

PROPOSED RESIDENTIAL DEVELOPMENT

310-314 Taren Point Road, Caringbah
MBD Developments

AMENDED DA PACKAGE #2

29 September 2020

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Proposed Residential
Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

NOTE: All dimensions taken
from existing documents.
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H	26.08.2019	DA Issue
I	16.03.2020	For Consultant Review
J	24.04.2020	For Consultant Co-ordination
K	01.05.2020	Amended DA Issue
L	29.09.2020	DA Additional Information

DA001
COVER SHEET

Job: 1725
September 2020
Rev.: L

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Nominated Architect Sam Tadros
NSW Registration 7091

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YIELD SUMMARY

LEVEL	APT#	MIX	TENURE	ADAPT/LIVABLE
GROUND	G.01	2BD	MARKET	ADAPT LIV
	G.02	2BD	AFFORD.	
	G.03	2BD	AFFORD.	
	G.04	2BD	AFFORD.	
	G.05	2BD	AFFORD.	
	G.06	2BD	MARKET	
	G.07	1BD	AFFORD.	
	G.08	1BD	AFFORD.	
	G.09	2BD	MARKET	
	G.10	1BD	AFFORD.	
LEVEL 1	1.01	1BD	MARKET	ADAPT ADAPT
	1.02	1BD	AFFORD.	
	1.03	1BD	AFFORD.	
	1.04	2BD	MARKET	
	1.05	2BD	AFFORD.	
	1.06	2BD	AFFORD.	
	1.07	2BD	MARKET	
	1.08	1BD	AFFORD.	
	1.09	1BD	AFFORD.	
	1.10	2BD	MARKET	
	1.11	1BD	AFFORD.	
LEVEL 2	2.01	1BD	MARKET	ADAPT ADAPT
	2.02	1BD	AFFORD.	
	2.03	1BD	AFFORD.	
	2.04	2BD	MARKET	
	2.05	2BD	AFFORD.	
	2.06	2BD	AFFORD.	
	2.07	2BD	MARKET	
	2.08	1BD	AFFORD.	
	2.09	1BD	AFFORD.	
	2.10	2BD	MARKET	
	2.11	1BD	AFFORD.	
LEVEL 3	3.01	1BD	MARKET	ADAPT ADAPT
	3.02	1BD	AFFORD.	
	3.03	1BD	AFFORD.	
	3.04	2BD	MARKET	
	3.05	2BD	AFFORD.	
	3.06	2BD	AFFORD.	
	3.07	2BD	MARKET	
	3.08	1BD	AFFORD.	
	3.09	1BD	AFFORD.	
	3.10	2BD	MARKET	
	3.11	1BD	AFFORD.	
LEVEL 4	4.01	3BD	MARKET	ADAPT LIV
	4.02	3BD	MARKET	
	4.03	3BD	MARKET	
	4.04	3BD	MARKET	
	4.05	3BD	MARKET	
	4.06	2BD	MARKET	
TOTAL			49	
MIX	21 x 1BD		43%	
	23 x 2BD		47%	
	5 x 3BD		10%	
AFFORDABLE	x 1BD		18	
	x 2BD		10	
ADAPTABLE			10	20.4%
LIVABLE			5	10.2%

PARKING SUMMARY

PARKING	MIX	RATE	REQ'D
1 BED	21	0.5	10.5
2 BED	23	1	23
3 BED	5	1.5	7.5
VISITOR		0.2	9.8
TOTAL			50.8
			53 PROVIDED

NatHERS - THERMAL COMFORT SUMMARY

Address: 310-314 Taren Point Road, Caringbah NSW 2229		
Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Ventilated Corridor	Brick Veneer	R2.0 insulation – Product R-Value
Walls between units & Firestairs/LiftShaft	200mm Concrete + Stud + Insulation + Gyprock	R1.5 insulation – Product R-Value
Floors	Concrete – tiles everywhere except bedrooms which are carpet	R1.0 insulation – Product R-Value to units: • 1.02 / 1.03 – suspended to external environment
Ceilings	Plasterboard	-
Roof – Ground	Concrete – Insulation to concrete exposed to external environment	R1.0 insulation – Product R-Value
Roof – Level 3	Concrete – Insulation to concrete exposed to external environment	R2.5 insulation – Product R-Value
Top Floor Roof	Concrete	R3.5 insulation – Product R-Value
Skylights	Double Glazed Clear	-
Doors / Windows – Single Glazed Clear to all Units except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors & Fixed Windows	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain Low E or Similar to Doors/ Fixed Glazing & HSG Low E Clear or similar to Awning windows to whole of Units (excluding Wet areas) : Units G.10, 1.01, 1.07, 1.11, 2.01, 2.07, 2.11, 3.01, 3.07, 3.11, 4.01 & 4.06		
Awning windows	U value 5.40 or less and SHGC 0.49 +/- 10%	
Sliding Doors & Fixed Windows	U value 4.30 or less and SHGC 0.53 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	5 star	5 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 - zoned			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 - zoned			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Refrigerator: 3 Stars Clothes Dryer: 2 Stars			
	Indoor or Sheltered clothes drying line to be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

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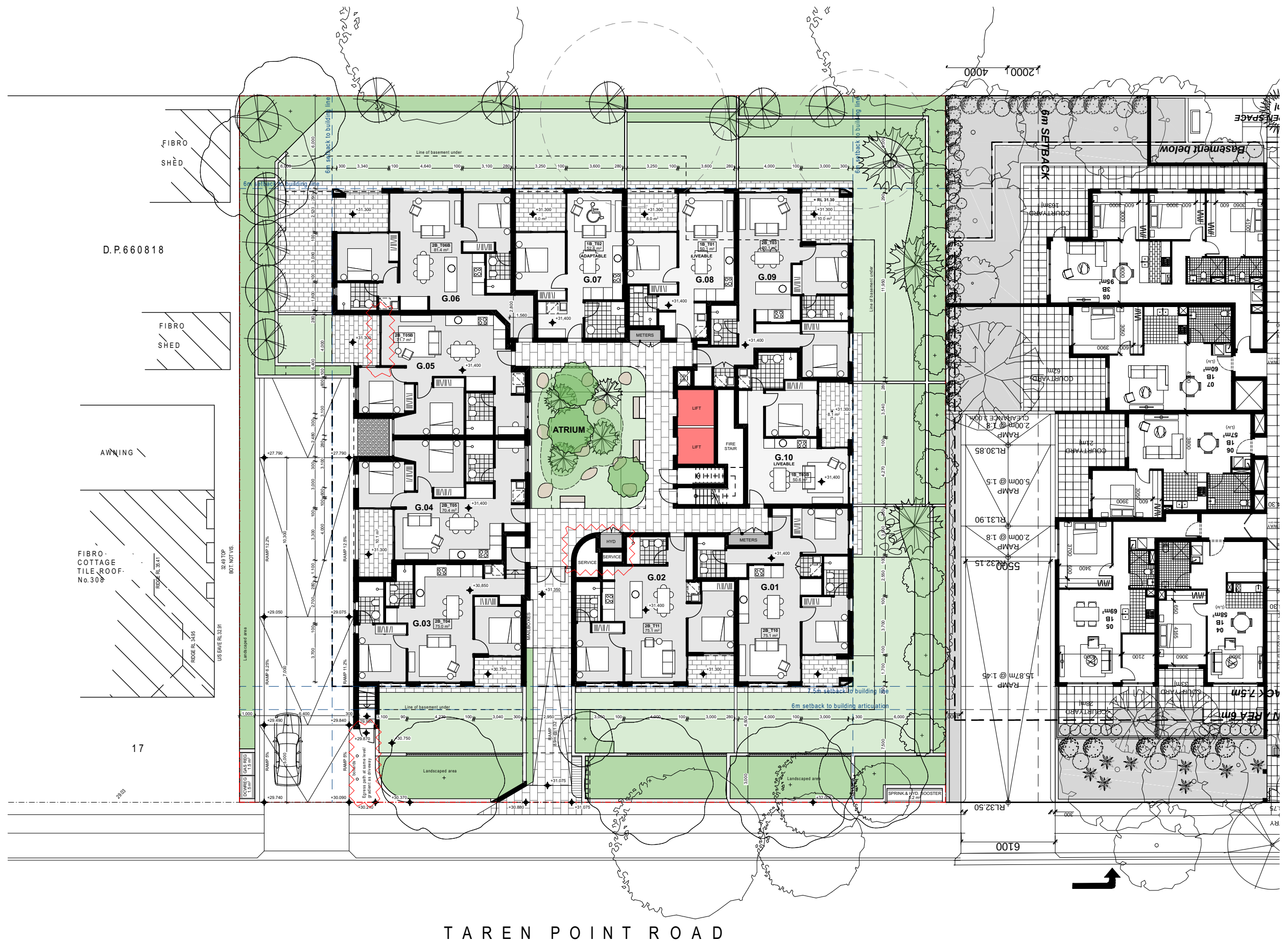
DA002
YIELD SUMMARY

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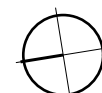
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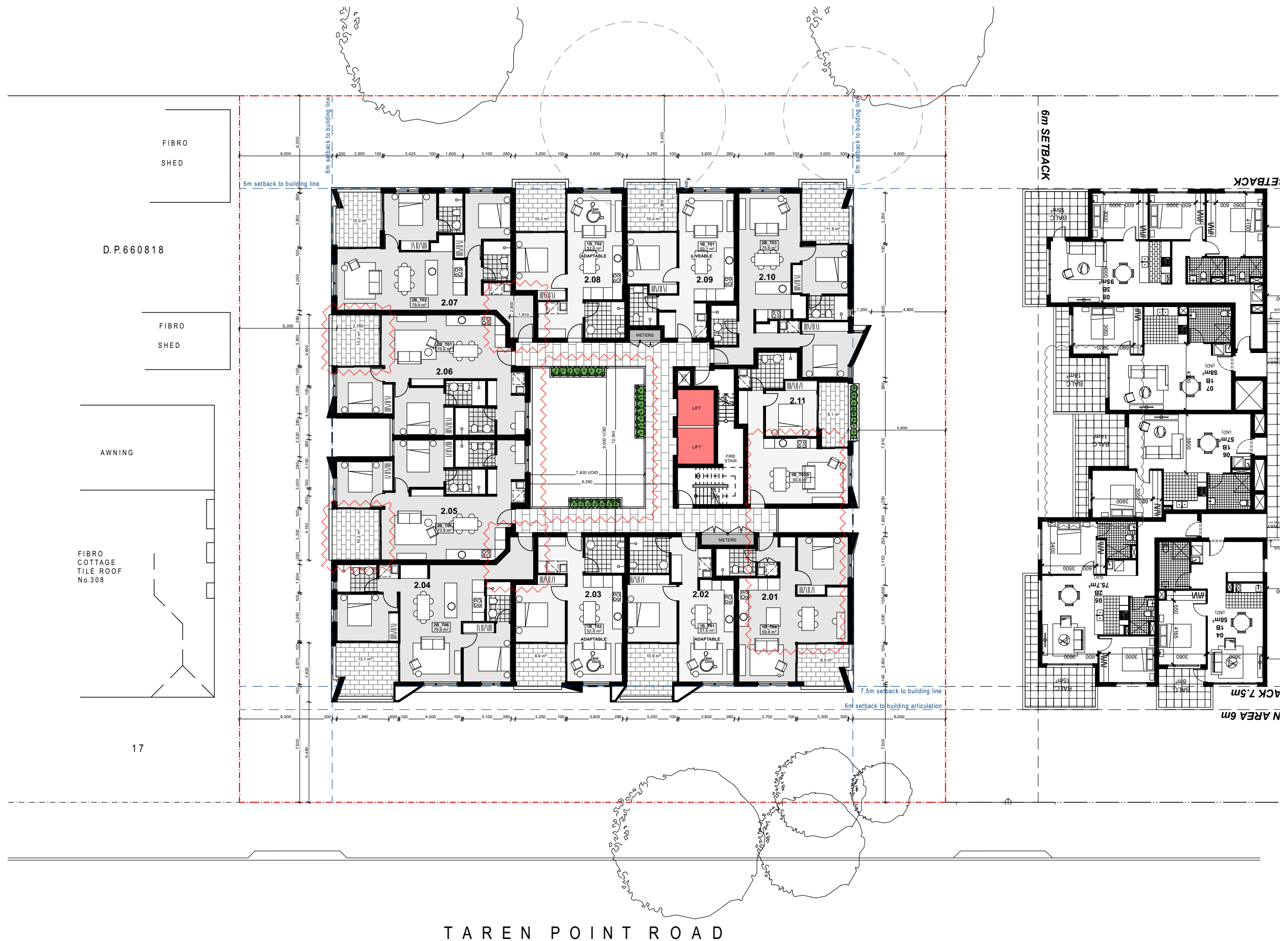
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DA103 GROUND LEVEL PLAN

