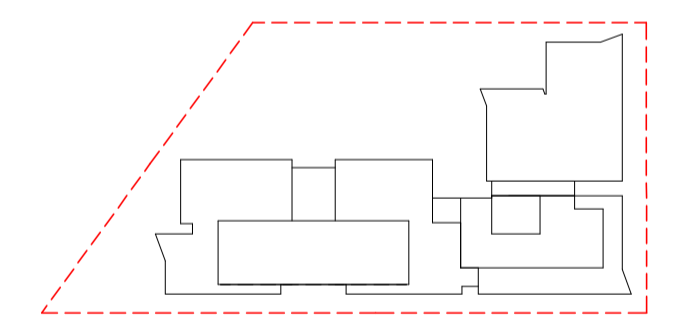
Client

Homes NSW



Key Plan

Elevation view point



Data Issue Record

Current Revision released by

Rev	Date	Description
5	18.02.2026	RTS
4	10.02.2026	For Information
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

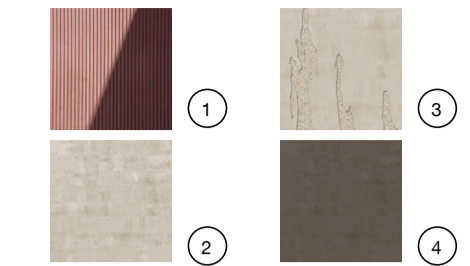
Scale
1 : 200 @ A1

Revision
5

LEGEND

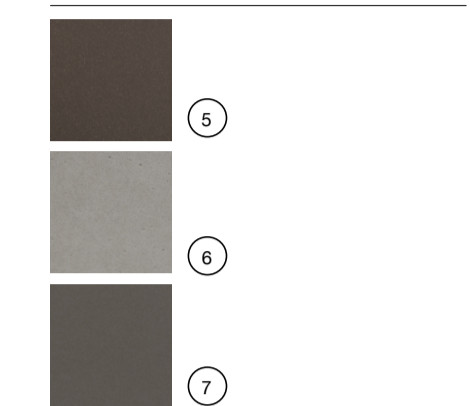
Precast Concrete

- Terracotta pigmented & ribbed concrete panels
- Warm sandy pigmented concrete panels
- Warm sandy pigmented & textured concrete panels
- Dark-bronze pigmented concrete panels



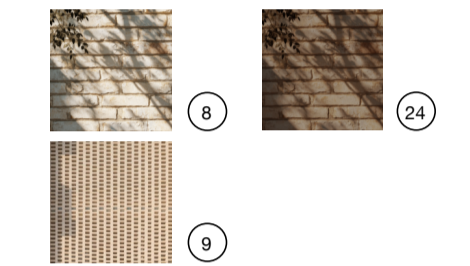
Fibre Cement Sheet

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



Brick

- Recycled brick and/or brick slip to ground floor areas
- Textured brick pattern / hit and miss brick pattern, or similar
- Dark-toned brick to ground floor areas



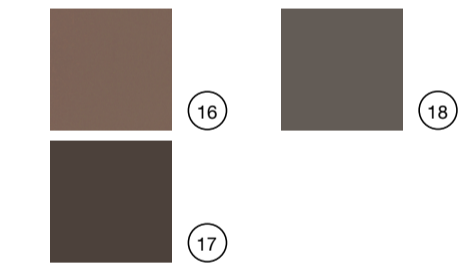
Metal Work

- Bronze-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar
- Terracotta-toned SOLIDAL perforated V-shaped pleated profile solid aluminum balustrades, or similar
- Colorbond Neline V-shaped pleat, or similar, to spandrel panels and cladding
- Mid-dark-grey Atlas Series Chevron Vertical Louvers, or similar
- Galvanneal perforated metal screen with bespoke Design with Country finish
- Perforated mesh screen
- Metals 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



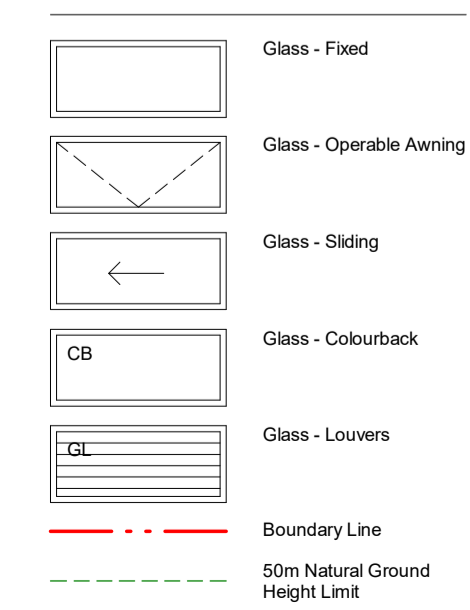
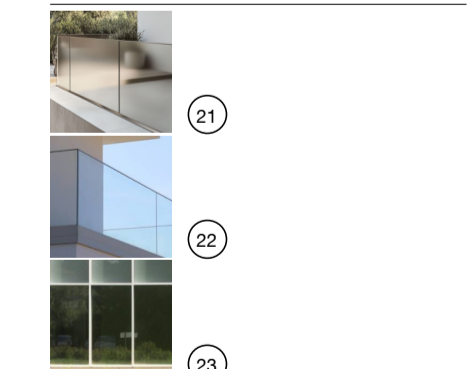
Window Shading

20. Heka Hood powdercoated slimline sunhood, or similar



Glass

- Obscured glass balustrade
- Clear glass balustrade
- Frosted etched glass



Level	Height (m)
Lift	82.8 m
Roof	81.3 m
Level 14	77.9 m
Level 13	74.5 m
Level 12	71.3 m
Level 11	68.1 m
Level 10	64.9 m
Level 09	61.7 m
Level 08	58.4 m
Level 07	55.2 m
Level 06	52 m
Level 05	48.8 m
Level 04	45.6 m
Level 03	42.4 m
Level 02	39.2 m
Upper Ground 01	35.7 m
Lower Ground 00	31.5 m
Basement 01	28.4 m

Transformative thinking for the future city.

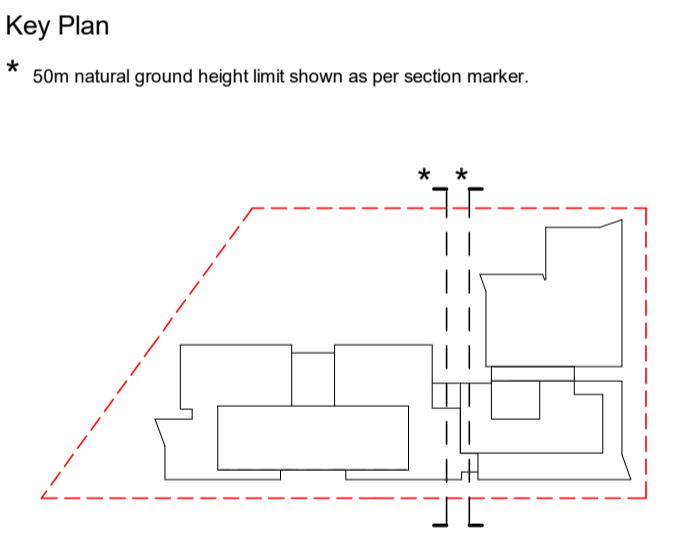
Bates Smart Architects Pty Ltd
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Client
Homes NSW



Data Issue Record
Current Revision released by

Rev	Date	Description
4	18.02.2026	RTS
3	29.09.2025	SSDA
2	19.09.2025	SSDA
1	16.09.2025	For Information

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

Drawing Title
**DA09 - Elevations
Courtyard Elevations**
Phase
SSDA
Status
For Approval
Drawing no.
DA09.005
Scale
1 : 200 @ A1
Revision
4

LEGEND

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

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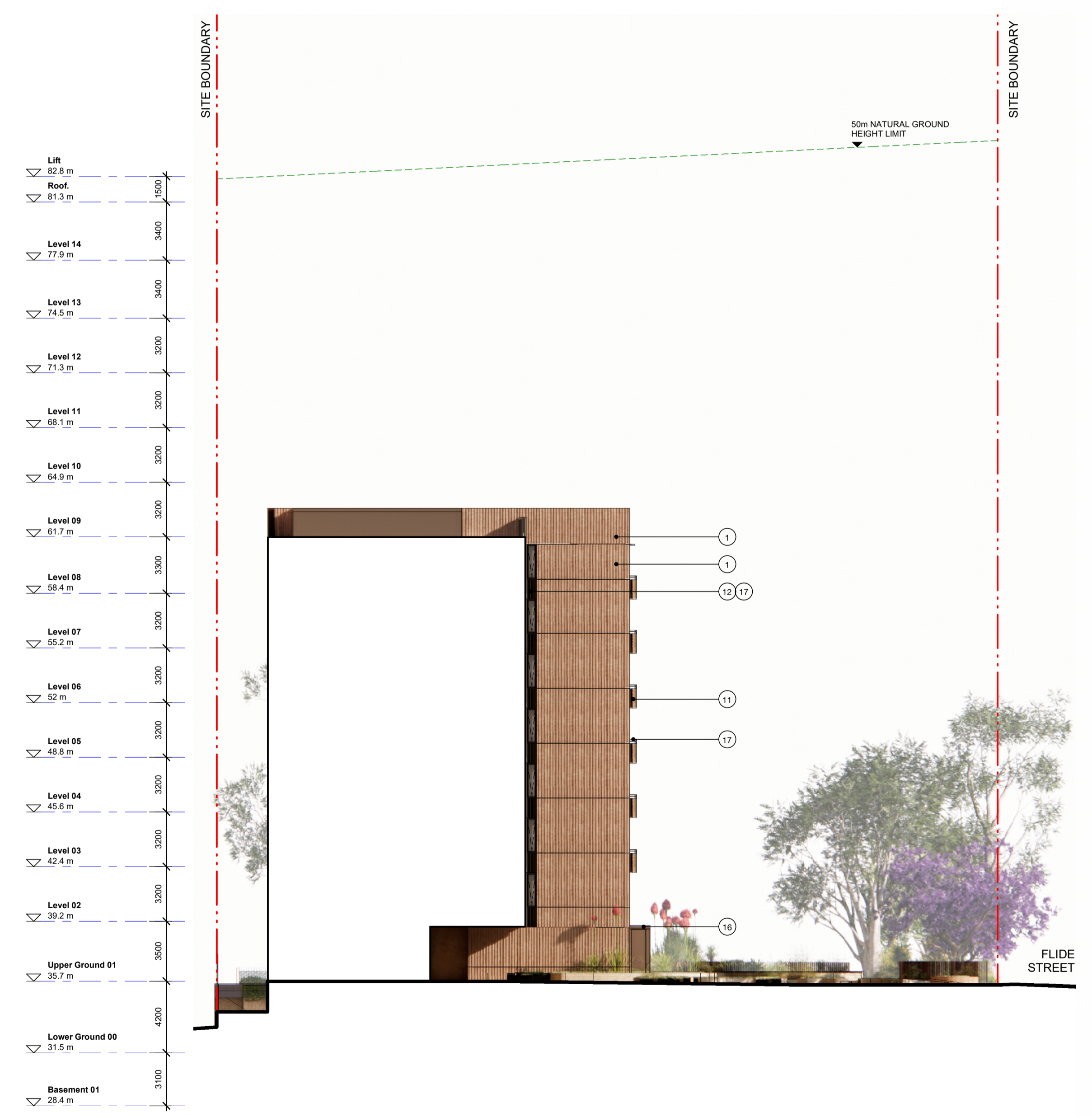
Window Shading
20. Heka Hood powdercoated slimline sunhood, or similar

Glass
21. Obscured glass balustrade
22. Clear glass balustrade
23. Frosted/etched glass

Other
16. Glass - Fixed
17. Glass - Operable Awning
18. Glass - Sliding
19. Glass - Colourback
20. Glass - Louvers
21. Boundary Line
22. 50m Natural Ground Height Limit



2 Courtyard - West Elevation
1 : 200



1 Courtyard - East Elevation
1 : 200

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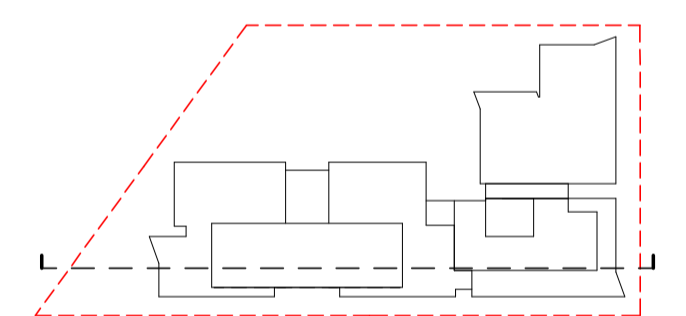
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Client

Homes NSW



Key Plan



Data Issue Record
Current Revision released by

Rev	Date	Description
5	18.02.2026	RTS
4	13.02.2026	For Information
3	11.02.2026	For Information
2	19.09.2025	SSDA
1	17.09.2025	For Information