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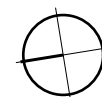
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DA105 LEVEL 2 PLAN

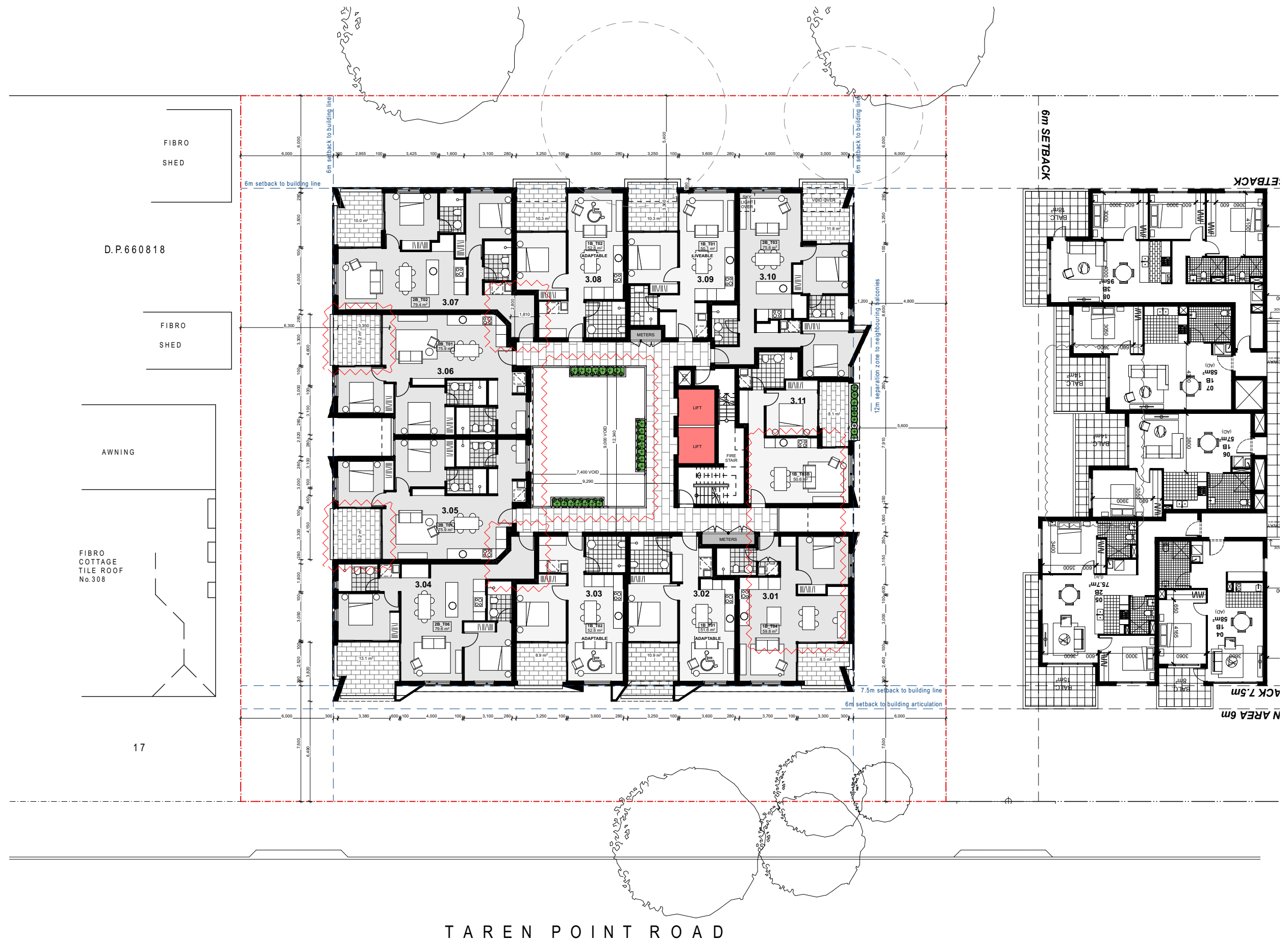
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DA106
LEVEL 3 PLAN

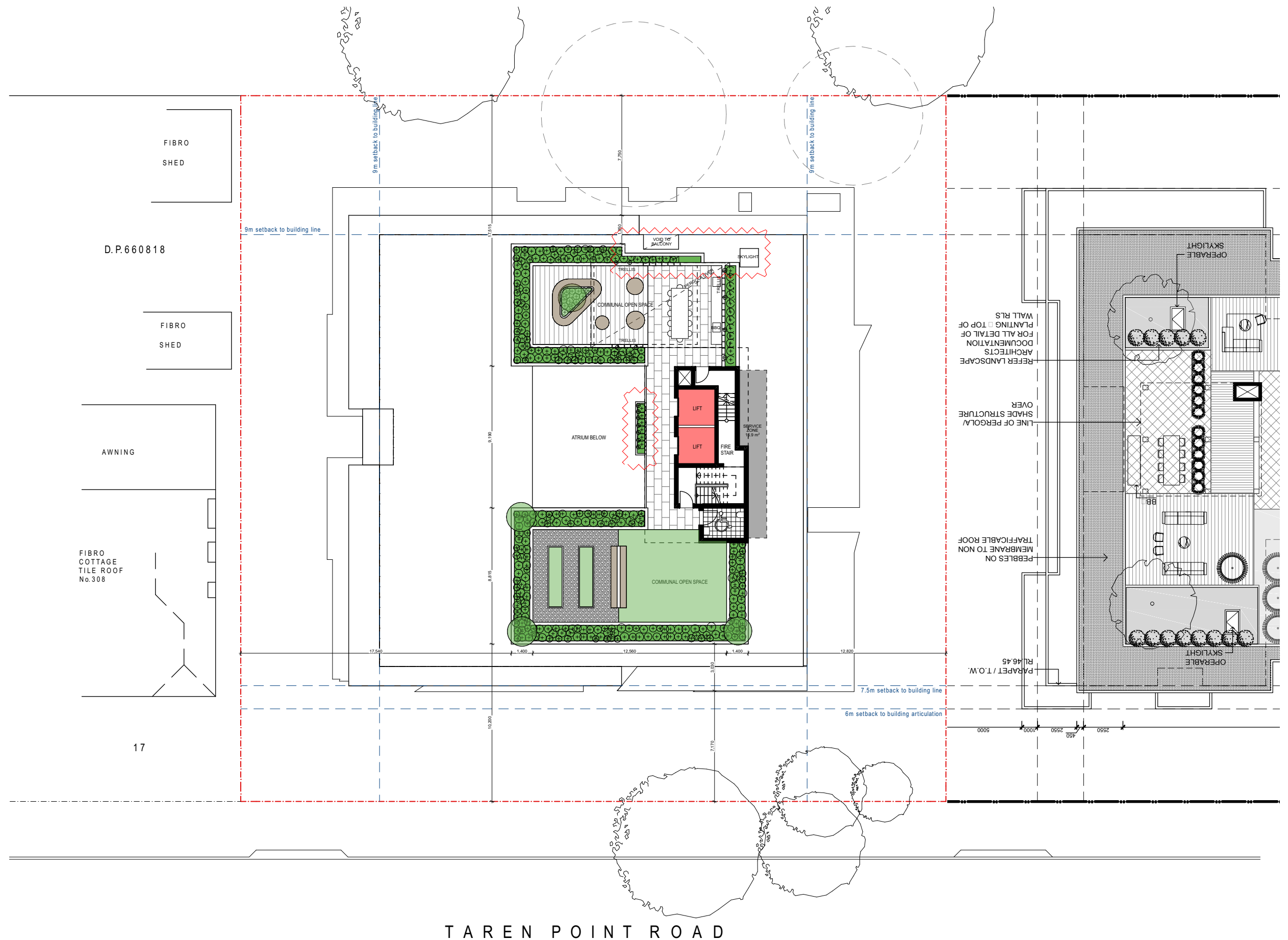
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DA108 ROOF PLAN

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EXTERNAL MATERIALS AND FINISHES LEGEND

- BAL1** Balustrade, Type 1
Balustrade fixed to rear of low level solid wall. Clear glass in aluminium frame. Powdercoat Charcoal colour
- BAL2** Balustrade, Type 2
Balustrade system fixed to face of slab. Perforated screen in aluminium frame. Powdercoat finish White colour
- CLD1** Cladding, Type 1
FC cladding with expressed joint or similar. Paint finish, Dark grey colour
- CON1** Concrete, Type 1
In-situ concrete with skim coat or similar. Natural finish, Light grey colour
- CRP1** Cement render and paint finish, Type 1
Render finish to masonry or similar. Paint finish, White colour
- CRP2** Cement render and paint finish, Type 2
Render finish to masonry or similar. Paint finish, Dark grey colour
- FE1** Fence and gate
Vertical aluminium battens or similar. Prefinished, Charcoal colour
- GL1** Glazing, Type 1
Clear Glass in aluminium frame. Powdercoat Charcoal colour
- SCR1** Screen, Type 1
Vertical aluminium louvres or similar. Prefinished, Dark grey colour
- CLT1** Planter, Type 1
Planter integrated into balustrade system. Perforated screen in aluminium frame with trellis. Powdercoat finish White colour

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DA202
SOUTH ELEVATION

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EXTERNAL MATERIALS AND FINISHES LEGEND

- | | | | | |
|---|---|---|--|---|
| BAL1 Balustrade, Type 1
Balustrade fixed to rear of low level solid wall. Clear glass in aluminium frame. Powdercoat Charcoal colour | CLD1 Cladding, Type 1
FC cladding with expressed joint or similar. Paint finish, Dark grey colour | CRP1 Cement render and paint finish, Type 1
Render finish to masonry or similar. Paint finish, White colour | FE1 Fence and gate
Vertical aluminium battens or similar. Prefinished, Charcoal colour | SCR1 Screen, Type 1
Vertical aluminium louvres or similar. Prefinished, Dark grey colour |
| BAL2 Balustrade, Type 2
Balustrade system fixed to face of slab. Perforated screen in aluminium frame. Powdercoat finish White colour | CON1 Concrete, Type 1
In-situ concrete with skim coat or similar. Natural finish, Light grey colour | CRP2 Cement render and paint finish, Type 2
Render finish to masonry or similar. Paint finish, Dark grey colour | GL1 Glazing, Type 1
Clear Glass in aluminium frame. Powdercoat Charcoal colour | PLT1 Planter, Type 1
Planter integrated into balustrade system. Perforated screen in aluminium frame with trellis. Powdercoat finish White colour |

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DA203
EAST ELEVATION

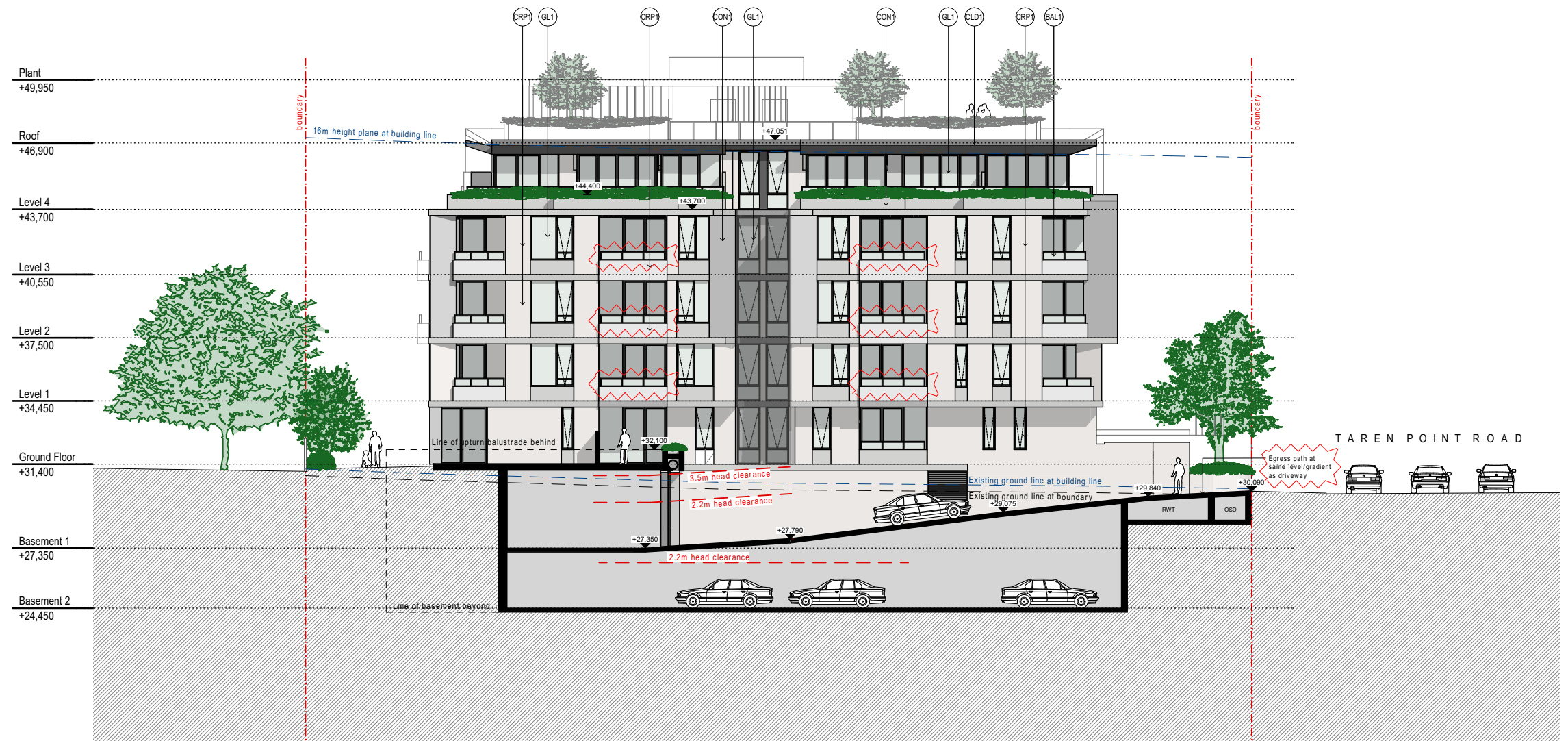
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Render finish to masonry or similar. Paint finish, White colour | FE1 Fence and gate
Vertical aluminium battens or similar. Prefinished, Charcoal colour | SCR1 Screen, Type 1
Vertical aluminium louvres or similar. Prefinished, Dark grey colour |
| BAL2 Balustrade, Type 2
Balustrade system fixed to face of slab. Perforated screen in aluminium frame. Powdercoat finish White colour | CON1 Concrete, Type 1
In-situ concrete with skim coat or similar. Natural finish, Light grey colour | CRP2 Cement render and paint finish, Type 2
Render finish to masonry or similar. Paint finish, Dark grey colour | GL1 Glazing, Type 1
Clear Glass in aluminium frame. Powdercoat Charcoal colour | PLT1 Planter, Type 1
Planter integrated into balustrade system. Perforated screen in aluminium frame with trellis. Powdercoat finish White colour |

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DA204
NORTH ELEVATION

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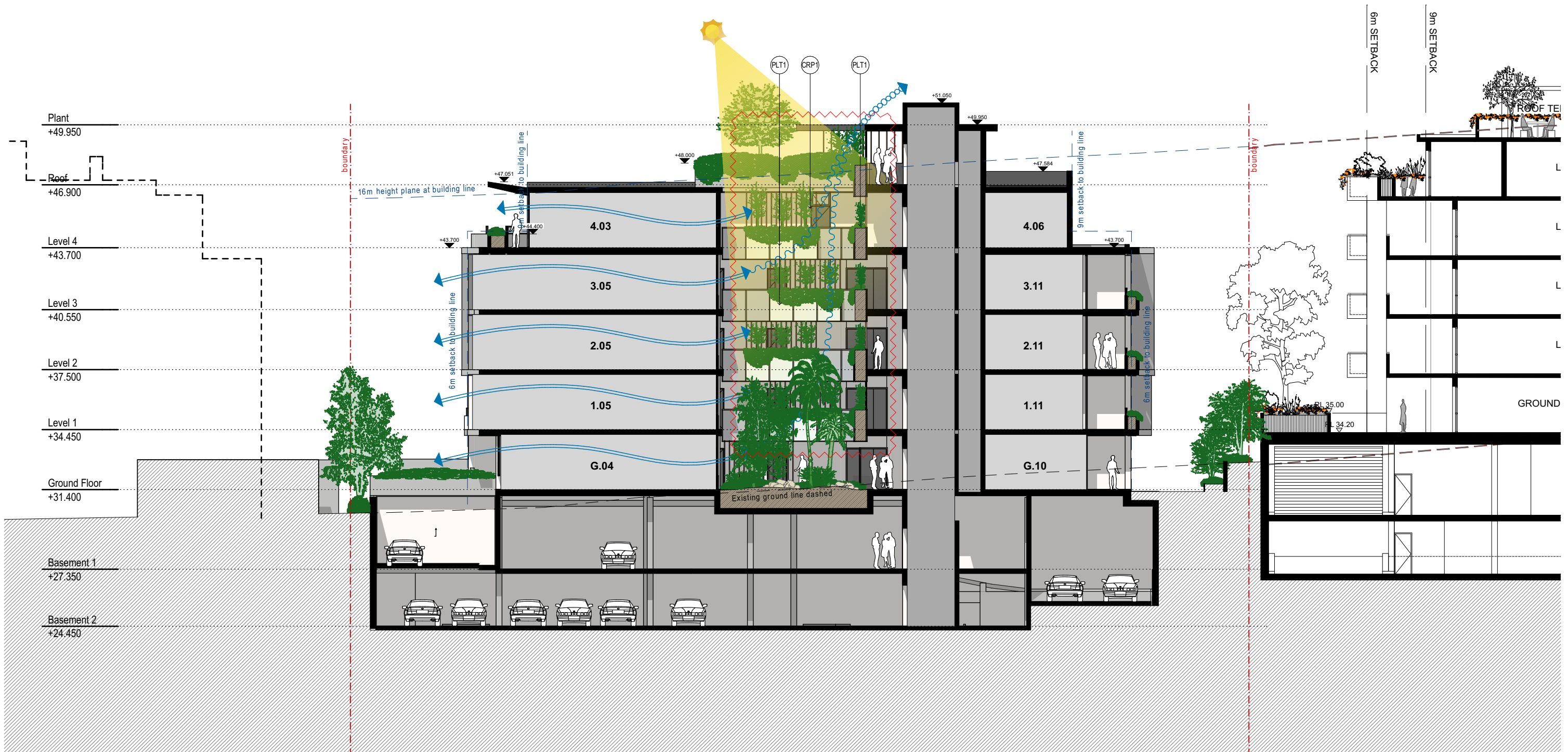
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DA301 SECTION AA

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**DA302
SECTION BB**

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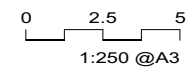
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Architectural section drawing of a building, showing a central atrium and multiple levels. The drawing includes elevation markers on the left (Plant +49.950, Roof +46.900, Level 4 +43.700, Level 3 +40.550, Level 2 +37.500, Level 1 +34.450, Ground Floor +31.400, Basement 1 +27.350, Basement 2 +24.450) and a central sun diagram. The building has a central atrium with a sun diagram showing a 16m height plane at the building line. The drawing also shows a 6m setback to the building line and a 7.5m setback to the building line. The building is situated on a plot with trees and a road labeled 'TAREN POINT ROAD'.