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

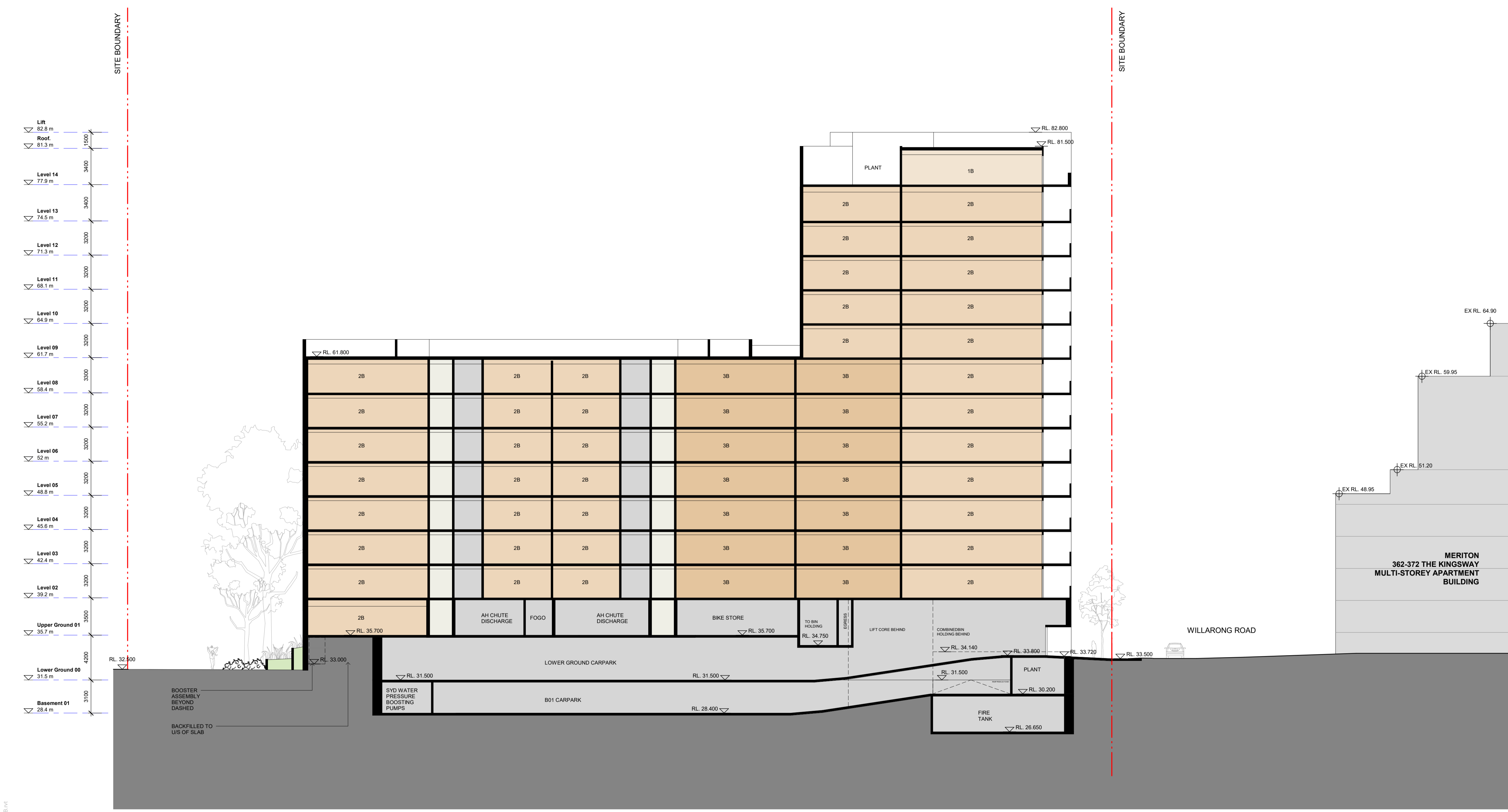
Drawing Title
**DA10 - Sections
Section AA**

Phase
SSDA
Status
For Approval

Drawing no.
DA10.001

Scale
1 : 200 @ A1

Revision
5



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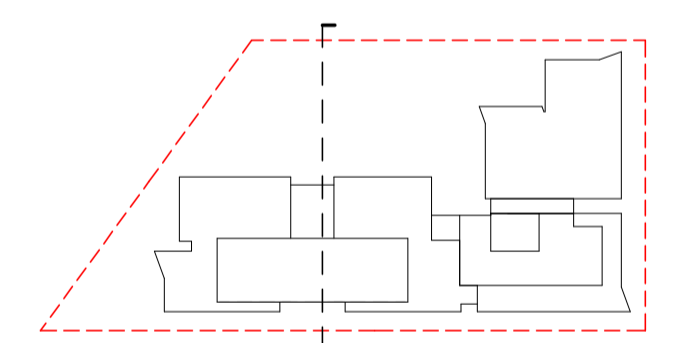
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Homes NSW



Key Plan



Data Issue Record
Current Revision released by

Rev	Date	Description
3	18.02.2026	RTS
2	19.09.2025	SSDA
1	17.09.2025	For Information

Project Title
Flide Street, Caringbah
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

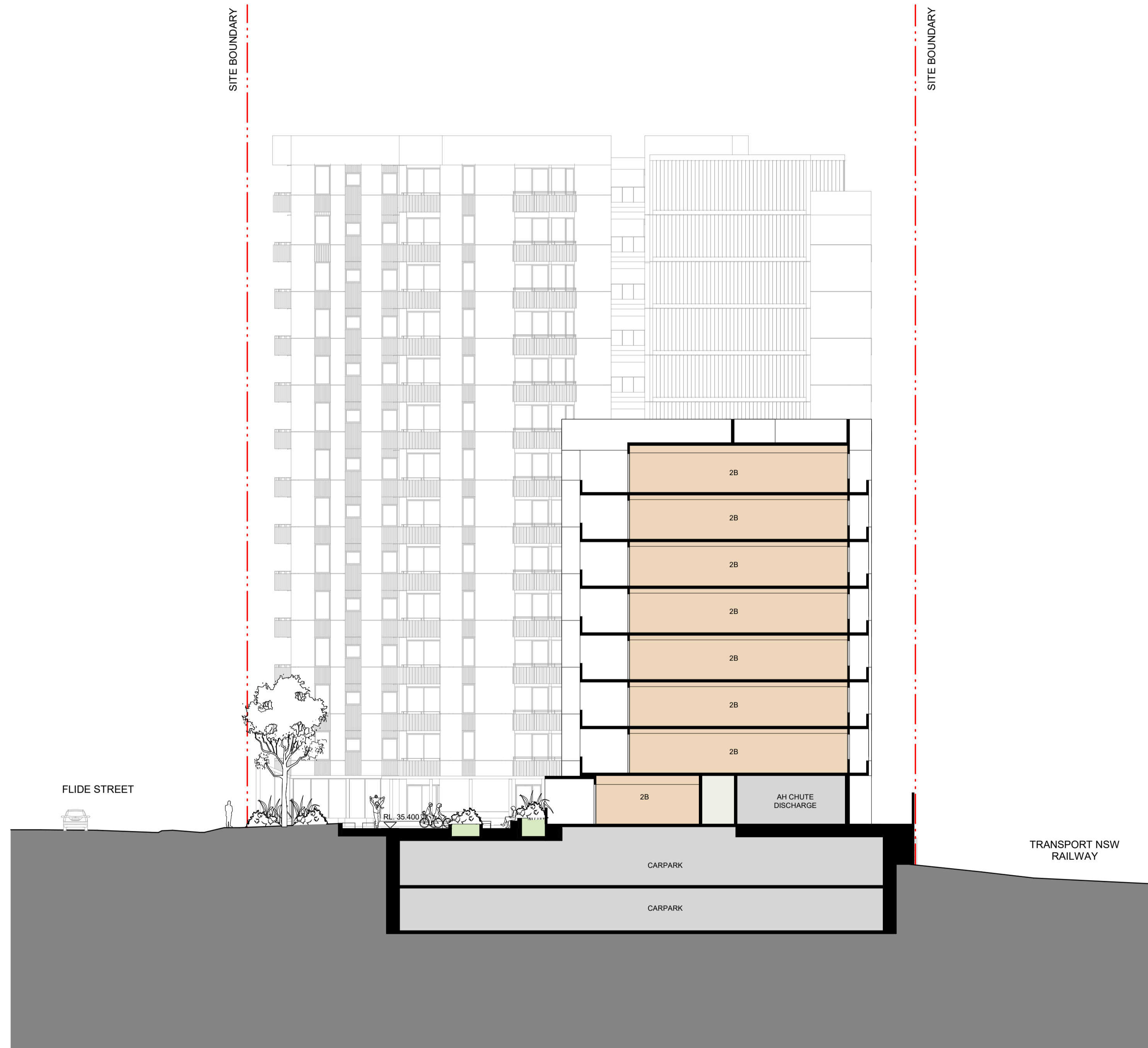
Drawing Title
DA10 - Sections
Section BB

Phase
SSDA
Status
For Approval

Drawing no.
DA10.002

Scale
1 : 200 @ A1

Revision
3

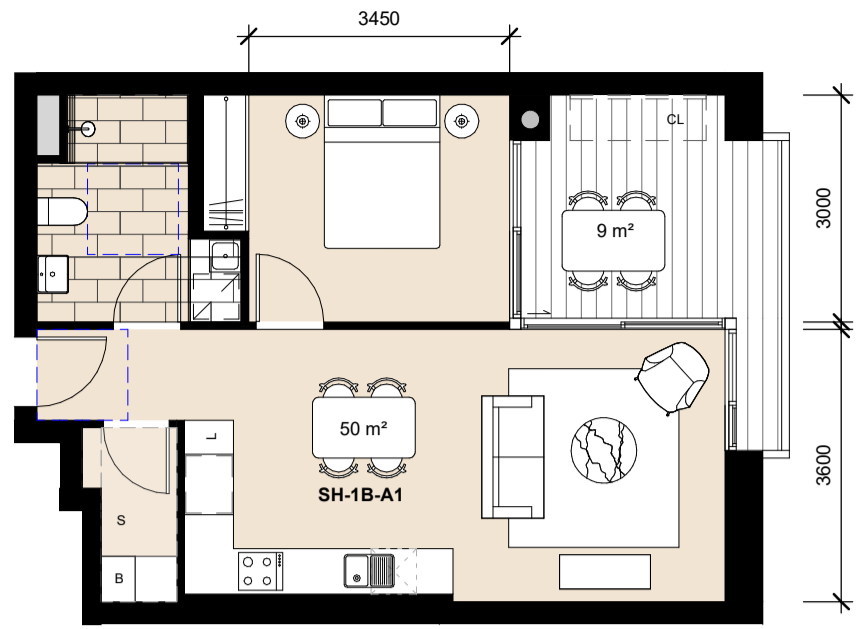


1500	Lift	82.8 m
	Roof	81.3 m
3400	Level 14	77.9 m
3400	Level 13	74.3 m
3200	Level 12	71.3 m
3200	Level 11	68.1 m
3200	Level 10	64.9 m
3200	Level 09	61.7 m
3300	Level 08	58.4 m
3200	Level 07	55.2 m
3200	Level 06	52 m
3200	Level 05	48.8 m
3200	Level 04	45.6 m
3200	Level 03	42.4 m
3200	Level 02	39.2 m
3500	Upper Ground 01	35.7 m
4200	Lower Ground 00	31.5 m
3100	Basement 01	28.4 m

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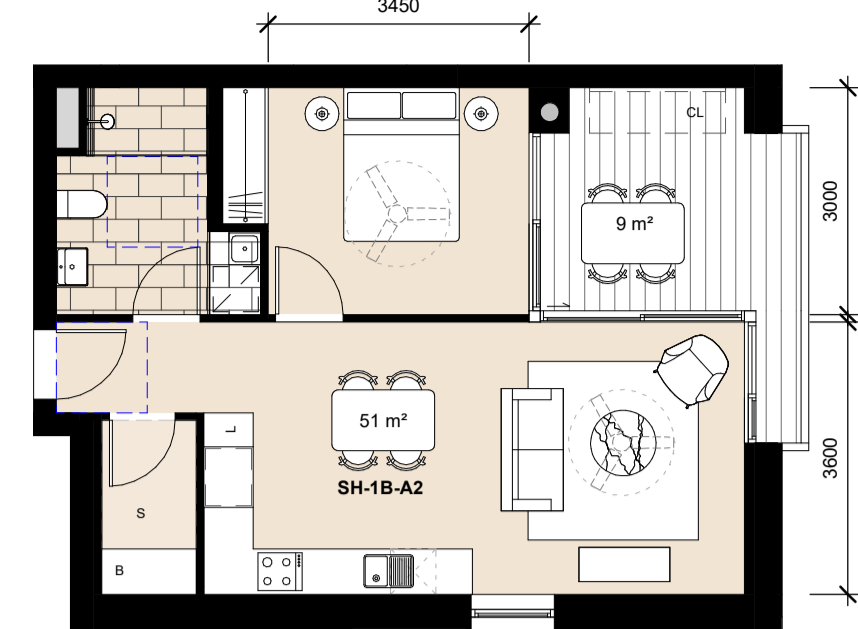
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Client
Homes NSW



Apartment Type SH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A1	50m ²	9m ²	6.5m ³	L2-L14	13	bicycle can be stored in apt

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



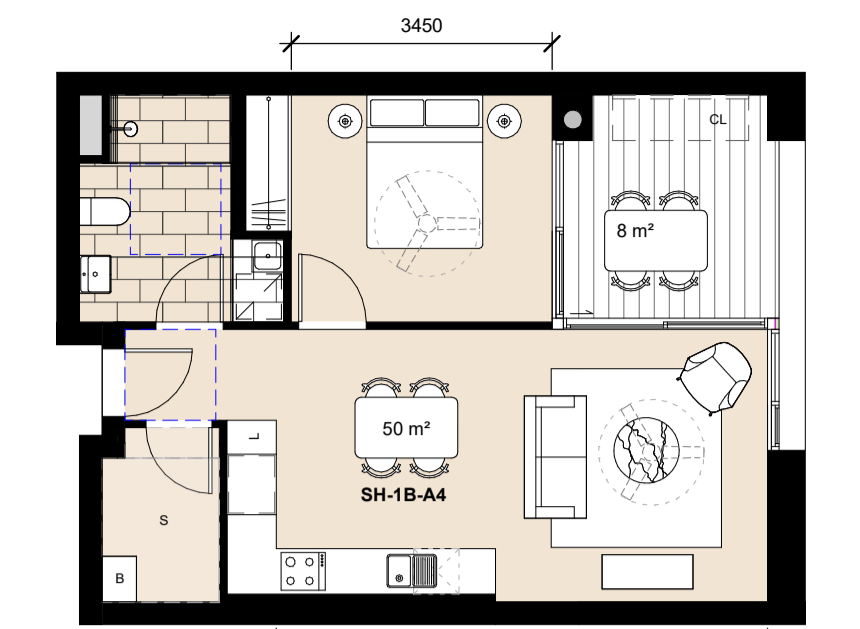
Apartment Type SH-1B-A2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A2	51m ²	9m ²	7.4m ³	L2-14	13	bicycle can be stored in apt