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DA303
SECTION CC

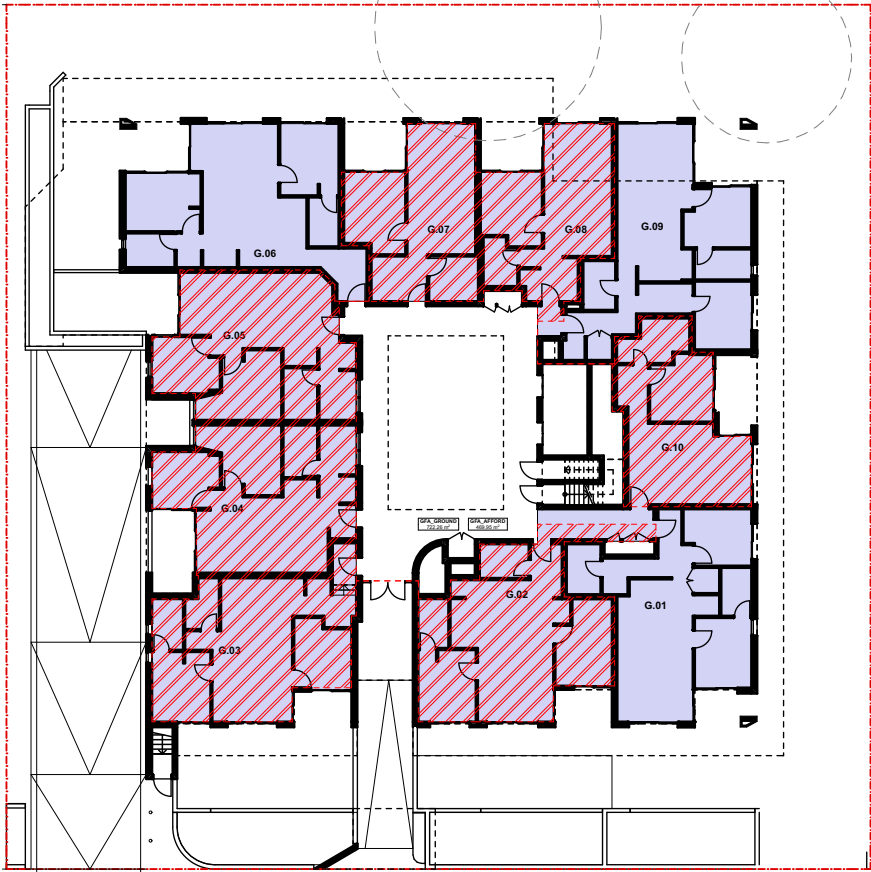
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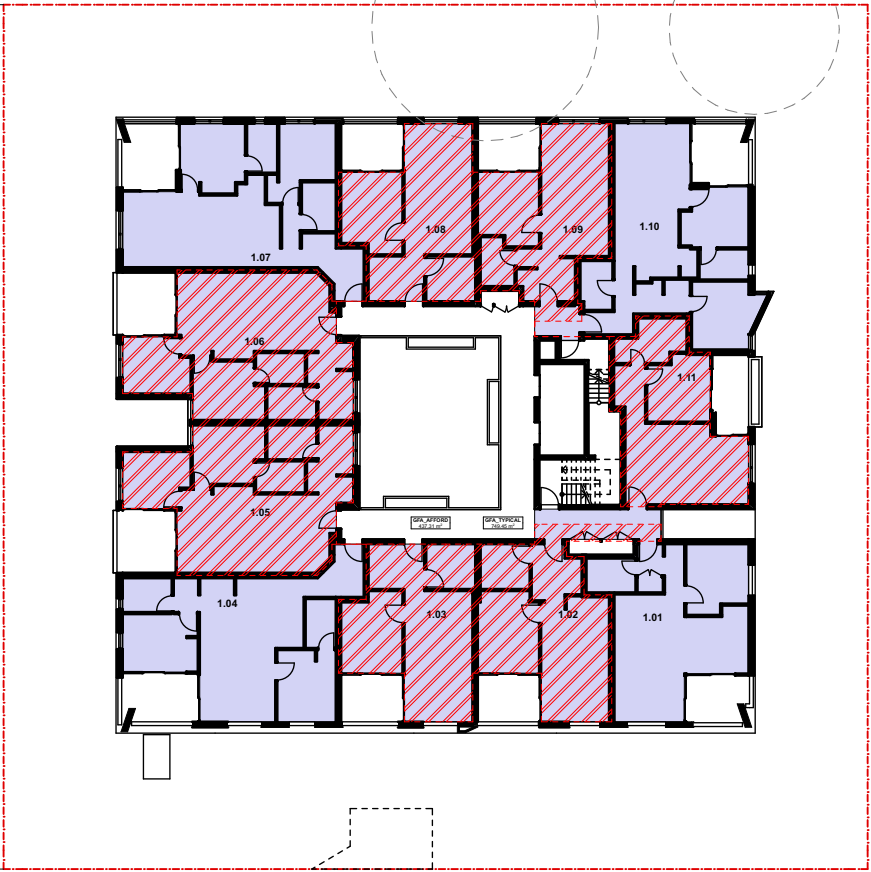
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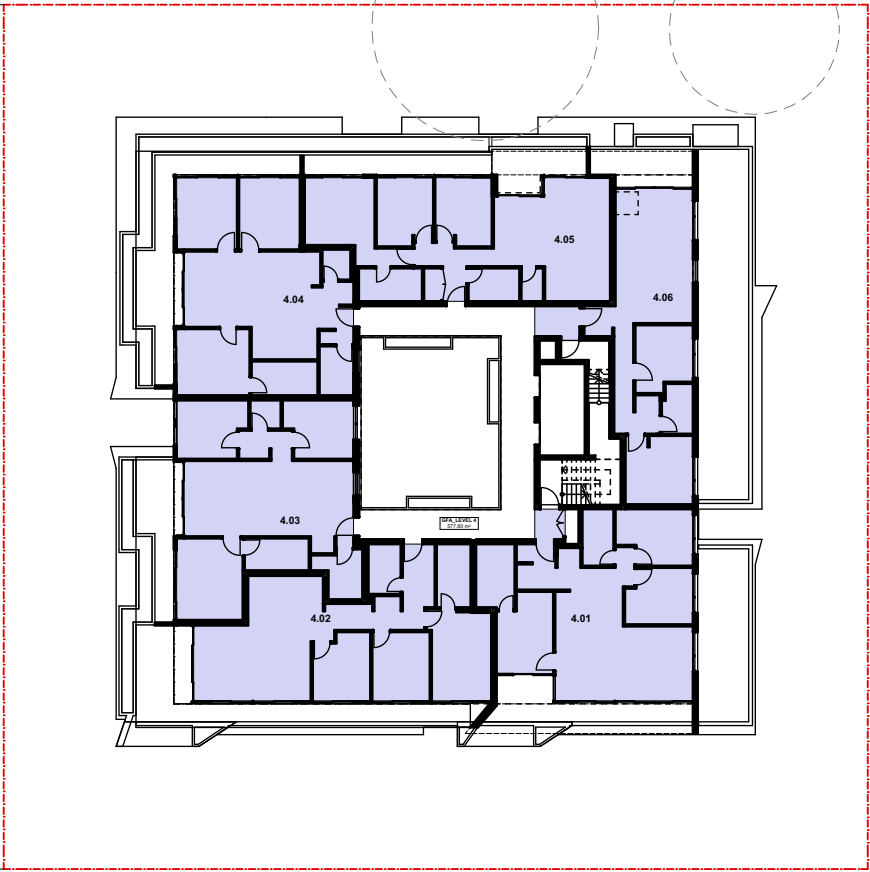
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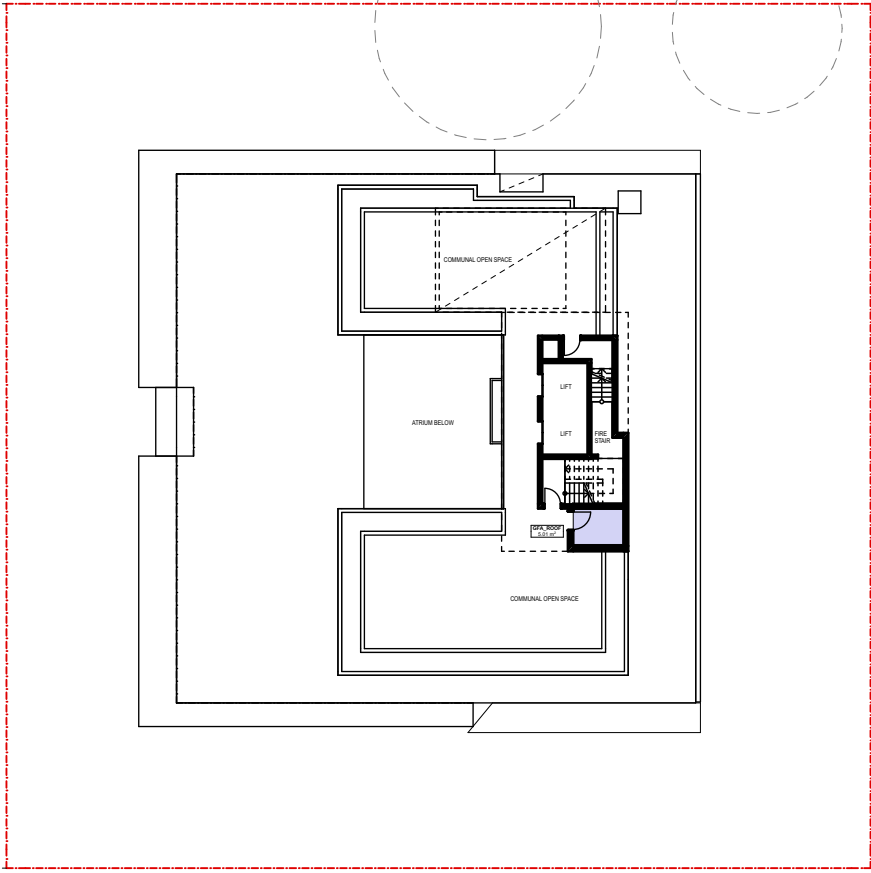
Ground Floor



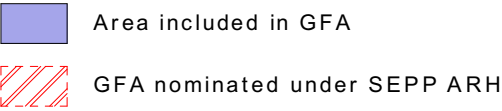
Level 1 - Level 3



Level 4



Roof



G F A Summary

OVERALL GFA

Ground Floor	722.26
Level 1	749.45
Level 2	749.45
Level 3	749.45
Level 4	577.80
Roof	5.01
Total GFA:	3,553.42 m ²

Site Area: 2,090.3 m2
FSR: 1.7:1
(1.2 LEP + 0.5 SEPP ARH)

AFFORDABLE GFA

Ground Floor	469.95
Level 1	437.31
Level 2	437.19
Level 3	437.59
Total Affordable:	1,782.04 m ²

Affordable: 50% GFA

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DA502 GFA DIAGRAMS

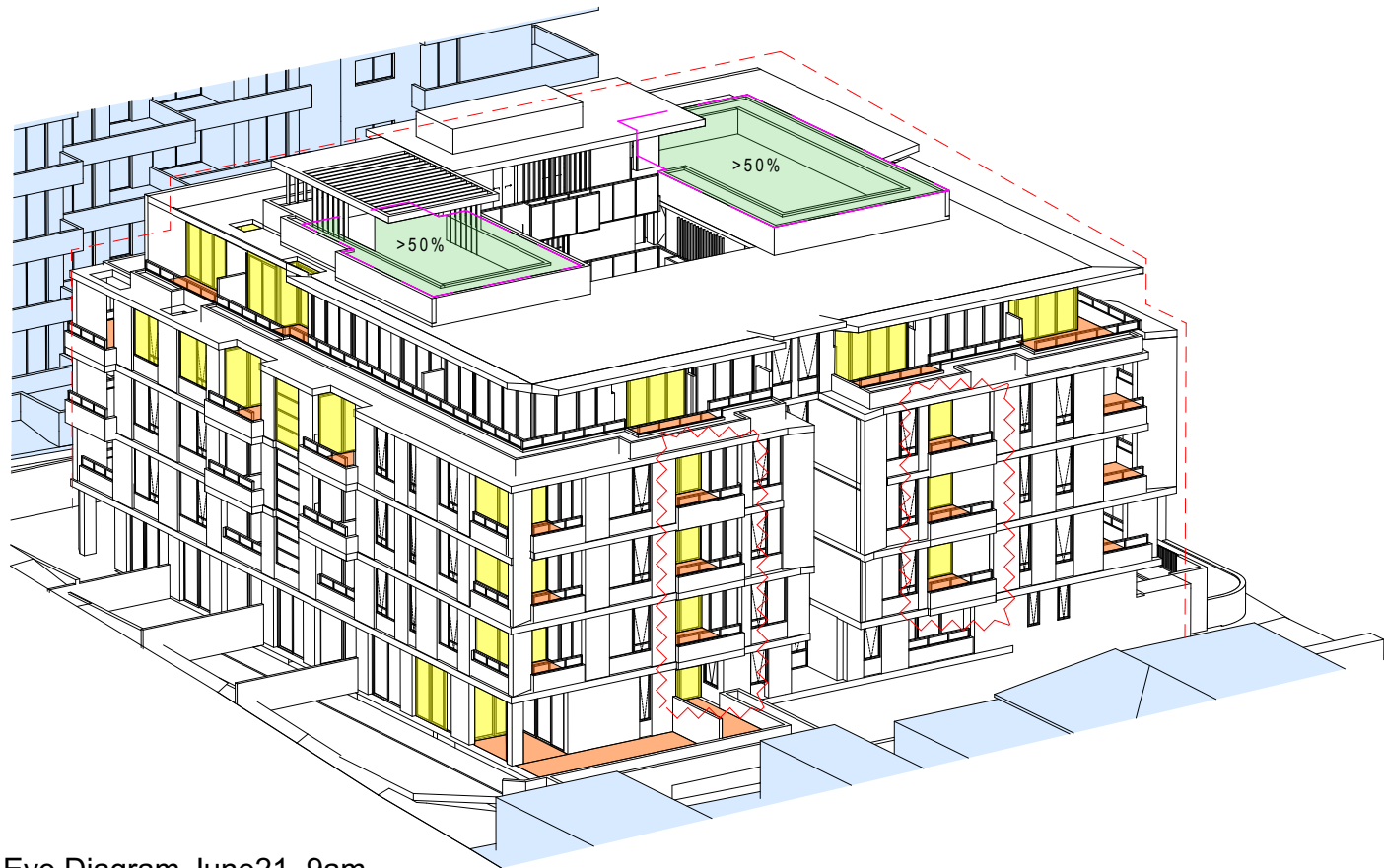
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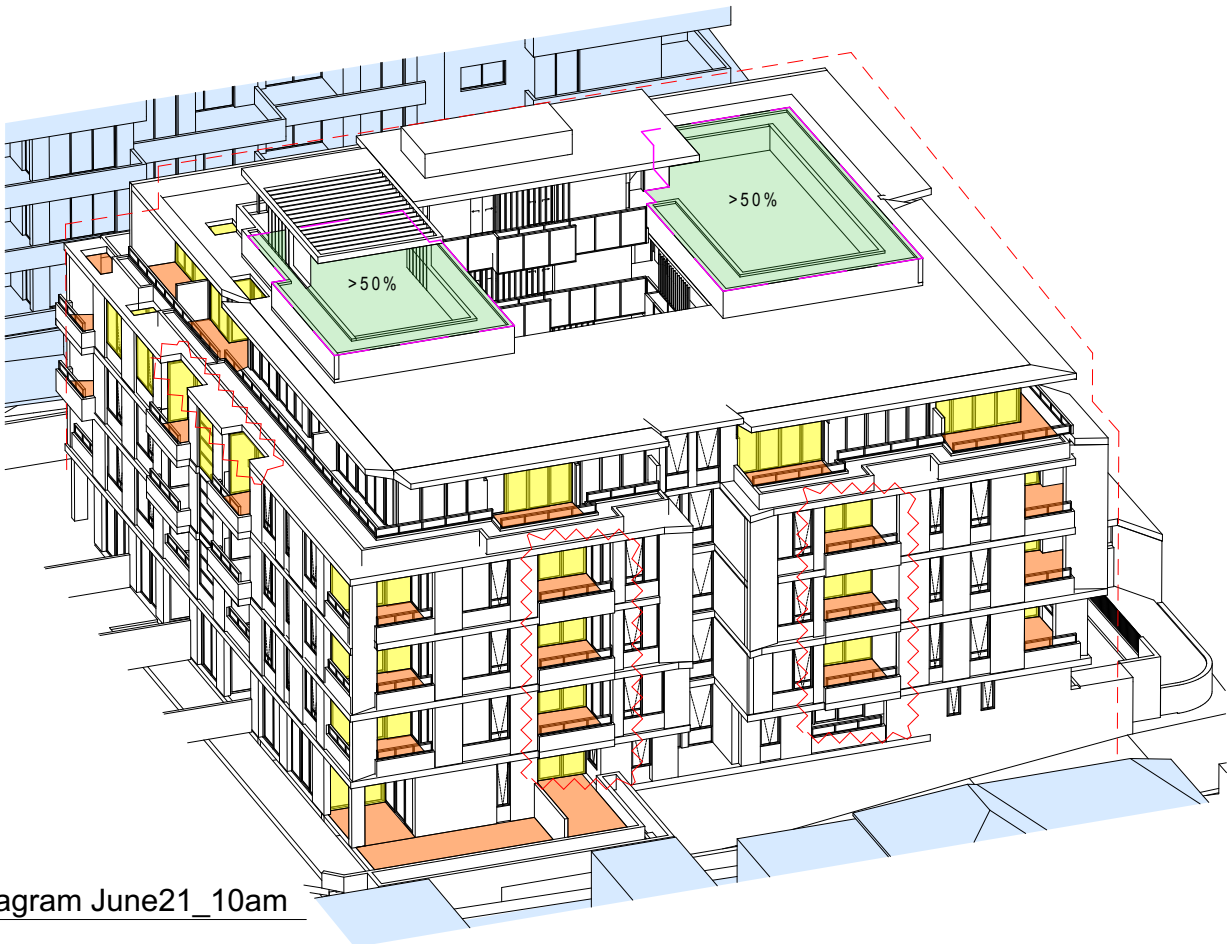
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NSW Registration 7091

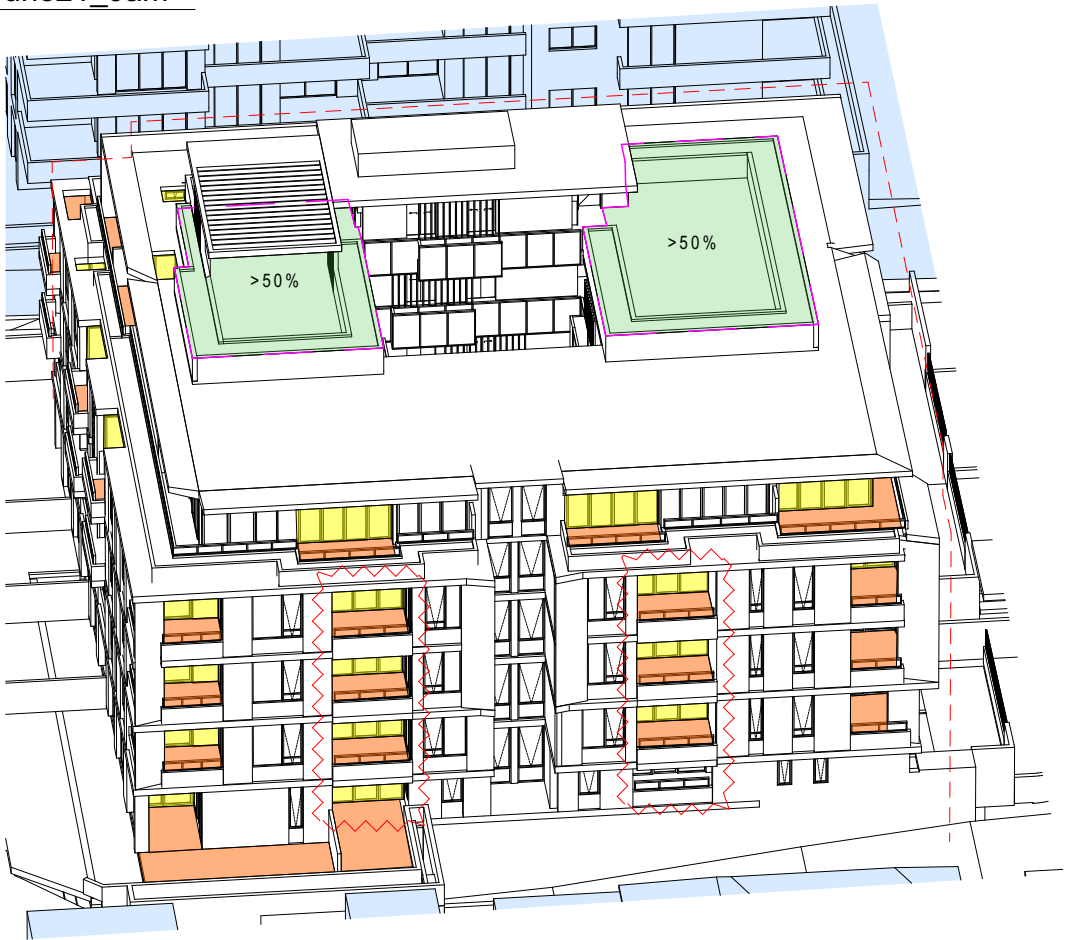
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Sun Eye Diagram June21_9am



Sun Eye Diagram June21_10am



Sun Eye Diagram June 21_11am



Sun Eye Diagram June 21_12pm

Proposed Residential Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

H	26.08.2019	DA Issue
I	16.03.2020	For Consultant Review
J	24.04.2020	For Consultant Co-ordination
K	01.05.2020	Amended DA Issue
L	29.09.2020	DA Additional Information

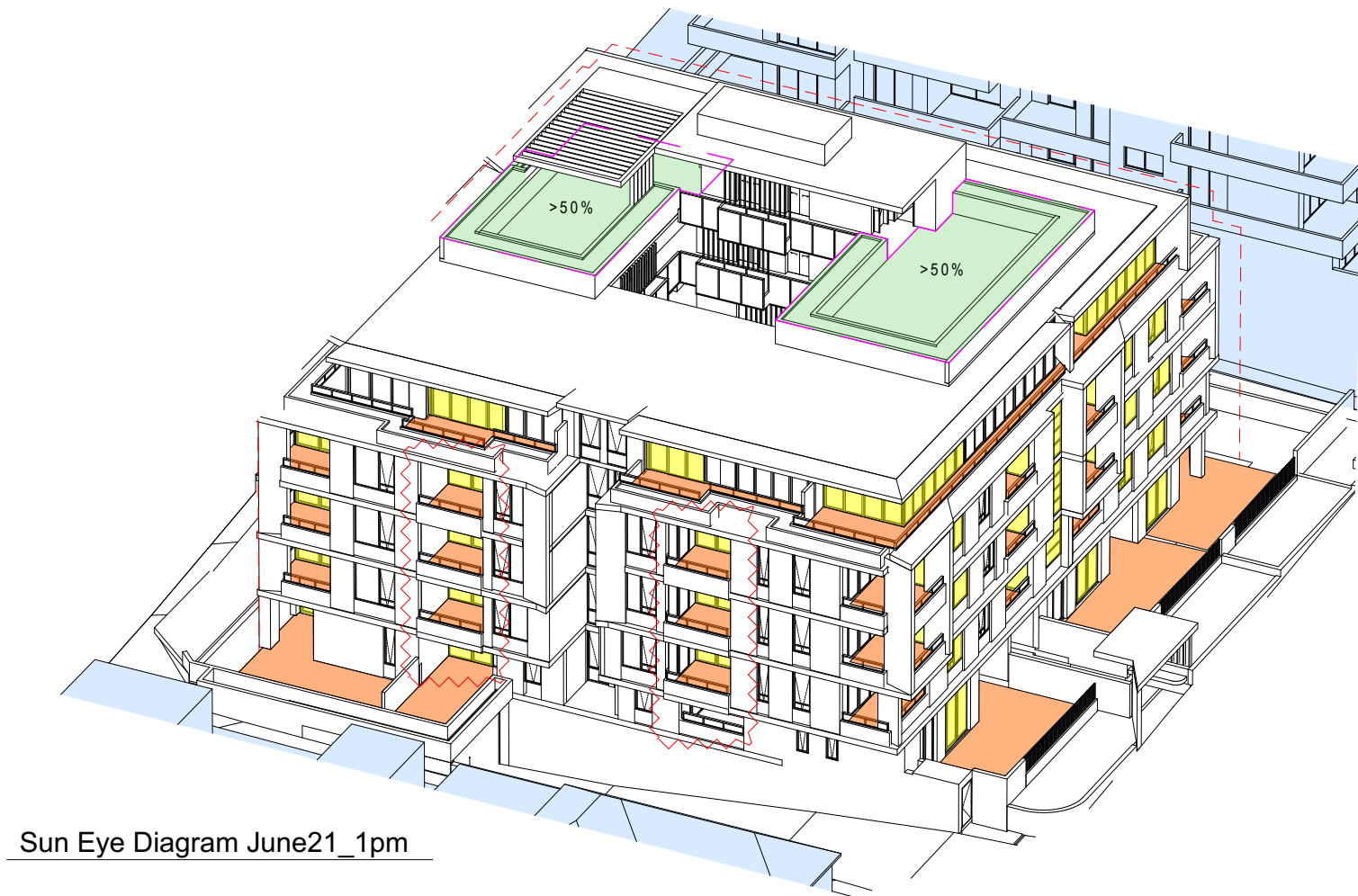
- Solar access to Living area
- Solar access to Balcony/Open Space
- Communal Open Space footprint
- Solar access to Communal Open Space