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



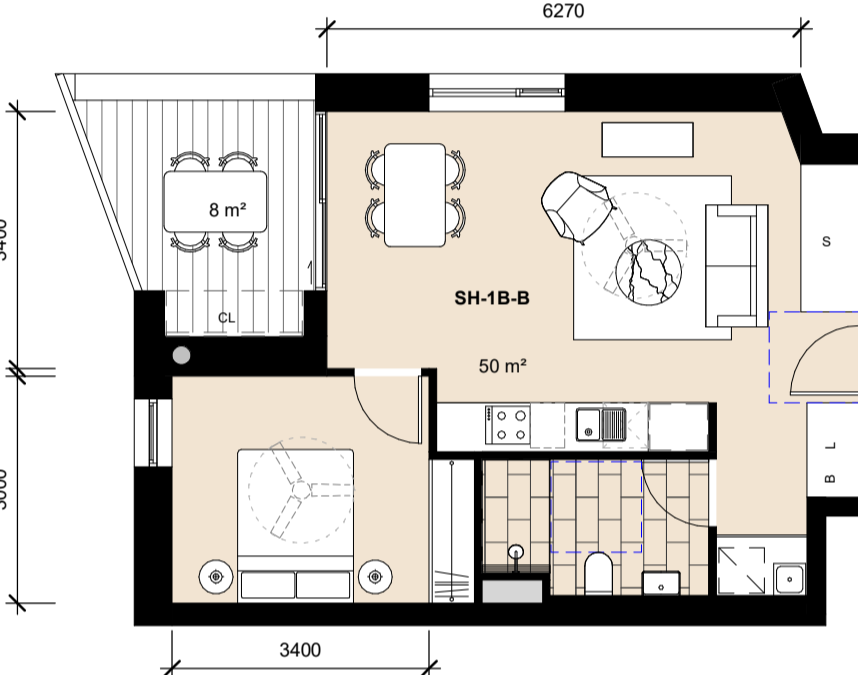
Apartment Type SH-1B-A3						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A3	50m ²	9m ²	7.4m ³	L2-14	13	bicycle can be stored in apt

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



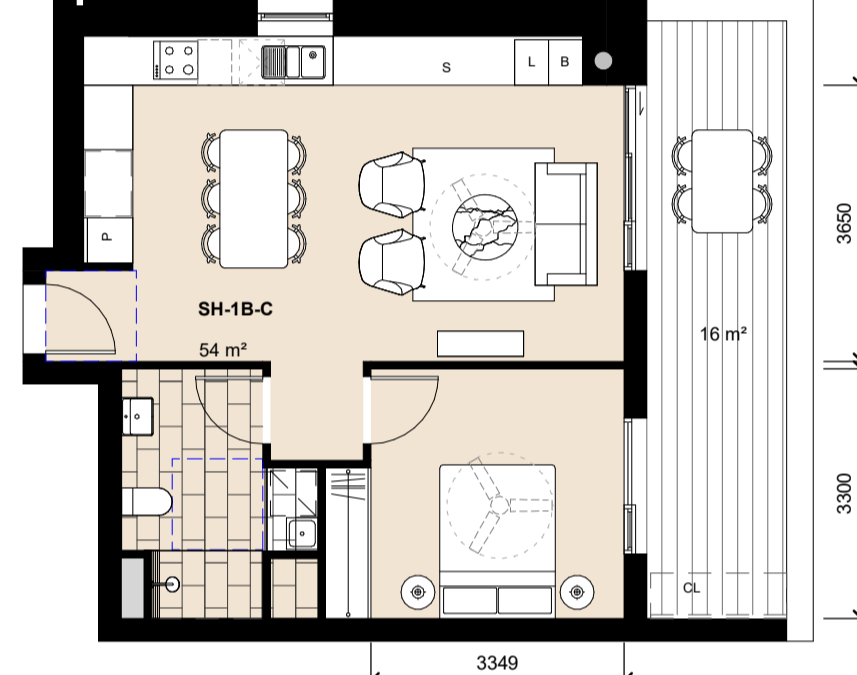
Apartment Type SH-1B-A4						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-A4	50m ²	8m ²	8.9m ³	L1	1	bicycle can be stored in apt

4 TYPE - SH-1B-A4 1 : 100



Apartment Type SH-1B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-B	50m ²	8m ²	5.6m ³	L2-14	13	extra storage/bicycle outside apartment

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



Apartment Type SH-1B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-1B-C	54m ²	16m ²	5.1m ³	L14	1	extra storage/bicycle outside apartment

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



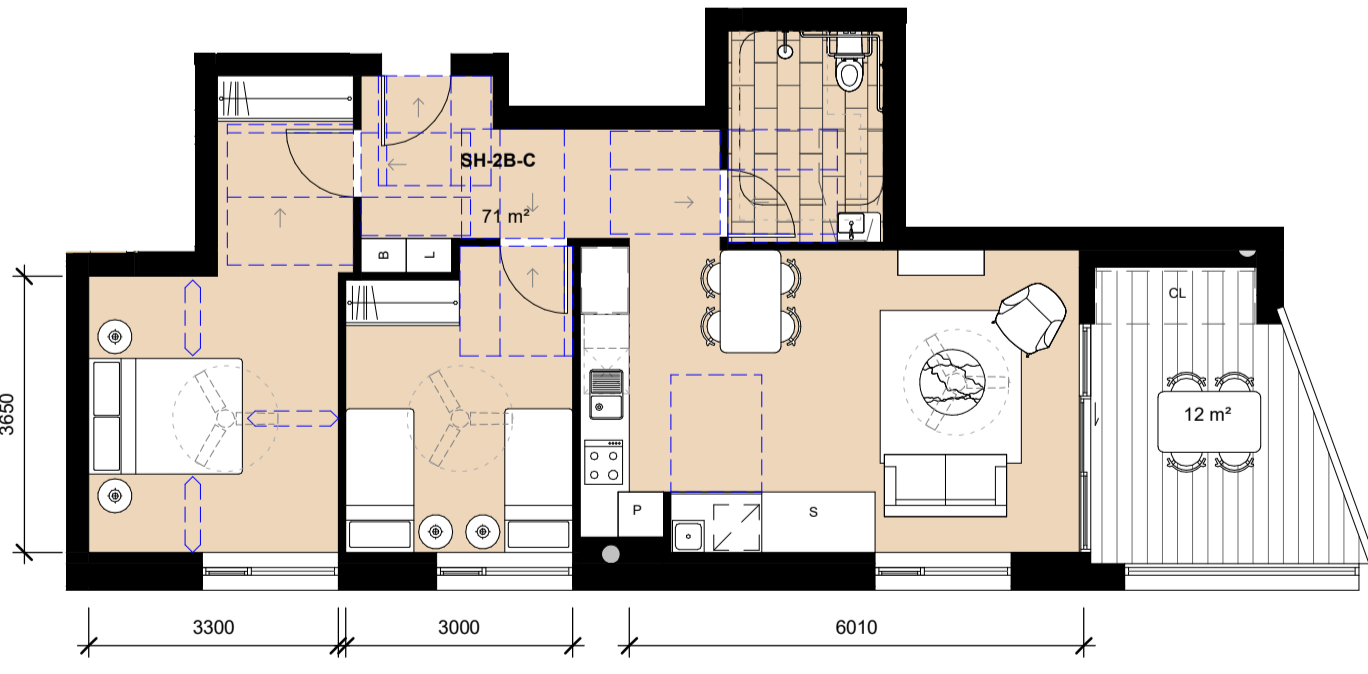
Apartment Type SH-2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-A	71m ²	11m ²	5.0m ³	L2-14	13	extra storage/bicycle outside apartment

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



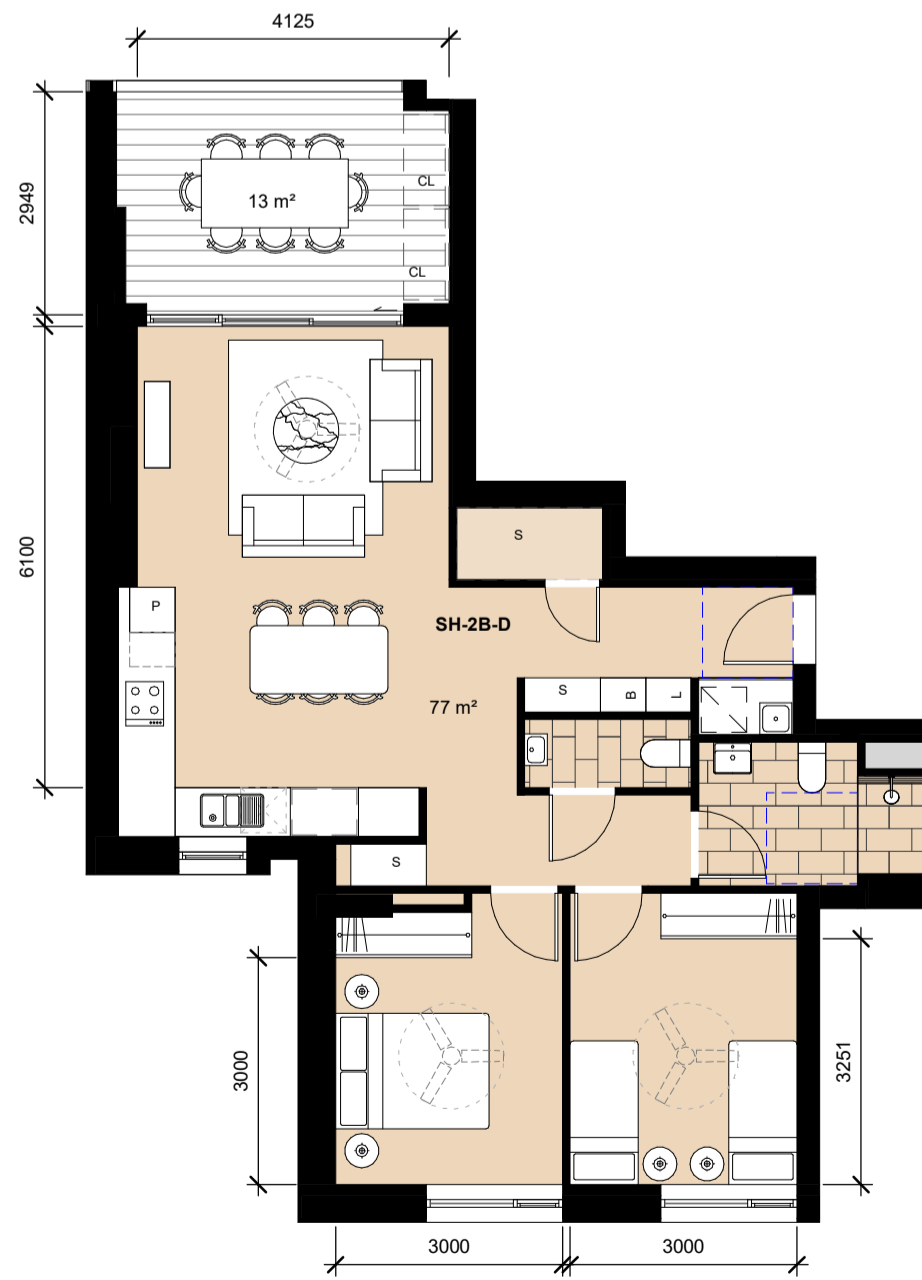
Apartment Type SH-2B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-B	70m ²	12m ²	8.3m ³	L2-13	12	bicycle can be stored in apt

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



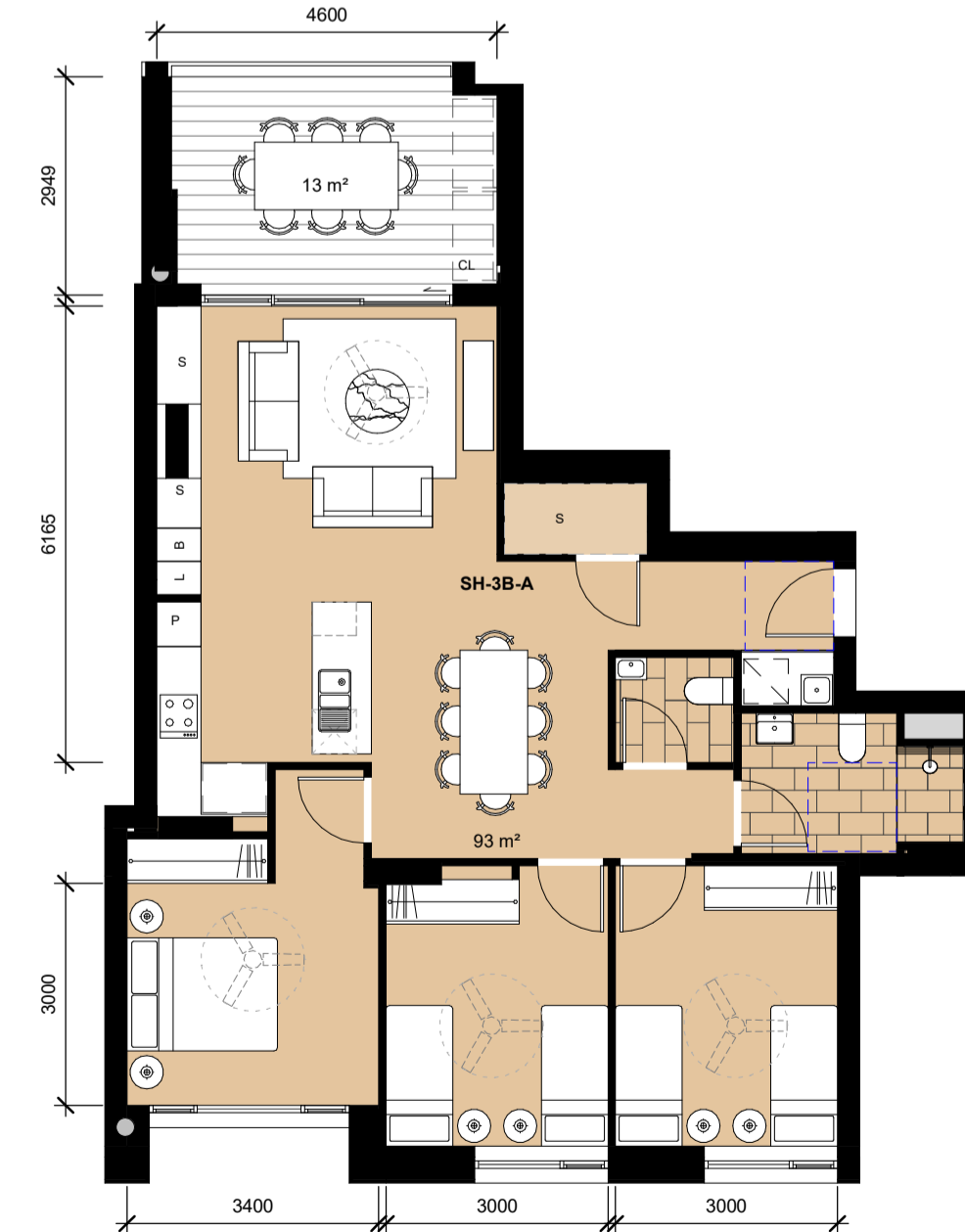
Apartment Type SH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-C	71m ²	12m ²	4.0m ³	L2-13	12	extra storage/bicycle outside apartment

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



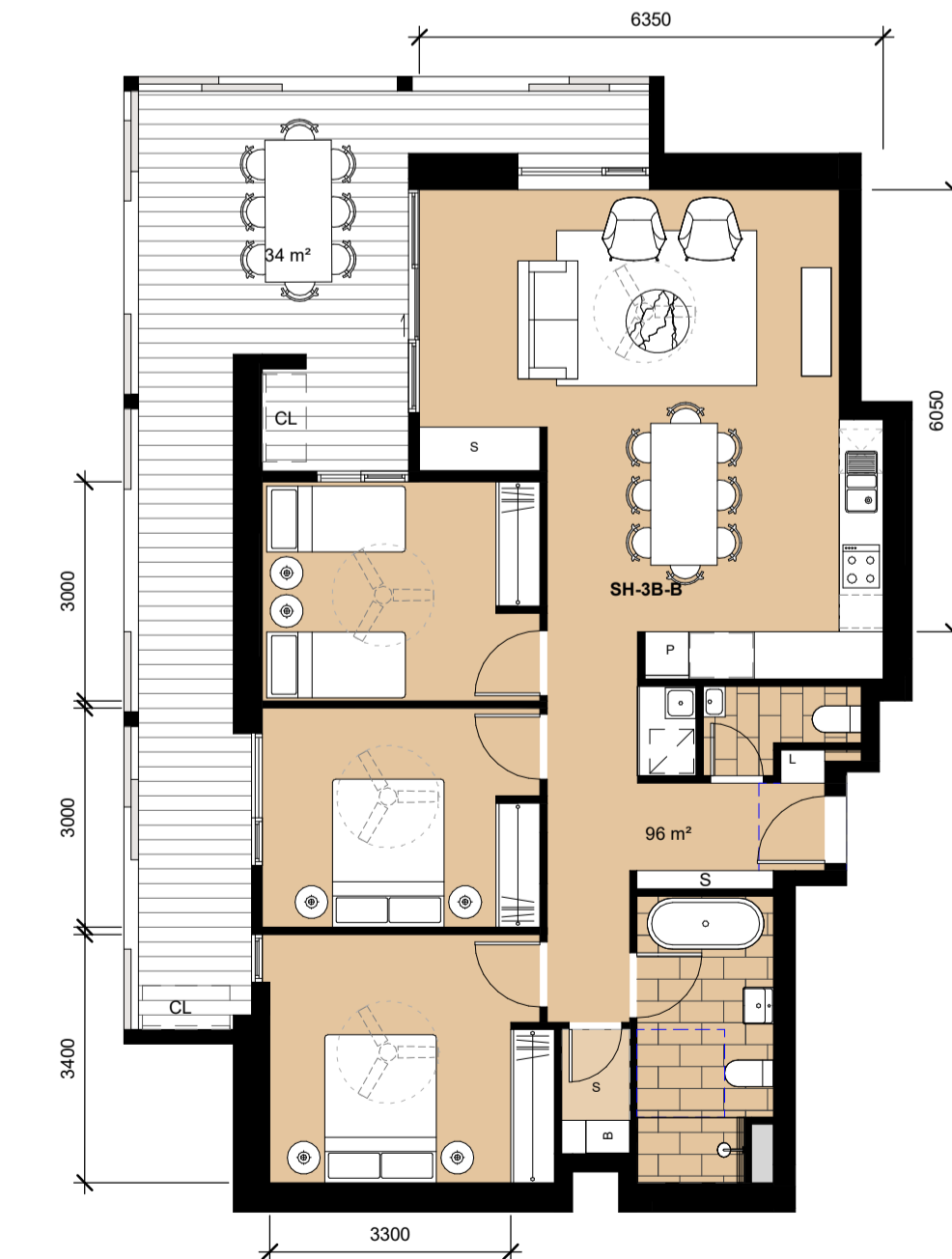
Apartment Type SH-2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-2B-D	77m ²	13m ²	8.0m ³	L9-13	5	bicycle can be stored in apt

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



Apartment Type SH-3B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-3B-A	93m ²	13m ²	8.9m ³	L2-8	7	extra storage/bicycle outside apartment

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



Apartment Type SH-3B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
SH-3B-B	96m ²	34m ²	7.7m ³	L1	1	extra storage/bicycle outside apartment

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

Data Issue Record	
Rev	Date Description
3	18.02.2026 RTS
2	19.09.2025 SSDA
1	17.09.2025 For Information

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

Drawing Title
DA13 - Apartment Types
Social Housing 01

Phase
SSDA

Status
For Approval
Drawing no.
DA13.010

Scale
As indicated
@ A1
Revision
3

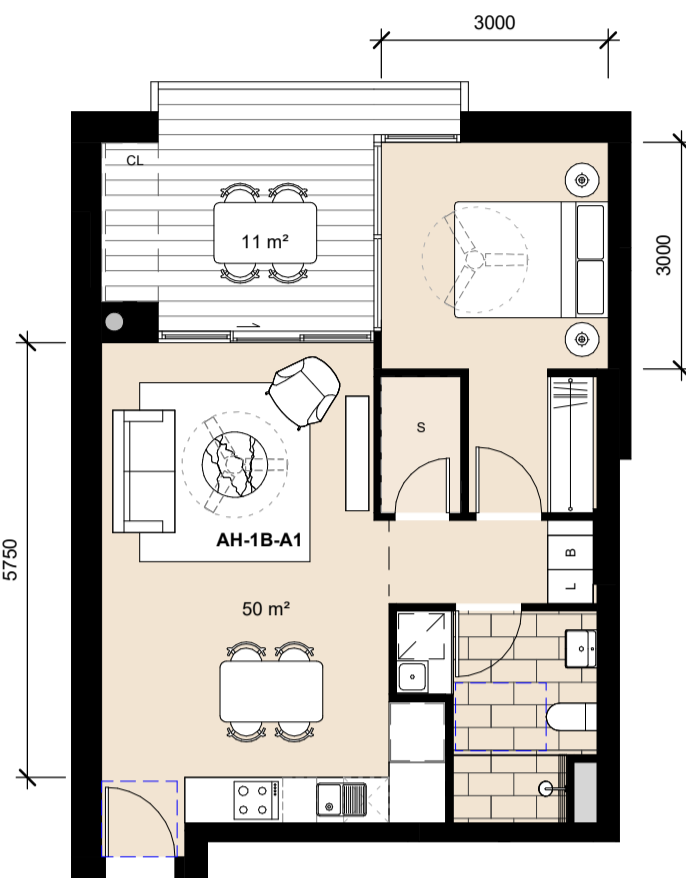
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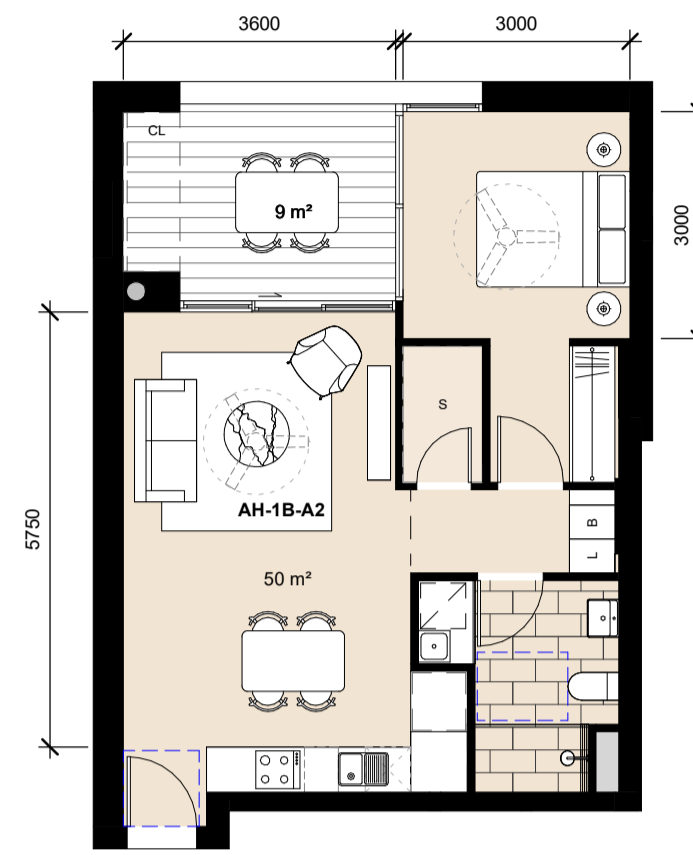
Client

Homes NSW



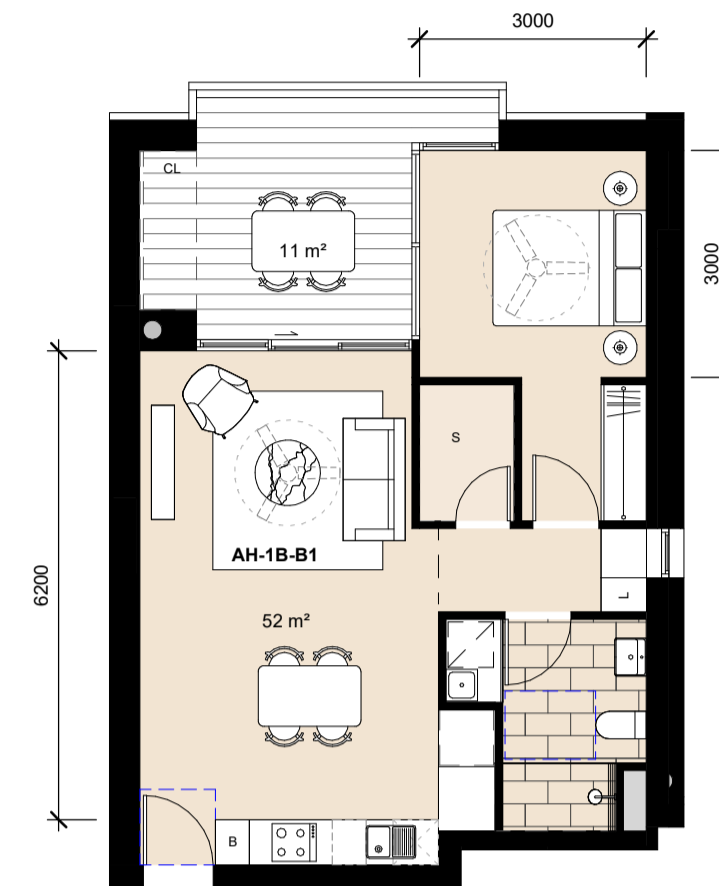
Apartment Type AH-1B-A1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A1	50m ²	11m ²	6.0m ³	L3-8	12	bicycle can be stored in apt

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



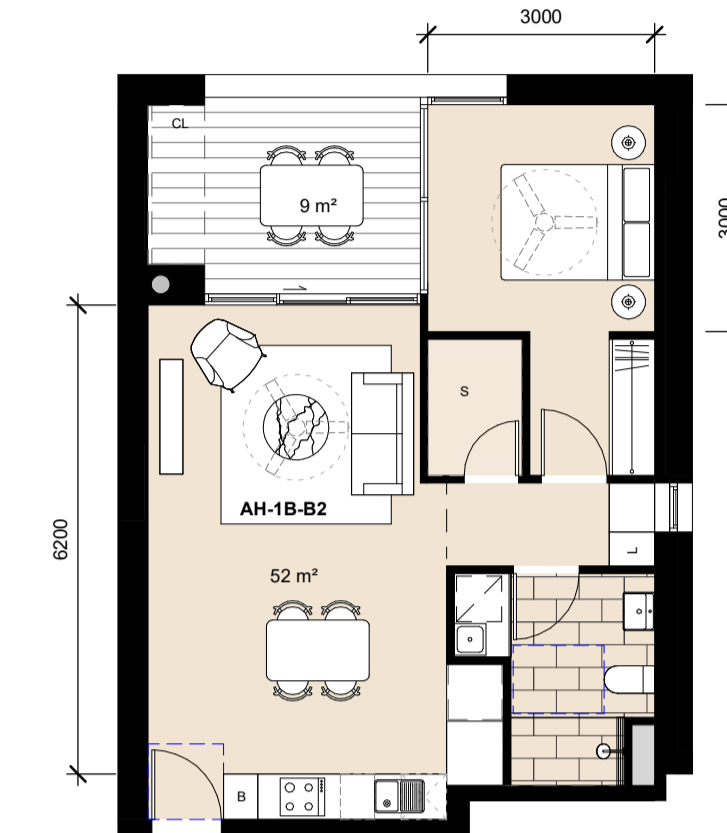
Apartment Type AH-1B-A2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-A2	50m ²	9m ²	6.0m ³	L2	2	bicycle can be stored in apt