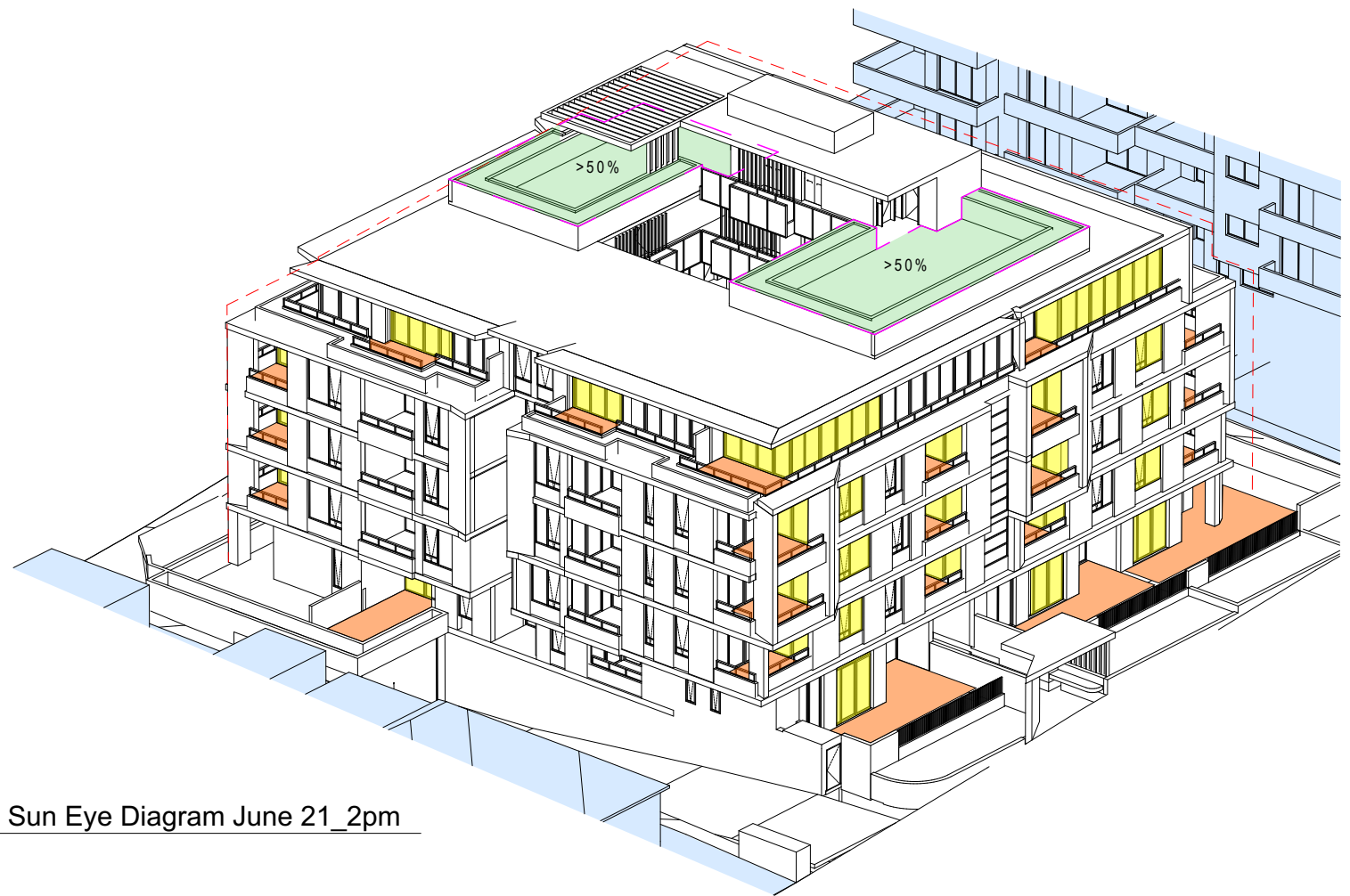
DA521
ADG SOLAR ACCESS
SUMMARY
Job: 1725
September 2020
Rev: L

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Nominated Architect Sam Tadros
NSW Registration 7091

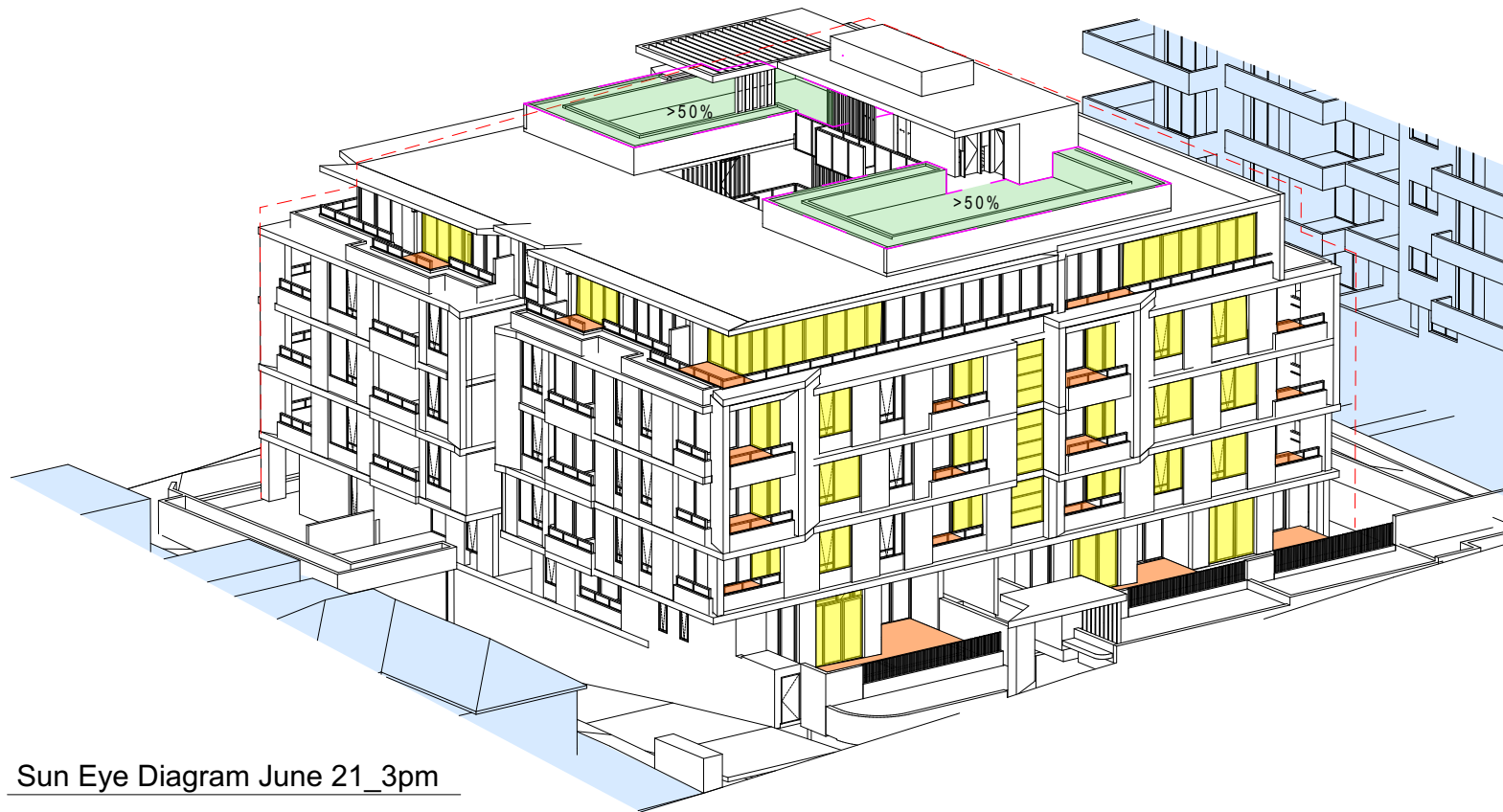
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Sun Eye Diagram June21_1pm



Sun Eye Diagram June 21_2pm



Sun Eye Diagram June 21_3pm

SOLAR ACCESS SUMMARY_21 June

	9am	10am	11am	12pm	1pm	2pm	3pm	Hours access		9am	10am	11am	12pm	1pm	2pm	3pm	Hours access
GROUND																	
G.01	-	-	-	-	Y	Y	Y	2	2.05	Y	Y	Y	Y	-	-	-	3
G.02	-	-	-	-	Y	Y	Y	2	2.06	Y	Y	Y	Y	-	-	-	3
G.03	-	-	-	-	Y	Y	Y	2	2.07	Y	Y	Y	Y	Y	-	-	4
G.04	Y	Y	-	-	-	-	-	1	2.08	Y	Y	-	-	-	-	-	1
G.05	Y	Y	Y	-	-	-	-	2	2.09	Y	Y	-	-	-	-	-	1
G.06	Y	Y	Y	-	-	-	-	2	2.10	Y	Y	-	-	-	-	-	1
G.07	Y	Y	-	-	-	-	-	1	2.11	-	-	-	-	-	-	-	0
G.08	Y	Y	-	-	-	-	-	1									
G.09	Y	Y	-	-	-	-	-	1									
G.10	-	-	-	-	-	-	-	0									
LEVEL 1																	
1.01	-	-	-	-	Y	Y	Y	2	3.01	-	-	-	-	Y	Y	Y	2
1.02	-	-	-	-	Y	Y	Y	2	3.02	-	-	-	-	Y	Y	Y	2
1.03	-	-	-	-	Y	Y	Y	2	3.03	-	-	-	-	Y	Y	Y	2
1.04	-	-	-	-	Y	Y	Y	2	3.04	-	-	-	-	Y	Y	Y	2
1.05	Y	Y	Y	Y	-	-	-	3	3.05	Y	Y	Y	Y	-	-	-	3
1.06	Y	Y	Y	Y	-	-	-	3	3.06	Y	Y	Y	Y	-	-	-	3
1.07	Y	Y	Y	Y	Y	-	-	4	3.07	Y	Y	Y	Y	Y	-	-	4
1.08	Y	Y	-	-	-	-	-	1	3.08	Y	Y	Y	-	-	-	-	2
1.09	Y	Y	-	-	-	-	-	1	3.09	Y	Y	Y	-	-	-	-	2
1.10	Y	Y	-	-	-	-	-	1	3.10	Y	Y	Y	-	-	-	-	2
1.11	-	-	-	-	-	-	-		3.11	-	-	-	-	-	-	-	0
LEVEL 2																	
2.01	-	-	-	-	Y	Y	Y	2	4.01	-	-	-	Y	Y	Y	Y	3
2.02	-	-	-	-	Y	Y	Y	2	4.02	Y	Y	Y	Y	Y	Y	Y	6
2.03	-	-	-	-	Y	Y	Y	2	4.03	Y	Y	Y	Y	Y	Y	Y	6
2.04	-	-	-	-	Y	Y	Y	2	4.04	Y	Y	Y	Y	Y	Y	Y	6
									4.05	Y	Y	Y	-	-	-	-	2
									4.06	Y	Y	Y	-	-	-	-	2
TOTAL									35 71.4%								