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



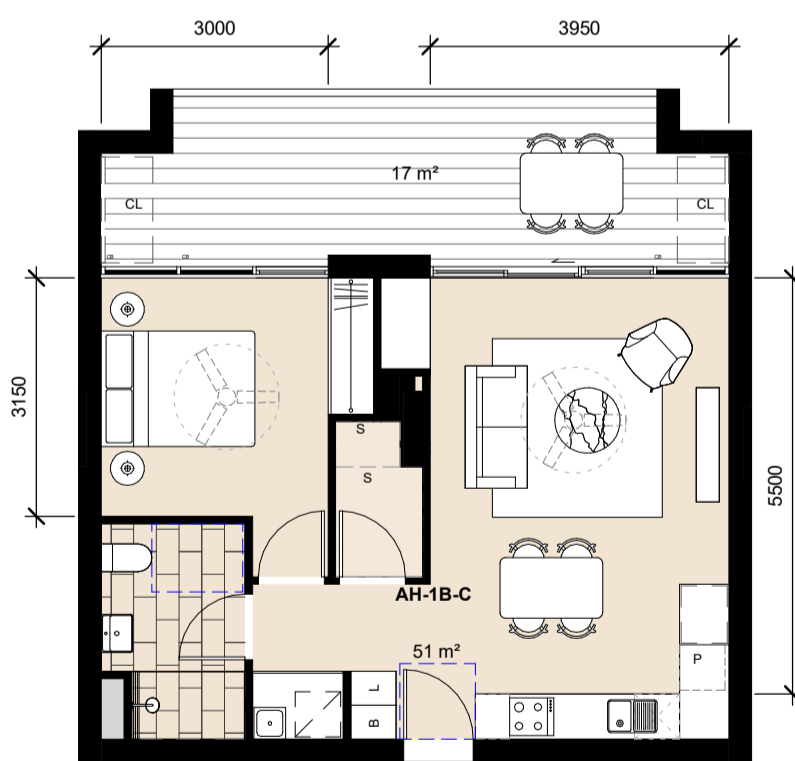
Apartment Type AH-1B-B1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B1	52m ²	11m ²	6.0m ³	L3-8	6	bicycle can be stored in apt

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



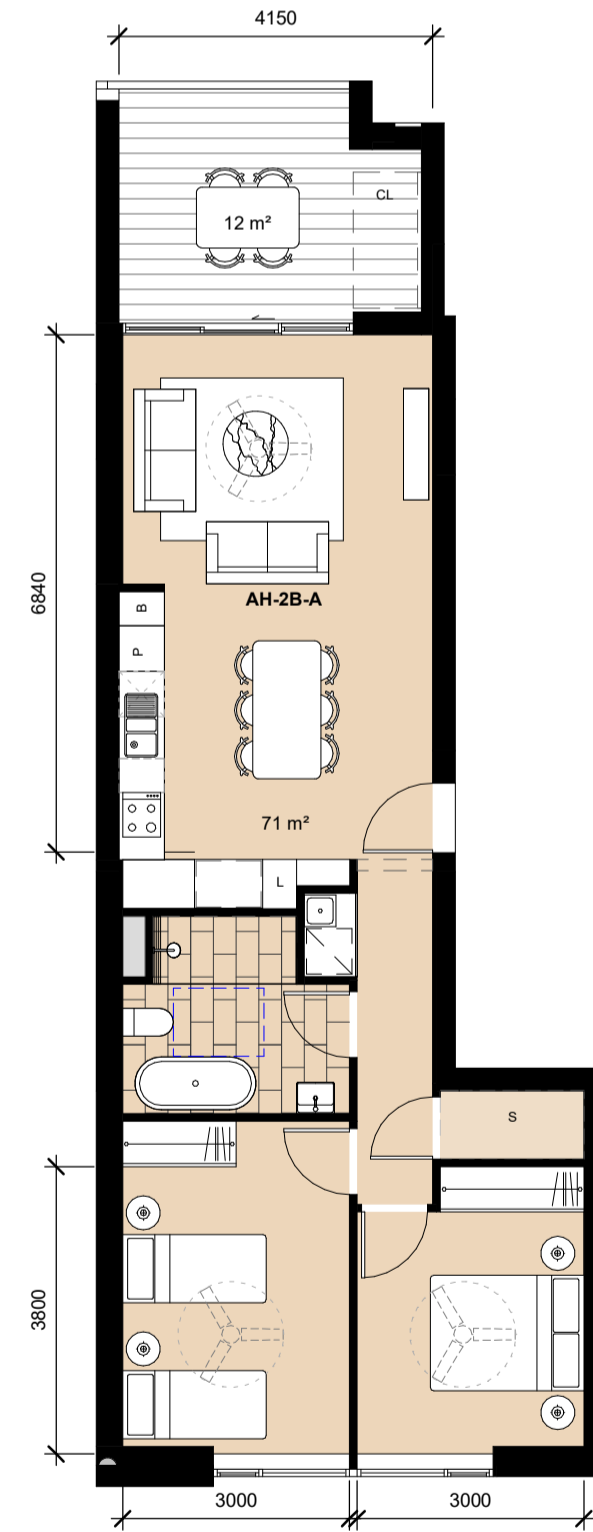
Apartment Type AH-1B-B2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-B2	52m ²	9m ²	6.0m ³	L2	1	bicycle store N/A

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



Apartment Type AH-1B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-1B-C	51m ²	17m ²	6.4m ³	L4,7	2	bicycle store N/A

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



Apartment Type AH-2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-A	71m ²	12m ²	5.3m ³	L2,3,5,6,8	10	extra storage outside apartment, bicycle in apartment

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



Apartment Type AH-2B-B1						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-B1	70m ²	12m ²	5.6m ³	L3-8	6	extra storage outside apartment, bicycle store N/A

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



Apartment Type AH-2B-B2						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-B2	70m ²	10m ²	5.6m ³	L2	1	extra storage outside apartment, bicycle store N/A

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

Data Issue Record	
Rev	Date
3	18.02.2026
2	19.09.2025
1	17.09.2025

Current Revision released by

Rev Date Description

3 18.02.2026 RTS
2 19.09.2025 SSSA
1 17.09.2025 For Information

Project Title
Flide Street, Caringbah

First Nations Country
Gadigal

Project Address
2 Flide Street
Caringbah

Project No.
S12899

Drawing Title
DA13 - Apartment Types
Affordable Housing 01

Phase
SSDA

Status
For Approval

Drawing no.
DA13.011

Scale
As indicated
@ A1
Revision
3



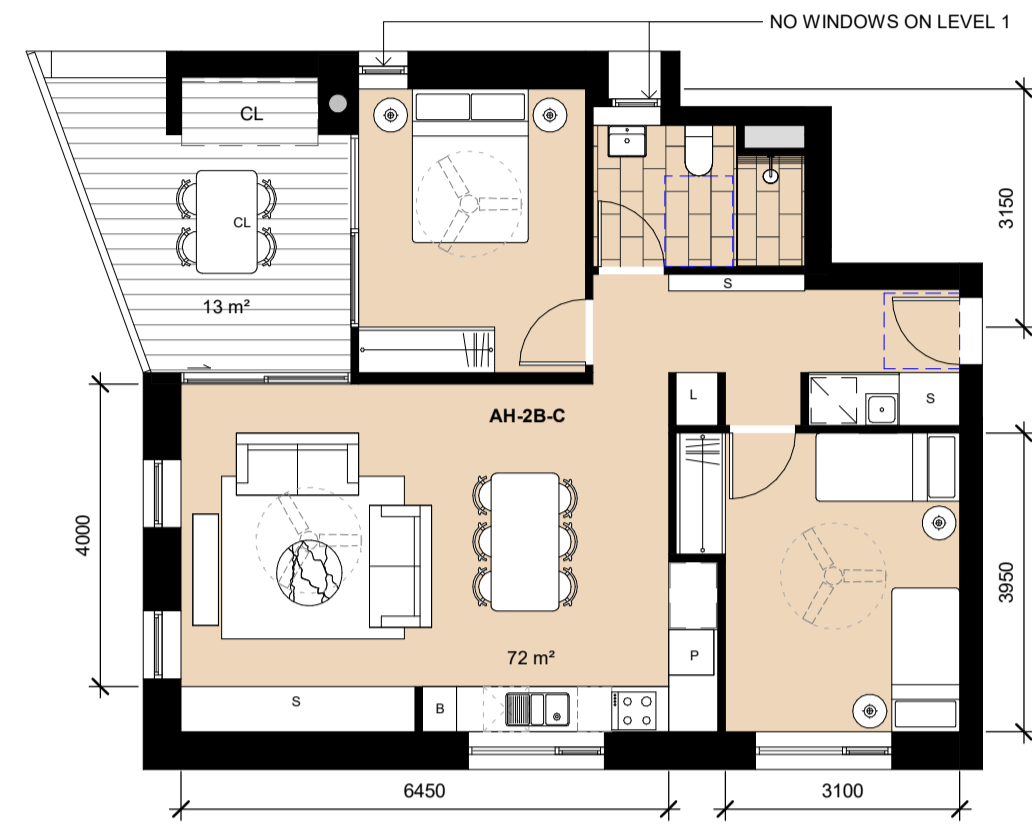
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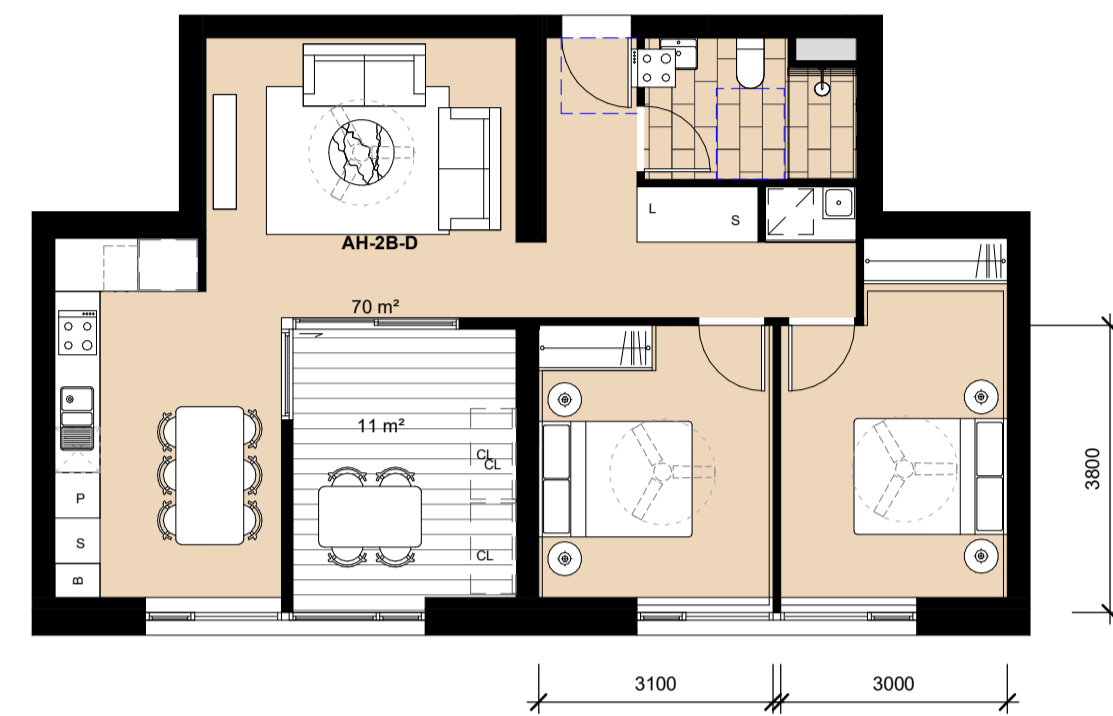
Client

Homes NSW



Apartment Type AH-2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-C	72m ²	13m ²	8.1m ³	L1-8	8	bicycle store N/A

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



Apartment Type AH-2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-D	70m ²	11m ²	4.3m ³	L4,7	2	extra storage outside apartment, bicycle store N/A

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



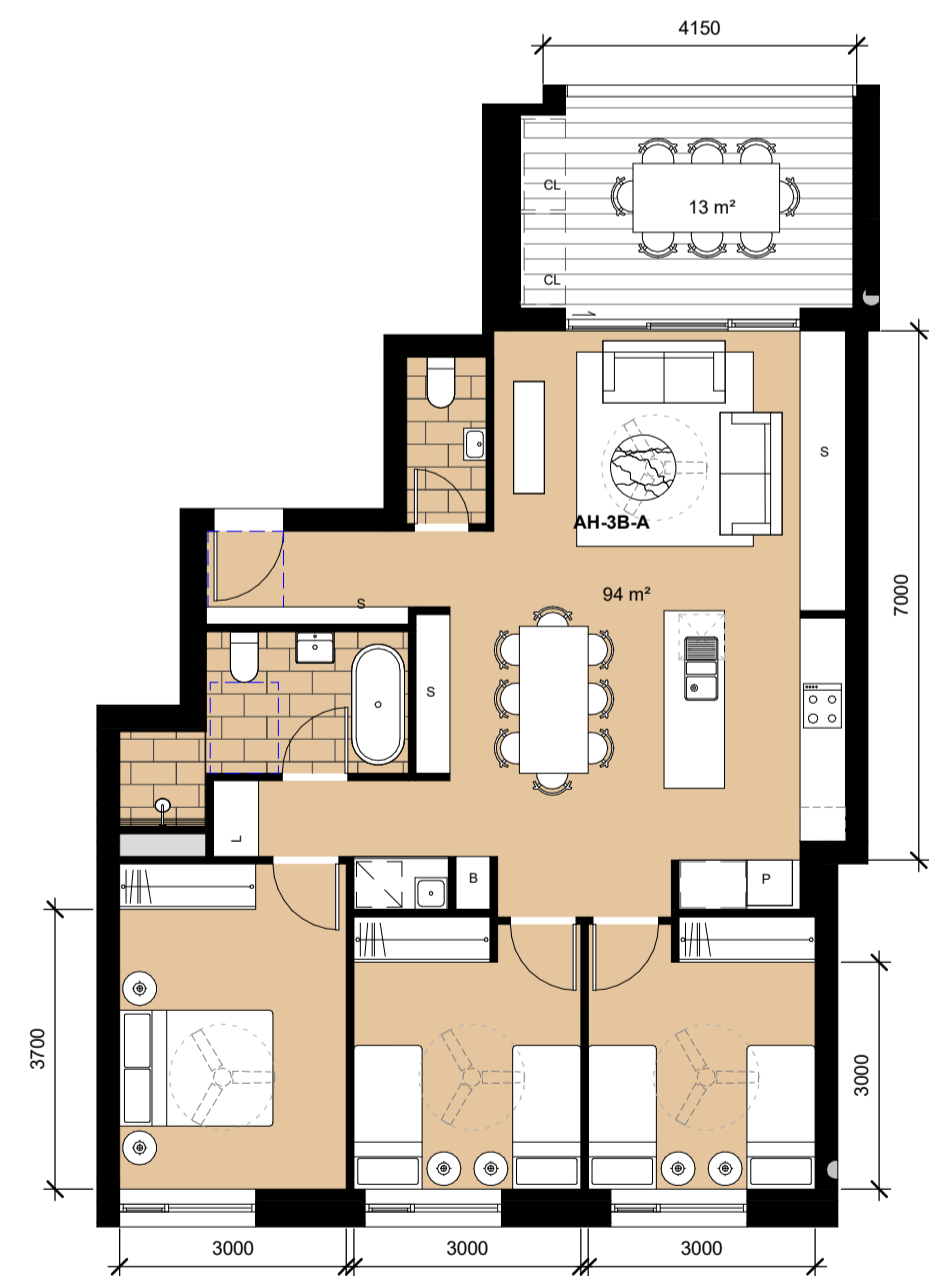
Apartment Type AH-2B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-E	74m ²	30m ²	8.4m ³	L1	1	bicycle store N/A

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



Apartment Type AH-2B-F						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-2B-F	78m ²	27m ²	9.2m ³	L1	1	bicycle store N/A

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



Apartment Type AH-3B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-3B-A	94m ²	13m ²	11m ³	L2-8	7	bicycle store N/A

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



Apartment Type AH-3B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Location	Count	Comments
AH-3B-B	89m ²	38m ²	10.0m ³	L1	1	bicycle store N/A

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

Data Issue Record
Current Revision released by

Rev	Date	Description
3	18.02.2026	RTS
2	19.09.2025	SSDA
1	17.09.2025	For Information

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

Project No.
S12899

Drawing Title
DA13 - Apartment Types
Affordable Housing 02

Phase
SSDA

Status
For Approval

Drawing no.
DA13.012

Scale
As indicated
@ A1
Revision
3





Appendix C

BASIX Certificate

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1816323M_02

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

This certificate is a revision of certificate number 1816323M submitted to the consent authority or certifier on 09 October 2025 with application SSD-84862461.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Friday, 20 February 2026

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_02
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	✔ 61	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_02
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 (m ²)	3605
Roof area (m ²)	1628
Non-residential floor area (m ²)	-
Residential car spaces	84
Non-residential car spaces	2





Common area landscape

Common area lawn (m ²)	69
Common area garden (m ²)	848
Area of indigenous or low water use species (m ²)	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	 61	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
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)
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
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)
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
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 (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
S1102	1	50	0	0	0
S1106	1	51	0	0	0
S1202	1	50	0	0	0
S1206	1	51	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)
S1207	1	70	0	0	0
S1303	1	50	0	0	0
S1307	1	70	0	0	0
S1403	2	63	8	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 (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
S1208	2	70	0	0	0
S1304	2	63	8	0	0
S1308	2	70	0	0	0
S1404	1	50	0	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 (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
S1301	2	83	0	0	0
S1305	1	50	0	0	0
S1401	1	50	0	0	0
S1405	1	51	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 (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
S1302	1	50	0	0	0
S1306	1	51	0	0	0
S1402	1	50	0	0	0
S1406	1	52.6	0.0	0.00	0.00
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 (m ²)
Undercover car park area (No. 1)	3444
GL AH GF Waste	19
GL Combined Bin Holding	97.5
GL Meeting Room	11
GL W/C	7.15
GL lobby	170.57
Lift bank (No. 1)	-

Common area	Floor area (m ²)
B1 Main Switch Room	21
GL Bulky Waste	20.5
GL AH Chute Discharge	19
GL Communal Room	33
GL Mail Room	33.4
Fire Stairs	625.86
Lift bank (No. 2)	-

Common area	Floor area (m ²)
B1 Main Switch Room	21
GL SH GF Waste	26
GL SH Chute Discharge	20
B2 Fire RW Pump Room	58.7
GL Bike Store	83.8
Hallway/lobby type	1062.88

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
S1406	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	yes
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

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
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

Dwelling no.	Individual pool			Individual spa		Appliances other efficiency measures				
	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			

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A101	11.8	6.8	18.600
A102	5.6	5.5	11.100
A103	3.5	8.4	11.900
A104	5.8	4.3	10.100
A201	10.2	7	17.200
A202	5.9	6.9	12.800
A203	1.7	12.3	14.000
A204	8.6	6.1	14.700
A205	8.8	6.2	15.000
A206	3	6.5	9.500
A207	7.5	6.4	13.900
A208	14.9	4.5	19.400
A301	15.6	7.9	23.500
A302	5	7.8	12.800
A303	5.7	7.2	12.900
A304	6.7	4.8	11.500
A305	6.5	5.4	11.900
A306	4.2	9.1	13.300
A307	5.6	7.4	13.000
A308	6.9	11.1	18.000
A401	17.3	5.1	22.400

Dwelling no.	Thermal loads		
	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)
A402	5.2	4.2	9.400
A403	2.2	6.5	8.700
A404	3.6	8.3	11.900
A405	1.8	5.6	7.400
A406	4.1	5.4	9.500
A407	7.3	4.2	11.500
A408	31.6	6	37.600
A501	15.6	6.7	22.300
A502	4.4	6.1	10.500
A503	4.8	5.8	10.600
A505	6.9	4.5	11.400
A506	3.4	7.5	10.900
A507	5.1	6.7	11.800
A508	7.6	8.8	16.400
A601	17.2	7.6	24.800
A602	5.7	7.5	13.200
A603	6.5	7.1	13.600
A604	7.8	5.1	12.900
A605	7.6	5.2	12.800
A606	4.7	9	13.700
A607	6.4	7.5	13.900
A608	8.2	10.7	18.900
A701	17.2	4.8	22.000
A702	6.2	4.2	10.400
A703	3.2	5.9	9.100
A704	4.5	7.9	12.400
A705	3.4	5.4	8.800
A706	4.9	5.5	10.400
A707	8.5	4	12.500
A708	31.2	4.5	35.700
A801	20.7	6.1	26.800

Dwelling no.	Thermal loads		
	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)
A802	7.2	5.3	12.500
A803	8.6	5.5	14.100
A804	12.2	3.4	15.600
A805	11.9	4.1	16.000
A806	6	6.8	12.800
A807	8.4	5.9	14.300
A808	13.4	8.1	21.500
S1001	6.8	3.6	10.400
S1002	20	4.6	24.600
S1003	5.6	5.7	11.300
S1004	4.3	5.9	10.200
S1005	21.9	5.8	27.700
S1006	22.8	6.2	29.000
S1007	20.3	5	25.300
S1008	25.1	6.8	31.900
S101	13.9	5.9	19.800
S102	15.1	7.3	22.400
S1101	7.3	3.6	10.900
S1102	20.3	4.4	24.700
S1103	5.8	5.8	11.600
S1104	4.4	6	10.400
S1105	22.2	6.1	28.300
S1106	23.1	6.1	29.200
S1107	20.7	5.1	25.800
S1108	25.7	6.7	32.400
S1201	8.3	3.5	11.800
S1202	20.5	4.8	25.300
S1203	5.9	5.6	11.500
S1204	4.4	5.9	10.300
S1205	22.4	6	28.400
S1206	23.3	6.1	29.400

Dwelling no.	Thermal loads		
	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)
S1207	22.7	4.9	27.600
S1208	25.6	6.8	32.400
S1301	9.7	5.9	15.600
S1302	23.2	6.4	29.600
S1303	7.8	8.1	15.900
S1304	6.5	8.3	14.800
S1305	23.2	8	31.200
S1306	24.5	8.7	33.200
S1307	23.9	7	30.900
S1308	26.1	8.5	34.600
S1401	24.3	4.7	29.000
S1402	6.6	4.6	11.200
S1403	5.8	4.8	10.600
S1404	25.9	5.6	31.500
S1405	29.2	4.1	33.300
S1406	29.1	5.4	34.500
S201	17	3.7	20.700
S202	16.8	5.3	22.100
S203	1.6	8.7	10.300
S204	3.4	8.3	11.700
S205	8.3	6.8	15.100
S206	22.3	6.2	28.500
S207	9.5	6.4	15.900
S208	23.8	7.5	31.300
S301	16.8	4.8	21.600
S302	16	6.4	22.400
S303	3.1	15.5	18.600
S304	3.8	8.1	11.900
S305	13	8.2	21.200
S307	12.3	9.2	21.500
S308	17.7	9.4	27.100

Dwelling no.	Thermal loads		
	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)
S401	3.2	6.8	10.000
S402	13.3	7	20.300
S403	2.7	6.9	9.600
S404	2.9	8.7	11.600
S405	11.9	7.1	19.000
S406	19.6	7.6	27.200
S407	15.3	6.9	22.200
S408	21.6	7.1	28.700
S501	17.8	3.7	21.500
S502	15.7	5.5	21.200
S503	2.6	11.4	14.000
S504	3.6	7.8	11.400
S505	14	7.4	21.400
S506	20.2	8.4	28.600
S507	13.1	8.1	21.200
S508	18.7	7.7	26.400
S601	18.2	5	23.200
S602	17.6	6.1	23.700
S603	3.8	14.1	17.900
S604	4.5	8	12.500
S605	14.4	8.6	23.000
S606	20.4	9.4	29.800
S607	13.8	9.3	23.100
S701	3.6	6.4	10.000
S702	14.7	6.8	21.500
S703	3.3	7	10.300
S704	3.4	8.1	11.500
S705	13.1	7	20.100
S706	21.2	7.3	28.500
S707	16.7	6.6	23.300
S708	23.2	6.8	30.000

	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)
S801	24.6	3.3	27.900
S802	20.6	4.8	25.400
S803	4.9	9.6	14.500
S804	5.7	6.8	12.500
S805	19.2	6.4	25.600
S806	25.3	7.3	32.600
S807	18.5	7.2	25.700
S808	24.5	6.8	31.300
S902	20.5	4.6	25.100
S903	5.9	6	11.900
S904	4.5	6.2	10.700
S905	22.2	5.9	28.100
S906	23.1	6.3	29.400
S907	20.5	5.1	25.600
S908	24.9	6.9	31.800
A504, S901	7.1	3.6	10.700
All other dwellings	18.7	9.5	28.200

(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 only	none i.e., continuous	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
B1 Main Switch Room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL AH GF Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL Bulky Waste	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
GL SH GF Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL Combined Bin Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	no
GL AH Chute Discharge	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no
GL SH Chute Discharge	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
GL Meeting Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
GL Communal Room	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
B2 Fire RW Pump Room	air conditioning system	none i.e., continuous	light-emitting diode	daylight sensor and motion sensor	no
GL W/C	ventilation exhaust only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
GL Mail Room	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 Bike Store	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
GL lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no
Fire Stairs	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type	no mechanical ventilation	-	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)	permanent magnet synchronous motor (PMSM) 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
7	18.02.2026	RTS
6	16.02.2026	For Information
5	13.02.2026	For Information
4	06.02.2026	For Information
3	19.09.2025	SSDA
2	16.09.2025	For Information
1	12.09.2025	Frozen SSDA Plans

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

Project No.
S12899

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

Phase
SSDA

Status
For Approval

Drawing no.
DA03.101

Scale
1 : 200 @ A1

Revision
7





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
Tx: 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
6	18.02.2026	RTS
5	13.02.2026	For Information
4	06.02.2026	For Information
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
6





- 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
 - ⊗ Refer to arborist report for tree identification
 - Proposed trees
 - CL Clothesline
- Legend Landscaping: Refer to arborist drawings for final location/requirements

Data Issue Record

Rev	Date	Description
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



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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
Tx: 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
6	18.02.2026	RTS
5	13.02.2026	For Information
4	06.02.2026	For Information
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
6



c:\temp\FLIDESTREET_BS_ARCH\2026_11\7070481.rvt



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
6	18.02.2026	RTS
5	13.02.2026	For Information
4	06.02.2026	For Information
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
6

c:\temp\FLIDESTREET_BS_ARCH\2026_IL07\W04B.rvt



- 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

Rev	Date	Description
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



c:\temp\FLIDESTREET_BS_ARCH\2026_11\717048.rvt



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
Tx: 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
6	18.02.2026	RTS
5	13.02.2026	For Information
4	06.02.2026	For Information
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
6



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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

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

Data Issue Record

Current Revision released by

Rev	Date	Description
5	18.02.2026	RTS
4	06.02.2026	For Information
3	19.09.2025	SSDA
2	16.09.2025	For Information
1	12.09.2025	Frozen SSDA Plans