Proposed Residential Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

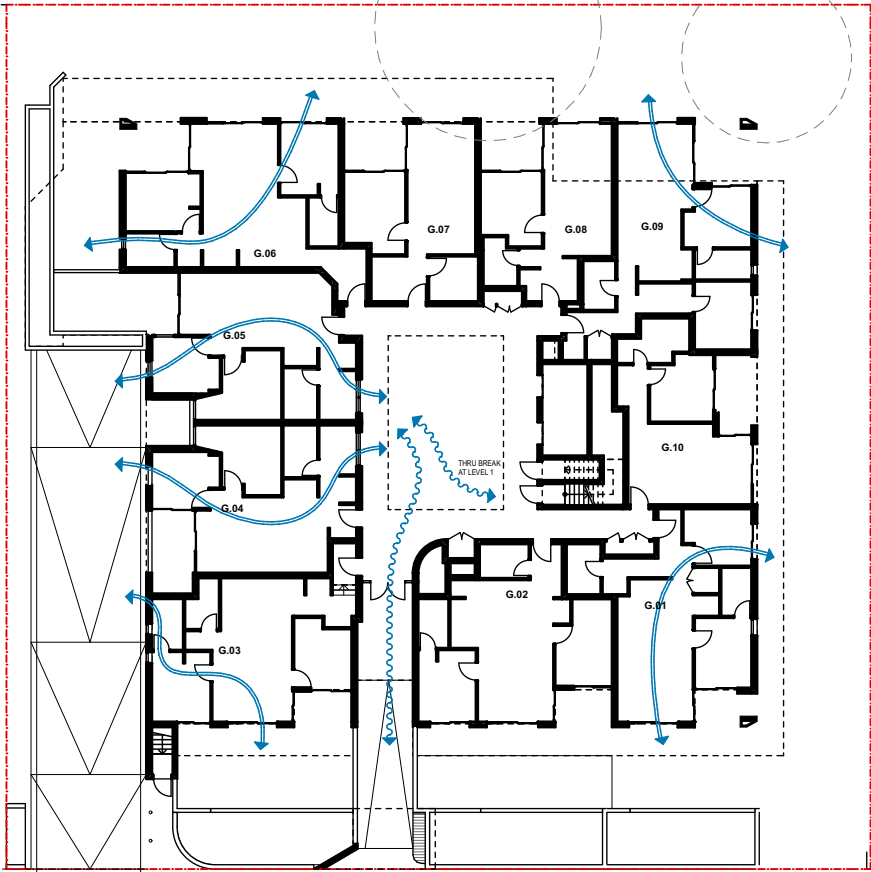
NOTE: All dimensions taken
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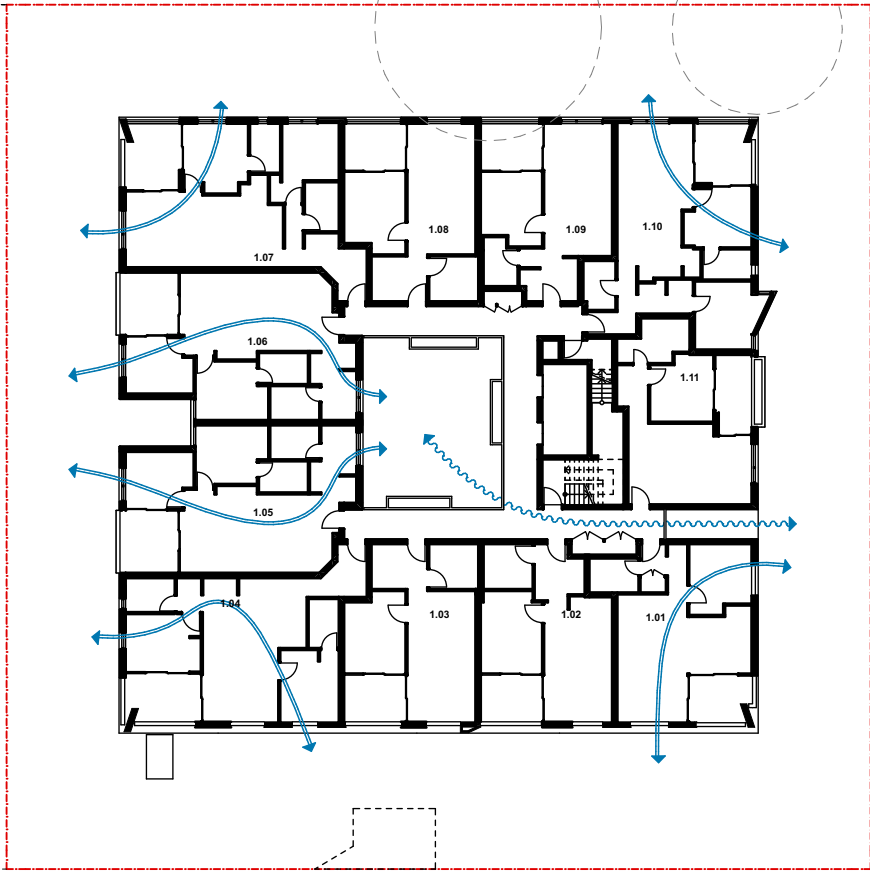
- Solar access to Living area
- Solar access to Balcony/Open Space
- Communal Open Space footprint
- Solar access to Communal Open Space

DA521B
ADG SOLAR ACCESS
SUMMARY
Job: 1725
September 2020
Rev: L

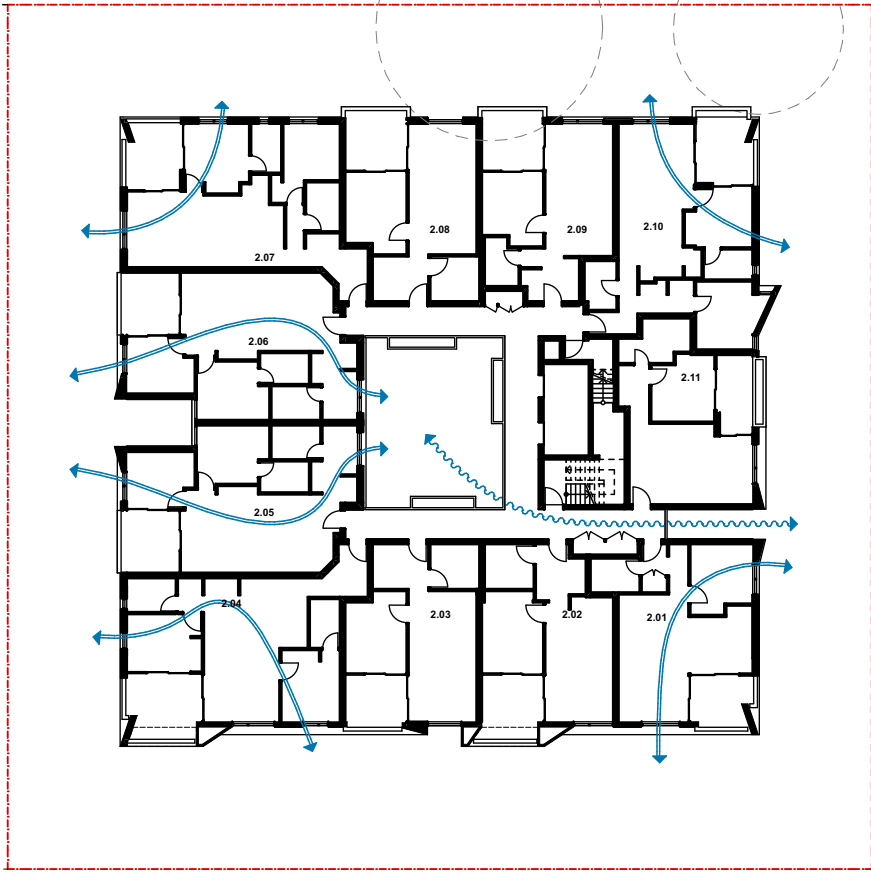
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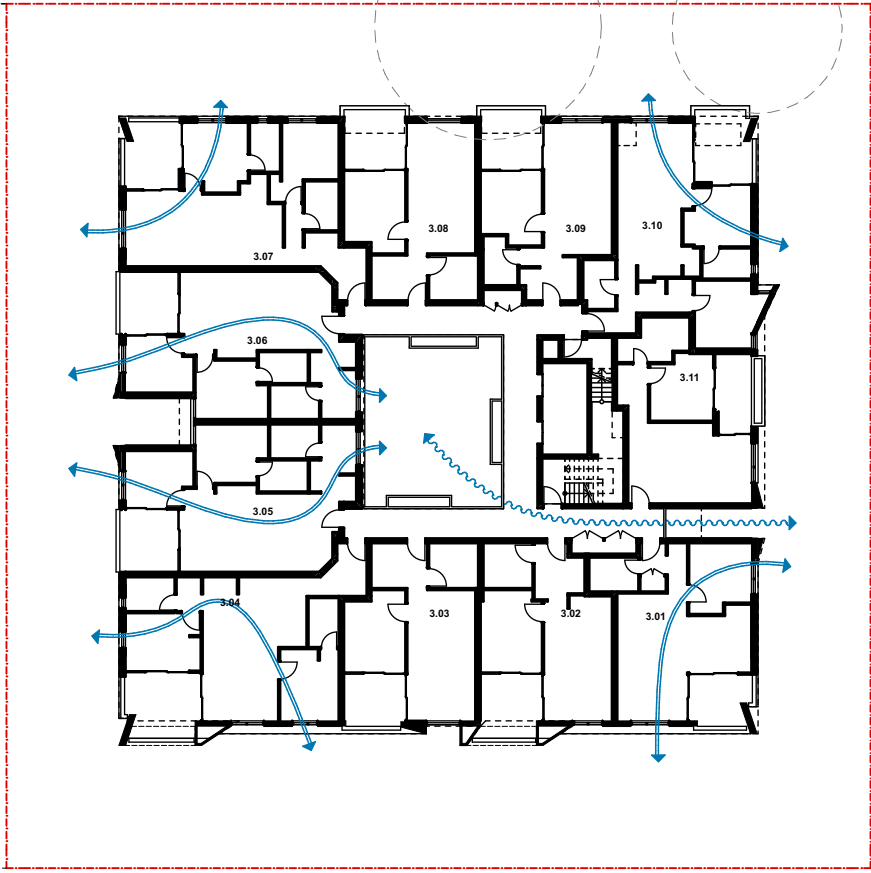
Ground Floor



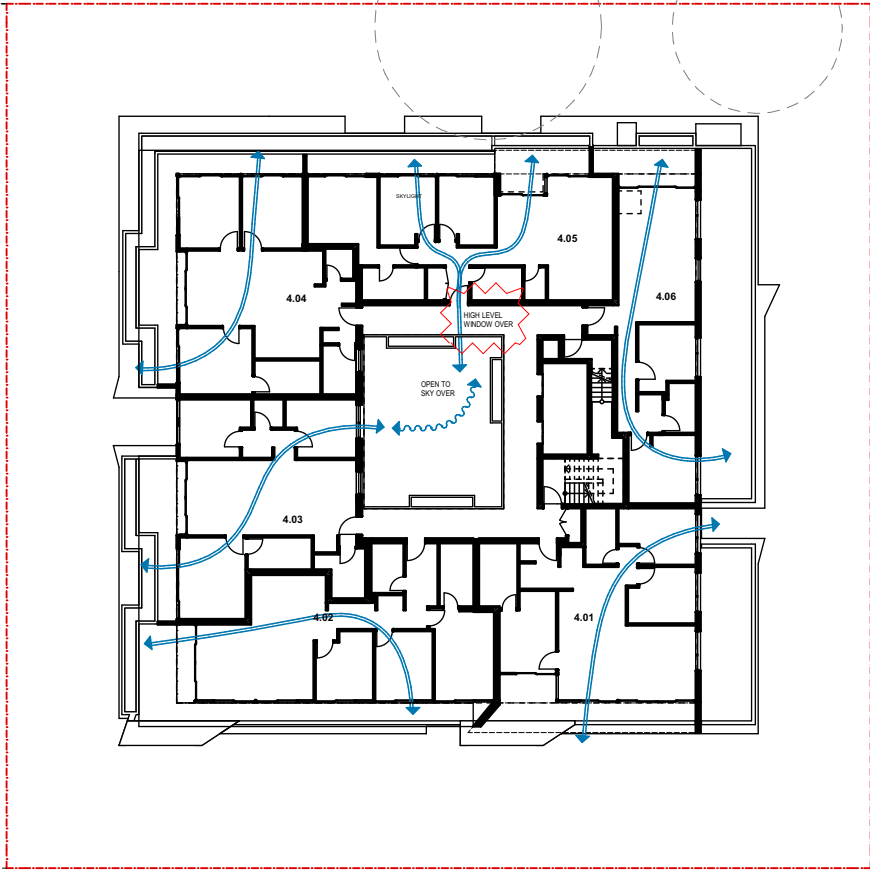
Level 1



Level 2



Level 3



Level 4

 Apartments achieving cross ventilation

Summary

Total no. of Apartments:	49
No. of Apartments achieving Cross Ventilation:	30 (61.2%)
ADG Required:	60.0% (Complies)

Proposed Residential Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

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L	29.09.2020	DA Additional Information



DA522
ADG CROSS VENT
DIAGRAMS
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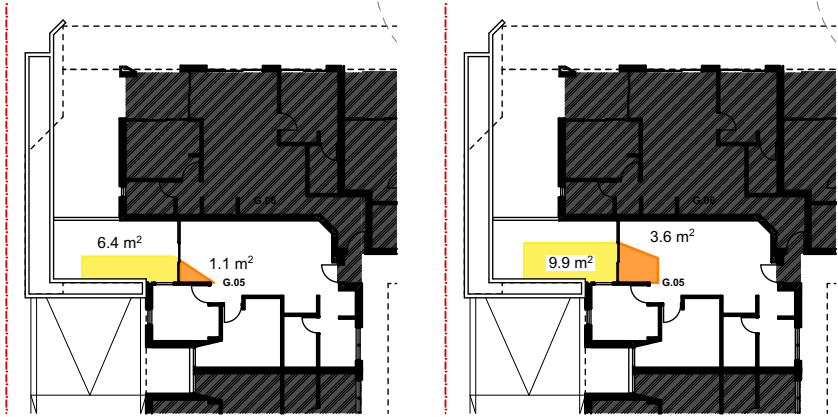


Level 3 June 21_9am

Level 3 June 21_10am

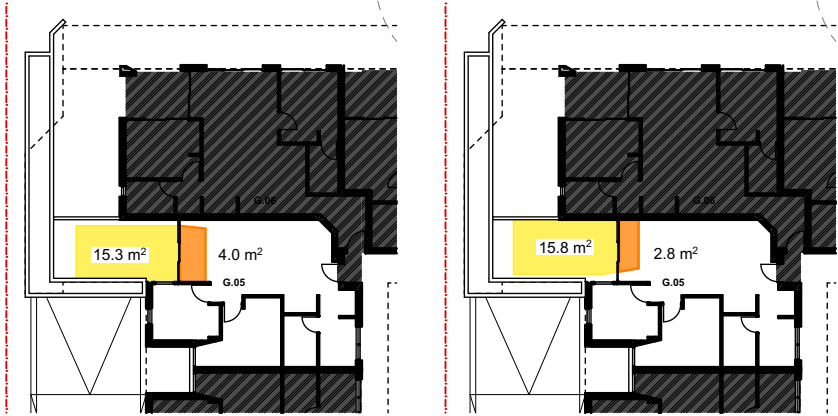
Level 3 June 21_11am

Level 3 June 21_12pm



Ground Floor June 21_9am

June 21_10am



Ground Floor June 21_11am

June 21_12pm



Level 4 June 21_9am

June 21_10am

June 21_11am

- 3.75 m² Direct sunlight access to balcony floor
 - 3.75 m² Direct sunlight access to living room floor
 - Area outside of detailed study
- Note: Apartments 3.05/3.06 (shown) are stacked apartments and reflect the condition on Levels 1&2 also

Summary

This detailed study confirms the north and east facing apartments noted in the solar access diagrams achieve the objectives of the solar access provisions to balcony and living areas in mid-winter

Proposed Residential Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

A 29.09.2020 DA Additional Information



DA532 ADG SOLAR ACCESS DETAIL DIAGRAMS

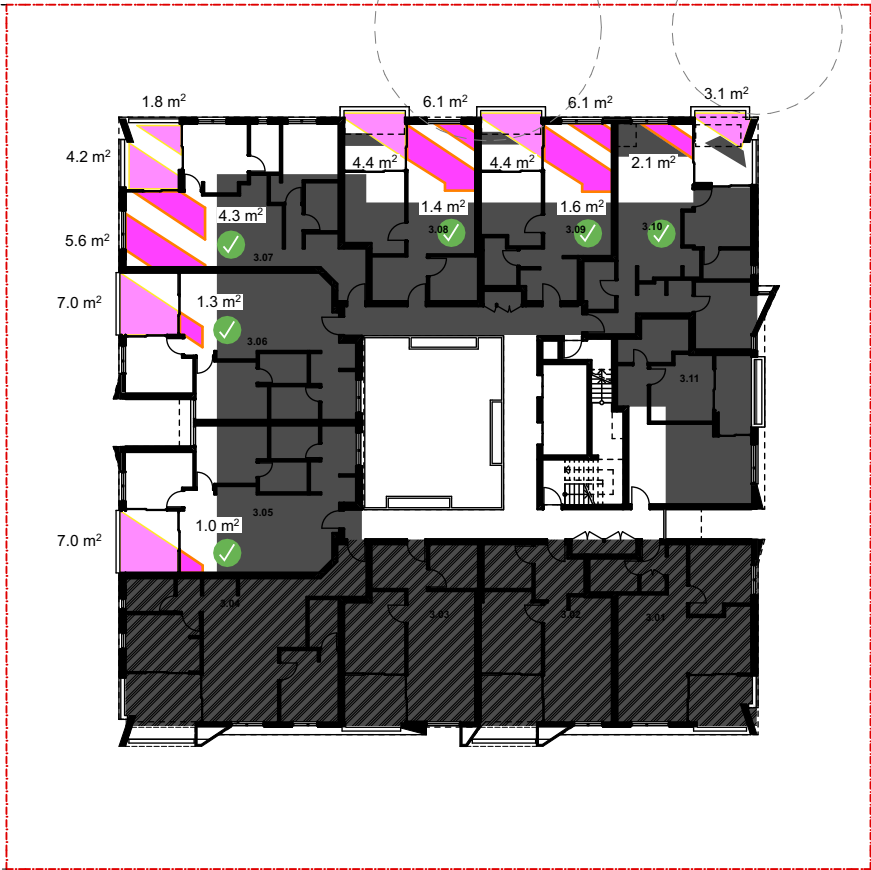
Job: 1725
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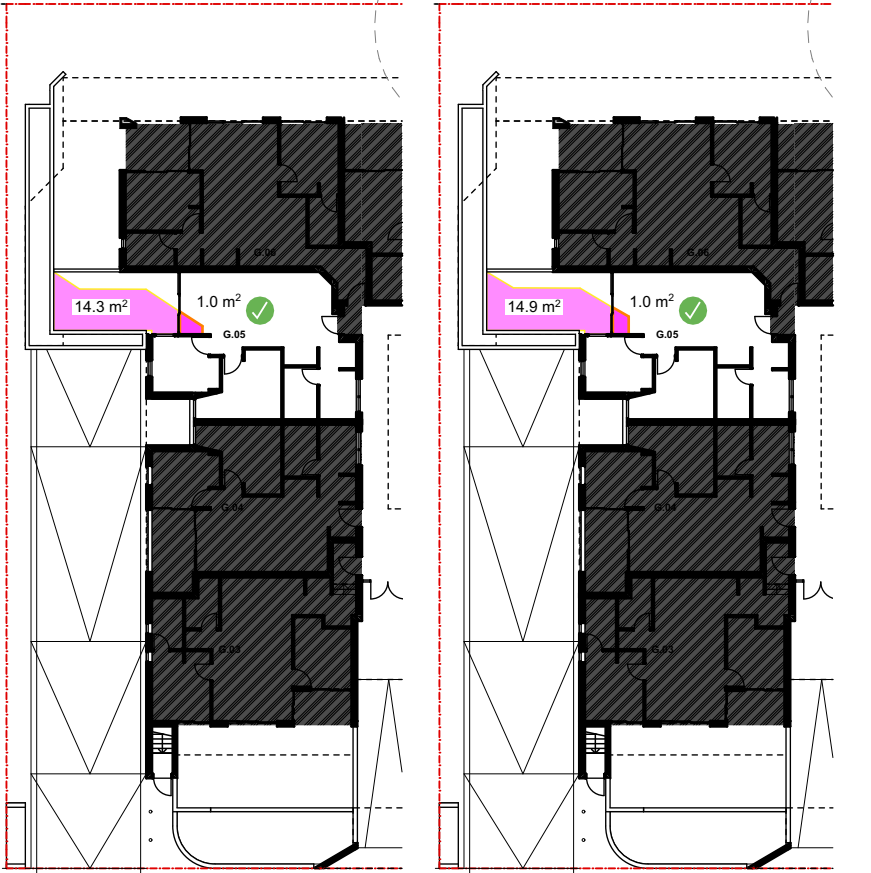
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Level 3 June 21_9.00am (1m AFFL)



Level 3 June 21_9.15am (1m AFFL)



Ground Floor June 21_9.00am (1m AFFL) 9.15am



Level 4 June 21_9.00am (1m AFFL) June 21_9.15am

-  Direct sunlight access to living room measured 1m above floor
 -  Apartment receives minimum 1sqm solar access for 15 minutes between 9-3pm
 -  Area outside of detailed study
- Note: Apartments 3.05/3.06 (shown) are stacked apartments and reflect the condition on Levels 1&2 also

Summary

This detailed study confirms the north and east facing apartments noted in the solar access diagrams achieve a minimum of 1sqm of direct solar access at a plane measured 1m above floor level for both the balcony and living areas in mid-winter

Proposed Residential Development

at 310-314 Taren Point Road
CARINGBAH
for MBD Developments

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

A 29.09.2020 DA Additional Information



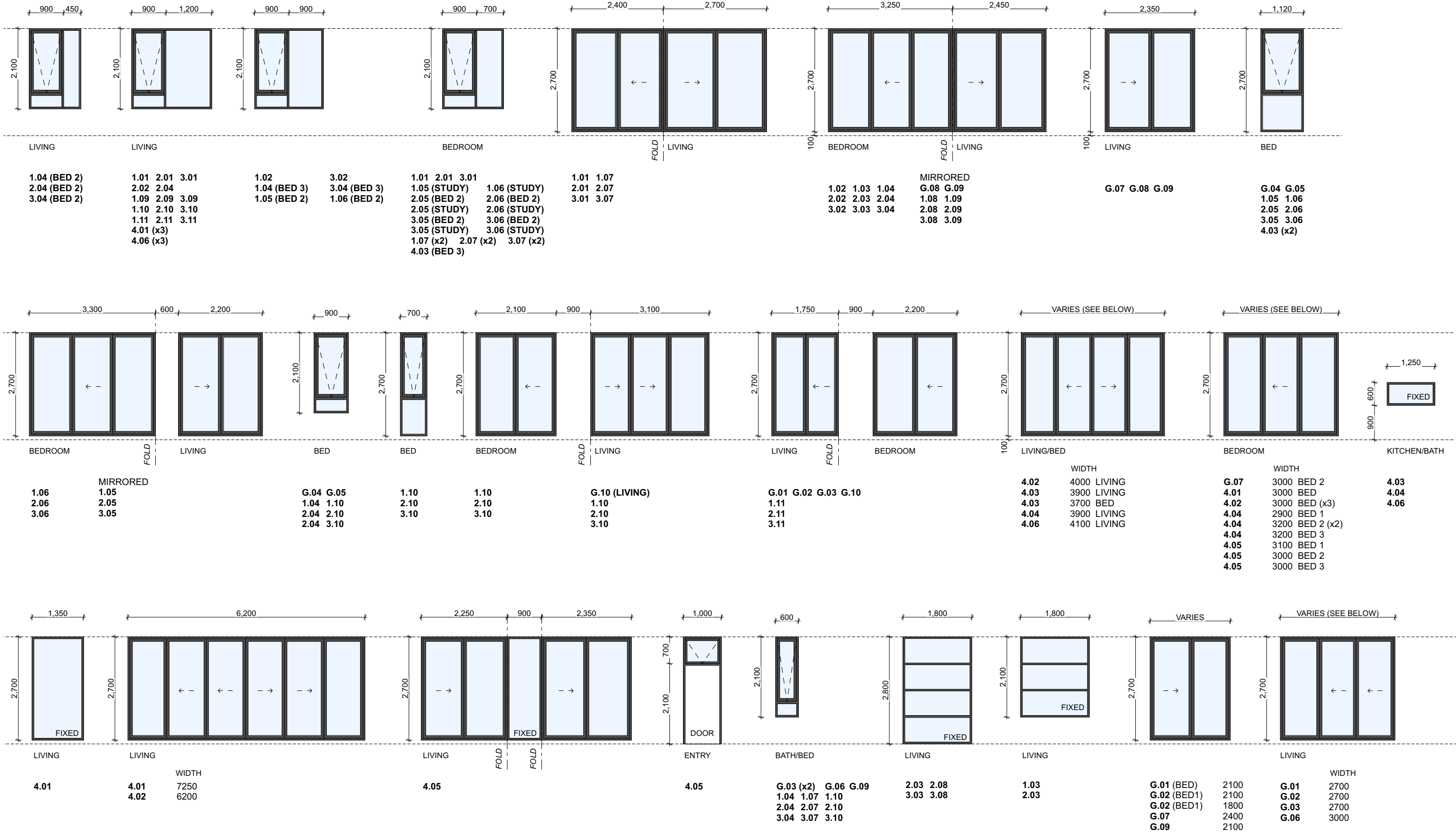
DA533 ADG SOLAR ACCESS DETAIL DIAGRAMS

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Proposed Residential
Development

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29.09.2020 DA Additional Information

DA534
WINDOW SCHEDULE

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