5 18.02.2026 RTS

4 06.02.2026 For Information

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

5



c:\temp\FLIDESTREET_BS_ARCH\2026_11\7070481.rvt

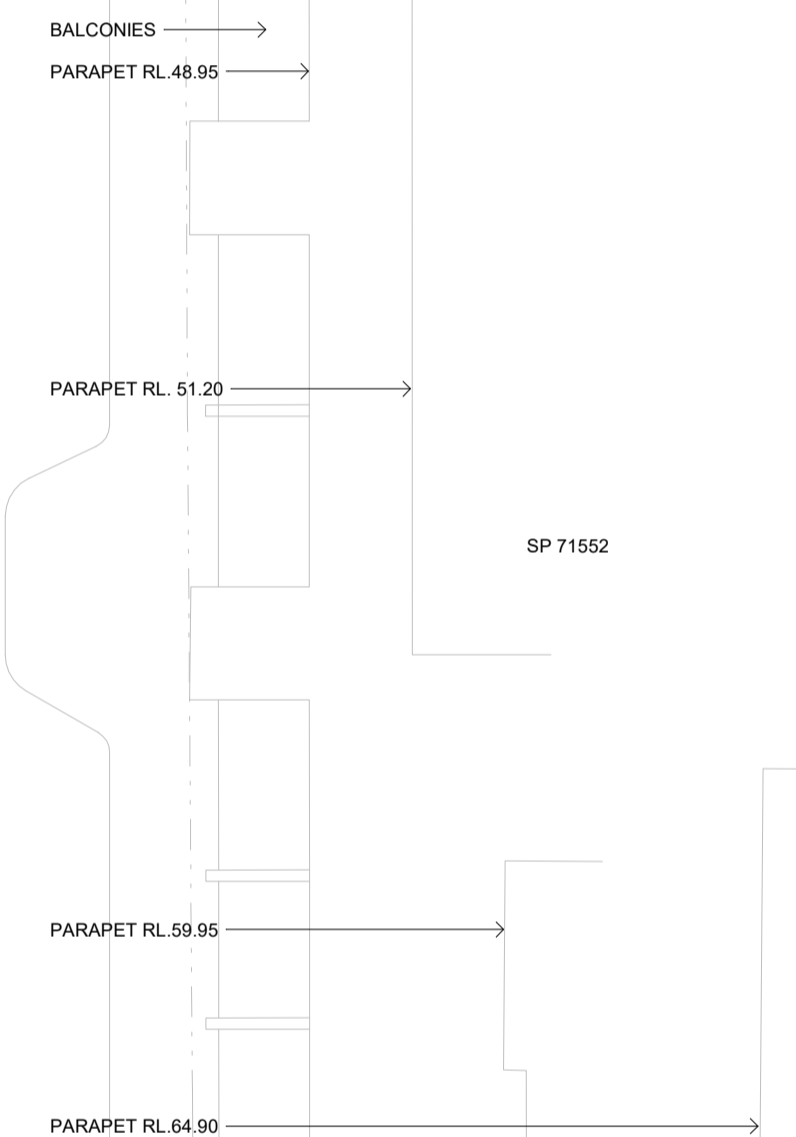
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Client

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
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5



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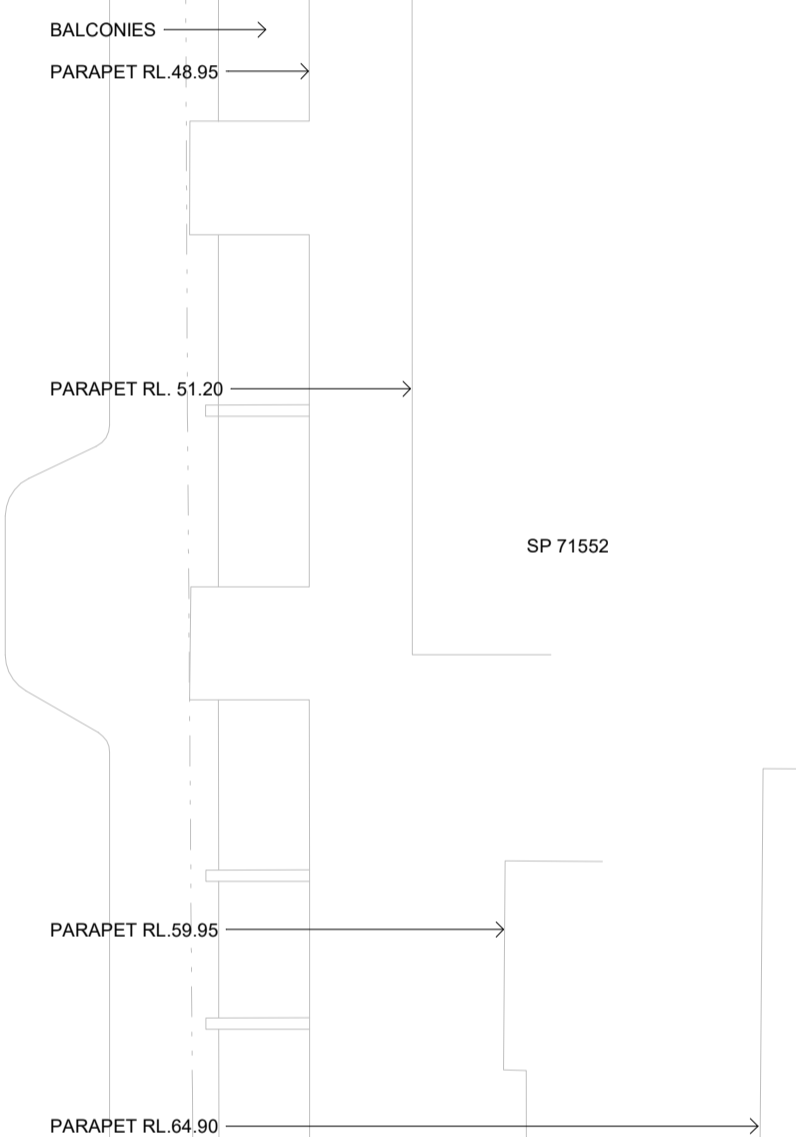
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Client

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
5	18.02.2026	RTS
4	06.02.2026	For Information
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**

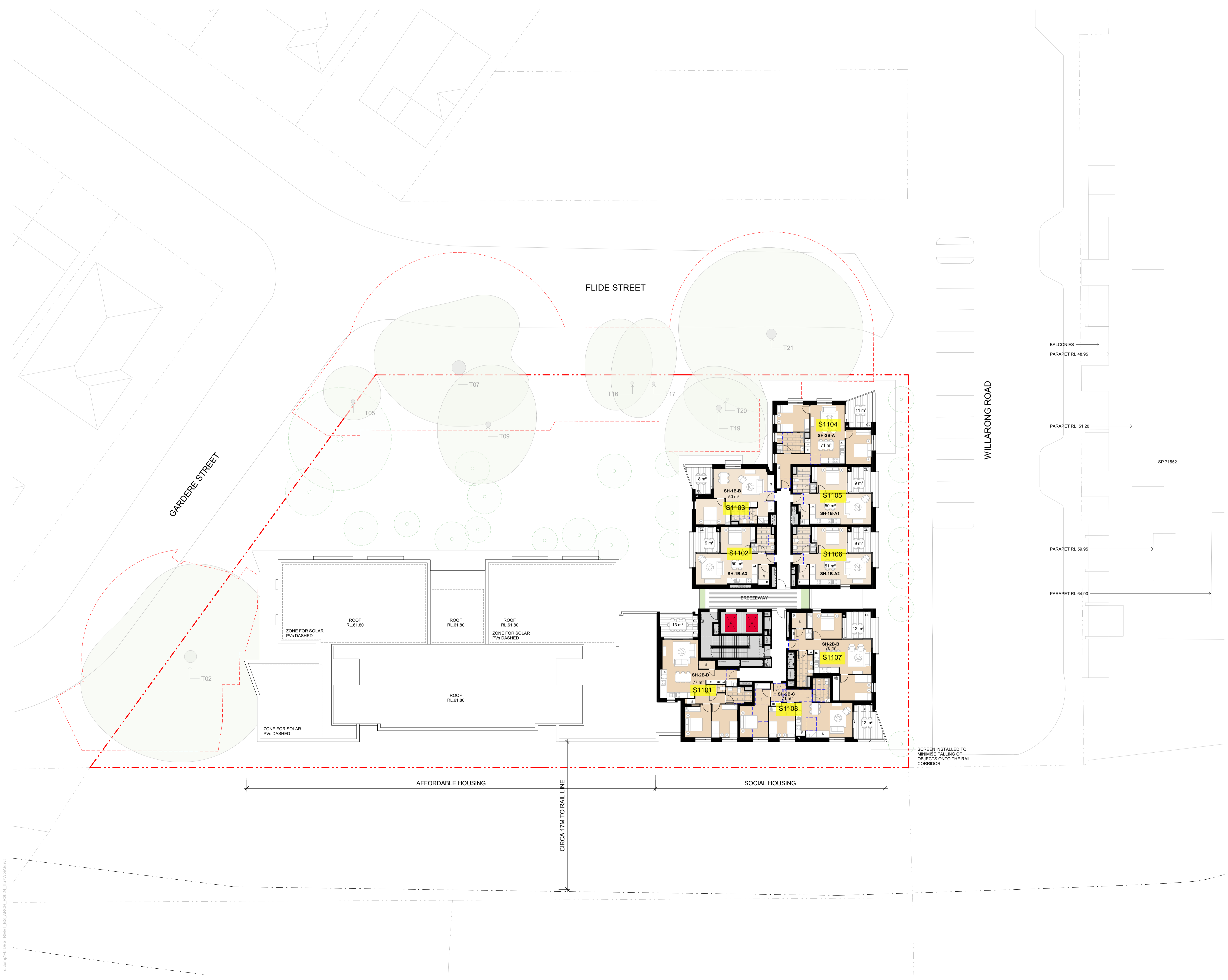
Phase
SSDA

Status
For Approval

Drawing no.
DA03.109

Scale
1 : 200 @ A1

Revision
5



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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
5	18.02.2026	RTS
4	06.02.2026	For Information
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.

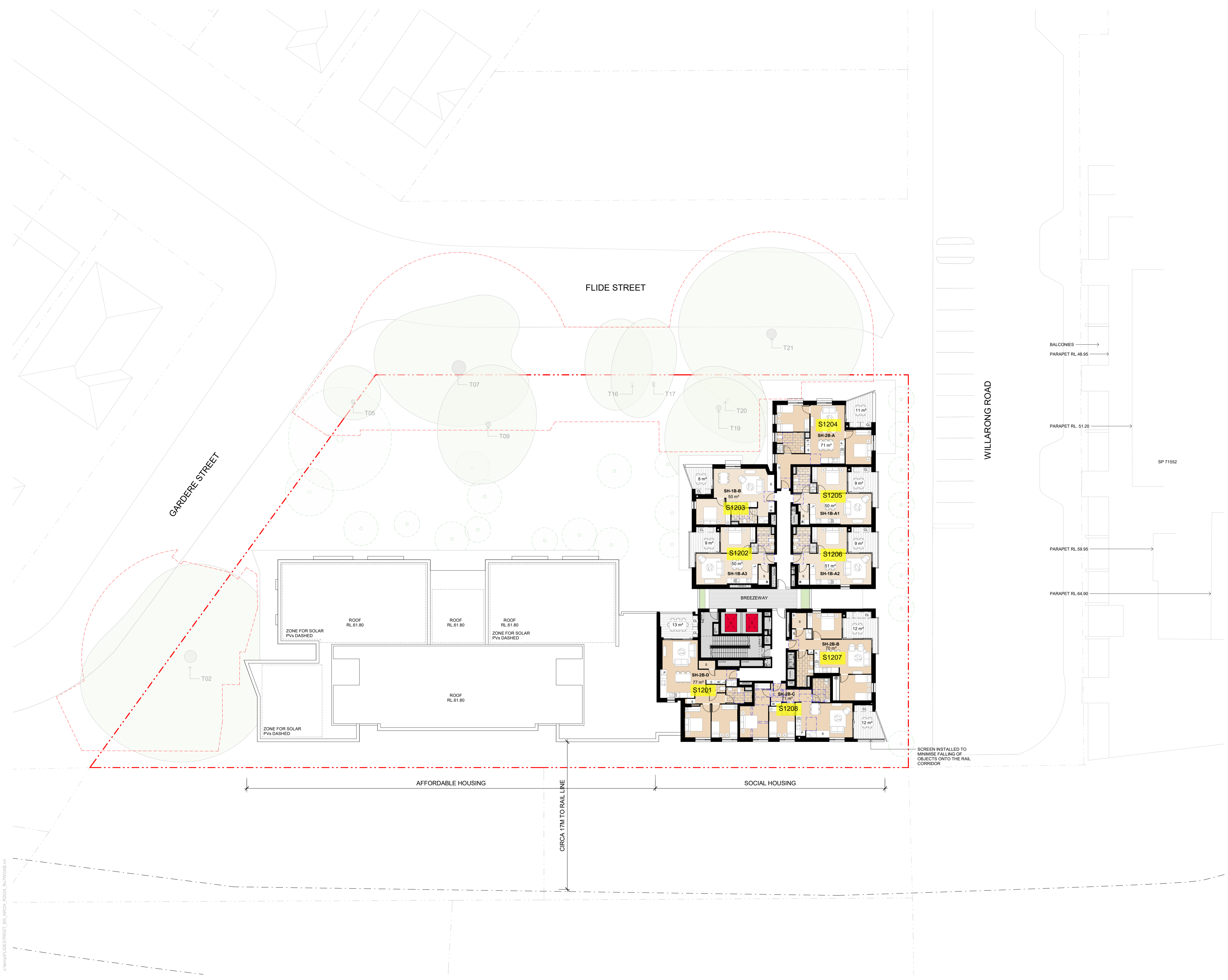
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Scale

1 : 200 @ A1

Revision

5



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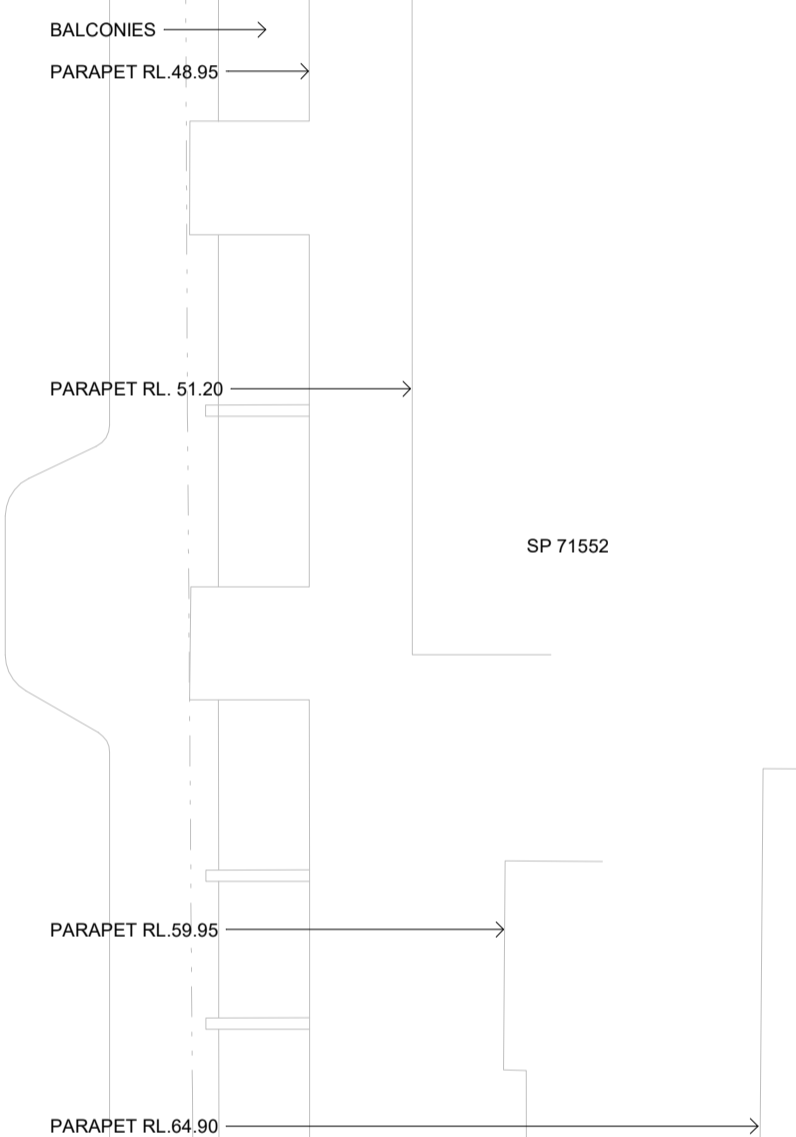
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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

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

Data Issue Record

Rev	Date	Description
5	18.02.2026	RTS
4	06.02.2026	For Information
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**

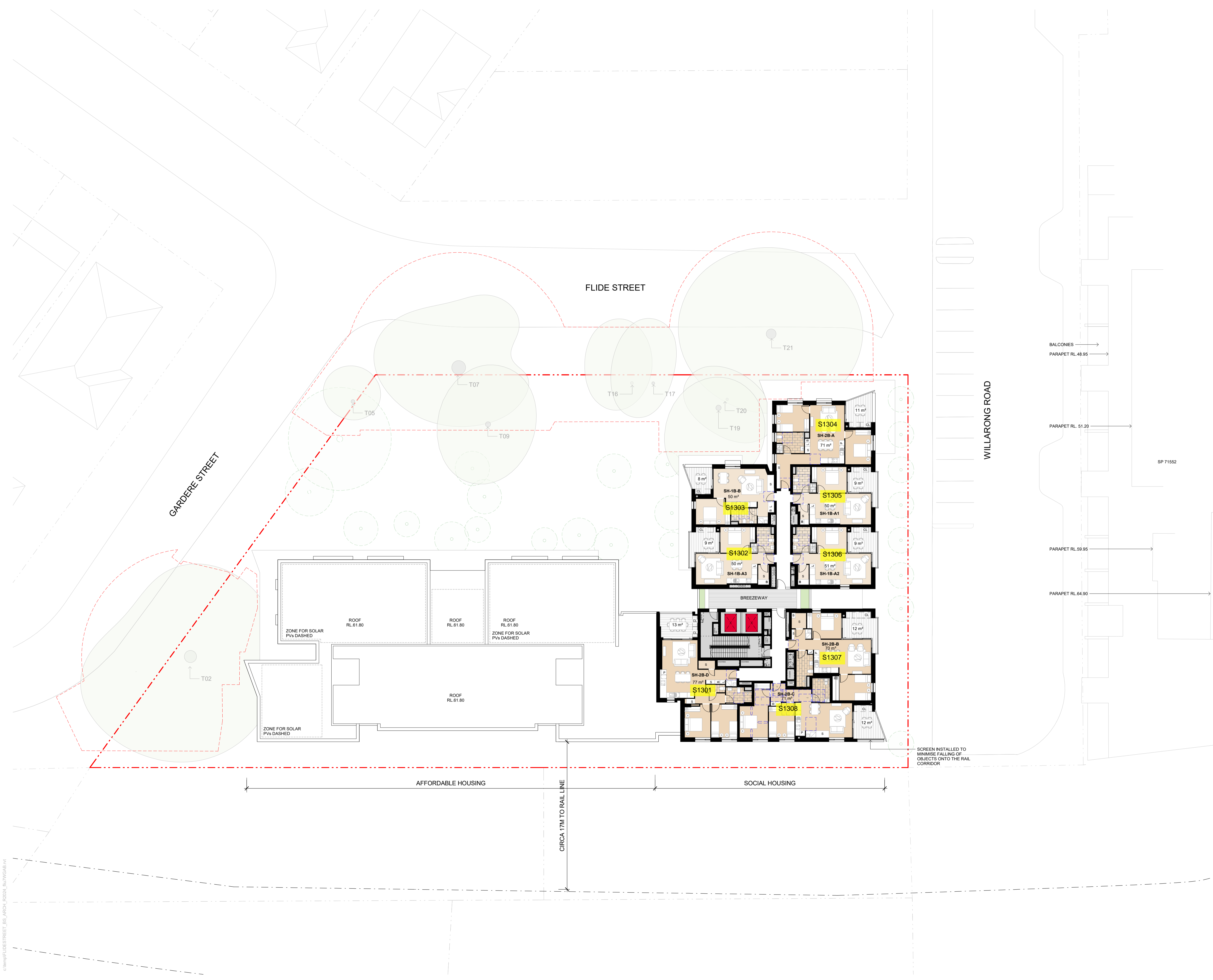
Phase
SSDA

Status
For Approval

Drawing no.
DA03.109

Scale
1 : 200 @ A1

Revision
5



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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
5	18.02.2026	RTS
4	06.02.2026	For Information
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
5

Scale
1 : 200 @ A1

Revision
5

Scale
1 : 200 @ A1

Revision
5

Scale
1 : 200 @ A1

Revision
5

Scale
1 : 200 @ A1

Revision
5



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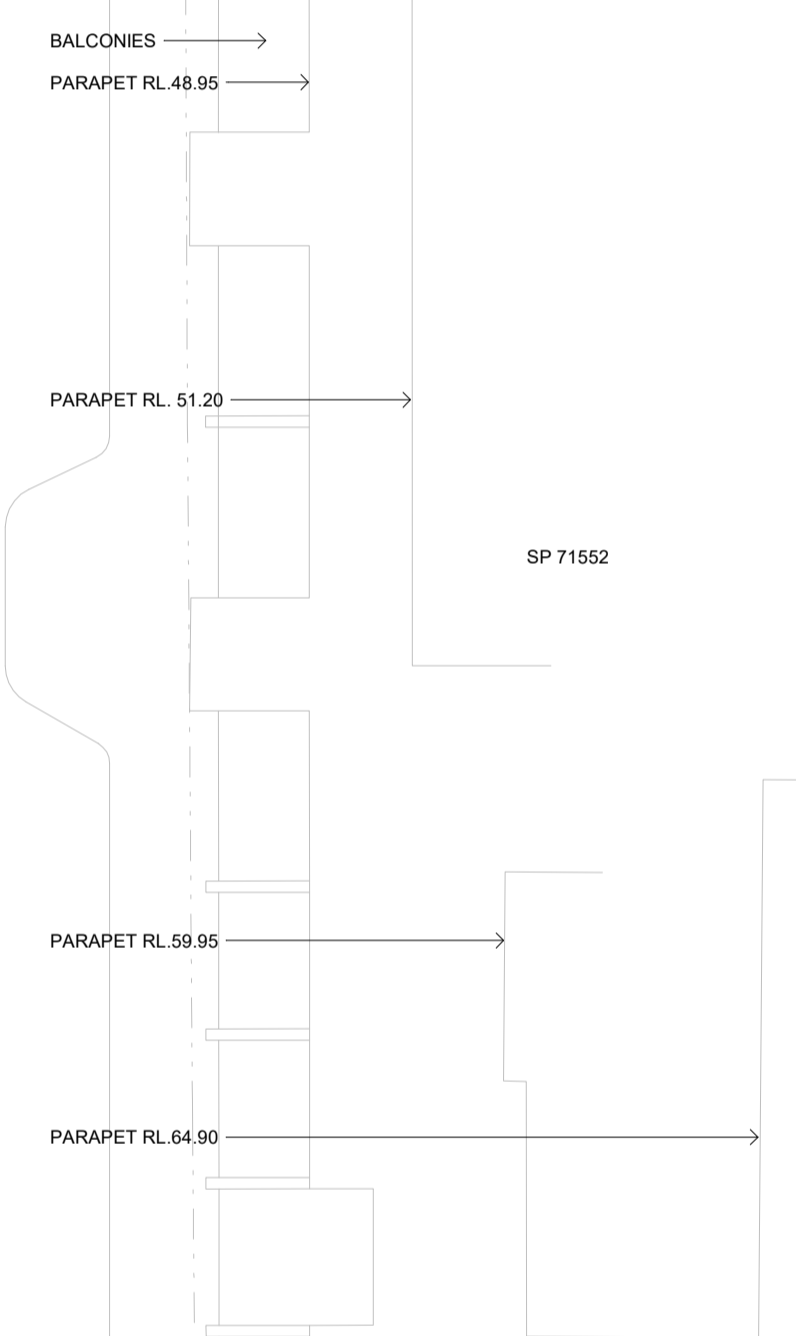
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Do not scale drawings.

Print in Colour.

Client

Homes NSW



Legend:

- Site Boundary
- Surrounding Property Boundary
- Transport NSW Railway Boundary
- Existing Building
- Existing Site Elements
- Extent of Lower Ground Carpark
- Extent of Existing Carpark and Foot Path
- Extent of Indicative Landscaping outside of the Site Boundary
- Construction Period Tree Protection Zone - Consolidated Area
- Existing Trees
- Txx Refer to arborist report for tree identification
- Proposed trees
- CL Clothesline

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

Data Issue Record

Current Revision released by

Rev	Date	Description
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6	18.02.2026	RTS
5	16.02.2026	For Information
4	06.02.2026	For Information
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**

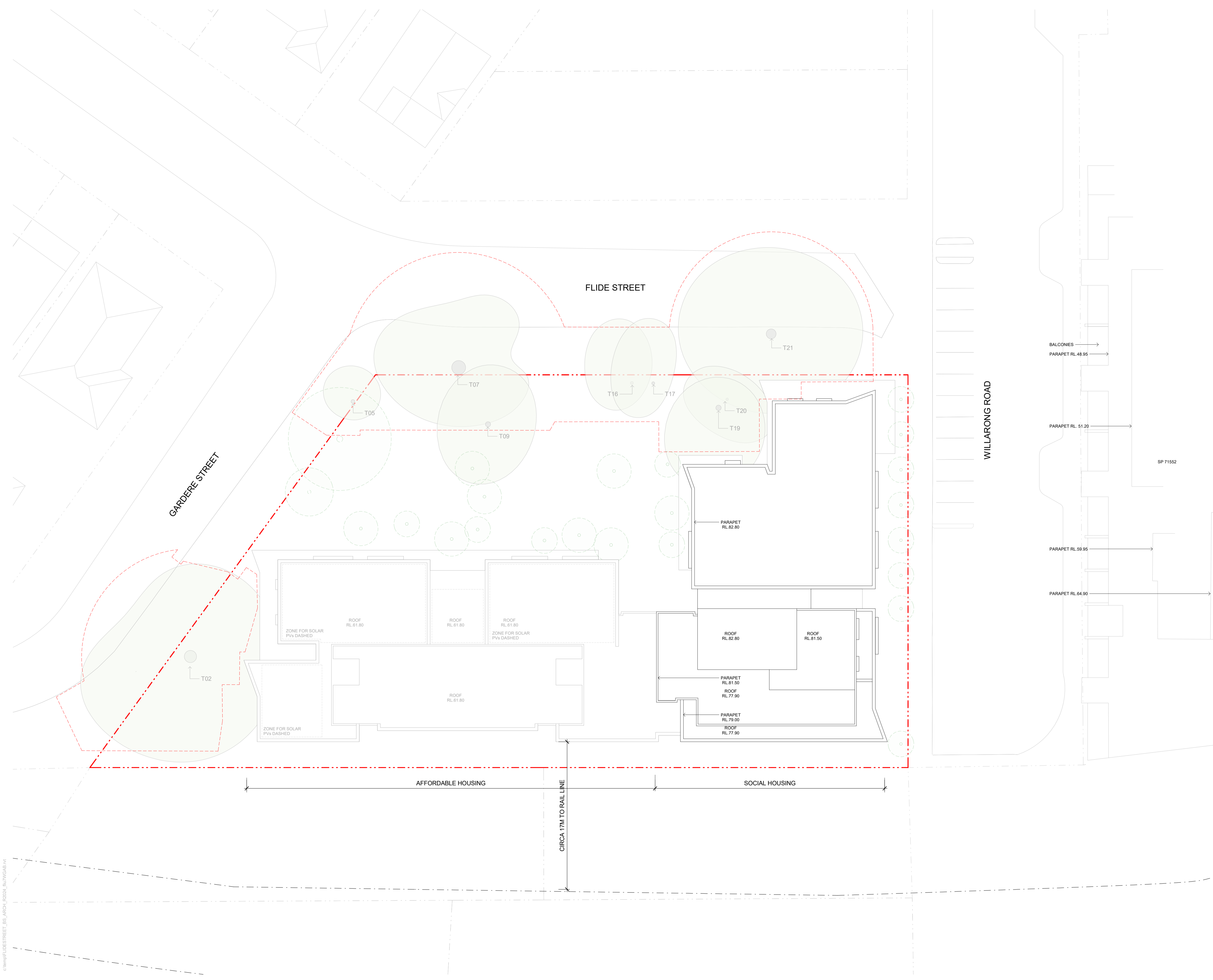
Phase
SSDA

Status
For Approval

Drawing no.
DA03.115

Scale
1 : 200 @ A1

Revision
6



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